

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
JULY 25, 2017

7:00 p.m. Marvin Benning called the meeting to order.

Members present: Marvin Bennink, Matthew Fenske, James Szejda, Joel Terpstra and Curtis Rypma.

Members absent: Dewey Bultsma and Richard Temple.

Also present: Greg Ransford and Nate Veenstra

Approval of Agenda:

Matthew Fenske provided a motion to approve the agenda. James Szejda seconded the motion and was carried unanimously.

Approval of Minutes:

Matthew Fenske provided a motion to approve the Minutes from the June 27, 2017 Planning Commission meeting. Joel Terpstra seconded the motion and was carried unanimously.

Non-Agenda Items:

No items were discussed.

New Business:

- Site Plans
 - Schepers Concrete
 - Seeking building addition of approximately 1,920 square feet, related parking, landscaping and storm water controls.

Mr. Veenstra with Schepers stated that they are seeking this request because they are running out of space. The company is growing and needs the additional offices for that purpose.

Curtis Rypma asked if the older offices will stay the same.

Mr. Veenstra stated that there will be no changes to the existing building.

Curtis Rypma questioned if the new addition will have a basement area.

Mr. Veenstra stated that the existing building has the basement for storage.

Joel Terpstra stated that the glass meets the requirements of the façade ordinance.

Curtis Rypma asked where the dumpster is located.

Mr. Veenstra stated that the dumpster is located approximately 100 feet from the building. Mr. Veenstra also stated that the dumpster is not screened but it is not visible from the road either.

Matthew Fenske questioned if the proper storm water drainage has been addressed.

Greg Ransford stated that the engineer has been working with the applicant regarding the calculations.

Curtis Rypma asked if there was sufficient amount of lighting.

Mr. Veenstra stated that the only lighting will be to the rear of the building by the storage areas.

Matthew Fenske asked about the sidewalk location.

Mr. Veenstra stated that they have concrete that runs the length of the property and stops short of the next lot the is to the south their property.

Joel Terpstra stated that they will need to connect to the existing concrete and run the entire length of property.

Marvin Bennink asked if the façade meets the ordinance requirements.

Greg Ransford stated that the façade meets the minimum requirements of the brick that runs the entire length of the new addition. Greg Ransford also stated that the applicant will be meeting with the Zoning Board of Appeals to seek a variance regarding the percentage of windows that they are asking for.

Matthew Fenske asked if the fire chief has any comments of concerns with the plan submitted.

Greg Ransford stated that the fire chief has not given a report.

Joel Terpstra provided a motion to approve the site plan as submitted with the following conditions:

1. A enclosure must be added to screen the dumpster.
2. Applicant must connect existing concrete to run the entire length of property.
3. Must stripe lot for additional parking.

Matthew Fenske seconded the motion and was carried unanimously.

- Public Hearings
 - Text Amendments
 - Section 3.36 – Non-Motorized Pathways

7:35 p.m. Marvin Bennink opened the public hearing. With no public comment and then closed the public hearing.

General discussion was had regarding Section 3.36 and motorized pathways and certain language should be removed before it goes to the township board.

Curtis Rypma provided a motion to recommend approval for Section 3.36 – Non-Motorized Pathways from the Tallmadge Charter Township Board of Trustees. Joel Terpstra seconded the motion and was carried unanimously.

- Master Plan
 - Chapter Five – Commercial
 - Chapter Four – Lamont
 - Preface

Planning Commission will review and the chapters presented and will discuss.

Joel Terpstra provided the motion. Matthew Fenske seconded the motion and was carried unanimously.

Old Business:

No business was discussed.

Planning Commission Comment:

A discussion to place regarding public utilities and the planning commission agreed unanimously to table the discussion when more information is provided.

Adjournment:

James Sezejda provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant

