TALLMADGE CHARTER TOWNSHIP

PLANNING COMMISSIOMMEETING

MARCH 22, 2016

**7:00 p.m. Marvin Bennink called meeting to order.**

Members present: Marvin Bennink, James Szejda, Matthew Fenske, Dewey Bultsma, Joel Terpstra and Richard Temple.

Also present: Greg Ransford and Tom Meidema.

**Approval of Agenda:**

James Szejda provided a motion to approve the agenda. Tim Girfhorst seconded the motion and was carried unanimously.

**Approval of Mintues:**

Matthew Fenske provided a motion to approve the Minutes from the February 23, 2016 meeting. Dewey Bultsma seconded the motion and was carried unanimously.

**Non-Agenda Items:**

No new items were presented.

**7:10 p.m. New Business:**

* Public Hearing
  + Norma Sidor – 2560 Johnson Street
    - Requesting rezoning from Agricultural to Rural Preserve

Mrs. Sidor is requesting that she be able to rezone a ten acres of her 12 that is currently Agriculture. The remaining two acres that she has is already zoned Rural Preserve.

Matthew Fenske questioned if it will suit the Master Plan if she was to rezone.

Greg Ransford stated that it does meet the Master plan.

Matthew Fenske asked if the property has had perk testing completed.

Greg Ransford stated that will have to be done by the Environmental Health Department and it is up to the homeowner to have that meet all requirements.

Richard Temple asked if the neighbors were notified and if any of them had and comments of concerns.

Greg Ransford stated that it is required that a mailing be sent to all land owners within 300 feet of said property.

James Szejda asked if there was a reason that the rezoning was requested.

Greg Ransford stated that there was no reason stated.

**7: 15 p.m. Marvin Bennink opened the Public Portion of the hearing.**

No public comment was made.

Marvin Bennink asked if property owner be responsible for making to necessary adjustment to the accessory building that is currently on the property so it will meet the requirements of the township ordinance.

Greg Ransford state that they will be required to make any changes if necessary.

Matthew Fenske provided a motion to approve the submitted request as written. Dewey Bultsma seconded the motion and was carried unanimously.

Matthew Fenske provided a motion to approve the application as presented. Dewey Bultsma seconded the motion and was carried unanimously.

**7:20 p.m. Old Business:**

* Site Plan Review
  + Vanderhyde Mechanical – 14200 Ironwood Drive

Greg Ransford stated that the Fire Chief did his review and his reports finds that they said address meets the requirements and if sufficient in accommodating all fire equipment. He also stated that it will be required for the owner to install a Knox Box system and also the overhead sprinkling system since the building square footage meets the size requirements.

Tom Meidema stated that a fire suppressant wall will be built to eliminate the need for the overhead sprinkling system.

Dewey Bultsma questioned the variance and if was approved by the Zoning Board of Appeals.

Greg Ransford stated the variance was granted for the north side of building set-backs.

Matthew Fenske questioned if the landscaping meets the ordinance requirements.

Greg Ransford stated that all landscaping meets the ordinance requirements.

Tom Meidema stated that if more landscaping is required it will be completed to meet the requirements.

James Szedja stated if the increase of employees is to take place than the septic system may possibly need to be increased and updated. He stated that the Environmental Health Department will determine what is needed and required.

Dewey Bultsma questioned the drain field location and if it meets code.

Mr. Meidema stated that the septic system is located to the north of building and owner is taking care of all that is required.

Dewey Bultsma stated that it should be shown on the site plan the exact location for septic and reserve systems.

James Szejda provided a motion to approve the updated site plan with the façade changes and in addition to the following conditions listed below:

1). Site plan to show exact location of septic and reserve systems.

2). Knox Box to be installed per Fire Chief’s request.

3). Septic permit from the Environmental Health Department.

Dewey Bultsma seconded the motion and was carried unanimously.

* **Developmental Stantards**

Greg Ransford stated that the Zoning Board of Appeals members has question about how the percentage of the façade was determined.

Greg Ransford stated that it’s detrained by the intent of the building usage.

* **Master Plan**

Marvin Bennink inquired about the results of the survey that had taken place and a proposed timeline to approve and finalize Master Plan.

Greg Ransford stated that the results are in and further discussions will take place in future meetings regarding the vision of the township. One Formal document will be approved for the Master Plan.

8:20 p.m. Matthew Fenske provided a motion to adjourn. Richard Temple seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier

Administrative Assistant.