

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OCTOBER 4<sup>TH</sup>, 2016

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

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

Also present: Greg Ransford, Doug Mass, Matt Cole, Dan Henrickson and Joe Reaper

**Approval of Agenda:**

Joel Terpstra provided a motion to approve the agenda. Dewey Bultsma seconded the motion and was carried unanimously.

**New Business:**

- **Special Use Application**
  - **Freddy's Frozen Custard and Steakhurgers**
    - **25 Lake Michigan Drive**
      - **Seeking drive-thru restaurant**

Mr. Henrickson stated that they are interested in constructing a 3,476 square foot drive-thru restaurant that will offer sit down seating. The restaurant will accommodate up to 117, which 10 of will be employees. The hours of operation will be Sunday thru Thursday 10:30 a.m. to 10:00 p.m. and Friday and Saturday 10:30 a.m. to 11:00 p.m. He also stated that the drive thru location will be to the east side of the building and restaurant parking will be to the west with a total of 59 parking spaces. It will include ingress/egress to the north of the property that will disperse onto 1<sup>st</sup> Ave. The building façade will include brick and glass.

Curt Rypma asked about the menu boards.

Mr. Cole stated that there will be two menu boards, the first board will only be a preview board and the second will be where the ordering will take place.

Richard Temple asked if cars will pull up and wait for their orders if need be.

Mr. Cole stated that if it is necessary they would have the cars pull up but nothing will be designated for that.

James Szejda asked if the sidewalks will be installed.

Greg Ransford stated that the sidewalks will be placed when the easement related to the stop light at 1<sup>st</sup> Ave and Lake Michigan Drive is complete.

Joel Terpstra questioned if stacking becomes an issue in the drive thru could cars bypass the drive thru line.

Mr. Henrickson stated that there will be a 40-foot curb cut into the parking area.

Mr. Cole stated that if his stacking is an issue that they do have the ability to have employees out in the drive thru line with a wireless microphone ordering system that will help elevate the back up.

Dewey Bultsma asked about the deliveries and if that would cause a traffic issue.

Mr. Cole stated that the deliveries would happen after hours usually between 4 and 5 a.m. and would only be twice a week.

Dewey Bultsma questioned how the drainage to the west of the building be taken care of.

Mr. Cole stated that there are two drainage structures located to the west.

Dewey Bultsma stated that he thinks that a trench drain should be added to the south side of the property at the entrance off of Lake Michigan Drive.

Dewey Bultsma asked how the rest of the property will handle the water run-off.

Mr. Cole stated that there is a drainage system located to the north of the property as well on the west side where they will be removing pavement and planting grass to help with the run off.

Richard Temple asked what lighting will be used and if any of it will be up lighting.

Mr. Cole stated that it will be LED and up lighting will be used only on a portion of a sign.

Marvin Bennink asked if there was any comment from the Fire Chief.

Greg Ransford stated that he is happy with the layout and access points.

Joel Terpstra questioned if the landscaping met the requirements of the township ordinance.

Greg Ransford stated that they meet all required.

Joel Terpstra asked if there have been any comments from the neighboring businesses.

Greg Ransford stated that there was an email sent from the occupants to the north of the property.

James Szejda questioned if the headlights of the vehicles would be shining into the senior living center.

Mr. Reager stated that the vehicles would be headed west before they passed by senior living center.

**7:45 p.m. Marvin Bennink opened the Public Hearing portion of the meeting.**

Doug Mass of Green Acres Assisted Living Center stated that he is happy with the new business coming into that location but has concerns with the ingress/egress of the traffic on the private drive and the maintenance with the traffic usage trying to reach 1<sup>st</sup> Ave.

**7:50 p.m. Marvin Bennink closed the Public Hearing.**

Richard Temple provided to approve the site plan as submitted with the following conditions.

- 1.) Must move order board 20 feet to the east.
- 2.) Sidewalk and easement installations and finalization with MDOT and Tallmadge Charter Township
- 3.) Must add a trench drain at south end of the entrance off of Lake Michigan Drive.
- 4.) Found it meets the standards, provided in Section 19.06 and 18.06

Joel Terpstra seconded the motion and was carried unanimously.

**Old Business:**

No old business was discussed.

Adjournment:

8:00 p.m. Matthew Fenske provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier  
Administrative Assistant

