

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION
NOVEMBER 22, 2016

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

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

Members absent: Dewey Bultsma

Also present: Greg Ransford, Doug Kloostra, Randy Reeds, Peter Nielson and Jack Buist.

Approval of Agenda:

Joel Terpstra provided a motion to approve the agenda. Matthew Fenske seconded the motion and was carried unanimously.

Approval of Minutes:

James Szejda provided a motion to approve the Minutes from the October 25, 2016 meeting. Joel Terpstra seconded the motion and was carried unanimously.

Non-Agenda Items:

Doug Kloostra stated that he is looking to develop a multi-family housing units off of Leonard Street. He stated that he's looking for options or conditions to help with this project since Leonard Street is not a major road.

The Palnning Commission directed Greg Ransford to receive the opinion of the township attorney regarding the following items:

- 1). Interpretation of a major road.
- 2). Adding right of way.
- 3). PUD provisions

New Business:

- Public Hearing
 - Map Amendment (Rezoning)
 - Peter Nielsen – 3945 Leonard Street
 - Seeking rezoning from AG to RP

Mr. Nielsen stated that he is looking to rezone for Estate Planning purposes. He intends to section off parcels from the main farm and planning to keeping it in the family.

Joel Terpstra questioned if it fits into the Master Plan.

Greg Ransford stated that the request meets the Master Plan requirements.

Marvin Bennink stated that the accessory buildings would be more than allowed if the land divisions were to happen.

Mr. Reeds asked if it would be possible to move the buildings to the AG zoned parcel.

Greg Ransford stated that they could be moved but would need to be used for that purpose only.

Richard Temple provided a motion to approve the rezoning request as submitted with the following condition that the two carports that are located on the south end of the property be removed by April 15th, 2017. Curt Rypma seconded the motion and was carried unanimously.

Old Business:

- Signage

A discussion of signage took place and the new language that was presented to the Board of Trustees who will have the second reading in December.

- Master Plan

A discussion of the Master Plan was had and Greg Ransford stated that more Chapters will be presented in the future.

The Commissioners stated that they would like a description of each board and the duties that they uphold.

Planning Commission Comment:

No comments were made.

Adjournment:

Richard Temple provided a motion to adjourn. Marvin Bennink seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwaller
Administrative Assistant