

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 22, 2015

7:00 pm Marvin Bennink called the meeting to order.

Members present: Marvin Bennink, Matthew Fenske, Dewey Bultsma, James Szejda, Joel Terpstra, Tim Irwin and Tim Grifhorst.

Members Absent: None

Also Present: Greg Ransford, Tom Meidema, Mark and Rachel Klein, Don and Pat VanderZee.

Approval of Agenda: Dewey Bultsma provided a motion to approve the agenda. Matthew Fenske seconded the motion and was carried unanimously.

Approval of Minutes: Matthew Fenske provided a motion to approve the Minutes from the August 25, 2015 Planning Commission Meeting. Joel Terpstra seconded the motion and was carried unanimously.

Non- Agenda Items: There were no non-agenda items to be discussed.

7:10 pm New Business:

- Public Hearing
 - Special Use Application
 - Mark Klein – Country Trail – 70-10-27-300-017
 - Pond

Mr. Klein stated that he would like to construct a pond for recreational use and also for Geo-Thermal heating for his new home that will be constructed. The pond will be located at the southeast corner of the lot and will be 100 feet in diameter and approximately 25 feet deep.

Matthew Fenske questioned if it will be fenced in.

Mr. Klein stated that a split rail fence will be located to the south and to the east of the property.

Tim Grifhorst asked if a soil-boring test was preformed.

Mr. Klein did state that Ottawa County Environmental Health Department provided results at five feet deep.

James Szejda stated that for more accurate results, he would recommend boring down to eight to ten feet to make sure it's useable.

Dewey Bultsma asked what the recommended fill amount would be needed for the home to be constructed.

Mr. Klein stated that developer estimated around 800 yards total.

7:15 pm Marvin Bennink opened the public portion.

Mr. VanderZee located at 10385 Lovers Lane stated that he is very concerned of the drainage and it backing up onto his property.

Matthew Fenske asked if the culvert has been replaced within the last year.

Mr. VanderZee stated that the culvert has been replaced and is concerned that it hasn't been properly planned out.

Bob McDougall located at 10419 Country Trail stated that his property is to the north. He stated that if the pond is to be at the proposed current height the water will run back onto his property if there is not proper drainage.

Mr. Klein stated that he will be moving his drive way to the north and is looking into a drainage ditch to control water run-off in-between property lines.

David Kuiper located at 10455 Country Trail stated that he is also concerned of water flow. He stated that he has been there when the culvert was washed out and through all of the repairs and replacement that took place. He stated that the project that Mr. Klein would like to do needs to be done with caution. All of the neighbors have dealt with the water problems in the past and know what could possibly happen.

Tim VerStrate stated that the water flow usually runs east and west which the water will flow into Sand Creek. He also asked if it's possible to relocate the pond to another location on the property and then possibly add a berm.

Mr. Klein stated that he would be willing to move the pond if that is required.

Joel Terpstra asked the height of his basement.

Mr. Klein stated that it will be the standard daylight.

Tim Grifhorst recommended new soil boring tests to make sure it is even possible to proceed with the pond.

7:50 pm Marvin Beenink closed to the public portion.

Dewey Bultsma asked if it would be possible for Mr. Klein to provide a larger scale with elevations marked and also topographical mapping with water flow.

Mr. Klein stated that he would gather that information if needed.

Joel Terpstra asked if the Health Department has approved the well and septic location.

Mr. Klein stated that it has been relocated and approved in the new location.

Matthew Fenske has concerns of washout and sediment draining into Sand Creek. He stated that he would like another study to make sure the water flow has been properly studied.

Joel Terpstra provided a motion to table request until further study has been done to prove neighbors will not be affected by runoff and to show the water flow and applicant will need to provide topographical mapping with marked elevations.

Tim Grifhorst seconded the motion and was carried unanimously.

- Text Amendment
 - Section 10.06, 11.06 and 12.06

Greg Ransford stated that this text is for the exterior façade for the front and all parking areas will need to include a four foot strip along the entire length of the building.

8:15 pm Marvin Bennink opened the public portion of the hearing.

Bob Hanenburg with Environmental Doors is concerned with that he'll be required to change the front of his building and if he sells will the new owner have to do the same. He thinks that 20% glass to the front façade seems like a very large amount.

Greg stated that the new owner of the building would be required to follow the guidelines as approved if it's not a use by right. Special uses will be required to make the following changes if ownership changes.

Dave Steyhower was disappointed in lack of notification regarding the meeting. Also, he is concerned that if he sells his building that the new owners will have the responsibility to make the necessary changes before he operates his business.

Lauren Lemmen asked if only the new buildings have to follow the new ordinance.

Greg Ransford stated that all new construction and Special Uses will need to follow the new written language.

9:00 pm Marvin Bennink closed the public portion of the hearing.

After much discussion and input by the Planning Commission members regarding the moratorium that was placed on Section 10.06, 11.06 and 12.06 it was recommended that further discussion will need to take place.

10:06 pm Matthew Fenske provided a motion to adjourn. Dewey Bultsma seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative Assistant