

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 28, 2017

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

Members present: Marvin Bennink, James Szejda, Richard Temple and Curtis Rypma

Also present: Andrea Hendrick, Dennis , Ken Verwoert and Nick VerWoert.

Approval of the Agenda:

James Szejda provided a motion to approve the agenda. Curtis Rypma seconded the motion and was carried unanimously.

Approval of the Minutes:

James Szejda provided a motion to approve the Minutes from the October 24, 2017. Curtis Rypma seconded the motion and was carried unanimously.

Non-Agenda Items:

No items were discussed.

No Business:

- Site Plan Review
 - Sessions Pointe Phase 2 Planned Unit Development
 - Minor Amendment request for side yard setback reduction.

Dennis stated that they are requesting the side yard setback be changed to 8 foot setback instead of the original 10 foot that.

Marvin Bennink asked if they were planning on having the option for a third stall to the garage.

Dennis stated yes that is correct.

James Szejda asked if this request would affect the neighbors to south.

Dennis said no it would not have any effect on them.

Curtis Rypma provided a motion to approve the request of Section 14.13 Minor Amendment change of the side yard setback of 8 feet with the condition of the approval of the Fire Chief. Richard Temple seconded the motion and was carried unanimously.

- VerWoert Construction
 - Seeking to construct contractor's office building and ware house, and real estate office at 151 Johnson Street.

Mr. VerWoert stated that he is intending to build an office building Johnson and 2nd Ave. Mr. VoerWoert stated that he has provided a Site Plan. He also stated that he would like to go through Greg's notes and the recommendations to the Planning Commission would like to discuss each one of those to bring clarity to the comments and bring clarity to them. Mr. VerWoert stated that they have gone with a very neat and modern style and has provided samples of siding and of some of the architectural detail.

Mr. VerWoert stated that one of the first points on his recommendations that has been dated November 16 and on the second to the last page is his bullet points.

Marvin Bennink stated that they have those points.

Mr. VerWoert stated that not throw rocks at anything but the confirmation of the type of fixtures and the fixtures and photometrics for the LED ultra-lights. The fixtures he's referring to will be underneath the canopies. It's unfortunate and maybe it a typo but this stuff has been submitted to Greg in detail on multiple occasions and why he doesn't refer to them he doesn't know. But if you look back on the October 23rd review he referred to the photometrics of the Sylvania ultra-light fixtures which he is referring to them here of which all of this package was provided to him and not the Sylvania down cast light. So, it's under a canopy and it's not purposing it up but that's his first question. So, I'm not sure why there's gray area there but it's an LED disc under a canopy with no light escaping and he's had that documentation for months. He would like to ask if there are any questions about the exterior lighting.

Richard Temple asked our Planner Andrea Hendrick is the photometrics is it for particular lamp or are we trying to determine if the parking lot is getting the lamination we need to support.

Andrea Hendrick stated that she understands that were not submitted in your plan. Andrea Hendrick asked the applicant to state where the lights on his plan.

Mr. VerWoert stated that they are indicated by the legend. They will be located under the canopy which will be the Sylvania ultra and a couple more Sylvania will be located under another canopy. The black "spider" looking will be the wall packs so that will be the parking lot lamination and he understands that the photometric design of this will prevent light from escaping.

Richard Temple stated that the idea of it is to prevent lighting going across your property line. He also asked if

Andrea Hendrick stated that the concern is about the other properties.

Richard Temple asked if it was about the spill over for the surrounding properties.

Andrea stated that was correct.

Richard Temple stated that it wasn't shown on the elevations but asked it is all on the south and the west side of the building.

Mr. VerWoert stated that the lights that are under that canopy is what Greg Ransford has the concern about. He also stated that Greg acted like he didn't have them and see that the commissioners do in deed have them.

Commissioners stated that they received the lighting information when they arrived.

Richard Temple asked since the lighting is not shown on the elevation he would like to confirming that all of the lighting will be located to the west and south side of the building.

Mr. VerWoert stated that it is for the West and South side of the building.

Curtis Rypma stated that fixture and photometrics for the LED Ultra-Lights was not provided.

Mr. VerWoert stated that it was submitted multiple times and the package has been paper clipped since day one of all the different ones that were supplied and that's where he is struggling with Greg on these issues and just wanted to point it out. Mr. VerWoert stated that Greg had it on October 23rd but refers to not have it in this last review. He also stated that it was a lot to review but just pointing out on what he knows.

Mr. VerWoert stated the next bullet point is the intended use of the buildings separate stalls. This design of the building is situated in such a way that it's broken up into our office in the front portion with a connection cell for our construction company, storage and for future use which is unknown at this time.

Richard Temple asked if the future use is a rental unit.

Mr. VerWoert stated that it could be and it could also be sold. He also stated that there is no plan. Mr. VerWoert commented that he wants to use the land to the best of its ability he also thought it would be easier to do it at one time.

Richard Temple referred back to Andrea Hendrick with the question of would a multi-tenant building have a different parking requirement.

Andrea Hendrick stated that the parking requirements are determined by the use. Also, if the applicant potentially builds it you will have a limited use of the building if you do not have adequate parking or the ability to expand parking.

Mr. VerWoert stated on the current site plan there are 16 parking spaces that will be provided.

Curtis Rypma stated that with it's current use as submitted there is adequate parking.

Mr. VerWoert stated that was correct.

James Szejda questioned if we could limit the parking spaces if it becomes a multi-use building.

Richard Temple stated that a concern might arise with outdoor storage/display if a change of use should occur.

Mr. VerWoert stated that the ordinance refers to outdoor storage not being allowed.

Richard Temple asked if outdoor storage would allow work trailers with advertising be allowed to park outdoors.

Andrea Hendrick stated that trailers of any kind are not allowed to be parked outside.

Marvin Bennink questioned outdoor storage and parking trailers and other items outdoors.

Mr. VerWoert stated that his work equipment/trailers will not be parked outside.

Andrea Hendrick stated that per the ordinance in the C-2 district outdoor storage is not allowed.

Richard Temple asked Andrea Hendrick for the recommendation regarding the Site Plan application.

Andrea Hendrick stated that it is Greg Ransford's recommendation is that the Planning Commission table the applicant.

Mr. VerWoert stated that the site plan submitted has adequate parking per the Township Ordinance.

Andrea Hendrick stated that if applicant changes the use of the space the applicant will need to come back to the planning commission for an amendment change to the site plan.

Mr. VerWoert moved on to the next bullet point which was the access easement to the north and east should be required.

Mr. VerWoert stated that he is not sure what Greg Ransford mean by the access easement.

Richard Temple questioned if there has been any documentation from the Fire Chief.

Mr. VerWoert stated that the only item noted from the Fire Chief was a Knox Box.

Curtis Rypma stated that if the parcel was ever developed an easement would be in place so access could be shared.

Mr. VerWoert questioned why would he need to provide access for someone else to the north and also to the east.

Richard Temple stated the idea of an easement is that the rest of the property to the other side is zoned C-2 that in the future would minimize the number of curb cuts. I would interpret some kind of easement for a drive to connect the properties in the future to be added to the adjacent parking. Nothing constructed but provide a legal easement.

Mr. VerWoert stated that not knowing the nature intended uses of the spots to save money them money on the curb cut.

Curtis Rypma stated that it's not to save future owners money but it's for safety that you don't have multiple curb cuts. Curtis Rypma realizes that 2nd Ave is currently gravel road.

Mr. VerWoert stated that it was never discussed with Greg Ransford in prior meetings.

Mr. VerWoert stated the next item is the extension of the fence on the north property line. The site plan shows the fence stopping at 20 feet back which is the setback of the building and it's a powerline easement and not sure if they would approve him bringing it back there. There is currently a brand-new fence that was constructed this past fall that is under the powerline. Will build a fence but not sure what the benefit would be to have a fence backed up to another fence.

Curtis Rypma asked if he had a problem extending the fence.

Mr. VerWoert stated that he doesn't have a problem extending it but not sure if the Consumers Power company would allow it.

Richard Temple stated that with the fence that is there to screen and with commercial property to the north and the enclosure around the dumpster he's not as concerned with the additional screen with extending the fence.

Mr. VerWoert's next item was the construction of a pathway along 2nd Ave or payment in lieu of construction should be provided or neither. Mr. VerWoert stated that on the site plan it shows them providing sidewalks on Johnson Street. In the two meetings that were held in this office preparatory to all of this, at no time was a sidewalk on a gravel road discussed, expressed or mentioned.

Marvin Bennink stated that it has become required recently in C-2, either build it or in lieu of.

Richard Temple asked Andrea Hendrick what is required.

Andrea Hendrick stated that the Lake Michigan Drive and Ironwood corridors it is required or have the payment in lieu and with other remaining streets it has been required in C-2 but if it's required, payment in lieu or the planning commission has the discretion not to require it.

Curtis Rypma asked then it would be our discretion with this site plan but in the other corridors it is require to build or payment in lieu of.

Andrea Hendrick stated that was correct.

James Szejda doesn't think that constructing the sidewalk is necessary on the gravel road.

Curtis Rypma also agrees it is unnecessary to build on the gravel road.

Mr. VerWoert talked about Whether overhead doors comply with Section 11.02(b)

- In the instance the overhead doors do comply, then screening of the overhead doors should be considered pursuant to the review standard provided in Section 18.06(n) and also the next items of whether a fence or greenbelt is required on the west and south property lines. Mr. VerWoert stated that on the west view of the site plan it is shown that there is screening and a green belt all along the west property line and also along the south property line with different planting, indigenous and pine trees and feels that he has addressed these items.

Curtis Rypma stated that agrees that there is a greenbelt and a buffer there and would not add the fence there.

Andrea Hendrick stated

Mr. VerWoert continued to the next item which was submission of a compliant west elevation at the meeting. Mr. VerWoert supplied the revised site plan at the meeting that is equaling an excessive 20% of glass with glass in the overhead doors and now have glass panels above the service doors with transoms above the windows on the west elevation which meets the criteria of the 20%. The total amount of glass on the west elevation 21.31%.

Marvin Bennink asked if it west elevation meets the criteria on its own and not combined with the south elevation.

Mr. VerWoert stated that it does meet it on its own and same with the south elevation which meets the requirements also.

Next item Mr. VerWoert moved on to was whether the amount of front (south) elevation steel and metal is architecturally appropriate. Mr. VerWoert stated that you can see the stone element and has two types of metal siding. Which will be 2 ½ inch cogitate which is the vertical portion of the building.

Richard Temple asked if it was an exposed fastener.

Mr. VerWoert stated that was correct.

Mr. VerWoert continued with the next item of location of meter boxes and if screening is sufficient. Mr. VerWoert will be placed on the back of the building which is not visible from anywhere.

Richard Temple asked where the meter box will be located. Mr. VerWoert pointed to the corner on the east side of the building. He also stated that there is a utility pole that he is hoping feed each direction.

Next item Mr. VerWoert discussed was the execution of a Water and Sanitary Sewer Special Assessment Contract. Mr. VerWoert stated that he had not comment.

Andrea Hendrick commented on the point of the issues of the front yard landscaping requirements and the obscuring greenbelt. The point of that is because you have the doors that open and cars that are coming in and out towards a residential area so that we have trees staggered and planted up so that is no light shining through.

Richard Temple questioned what the zoning was across the street.

Mr. VerWoert stated that it's R-P but currently vacant.

Richard Temple stated that's a corner lot which might be difficult to accomplish.

Mr. VerWoert commented that he has a mix of indigenous and non-indigenous trees there. The grading plan doesn't allow enough room for a berm or anything due to the fact of water flow and retaining the water.

