

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MAY 22, 2018

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

Members present: Matthew Fenske, James Sjezda, Richard Temple, and David Hanko.

Members absent: Curtis Rympha, Joel Terpstra

Also Present: Planner Greg Ransford, Dennis Bhaskaran, Greg Halonen, Ken Ver Woert

Approval of Agenda

Sjezda provided a motion to change the order of the agenda and review Apex, master plan, Meadow Verde, and text amendments. Motion seconded by Fenske and carried unanimously.

Approval of Minutes:

Fenske provided a motion to strike the word “not” from block line, and subsequently approved the March 27, 2018 meeting minutes. Seconded by Hanko and carried unanimously.

Non-Agenda Items:

No items were discussed.

New Business:

- Apex Spring and Stamping – Seeking amendment to approved site plan, following construction

Greg Halonen presented on behalf of Apex and indicated that the relocated the transformer and generator to the front of the building, but after the township inspected the site for occupancy, they were told the transformer and generator were in the wrong location. In addition, parking spaces were removed. As a result, they need Planning Commission approval to modify.

General discussion was held.

Temple expressed that it is a horrible precedent if the Planning Commission allows it to remain.

Dennis Bhaskaran indicated they can't put them on the north side because of the fire drive.

Temple suggested a masonry wall, matching the building, to hide the transformer and generator. They can have smaller returns if they need.

Sjezda agrees.

Bennink addressed the removed parking.

Greg Halonen noted that the removed spaces still leaves them with more than the minimum required.

Temple provided a motion to approve the amendment with the condition that the transformer and generator are enclosed by a masonry wall built of similar materials to the principal building façade, to screen from public view. Motion seconded by Sjezda and carried unanimously.

- Master Plan

Ransford presented the draft public utility chapter and transportation chapter. Following discussion, the public utility chapter was approved by consensus. The transportation chapter will be reviewed at the next meeting.

- Meadow Verde – Planned Unit Development Major Amendment Phase 3

Ken Ver Woert presented the revised plans with the new open space.

Temple – What is the purpose of open space?

Ransford – It provides value to the township in exchange for bonus density

Temple – How will there be bike path maintenance?

Ransford – An association

Temple provided a motion to open the public hearing. Seconded by Fenske and carried unanimously.

William Kelderhouse of 12115 Lauren lane expressed concern with small lots, more lots

Breanne Kelderhouse expressed concern with the same, and being opposed to the path in the open space and that it should be kept natural.

Tammy Rake of 12175 **???? – SPOKE BUT LOST RECORD**

Deb Campbell – 12135 Lauren Lane indicated there are drainage issues that need to be addressed.

Ken Ver Woert indicated that the paving was poorly laid for daylighting, engineering can fix it.

General discussion was held. Sjezda provided a motion to close the public hearing. Seconded by Hanco and carried unanimously.

Temple – Does this comply with the ordinance?

Ransford – Yes, pending public comment and your review of your standards,

Consensus was reached that no studies are needed.

Temple – Should we eliminate the walking path in the open space? Consensus to eliminate accordingly.

General discussion was held.

Temple provided a motion to recommend approval of the amendment with the following conditions:

1. Drainage issues are addressed and approved by the township engineer and the Ottawa County Water Resources Commissioner's office.
2. Elimination of the pathway in the open space.
3. Move the east open space to the west at 24.5 feet in width
4. Plant three (3) evergreen trees or at least three (3) inch caliper behind lots 43 and 44 to restore the disturbed area built for drainage, and grass seed the pasture

Motion was seconded by Sjezda and carried unanimously.

- Section 3.35 Text Amendment

Fenske provided a motion to open the public hearing regarding the amendment to Section 3.35 of the zoning ordinance. Motion was seconded by Bennink and carried unanimously.

Being there was no public comment, Fenske provided a motion to close the public hearing regarding the amendment to Section 3.35 of the zoning ordinance. Motion was seconded by Bennink and carried unanimously.

General discussion was held.

Fenske provided a motion to recommend adoption of the amendment to Section 3.35 of the zoning ordinance. Motion was seconded by Temple and carried unanimously.

Old Business:

- Text Amendments

Ransford presented suggested several amendments to the Mineral Ordinance and Zoning Ordinance.

Consensus was reached to schedule public hearing for Section 18.05(b), 18.05(d), and 20.01(b) but review the renewable and mining ordinance at a later date.

Planning Commission Comment:

No comments were made.

Adjournment:

Matt Fenske provided a motion to adjourn. Dave Hanko seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant