

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 28, 2018

7:00 p.m. Matt Fenske called the meeting to order.

Members Present: Jim Szejda, Matthew Fenske, Curtis Rypma, Dave Hanko.

Members Absent: Marvin Bennink, Joel Terpstra and Richard Temple.

Also Present: Greg Ransford

Approval of the Agenda: Matthew Fenske provided a motion to approve the agenda, made note that Tallmadge Pointe will be rescheduled because of conflict of interest. Jim Szejda seconded the motion and was carried out unanimously.

Approval of Minutes: Dave Hanko provided the motion to approve the Minutes from of the July 24, 2018 meeting. Curtis Rypma seconded the motion and was carried out unanimously.

Non-Agenda Items:

Matthew Fenske opened public comment.

Craig Vandriel stated that he is concerned about the substation that is being proposed to go in off of Lincoln.

Greg Ransford stated that the Planning Commission has not yet reviewed the plans.

Matthew Fenske: They will be reviewing the substation at the Special Meeting on September 10th. He is not sure if this is something the Township has to allow and the Township will take direction from the Township Attorney. If the Township will have to allow the substation, the Township will be able to help with things like screening.

New Business:

Matthew Fenske: Stated they were now reviewing the site plan at 435 Lake Michigan Dr., Wash and Wags, the applicant is seeking to construct an 864 square foot accessory building.

Doug Kloostra: Stated the building will actually be 768 square feet, not 864 square feet. Building will be 32'x24'. Exterior will be the same finishes as the existing building, hardy cement board. Setbacks will meet requirements. Engineering came in today via email, and was sent to Greg as well.

Greg Ransford: Stated he has not checked his email yet today.

Doug Kloostra: Stated they would like relief from the 20% amount of glass required changed to 10%. That side of the building, which is on a private drive with only two houses, is the gabled end of the building with the garage door on that side as well. To have a garage door with that much glass will not look very good, and will be expensive.

Greg Ransford: stated hardy cement board is a qualifying material that has been accepted before. In regards to the glass requirement, the ZBA would have to approve a 10% glass requirement, however Freddy's used a material that looked like glass but was not a window.

Doug Kloostra: stated the materials are called Spandrel Glass. Can I use that material and can add something into the gable. The owner doesn't want that much glass because you would be able to see in, which the building will be used as storage.

Greg Ransford: stated the Freddy's use of the Spandrel Glass met the required 20% use of glass.

Dave Hanco: asked what the building will be used for?

Ray Nadda: (Wash and Wags Owner) stated the building will be used as storage for extra equipment for the business. Will not be used as a kennel.

Dave Hanco provided a motion to approve the site plan as presented and Wash and Wags use of Spandrel Glass to meet the 20% look of glass. Jim Szejda seconded the motion and was carried out unanimously.

- Text Amendment on Renewable Energies

Matt Fenske stated chapter 16A

Greg Ransford stated wind turbines were the big buzz eight years ago. Tallmadge was waiting on Grand Haven Township for analysis and to see if they had to allow large wind energy turbines, but was put on hold with the recession. In the packet is Wind Turbines, Anaerobic digesters and Bio Fuel and Solar. Wright Township has someone that has a bio fuel setup on a farm property. Has toured some in southern MI and they are nice facility and its said they actually reduce the odor of the farm. This language is drafted to permit the setup of these renewable energy operations.

Matt Fenske stated there was something on the news recently in Chester Twp. There were 14 wind turbines.

Greg Ransford stated the higher the turbine the better the wind is. The state of Michigan has data at 150 feet, but that wording in this packet is that Tallmadge isn't good for that, this would be for more a private use.

Matt Fenske asked if the anaerobic digesters and bio fuel would just be allowed in the farming communities?

Greg Ransford stated that it would be typical to be on a farm because they would have to use farm animals, but bio-fuel can be a small setup in a garage and doesn't have to be on a farm.

Matt Fenske asked what height are they considering the wind turbines, 150 feet?

Greg Ransford stated yes that would be the max height.

Jim Szejda stated he is relying on Greg for his input on the language.

Greg Ransford stated the wind language came from a bit of a model that Ottawa County put together a while ago. There aren't many turbines in the county. There are other more viable areas for them, and they would be closer to a power grid. The solar language is designed to be very pro solar, minimal glare and easy to screen. The Bio Fuel and Anaerobic Digesters are quiet and very low key, the language was drafted in conjunction with the MSU office, after Wright Township had a resident that had one. Rely on those experts more, have toured these setups.

Matt Fenske stated that Langland Farms are run off of solar energy.

Greg Ransford – Stated the biggest problem with wind turbines is the largest production is in the winter but the greatest need is in the summer. The data is proved that we don't have to allow them taller than 150 feet.

Matt Fenske opened public comment.

Craig Vandriel asked if the township has to allow the wind turbines.

Greg Ransford stated yes, just not over a certain height.

Craig Vandriel asked if it would be a utility use or for residential?

Greg Ransford stated it would be both, mostly for residential. There are requirements for these with screening and would have to be approved. Most likely will not see these on ever 2 ½ acres because they need greater separation to be productive. Most likely you would see a commercial operation. If there would be one on a residential property you would most likely see just one.

Matt Fenske closed public comment.

Dave Hanko provided a motion to recommend to the board to approve the text amendment. Curtis Rypma seconded the motion and was carried out unanimously.

Old Business

Greg Ransford stated Master Plan was left off, will be on the September meeting. Jim has a small industrial building off of Steel St. will have a small site plan.

Planning Commission Comments:

No comments were made.

Adjournment

7:55 Jim Szejda provided a motion to adjourn. Dave Hanko seconded the motion and was carried out unanimously.