

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
TUESDAY September 25, 2018

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

Members Present: Jim Szjda, Joel Terpstra, Marvin Bennink, Matt Fenske, Dick Temple, Dave Hanko, Curtis Rypma

Members Absent: None

Also Present: Greg Ransford, Jim Rosendall

Agenda:

Joel Terpstra provided a motion to approve the agenda. Matt Fenske seconded the motion and it carried unanimously.

Approval of Minutes:

Joel Terpstra provided a motion to approve the minutes from the September 10, 2018 special meeting. Jim Szjda seconded the motion and it carried unanimously

Non-Agenda Items: None

New Business: Gro American Site Plan Review Application to construct a 8000 SF industrial warehouse on Steel St.

Joel Terpstra provided a motion to recuse Dave Hanko due to conflict with the agenda item as the engineer for the project. Dick Temple seconded the motion and it carried unanimously.

Jim Rosendall: stated he would like to build an 8000sf building on one-acre parcel. Future expansion of existing building to make it 20000 sf. Taking advantage of the new tax break, why he's driving the plan to the next level. Stated people already stopping and asking for space to rent.

Matt Fenske: asked what are the people looking to rent the space for?

Jim Rosendall: stated for building trade.

Joel Terpstra: asked if Jim will be occupying the building as well?

Jim Rosendall: stated 8000sf of the occupancy will be for storage for Gro America, lease the remaining future spaces as rental income.

Joel Terpstra: Stated the PC learned difficult lessons on industrial condos with them storing things outside. Site plan should spell out for outdoor storage, which may occur. Parking is inadequate.

Jim Szejda: stated parking on Jim's site plan is different than what they have. There is parking all across the front of the building. Suggested changing parking, not allowing trailers. Stated to Jim Rosendall, that he could sell the property so the PC has to look ahead. Stated if someone did park a trailer it should be shielded from the road.

Joel Terpstra: stated the PC is held 5 years down the road to the site plan. Parking vs. storage. Stated he's looking at site condo plans could be sold that way, even if its not proposed.

Greg Ransford: stated Vanderjack came back 2 or 3 times for parking. PC spent time increasing parking spaces and now we're seeing issues.

Joel Terpstra: stated parking spaces are 9' wide with 9'6" wide trailers parked, so we have issues. Proposed larger stripe -storage for trailers for industrial use.

Jim Szjeda: stated concern about the truck turn radius, trucks getting hung up.

Dick Temple: asked is that a loading dock?

Jim Rosendall: stated yes.

Dick Temple: asked if the lot is flat? Need to show topography lines. Show truck movement to come in? Did you use auto turn?

Dave Hanco: stated no, standard distance is 110' for a truck pulling out of a dock.

Curt Rypma: stated the proposed use is warehouse, then parking meets the standards. Stated they did this before and we got burned on it. Ask Jim Rosendall if he sees the problem? Asked what can we do?

Jim Rosendall: stated he can add more stripping in the rear. Stated he doesn't need to put in a truck dock.

Joel Terpstra: stated the PC made Vander Jag take it out. Stated to Jim Rosendal-if you're willing to remove the truck dock, that will be a big help.

Jim Rosendall: stated he can remove it. Stated offsite parking for trailers- I feel like we have plenty of room in the back to identify an area for that.

Joel Terpstra: stated for us to accept this we need to see it on a site plan.

Greg Ransford: stated for trailer parking -20' depth, up to 30' for longer trailer parking. 10-11' wide.

Dick Temple: asked if Jim Rosendall tends to do cultivation?

Jim Rosendall: stated no. Environmental contractor. Bio solids out of plants to use as fertilizer. Small environmental response work. Stated he is moving office closer to Tallmadge.

Curt Rypma: asked if the use of property is connected to Gro America?

Jim Rosendall: stated intend to renting future space as warehouse.

Dick Temple: asked if contractors may rent and use as office?

Greg Ransford: stated yes, matter of how many people are using it.

Jim Rosendall: stated he can modify, he's already talked with Greg on parking.

Curt Rypma: stated the revised site plan shows additional parking? Asked how close are we to using it as industrial?

Jim Rosendall: stated there are 45 spaces w/o doing anything in the back. Front would be 9'x20' spaces with 6 ADA spaces.

Joel Terpstra: stated 9x20 good for the front but not the back.

Curt Rypma: asked what was the past problem?

Joel Terpstra: stated -20,000sf building with 8 units. Contractors rent spaces out with employees, inside gets filled with equipment which forces storage outside. Parking is terrible.

Jim Rosendall: stated smaller parking spaces escalates the problem. Asked if the township will allow a screened area for outdoor storage/trailer parking?

Joel Terpstra: stated if it doesn't take away from minimum requirement, that will be fine. When business grow, parking area gets cluttered. Stated he wants to see adequate spell out for trailers and trucks.

Jim Szjeda: suggested to identify what spaces go with what unit.

Joel Terpstra: stated in bylaws, this is a general element.

Jim Rosendall: stated he is the bylaws. We plan to build and maintain.

Joel Terpstra: asked, do you need this built by the end of the year?

Jim Rosendall: stated yes, for a tax benefit. Stated if we can agree on stripping we can move forward.

Joel Terpstra: stated to remove the loading dock, stripe southern side 12x30 for truck and trailer so it doesn't take away from storage, he can move along?

Curt Rypma- asked what are we approving, which is a site plan. Asked, does he need to come back with revised site plan?

Greg Ransford: stated if a new site plan controls the first that is fine. Make notes of what needs to be changed you can move forward tonight.

Joel Terpstra: asked if Greg can approve site plan administratively. Stated the PC would create points to pass tonight.

Dick Temple: asked how Jim is planning to heat?

Jim Rosendall: stated radiant, tube heating. Asked if the PC can reference the layout he brought?

Greg Ransford: stated he is not thrilled to. One-two unit building with all this parking? There are many unknowns.

Curt Rypma- stated he is fine with approving the site plan here and leave it to Greg to approve. Asked Greg if he feels comfortable doing this?

Greg Ransford: stated he can review everything to see if it complies but may need to kick it back to the PC.

Dick Temple: stated he is fine with administrative approval. Need completed site plans.

Marv Bennink: stated he doesn't feel comfortable because the site plan is not complete.

Jim Szejda: stated he is not comfortable with the parking being open and not designated for each building. One party is going to use the others parking.

Jim Rosendall: stated it is only one building, divided into two spaces. Can assign parking spaces. Long term is to have signs for renters.

Curt Rypma: asked if he can you go further south with the parking lot, then keep the loading dock?

Jim Rosendall: stated he can, but doesn't need the loading dock.

Dick Temple: asked about the grading plan, how do you intend to keep water runoff to the neighbors?

Dave Hanko: stated- south side of parking lot tips opposite way, flow line along the storm sewer.

Joel Terpstra: asked if there is less than a foot crown?

Dick Temple- stated pavement going to edge of slope would deteriorate over time.

Dave Hanko- stated a gravel base would help.

Jim Rosendall-stated he can put in a gutter pen.

Joel Terpstra- asked what building materials are you using, tile?

Jim Rosendall: stated Porcelain Ceramic for exterior.

Marv Bennink: asked if there are issues with consumers energy location?

Greg Ransford: stated not near the street. Agape was supposed to be on the side. Do not want up front.

Curt Rypma: asked if it can be put in the rear?

Jim Rosendall: stated it is costlier to put in rear, you pay by the foot. Will landscape around to screen.

Joel Terpstra: asked what are partitions going to be?

Jim Rosendall: stated 3-hour fire wall.

Joel Terpstra: stated steel studs with drywall so they fall down would work.

Curt Rypma: asked if there will be problems with transformer on the side?

Greg Ransford: stated no, it should be screened.

Curt Rypma: stated if they need the East access agreement? Stated it would be shared access, would be reciprocal, to help traffic flow.

Jim Rosendall: stated he doesn't have problem with agreement as long as it's dealt with right. Should turn curb towards property?

Greg Ransford: stated he could do that.

Curt Rypma: asked if a Sidewalk is proposed?

Jim Rosendall: stated he likes idea of sidewalks, or can pay in lieu of. Asked-what if they need to have sidewalks in the future? Asked if anyone can come back later and make us pay?

Curt Rypma: stated no, township would have to pay. Asked Greg's recommendation on approval of exterior look.

Greg Ransford: stated front façade, 20% glass. 50% tile. Parking on south side is in question. If it's just employees then its not required.

Joel Terpstra: state PC needs to see revised plans with the changes, asked what is roof material?

Jim Rosendall: stated asphalt.

Joel Terpstra: asked if there are gutters?

Jim Rosendall: stated it's shown on site plan.

Dick Temple: stated to Jim to come back with revised plan with just this parcel, another drawing with future plan, don't mix the two, makes it confusing.

Joel Terpstra: stated he would like to see parking. Stated this looks great on paper but if Jim sells than we need to anticipate more businesses going in.

Curt Rypma: asked how can we approve to prevent the drawbacks?

Joel Terpstra: stated to designate units potential parking and potential storage spaces.

Curt Rypma: stated he feels comfortable with Joel and Dick working with Greg.

Jim Rosendall: stated he doesn't have a problem making bigger parking spots in the back. No problem working through the process, just needs help with the first 8000sf.

Joel Terpstra: stated the PC needs a revised site plan as follows:

- (1) Remove the loading dock. (2) Add parking in lieu of that area. (3) Larger spaces on rear south side, striped and labeled. 12'w x 30'deep for larger items, (4) remove patio, (5) notation on south side- parking and storage, parking in front for clients and employees.

Jim Szejda: stated to identify space for unit one and unit two.

Joel Terpstra: stated the site plan needs to be striped. Stated, between the two units you want to have common area for parking. Call out on the south side with larger stripping so vehicles can fit in the space. Asked if applicant understands the storage portion has to comply with ordinance Chapter 15. Stated he would like more description on the bldg. façade to be documented.

Greg Ransford: stated to have Moore & Bruggink review for applicant to put gutter crown on south edge.

Jim Rosendall: stated he likes to install a crown gutter.

Greg Ransford: asked on the south and east side?

Jim Rosendall: stated yes.

Marv Bennink: asked if there are any comments regarding transformer on side yard, non-motorized pathway in lieu, access agreements?

Curt Rypma: provided a motion to recommend approval with the following conditions:

- Remove patio, replace with parking
- Remove truck dock and related overhead door(s), replace with parking
- Provide parking at the south end of the pavement with large spots labeled for trailer parking
- Compliance with Chapter 15 of the Zoning Ordinance
- Place the transformer on the side of the building, and screened
- Provide easement access to the east and the related reciprocal agreement
- Include more parking spaces on the east side of the drive apron
- sidewalk in lieu payment,
- Metal horizontal rib material with hidden fasteners
- Rear parking for employees only
- Add gutter crown on the east and south pavement edges
- Installation of Knox Box pursuant to the Fire Department
- Review and approval by the Township Engineer
- opening this to staff review and approval-Greg, Dick and Joel to look at the future phasing in conjunction.

Dick Temple seconded the motion contingent on the next set of plans are complete and it carried unanimously.

Jim Szejda provided a motion to adjourn. Dick Temple seconded the motion and it was carried unanimously.

8:34 meeting adjourned.

Respectfully submitted:

Cheryl King  
Administrative Assistant