

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
October 22, 2019

7:00 PM Marv Bennink called the meeting to order.

Members Present: Joel Terpstra, Matt Fenske, Marv Bennink, Dave Hanko, Jacob Smith, Curt Rypma.

Members Absent: Dick Temple

Also, Present: Greg Ransford, Tom Forshee, and members of the public.

Matt Fenske motioned to approve agenda. Dave Hanko supported and carried unanimously.

Matt Fenske motioned to approve the minutes from the September 24, 2019 regular meeting. Joel Terpstra supported and it carried unanimously.

Non-Agenda Items: None

New Business:

Woodland Equipment – 1622 Lake Michigan Drive

- Proposed building addition of approximately 3,296 square feet

Tim Alspach: stated he is working on the Woodland project. Handed out a picture of the idea they are going with. Explained what the building will look like. Overhead doors on the front of the building wouldn't be used for deliveries, just to bring the equipment inside. Off Street loading would be after hours. Dumpster would be in the rear with an 8-foot-tall fence with a gate on the west side. They are still working on the reciprocal agreement – will follow up with Greg on that.

Brian – From Woodland: stated concern about the location of the bike path, when it is put in, would possibly need to go where is existing sign is.

Joel Terpstra: stated concern about overhead doors on the front. Asked Greg Ransford if they can allow this.

Greg Ransford: stated no loading zones on the front or side yards.

Brian: stated he would like the doors so he can open them in the summer to allow air flow.

Talk amongst the Planning Commission members about raising the curb to where the glass doors would meet to allow them to be open but not operable for loading. Also, if there should be bollards in front of the trash dumpsters. Planning Commission consensus was okay with no bollards in front of trash dumpsters, because of the location of the dumpster within a larger, entirely enclosed existing security fence at the rear of the building.

Joel Terpstra motioned to open the public hearing. Matt Fenske supported and it carried unanimously.

No comment.

Curt Rypma motioned to close the public hearing. Matt Fenske supported and it carried unanimously.

Curt Rypma motioned to approve the site plan as presented, which includes:

* Sheet A-102. Titled: Exterior Elevations, prepared by JTJA Architecture, revised 9.27.19; Sheet A-101, Titled: North elevation, prepared by TJA Architecture, revised 9.27.19; Sheet C-1, Titled: Site Plan, prepared by TJA Architecture, revised 9.27.19; Specification Sheet 'A' Shadow Panel Specifications (2 pages); Country Ledgestone – Specification Sheet 'C'; Specification Sheet 'D' Long Span III Panel Specifications (2 pages); Specification Sheet 'E' 12" LOC Seam/ LOC Seam 360 Panel Specifications (2 pages); SP-Cool Coatings Silicone-Polyester COOL Paint System (2 pages); Landscaping Photos: Group 'A' (2 pages); Landscaping Photos: Group 'B'; Landscaping Photos: Group 'C'; Landscaping Photos: Group 'D'; Landscaping Photos: Group 'E'; Landscaping Photos: Group 'F'; Feenstra and Associates, Incorporated letter dated October 10, 2019 along with the Woodland – Proposed Site Improvements October 2019 – Storm Water Detention Basin document, with the following conditions: a raised stone or concrete curb across the bottom of the glass overhead doors shall be provided at a height of at least two (2) feet, one (1) of the three (3) doors may be a fixed double entry door, compliance with the direction of the Fire Department, including the installation of a Knox Box, the reciprocal documents for the access easements shall be found satisfactory by the Township Legal Counsel prior to issuance of a building permit, and payment in lieu-of construction of the bike path is required prior to the issuance of a building permit. Must bring the final drawings to the Township for administrative approval before construction starts. Joel Terpstra supported and it carried unanimously.

Next Item:

Text Amendments

- Section 3.38 – Small Cell Wireless Facilities (and non-public hearing police power ordinance regulating the same)
- Section 18.04 (b) – Site Plan Content
- Section 18.04 (h) – Site Plan Content

Tom Forshee– Attorney: stated that in 2018 the state passed a statute called the Small Wireless Communication Facilities Deployment Act. Intent was to remove barriers for these 5g small cells to be installed in the right of way on utility poles and other places. This provides coverage and capacity to handle calls.

- Zoning Ordinance – What activities are exempt from zoning. Pole is under 50 feet and doesn't extend more than 5 feet – statute says it's a permitted use. If you do review it, there are only certain reasons to deny it.
- Companion Ordinance – Sets up a permitting scheme

Dave Hanko motioned to open the public hearing. Joel Terpstra supported and it carried unanimously.

No comments.

Joel Terpstra motioned to close the public hearing. Matt Fenske supported and it carried unanimously.

Joel Terpstra motioned to recommend adoption of both ordinances to the Board of Trustees. Curt Rypma supported and it carried unanimously.

Next Item:

Text Amendment Section 18.04 (b) and (h) – Site Plan Content

- Revision to require sealed plans

Greg Ransford: stated we would like to make sure that there are sealed engineered storm calculations when plans are submitted to the Planning Commission.

Joel Terpstra motioned to open the public hearing. Matt Fenske supported and it carried unanimously.

Ed Niemi: asked if we need seals from architects and civil engineers?

Marv Bennink: stated the storm water run-off needs to be sealed.

Joel Terpstra motioned to close the public hearing. Matt Fenske supported and it carried unanimously.

Joel Terpstra motioned to recommend to the Board of Trustees to adopt 18.04(b) 18.04(h). Matt Fenske supported and it carried unanimously.

Next Item: AAA Lawn Care – 14202 Ironwood Dr.

- Proposed parking lot addition of approximately 38 parking spaces, and related site upgrades

Tim Alspach – TJA: stated he is here with Mike Waldecker. They are upgrading all light fixtures in the existing parking lot. Non-motorized pathway is in the works. The obscuring fence they would like to continue a split rail fence.

Greg Ransford: stated he wanted to talk about green belt tonight because he overlooked it, thinking 8th Avenue was the on-ramp for the highway.

Mike Waldecker: stated he would like the sheriff to be able to see his building and parking lot because he was broken in to, twice, a few years ago. The green belt would prevent this.

Discussion amongst the Planning Commission about a green belt.

Joel Terpstra motioned to approve the site plan as presented, which includes Sheet C-101, Titled: Site Plan, Grading, Landscaping, Details' Notes prepared by TJA Architecture, with Planning Commission date of 10.4.19; Sheet 1 of 1, Titled: AAA Lawncare New and existing Parking Lot photometrics, dated 9/23/19; Lithonia Lighting TWAC Cutoff Mini Wall-Packs spec sheet (2 pages) and; Lithonia Lighting Contour Series Soft Square Lighting KAD spec sheet (2 pages); Feenstra & Associates, Inc. letter dated October 10, 2019 along with the AAA Lawn Care – New Parking Lot – Storm Water Detention Basin document.

With the following conditions:

- The proper easement is granted to the Township for maintenance and improvements related to the bike path along Ironwood;
- Adequate screening is provided for the five (5) parking spaces adjacent to Ironwood Drive, in accordance with Section 15.05(g) of the TCTZO;
- Adequate screening is provided for the 15 parking spaces adjacent to 8th Avenue, in accordance with Section 15.05(g) of the TCTZO;
- Compliance with the direction of the Fire Department, including the installation of Knox Box;
- The Township Engineer is satisfied with the proposed plans prior to the issuance of a building permit
- Also, compliance with the Moore and Bruggink review email on 10-16-19.
- Bike path shall be constructed from the east property line to 8th Avenue along Ironwood.
- Administratively approve plans if AAA decides to go to the ZBA for a landscape variance. Build the landscaping as required by the TCTZO or provide a letter of credit while they are constructing parking lot if they go to the ZBA for the green belt. Curt Rypma supported and it carried unanimously.

Next Planning Commission meeting scheduled for December 9, 2019

Joel Terpstra motioned to adjourn.

Meeting ended at 8:53

Respectfully Submitted,

Cheryl King
Administrative Assistant