

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION  
SPECIAL MEETING  
December 9, 2019

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

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

Members Absent: Richard Temple.

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

Approval of Agenda: Matt Fenske motioned to approve the Agenda. Curt Rypma supported and it carried unanimously.

Approval of the October 22, 2019 Regular Meeting. Dave Hanko motioned to approve the minutes. Matt Fenske supported and it carried unanimously.

Non-Agenda Items:

Ed Niemi - 2890 Leonard: stated he has an update on the gas station and traffic study. Read letter from MDOT stating it appears MDOT may pursue 4 lane road with turn lane.

New Business:

Planned Unit Development – Sessions Pointe Major Amendment – Phase 1

Steve Johnson - 3733 92<sup>nd</sup> St. SW: stated:

1. Off Street Parking – 20 spaces were originally needed because it was higher density from the original PUD of 78 condos, now they are down to 41 single-family homes. Driveways were smaller too from the original site plan, now they have larger driveways with the single-family homes which gives more parking. Proposed moving parking to one side of road.

2. Sidewalks – South end of Ivy Grove – have a quote on this and will have them completed in spring.

3. Landscape Improvements – currently have 81 Existing trees, 27 New trees are to be planted. Once this is completed this will conform to the plan presented. Will be short about 36 trees from the original plan. Reasons why: The green space from the woods has been increased – 100 additional trees preserved. 2006 PUD had 1-1/2” caliber trees and what is planted is larger. This is reason for decrease in number of trees.

Marv Bennink: asked if there will be signs posted for parking on one side?

Marie Schmidt: stated they will post them if it means not having parking spaces. They are amending the parking to their bylaws.

Marv Bennink opened the floor to public comment:

Bill Norton: 11415 Ivy Grove West: stated there are plenty of developments in Tallmadge with smaller roads. No one wants to have parking in their yard. Phase 2 parking is by an oil pump where no one owns.

Lisa Hyma: 11441 Ivy Grove West: read a letter from the 11422, the Bruischat's, stating they are opposed to the parking spots. It would cause blind spots and worried about children who play in the neighborhood. Concern about safety for children because it could give a place for a suspicious person to park. And it would decrease their homes value.

Marie Schmidt: 540 Ivy Grove: stated Phase 2 only has 10 spaces compared to Phase 1 which is showing 20. If they have to have the parking could the parking spaces be decreased to match the percentage of Phase 2 per number of houses. The HOA is revising their Bylaws for parking on the street during social gatherings only.

Colin Yonkers: 11425 Ivy Grove West: stated he would not have bought his home if he knew he would be looking at a parking lot. Only need sidewalks on one side of the road because it's not a busy area.

Marv Bennink asked the audience if anyone knew about the off-street parking when they purchased.

Audience: No one knew. Was not in their master deed they signed at purchase.

Nate Grinnell: 445 Ivy Grove N: state asked if fire trucks are able to get through if parking is on one side?

Greg Ransford: stated Fire Department said they do not want any on street parking.

Lanna Denharder: 536 Ivy Grove North: stated Hhaving the spaces cheapens the look and give them a rental feel for their neighborhood.

Steve Johnson: stated when they purchased the PUD the Master deed they received did not have the parking on.

Kathy Westdorp: 11479 Sessions Dr: state there are enough parking spaces for 6 cars in each driveway. We all know each other and will ask each other to park in each other's driveway if we are having a gathering.

David Hop: 11472 Sessions Dr.: asked why was the Certificate of Occupancy allowed to take place if parking was not approved?

Greg Ransford: stated the Developer is responsible to do it. There is no time frame when it needs to be done.

Marv Bennink: asked the audience would the Association consider no on street parking and use neighbors instead?

Audience: stated yes.

Joel Terpstra motioned to table until Phil Lenger and HOA come back with more information to address parking.

Motion failed for lack of a second.

Tom Shereda: 11398 Sessions Dr.: stated he is frustrated because the residents have met with Developer and gave suggestions, and the developer goes nowhere with them.

Samantha Hunt: 491 Ivy Grove South: stated the Developer isn't doing anything with their suggestions and the Developer doesn't own any more lots.

Greg Ransford: stated if the developer doesn't own any more parcels the HOA can take over the application.

Matt Fenske motioned to not require on-street parking. Dave Hanko seconded the motion. Motion carried 4-2 with Joel Terpstra and Curt Rypma opposed.

Dave Hanko motioned to approve the tree planting as presented, totaling of 108 trees. Matt Fenske supported. Motion carried 5-1 with Terpstra opposed.

Matt Fenske motioned that no off-street parking needs to be provided. Dave Hanko seconded. Motion carried 4-2 with Joel Terpstra and Curt Rypma opposed.

Joel Terpstra motioned they require parking stipulations be added to bylaws of the HOA. Matt Fenske supported and it carried unanimously.

Last Item: 2020 Planning Commission Schedule

Joel Terpstra motioned to adopt the schedule. Matt Fenske supported and it carried unanimously.

Planning Commission Comment: None

Matt Fenske motioned to adjourn. Joel Terpstra supported and it carried unanimously.

Meeting adjourned at 8:33 PM

Respectfully Submitted,

Cheryl King  
Administrative Assistant