

Tallmadge Charter Township  
Regular Planning Commission Meeting  
June 23, 2020

7:00 PM Matt Fenske called the meeting to order.

Members Present: Matt Fenske, Richard Temple, Marv Bennink, Dave Hanko, Joel Terpstra.

Members Absent: Jacob Smith and Curt Rypma

Also Present: Greg Ransford and members of the public.

Approval of the Agenda: Joel Terpstra provided a motion to approve the agenda. Dick Temple supported and it carried unanimously.

Approval of the May 26, 2020 Regular Meeting Minutes: Roll Call: Joel Terpstra- Yes; Marv Bennink- Yes; Dick Temple- Yes; Dave Hanko- Yes; Matt Fenske- Yes.

Non-Agenda Items: None

New Business: None

Old Business: Sessions Pointe Unit Development – Major Amendment Preliminary Development Plan

\* Seeking to amend three commercial lots for multi-family residential use and increase the area of the PUD with a fourth lot for multi-family residential use for a total of no more than 42 residential units.

Ben Nash: stated they are seeking to obtain approval to amend the current PUD. Feel they met the 3 main things Greg referenced – Increased road size, added additional parking and added side garages to add parking and not seeking to keep Industrial Zoning for Lot 9.

Greg Ransford: stated the applicant is no longer proposing commercial or industrial on any of the lots. They are seeking multi-family only.

Ben Nash: stated they are still trying to retain the C2 zoning, but use it as an R3.

Dave Caldon: stated Lot 8 and 9 are integrated into the design, both C2/R3.

Greg Ransford: stated Lots 1, 2, 5, 6 and 7 are commercial.

Dave Caldon: stated Lots 3, 4, 8 and 9 will be residential or commercial.

Ben Nash: stated just Lot 3 will be the commercial/residential option.

Dick Temple: stated the last development the Planning Commission approved required the developer to have 30-foot-wide road. Asked why are we not requiring it here?

Jason Vanderkodde: stated the international fire code 2012 allows 26-foot-wide road. The proposal in front is safe and allows traffic flow. 30-foot roads allow for on street parking and 26 foot defers on street parking.

Greg Ransford noted that the internal drives to the proposed units are not actually private roads. They are driveways off of the existing private road. The previous development sought a 30 foot wide road by their own design.

Dave Caldon: stated additional off-street parking was added. No on-street parking will be allowed.

Matt Fenske: asked how will they facilitate no on-street parking?

Dave Caldon: stated they would put in condominium documents that there will be no on-street parking.

Dick Temple: asked for follow up, that the Fire Chief to approve this.

Jason Vanderkodde: stated the Fire Chief has looked at this and approved. And this is consistent with the other parts of Sessions.

Joel Terpstra: asked why there are not more spaces added on Lots 8 and 9 on the east side?

Jason Vanderkodde: stated try to be consistent with the ratio for double garages and double-parking spaces. Stated he is fine adding spaces though.

Dick Temple: stated the scale of the project is pretty tight. Lots 3 and 7, adjacent to commercial properties, the back of the units are 10 feet from the property line. The plan feels really tight. Concerned in the future for Lots 3 and 8, who ever wants to develop the commercial property will be right on top of the residential.

Joel Terpstra: stated the plan shows green barrier on lots 7 and 2. Asked how the Planning Commission knows it will be saved?

Jason Vanderkodde: stated he can move plantings on to the property. 10 feet is a typical side yard setback. If you look on the green area on the plan, T-203.C goes outside the property line for lots 3, 4 and 9, indicates the 35% green space that the PUD has as a whole.

Dave Caldon: stated there's a lot of green space because they clustered the units. Benefit to that design. Feel people may not want a large backyard and is designed for a certain type of user.

Joel Terpstra: asked Greg if it is required to have vegetation between C2 and R3?

Greg Ransdord: stated no, but the Planning Commission could make it a requirement as part of the PUD.

Matt Fenske: asked the open space between lot 3 and 4, who would cover maintenance?

Dave Caldon: stated that will be natural, with an oil well there. It is required to be fenced, and it is fenced. It's a safe situation.

Jason Vanderkodde: stated the association will maintain along Sessions Dr.; the oil company will keep up around there, and the drain commission keeps up some too.

Dave Hanko: stated the drives don't line up on the North side. The drive on East side should be more of a 90 degree – Lot 8 North Drive.

Discussion about the drive on Lot 9. The use of it and being turned at 90 degrees, however by using an easement for the green space in Sessions Pointe.

Matt Fenske: asked if roads should be 26 or 30 feet. And should they allow lot 3 be a mixed use? Stated we need strict guidance for no on street parking.

Joel Terpstra: asked if there will there be one association?

Dave Caldon: stated it will either be one commercial association and one residential or one for both.

Joel Terpstra: stated they should require more parking spots now so they don't have the problem they had on Ivy Grove. Okay with the density but should just require enough off-street parking. Put spaces on north side on lots 3 and 4. Asked Jason how many spots could he fit on 8 to 9?

Jason Vanderkodde: stated he thinks another 4, in addition to what we have added already.

Dave Caldon: stated they are on board with the parking and will add where they need to.

Matt Fenske: asked how other commissioners felt about the mixed use for Lot 3?

Joel Terpstra: stated if they drop Lot 3 from R3, thinks it lays out better. Would be better as C2.

Marv Bennink: stated he wants a final decision on Lot 3.

Dave Hanco: stated okay with the Lot going either way.

Dick Temple: stated he would be comfortable with Lot 3 being commercial. Should present the lot one way or another.

Marv Bennink: Would like Lot 3 to be one way or the other. Do not want to give them the option to choose.

Matt Fenske: stated he wants to know which way the lot will be used.

Ben Nash: stated if that's a condition, he will choose Lot 3 will be multi-family now. To make this project R3 becomes much more marketable. Will tweak this for more parking. Issue he is having, if they don't build the units, he is looking to sell this property to a builder and a builder will ask what it's zoned. This is why he is going through this process.

Greg Ransford: stated on Lot 4 between 38 and 39, make sure the parking spaces on the end work for backing out.

Joel Terpstra motioned to approve the preliminary site plan as presented with the following changes to be made:

- Add two spaces on North side of Lot 4 and Lot 3 for a total of 4 spaces
- Add 10 spaces total on radius between Lot 8 and Lot 9
- End of Lot 4 to the Northwest: Engineer would incorporate more parallel parking with a 10 Foot turn around – unit 38 and 39 (two spaces be turned parallel)
- The apron shall align via an easement through the open space that the property owners will work through, on the North side of Lot 9 on an angle so that the direction is at more of a 90-degree angle to Sessions and align to the apron of Lot 4
- Density – Ok at proposed at 42 with only multi-family. No commercial or industrial uses are permitted on any lots.
- Green barrier requirement on Lot 7 and Lot 2, Between Lot 8 and Lot 3, shall stay and be noted on plan as permanent.
- Association shall restrict any on-street parking in bylaws, at all times and applicant will put up proper signage.
- Off-street parking built at the same time as the street is put in
- After review, motion based the provisions of Section 14.01 and 14.03b

Marv Bennink Support.

Roll Call for Approval: Dick Temple – Yes; Dave Hanco – Yes; Marv Bennink – Yes; Joel Terpstra – Yes; Matt Fenske – Yes

Motion Carries.

Marv Supported. Dick: Yes; Dave Yes; Marv Yes; Joel Yes; Matt Yes

Motion carries.

PC Comments:

Joel Terpstra: Lucas Concrete concerned about building site as staging ground.

Greg Ransford: stated was we sent a second letter sent certified mail. Gave them a deadline to comply or we will go to court.

Matt Fenske: asked about Zemitis Concrete?

Greg Ransford- stated they are working on it, need elevation of building.

Joel Terpstra motioned to adjourn. Marv Bennink Support. Carried.

Meeting Adjourn at 8:48 PM

Respectfully Submitted,

Cheryl King  
Administrative Assistant