

Tallmadge Charter Township
Planning Commission Regular Meeting
September 22, 2020

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

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

Members Absent: Dick Temple, Jake Smith.

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

Approval of the Agenda:

Marv Bennink motioned to approve. Joel Terpstra support. Carried unanimously.

Approval of Minutes from August 25, 2020:

Joel Terpstra motioned to approve. Curt Rypma supported. Carried unanimously.

Non-Agenda Items: None

New Business: None

Old Business: Sessions Pointe Planned Unit Development – Major Amendment Final Development Plan & Rezoning of land to the PUD

- 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 a no more than 42 residential units

Dave Caldon: stated the conditions of the approval they've submitted.

Section 1: All yards will be developed in accordance with the Plan and no sheds or buildings will be permitted in yard areas without a proper amendment to the PUD.

Section 2: The Plan shall be updated to include pathway along Lake Michigan Drive pursuant to Section 3.36 of the Zoning Ordinance. Have more discussion at the Township Board level on how to comply.

Section 4: The developer shall comply with all reasonable requirements of the Township Fire Department consistent with applicable fire codes.

Section 5: All utilities within the multi-family development area installed by applicant, including electric and cable, shall be buried underground. There are some utilities that pertain to the oil well and others they don't control that may be overhead.

Section 8: No more than 42 units shall be constructed.

Section 6: All off-street parking shall be constructed at the same time as the internal drive on which they are adjacent.

Section 7: No on street parking on internal drives.

Section 9: No comment on proposed language

Section 10: Each townhouse unit shall be used exclusively for residential occupancy, and no unit shall be used for any purpose other than that of a single-family residence or purposes incidental to single-family residential use. For this purpose, “single-family” means one person or a group of two (2) or more persons who live together as a single housekeeping unit having a demonstrable and recognizable permanent bond characteristic of a cohesive group of people, expressly not including any group of people such as a fraternity, sorority, club, college students, or other individuals where a common living arrangement is temporary. The Association shall maintain a list of the permitted occupants of each unit for purposes of verification of compliance.

- a. Concern from neighbors that this will turn into a frat house. Not what we want. We can't say that properties will never be rental but, single-residential family use only is appropriate.

Section 11: No existing wetland shall be disturbed without the issuance of applicable permits by the Michigan Department of Environment, Great Lakes and Energy (EGLE) or its successor.

Jason Vanderkode: stated issues of dumpsters, for this project, we came up with 4 dumpster locations for an 8'x10' enclosures. After reviewing we feel that would be undesirable, that roll-outs would make it feel less like an apartment. Would make a stipulation in the by-laws that everyone use the same trash hauler. Strong preference is roll-out carts, will do dumpsters if needed.

Joel Terpstra: stated one common carrier is a great solution. Asked if they will add this cost into their home owner's association so that it's policed. And the Planning Commission should state that trash cans have to be put back in garage to keep them from being left out.

Ben Nash: agreed to condition.

Curt Rypma: asked in section 10 where did the definition for single-family come from?

Dave Caldon: stated they can't restrict unmarried, blood relative families from living together. Single-Family is a permanent bond of people that are living together.

Curt Rypma: asked if three students from Grand Valley wanted to rent, you would say no?

Dave Caldon: stated correct. Would be enforced by the Township and the Association.

Thomas Forshee: stated with Dickensen Wright – would consist with how the courts uphold the definition of family. Enforcement would be complaint driven.

Marv Bennink: asked if they are still planning to sell this project?

Ben Nash: stated yes.

Marv Bennink: asked how they will know the site plan will be built with what they've been proposed.

Ben Nash: stated there would be a condition that there would have to have final approval from the Planning Commission with the final elevations.

Joel Terpstra: stated the materials should be higher standard products so it blends from the commercial to the residential.

Joel Terpstra: stated he felt there should be a date of when the M-45 Sidewalk will be finished.

Dave Caldon: stated when the adjacent lot on M-45 is installed that's when the pathway would go in. When Lot 1 gets developed, that's when it's required to get installed. Lot 1 has the money to bare the cost of the sidewalk.

Jason Vanderkodee: proposed the sidewalk to be finished 1 year from the certificate of occupancy of Lot 1.

Consensus of Planning Commission: Pathway along M-45 to be One year or if extensions are requested by applicant from the certificate of occupancy from the first building of the town homes.

Joel Terpstra motioned to table to a Special Meeting to finalize until - October 6, 2020 at 7:00 PM. Curt Rypma supported.

Matt Fenkse: Yes; Curt Rypma: Yes; Joel Terpstra: Yes; Dave Hanko: Yes; Marv Bennink: Yes

Staff will prepare a resolution of approval based on tonight's discussion for review by the Commission.

October 6, 2020 will be a Special Meeting. 7:00 PM – Via Zoom

Joel Terpstra motioned to adjourn. Curt Rypma supported. Motion carried.

8:41PM Meeting Adjourned

Respectfully submitted,
Cheryl King
Administrative Assistant