

TALLMADGE CHARTER TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING
OCTOBER 6, 2020

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

Members Present: Matt Fenske, Marv Bennink, Joel Terpstra, Dave Hanco, Curt Rypma, Jake Smith.

Members Absent: Dick Temple

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

Approval of the Agenda: Joel Terpstra motioned to approve the agenda. Curt Rypma supported. Motion carried.

Approval of the Minutes: Joel motioned to approve the minutes from September 22, 2020. Dave Hanco supported. Motion carried.

Non-Agenda Items: None

Public Comments: 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 no more than 42 residential units.

Greg Ransford: Conditions

1. Developer shall provide a recordable document, acceptable to the Township attorney, that will assure that all yards and common areas will be developed in accordance with the Plan and never changed to another use without a proper amendment to the PUD.
2. The Plan shall be updated to include pathway along Lake Michigan Dr. to the west property line of the development pursuant to Section 3.36 of the Zoning Ordinance. The pathway along Lake Michigan Drive shall be constructed within one (1) year from the date of occupancy of the first townhome unit. Based upon reasonable evidence of factors outside of the control of the owner of the PUD to complete the pathway as stated herein, the owner may request a one (1) year extension from the Tallmadge Charter Township Planning Commission.

3. The developer shall comply with all requirements of the Township engineer and in particular, ensure that the Township Engineer and the Ottawa County Water Resources Commissioner are satisfied with the stormwater drainage plans for the entirety of the original and amended PUD.
4. The developer shall comply with all requirements of the Township Fire Department consistent with applicable fire code.
5. All utilities within the multi-family development area installed by the applicant, including electric and cable, shall be buried underground.
6. All off-street parking shall be constructed at the same time as the internal drive on which they are adjacent.
7. No parking shall occur on the internal drive or Sessions Pointe.
8. No more than 42 units shall be constructed.
9. All trees shown on the plan within Lots 2 and 7 shall remain on the site plan and shall be planted at the time a permit issued for any of the multi-family buildings and such planting shall be evidenced by an easement in a form acceptable to the Township attorney.
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 compliance.
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.
12. The PUD shall use a single service provider for garbage, recycle, and yard waste removal.
13. All garbage cans and bins, recycle cans and bins, and yard waste cans and bins shall be stored inside except on the day of service pick-up and twelve (12) hours prior to the day of service pick-up.
14. The HOA shall require each unit owner to pay annual dues necessary for garbage, recycle, and yard waste removal.
15. Prior to the issuance of any buildings permit, proposed building elevations consistent with condition number 16 below must be submitted, for review and approval by the Tallmadge Charter Township Planning Commission.
16. All building elevations shall contain products identified within Section 11.06(a)2 and 11.06(a)3 of the Zoning Ordinance to achieve design that is consistent with the General Commercial Zoning District to serve as a blended transition from the commercial lots to the single-family residential dwellings, which includes but is not limited to face brick, wood, glass, stone, fluted cement, cut stone, split face block, scored architectural block, native field stone, cast stone, granite, marble, or ceramic tile, such materials subject to the review and

approval of the Tallmadge Charter Township Planning Commission. Multiple textures shall be included in all building elevations including but not necessarily limited to, archways, colonnades, cornices, peaked rooflines, towers or similar architectural features. Vinyl siding is prohibited on all building elevations. Except the prohibition on vinyl siding, the Tallmadge Charter Township Planning Commission may approve alternate designs and materials if it finds such design or material is equivalent in quality to that above.

17. The developer shall comply with the PUD application, except as provided herein, including the Plan.

18. The developer shall comply with all Federal, State, County, and Township laws and ordinances, specifically including all the requirements of the Zoning Ordinance.

19. The developer shall sign a contract for recording with the Ottawa County Register of Deeds, which shall incorporate by reference the conditions of approval for this PUD.

Joel Terpstra provided a motion to recommend approval to the Board of Trustees for the Oct 6, 2020 Sessions Pointe Planned Unit Development as written and stated in this meeting with the stripe lines and conditions as seen on Greg's screen. Recommends favorable approval for updated draft 10.06.2020.

Dave Hanko supported.

Matt Fenksk: Yes; Marv Bennink: No; Joel Terpstra: Yes; Dave Hanko: Yes; Curt Rypma: Yes; Jake Smith: Yes.

Joel Terpstra motioned to adjourn. Marv Bennink supported. Motion carried.

Meeting adjourn at 8:33 PM

Respectfully submitted,

Cheryl King
Administrative Assistant