

Tallmadge Charter Township  
Planning Commission  
Special Meeting  
December 8, 2020

Via Zoom

6:00 p.m. Chairperson Fenske called the meeting to order.

Members Present: Dave Hanko, Marvin Bennink, Curtis Rypma, Joel Terpstra, Dick Temple, Jacob Smith, and Matt Fenske.

Members Absent: None

Dick Temple provided a motion to approve the agenda as presented. Joel Terpstra seconded the motion and it carried unanimously.

Marv Bennink provided a motion to approve the October 27, 2020 minutes. Dave Hanko seconded the motion and it carried unanimously.

Non-Agenda Items: None.

New Business

- Scheffields Way – Private Road application
  - o Private road serving 8 single-family residential lots

Joel Terpstra and Dave Hanko recused themselves because of a conflict of interest.

Terpstra presented the proposed private road. Discussion was held regarding storm water and Fire Department review.

Bennink noted that the three previous private roads contained a width of 26 feet and he is concerned if we do not require the same.

Terpstra discussed the details of the International Fire Code.

Lieutenant Alkema discussed Section 503.2.1 of the International Fire Code.

Rypma asked Ransford how other townships handle the International Fire Code.

Ransford noted that some townships have not adopted the IFC and therefore may not necessarily have such a requirement, as it would default to their Zoning Ordinance. Zoning Ordinances can vary.

Temple – is there a concern about the two percent slope from the Township Engineer?

Ransford – They did not indicate there was a concern in that regard.

General discussion was held.

Rypma provided a motion to approve the Private Road application as presented which includes:

- Private Road Application form dated 10/01/20
- Site Plan Sheets
  - Sheet C3, Site Plan Scheffields Way 1274 Hayes Street, Marne, Michigan 49435, revised 12/01/20 by Feenstra & Associates, Inc.
  - Sheet D1, Driveway Detail 1274 Hayes Street, Marne, Michigan 49435, revised 11/06/20 by Feenstra & Associates, Inc.
  - Preliminary Layout sheet, revised 9/03/20 by Feenstra & Associates, Inc.
  - Drainage Calculations Scheffields Way, dated December 1, 2020 by Feenstra & Associates, Inc. (4 pages)
  - Design Spreadsheet: Ottawa County Water Resources Commission Site Summary, Development Name: Scheffields Way, Version 3.3 Date 12/1/2020 (12 pages)
- Agreement for Private Road Easement Rights and Responsibilities

With the following conditions:

1. The driveway permit from the Ottawa County Road Commission is provided to the Township prior to the issuance of any building permit
2. The Township Engineer is satisfied with the proposed plans
3. The Township Fire Department is satisfied with the proposed plans or modified plans complying with the International Fire Code, or an appeal is sought

Motion was seconded by Temple and a roll call vote was taken:

- Smith – Yes
- Temple – Yes
- Rypma – Yes
- Bennink – Yes
- Fenske – Yes

Motion carries.

- Ironwood Corridor Overlay

Ransford updated the Planning Commission that while concept language has been created for the future Ironwood Corridor Overlay, he recommends that workshops are held with the property owners prior to proceeding forward. While the Master Plan was adopted calling for this overlay, it is important to have the property owners involved from the beginning of that effort. When it is safe following Covid-19, a workshop will be scheduled. The Planning Commission agreed.

No Old Business was presented.

Adjournment:

Curt Rypma provided a motion to adjourn at 6:58PM. Dick Temple seconded the motion and it carried unanimously.

Respectfully submitted:

Greg Ransford  
Planner