

**TALLMADGE CHARTER TOWNSHIP
REGULAR BOARD MEETING
HELD ON
TUESDAY, NOVEMBER 10, 2020
AT 7:00 P.M.
www.tallmadge.com**

I. CALL TO ORDER Lenore D. Cook, Clerk, called the meeting to order and Jon Knott opened with prayer and the Pledge of Allegiance.

Members present: Lenore D. Cook, Valdyne Schwallier, Clifford Bronkema, Michael Eppink, Joel Terpstra and Mark Bennett. Absent: James E. Van Ess

Also present was our Township Attorney, Ron Bultje and approximately 20 residents.

II. CONSENT AGENDA

Joel Terpstra moved, Michael Eppink supported, to approve the minutes of the October 13, 2020 regular meeting, to approve the bills to be paid in November of 2020 as presented, and to accept as information the treasurer's report, legal update, correspondence if any. Motion CARRIED

III. PUBLIC PARTICIPATION

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

A. Joel Terpstra moved, Valdyne Schwallier supported, to accept the resignation letter of our Supervisor, James E. Van Ess. Motion CARRIED. The Board wishes to thank Mr. Van Ess for his fifteen years of service.

B. PUBLIC HEARING – Sessions Pointe Major Amendment PUD Contract
The applicants explained the property has been vacant for a decade with no applications. The applicant wishes to replace three commercial lots with multi-family uses. They wish to create a transition which is consistent with the master plan. The Planning Commission has held multi meetings with the applicant and has given the Township Board their recommendation. There would be 42 multi-family homes. Valdyne Schwallier moved, Mark Bennett supported, to open the meeting to the public. Motion CARRIED. The concerns of the residents were: problem with rentals, small area for that amount of housing, too much traffic with only one exit/entrance for the subdivision, will bring down property values of existing homes, they were told that this would be light commercial. This is not what they were told was to go in there nor do they want it. Valdyne Schwallier moved, Lenore D. Cook supported to close the meeting to the public. Motion CARRIED.

The Board had these questions and concerns. Why when the Planning Commission said no vinyl is there vinyl on the prototypes. Where will everyone park – is street parking allowed? Is it possible to have fewer homes and a larger green area between the existing homes and the proposed homes?

Ron Bultje, Township Attorney, explained to the Board that the Planning Commission has spent much time on this project and has approved it without vinyl. If the Board needs more time to look into or ask questions that we can table until our December meeting. Michael Eppink moved, Clifford Bronkema supported, to table this request until our December meeting. Motion CARRIED.

C. FIRST READING – ZONING MAP AMENDMENT - David Cooper of 14271 40th Avenue is requesting to rezone parcels 70-10-06-200-008 and 70-10-15-100-001 from Agricultural to Rural Preserve. These parcels are located on the SW corner of 40th and Hayes. Parcel size is approximately 26.5 acres.

D. Mark Bennett moved, Joel Terpstra supported, to adopt a Tallmadge Charter Township Investment Policy. Motion CARRIED.

VI. SUPERVISOR COMMENTS AND COMMITTEE REPORTS

Supervisor: David Datema

Planning Commission: Joel Terpstra

Zoning Board of Appeals: Clifford Bronkema.

Fire Dept Rep: Michael Eppink -

Park Report –

VII. INFORMATIONAL ITEMS

- A. Fire Board Minutes
- B. Sheriff Department report
- C. List of Building Permits for October of 2020
- D.** Planning and Zoning report
- E.

VII. ADJOURNMENT Meeting adjourned at 8:42 P.M.

Sincerely yours

Lenore D. Cook, Clerk