

**Tallmadge Charter Township
Planning Commission
Regular Meeting
VIA ZOOM
February 23, 2021**

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

Members Present: Marv Bennink, Curt Rypma, Joel Terpstra, Dick Temple, Matt Fenske, Jake Smith, Dave Hanko

Members Absent: None

Also Present: Greg Ransford – Planner, Dave Datema – Supervisor, and members from the public.

Approval of the Agenda: Joel Terpstra motioned to approve the Agenda. Marv Bennink seconded the motion and it carried unanimously.

Approval of the January 11, 2021 and January 26, 2021 minutes: Joel Terpstra motioned to approve both sets of minutes. Dick Temple seconded the motion and it carried unanimously.

Non-Agenda items inquiries: None.

New Business:

Public Hearing

- 13104 24th Ave – 70-10-10-300-029
 - Map Amendment (rezoning) request from Agricultural to Rural Preserve for the western 1,500 feet of the property.

Matt Fenske opened the floor for Dave Hanko. Dave took the floor, requesting to be recused from voting. Agreed. Dave went on to explain the details of the request. Some discussion. Then Greg explained the 3 C's... Consistent, Compatible, Capability.

- Consistent – with master plan
- Compatible – soilnot suitable for high density use. Planned use is compatible with Rural preserve
- Capability – the amount of property is significant to allow the uses permitted.

He stated this property is adjacent to other Rural Preserve properties. Dual zoning is discouraged, but permitted.

Motion to open to public hearing. Joel Moved. Rypma Supported. All approved. None opposed.

Public Comment:

Donna Dykstra (2111 Lincoln St) – Why keep the back parcel zoned as agricultural? Greg explains the zoning difference between Rural Preserve and Agricultural. Dykstra asked the question “Is there a taxing difference between Agricultural and Rural Preserve?”. Greg explains that the assessor taxes based on use. The zoning classification does not affect the tax assessment.

Joel Terpstra motioned to close the public hearing. Curt Rypma supports the motion and it carried unanimously.

Joel Terpstra motioned to recommend to the board to rezone the property as requested in the application to Rural Preserve. Marv Bennink seconded the motion and it carried unanimously with Hanko abstaining.

- Site Plans
 - Apex – 11420 1st Ave – 70-10-24-485-018
 - Building Addition of approximately 4,666 square feet.

Matt Fenske opens requesting a summary of the plans. Greg Halonen, general contractor of the project takes the floor. States the addition will provide space for storage. Ben Nash, Apex representative, speaks on the discussion on the need of installing a sidewalk. Discussion on what has been paid or not paid for sidewalk installation. Discussion on the need of a sidewalk. Decided there is no evidence of payment for sidewalk. Ben Nash referrals to the code: Section 3.36 sub sec 4. States that his project does not meet those requirements of those criteria. Requests Commission to consider not requiring a sidewalk. Plans meets Fire Department requirements. Plans meet the requirements of the Planning Commissioners.

Joel Terpstra motion to approve the site plan as presented on the site plan sheets:

Site Plan Sheets

- Site Plan Review Application, undated
- Apex Spring & Stamping Corporation, Overall Elevations, Sheet A1.1, dated 01-28-21
- Apex Spring & Stamping Corporation, Floor Plan/Enlarged Elevations, Sheet A2.1, dated 01-28-21
- Site Plan, Apex Spring, File No. 202127, dated 01/27/21, Sheet 1 of 1

With the following conditions that the applicant either pay in-lieu of to the fund or build the sidewalks or prove payment was made in the past; that the applicant will satisfy the Ottawa County Water Resource Commission and or EGLE for the easement and the steep grading near the water shed area. Also, that the Applicant meets the TWP Fire Department memo. Dick Temple seconded the motion. No further discussion. The motion was carried unanimously.

- Viking Construction Group – Skipping Stone Lane – 70-10-28-100-049
 - Construction of Single Family Dwelling on Agricultural Lot – North Parcel – PUD requires presentation of plan to the Planning Commission

Matt Fenske opens with discussion as to why the PUD requires this presentation. Discussion on the installation of the septic system. Discussion that the plan meets the requirements of a building permit. Josh Ulberg, contractor, discussed the process of the proposed septic system, which has been approved from the Ottawa County Health Dept.

Joel Terpstra open discussion regarding the width of the private drive.

Josh Ulberg questions the need of going thru the Planning Commission for approval of future projects. Discussion among commissioners and Greg Ransford. Joel Terpstra requests the process to a minor amendment to PUD requirements. Discussion about amendments.

Joel Terpstra motions for approval of the site plan as presented. Dick Temple seconds the motion and it carried unanimously.

- Text Amendment – Section 15.9 (b) Loading Spaces

Greg Ransford explains the amendment language. Allows for a loading zone to be on the side of a commercial building. Discussion between Commissioners and Greg Ransford.

Agreement to revise amendment and review in the March 2021 meeting.

Old Business

Text Amendment

- Text Amendment Discussion
 - Section 15.3(a) – General Requirements, Off-Street Parking for one and Two-Family Dwelling

Matt Fenske asks Greg Ransford explains the amendment. There is discussion among the Commissioners and Greg Ransford. The Commissioners request some alternatives for review at the March 2021 meeting.

- Section 3.38 – Shared Driveways – New Amendment

Greg Ransford explains the Amendment to allow easement for 2 lots. Township has not had language to allow the easement of 66ft wide, serving 2 lots. This would provide the language in the zoning ordinance to meet the legal needs of this matter.

There is a motion to move the amendment to a public hearing as written at the next scheduled public hearing that is scheduled.

- Planning Commission Comment

Greg Ransford informed the Planning Commission of the intent of the Georgetown Charter Township to revise their master plan. Submitted the law required notice to start the process. We will receive the proposed amendments and discuss if there are any concerns at that time.

Joel Terpstra motions to adjourn. Dick Temple supported and it carried unanimously.

Meeting adjourned 8:57pm

Respectfully Submitted,
Jennifer Bosch