

**Tallmadge Charter Township
Planning Commission
Regular Commission
VIA ZOOM
April 27, 2021**

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

Members Present – Joel Terpstra, Jake Smith, Matt Fenske, Curt Rypma, Dave Hanko, Dick Temple, arriving late via phone – Marv Bennink.

Also Present: Dave Datema - Supervisor, Greg Ransford – Planner, Sara Moring-Hilt – Zoning, members of the public.

Approval of the Agenda: Dave Hanko motioned to approve Agenda. Curt Rypma seconded the motion and it carried unanimously.

Approval of the Minutes Joel Terpstra motioned to approve the minutes of March 23, 2021. Curt Rypma seconded the motion and it carried unanimously.

Non-Agenda Items: None

New Business:

Public Hearings:

- **Map Amendment (Rezoning)**
 - Eric Boluyt – 11365 8th Ave, Parcel 70-10-23-400-046

Matt Fenske opened the floor to Eric Boluyt to explain the request. Boluyt explains his reasons to move his electrical business to this property. Discussion between Boluyt and Planning Commissioners. Greg Ransford explained the master plan and the zoning ordinances.

Motion to open to public hearing.

Patricia Flanders- lives across the street from property - comments she is opposed to rezoning due traffic hazards and the use of large trucks.

Joel Terpstra motions to close public comment. Marv Bennink supports.

Dick Temple provided a motion to recommend denial based on the content of the April 19, 2021 memorandum from Fresh Coast Planning with particular regard that the request is inconsistent with the Master Plan, is incapable of supporting the requested district uses, and is incompatible with surrounding districts and uses.

Matt Fenske calls for a roll call vote:

Dave Hanko is recused from voting due to a conflict of interest.

Curt Rypma – Support

Dick Temple – Support

Jake Smith – Support

Joel Terpstra – Support
Marv Bennink – Support
Matt Fenske – Support

Curt Rypma comments regarding the application fee incurred and expressed for future applicants to be encouraged to come before the Planning Commission in an informal manner to present/discuss requests that fall into the “gray area” of approvals.

- **Text Amendments**
 - Section 3.38 – Shared Driveways

Greg Ransford explains the amendment regarding shared driveway. The purpose of this amendment is to provide language into our ordinance, to make what has been in practice over years into the ordinance. Planning Commissioners offer comments.

Marv Bennink opened the floor to the public hearing. Joel Terpstra supported and it was carried unanimously.

No comment from the public.

Curt Rypma moved to close public hearing. Joel Terpstra supported the motion and it was carried unanimously.

Joel Terpstra moved to adopt the text amendment to the ordinance of 3.38 to be sent to the Board for adoption. Marv Bennink supported the motion and it carried unanimously.

- Section 15.09b – Off-street Loading

Greg Ransford explains the amendment regarding the Off-street Loading. Clarification of when exceptions are permissible on the location of the loading and unloading spaces and the specifications required for those instances. There was discussion among the Commissioners.

Joel Terpstra moved to open the floor to a public hearing. Marv Bennink seconded the motion and it was carried unanimously.

No Public Comments.

Marv Bennink moved to close the public hearing. Joel Terpstra supported the motion and it was carried unanimously.

Dick Temple moved to adopt the text amendment to the ordinance of 15.09b with the following statement to be included in the amendment “storage for trailer or trucks is prohibited outside of the loading door,” Reviewed by the Township Legal Counsel. Motion to approve the amendment with the added statement was supported by Marv Bennink. The motion carried unanimously.

- **Site Plans:**
 - Ryden Way – Private Road Application – 70-10-10-200-019

Dave Hanko offers explanation of the plans for this site. Greg Ransford provides information regarding the plans and references the draft motion memo. Discussion among Commissioners. Discussion regarding the International Fire Code and with of private road requirements.

Joel Terpstra motions to approve the private road application as presented which includes:

The Private Road Application form dated 03/01/21

- Site Plan Sheets
 - o Sheet S1, Site Plan Ryden Way 1678 Johnson St, Marne, Michigan 49435, revised 03/18/21 by Feenstra & Associates, Inc.
- Private Drive Maintenance Agreement (5 pages)
- Easement Agreement (3 pages)

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

Curt Rypma supported the motion and was carried unanimously with Dave Hanko recused from the vote due to a conflict of interest.

- o Luxury Fabrics- Contractors Office and Showroom – 70-10-10-200-019

Matt Fenske opens the floor to Greg Ransford to explain the history of this property in regards to the litigation between the current owner and the township and the proposed site plan with a proposed new property owner. Zach Voogt to give an overview of the proposed project. Discussion among the Commissioners about the current history of the property and township and the Lien the township has on this property. Discussion between the Commissioners and Zach Voogt regarding the proposed site plan.

Joel Terpstra moved to approve the site plan as presented, which includes the following for Luxury Fabrics Review Application for the Contractors office and Showroom

- Survey & Removal Plan for 13905 Ironwood, prepared by Moore + Bruggink, Project No. 210152.01, dated April 13, 2021, Sheet Number 1 of 2;
- Site & Grading Plan for 13905 Ironwood, prepared by Moore + Bruggink, Project No. 210152.01, dated April 13, 2021, Sheet Number 2 of 2;
- Luxury Fabrics – Proposed Addition Exterior Elevations, prepared by WLP Associates, Project No. 21-034, dated 04-13-21, Sheet A1.1;
- Luxury Fabrics – Proposed Addition Floor Plan, prepared by WLP Associates, Project No. 21-034, dated 03-24-21, Sheet A2.1;
- 13905 Ironwood, Photometric Plan, prepared by Crites, Tidey & Assoc. Inc, dated 3.18.2021, Sheet 1;

- 13905 Ironwood, Photometric Plan, prepared by Crites, Tidey & Assoc. Inc, dated 3.18.2021, Sheet 2;
- Lumark Axcent wall mount luminaire specification document (6 pages);
- Lumark PRV/PRV-XL Prevail LED area/site luminaire specification document (5 pages);
- Kaptein Building, Floor Plan, Project number 18010, Sheet A1.01, undated;
- Steel Roof Panel Systems, Nucor CFR Standing Seam Roof System (1 page) and;
- Nucor Building Systems Insulated Metal Panels specification document (12 pages)

with the following conditions:

1. Compliance with Section 15.09(b) of the TCTZO at the time of an occupancy request;
2. The Township Engineer is satisfied with the proposed plans prior to issuance of a building permit and;
3. The Township Fire Department is satisfied with the proposed plans prior to issuance of a building permit.
4. Application site plan provide specs for fire access and support for a 75,000 apparatus out of crushed concrete or asphalt on the south end of the building, set signs up and maintained for snow removal and that it meets Fire Code.
5. Applicant will extend the tree line with current size and species on the west boundary line as far south as needed to be in line with the southern most point of the building or parking lot.

Dave Hanko supported the motion and it was carried unanimously.

Old Business – None

Planning Commissioners Comments: Discussion regarding the change of meeting time and continuance of zoom meetings.

Adjourn – 9:26pm

Respectfully Submitted,
Jennifer Bosch