

Tallmadge Charter Township
Planning Commission
Regular Meeting
June 22, 2021
7:00PM

7:01PM – Matt Fenske called the meeting to order

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

Members Absent: Jake Smith

Also Present: Greg Ransford, Mark Bennett and members of the public

Approval of the agenda – Joel Terpstra motioned to approve the agenda. Dick Temple seconded the motion and it carried unanimously.

Approval of the minutes from the May 25, 2021 Regular Meeting: Marv Bennink motioned to approve the minutes. Dick Temple seconded the motion and it carried unanimously.

Non-agenda item inquiries

- None

New Business

- Public Hearings

- o Map Amendment (rezoning) Applications• K&E Properties – O-648 Lake Michigan Drive, parcel number 70-10-25-100-031. Rezoning from R-1 Single-family Residential to C-2 General Commercial and R-2 Medium Density Residential 13.99 acres.

- Don DeGroot – gave synopsis of their intended use. To relocate the Englesma Homes offices with possible flex space. Future use is not set for rest of the commercial spaces.

- Greg Ransford explained the Fresh Coast Planning recommendation and conditions to consider. Explains R-1 vs R-2 permitted uses and differences. Matt Fenske listed various property uses in a C-2 zoning. Discussion among Commissioners and Greg Ransford regarding future use and compatibility standards.

Opened to public comment

- Bob & Kristi Hall – 674 LMD – hoping to see site plan. Requesting to know more about the development and desire to get to know their neighbors.

- Dan Englesma – K&E – gladly willing to meet with neighbors and discuss plans and “get to know each other”.

Closed to Public Comment

No further comment from Commissioners

Terpstra provided a motion for adoption as the request is meeting the three C requirements of the township and is compatible with surrounding properties and consistent with the Master Plan. Dick Temple supported and it carried unanimously.

- o Lee – 14162 24th Avenue, parcel number 70-10-03-100-101 Rezoning from (A) Agricultural to RP Rural Preserve – with intended use to split a portion to sell to daughter for future home.

Applicant is not present. Discussion among Commissioners and Greg Ransford regarding zoning differences and future uses. Discussion about the number of splits allowed for this property.

Opened to public Comment:

Ed Neme, Mr. Kuipers and other neighboring property owners – state the property is currently on a private road. Discussion among property owners about privately maintained. Public right-of-way. Greg Ransford explains the difference between public road right of way and a road being privately maintained. Use by rights and the Land Division Act was explained by Joel Terpstra. Expressed concern about the maintenance with increased uses. Questioned the tax rate. Comments made that their property value will decrease.

Public Hearing Closed

Curt Rypma comment – does not see anything different than what has been submitted numerous times before. Should rezone.

Dick Temple moved to motion to recommend adoption of the rezoning because the request meets the three C requirements. Dave Hanko supported and it was supported unanimously.

Old Business

- Site Plans
 - o ACME Pool Seeking façade amendment.Demonstration of the material that is proposed to be used and explained the process and product. Discussion between applicant and commissioners using the site plans and intended products used. Discussion regarding wind strength and shearing.

Joel Terpstra motioned to approve the site plan as presented in the Memo from Fresh Coast Planning, which includes:

- May 26, 2020 approval materials, including:
 - o Site Plan Review Application, dated 8-30-19 (1 page);
 - o Site Plan sheets prepared by Moore + Bruggink, dated August 2019, with a revision date of 05-14-2019, which include:
 - Site Survey-Removal Plan, Sheet 1 of 5;

- Site Layout Plan, Sheet 2 of 5;
 - Site Util-SESC Plan, Sheet 3 of 5;
 - Site Landscape Plan, Sheet 4 of 5;
 - Site Details, Sheet 5 of 5 and;
 - Photometric Calculations sheet, Page 1 of 1, drawn by PDZ, dated 3/5/2020
 - o Terra Brown LP SMARTSIDE siding specification photo sheet (1 page);
 - o The website link provided for the stone façade and;
 - o CertainTeed Technical Data Sheet (3 pages)
 - June 22, 2021 materials, including:
 - o Elevation Page A-1 and Elevation Page A-2, prepared by Funkhouser and Jones, dated 05/28/2021;
 - o Floor plan Page A-3, prepared by Funkhouser and Jones, dated 05/28/2021;
 - o ShotCrete specification sheets (4 pages);
 - o Sto Essence DPR Finishes sheets (2 pages) and;
- with the same conditions provided on May 26, 2020 and the following additional conditions:
1. The site plan application shall return to the Planning Commission for review prior to performing any changes to the site or its structures;

Marv Bennink supported the motion and it carried unanimously.

Planning Commission Comment – discussion about future amendments. Waiting on some more information.

Motion to adjourn by Curt Rypma and was seconded by Joel Terpstra. All approved.

Adjourn at 8:03

Respectfully Submitted,
Jennifer Bosch