

Tallmadge Charter Township
Planning Commission
Regular Meeting
July 27, 2021
7:00PM

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

Members Present: Joel Terpstra, Curt Rypma, Marv Bennink, Matt Fenske, Jake Smith

Members Absent: Dave Hanko, Dick Temple

Also Present: Zach Voogt, members of 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 minutes from the June 22, 2021 Regular Meeting: Marv Bennink requested a correction– replace the word “agenda” with the word minutes in the approval portion of the minutes section. Joel Terpstra motioned to approve the minutes– Marv Bennink seconded the motion and it carried unanimously.

Non-agenda item inquiries:

- None

New Business

- Public Hearings
 - o Map Amendment (rezoning) Applications
 - Westveld – 13570 40th Avenue, parcel number 70-10-08-100-001
 - Rezoning from Agricultural to Rural Preserve
 - Site Plans

Matt Fenske opens the floor to the Westveld family for a summary of the rezone request. Tim Westveld explains the history and reasoning in the request to rezone. There is interest in purchasing smaller chunks of property, not much interest in purchasing the whole 40 as a single purchase.

Greg Ransford explains the consistency of this change, that it meets the requirements and also notes that RP actually puts more limits on the use of land compared to AG.

Discussion among the Planning Commissioners and Greg Ransford.

Joel Terpstra motions to open the public hearing. Marv supports and it is carried unanimously.

Public Comment:

Rod Tibbe 13477 40th Ave – property on west side of 40th. Concern is the runoff water from this property into his property, under driveway, thru a culvert, and crosses property 1400 ft, which is not maintained by drain commission. It is privately maintained. Concern of additional runoff, which will affect his driveway, property and neighbor's property. IT is currently flooding, during wet seasons, and heavy rains.

Greg explains how the commission could have some control over water flow depending on how the property would be sold/split in

Brian Langerak - 3808 Whitetail Trail. Representative of the Whitetail association.

They are ok with large acre splits, very nervous about the potential of lots of small 2.5 acre lots. Comments from Randy Westveld and Greg Ransford.

Jeff Palmitier - 3554 Johnson St. – East side of this property. Concern with drainage, and future water issues on his property.

Public Hearing closed – Joel moved to closed public hearing, Marv supported. All supported and motion carried unanimously.

Joel Terpstra states the requests fits the parameters of the township. The water run off can be discussed based on future use. He asked the application if the health dept was out to test the soils. Applicant said they have not.

Joel Terpstra motions to recommend this rezone from AG to RP as the request is consistent with the TCTMP, is compatible with surrounding districts and uses, and is capable of supporting all of the uses permitted by the requested zoning district. Motion was supported by Dave Hanko and the motion is carried unanimously.

o Luxury Fabrics Amendment

- Creation of a southern overhead door

Floor was opened to Zach Voogt, as representative engineer on this project. He explained the owner has been thinking about the intended use of the building. Would like another door as a just in case needed use. Not primary use door. Would be intended to be serviced thru green space.

Discussion among Greg, Zach, and Commissioners.

Joel Terpstra moved that the Planning Commission allows the applicant to add an overhead door on the south side of building and that the approach to the emergency access drive and the emergency access drive will have be paved to match the standards of the parking lot or they can use the original site plans that was approved without the door. Dave Hanko supports the motion. No further discussion. All approved. Motion is carried.

Old Business

None

Planning Commission Comment

Matt Fenske requested Greg Ransford to comment summary on 120 acres that is for sale NE corner of 14th and LMD. Is currently listed for sale. The front 40 acres is master planned for commercial. The rest is zoned for residential. Continued to state that the likelihood of this property being rezoned to commercial is unlikely in the near future, and more likely to be closer to 20yrs out. Discussion among Commissioners and Greg Ransford.

Mega Bev – submitted application near Sessions and LMD.

American Relief Act - Tallmadge plans to receive \$864,000. Joel Terpstra requests to the Planning Commissioners ideas as possible needs or uses that could be done within the township. Joel asks that the Planning Commission put together a letter to the Township Board.

Adjourned 7:55pm

Respectfully submitted,
Jennifer Bosch