

**Tallmadge Charter Township
Planning Commission**
Regular Meeting
September 28, 2021
7:00PM

Matt Fenske to Call to Order 6: 57pm

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

Members Absent: Jake Smith

Others Present: Greg Ransford, Township Planner, Donna Dykstra

Approval of the agenda: Dick Temple motioned to approve the agenda. Marv Bennink seconded the motion and it carried unanimously.

Approval of the minutes from the July 27, 2021 Regular Meeting Joel Terpstra motioned to approve the minutes. Dick Temple seconded the motion and it carried unanimously.

Non-agenda item inquiries

- 1st Avenue Commercial façade amendment

Greg Ranford explains a brief history of the project. Mike Houseman came before the Commissioners a few months ago. Since then, Ransford had communication with Houseman. Discussion on the completion or lack of completion of this project. 2 offices are currently being occupied, without occupancy permits. Discussion that the lack of communication should result in enforcement of township ordinances. Also discussed to reach out to applicant before citation, perhaps a more formal letter will hold more authority. Agree to send out formal letter and consult with Ron Bultje on how to address the changes to the site plans as it pertains to the photometrics, window canopies within a year, and the materials used for the exterior.

New Business

- Public Hearings
 - o Conditional Map Amendment (rezoning) and Site Plan Application
 - HPI – 377 Lake Michigan Drive, parcel number 70-10-24-400-069
- Rezoning from General Commercial to Industrial to establish a self-storage facility

Matt Fenske opened the floor to Mike Skinner and Chad as representatives for this project. They want to transform the existing building into a retail front along with construction of an additional building. Upon communication with Greg Ransford, he discussed the plans of the proposed plans and façade. Would like to keep a small section of original brick. Would like to replace the current siding/steel with new. Would like to keep the current metal roofing. Discussion among representatives and Commissioners. Dick Temple requested the use of a concealed fastener.

Discussion about glass percentage. Discussion as to why this is called conditional rezone and that no conditions were provided.

The applicants provided conditional offer of:

1. Mill and topcoat the existing parking in front of the building
2. Increase landscaping by 50 percent and reduce the parking one space to allow for trees to screen the building more.

Curt Rypma motioned to approve the site plan as presented, which includes:

- Site Plan Sheets
 - o Site Plan, Existing Conditions and Removal Plan, Sheet C101, revised 8.4.21 by Matthew Cole of Roosien and Associates
 - o Site Plan, Site Layout and Landscape Plan, Sheet C102, revised 8.4.21 by Matthew Cole of Roosien and Associates
 - o Site Plan, Site Utilities, Grading and Soil Erosion and Sedimentation Control Plan, Sheet C103, revised 8.4.21 by Matthew Cole of Roosien and Associates
 - o Exterior Elevations, Sheet A2.0, revised 8.31.21 by Johnson Newhof Associates

- Product Specification Sheets

- o Site Photometric Plan, Sheet E1.0, drafted by KTS Engineering Group
- o Building Materials Specifications, Sheet S1.0, drafted 7.6.21 by Johnson

Newhof Associates

with the following conditions:

1. Fencing must be provided around the entirety of the site, or the applicant must seek and receive a variance from the Zoning Board of Appeals.
2. Any changes to the approved site plan shall return to the Planning Commission for review and approval, if appropriate.
3. Milling & top coating of parking lot per offered condition
4. 150% increase of the Ordinance requirement of landscaping and removal of 1 parking space to allow for more landscaping per offered condition.
5. Use of concealed fasteners on Dri-fit or Alucobond façade.

Dick Temple seconded the motion. Marv Bennink opposed the motion, remaining Commissioners approved, 5-1.

- o Special Use Amendment

- Woodland Equipment – 1622 Lake Michigan Drive

- Proposed building addition of approximately 3,808 square feet

Representative from Woodland reviews the history of this project. Touch base regarding an overhead door and new verbiage of the overhead doors. Greg Ransford addressed that all looks good, requirements are being met. The only thing is storm water. Would like a conditional approval. Discussion of site plan vs special use

Joel Terpstra moved to motion to open to public hearing, and Curt Rypma supported. The motion carried unanimously.

No Public input.

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

Joel Terpstra motioned to approve the site plan as presented, which includes:

- Sheet C-1, Titled: Site Plan, Woodland Commercial Equipment, prepared by TJA Architecture, dated January 6, 2021, revised 1.6.21
- A Sheet without a number, Titled: Exterior Elevation, Product Storage Addition, Woodland Commercial Equipment, prepared by TJA Architecture, dated 11.2.20

with the following conditions:

1. Inspection of and satisfaction with the storm water system is required by the Township Engineer or Feenstra Engineer prior to any occupancy of the addition;
2. Any changes to the site plan requires resubmission to and approval by the Planning Commission;
3. Compliance with the Fire Department review letter dated December 30, 2020;

Dick Temple seconded the motion and there was no further discussion. Dave Hanco recused from voting.

Roll call vote was taken:

Curt Rypma - Yes

Marv Bennink – Yes

Matt Fenske - Yes

Dick Temple – Yes

Joel Terpstra - Yes

- Site Plans

- o MEGA Bev

- 12,000 square foot retail store at 11243 Sessions Drive

Scott Nikko – family run business. 7 location and 5 counties and explains is business and opens to discussion with commissioners. Greg Ransford highlighted the green belt necessity, parking requirements, and lighting. Tony, the engineer, comments the layout that to the west of the property is a large swamp, wetland and then further west is Consumers Energy. There is concern that additional landscaping would not be feasible. Discussion among commissioners and applicant. Discussion regarding limiting the parking and future use and arraignment of verbiage for future uses. Hand drawn plans presented to Commissioners showing additional parking spaces was accepted as an exhibit. Discussion about increase traffic, traffic studies and road use on the corner.

Dick Temple moved to motion the approval the site plan as presented, which includes:

- Site Plan Sheets

- o Site Plan, Existing Conditions and Demolition Plan, Sheet C101, revised 8.27.21 by Fishbeck
- o Site Plan, Site Layout Plan, Sheet C201, revised 8.27.21 by Fishbeck
- o Site Plan, Grading / Soil Erosion and Sedimentation Control Plan, Sheet C301, revised 8.27.21 by Fishbeck
- o Site Plan, Utility Plan, Sheet C401, revised 8.27.21 by Fishbeck
- o Detail Plans, Sheets C501 and C502, revised 8.27.21 by Fishbeck
- o Landscape Plan, Sheet L101, revised 8.27.21 by Design Scapes
- o Site Lighting Photometric Plan, Sheet E101, revised 8.27.21 by Fishbeck
- o First Floor Plan, Sheet A101, revised 8.26.21 by Fishbeck
- o N, S, E, and W Elevations, Sheet A301, revised 8.26.21 by Fishbeck
- Product Specification Sheets
- o Light fixture cut sheets dated 8.27.21
- o Building material product information dated 8.27.21

with the following conditions:

1. The number of parking spaces must meet the minimum amount required or seek and receive a variance from the Zoning Board of Appeals
2. The drawing submitted with the overflow parking must be included and constructed in the event the number of vehicles on the property exceed the number of parking spaces provided on site.
2. The plans shall meet the review requirements of the Township Fire Department.
3. Any changes to the approved site plan shall return to the Planning Commission for review and approval, if appropriate.
4. West property line shall include a 4 foot solid fence on the retaining wall for the length of the straight north south distance of parking lot.

Marv Bennink seconded the motion. No discussion and the motion carried unanimously approved.

o Shultz Builders

- Façade reconstruction

Floor open to representative. A brief description of wanting these roof improvements it to be similar to the other building on the parcel. Current flat roof has been leaking and would like to replace with truss type roof.

Joel Terpstra motioned to approve the site plan as presented, which includes:

- Sheet No. A-101, Titled: Exterior Elevations, Color Chart, Siding Profile Chart, prepared by TJA Architecture, dated 8.30.21

with the following conditions:

1. The proper easement documents between the properties shall be executed and recorded

2. The property shall be divided as shown on previous plan approvals to separate the two uses
3. Any changes to the site plan requires resubmission to and approval by the Planning Commission;

Dick Temple seconded the motion, and carried unanimously. Curt Rypma recused from voting.

Old Business

- Text Amendments – discussion among Commissioners regarding the need of more information. Appreciation of information presented, but would like more time to review. The amendments were tabled until next month.

Planning Commission Comment

None

Joel Terpstra motioned to adjournment and Dick Temple supported with the motion carrying unanimously.

8:55 adjourned.

Respectfully Submitted,

Jennifer Bosch