

Tallmadge Charter Township
Planning Commission
October 26, 2021
7:00pm

7:00pm meeting called to order by Matt Fenske.

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

Members Absent: Dick Temple

Also Present: Thomas Forshee, Township Attorney & Sara Moring-Hilt, Zoning

Approval of the agenda - Marv Bennink motioned to approve the agenda. Recommend with Joel Terpstra seconded the motion and it carried unanimously.

Approval of the minutes from the September 28, 2021 Regular Meeting: Joel T motioned to approved the minutes with the correction of members present. Jake Smith to be only recorded as absent. Marv Bennink seconded the motion and it carried unanimously.

Non-agenda item inquiries:

Leslie Rylee – Winans paving to 26th Ave. Working tirelessly on this project. Working with Lonnie and see frustration with not being able to move forward with this project. Requests forward movement on this project.

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 C-2 General Commercial to R-2 Medium Density Residential

Matt Fenske opened the floor to Degroot. He explained the reason for seeking approval of the rezoning of this property. The decision was based on topography, and what was best for the customization of the intended use. Sara Moring-Hilt commented that the request does meet all the requirements.

Marv Bennink motions to open to public hearing. Dave Hanko supported and the motion carried unanimously.

Donna Dykstra – Does the property size meet the requirement size for two homes. Degroot responded that this request does allow for that.

Joel Terpstra moved and Dave Hanco supported to close the public hearing and motion carried unanimously.

Joel Terpstra to make a motion to recommend to the board of trustees the approval of this rezone request. Dave Hanco supported the motion and it was carried unanimously.

- Woodland Equipment – 1622 Lake Michigan Drive
 - Rezoning from Rural Preserve to General Commercial

Matt Fenske opened the floor to Woodland. Woodland explained the reasoning of this request. This will allow for the install of a retention pond. Sara Moring- Hilt explained that this request does meet the zoning requirements and follows the master plan of the township.

Marv Bennink requests info on the location of the power lines. Woodland stated it runs along the front the property, not the back side.

Joel Terpstra moved to open to a public hearing. Marv Bennink supported and motion carried forward.

NO public comment.

Joel Terpstra moved to close the hearing. Dave Hanco supported and it carried unanimously.

Dave Hanco moved to recommend to the board of trustees the approval of this rezone request.. Marv Bennink seconded the motion and it carried unanimously.

- Site Plans

- o K&E Properties – O-648 Lake Michigan Drive, parcel number 70-10-25-100-031

- Seeking office building and warehousing of approximately 35,054 square feet

Floor opened to K&E. Exxel explained the project plans. Discussion among Commissioners and applicant about water and sewer conditions, future use of front portion of property. Sara Moring-Hilt mentioned that the façade is now meeting the glass requirements and there is discussion about the sign ordinance. Marv Bennink question if all the elevations meet requirements and Sara Moring-Hilt confirmed they did. Question regarding fire suppression and applicant does intend to meet all township and fire requirements. There is potential that suites maybe used as rental spaces and they did take into consideration the needed parking spaces, which was confirmed by Sara Moring-Hilt.

Dave Hanco motioned to approve the site plan as presented, which includes:

- Site Plan Sheets
 - o Site Plan, Overall Site, Sheet 1, revised 9.29.21 by Exxel Engineering
 - o Site Plan, Site Development Plan – North, Sheet 2, revised 9.29.21 by Exxel Engineering
 - o Site Plan, Site Development Plan – South, Sheet 3, revised 9.29.21 by Exxel Engineering
 - o Site Plan, Site Utility Plan – North, Sheet 4, revised 9.29.21 by Exxel Engineering 6
 - o Site Plan, Site Utility Plan – South, Sheet 5, revised 9.29.21 by Exxel Engineering
 - o Site Plan, Site Grading and Soil Erosion Control Plan – North, Sheet 6, revised 9.29.21 by Exxel Engineering
 - o Site Plan, Site Grading and Soil Erosion Control Plan – South, Sheet 7, revised 9.29.21 by Exxel Engineering
 - o Site Plan, Site Grading and Soil Erosion Control Plan – Basin, Sheet 8, revised 9.29.21 by Exxel Engineering
 - o Site Plan, Truck Turning Worksheet, prepared 9.29.21 by Exxel Engineering
 - o Site Lighting Photometric Plan, Sheet 1 of 1, prepared 9.7.21 by Visual
 - o Landscape Plan, revised 10.5.21 by Harder and Warner Landscapes
 - o Preliminary Render, Sheet P2, revised 10.5.21 by Engelsma Homes
 - o Main Floor Plan, Sheet P3, revised 10.5.21 by Engelsma Homes
 - o Second Floor Plan, Sheet P5, revised 10.5.21 by Engelsma Homes
 - o North and South Elevations, Sheet P9, revised 10.5.21 by Engelsma Homes
 - o West and East Elevations, Sheet P10, revised 10.5.21 by Engelsma Homes
 - Product Specification Sheets
 - o Building material product information dated 9.29.21
 - o Light fixture cut sheets prepared 9.29.21 by Lithonia Lighting
- with the following conditions:
1. Must meet requirements of the Township Engineer
 2. Must meet requirements of the Township Fire Department, specifically the 10/26 report.
 3. Execution of the Water and Sewer Special Assessment Contract
 4. Any changes to the approved site plan shall return to the Planning Commission for review and approval, if appropriate.

Joel Terpstra supported the motion and it carried unanimously.

Old Business

- Site Plans
 - o 1st Avenue Commercial

- Seeking façade amendment after-the-fact.

Houseman apologies for frustration at prior meeting and acknowledges his understanding now on how the procedures go. Went on to present photos of the project and update the Commissioners on current standing of the project. Discussed the lighting and photometric requirements are now being met. Dumpster enclosure has been completed. North elevation was addressed. Brown panel was removed and now has corrugated metal. 2 windows

have been removed. West elevation has corrugated panels installed – not smooth. South elevation changes are the corrugated panels. Split face brick and not limestone sill. Canopies have been installed and are of all the same color - black, not various colors. Request an amended site plan approval. Discussion among the commissioners and applicant. Sara Moring-Hilt commented that applicant has now met the requirements of the ordinance and is satisfied with these changes.

Dave Hanco motioned to approved the revised site plans as presented. Curt Rypma seconded. All approved and it carried unanimously.

Planning Commission Comment

Dave Hanco – follow-up on required fastener or material use and discussion among commissioner on exposed fasteners and smooth faced materials vs corrugated. Discussion on the need to update the ordinance.

8:00 pm Adjournment.

Respectfully Submitted,

Jennifer Bosch