

Tallmadge Charter Township

Planning Commission

Regular Meeting

December 28, 2021

7:00PM

7:00pm Matt Fenske called the meeting to order

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

Members Absent: Jake Smith

Also Present: Greg Ransford – Planner

Approval of the Agenda - Joel Terpstra motioned to approve the agenda. Marv Bennink seconded the motion and it carried unanimously. With correction of rezone clarification from Ag to RP.

Approval of the Minutes from the October 26, 2021 Regular Meeting: Joel Terpstra motioned to approve the minutes. Marv Bennink seconded the motion and it carried unanimously.

Non-agenda item inquiries:

New Business

- Public Hearings
 - o Map Amendment (rezoning) Applications
 - Mark VanderSloot – 13760 48th Avenue, 70-10-06-300-004. Rezoning from Agriculture to Rural Preserve

Matt Fenske opened the floor to Randy Reeds to explain the application request. Desire to bring property to up to the master plan of rezoning to Rural Preserve. Mentions the desire with the current house and the layout of the parcel to adjust for the 100ft road frontage, similar to R-1 zoning requirements. Discussion among Commissioners, Greg Ransford, Randy Reeds, regarding the second home on the parcel. It is currently considered an accessory building and applicant would need make it meet zoning requirements to make it eligible for a home dwelling.

Marv Bennink moved to open to public comment, Dick Temple seconded and the motion carried unanimously:

Pam Parker 13718 48th Ave: Requesting what could be done to the property if rezoned to RP. Can homes be put into with this rezone? Matt Fenske answered that could be split into 2.5 acres parcels. Greg Ransford explains in depth what the uses of RP are and more restrictions this

zoning classification. Mark VanderSloot, applicant, states he intends to keep the property as is at this time as his family as adjoining farm properties.

Joel Terpstra moved to close the public comment and Curt Rypma supported. Motion carried unanimously.

Dick Temple make motion approve the to rezone from AG to RP. Joel Terpstra supports and it carried unanimously.

Old Business

- Text Amendments

- o Sidewalks and Pathways Ordinance: Greg Ransford discussed a bit of the history on the ordinance. No grass or obstructions to be added to have maintenance requirements added in ordinance.

Joel Terpstra recommends approval of the sidewalk and pathway revisions to the Board. Dave Hanco supported and the motion carried unanimously.

- o Subdivision Control Ordinance: Greg Ransford delved into the details regarding the water and septic/sewer usage in platted communities vs PUD classification within Urban Growth Boundaries. Discussion on usage of stronger language if more than just platted properties should be included in this ordinance. Discussion on if water and sewer should both be required, or just water along with distance from current lines.

Dick Temple motioned to present to the Board the revised strike the required distance for sewer, strike option for well & septic. Marv Bennink to support. Motioned carried unanimously.

- o Private Road Ordinance: Greg explained the uses of this ordinance. Greg is still looking into the current language and some of the considerations on how to revise the language. Discussion of the road base requirements. Discussion on the road width requirements. Discussion on fire code requirements vs ordinance requirements and the conflicting requirements. Discussion of the private road and having requirements based on its intended use. Request for information on how other communities address private roads.

Planning Commission Comment: 2022 Meeting Schedule – Joel Terpstra motioned approval of proposed meeting schedule. Curt Rypma seconded and motioned carried unanimously.

Adjournment at 8:51pm

Respectfully Submitted,
Jennifer Bosch