

Tallmadge Charter Township
Planning Commission
Regular Meeting
January 25, 2022
7:00PM

7:00pm Matt Fenske called the meeting to order

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

Members Absent: Dick Temple, Dave Hanko

Also Present: Greg Ransford

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

Approval of the minutes from the December 28, 2021 Regular Meeting: Curt Rypma motioned to approve the minutes. Joel Terpstra seconded the motion and it carried unanimously.

Non-agenda item inquiries: None

New Business

- Public Hearings
 - o Conditional Map Amendment (rezoning) and Site Plan Application
 - Pater Storage – 13781 2nd Avenue, parcel number 70-10-01-400-036
 - Rezoning from General Commercial to Industrial to establish a self-storage facility

Matt Fenske opened the floor to the applicant for an explanation of this application. The applicant went on to explain the application and intended use. The structure would be a self-storage that would be gated and locked with no office therefore not staffed. Intend on dressing up the front of the property with masonry and landscaping and privacy fencing as stated in the conditions listed:

Offered Conditions by Applicant

The applicant has proposed five conditions. The conditions are as follows:

- 1) 70% masonry façade for the primary (facing Second Ave.) and secondary (facing Ironwood Dr.) exterior walls. This is exceeding the I-1 Industrial requirement of providing 50% masonry façade. The north, east, and south walls of buildings 6 and 7 will have this façade, as well as the east wall of building 9.
- 2) 20% glass on the north wall of building 6 (facing Ironwood Dr.) (exceeding I-1 Industrial requirement of 5%), the south wall of building 6 and north wall of building 7 (facing property entrance drive) (exceeding I-1 Industrial requirement of 5%), and south wall of building 7 (exceeding I-1 Industrial requirement of 0%).
- 3) The balance of all north, east, and south walls of buildings 6 and 7, and the east wall of building 9, will consist of a concealed fastener metal panel system.
- 4) All masonry will be a stacked stone veneer.

- 5) Increased landscaping at the NE corner of the property facing Ironwood Dr. and Second Ave. (exceeding I-1 Industrial and C-2 General Commercial requirements), including:
- a. Eighteen (18) additional ornamental shrubs
 - b. One (1) additional ornamental tree
 - c. One (1) additional shade tree

Discussion among applicant and Commissioners. Stated that it will only be indoor storage. No outdoor storage is proposed or allowed per the zoning ordinance. Projected phase 1 (building 6 & 7) would be this current year with phase 2 and 3 planned for the following year, barring steel pricing.

Matt Fenske opened the floor for public comment: Marv Bennink motioned to open the meeting for public comment and Joel Terpstra seconded and the motion carried unanimously:

Ed Niemi – The current property owner of this project has surveyed by straw vote the neighbors on 2nd regarding paving of 2nd and they are in favor of paving the road. He also thinks water and sewer should be installed at that same time. Wants to make paving a condition to this plan. Where is county on the paving of the entire road?

Greg Ransford answered that he is unsure of knowing what the county's requirements are or its timeline.

Joel Terpstra moved to close the public hearing, Marv Bennink seconded and the motioned carried unanimously.

Discussion among the Commissioners about the 3 C's.

Continued discussion between applicant, engineer, and commissioner regarding drainage, building phases, - expressing preference that Building 6 & 7 be phase 1.

Greg Ransford wanted to clarify the temporary fencing on the property would be chain-link fencing.

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

- Site Plan Sheets
 - o Site Plan, Existing Conditions, Sheet V-101, revised 1/4/22 by Holland Engineering
 - o Site Plan, Civil Demolition, Sheet CD-101, revised 1/4/22 by Holland Engineering
 - o Site Plan, Site Layout Plan, Sheet C-101, revised 1/4/22 by Holland Engineering
 - o Site Plan, Grading Drainage & SESC Plan, Sheet C-201, revised 1/4/22 by Holland Engineering
 - o Site Plan, General Details, Sheet C-501, revised 1/4/22 by Holland Engineering
 - o Site Plan, Landscape Planting Plan, Sheet L-101, revised 1/4/22 by Holland Engineering
 - o Building Elevations, Sheet 1, prepared 10/28/21 by Copper Rock Construction
 - o Site Photometrics, Sheet 1, prepared 9/8/21 by CTA Inc.
 - o Floor Plan, Buildings 1 & 2, Sheet 1, prepared 9/2/21 by BETCO
 - o Floor Plan, Buildings 3, 4, & 5, Sheet 2, prepared 9/2/21 by BETCO
 - o Floor Plan, Buildings 6 & 7, Sheet 3, prepared 9/2/21 by BETCO
 - o Floor Plan, Buildings 8 & 9, Sheet 4, prepared 9/2/21 by BETCO
- Product Specification Sheets
 - o MCBI Architectural Color Chart
 - o MCBI Panel Data Sheet
 - o Eldorado Architectural Stone Document

with the following conditions:

1. Must satisfy the review comments from the Township Engineer prior to the issuance of building permit
2. Must satisfy the review comments from the Township Fire Department prior to the issuance of building permit
3. Must enclose entire site with required fencing pursuant to the TCTZO
4. Must provide gate details prior to the issuance of building permit
5. Must satisfy the review comments from the Ottawa County Water Resources Commissioner from October 18, 2021.
6. Any changes to the plan post-approval must to return to the Planning Commission for review and Approval.
7. No outside storage permitted as stated in the zoning ordinance.
8. Building 6 & 7 be constructed with the upgraded detail as phase 1.
9. Temporary and final fencing shall meet the requirement of the TCTZO
9. Contract signed with applicant with the use condition to be recorded and filed

Seconded by Curt Rypma with a roll call vote:

Joel Terpstra – Yes

Jake Smith – Yes

Matt Fenske – Yes

Marv Bennink – Yes

Curt Rypma – Yes

The motion carried unanimously.

Old Business

- Text Amendments

o Private Road Ordinance – sample language

Discussion among Commissioners and Greg Ransford about the Allendale and Jamestown ordinances. Would like more time to review the documents presented. Discussion about the road width requirements. Greg to get more info from Allendale about the involvement of its Fire Department with the creation of its ordinance and the requirements of the IFC. Matt Fenske asked how the Planning Commissioners should proceed? Why has Jamestown not adopted the IFC?

Planning Commission Comments:

Greg Ransford – regarding the ironwood corridor – step 1 to implementing an overlay district. Discussion on how to get residents out to look at the plans during a workshop. Suggests having a virtual workshop rather than an in-person workshop. Having a workshop would be an opportunity to see what the layout looks like. A time to explain the process and the why of what is planned.

Adjournment – 8:20pm

Respectfully Submitted,
Jennifer Bosch