

Tallmadge Charter Township
Planning Commission
Regular Meeting
February 22, 2022
7:00PM

7:00pm Matt Fenske called the meeting to Order

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

Members Absent: Dick Temple, Jake Smith

Also Present – Greg Ransford

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

Approval of the minutes from the January 25, 2022 Regular Meeting: Joel Terpstra motioned to approve the minutes. Curt Rypma seconded the motion and it carried unanimously.

Non-agenda item inquiries: None

New Business

- Site Plan Applications

- o **Superior Ground Cover – 10600 Linden Drive 70-10-29-400-026**

- Seeking to construct a 10,000 square foot storage building

Dave Hanko recused himself from the board with stated conflict of interest. Dave Hanko took the floor and presented the plans to the Commissioners. Dave introduced the plans along with Titus – the owners. He explained the location and intended plans for landscaping. Front façade requirements were not expected as they do not face a road, and would like direction on what and where the requirements would be. They do request to not be required to meet the façade requirements. Discussion among Commissioners and applicants. Greg Ransford explains the memo the requirements, its location and topography creates a situation where façade may not be needed. Discussion on whether the façade exception need to go before the ZBA. Discussion on what to consider as the front of the building. Discussion regarding the memo received from the fire department and the concern of the driveway. Discussion between the applicant and Commissioners and make a portion a 1-way drive. Will update plans to include 20ft, not 18ft, parking spaces.

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

- Site Plan Sheets
 - o Site Plan, Sheet C-1, revised 2/15/22 by Feenstra and Associates
 - o Site Plan, Elevations, Sheet A-201, revised 1/17/22 by RMD Architects
 - o Site Plan, Floor Plan, Sheet A-101, revised 1/17/22 by RMD Architects

with the following conditions:

1. Must satisfy the review comments from the Township Engineer
2. Must satisfy the review comments from the Township Fire Department, widening of drive or 1way approach.
3. Compliance with the required front yard landscaping provisions of the TCTZO
4. Increase of 2 feet in length for the proposed parking spaces
5. Issuance of a permit from EGLE, if necessary
6. Any changes to the plan post-approval must to return to the Planning Commission for review and approval
7. Also include the building façade requirement of the ordinance

Curt Rypma supported the motion. With no further discussion the motion carried unanimously.

o UIS Concrete – 152 Steele Street 70-10-24-484-001

- Seeking to construct a 13,773 square foot office and warehouse building

Dave Hanko recused himself from the board and presented the plans of the UIS site plan. He explained the intended use of the building. Greg Ransford explained their review of the plans. Discussion about the shed building and it's not needing window in the façade and the location being close to the property line and how it fits with in the ordinance, being non-combustible. Clarified the intent of installing the sidewalks themselves. Photometrics look ok. Discussion on whether the shed should be considered outdoor storage, or a building in determining if fencing is required. Discussion on the openings of the shed building that face the street and how to address it.

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

- Site Plan Sheets
 - o Site Plan, Site and Utility Plan, Sheet C1, revised 1/27/22 by Feenstra and Associates
 - o Site Plan, Grading and SESC Plan, Sheet C2, revised 1/27/22 by Feenstra and Associates
 - o Site Plan, Landscaping Plan, C3, revised 1/27/22 by Feenstra and Associates
 - o Site Photometrics, Sheet 1, prepared 1/27/22 by TJA Architecture
 - o Floor Plan, Sheet A-101, revised 2/3/22 by TJA Architecture
 - o Building Elevations, Sheet A-102, revised 2/3/22 by TJA Architecture
- Product Specification Sheets
 - o Commercial Industrial Catalog 7.2 Panel
 - o Belcrest 360 Brick
 - o Split Face Block Color Chart
 - o MCBI Commercial Industrial Color Chart 3

with the following conditions:

1. Must satisfy the review comments from the Township Engineer
2. Must satisfy the review comments from the Township Fire Department
3. Any changes to the plan post-approval must to return to the Planning Commission for review and approval
4. Installation of (4) additional deciduous trees to block the line of sight in the NW corner
5. North elevation must not have exposed fasteners

Marv Bennink supported the motion and it was carried unanimously.

- Text Amendments

- o Section 3.05 – Condominium Regulations

Greg Ransford explained the Condominium Regulations and the Sub-Division Ordinance and how they are related, and this will bring it up to be compatible with each other. To note: that Condominium Act does not require a public hearing notice, and commissioners can choose to follow that or make it a requirement to hold a public hearing. Discussion on the updates between Greg and Commissioners. Agree it is it ready for public hearing.

- o Section 15.06(g) – Table of Required Number of Parking Spaces, Deferred Parking

Greg Ransford explained that this language was requested from the ZBA, agreeing that Planning Commission should be able to determine the number of needed required spaces, avoiding the need for applicants to come before the ZBA. Commissioners agree this is ready for public hearing.

Old Business

- Text Amendments

- o Private Road Ordinance – Greg Ransford explained his research into other townships (Allendale, Georgetown) and how they address private roads and the IFC requirements. Discussion among commissioners and Greg Ransford. Commissioners ask that Greg Ransford inquire to Attorney Ron Bultje and Superintendent Mark Bennett on how the Planning Commission can move forward with this.

- o Subdivision Control Ordinance – Commissioners agree that this is ready for public hearing.

Planning Commission Comment – None

Adjournment – 8:50PM

Respectfully Submitted,

Jennifer Bosch