

Tallmadge Charter Township
Planning Commission
Regular Meeting
April 26, 2022
7:00PM

7:00PM – Matt Fenske, chairman, called the meeting to order

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

Members Absent: one position vacant

Approval of the Agenda: Joel Terpstra motioned to approve the agenda. Dave Hanko seconded the motion and it carried unanimously.

Approval of the minutes from the March 22, 2022 meeting: Joel Terpstra motioned to approve the minutes. Marv Bennink seconded the motion and it carried unanimously.

Non-Agenda item inquiry: None

New Business

- Site Plans
 - UIS Concrete – Façade revision only

Matt Fenske opened the floor to the applicant's representative to explain the situation to return back to PC. He explained the back ordered issue with materials along with the associated costs and now presented a split face material, and the material to use on the roofing.

Discussion among commissioners about the roofing and use of exposed fasteners. Discussion about the elevations.

Curt Rypma moved to approve the use of split-face brick material, and a hidden fastener with a v-shape panel roofing system, along with the elevation and glass changes. Joel Terpstra seconded and the motion carried unanimously.

Motion to move next to Old Business – Marv Bennink motioned to move the agenda and Joel Terpstra seconded the motion and it carried unanimously.

Old Business

- Private Road Ordinance
 - Fire Department Attendance & Presentation

Matt Fenske opened the floor to Greg Ransford to give a back story as to why the Fire Department is before the PC in regards to their needs on private roads, giving the PC an opportunity to hear first-hand from the fire department. The floor was opened to the Wright-Tallmadge Fire Department Chief Mike Gavin took the floor and introduced Jon Alkema and Mike Keefe (Allendale Twp Fire Chief). Jon Alkema and Mike Gavin presented a power point presentation explaining their needs and uses of their equipment, taking the Commissioners outdoors to see the equipment and how it is used. Discussion

among Commissioners and Fire Department representatives. Jon Alkema states that 26ft wide roads gives leeway to the what-ifs. Discussion about road widths. Discussion on what neighboring communities use for fire code. Continued discussion on widths, shoulders, snowplowing, on street parking.

- Text Amendment Discussion
 - Definition of Yard, Front
 - Greg Ransford gave a history on the use of this verbiage and the potential issues that may or have arisen. Looking to clean up the wording. Discussion among Commissioners.
 - Section 3.15 – Home Occupations
 - Greg Ransford explains a word clean-up Home Occupations definition of barber shop vs beauty salon. Agreement among Commissioners to make the wording compatible
 - Section 3.25 – Principal Building on a Lot or Parcel of Land
 - Greg Ransford explains this currently covers all zoning areas. Makes sense for residential but not industrial or commercial. Commissioners agree to make changes to Section 3.25
 - Section 3.36 – Non-Motorized Pathways
 - Greg Ransford presenting the decision of pathway requirements and payments do not need to be approved at the board level. Commissioners find it to be unnecessary as well, and agree to move forward to change the language.

Planning Commission Comment

- City of Walker Sanitary Sewer Planning – approached the township to notify they want to run sanitary under the river near the township line. Just an FYI

Adjournment – 8:55pm

Respectfully Submitted,

Jennifer Bosch