

Tallmadge Charter Township
Planning Commission
Regular Meeting
May 24, 2022
7:00PM

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

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

Members Absent: Marv Bennink, Jacob Smith one position vacant

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

Approval of the minutes from the April 26, 2022 meeting: Joel Terpstra motioned to approve the minutes. Curt Rypma seconded the motion and it carried unanimously.

Non-Agenda item inquiry: None

New Business

- Site Plans
 - Blue Water Pools – 1600 Lake Michigan Drive – 70-10-26-100-017
 - Exterior renovations and site improvements

Matt Fenske opened the floor to the applicant, Michael Pare, who discussed the proposed plans, the intended changes, the need for a larger showroom. Discussion among applicant, Commissioners and Greg Ransford, Planner. Discussion about the glass frontage requirements. Discussion about fencing requirements. Discussion regarding the east elevations. Discussion on what is considered a reconstruct of a building.

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

- Site Plan, Demo Floor Plan, Sheet A1.0, revised 3/25/22 by The Design Forum Inc.
- Site Plan, Floor Plan, Sheet A1.1, revised 3/25/22 by The Design Forum Inc.
- Site Plan, Composite Floor Plan, Sheet A1.2, revised 3/25/22 by The Design Forum Inc.
- Site Plan, West, North, and East Elevations, Sheet A2.1, revised 5/5/22 by The Design Forum Inc.
- Site Plan, West, North, and East Elevations with Percentages, Sheet A2.2, revised 5/5/22 by The Design Forum Inc.
- Photometric Plan, Sheet 1, prepared 4/7/21 by HighPoint Electric

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. Must either construct the non-motorized pathway along Lake Michigan Drive or submit payment to the Township in lieu of constructing the non-motorized pathway

4. Must meet the façade requirements of the C-2 Zoning District of at least 20 percent glass in the north elevations. Must meet the same percentage as the north for the east elevation following the removal of the six parking spaces south of the handicap parking spaces.
5. Must increase the shielding of the lighting on the west property line
6. Execution of the Water and Sewer Special Assessment Contract
7. Any changes to the plan post-approval must to return to the Planning Commission for review and approval
8. The south boundary fencing will need to be screened at 0-20% transparency, or the property line split be adjusted, however the applicant chooses.

Dave Hanco seconded the motion and the motion carried unanimously.

- Viking Construction – 10940 Skipping Stone Lane – 70-10-28-100-049
 - Swimming Pool in Skipping Stone PUD

Curt Rypma motioned to approve the site plan as presented, which includes:

- Site Plan Sheets
 - Site Plan for Bartrom Residence, Sheet C.2, prepared on 4/22/22 by Viking Construction Group
 - Landscape Concept 1, prepared by Landscape Design Services, Inc.

With the following conditions:

1. Swimming pool shall be enclosed with fencing as required by the residential building code.

Joel Terpstra seconded the motion and it was carried unanimously.

Planning Commission Comment - none

Adjournment – 8:30pm

Respectfully Submitted,

Jennifer Bosch