

Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
June 28, 2022  
7:00PM

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

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

Members Absent: Jacob Smith, one position vacant

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

Approval of the minutes from the May 24, 2022 meeting: Curt Rypma motioned to approve the minutes. Joel Terpstra seconded the motion and it carried unanimously.

Non-Agenda item inquiry: Stacie Rublein– 100 Hayes.

Thoughts/feedback on a text amendment – zoned as RP, hoping to do animal/farm based professional business which is a therapy for kids and adults along with it being their primary residence. Commissioners discuss their thoughts. Discussed contract rezone. Stated they would like to make further inquiries before making a decision at this time.

#### New Business

- Site Plans
  - Ironwood Manufacturing – 13960 Ironwood Drive
  - Seeking 140,000 square foot manufacturing building

Laura Schaner with Progressive Engineering is representing the applicant. – presenting the proposed building along with 2 future build outs. Explained the storm water and hydrant plans and wetland proposals. Mentioned the client would like a payment in-lieu of installation of sidewalks. Detailed the plans for the landscaping.

Discussion among commissioners and applicant representative.

Greg Ransford comments on the sidewalk requirement – it must to be installed, the Commission does not have authority to approve otherwise, landscaping was addressed by the mature trees and shrubs would be required. The Façade is seen as along Ironwood Dr., and not the highway. Mentions insulated metal panels.

Discussion among Commissioners about whether the location of the front façade could be both sides and what the requirements should be.

Joel Terpstra motioned to approve the site plan as presented, acknowledging that the highway frontage is acceptable as the main façade but the southern elevation shall comply with the

Zoning Ordinance requirements for the main façade at such time the applicant pursues the final phase adjacent to Ironwood Drive, and which includes:

- Site Plan Sheets
  - Site Plan, Existing Conditions, Sheet C-101, revised 6/9/22 by Progressive AE
  - Site Plan, Site Layout Plan, Sheet C-201, revised 6/9/22 by Progressive AE
  - Site Plan, Site Grading and Utility Plan, Sheet C-301, revised 6/9/22 by Progressive AE
  - Site Plan, Details, Sheet C-101, revised 6/9/22 by Progressive AE
  - Site Plan, Tree Inventory, Sheet L-101, revised 6/9/22 by Progressive AE
  - Site Plan, Landscape Plan, Sheet L-201, revised 6/9/22 by Progressive AE
  - Site Plan, Landscape Details, Sheet L-301, revised 6/9/22 by Progressive AE
  - Site Plan, Site Photometric, Sheet SP001, revised 6/9/22 by Progressive AE
  - Site Plan, Overall Building Floor Plan, Sheet A0, revised 6/9/22 by Progressive AE
  - Site Plan, Office Design Summary, Sheet A1, revised 6/9/22 by Progressive AE
  - Site Plan, Overall Building Elevations, Sheet A5, revised 6/9/22 by Progressive AE
- Product Specification Sheets
  - Perma Grind Masonry Sheets
  - Dryvit Outsulation System E.I.F.S Sheets
  - Fluropon 70% PVDF Coatings Sherwin Williams Sheets
  - Reveal Wall Panels Sheets

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 obtain approval from EGLE in regards to impacting the existing wetland areas on the site
4. Any changes to the plan post-approval must to return to the Planning Commission for review and approval prior to installation
5. Ironwood frontage must have an eight foot paved pathway installed.
6. Highway & east side façade as proposed on the plans, along the northwest side must have a wrap to the big over head door of the same materials and glass as the front (north) facade, the east wall must be wrapped as currently proposed with the materials and glass.

Dave Hanko seconded the motion and the motion carried unanimously.

- Maurie's Door – 11346 1st Avenue
  - Seeking second building of 10,100 square feet of office space and warehouse

Dave formally recused himself from the board and Joel Terpstra approved.

Matt Fenske opened the floor to Dave Hanko to explain the proposed plans and intended use of this project as representative for the applicant.

Discussion among Commissioners and applicant.

Greg Ransford highlighted the greenbelt requirements, and whether more plantings are required. Fire Department is satisfied with the proposed plans. The design for façade is adequate with current location of the office being considered the front façade.

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

- Site Plan Sheets
  - Site Plan, Sheet C-1, revised 6/17/22 by Feenstra and Associates
  - Site Plan, Grading and SESC Plan, Sheet C-2, revised 6/17/22 by Feenstra and Associates
  - Site Plan, Landscaping Plan, Sheet C-3, revised 6/17/22 by Feenstra and Associates
  - Site Plan, Floor Plan, Sheet A-101, revised 6/17/22 by RMD Architects
  - Site Plan, Elevations, Sheet A-201, revised 6/17/22 by RMD Architects
  - Site Photometrics

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. All parking spaces must be 20 feet in length
4. Any changes to the plan post-approval must to return to the Planning Commission for review and approval
5. Sidewalks shall be paid in-lieu.

Joel Terpstra seconded the motion and it was carried unanimously.

Planning Commission Comment – Joel Terpstra – Acme Pool, regarding the façade and the stucco construction and using LP B&B in gables and they are using vinyl products instead. Greg will review the plans.

Matt Fenske – Lucas Concrete property looks significantly cleaned-up, only remaining is the culverts in the corner. The current owner would like to start the project very soon. Matt Fenske has some concerns about the delay in getting plans together. Thoughts on giving applicant time to present a new building presentation for a different occupant. Would the Commissioners be ok with allowing the culverts to remain on the property? Commissioners agree that will be acceptable to allow the culverts.

Adjournment – 8:20pm

Respectfully Submitted,

Jennifer Bosch