

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
MAY 3, 2022**

7:00pm Marv Bennink called the meeting to order.

MEMBERS PRESENT: Marv Bennink - Chairman, Mary Gavin, Shirley Bruin, Tip Bronkema, Timothy Smith.

Also Present: Sara Moring-Hilt, zoning administrator

APPROVAL OF THE AGENDA: Shirley Bruin motioned to approve the agenda. Mary Gavin supported and it carried unanimously.

APPROVAL OF THE MINUTES FROM March 1, 2022 REGULAR MEETING: Tim Smith motioned to approved the March minutes. Shirley Bruin supported and it carried unanimously.

NON-AGENDA ITEM INQUIRIES – None.

NEW BUSINESS

- Public Hearings

- Superior Groundcover – 10588 Linden Drive – 70-10-29-400-025 and -026

- Seeking relief from Section 12.06 (a)(3) – Development Standards in the I-1 Industrial District and Section 3.17 – Landscaping and Screening Requirements – (c) Required Fences or Greenbelts for Transitional Purposes, (d) Berms, and (e) Obscuring Greenbelts

- o Marv Bennink opened the floor to Mr. Kamp, applicant, to explain the reason he is seeking a variance. Mr. Kamp explains the situation of the building, the visibility of building from the road, and what would be considered the front of the building. The other variance request is based on the existing natural features near the southeast corner of the property and that the requirement for additional planting of trees is unnecessary. Discussion among Board Members and applicant.

- Mary Gavin motioned to open for public hearing. Tim Smith seconded and it carried unanimously.

- Jon Wybo - 3181 Winans – Wondering about the location of the building. Looked at a visual.

- Micheal Bush - 3243 Winans - Concern about water on the property. Concern of increased trucking on Linden.

- Richard Roller - 3209 Winans - Wishes the applicant success in a tough market. Addressed a Skipping Stone face-book page community. The community requests the planting

of trees, more for future value and increased screening. Suggested that the applicant send truck traffic using solely the Linden Dr, rather than the Winans driveway as it's dusty.

Shirley Bruin motioned to close public hearing. Tip Bronkema seconded and the motion carried.

Tim Smith moved for approval of the Section 12.06 (a)(3) façade variance request is appropriate; as it meets the standards of Section 21.07(d) for review of the variance. Shirley Bruins seconds the motion and it carried unanimously.

Discussion among the Board Members and Sara Moring-Hilt regarding the requirements of the greenbelt or berm use.

Mary Gavin moved to deny approval, we believe that approval of the Section 3.17 (c), (d), and (e) landscaping and screening variance request is not appropriate, as it does not meet the requirements for review of Section 21.07(d) and would like a 6-8ft barrier requirements as stated in the ordinance. Shirley Bruins supported and it carried unanimously.

OLD BUSINESS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT – none.

ADJORNMENT – 7:45pm

Mary Gavin motioned to adjourn. Tim Smith supported and it carried unanimously.

Respectfully Submitted,
Jennifer Bosch