

Tallmadge Charter Township
Planning Commission
Regular Meeting
July 26, 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: Joel Terpstra motioned to approve the agenda. Curt Rypma seconded the motion and it carried unanimously.

Approval of the minutes from the June 28, 2022 meeting: Joel Terpstra motioned to approve the minutes. Curt Rypma seconded the motion and it carried unanimously.

Non-agenda item inquiries: None

New Business

- ACME Pool – façade material change

Matt Fenske opened the floor to Pete Folkkinga. He presented the Commissioners with the material he used on his building. Discussion about the use of vinyl and the difference between the thickness/pvc material of what was presented and what is used on residential use. Discussion on when the decision was made on use of material.

Joel Terpstra moved to allow Acme Pool to change the material as presented – Royal Building Product, select cellular composite siding, in lieu of the LP wood board and batten. Curt Rypma supported and the motion was unanimously approved.

- Text Amendments
 - o Definition of Lot
 - o Definition of Reconstructed
 - o Minor vs Major (Section 18.08 – Amendment of Approved Site Plan)

Discussion among Greg Ransford and Commissioners about the drafts presented. Motioned to present the definition of lot and Minor vs Major as a public hearing.

Old Business

- Text Amendments
 - o Definition of Front Yard
 - o Section 3.15(a)13 – Home Occupations
 - o Section 3.25 – Principal Building on a Lot or Parcel of Land
 - o Section 3.36 – Non-Motorized Pathways

Agreement to present: Definition of Lot, Minor vs Major, Definition of Front Yard, Section 3.15(a) 13, Section 3.25, and Section 3.36 as ready to move forward to a public hearing.

Will continue to work on wording for Definition of Reconstructed.

- Text Amendment Discussion
 - o Private Road Ordinance

Greg Ransford is seeking direction on language for this ordinance. Discussion among Commissioners on how to move forward.

Planning Commission Comment: None

Adjournment – 8:25pm