

Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
August 23, 2022  
7:00PM

7:00PM – Marv Bennink, Vicechair called the meeting to order

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

Members Absent: Matt Fenske, two positions vacant

Approval of the Agenda: Joel motioned to move up the matter of the Mega Bev item prior to public hearings, and then moved to approve the agenda. Curt Rypma seconded the motion and it carried unanimously.

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

Non-agenda item inquiries: None

### **New Business**

- Site Plans

- o MEGA-BEV Amendment

Tony Murrand & Steve representing Mega Bev took the floor to explain the changes in the building plans in effort to cut costs. Plans show the elimination of the truck dock, mechanical HVAC unit was moved to west side of the building. They also changed the dumpster enclosure to a larger size. A change to a transformer was also noted. Discussion among Commissioners and applicant represented regarding the landscaping and other changes proposed.

Joel Terpstra provided a motion to approve the amended change to the site plan with sidewalks to property line, transformer to SW corner with screening of the summerset shrubs, the applicant may remove the truck dock and have the loading on the west side of the building and the increased size of the dumpster to a double unit, as shown in the site plan. Curt Rypma seconded and the motion carried unanimously.

- Public Hearings

Moved to open the floor to open to public comment.

- o Text Amendments

- Section 2.03 – Definition of Lot

Greg explained the changes. Ron Bultje did not have any additional comments or changes from what was presented a couple month earlier.

Joel Terpstra moved to open to public hearing. Dave Hanko seconded and it carried unanimously.

No public comment.

Joel Terpstra moved to closed public hearing. Dave Hanko seconded and it carried unanimously.

Marv Bennink mentioned a missing word – “entirety” Greg addressed and noted the correction.

Curt Rypma moved to recommend the changes and Joel Terpstra seconded and the recommendation carried unanimously.

- Section 3.02(f)3 – Accessory Uses and Buildings, Minimum Setbacks

Greg Ransford addressed the changes proposed – in particular with water front homes and location of an accessory building. Discussion among Commissioners and Greg Ransford regarding the location allowance. Discussed 5ft set back from the drip line, a 20 percent impediment of primary home could be covered by the accessory building.

Curt Rypma moved to open to public hearing. Joel Terpstra seconded and it carried unanimously.

Ed Nieme comments that the main house structure should be used to determine location point of accessory building.

Curt Rypma moved to closed public hearing. Joel Terpstra seconded and it carried unanimously.

Joel Terpstra motioned a recommendation of the amendment to the board with the included changes to be made administratively to include the discussed 5ft set back from the drip line, a 20 percent impediment of primary home based on the width of the home that could be covered by the accessory building. A 90-degree angle used to determine the placement.

Curt Rypma seconded and the recommendation carried unanimously.

- Section 3.15(a)13 – Home Occupations

Greg Ransford briefed the uses of the home occupations and recapped the opinions of Ron Bultje on what is permitted or not.

Curt Rypma moved to open to public hearing. Joel Terpstra seconded and it carried unanimously.

No public comment.

Curt Rypma moved to closed public hearing. Joel Terpstra seconded and it carried unanimously.

Discussion among Commissioners about the use of the language.

Joel Terpstra moved to strike section 3.15 (a) 13 to the board. Curt Rypma seconded and it carried unanimously.

- Section 3.25 – Principal Building on a Lot or Parcel of Land

Curt Rypma moved to open to public hearing. Joel Terpstra seconded and it carried unanimously.

No public comment.

Curt Rypma moved to closed public hearing. Joel Terpstra seconded and it carried unanimously.

Curt motioned to recommendation of the amendment to the Township Board. Joel Terpstra seconded and it carried unanimously.

- Section 3.36(4) – Non-Motorized Pathways

Joel Terpstra motioned to recommend to the Township Board to pull section 3.36(4) from the text amendment. Curt Rypma seconded and it carried unanimously.

- Section 18.08 – Amendment of Approved Site Plan

Joel Terpstra moved to open to public hearing. Curt Rypma seconded and it carried unanimously.

No public comment.

Joel Terpstra moved to closed public hearing. Curt Rypma seconded and it carried unanimously.

Joel Terpstra motion to recommend the amendment to the Township Board as drafted. Curt Rypma supported and it carried unanimously.

## **Old Business**

- Text Amendments

- o Reconstruction language

Greg Ransford explained the presented changes. The Commissioners discussed among themselves and Greg Ransford.

Joel Terpstra moved to schedule a public hearing for the Reconstruction language as proposed. Dave Hanko supported and it carried unanimously.

- o Private Road Ordinance

Greg Ransford explained the revised language, including the measurements and distances as presented in the draft. Also explained which zoning district allow private roads. Currently allowed in AG & RP. Discussion among Commissioners and Greg Ransford. This is a police power ordinance.

Joel Terpstra motioned for recommendation of the amendment of the Private Road Ordinance to the Township Board with a revised radius at 46 feet to allow for two foot gravel shoulders, and relocate the table within Section 1.04. Dave Hanko supported and the motion carried unanimously,

Commissioner comments: None

Joel Terpstra motioned for a meeting adjournment. Dave Hanko seconded and it carried unanimously.

Adjournment - 8:41pm

Respectfully Submitted,

Jennifer Bosch