

Tallmadge Charter Township
Planning Commission
Regular Meeting
October 25, 2022
7:00PM

7:00PM – Marv Bennink, Vice-chairman called the meeting to order

Swearing in of new Planning Commissioner, Erin Hill, by Lonnie Cook

Members Present: Joel Terpstra, Dave Hanko, Curt Rypma, Erin Hill

Members Absent: Matt Fenske, one position vacant

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

Approval of the minutes from the September 27, 2022 meeting: Curt Rypma motioned to approve the minutes. Joel Terpstra seconded the motion and it carried unanimously.

Non-agenda item inquiries: None

Ed Nieme – is Matt Fenske still a member of the Planning Commission? A: Yes, he is.

New Business

- Public Hearings

- o Zoning Map Amendment

- Eddie Hapon – 13104 24th Avenue

- Seeking rezoning from the Agricultural to Rural Preserve District

Eric DeYoung introduced the plans to the Planning Commissioners. Explaining the current zoning and the parcel layout. Feels this request meets the three “C’s” pertaining to Capability, Consistency, and Compatibility that the Planning Commission looks for.

Joel Terpstra moved to open the floor for public hearing. Curt Rypma seconded and motion carried.

Ed Nieme – asked is there is an easement on the property. A: There is not an easement on this property. The line depicted is a section line.

Curt Rypma moved to closed the public hearing, Joel Terpstra seconded and the motion carried.

Curt Rypma recommends to adopt the request to make the zoning change from agriculture to rural preserve as it meets the three C's to the Board of Trustees for approval. Joel Terpstra seconded and the motion carried unanimously.

o Zoning Text Amendment

- Section 10.06(a)4 – Development Standards, Required Conditions
- Section 11.06(a)4 – Development Standards, Required Conditions
- Section 12.06(a)5 – Development Standards, Required Conditions

Greg Ransford gives a recap on the amendments.

Joel Terpstra moved to open to public hearing. Dave Hanko seconded and the motion carried.

No public comment.

Curt Rypma moved to close to public hearing. Dave Hanko seconded and the motion carried.

Joel Terpstra moved to recommend adoption to the Board of Trustees for Section 10.06(a)4 – Development Standards, Required Conditions, Section 11.06(a)4 – Development Standards, Required Conditions, Section 12.06(a)5 – Development Standards, Required Conditions

Curt Rypma supported and the motion carried unanimously.

• Site Plans

o Shri Krishna Pranami Cultural Center – 12064 Linden Drive

The applicant representative explained the request of adding another cricket field. Greg Ransford explained further the use by right. The current non-profit has owned this property about 3 years. Applicant stated last game is concluded by dark. Commissioners questioned if there are any lighting issues, and Greg Ransford stated there have not been any complaints about lighting. Discussion about parking spaces, concerns about the required number of spaces, and the use for those spaces. Discussion about requiring an established walking path to the cricket field. Discussion about the dumpster needing to be ADA complaint. Much discussion of the location of the dumpster as being inaccessible when parking spaces are being used.

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

- Shri Krishna Pranami Cultural Center 12064 Linden Dr Marne MI site plan sheet C1, Job 515522, prepared by Richard Postema Associates, dated 10-03-22;
- Shri Krishna Pranami Cultural Center 12064 Linden Dr Marne MI site plan sheet C2, Job No 515522, prepared by Richard Postema Associates, dated 10-03-22;
- Site Plan Review Application dated 10-30-2017 (1 page);
- SKPCC Cultural Center email narrative dated Sep 30, 2022 and 10/02/2022;
- Photographs of the existing pavilion structure (2 photos);
- Power pole light fixture photograph;
- Building light fixture photographs (7 photos)

with the following conditions:

1. As outlined within the SKPCC Cultural Center email narrative, the cricket field use shall be limited as follows:
 - a. March through November
 - b. Sunrise to Sunset
2. As outlined within the SKPCC Cultural Center email narrative, no outdoor event, cricket match, or any other outdoor activity shall occur at the same time as indoor events.
3. The Township Engineer is satisfied with the proposed changes to the site plans prior to issuance of a building permit, the dumpster and enclosure meet accessibility standards and parking spaces are not eliminated but parking spaces may be relocated.
4. The Township Fire Department is satisfied with the proposed plans prior to issuance of a building permit.
5. Any changes to the plan post-approval must to return to the Planning Commission for review and approval unless the Zoning Administrator is authorized by the TCTZO to approve the proposed changes.
6. Execution of the standard Water and Sewer Special Assessment Contract
7. The parking spaces will meet the standard of parking requirements and use.
8. A gravel walking path shall be provided back to the cricket fields from the parking lot .
9. Restrict any driving or parking of vehicles in the rear, near the cricket fields, and limit parking to the paved parking lot only.
10. The applicant shall not cut down any existing trees, along the east portion of the property buffering the adjacent residential properties.

Dave Hanco seconded the motion and it carried unanimously.

Planning Commission Comment – none.

Adjournment 8:30pm

Respectfully Submitted,

Jennifer Bosch