

Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
December 27, 2022  
7:00PM

7:00 pm Matt Fenske called the meeting to order. Dave Hanko and Marv Bennink absent.

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

Approval of the minutes from the October 25, 2022, Regular Meeting: Curt Rypma motioned to approve the minutes. Joel Terpstra seconded, and it carried unanimously.

Non-agenda item inquiries: NONE

New Business

- Public Hearings

- o Woodland Equipment Special Use Amendment – 1622 Lake Michigan Drive

- Building addition of 5,440 square feet

Matt Fenske opened the floor to Woodland Equipment to detail the intent of the addition request. This addition will add space to offer a service/repair area to customers. Greg Ransford states this addition does not require any additional updates to meet our standards. It satisfies the township requirements.

Joel Terpstra moved to open to a public hearing, Erin Hill seconded, and it carried unanimously.

Public Comment – NONE

Voice vote to close hearing and it carried unanimously.

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

- Sheet C-1, Titled: Site Plan, prepared by TJA Architecture, revised 12.13.22
- Sheet C-2; Titled: Enlarged Site Plan, Detention Pond Details & Calculations, revised 12.13.22
- Sheet A-101; Titled: Service Bay Addition, Floor Plan, revised 12.2.22
- Sheet A102; Titled: Service Bay Addition, Exterior Elevations, revised 12.2.22
- Sheet A-103; Titled: Exterior Materials, revised 12.2.22

with the following conditions:

1. Compliance with the content of the review letter from the Fire Department, dated December 12, 2022;
2. Compliance with the content of the review letter from the Township Engineer, dated December 6, 2022;

3. Inspection and approval of the storm water system by the Township Engineer prior to any occupancy;
4. Execution of the standard Water and Sewer Special Assessment Contract

Joel Terpstra supported, and the motion carried unanimously.

- Site Plans

- o Ironwood Manufacturing – 70-10-01-200-037

- Manufacturing and office facility of 140,000 square feet

Matt Fenske opened the floor to Ironwood Manufacturing to give the synopsis of the change of plans. MDOT. Pulled up visual plans and showed Commissioners the changes. Discussion among the Commissioners regarding the front façade frontage and the materials being presented along Ironwood. Discussion among Commissioners and applicant regarding the vegetation and required screening along the photometrics.

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

- Site Plan Review Application, undated, from Patrick Fate
- Site Plan Review Re-Submittal narrative, dated November 9, 2022, by ProgressiveAE
- Arriscast data sheets (2 pages)
- Arriscast Advantage sheets (4 pages)
- Site Plan, Cover Sheet, Sheet G001, dated 12/07/2022 by ProgressiveAE
- Site Plan, Existing Conditions, Sheet C101, dated 12/07/2022 by ProgressiveAE
- Site Plan, Site Layout Plan, Sheet C201, dated 12/07/2022 by ProgressiveAE
- Site Plan, Truck Turns, Sheet C202, dated 12/07/2022 by ProgressiveAE
- Site Plan, Overall Site Grading Plan, Sheet C301, dated 12/07/2022 by ProgressiveAE
- Site Plan, Site Utility Plan, Sheet C401, dated 12/07/2022 by ProgressiveAE
- Site Plan, Details, Sheet C501, dated 12/07/2022 by ProgressiveAE
- Site Plan, Tree Inventory, Sheet L101, dated 12/07/2022 by ProgressiveAE
- Site Plan, Landscape Plan, Sheet L201, dated 12/07/2022 by ProgressiveAE
- Site Plan, Landscape Details, Sheet L301, dated 12/07/2022 by ProgressiveAE
- Site Plan, Photometric Plan, Sheet ES001, dated 12/07/2022 by ProgressiveAE
- Site Plan, Overall Building Floor Plan, Sheet A0, dated 12/07/2022 by J. Christopher Consulting, LLC
- Site Plan, Office Design Summary, Sheet A1, dated 12/07/2022 by J. Christopher Consulting, LLC
- Site Plan, Overall Building Elevations, Sheet A5, dated 12/12/2022 by J. Christopher Consulting, LLC
- Photo sample (Commerce City Civic Center) JPEG file
- Photo sample (Marriot Residence Inn) JPEG file 6

with the following conditions:

1. All “existing wooded area and green space” identified in the plans shall remain undisturbed;

2. All pole mounted lights (fixture and pole) shall not exceed 25 feet or the height of the principal building, whichever is less;
3. All fire hydrants are located outside of the “collapse zone” to the satisfaction of the Fire Department;
4. Compliance with the content of the review letter from the Township Engineer, dated November 21, 2022;

Curt Rypma seconded, and the motion carried unanimously.

- 2023 Meeting Schedule

The scheduled was discussed and decided to keep as scheduled. Joel Terpstra motioned the schedule as presented. Erin Hill supported, and it carried unanimously.

Old Business

- None

Planning Commission Comment – discussion of vacant seat on Planning Commission

Joel Terpstra moved to close the meeting. Curt Rypma seconded, and it carried unanimously.

Adjournment – 7:40pm

Respectfully Submitted,

Jennifer Bosch