

Tallmadge Charter Township
Planning Commission
Regular Meeting
February 28, 2023
7:00PM

7:00 pm Marv Bennink called the meeting to order. Matt Fenske and Curt Rypma absent, with one position vacant.

Planner Ransford and Attorney Weiss was also present.

Approval of the Agenda with a modification to move Persenaire to third and consider Buist first was motioned by Terpstra and to approve the agenda. Hill seconded, and it carried unanimously.

Approval of the minutes from the January 24, 2023, Regular Meeting: Terpstra motioned to approve the minutes. Hanko seconded, and it carried unanimously.

Non-agenda item inquiries:

Old Business

- Planned Unit Development
 - o Buist PUD – 3585 River Hill Drive – Preliminary Plan

Diana Buist handed out new plans with the sign location slightly modified. Ransford explained the changes and the need to grant the sign location, pending MDOT approval, and whether the Preliminary Plan is ready for approval.

Terpstra asked whether the bathroom areas will be on hard surface. The applicant indicated they would be in the grass area.

General discussion was held regarding lighting, garbage disposal, and days of operation.

Terpstra provided a motion to approve the Preliminary Plan, dated 02/10/23 with the revised sign plan, and the notes provided in the February 10, 2023 plan and narrative. Seconded by Hanko and carried unanimously.

New Business

Public Hearings

- o Nyenhuis – 10145 Kenowa Avenue
 - Seeking rezoning from R-1 to RP

Tyler Gastra spoke on behalf of the applicant and the reason for his request, which is primarily to accommodate a larger accessory building than the R-1 District allows. The property meets the lot area for the RP District, as requested. Mr. Gastra noted the zoning within the City

of Walker across the street is Agriculture and there is a large area in RP north of Fennessy in Tallmadge. They are seeking to preserve rural living and satisfies what you want to see for that purpose.

Terpstra asked Ransford about the maximum accessory building size allowed now. Ransford indicated it would be 1,200 square feet.

Terpstra asked whether back zoning is a concern. Ransford noted that the master plan focuses on higher density east of 8th Avenue and this would likely be the reverse of what is intended by the master plan, if that's what he means by "back zoning."

Terpstra asked about the 3Cs and their application and how the Walker side zoning is taken into consideration. Ransford noted that the Walker side is relevant and reasonable assumptions are made regarding their zoning, but he puts more weight on the Tallmadge side of things. Ransford noted that it isn't a perfect request for the 3Cs but isn't the worst. He believes that it is not consistent with the Master Plan, and isn't capable of accommodating all the uses, but may be compatible with surrounding uses.

Terpstra believes it is not consistent with the master plan but is capable of supporting the uses of the RP District.

Bennink thinks this may be a spot zoning.

General discussion was held regarding the use of the property and barn.

Mr. Gastra questioned similar properties within the Township. He noted that his client's parcel preserves the wetlands and the woods and owns the parcel to the south.

Mr. Nyenhuis indicated that he takes pride in their family history within the township and need the barn to help take care of the properties of the family.

Bennink opened the floor for a public hearing.

Marge McClarren 10065 Kenowa Avenue asked which side of the property will the building be built upon.

Laurie Copeland 758 Kenowa Avenue wants to make sure the property stays the same and doesn't get developed.

There being no further comments, Terpstra motioned to close the public hearing, supported by Hanko and carried unanimously.

Terpstra provided a motion to recommend denial to the Board of Trustees because it meets only one of the three Cs, and to not create a spot zoning. It is not consistent with the master plan or surrounding parcels, it is not compatible with surrounding uses, but is capable of supporting the allowed uses. Motion supported by Hanko.

Hill asked whether the motion should include correspondence to the ZBA. Ransford noted it can be separate.

Motion carried unanimously.

- o Persenaire – 11063 2nd Avenue
 - Seeking rezoning from R-1 to C-2

Ransford presented the project.

General discussion was held regarding future commercial uses. Agreement was reached to make sure that a future use connects to public utilities.

The public hearing was opened by the Chairperson. There being no comments received, Terpstra provided a motion to close the hearing, supported by Hill and carried unanimously.

Terpstra provided a motion to recommend adoption to the Board of Trustees because it meets the 3Cs and is consistent with the master plan, does not create spot zoning, and the parcel is large enough to be compatible and capable. Seconded by Hanko and carried unanimously.

- Election of Officers

Postponed by the Chairperson to a meeting with greater attendance.

Planning Commission Comment

- None

Adjournment

- Motion by Terpstra to adjourn, seconded by Hill and carried unanimously at 8:21pm.