

Tallmadge Charter Township
Planning Commission
Regular Meeting
January 24, 2023
7:00PM

7:00 pm Marv Bennink called the meeting to order. Matt Fenske and Curt Rypma absent. Also present was Diana Buist, Elaine Westinghouse, Mitch Pater, Ed Neimi, and several other members of the public.

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

Approval of the minutes from the December 27 2022, Regular Meeting: Hill motioned to approve the minutes. Terpstra seconded, and it carried unanimously.

Non-agenda item inquiries:

Mitch Pater and builder inquired with the Planning Commission regarding additional land to the west to expand their storage facility. Consensus was that a conditional rezoning would be appropriate over a traditional rezoning.

New Business

- Planned Unit Development

- o Buist PUD – 3585 River Hill Drive – Preliminary Plan

Diana Buist explained her request for a wedding venue. Elaine noted that restrooms are required so they would use a portable trailer only for the season, but remove it out of season. Ransford suggested that the Final Plan indicate the duration of the season in the notes.

Commissioners asked questions about the proposed restroom.

Terpstra inquired regarding controlling water from the road to the structure and across the driveway.

Bennink inquired regarding a liquor license. Buist indicated that a contracted bartender would need to be provided by the private party, not the wedding venue.

Terpstra inquired regarding Ottawa County Health Department rules for food service. Buist indicated that it is also privately taken care of and not provided by the wedding venue.

Hill inquired regarding enclosing the building and whether fire suppression would be necessary. Concern was also raised regarding ADA for the building.

Discussion was held regarding the building location, access, vehicles, etc.

Terpstra inquired how will lighting be handled? Buist indicated they would install light poles with LED, lights on the building.

Hill inquired about a photometric. Ransford indicated it shall be provided with the Final Plan.

Vice-Chairperson Bennink asked whether the 10 foot setback proposed is appropriate.

Terpstra noted the unique location of the lot at the end of a road and the commercial aspect of the plan and is okay with the building setback. Bennink, Hanko, and Hill agreed.

Vice-Chairperson Bennink asked about the extent of expert analysis to demonstrate the residential and commercial uses are compatible.

Terpstra believes that the seasonal use aspect and its location is strong evidence that it is compatible, given there are very few residential uses and there are commercial uses nearby.

Vice-Chairperson Bennink asked if sidewalks, streetlights, or both should be installed.

General discussion was held. Tersptra does not believe sidewalks along the street should be required. While no streetlight shall be required, the Planning Commission wants lighting at the entrance.

Direction was provided to return with a revised Preliminary Plan showing light locations, sidewalk to building, material of sidewalk, signage, bathroom location, conceptual satisfaction of Moore and Bruggink roof drainage, business operation narrative, how trash will be handled. Motion to table by Terpstra, seconded by Hanko.

- Ironwood Overlay discussion

Ransford provides an overview of the workshop.

Terpstra reviewed the findings and believes that Ironwood is built for significant commercial and industrial, and still supports the mixed used idea, commercial along Ironwood, and industrial in the “back.”

Ransford suggested increased requirements for industrial near residential, such as double the landscaping, or increased setbacks, or berms, etc.

Direction was provided to Ransford how to proceed with the draft language and map.

- Election of Officers

Consensus was reached to postpone until February for additional membership.

Old Business

- None

Planning Commission Comment

Adjournment: Hanko provided a motion to adjourn, seconded by Terpstra, motion carried unanimously.