

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

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

Approval of the Agenda was motioned by Joel Terpstra. Dave Hanko seconded, and it carried unanimously.

Approval of the minutes from the February 28, 2023, Regular Meeting: Joel Terpstra motioned to approve the minutes as printed. Erin Hill seconded, and it carried unanimously.

Non-agenda item inquiries: None

New Business

- Public Hearings
 - o Planned Unit Development – Final Plan
 - Buist PUD Final Plan– 3585 River Hill Drive
 - Seeking 2,400 square foot event venue

Marv Bennink opened the floor to the applicant. Applicant provided the detail garage door information. Discussion on when construction drawings will be available for final review, rather than approving the plans based on a hand-drawn sketch. Discussion among the Commissioners and Greg Ransford on how to move forward with the application. Erin Hill asked about the requirement of sprinkling. Applicant stated that building codes will determine the requirement of sprinkling. Consensus to move forward with the open air concept structure and applicant will return to PC with request to install garage doors.

Curt Rypma motioned to open for public hearing. Dave Hanko seconded and it carried unanimously.

No comment.

Joel Terpstra moved to close the hearing and Curt Rypma seconded. Motion carried.

Joel Terpstra motioned to approve the final site plan as presented, finding that the proposed PUD meets the site plan standards of Section 18.06 and Section 14.03(b) of the TCTZO. The site plan includes:

- A one-page Planned Unit Development Application dated 12/02/22;

- Sheet C101, Titled: Buist PUD – Final Site Plan, issued 03/03/23;
- Photometric, Sheet 1 of 1, Dated 03/10/2023;
- Light specification sheets (34 pages);
- Buist Pavilion (Photo for added visual) with hand notations;
- Buist Pavilion, dated March 2023;
- Riverbird sign drawing, dated March 2023

with the following conditions:

1. The applicant shall return to the Planning Commission for review approval after the Board process for final approval with the submission of actual architectural building façade drawings, elevation material specification sheets, final specifications with a permittable and buildable set of plans;
2. The applicant shall receive approval from EGLE, if necessary, for the ground signage and garage doors;
3. Applicant will submit application to zoning department for sign approval;
4. Compliance with the content of the review letter from the Fire Department, dated 01/10/2023;
5. Compliance with the content of the review letter from the Township Engineer, dated March 2, 2023;
6. Inspection and approval of the storm water system by the Township Engineer prior to any occupancy;
7. Execution of the standard Water and Sewer Special Assessment Contract and;
8. This approval is for the open-air concept structure;
9. Building façade will be as proposed asphalt shingles on roof, LP siding on gables and posts as stated in the drawings but the requirements within condition number one remain mandatory;
10. In regard to the non-motorized requirements of the ordinance, the Planning Commission is not requiring those requirements to be met.

Other discussion among Commissioners and applicant regarding the noise ordinance. Applicant stated that music/noise use will be ending by 10:00pm, with participants leaving property by 11:00pm, as stated in narrative of the application packet. Ultimately, the applicant will be held accountable by enforcement of the noise ordinance.

Dave Hanko Seconded the motion and it carried unanimously.

- Site Plans
 - o 3rd Avenue and Steele Street
 - Seeking 16,060 square foot industrial building

Brandon took the floor to go into the intend use of the application. Explained the modifications to the back of the building, the shifting of the parking and movement of water.

Dave Hanko recused himself from this hearing for a conflict of interest.

Discussion among Commissioners.

Greg Ranford highlighted that the Power Company may want to move the location of the utilities, and to note the utilities need to stay where shown on the plans.

Erin Hill asked about the accessibility of the dumpster enclosure along with an accessible pathway. Commissioners discussed that this requirement is not part of our ordinance. Decided to look further into those requirements for future projects.

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

- Site Plan Review Application, 1/19/2023, from Brandon McNees
- Site Plan, Site and Utility Plan, Sheet C1, dated 1/18/2023 by Feenstra & Associates, Inc.
- Site Plan, Grading and Soil Erosion Control Plan, Sheet C2, dated 1/18/2023 by Feenstra & Associates, Inc.
- Site Plan, Landscaping Plan, Sheet C3, dated 1/18/2023 by Feenstra & Associates, Inc.
- Site Plan, Elevations, Sheet A-201, dated 1/18/2023 by RMD Architects
- Site Plan, Floor Plan, Sheet A-101, dated 1/18/2023 by RMD Architects
- Site Plan, Photometric, undated
- Exterior Material Specifications

with the following conditions:

1. The ~~applicant~~ applicant has the easement for the parking lot recorded with the Ottawa County Register of Deeds and to provide a copy of that to the Tallmadge Zoning Administrator.

Curt Rypma seconded the motion and it carried unanimously.

Old Business

- Election of Officers: postponed to the April Meeting

Planning Commission Comment: None

Adjournment – 8:06pm

Respectfully submitted,

Jennifer Bosch