

**Tallmadge Charter Township
Planning Commission
Regular Meeting
April 25, 2023
7:00PM**

7:00 pm Matt Fenske called the meeting to order. Present: Terpstra, Fenske, Rypma, Bennink, and Hill. Hanko absent, with one position vacant. Three members of the public were present.

Approval of the Agenda was motioned by Terpstra, Bennink seconded, and it carried unanimously.

Approval of the minutes from the March 28, 2023, Regular Meeting: Terpstra motioned to approve the minutes as printed. Rypma seconded, and it carried unanimously.

Non-agenda item inquiries: No comments were provided.

New Business

- Draft Ironwood Overlay District

Ransford provided an overview of the language.

Terpstra suggested dry sewer and dry water connection points if not connected to the systems, should be required.

Bennink asked about half of a bullet point. Ransford referred to the full Master Plan for the missing language. Consensus was reached that the outdoor storage language is not needed and the default language for commercial and industrial districts would apply.

Discussion was held regarding landscaping, commercial and industrial locations, and other language proposals. General discussion was held regarding utilities.

Consensus was reached to require a Special Assessment District agreement rather than mandate public utility connection.

Discussion was held regarding signage.

Ransford was provided direction to revise accordingly, create the zoning map layer, and send to legal counsel. Public hearing when the Planning Commission is ready.

- Pedestrian dumpster access discussion

Discussion was held regarding access to the dumpster and related funding sources. Discussion was held regarding pedestrian access and lockable gates.

Old Business

- Election of Officers

Chair – Bennink nominated Fenske, Terpstra seconded.

Vice-Chair – Terpstra nominated Rypma, seconded by Bennink

Secretary – Hill nominated Hanco, seconded by Bennink.

All officers carried because of no other nominations.

Planning Commission Comment

Terpstra will be absent from the May meeting.

Adjournment

Motion provided by Terpstra to adjourn, seconded by Bennink, carried 6-0.