

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

7:00 pm Matt Fenske called the meeting to order. Present: Matt Fenske, Curt Rypma, Marv Bennink, and Joel Terpstra. Absent: Erin Hill, Dave Hanko, with one position vacant. Greg Ransford, Planner and Alexis Sorrell, Zoning Administrator were also present along with members of the public.

Matt Fenske moved to amend the agenda to add Tallmadge Township Park updates to the agenda. Approval of the amended agenda was motioned by Joel Terpstra moved to approved, Marv Bennink seconded, and it carried unanimously.

Approval of the minutes from the June 27, 2023, Regular Meeting: Curt Rypma motioned to approve the minutes as printed, Joel Terpstra seconded, and it carried unanimously.
Non-agenda item inquiries: None

New Business

Tallmadge Township Park updates, Matt Fenske opened the floor to Mark Bennett to give an update on the improvements being made in the Township Park. Mentions the changes of driveway to provide a safer use plan between public and Fire Department use along with sidewalk use and pedestrian use. Mentions the fitness equipment installation. Mentions a thank you to Joel Terpstra and several township resident donors, along with grant funding who worked together to get this project a reality. Also mentions the installation plans of a sidewalk to run along the Leonard Road frontage of the property.
Joel Terpstra moves to recommend approval of the site plan as presented, Marv Bennink seconds and the motion carried unanimously.

- Public Hearings
 - **Map Amendments**
 - David & Nancy Langeland – 3259 Johnson Street, 70-10-05-400-009
 - Seeking rezoning from AG to RP for 2.5 acres of the property.

Zack Voogt took the floor to explain the rezone request. States the applicant intention is primarily estate planning. Alexis Sorrell explains how the request meets the 3C requirements.

Curt Rypma motions to open to public hearing, Marv Bennink supported, and it moved unanimously.

Public Comment: None

Curt Rypma motions to close the public hearing, Joel Terpstra seconded, and it carried unanimously.

Curt Rypma moves to recommend the adoption of the rezone from Ag to RP as presented to the Township Board stating that the application request met the requirements of the 3 C's as stated in the memorandum. Joel Terpstra seconds and the motion carried unanimously.

- Jason Baker – 4739 Johnson Street, 70-10-06-300-023
 - Seeking rezoning from R-1 to RP

Jason Baker takes the floor and explains the nature of the rezone request. The intention is to allow for the opportunity to have a larger accessory building size. Discussion regarding the road frontage between Greg Ransford, Alexis Sorrell, and Commissioners. Marv Bennink requests that legal counsel is addressed about it.

Curt Rypma motions to open to public hearing, Joel Terpstra supported, and it moved unanimously.

Public Comment: None

Curt Rypma motions to close the public hearing, Marv Bennink seconded, and it carried unanimously.

Curt Rypma moves to recommend the adoption of the rezone from R-1 to RP as presented to the Township Board stating that the application request met the requirements of the 3 C's as stated in the memorandum, dependent on the opinion of Legal Counsel, of if the Township Legal Counsel indicates a legal objection or that an unfavorable precedent would be set, then a recommendation of denial is provided. Joel Terpstra seconds and the motion carried unanimously.

- **Site Plans**

- o Tallmadge Pointe Planned Unit Development – Preliminary Plan – 70-10-24-200-024, 70-10-24-200-025, and 70-10-24-226-088
 - Seeking 28 residential duplex condominiums

Doug Kloostra takes the floor and gives highlights of the project history, that it was previously presented in 2020, and due to Covid and other factors, this project was put on hold. Given the current market, the applicant is ready to bring this project back for re-approval. Plans of duplex structures, garages, green space, landscaping, parking and off-street parking plans are displayed. Shows neighboring uses and how it would be a good fit in the area, creating a buffer between trailer park and residential use, and using the utilities available in that location. Alexis Sorrell comments on her findings. Public hearing will take place at the final site plan review.

Joel Terpstra motions to approve the preliminary site plan as presented with the following items:

- A Bike path to be installed on Leonard as shown on the site plan
- 4 no parking signs installed at site 5, 10, home 1, home 20 along the road shall be identified on the site plan
- 1 trash service used for all dwellings for pick-up service with trash bins to be stored inside

Marv Bennink seconded and the motion carried unanimously.

- Discussion Items
 - o Definition of Building Height

Greg Ransford takes the floor requesting input from the Commissioners to provide directions on how to address height measurements. Discussion between Greg Ransford and Commissioners. Commissioners agree to take the language previously discussed and set it for a public hearing.

Old Business

- None

Planning Commission Comment: None

Joel Terpstra moves to close the meeting, Curt Rypma supports and the motion carries unanimously.

Adjournment – 8:00pm

Respectfully submitted,
Jennifer Bosch