

Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
January 28, 2020

7:00 PM Matt Fenske called the meeting to order.

Members Present: Joel Terpstra, Curt Rypma, Matt Fenske, Dick Temple, Dave Hanko.

Members Absent: Jake Smith, Marv Bennik

Also, Present: Greg Ransford -Planner and members of the public.

Approval of Agenda: Joel Terpstra motioned to approve the Agenda. Dick Temple seconded the motion and it carried unanimously.

Approval of the December 9, 2019 Special Meeting Minutes: Joel Terpstra motioned to approve the Minutes. Dave Hanko seconded the motion and it carried unanimously.

Non-Agenda Items: None

New Business:

Public Hearing – Sessions Pointe Planned Unit Development Phase 1 Major Amendment – Final Parking

- Requesting to reduce street and front yard trees, and eliminate off-street parking

Matt Fenske opened the floor for public hearing.

Marie Schmidt stated they had a neighborhood vote and are in the process of their lawyer finalizing their by-laws for the updated amendments.

Joel Terpstra motioned to close the public hearing. Curt Rypma seconded the motion and it carried unanimously.

Dave Hanko motioned to approve the site plan as presented, which includes: (1) Site Plan Sheet entitled: Sessions Pointe – Final PUD Plan, dated 12.18.19, sheet C101, project number 16028 and (2) First Amendment to Second Amended and Restated Master Deed for the Sessions Pointe Residential Condominiums Project #553, dated the 14<sup>th</sup> day of January, 2020 (2 pages). Dick Temple supported, Curt Rypma supported, Matt Fenske Supported. Joel Terpstra did not support. Motion carried.

Next Item: Public Hearing – Rinck Map Amendment – O Johnson Street, Parcel 70-10-07-200-025

- Seeking rezoning from Agricultural to Rural Preserve

Joel Terpstra motioned to open the public hearing. Dick Temple supported and it carried unanimously.

Rod Tibbe 13477 40<sup>th</sup> Ave – stated the North West corner of his property touches this property. His main concern is the well water issues. His well is going dry because of the new house lowering the aquifer. Concerned with the view and his neighbor's property who owns cattle, the run-off runs down to this property.

Gerald Willcome 13448 42<sup>nd</sup> Ave.: stated he is opposed for the same reasons as Mr. Tibbe. Well water drying up. Like seeing Agriculture, he is still practice farming techniques. Not looking for neighbors to complain about that.

Gary Johnson 4080 Johnson St.: stated he is worried about the agriculture aspect as he has both cattle and horses. That's why he moved into the country.

Terry Koslek 3480 Johnson St.: stated he's concerned about changes being made like with what happened on Nickles St.

Joel Terpstra motioned to close the public hearing. Curt Rypma supported and it carried unanimously.

Dick Temple motioned to recommend approval of the re-zone request to the Board of Trustees. Joel Terpstra supported. Dave Hanko recused himself from voting. The motion carried 4-0.

Next Item: Public Hearing – 2020 Tallmadge Charter Township Master Plan

Joel Terpstra motioned to open the public hearing. Curt Rypma supported and it carried unanimously.

Resident on Nickels: stated he doesn't like the PUD that just went in on Van Vista Dr. Concerned about his well drying up. Moved out here to be in the rural area. Believes the Planning Commission should consider the residents when making decisions.

Joel Terpstra: stated the Planning Commission is trying to push high residency to the east of 8<sup>th</sup> Ave. Understands resident's frustration and because of the land division act the developer was allowed the split they way he did on Van Vista Dr.

Terry Koslek 3480 Johnson St.: stated he understands progress is going to happen, the residents here are not looking to turn into a high-density area.

Mr. Koster: asked if water and sewer will be coming to Skipping Stone?

Matt Fenske: stated not as of right now.

Ed Niemi: asked for a description of the Ironwood Corridor.

Greg Ransford explained the language adoption for the changes.

Joel Terpstra motioned to close the public hearing. Curt Rypma supported and it carried unanimously.

Joel Terpstra motioned to approve the Master Plan by way of the resolution included within the draft Plan. Curt Rypma supported and it carried unanimously.

Next Item: Site Plan - Woodland Equipment Amendment Request

- Seeking revisions to building façade and sidewalk

Tim Allspach: stated and showed changes on the elevation drawing: vertical metal panel instead of horizontal; new area on east elevation with a 6-foot overhang. Cleaned up front entry; adding lighting for decoration – gooseneck style. Applicant would also like to put in the sidewalk.

Joel Terpstra motioned to approve the site plan amendment as presented, which includes: (1) Sheet A-102, Titled: Exterior Elevations, prepared by TJA Architecture, revised 1.3.20; Sheet A-103, Titled: Foundation Plan, Floor Plan, Sections, prepared by TJA Architecture, revised 1.6.20; Sheet C-101, Titled: Site Plan, prepared by TJA Architecture dated 12.20.19; HTM Lighting Solutions Technical Data Sheet, Eco-RLM Line – 10” & 12” Angle Shade (6 pages); Architectural Specifications TruCedar Steel Siding, dated September 28, 2017; TruCedar Stronger Than Steel brochure (15 pages) provided in the packet, along with the addition of the gooseneck lighting and applicant to install sidewalks. Greg Ransford to administratively approve signage. Dave Hanco supported and it carried unanimously.

Next Item: Site Plan - Skipping Stone Planned Unit Development

- Seeking two land divisions

Mr. Koster: stated the survey shows the division. This piece is 24 acres, splitting down the middle.

Curt Rypma motioned to approve the split. Dick Temple supported and it carried unanimously.

Next Item: Election of Officers

Joel Terpstra motioned to appoint Matt Fenske as Chair. Dick Temple supported and it carried unanimously.

Joel Terpstra motioned to appoint Marv Bennink as Vice Chair. Dick Temple supported and it carried unanimously.

Curt Rypma motioned to appoint Dave Hanko as Secretary. Dick Temple supported and it carried unanimously.

Old Business: None

Planning Commission Comments: Dick Temple will not be at the February meeting.

Curt Rypma motioned to adjourn. Dave Hanko supported and it carried unanimously.

Meeting adjourned at 8:50 PM

Respectfully Submitted,

Cheryl King  
Administrative Assistant