

**Tallmadge Charter Township
Planning Commission
Regular Meeting
August 22, 2023
7:00PM**

7:00 pm Matt Fenske called the meeting to order. Present: Joel Terpstra, Matt Fenske, Curt Rypma, Marv Bennink, David Hanko and Erin Hill, with one position vacant. Approx. 25 members of the public were present.

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

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

Non-agenda item inquiries: Matt Cole – Rosien & Assoc. Engineer for project planned for 0-381 LMD. States requested to be on the agenda. States zoning refused to allow them on the agenda. Went into a brief explanation of the proposed project. Seeks clarification of what the road frontage interpretation is of this property in order to move forward with planning and to get on the agenda for proper review. Greg Ransford comments on how to address the interpretation of road frontage with easement and perhaps direction from legal. Terpstra and Fenske agree that legal advice would be appropriate. Based on advice, requests to be on the next scheduled Planning Commission meeting. The Planning Commission agreed that the submission must comply with the ordinance to be on an agenda, unless variances are sought.

New Business – 7:17pm

- Public Hearings
 - o Farmhaus Cider Company – 9265 Kenowa Avenue
 - Seeking a special use permit for the storing, packaging, and processing of farm produce

Matt Fenske opened the floor to the applicant. Noting the general process on how this application works. Notes the 4 letters that were received from applicant, stating they are in support of this application.

Jack, representative from Nederveld & Associates- takes the floor and explains the nature of past and future intent of this property – previously owned by Moelker Orchards. He continues to show and explain Commissioners thru various plans. John Berens, owner takes the floor and continued to address Commissioners with the plan to keep this a family farm and honor the traditions, along with keeping up with the times and consumer demands. Addresses the challenges and potential opportunities with this endeavor. Continues highlighting how he interprets the 3-C's and how these are met. Asks to join them in achieving the township and use goals. Megan Behrens, co-owner introduces herself to Commissioners and audience. Addresses her values in farming and goals to keep farming and providing quality family experiences and products. Greg Ransford is given the floor to explain the application and the special

uses, for a bottling facility within the north building. Addresses some of the requirements and what is exempt. Discussion among applicant and Commissioners. Discussion regarding parking spaces. Question about the tasting room, food trucks and current services provided at former location. Responds that those uses are governed by the Right to Farm Act and how it regulates hours, uses and such. Applicant references the farm market section of the Act.

Joel Terpstra motions to open to public hearing, Erin Hill supported, and motion carries unanimously.

Fred VanderMuelen - In support, frequent and love and their current location.

Scott Zokoe – realtor in the sale – States that if this falls thru there are developers highly motivated to move in. Current owners are hard workers, great people and dedicated to this project. Ask you to consider approval.

Jean Golengski.- Lives next door – and in total support of this. Loves how it is and keep it agricultural.

Scott Wells – operates the farm to the south, along with a farm market. He supports this and hopes to see this property kept as agriculture. Recommends sodding the parking field in order support cars and traffic.

Jerry Berens – loves in Blendon Twp. States the current venue is a family atmosphere that is fun, and a good time. Well run and professional business.

Ed Niemi - 2890 Leonard – States he heard that blueberry farmers are ready to call it quits due to outside competition. If something is to keep farming alive, he is in support and to move it along quickly.

Phyllis Reed – off Linden – Ottawa Co & Tallmadge two are known for families. This is a family venue and in full support.

Unofficial Mayor of Begole St. – states Megan makes donuts and keeps this community together. Appreciates what Jonhn & Megan are doing. Supports the neighborhood and keeps the neighborhood together.

Joel Terpstra motions to close public hearing, Marv Bennink supported, and motion carries unanimously.

Curt Rypma questions the lighting on the property. It currently has old features, which do not provide photometrics.

Also wondering about the bike path or sidewalk. Greg states that it's up to the Commissioners of what will be required. Joel states that sidewalks are anti-agriculture, that it changes the rural feel, that it is unnecessary to require.

Erin Hill questions about signage and the applicant will have new updated signs that are of same size to replace the current/existing ones.

Joel Terpstra addresses parking requirements and issues. Asks for a parking plan that identifies how they plan to control parking based on busy days or seasons. Greg does agree that is something can be required and that surface water has historically been present in the area.

Joels Terpstra motions to recommend approval of the site plan as presented, because it meets the standards provided in [Section 3.36(4)], Section 18.06 and Section 19.06. The site plan includes:

- Special Use Application form, dated 6/7/23
- Proof of ownership, LARA document, one page, ID number: 803016191;
- Photograph of existing fencing;
- Photograph of existing lighting;
- 9265 Kenowa Avenue Existing Site Conditions Plan, Sheet C-201, dated 07.31.2023;
- 9265 Kenowa Avenue Site Layout Plan, Sheet C-205, dated 07.31.2023;
- 9265 Kenowa Avenue Landscape Plan, Sheet L-100, dated 07.31.2023;

with the following conditions:

1. Construction of the pathway along Kenowa Avenue in NOT required nor is payment in-lieu.
2. Identify a parking plan to demonstrate that they can handle parking year around for the business and the type of products they sell, how those products are rotated and their effect on the parking related to the use. The parking plan shall be reviewed and approved, if found acceptable, by the Planner.

Marv Bennink supports and role call votes:

Curt Rypma – Y
Joel Terpstra – y
Matt Fenske – Y
Marv Bennink – Y
Dave Hanko – Y
Erin Hill – Y

and the motion carries unanimously.

- o Zoning Ordinance Text Amendment
 - Section 2.03 – Definitions, Building Height

Greg Ransford addresses how this request to review the ordinance came about. Addresses the proposed change.

Discussion among Commissioners.

Curt Rypma motions to open to public hearing, Erin Hill supported, and motion carries unanimously.

Dave Neswick – 28th Ave. Asked for clarification of height in comparison of existing home. Greg Ransford and Commissioners respond to clarify.

Curt Rypma motions to close public hearing, Marv Bennink supported, and motion carries unanimously.

Curt Rypma moves to recommend adoption to the township board the text amendment change. Dave Hanko seconded and it carries unanimously.

- Discussion Item
 - o Pathway language

Greg Ransford states that Supervisor Bennett asked that this be brought to the attention of the Commissioners. Wants the Commissioners to determine if the pathway language as it exists remains appropriate. Discussion among Commissioners and Greg Ransford on various options and potential languages or requirements.

Old Business

- None

Planning Commission Comment – None

Joel moved to adjournment – 8:33pm, Marv Bennink supported and it carried unanimously.

Respectfully Submitted,
Jennifer Bosch