

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

7:00 pm Curt Rypma called the meeting to order. Present: Joel Terpstra, Matt Fenske, Curt Rypma, Marv Bennink, David Hanko, Joe Grochowalski and Erin Hill. Matt Fenske absent. Greg Ransford, planner with 20+ members of the public present.

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

Approval of the minutes from the October 26, 2023 Regular Meeting: Joel Terpstra motioned to approve the minutes as printed. Dave Hanko seconded, and it carried unanimously.

Non-agenda item inquiries: None

New Business

- Public Hearing
 - Text & Map Amendment
 - Chapter 12A – Ironwood Corridor Overlay District

Greg Ransford took the floor and gave a brief recap of this amendment. Highlighted how is started back in 2020 with discussion with public participation with workshops and meetings, mentioning the master plan process which highlights Ironwood Drive as the second major corridor within the township. The process was to identify public and industrial uses. This process has been delayed due to COVID pandemic and other more pressing applications. Continues on with reviewing the language within the Amendment language.

Marv Bennink moved to open the meeting to public comment, Erin Hill seconded and the motion carried unanimously.

Nancy Fabre, 13727 Second Ave - states they are a residential owner, and wonders about building permits as this zoning? A: Yes, you could rebuild a residence within the current residential zoning standards, even with the creation of this overlay.

14345 Ironwood Tom VanMaldegen – Paula’s Market – If I sold this property, would this affect the new buyer, if there is a change of use requiring them to update property to the new standards?

A: Potentially yes.

Why do we need more rules?

Karl VanOosterbergee - 14205 Ironwood - KVO Communications: Alarmed we need to coverup our business with added landscaping rules and regulations, but concerned we are becoming a

nanny township and not allowing us to grow due to the increased rules. Feels we are getting pounded and wonders when is it going to stop?

Ed Nieme - 2890 Leonard - States someone here wants to create a taj mahal along the ironwood corridor, and it is stifling to the current owners and prohibits those interested as land buyers. Highlights the requirements of what is required to property owners compared to what the township was required to do here with the parking lot revamp.

Banka - 14070 Banka Auto Repair. Would like to improve his repair shop, but his hands are tied due to the costs associated with the added requirements in a single upgrade. Concerned the screening requirements limits his other space for parking, garbage etc.

Cork Boersema - 13667 Ironwood – Concern with adoption, in 10 years when he is ready to sell it, it will be difficult to sell property with these regulations.

Gerald Feenstra – 13887 Northpoint Dr - The proposed corridor encompasses too many residential properties. Concerned that his property in future sales will show up as industrial, and will negatively impact the value of his home/property.

Mark Haisma – Grand Valley Glass - 14122 Ironwood - Restrictions are a bit much. We want to see development in Tallmadge, but these extra requirements are restricting. Please consider this when decision making. Also comments on needing a better way to do the bike path, suggests doing it all at once.

Joel Terpstra moved to close public comment, Dave Hanko seconded and the motion carried.

Discussion among Commissioners and Greg Ransford.

Joel Terpstra moves to recommend approval of this Ironwood Overlay text amendment to the board of Trustees, with the following conditions:

- Stike doubling of landscaping requirements, use what is already established
- Sidewalks are not required from the road right of way to the building
- Saving of trees 6" or larger is not mandated.

Dave Hanko seconded the motion, and it was approved unanimously.

Old Business

- None

Planning Commission Comment – December Meeting Cancelled. Possible property rezone in January.

Adjournment – 8:26pm

Respectfully submitted,

Jennifer Bosch