

**Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
August 28, 2024  
6:00PM**

6:00 pm Curt Rypma called the meeting to order. Present: Joel Terpstra, Curt Rypma, David Hanko, Joe Grochowalski, Matt Fenske, Marv Bennink and Erin Hill. Greg Ransford Planner, Alexis Gulker Zoning Administrator, with 3 members of the public present.

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

Approval of the minutes from the July 23, 2024 Regular Meeting: Matt Fenske motioned to approve the minutes as printed. Joel Terpstra seconded, and it carried unanimously.

**Non-agenda item inquiries:**

Arnold Grover – here to hear discussion of an interpretation of industrial zoning that is being presented to the Commissioners.

Greg Ransford – Upon research of auto detail shop, car cleaning, window tinting, minor cosmetic repairs use is not included within our zoning classifications. Currently oil change shops, auto sales, auto mechanics are covered within our classifications. Request the Commissioners to consider this request to guide an applicant towards which type of zoning this business use would be required to have. Commissioners request language to be drawn up for both commercial and industrial uses to be reviewed as a public hearing at the next meeting. Also request review on how other townships handle these types of business.

**New Business**

- Site Plans
  - o Doug’s Autobody – O-199 Lake Michigan Drive
    - Seeking addition of approximately 2,800 square feet

Alexis Gulker takes the floor to recap the application for the Commissioners. Highlights the façade and the applications request for use of exposed fasteners, which is what the existing building is currently using. Addresses the location of parking lot lighting, requesting to go to the edge of the parking lot. Fire Department requires a Knox Box.

Casey Peter – DK Engineered Construction, Brad Meyers – civil engineer takes the floor to address the request for Doug’s Auto Body, Scott Otterbein. Highlights the location and details of the addition. The goal of the addition is to add space while keeping the building looking the same as it currently is. States the cost to completely redo the façade of the entire building would cost more than the addition itself. Proposes adding more trees to help block the view.

Discussion between applicant and Commissioners.

Applicant states they support a front façade upgrade requirement to a hidden fastener product, with a different color that would create a visual appeal, especially if the Commissioners are willing to for-go the fastener requirements along the side and back elevations.

Joel Terpstra Motions to approve the site plan as presented, which includes:

- Dumpster Enclosure, site details, site plan sheet C 2.1 dated August 2, 2024
  - Photometric plan sheet SL- 1, dated July 15, 2024
  - Floor Plan and Elevation sheet A2.1 dated August 2, 2024
  - 2,800 SF Addition sheet A3.1 Building Sections, dated May 9, 2024
  - Foundation Plan/Details sheet SI.1, dated May 9, 2024
  - Existing site sheet 1 of 3 prepared by MBN, dated July 31, 2024
  - Proposed site sheet 2 of 3 prepared by MBN, dated July 31, 2024
  - Landscape Plan sheet 3 of 3, prepared by MBN, dated July 31, 2024
  - Halo LT6 Direct Mount lighting fixture sheet, dated March 2, 2021
  - Warranty Deed, dated November 8, 2016

with the following conditions:

1. The Township Engineer is satisfied with the proposed plans prior to issuance of a building permit and;
2. The Township Fire Department is satisfied with the proposed plans prior to issuance of a building permit;
3. The proper easement is granted to the Township for maintenance and improvements related to the sidewalk on Lake Michigan Drive;
4. Any changes to the approved site plan shall return to the Planning Commission for review and approval, if appropriate;
5. The applicant will replace the façade from corner post to corner post on south elevation with a metal with hidden fasteners or with other materials as allowed within the industrial zoning requirements.
6. Remove exhaust stack in the southwest corner from building.

Marv Bennink supports, and the motion carried unanimously.

#### **Old Business**

- None

Planning Commission Comment

Erin Hill moved to adjournment, Marv Bennink supported, and the motion carried unanimously.

Adjournment 7:00 pm

Respectfully submitted,

Jennifer Bosch