

**Tallmadge Charter Township
Planning Commission
Regular Meeting
September 24, 2024
6:00PM**

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

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

Approval of the minutes from the August 28, 2024 Regular Meeting: Marv Bennink motioned to approve the minutes with a name correction of DK Engineers to DK Engineered Construction. Erin Hill seconded, and it carried unanimously.

Non-agenda item inquiries:

James – Busch Drive Concrete – inquiry to amend ordinance or allow variance to waive the setback requirements. References Section 6.10. Distributes site plan showing the layout and highlights how the neighboring property to the south. Requests a response from the Commissioners. Discussion among Commissioners. Busch Drive would like Commissioners would uphold the 15 ft setback as previously approved, but was denied at the board level. Commissioners favor Fresh Coast Planning to come up with updated language.

Crowly Drive representative here to listen about what is going on with the Tallmadge Pointe Plan as they are concerned about the development plans.

New Business

- 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

Curt Rypma and Dave Hanko recuse themselves.

Joel Terpstra moves to elect Marv Bennink as interim chair for this hearing, and Erin Hill seconds. Motion carried.

Marv opens the floor to Dave Hanko for a review of the proposed plans. Dave states these are the same plans as were presented a few months ago, stating various reasons of delay, causing a need for an additional review.

Greg Ransford then takes the floor to address what the Preliminary Plan review is, and what to expect at the final review plan. Addresses the request from residents on Crowley Drive. States applicant has met the required step to complete this review. Highlights the concern the fire department has regarding radius on the proposed Crowley Drive.

Joel Terpstra motions to approve the preliminary development plan as presented with the following conditions:

1. Shall install a bike path on Leonard as shown on the site plan
2. Shall install four “No Parking” signs along the street at 5, 10, home 1, and home 20 along the road and shall be identified on the site plan.
3. Shall provide one trash service used for all dwellings for pick-up service with trash bins stored inside.

Joe Grochowalski seconded the motion, and it carried unanimously.

Curt Rypma and Dave Hanko rejoined the board.

- Text Amendment Discussion
 - o Automotive detailing, vinyl wrapping, and window tinting use

Greg Ransford highlights what he found regarding the automotive use. Discussion among Commissioners about various locations where car detailing businesses are located within other townships. Commissioners directs Fresh Coast Planning to create language for this type of request. Discussion on what to include in the language. Use by right in C-2 zoning and special use for within industrial zoning.

Old Business

Greg Ransford updates the Commissioners about the recent developments about “workable ordinance” regarding solar use ordinances. Highlights how this type of ordinance is done at the local level, and bypass the requirements to go thru the state level review. Greg Ransford states several instances that other townships have addressed this topic. Discussion between Commissioners and Greg Ransford.

Planning Commission Comment - none

Joel Terpstra moved to adjournment, Marv Bennink supported, and the motion carried unanimously.

Adjournment 6:40 pm

Respectfully submitted,

Jennifer Bosch