

**Tallmadge Charter Township
Planning Commission
Regular Meeting
October 22, 2024
6:00PM**

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

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

Approval of the minutes from the September 24, 2024 Regular Meeting: Joel Terpstra motioned to approve the minutes. Matt Fenske seconded, and it carried unanimously.

Non-agenda item inquiries:

Carol Vriesema – 10116 Linden Dr. Is here concerning the Busch drive mining application and prior to making any changes to the current mining ordinance that the commissioners take the time to review the current lakes. Is it requested to treat the lake, would like to know what happens after the project is complete to the condition of the lake in future years and how the bonds and other review items are released. Highlights the current ordinance. Who is responsible for erosion issues and other lake issues upon completion. Mentions issues with her current lake and the problems they face.

Karl VanOosterbrugge – 593 Country Lake, re: property on 2nd Ave. Has several parcels that wants to sell off. Can property be sold off if considered land locked, but has legal document showing there are easements to the land lock property. Discussion with Greg and Commissions. Will discuss further after meeting as this is not a Planning Commission issue.

New Business

- Public Hearing
 - o Text Amendments Related to Automotive Detailing
 - Section 11.02(m) – Permitted Uses
 - Section 11.02(n) – Permitted Uses
 - Section 12.03(i) – Uses Permitted After Special Approval
 - Section 12.03(j) – Uses Permitted After Special Approval

Greg Ransford takes the floor to highlight the amendments and the request for this update.

Matt Fenske moves to open to public hearing, Joel Terpstra seconds and it carried unanimously.
No Comment

Matt Fenske moves to close the public hearing, Joel Terpstra seconds and it carried unanimously.

Joel Terpstra moved to recommend the ordinance language to the Township Board for approval. Dave Hanko seconded, and it carried unanimously.

- Text Amendment Discussion
 - o Mineral, Extracting, Monitoring, and Reclaiming Ordinance – Dimensional Reductions

Greg Ransford takes the floor to highlight the request for amendments and the request for this update. Highlights there is no given authority in this area. Points out the necessity to consider how this effects neighboring properties. The Draft Memo is referenced and discussion between Commissioners and Greg Ransford on various scenarios to revise the draft. Direction from the Commissioners to Greg Ransford is to move forward as there is a request to review this ordinance language with the attorney

Old Business

- None

Planning Commission Comment - Discussion about a PC meeting to combine November/December applications.

Joel Terpstra highlights the stand alone building near HS Die, appears to have a new business operating out of the building. Inquiring about that, and Fresh Coast planning will look into it.

Matt Fenske moved to adjournment, Joel Terpstra supported, and the motion carried unanimously.

Adjournment 6:35 pm

Respectfully submitted,

Jennifer Bosch