

**Tallmadge Charter Township
Planning Commission
Regular Meeting
November 19, 2024
6:00PM**

6:00 pm Curt Rypma called the meeting to order. Present: Matt Fenske, Joel Terpstra, Curt Rypma, David Hanko, Joe Grochowalski, Erin Hill and Marv Bennink. Also present; Greg Ransford Planner, with several members of the public present. Absent: None

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

Approval of the minutes from the October 22, 2024 Regular Meeting: Matt Fenske motioned to approve the minutes. Joel Terpstra seconded, and it carried unanimously.

Non-agenda item inquiries:

Dave Neswick - 24th Ave. If a property is listed as an LLC property. Is it possible to list it as an AIR BNB. State neighbors have a lot of traffic. Greg Ransford states no short-term rentals are allowed per our ordinances, only as a bed and breakfast establishment. Second Question: Can it be used as a college house? No, you cannot have multiple unrelated persons living in a residence.

- Dollar General – Cross access discussion – Greg takes the floor to give some background regarding this property/parcel and the need for cross-access points. Applicant would like feedback on this topic to determine future planning and preparations. Applicant takes the floor to work through the design on this property. Displaying the preliminary plans with hopes for direction on the cross-access requirements or other items that might be a hurdle to work through. Discussion about future needs for parking or access to neighboring properties once/should they become developed. Applicant highlights that there is county drain that runs along the north side of the property, creating a challenge to develop that area. Discussion about truck delivery. States there should be one truck delivery weekly, and applicant details how that would work. Curt Rypma asks Greg Ransford about traffic comparison with Dollar General and a gas station. Greg Ransford states that Dollar General tends to have less traffic, but that does not address future owners which might have a business that creates more traffic on to the property. Highlights that there are avenues to require future owners to address this cross-traffic issue. Curt Rypma asked why access from Ironwood wasn't included in the plan. Applicant responds that MDOT prefers access from the side road if available, so they planned this based on prior projects. Discussion among Commissioners. Where does the parking spaces count from? A: The number was figured based on ordinance required. Consensus was reached that the Planning Commission favors an access connection or shared driveway apron along Ironwood, and does not see a need for an access connection along Johnson Street.

New Business

- **Public Hearings**

- o **Text Amendment**

- **Mineral, Extracting, Monitoring, and Reclaiming Ordinance – Section 6.16 –**

Greg Ransford takes the floor regarding the Amendment and a couple suggested revision from legal counsel as printed below:

Section 6.00 – Restrictions Governing Permit Holder

6.16 The Township Board may authorize a reduction in any dimensional requirement of this Ordinance when the applicant proves, by ~~professional~~ evidence **satisfactory to the Township Board**, that the reduction will not create negative consequences to the health, safety, and welfare of adjacent properties, structures, and persons, and will not create negative consequences to the ~~health, safety, and welfare of the~~ land subject to the excavation **or to any structures or other real property**. Prior to authorizing a reduction in any dimensional requirement of this Ordinance, the Township may require additional professional evidence or studies **at the applicant's cost** to ensure the protection of the lateral stability of abutting lands and the land subject to the excavation, to prevent erosion, to prevent flooding, to prevent contamination of ground water, and to prevent destabilization of the environment.

Joel Terpstra moves to open to public comment. Marv Bennink seconds and it is approved unanimously.

Carol Vriesema - Linden Dr. – Highlights on the north side of the property and the setback measurements of 25 ft and 40 ft. States she has access and the right of way along south side of this property. States these setback adjustments will infringe on her property and access, especially when there is concern with future erosion. I hope the board will not take her rights away with having the setbacks of this current mining site revised to 15ft. Discussion among commissioners and Carol Vriesema. Asks for clarification of the slope. Does a slope need to remain untouched/natural slope or can it be mined and replaced.

Joel Terpstra moves to close public hearing. Erin Hill supports to close the hearing and it is supported unanimously.

Matt Fenske asked if there is a checks and balance process on monitoring these sites. Greg Ransford responds that there is. Typically, there are a schedule of inspections and review by the township engineers.

Joel motions to recommend to the Board of Trustees, the allowance for changes within the language. Dave Hanko seconds and it passed unanimously.

- o **Special Use Request**

- **Blue Water Pools – 1600 Lake Michigan Drive**

- **Seeking outdoor storage of trucks, trailers, and equipment**

Greg Ransford takes the floor to highlight the history of this property. States the business needs to have outside parking storage for business vehicles and trailers that exceeds what is allowed within the ordinance. This allows the PC to review and authorize through a special use permit.

Michael Pare, president of Blue Water Pools- Applicant states they bought this property 3 year ago and the business growing. He states there have been improvements to the building and now needs to be able to fully operate his business within the requirements. Discussion among applicant and Commissioners. Joel Terpstra asked about the neighboring parcel to the east. The applicant states that is all asphalt and intends to not use it for parking. Hopes to use it for future business opportunities.

Joel Terpstra moves to open the public hearing, Matt Fenske seconds and all approved.

No Comment.

Marv Bennink moves to close the public hearing and Eric Hill seconds, and it carries unanimously. Discussion among Commissioners and applicant. Discussion on the required handicap parking spaces and that the applicant is planning to go the ZBA for a variance.

Matt Fenske motions to recommend approval of the site plan as presented, because it meets the standards provided in Section 18.06 and Section 19.06. The site plan includes:

- Special Use Application form, dated 10.15.24
- BWPGR Special Use Application request explanation
- 1600 Lake Michigan Drive Current Site Plan
- 1600 Lake Michigan Drive Proposed Site Plan revised 11.6.24

with the following conditions:

1. The applicant seeks and receives a variance for the handicap parking spaces or revises the site plan to provide five handicap spaces as required in the TCTZO. If the applicant does not receive a variance this approval is void unless the applicant provides for five handicap parking spaces.

Joel Terpstra supports, and it passes unanimously.

- Site Plan
 - o Lavista Serene – Commercial Mixed Use Planned Unit Development – Preliminary Plan – Parcel 70-10-23-300-053
 - Seeking (wedding) event venue with on-site chapel and residential accommodations

Dave Hanko recuses himself as he is a representative for this applicant

Greg Ransford gives a recap of this mixed-use PUD. Trip generation analysis is a suggestion to require as MDOT is looking into the section of LMD as there has been a lot of growth. Highlights areas where replacement of landscaping may be added or required. An expert analysis example

would be someone who could shed light on this sort of project. The language is open-ended and can be determined based on need. Joel Terpstra asked about cross access. Highlights the need to be required to agree with water and sewer hookup once it runs past the property. States the plans seem to fit the neighboring properties. Dave Hanko takes the floor along with applicant Adrian Persenaire states that it would be a use by right, except for the proposed barn dominium which will host the onsite caretaker/ event coordinator which will be an added value to this venue to have eyes on the activities and police events. Matt Fenske asks about the proposed grass parking rather than gravel, especially when it rains. What was the thought of this? A: for aesthetic aspect and it would be a maintained lawn, not an overgrown field. Intends to need to have to make repairs should there become ruts or damage to the proposed space. What is the parking ratio of paved vs grass spaces? 55 paved and 34 grass spaces. Grass is better for the environment with rain runoff and added heat. Joe Grochowalski asked if this grass parking area be built to be able to sustain the weight of a firetruck should there be a need? The applicant is hoping to keep the rural element to this property. States the drive will be directly across from 12th Ave which is good traffic planning. The applicant does not think the Road Commission will require a deceleration lane because of the wide shoulders and curbing, and they will likely stripe the road to show the lane. The bungalows are only available to the party using the venue, not as a short-term rental unit. How will water/well and septic/sewer work? Plans to work with the Health Department on what they will require. Consider the layout if water and sewer were to be run down M-45. Continued discussion among applicant and Commissioners. Joe Grochowalski asks if there was a traffic study, what would the anticipated results of it be? Feels a study would show that there isn't enough traffic generated at a single time that would lead to any changes. Considers a left hand and right hand turn out in the driveway. Erin Hill highlights maybe a need for ADA access from Chapel back to reception venue.

Joel Terpstra motions to approve the preliminary plans with the following requirements for the final plan submission:

- Gravel base for grass parking
- Revisions of landscaping along with fencing, berms, vegetation, etc for the grass parking area.
- Sidewalks from parking to chapel/reception
- Cross-access to neighboring parcels.
- Water & Sewer agreement
- Sidewalk requirements
- Architecturally sealed plans
- Expert analysis of mixed use compatibility

The Commission concluded that a Trip Generation Analysis was not necessary. Joe Grochowalski seconds and it carries unanimously.

- **2025 Meeting Schedule approved, with the removal of the December meeting for 2025.**

Old Business

- None

Planning Commission Comment – None.

Matt Fenske moved to adjournment, Joe Grochowalski supported, and the motion carried unanimously.

Adjournment 8:25 pm

Respectfully submitted,
Jennifer Bosch