

Tallmadge Charter Township
Planning Commission
Regular Meeting
February 25 2025
6:00PM

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

Approval of the agenda with the correction to the address of Reliable Concrete changing it to 1319 Lake Michigan Drive was motioned by Joel Terpstra, Marv Bennink seconded, and it carried unanimously.

Approval of the minutes from the January 28, 2025 Regular Meeting was motioned by Dave Hanko, seconded by Joel Terpstra, and it carried unanimously.

Non-agenda item inquiries: None

New Business

• Site Plan

o Reliable Concrete – 1319 Lake Michigan Drive

- Seeking 7,680 square foot office and warehouse

Greg Ransford, planner took the floor to highlight the site plan details. Mentions the east side of the sidewalk, as it is not extended to the property line. Waiting for direction from the township engineer regarding the reason for this. Applicant states there is a telecom line that runs there.

Discussion about needing a cross-access easement proposed to be able to create an east to west connection with neighboring properties.

Discussion regarding the façade – as the plan is presenting a stone and wood façade, which together exceeds the 4ft requirements.

Applicant – Justin from Jeffery Parker Architects, takes the floor. The primary use of this property will be as a warehouse for equipment. Greg Ransford states that we do not allow for outdoor storage, or overnight storage of supplies. Only vehicles and trailers can be stored outdoors overnight. Curt Rypma states storage of crushed concrete or other materials is not allowed.

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

- Site Plan sheets prepared by Roosien and Associates dated February 6, 2025, Sheet 1 of 5 Existing Conditions and Removals Site Plan C-101, Sheet 2 of 5 Site Layout, & Landscape Plan C-102, Sheet 3 of 5 Site Utility Plan C-103, Sheet 4 of 5 Site Grading and SESC Plan C-104, and Sheet 5 of 5 Detail Plan C-501
- Floor Plan and Architectural sheets prepared by Jeffery Park Architects, Sheet 1 of 3 Floor Plan A1.1, Sheet 2 of 3 Exterior Elevations A3.1 and Sheet 3 of 3 Site Plan A0.1
- Millboard Siding specification sheets dated January 2024
- Healthy by Lindsay Windows specification sheets dated August 2024
- Versatta Stone siding specification sheets dated 2024
- Site Photometric Plan dated January 29, 2025
- Medallion-Lok roof material specification sheet received February 12, 2025
- MSR hidden fastener siding specification sheet received February 12, 2025

with the following conditions:

1. The applicant shall receive a permit from the Ottawa County Department of Public Health for the on-site sewage treatment system and the well
2. The applicant shall receive a permit from MDOT for the drive approach on M-45 and the sidewalk
3. The Township Engineer is satisfied with the proposed plans prior to issuance of a building permit and occupancy
4. The Township Fire Department is satisfied with the proposed plans prior to issuance of a building permit and occupancy
5. The applicant shall receive approval from the Ottawa County Water Resources Commission (OCWRC)
6. Execution of the standard Water and Sewer Special Assessment Contract
7. Complete installation of sidewalk to the west property line to east property line and the granting of easement to the Township, where necessary
8. Applicant will establish an east and west internal cross-access easement

The motion was seconded by Dave Hanko and it carried unanimously.

- **Text Amendment**

- o Pathways – Removal of payment In-lieu option

Updates have been made to the language to remove the option of payment in the “in-lieu” payment option. The presented language gives the Commission authority to require or not require installation of sidewalks. Discussion among Commissioners regarding properties already paid in and future development.

- o Solar (& Wind) Language – Workable Ordinance

Reference made regarding the law that took effect in November 2024, and the process of a workable ordinance. The language presented today is modified to be a workable ordinance so adjustments can be addressed based on each application needs.

Greg Ransford highlights various topics within the ordinance and the suggested changes. Discussion of various scenarios among Commissioners.

Old Business

- **None**

Planning Commission Comment – Marv Bennink asks has Tallmadge Township considered a resolution about the JH Campbell Plant to keep it online? Joel Terpstra stated that a request has been made at the monthly board meetings, but nothing has been done at the board level.

A motion for adjournment by Joel Terpstra and seconded by Marv Bennink and carried unanimously at 7:30pm

Respectfully Submitted by

Jennifer Bosch