

Tallmadge Charter Township
Planning Commission
Regular Meeting
January 28, 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 several members of the public present. Absent: Matt Fenske, Erin Hill

Approval of the agenda was motioned by Joel Terpstra, Marv Bennink seconded, and it carried unanimously.

Approval of the minutes from the November 19, 2024 Special Meeting was motioned by Joel Terpstra. Joe Grochowalski seconded, and it carried unanimously.

Non-agenda item inquiries: None

New Business

- Public Hearings
 - o Map Amendment – John Van Dyke – Parcel Number 70-10-11-100-012
 - Seeking rezoning from AG to RP

Greg Ransford takes the floor to give recap of this application. No improved frontage on 14th(which is a paper road), but the approved frontage is along Johnson along with an easement in the property. This application seems to meet the standards the township has set. Dave Hanko recused himself as representative of the applicant.

Marv Bennink moved to open the public hearing. Joe Grochowalski seconded, and it carried unanimously.

No comment

Marv Bennink moved to close the public hearing. Joel Terpstra supported, and it carried unanimously.

Joel Terpstra recommends approval to the Board of Trustees of the rezone application as presented, because it meets the three Cs of review, Joe Grochowalski seconded and it carried unanimously.

- Site Plan
 - o Dollar General – 13645 Ironwood Drive
 - Seeking 10,640 square foot retail store

Greg Ransford takes the floor to give a recap of the application. Also highlights that this is the 1st application since the implementation of the updated Ironwood Overlay Zoning. Highlights the exterior façade, parking spaces, truck dock, loading and unloading, along with landscape screening. Discussion between Greg Ransford and Commissioners.

Pete Oleszczuk, Joe Westerbeek ENG take the floor and explain what a reverse class panel fastener is. pre-engineered metal panel, and fastener is set in the rib, which attaches to gird. Discussion among Commissioners and applicants.

Applicant states the meters are placed for efficiency and practical use. Discussion about landscape screening by the gas meter.

States the Knox Box will go where the Fire Department requests.

Joel Terpstra motions to recommend approval of the site plan as presented, finding that it meets the standards provided in Section 18.06 of the TCTZO. The site plan includes:

- The Brick Series specification sheet (1 page);
- Nichiha Vintage Brick Tree-Part Specification sheets (8 pages);
- Nichiha Vintage Wood Tree-Part Specification sheets (9 pages);
- Declaration of Easement, prepared by Midwest V, LLC (7 pages);
- Cross Lot Access Easement (2 pages);
- Elevations, Dollar General, Sheet A3.01 reviewed 12.04.2024 by Concept Design Studio, Inc (1 page);
- Floor Plan, Dollar General, Sheet A1.01 reviewed 12.04.2024 by Concept Design Studio, Inc (1 page);
- Ground Sign spec sheet, prepared by Everbrite, Project No. 498369, Date 5/9/2024 (1 page);
- Wall Sign spec sheet, prepared by Everbrite, Project No. 498369, Date 5/9/2024 (1 page);
- Soils and Structures VanderWallBros. – 2022 Block Testing, ASTM C140 Test Report, dated 11/18/2022 (1 page);
- The Wood Series spec sheet (1 page);
- Parking Requirements at the proposed Dollar General letter, dated December 26, 2024 (1 page);
- SP Cool Coatings specification sheets (2 pages);
- ~~Nucor Buildings Group Reverse R-Panel Metal Wall Panel System, Nucor Buildings Group specification sheet (1 page); To Be Excluded.~~
- Stanely Access Technologies, Dura-Glide 2000 Series specification sheet, date 06/27/2023 (1 page);
- Drainage Summary and Calculations for Storm Water Management Grand Rapids (Ironwood) – Retail Development, dated December 11, 2024 (26 pages);
- US LED QubePAK Regal XL exterior light specification sheet (1 page);
- Midwest V. LLC – Retail Development set plan set, including:
 - o Cover Sheet, Sheet 1 of 9, Project No. 24034, dated 12/6/24
 - o Topographic Survey and Demolition Plan, Sheet 2 of 9, Project No. 24034, dated 12/6/24
 - o Site Plan, Sheet 3 of 9, Project No. 24034, dated 12/6/24
 - o Utility Plan, Sheet 4 of 9, Project No. 24034, dated 12/6/24
 - o Grading and Soil Erosion and Sedimentation Plan, Sheet 5 of 9, Project No. 24034, dated 12/6/24
 - o Landscape Plan, Sheet 6 of 9, Project No. 24034, dated 12/6/24
 - o Sanitary and Stormwater Details, Sheet 7 of 9, Project No. 24034, dated 12/6/24
 - o Construction Details, Sheet 8 of 9, Project No. 24034, dated 12/6/24
 - o Driveway Details, Sheet 9 of 9, Project No. 24034, dated 12/6/24

with the following conditions:

1. Compliance with the Township Fire Department review comments
2. Compliance with the Township Engineer review comments

3. Compliance with the Township Legal Counsel comments in regard to the access easement documentation
4. Submission to the Ottawa County Water Resources Commissioner for review and approval of the proposed stormwater system
5. Must Seek administrative approval for a non-exposed fastener product for the metal panels since those proposed are unacceptable
6. Northeast corner will add 3 additional arborvitae for additional screen of gas meter.
7. Approve deferred parking as presented.

Dave Hanko seconded, and the motion passed unanimously.

- Discussion Items

- o Pathways – Removal of payment In-lieu option

This discussion has been requested by Supervisor Bennet. To consider only the requirement of installation of sidewalks and not offer a payment in-lieu payment.

Discussion among Commissioners about existing businesses and future builds. Should exceptions be made? The general feel is that the Commissioners are ok with updated the language.

- o Master Plan

Discussion about the 5-year review process. There are a couple items within the plan that could be revised. Consider an overlay option similar to Ironwood along Lake Michigan Drive. Clean up some language. Discuss bringing a list of items that could be reviewed. The Board has an interest in having public input on the review. Planning Commission is interested in attempting to revitalize Riverhill Drive. Ransford will be processed accordingly, when time permits.

Old Business

- None

Planning Commission Comment: None

Joel Terpstra motioned to adjournment at 7:00pm, Marv Bennink seconds and it carried unanimously.

Respectfully Submitted,
Jennifer Bosch