

AGENDA

TALLMADGE CHARTER TOWNSHIP PLANNING COMMISSION

MARCH 25, 2014

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE FEBRUARY 25, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

- Ken VerWoert Development
 - General concept discussion

NEW BUSINESS

- Site Plan Applications
 - Kanine Kennel
 - Proposed Kennel at 11285 1st Avenue – 70-10-24-484-008
- Public Hearing
 - Text Amendment
 - Section 3.02(i) – Accessory Uses and Buildings – Other Accessory Buildings

OLD BUSINESS

- Map Amendment Application
 - High Grade Materials – 0 Linden Drive – 70-10-29-400-016 PT
 - Proposal to rezone property from Industrial to R-1 Single Family Residential

PLANNING COMMISSION COMMENT

ADJOURNMENT

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 25, 2014

7:00 pm Marvin Bennink called meeting to ordered.

Members Present; Marvin Bennink, Dewey Bultsma, James Szejda, Tim Irwin and Joel Terpstra

Members Absent; Donald Smith and Matthew Fenske

James Szejda provided a motion to approve the Agenda. Joel Terpstra seconded the motion and was carried unanimously.

James Szejda provided a motion to approve the Minutes from the February 25, 2014 Planning Commission meeting.

Also Present; Greg Ransford, Ken VerWoert, Adam Rink, Jared Watson and members of the public.

7:05 Non-Agenda Items:

- **Ken VerWoert Development**

Ken VerWoert purposed a new townhouse development that will consist of 18 units. Looking for Conditional Zoning if this project shall continue to proceed. The parcel is approximately 3.5 acres zoned R-2 (Medium Density).

Greg Ransford stated it is not possible to rezone without a variance in the current zoning district. Conditional Rezoning to R-3 (High Density) is possible to request.

Joel Terpstra stated that Kristine Sund rezoned to R-2 (Medium Density) about 3 years ago.

Greg Ransford stated that if development were to continue in current zoning, maximum units would only be up to eight townhouse units.

Marvin Bennink stated that it could be possible development but concerned for the neighbors in the area since it was already rezoned to R-2 within the last three years.

7:15 pm New Business:

- **Site Plan Application-Kenine Kennel**

Adam Rink stated that he is interested in opening a Kennel at 11285 1st Ave. He stated that it will be a higher end daycare service within a controlled environment. He also stated that he would like to add grooming services and a small retail area within the facility. There will be a small fenced in area where the dogs will be outdoors for short periods through out the day behind the facility if it needs to be fenced.

Joel Terpstra asked if he has previous experience or a start up business.

Adam Rink stated that is in fact a start up business but he has done a lot of research and has found that there is a demand in this business.

James Szejda asked if the outside area will be fenced and if the dogs will be left outside all day because of the concerns that he has with being so close to Standale Assisted Living and Appletree Learning Center that is located in the same area.

Adam Rink responded and said that the outdoor area will be fenced with a privacy fence that meets the requirements of the township. The dogs will not be left outside for long periods.

Greg Ransford did note that kennels are permitted in the AG District and also in the C-2 District.

Joel Terpstra stated that he wanted to see that the dumpster enclosure is completed with the installation of the bollards before occupancy.

Dewey Bultsma asked the amount of dogs that will be there at one time.

Adam Rink stated that there could be up to 20 to 40 dogs at one time.

Joel Terpstra is concerned for the amount dogs that could be there.

Adam Rink stated that there is no regulations on the amount.

Greg Ransford stated that Ottawa County will be required to license the business and he will have to meet the requirements from that office.

Marvin Bennink questioned the lighting and that it will need to meet the requirements of the township.

Adam Rink did state that the lighting will be addressed and new replacement lights will be installed to meet the requirements.

James Szejda provided a motion to approve the Site Plan with the following conditions; Installation of 6 foot vinyl privacy fence for the outside area for the dogs, Screened waste container and dumpster area with bollards in place, the lighting to meet the requirements of Tallmadge Township and Maximum capacity of 40 dogs, plan must be completed within 60 days. Joel Terpstra seconded the motion and was carried unanimously.

8:00 pm Public Hearing:

- **Proposed Text Amendment Ordinance – Section 3.02(i) Accessory Use and Buildings**

Greg Ransford stated the proposed amendment ordinance, we revised the language to begin at 2.4 acres with the maximum square footage of 2,400. If the parcel is greater than 2.4 acres the size of the accessory building shall increase 1% of the lot area.

8:05 pm Marvin Bennink opened the public comment:

Tim Grifhorst, 1187 Luce Street SW

Mr. Grifhorst stated that this is a good change for the township and that it was long over due. He also stated that he feels that in time the township should look at the height of the buildings.

Richard & Betty Peterson, 1081 Luce Street SW

Mr. Peterson commented that it is a very good idea to increase the size of the accessory building, gives them more opportunity to have more storage. They also agreed with Mr. Grifhorst in that the height should be addressed.

8:20 pm Marvin Bennink closed the public comment.

Dewey Bultsma provided a motion to recommend approval of the second version provided by the Township Legal Counsel. Tim Irwin seconded the motion and was carried unanimously.

8:25 pm Old Business:

- **Map Amendment Application-High Grade Industrial**

Jared Watson with High Grade Materials located at 0 Linden Drive is seeking to rezone a parcel that is currently zoned Industrial to R-1 Single Family Residential. The parcel is an .89 acreage lot that they are looking to rezone as R-1 and planning on combining with the lot the is located to the north, which is zoned R-1.

Marvin Bennink stated that the Planning Commission is hesitant on rezone since the lot is less than one acre. If they were to rezone the lot will be non-conforming.

Jared Watson said that the lots that John Koster owns are all buildable lots.
Joel Terpstra stated that rezoning this lot will be non-conforming and will only have 55 feet of road frontage. A buildable lot requires no less than 120 feet of frontage.

Jared Watson stated that it is John Koster's intention to buy the rezoned parcel, then combine with his lot that is to the north, and make that a buildable lot.

Dewey Bultsma provided a motion to table the request until further information is provided. Joel Terpstra seconded the motion and was carried unanimously.

9:05 pm Planning Commission Comment:

The members of the Planning Commission discussed the Master plan and the future development of M-45/ Lake Michigan Drive.

9:15 pm Dewey Bultsma provided a motion to adjourn. Tim Irwin seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative Assistant