

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF FEBRUARY 13, 2006**

Chairman Daniel Murray called the meeting to order at 7:30 p.m.

**Members present: Daniel Murray, Toby Van Ess, Donald Smith, Marvin Bennink
and Matthew Fenske**

Member absent: Dewey Bultsma

Also present was Greg Ransford, Township Planner

The minutes of the December 12, 2005 meeting were approved as presented.

The Planning Commission moved the Special Use Request from Wolfpack ATV to the next item on the agenda.

1. Special Use Permit – Wolfpack ATV, Inc. is requesting a Special Use Permit to operate a small assembly shop and vehicular sales office in an existing building on parcel number 70-10-24-484-008. This parcel is located at 0-11285 First Avenue and is zoned Industrial.

Tim Hoffman, part owner of Wolfpack, said they have had a computer company since 1989 in Wyoming and they are looking to diversify. They are interested in youth size ATV vehicles as a wholesale operation; however that requires a dealership license for the State of Michigan, part of which is assembly and wholesale distribution. Their entire business would be in an 8000 square foot area which would include a small showroom. They are not looking to do large scale retail, mainly warehouse and assembly.

Daniel Murray said the business mostly qualifies as Industrial. Matthew Fenske asked if there was an issue with the buildings façade. Daniel Murray said the township attorney is giving his opinion on that; the Planning Commission does not need to make a decision on that matter. The issue for the Planning Commission to consider is whether Industrial zoning fits with a 700 square foot showroom. Mr. Hoffman said the showroom is mainly for dealers or people from out of town. Daniel Murray asked Mr. Hoffman if he would still want his business at that location if he were not allowed any retail. Mr. Hoffman said some traffic is nice, and this is an exciting new concept, people will want to come in and look.

Daniel Murray read from the Zoning Ordinance, Chapter 12, Section 12.02, permitted uses in Industrial, and Section 12.03, uses permitted after special approval, which includes any other uses of the same general character. Marvin Bennink is concerned that retail is not appropriate at that location.

The meeting opened to the public.

Rick Geenan, one of the owners of the property, said the main portion of the business would be warehouse and wholesale, with a 400 square foot display which would be ancillary to the entire function. He stated that other wholesale distributors do the same and do not advertise.

Mr. Stehouwer, another property owner in the Industrial park, is opposed and said another company came in 1998 or 1999 for a piano company and was denied.

Mr. Hoffman said they would probably look for another location if they were not allowed any retail. Kevin Heinig of 0-270 Leonard Street said if they were allowed retail with off the street traffic, they'll want to test drive the vehicles up and down through the Industrial Park. He suggested they could have a showroom for the wholesale customers only.

Mr. Hoffman said from an insurance standpoint, they do not keep fuel in the vehicles, and they would not allow test-driving of the vehicles.

Marvin Bennink moved, Donald Smith supported, motion CARRIED to recommend DENIAL of the request to the Township Board based on the fact it is not appropriate to have retail sales in Industrial zoning. Ayes: Daniel Murray, Marvin Bennink and Donald Smith. Nays: Matthew Fenske and Toby Van Ess.

2. Final PUD Review – Dave Dishaw is requesting final review of a proposed Planned Unit Development, Lake Michigan Estates, for parcel number 70-10-24-300-060. This parcel is located at approximately 0-525 Lake Michigan Drive and is zoned C-2 in the front along Lake Michigan Drive and Rural Preserve in the northerly portion of the property.

Jack Rogers of Field and Stream Realty was present on behalf of the applicant. He presented new plans with three additions and clarification, per the request of Township Planner, Mr. Ransford. More detail on the lift station is included, and the proposed utility easement from the development into 12.4 acre detention pond is now proposed on lot #1 and the back of lots 2 and 3. Mr. Rogers also supplied Condominium Covenants and By-Laws and colored renderings of the condo units.

Toby Van Ess went over comments that Dewey Bultsma had relayed to him regarding the request:

1. Road side – water and sewer on the west side of property, would like to see infrastructure to power line easement.
2. Lot that comes off comes into circle at 90-degree angle.
3. Truck radius – large enough for turn around, would like to see an island out there. Mr. Bruggink said the county would not allow that, Donald Smith agrees, that would not be safe.
4. Spill way for detention pond, will come with construction plans.
5. 8 inch sanitary sewer getting sewer into Camelot Estates, possibly obtain easement. Donald Smith said they will probably want to come in off M-45 and that is ultimately determined by elevations.
6. Public Road – proximity. Short driveways, not enough room for parking in driveways, could have more off street parking, longer driveways or service drive. Mr. Bruggink said there are two spaces in the garage and 2-4 outside and the rest on the road. They have also proposed a turn around one car wide that can be used for turn around or parking for one more space.
Donald Smith said off site parking does not get used; people will park on the street. He feels the turn around will be better.
7. Some will back out into the intersection. Mr. Bruggink can change those.
8. Curb and gutter all of Sessions Drive, if so then problem with on street parking.
9. Second exit needed, maybe a fire drive out to Third Avenue, okay if grass over gravel and gate, for emergency only.
10. Mr. Bruggink said they have already proposed sidewalks and lighting.

Greg Ransford said now the easement to the north is 66 feet wide, they moved the buildings out. Mr. Ransford asked if the Ottawa County Drain Commission or the Ottawa County Road Commission have looked at these plans yet. Mr. Bruggink said they are getting that lined up. Toby Van Ess would like to see updates made to the plans, and the Planning Commission needs time to look at the covenants and make sure all the bases are covered. Therefore, Toby Van Ess moved, Donald Smith supported, motion CARRIED to TABLE the request in order for the applicant to address the items discussed:

1. Show 12" watermain extended to west property line
2. Show sanitary sewer extended to west property line along Lake Michigan Drive
3. Adjust property that meets Sessions Drive at a 90 degree angle
4. Construction documents should include emergency spillways for the detention areas
5. Check with township engineer regarding the creation of an easement for future sewer to service Camelot Estates to the west, or off from Lake Michigan Drive
6. Designate a grasscrete emergency exit creating a second drive going out, off from Sessions Drive to the east
7. Realign houses on the corners where they back into intersections
8. Concrete curb and gutter at all intersection radii
9. Inform Planning Commission of status of permits from various agencies, such as the DEQ, Ottawa County Drain Commission and Ottawa County Road Commission. These should be approved by the final review for the Township Board.

Toby Van Ess would like Moore and Bruggink's determination on the ponds, sizing of the lift station, etc. before the public hearing.

Ayes: Daniel Murray, Toby Van Ess, Donald Smith, Marvin Bennink and Matthew Fenske. Nays: none.

Supervisor William Wiersma then introduced Dick Temple as the new Planning Commission member to fill the vacancy. The Township Board is expected to do this formally at tomorrow night's meeting.

3. Preliminary PUD Review – Christian Wiser is requesting preliminary review of a proposed Planned Unit Development for parcel number 70-10-25-100-035. This parcel is located at approximately 0-550 Lake Michigan Drive and is zoned R-1.

Steve Smit of Focus Engineering spoke representing Mr. Wiser. He met with township officials regarding the proposed lift station and the proposed drive on the west side to get to phases two and three. He designed the plan to minimize the impact to the wetlands per the DEQ. Also, architecturally, they are trying to look very upscale, especially on the exposed side. They are proposing brick with vinyl siding and shutters and a pitched roof with cupola's. They did come up with a drive on the east side that then crosses over to the west side. The west side is adjacent to the Consumers Energy power lines. Landscaping would comply with the Zoning Ordinance, the location of the landscaping dependant upon the lift station. There are a variety of storage unit sizes proposed, from 5 x 5 up to 12 x 40; some would be drive through. He feels the storage units would be appropriate to accommodate the condominiums across the street and Grand Valley State University.

The parcel is only 200 feet wide and the power lines run along the west side, this is a tough parcel to deal with. They would have a 6-8 foot high decorative obscuring fence or wall.

Daniel Murray referred to the zoning. The parcel is currently zoned R-1, and the Planning Commission is considering possibly changing the Master Plan to allow Commercial, however storage units would be considered an industrial use.

Mr. Wiser said all other storage facilities in the surrounding five-mile area are at 90-95 percent occupancy; therefore there is a need.

Matthew Fenske asked about how deep into the parcel the first phase would go. Mr. Smit answered about 1000 feet. It is approximately 800 feet to the back of the last building in phase one. Toby Van Ess asked about water. Mr. Smit said they had a meeting at Moore & Bruggink haven't been told yet, they only need a ½ bath for their facility, however they are not opposed to putting water in. Mr. Van Ess said the fire chief feels strongly about having fire hydrants back there. Donald Smith said the main problem is zoning.

Greg Ransford has seen store and lock facilities considered a commercial use. Tallmadge only allows them in Industrial, but storage is not a high intensity use. Right now it is premature to rezone to Industrial. After the Planning Commission completes the Master Plan, they could look at the text to see if store and lock could be allowed in Commercial. Donald Smith agrees and added that the property is not conducive to much of anything, but first the Master Plan zoning needs to be determined.

William Wiersma said it is important that water and sewer be extended to the west side of that property. Mr. Wisner said it is critical for the township to have the lift station on his property as opposed to the north side of M-45. Mr. Wisner said the storage facility would look better than most Industrial uses such as a tool and die shop. Mr. Wiersma said this lift station is imperative to serve the rest of the utility service district that the lift station at Leonard and 8th Avenue cannot serve. Daniel Murray and Marvin Bennink agree it is probably an excellent use of that property, but they are not comfortable with the zoning at this time.

Marvin Bennink moved, Toby Van Ess supported, motion CARRIED to DENY the request due to it not being consistent with the site until after the Master Plan and text are amended. Ayes: Daniel Murray, Toby Van Ess, Donald Smith, Marvin Bennink and Matthew Fenske. Nays: none.

4. Site Plan Review – Engelsma & Associates is requesting Site Plan Review to construct a multi-tenant industrial use building on parcel number 70-10-24-485-003. This parcel is located at approximately 0-237 Steele Street and is zoned Industrial.

Jeff Brinks of DCI Engineering spoke representing Engelsma & Associates. The proposed building would be on Lot 14 in the Tallmadge Industrial Park. The proposed use is consistent with zoning, being separate units to house trades people with warehouse and office space.

Mr. Brinks addressed Mr. Ransford's concerns:

1. The applicant will install a screening fence.
2. The materials intended for the façade of the building have been changed and they are now proposing the entire building with split face block.
3. The building will be used for residential contractors, such as a plumber and cabinet maker with warehouse and office space.
4. They submitted approval from the Tallmadge Industrial Committee.

Greg Ransford clarified there would be all textured block on all four sides. Mr. Ransford said that is then in conformance. They will have no outside storage other than the dumpster area.

Donald Smith said the Site Plan includes everything he looks for.

Toby Van Ess moved, Donald Smith supported, motion CARRIED to APPROVE the Site Plan with the contingency that they use the changes on the plan amended 2-13-06 with a screening privacy fence and split face block. Ayes: Daniel Murray, Toby Van Ess, Donald Smith, Marvin Bennink and Matthew Fenske. Nays: none.

Election of officers: Toby Van Ess moved, Donald Smith supported, motion CARRIED to elect Daniel Murray as chairman, Matthew Fenske as vice chairman and Dewey Bultsma as secretary. Ayes: Daniel Murray, Toby Van Ess, Donald Smith, Marvin Bennink and Matthew Fenske. Nays: none.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Denise Lanting, secretary