

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF AUGUST 8, 2005**

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

Members present: Lenore Cook, Daniel Murray, Toby Van Ess and Donald Smith

Members absent: Marvin Bennink, Matthew Fenske and Dewey Bultsma

Also present was Greg Ransford, Township Planner

The minutes of the July 11, 2005 meeting were approved as presented.

1. Master Plan discussion regarding letter sent to township property owners in the River Hill/Linden areas in reference to consideration of modifying zoning designations on the Master Plan.

Greg Ransford pointed out the River Hill (formerly Lake Michigan Drive) and Linden area, which is currently zoned C-2, and noted that the Master Plan almost duplicates the current Zoning Map. A few of the existing businesses in the area had approached Mr. Ransford seeking ways to gain more exposure for their businesses since they are no longer on the main thoroughfare. They have since put up a shared sign. The township sent a letter to inform the property owners in the area about tonight's meeting; however no one from that area is in attendance tonight. Also, no letters or phone calls were received. Public water and sewer are not available in this area.

This is not so much a zoning issue, but more specifically, how to attract business. Possibilities include sidewalks and street lights. These could be set up as a special assessment for those property owners. The district is within close proximity to Grand Valley State University; therefore it is a serviceable area. Donald Smith added that it is a handicapped area since public water and sewer are not available. The Planning Commission concluded that they need input from the property owners; however there has been no response to the letter we mailed.

Greg Ransford said the Planning Commission could hold a Public Hearing in October and then send a recommendation to the Township Board regarding the Master Plan as a whole. Lenore Cook moved, Donald Smith supported, motion CARRIED to TABLE the item until the Public Hearing.

2. Rick Huisken of 14161 8th Avenue asked about the status of the Accessory Building discussion. Mr. Ransford answered that the Public Hearing will be in September. Mr. Huisken asked if the Planning Commission was considering changing the height allowance. He has a one story house, and would not be able to fit a motor home in the accessory building with the current height limitation. Donald Smith said that could be discussed at the Public Hearing next month.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Denise Lanting, secretary

