

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
MARCH 3, 2015

**3:00 pm Marvin Bennink called the meeting to order.**

Members present: Marvin Bennink, Dewey Bultsma, Tim Irwin, Joel Terpstra, James Szejda and Tim Grifhorst

Members absent: Matthew Fenske

Also present: Greg Ranford, Steve Witte and Arnold Grover

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

Joel Terpstra provided a motion to approve the Minutes from the January 27, 2015 Planning Commission Meeting. Tim Grifhorst seconded the motion and was carried unanimously.

**3:05 pm Old Business:**

- **Site Plan Review Applications**
  - **Lake Michigan Commerce Park, LLC – O-465 Lake Michigan Drive**
    - **Seeking to construct second contractor unit/office building**

Joel Terpstra provided a motion to remove the application from the table. Tim Irwin seconded the motion and was carried unanimously.

Mr. Witte stated that these items were corrected; a wall mounted light fixture was added to the north side of the building. Added an additional 14 parking spaces to the parking lot to the west and 9 additional spaces will be added to the south parking lot. A total of 109 parking spaces will be available.

Dewey Bultsma asked if the parking lots were separate.

Mr. Witte stated that it'll be one continuous parking lot between the current building and the new construction.

Dewey Bultsma questioned the area to the north of the current structure and asked if there would be a driveway that expands around the building and if parking spaces would be added.

Mr. Witte stated that would have to contact the MDEQ and work with them to see if that additional driveway would be possible.

James Szejda questioned if there would be enough space for semi trucks to maneuver into the truck docks.

Mr. Witte stated that there will be 180 feet from building to building and feels that space is more than adequate for parking and truck maneuvering.

Chief Gavin stated that this size building should be equipped with an overhead sprinkling system, and not knowing what type of business will occupy the space. If the overhead sprinkling system is not an option than four fire hydrants will need to be installed for proper service, should there be an emergency.

Mr. Witte stated that there is two fire hydrants already located on this property. In addition, the new construction will meet the requirements of the Michigan Building Code for fire compression.

Dewey Bultsma questioned if there will be exit doors on the east exterior walls.

Mr. Witte stated that there would not be exterior doors because the building walls will be located right up to a retaining wall.

Joel Terpstra provided a motion to approve the Site Plan Review Application with the following conditions:

- Establish a looped drive to the north end of the existing building along with parallel parking against the building.
- Relocate the proposed additional 14 parking spaces to the north of the existing building where permitted by the MDEQ, maintaining a total of at least 109 parking spaces on the entire site. This condition is given the applicant exercises all MDEQ permitting options. If denied by the MDEQ, the site plan can revert to plan dated 2/10/2015.
- Review and approved by the Township Fire Chief that satisfies fire suppression requirements, the number of fire hydrants and fire wall as required by the Fire Department to adequately service the building.

Tim Irwin seconded the motion and was carried unanimously.

#### **4:15 pm New Business:**

- **Mineral Extracting, Monitoring and Reclaiming Ordinance**
- Discussion took place regarding mineral extracting, monitoring and reclaiming ordinance, which shall update the language and requirements for future mining projects. Further review shall take place at next meeting.

**4:30 pm Joel Terpstra provided a motion to adjourn. Jim Szejda seconded the motion and was carried unanimously.**

Respectfully submitted,

Val Schwallier  
Administrative Assistant