

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 28, 2015

7:00 pm Marvin Bennink calls meeting to order

Members present: Marvin Bennink, Matthew Fenske, Tim Grifhorst, Dewey Bultsma, Joel Terpstra, James Szejda

Members absent: Tim Irwin

Also present: Greg Ransford, Ken VerWoert, Ron Meyer

Joel Terpstra provided a motion to approve the Agenda. Matthew Fenske seconded the motion and was carried unanimously.

Matthew Fenske provided a motion to approve the Minutes from the March 29, 2015 Planning Commission Meeting. James Szejda seconded the motion and was carried unanimously.

7:10 pm New Business:

- **Site Plan Review Application**
 - **Agape Plastics, Inc. -11474 1st Ave**
 - Requesting approval of a 64,000 square foot addition, additional parking, and drives.

Mr. Halonen stated that Agape Plastics is requesting the 64,000 square foot addition to provide extra production/storage area. With this addition, it will create an additional 50 jobs. They will also be able to bring in new equipment, which will need increase production. It will also allow Agape Plastics, Inc. to stay within the township.

Joel Terpstra questioned the length of time that this facility will continue to meet the needs.

Mr. Halonen stated that there is currently 73,000 square foot production area and feels that the addition of 63,000 more square feet will be sufficient.

James Szejda asked if the Fire Chief had time to review the site plan.

Greg Ransford stated that the Fire Chief has reviewed and stated that the placement of the hydrants will be more that sufficient.

Dewey Bultsma questioned if the detention pond met the requirements.

Mr. Halonen stated that the smaller of the two detention ponds will be filled and that the larger of the two will be expanded.

Joel Terpstra asked if the landscaping met the Township requirements.

Greg Ransford stated the all requirements per the ordinance have been met.

James Szejda had questions regarding the façade and if all requirements were met.

Greg Randsford stated that the building façade met all requirements per the township ordinance.

James Szejda provided a motion to approve the Site Plan as submitted with the approval by the Water Resource Department. Joel Terpstra seconded the motion and was carried unanimously.

- **Public Hearing:**
 - **Tallmadge Woods Condominium Planned Unit Development – Final Development Plan**

Mr. VerWoert presented a plan to continue into Phase II, III, and IV of the Tallmadge Woods Condominium Development. Mr. VerWoert stated that he has been working with the water resource department to make sure the proper drainage is in place. He also stated that an 8” main would be installed to the east and run between units 39 and 40. The retention pond that was developed in 2001 was designed to accommodate the future developments.

Matthew Fenske asked how many units would be built in this phase.

Mr. VerWoert stated that there would be six stand-alone units and four double units.

Tim Grifhorst questioned the size of the water main proposed.

Mr. VerWoert stated that an 8” water main is required.

7:50 pm Public Portion of the Hearing:

Mark Daling at 12131 8th Ave, stated that he lives on the corner of 8th Ave and Leonard Street. His main concern is with the water flow and flooding if retention ponds do not hold.

7:55: Public Portion closed.

Dewey Bultsma asked if storm drains would be throughout the entire development.

Mr. VerWoert stated that between units 51 and 52 a storm drain would need to be installed.

Joel Terpstra provided a motion that Major Amendment Application is passed to Tallmadge Charter Township Board of Trustees for Phase II of the Tallmadge Woods Condominium Planned Unit Development – Final Development Plan. Will also address the detention pond in Phase III and IV and this is to include the 8” water main. Dewey Bultsma seconded the motion and was carried unanimously.

- **Lamont Civic Association- 4615 Leverette Street**

- Requesting amendment to special use permit for basketball court, drive and parking modifications

Mr. Meyer, President of the Lamont Civic Association would like to install a basketball court and would be adding handicap parking. Mr. Myer feels that the community would benefit from this plan.

Greg Ransford stated that this is a deviation from the approved 2012 Site Plan, that was to include a paved surface with parking spaces, and the storm drainage systems have not been installed.

Joel Terpstra questioned the layout of the basketball court and parking lot.

Mr. Myer stated that the basketball court would be a concrete slab that will over lap the gravel parking lot.

Matthew Fenske asked if parking spaces would be eliminated due to the basketball court and if so how many.

Greg Ransford stated that six spaces would be eliminated.

Joel Terpstra questioned if Mr. Meyer would be willing to move the placement of the basketball court.

Mr. Meyer stated that he would not be will to move the location because it would not be cost effective anywhere else.

Dewey Bultsma provided a motion to table the request for the Lamont Civic Association’s Special Use Permit for basketball court, drive, and parking modifications until the approved 2012 Site Plan has been completed. Tim Grifhorst seconded the motion and was carried unanimously.

- **Section 20.03-Penalties of the Tallmadge Charter Township Zoning Ordinance**

Greg Ransford stated that the Tallmadge Charter Township Board of Trustees has requested the fees of the civil infraction offenses to be increased because the current amount due does not currently comply.

Marvin Bennink closed the public portion due to no comment was made.

Dewey Bultsma provided a motion to recommend the change in the Language in Section 20.03 – Penalties of the Tallmadge Charter Township Zoning Ordinance to The Tallmadge Charter Township Board of Trustees. Joel Terpstra seconded the motion and was carried unanimously.

8:50 pm Old Business:

- **Mineral Extracting, Monitoring and Reclaiming Ordinance**

General discussion took place regarding this ordinance and the members would like to follow up later.

Dewey Bultsma provided a motion to table until a later date. Tim Grifhorst seconded the motion and was seconded the motion and was carried unanimously.

9:00 pm Meeting Adjourned:

Joel Terpstra provided a motion to adjourn. Dewey Bultsma seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative Assistant

