

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
June 10, 2013**

7:00 p.m. meeting was call to order by Marvin Bennink.

Members present; Marvin Bennink, Joel Terpstra, Dewey Bultsma, Matthew Fenske, Tim Irwin and James Szejda.

Members absent; Donald Smith

Also present; Greg Ransford, Dave Schuusta, Jim Kragt and residence from Kozy Kove.

Matthew Fenske made a motion to approve the agenda. Joel Terpstra seconded the motion and was carried unanimously.

Matthew Fenske made a motion to approve the Minutes from the March 4, 2013 and March 11, 2013 Planning Commission Meeting. Joel Terpstra seconded the motion and was carried unanimously.

7:05 p.m. Non-agenda items:

Leon Hoogewind is concerned of a 12x20 accessory building not meeting the set-back requirements and asked what could be done to meet those requirements. Marvin Bennink asked if it could be moved easily and suggested if so that's what would be recommended.

7:10 p.m. New Business:

- Private Road application for; North Pointe Drive

Dave Schusta stated that the road was developed in 1998 and is requesting additional lots along the private road. He has provided documentation from Moore & Buggink and meets the private road requirements with an additional stop sign that needs to be added.

Marvin Bennink questioned if the road is a paved road.

Dave Schusta said that the road was paved when it was first developed. Mr. Schusta also stated that there are no water or sewer connections available.

James Szejda asked if the new lots will be buildable.

Dave Schusta stated that all lots were surveyed at the time of development and is ready to be built on.

Matthew Fenske made a motion to approve the application with the condition that the stop sign is installed and the required maintenance document is verified by staff and recorded. Joel Terpstra seconded the motion and was carried unanimously.

- Private Road application for; Kozy Kove.

Jim Kragt stated that in 1985 he applied for four land divisions along with a private road application. In 1995 he applied for another four land division requests. Today he is requesting another land division for Double lot A, B and C with a 2 foot expansion and a turnaround to the private road. He had Holland Engineering do the survey.

Greg Ransford stated that a stop sign needs to be installed at the corner of Ponderosa Drive and Kozy Kove.

Joel Terpstra asked if all the lots were buildable including the water frontage.

Jim Kragt stated that all the lots are buildable.

Dewey stated that there needs to be elevation height recorded on the survey along with the minimum lowest evaluation number, also needs the building envelopes with setbacks. The DEQ will provide the elevation number if requested at no charge but will take up to 45 days to complete.

James Szejda made a motion to approve the pending variance from the Board of Trustees and with the condition that a stop sign is installed at Ponderosa Drive, the building elevation openings are provided for each vacant lot, the missing dwelling is drawn on the plan and the building envelopes are provided for all vacant lots. Dewey Bultsma seconded the motion with approval of the Board of Trustees.

- Site Plan application for Bolt Bin. Tim Irwin had abstained due to the fact that is the owner of this business.

Tim Irwin stated that the new building will be approximately 8300 square feet and will be located on the adjacent lot. He also stated that it will be used as storage only. The building materials will match that of the current building.

Dewey Bultsma questioned if Ottawa County Drain Commission had looked at the plan regarding the drain field and that a one inch pipe will be draining in to a four in pipe and if that will be a concern of the debris that might follow into the pipes and if that will be a problem in the future.

Matthew Fenske questioned the trash removal and location of the dumpster.

Tim Irwin stated that there is an enclosed dumpster.

Dewey Bultsma asked if lighting is a concern.

Greg Ransford stated that lighting is not an issue.

Dewey Bultsma asked if in and out will be a problem.

Tim Irwin stated that there is a 45 foot easement.

Dewey Bultsma made a motion to approve the application with the condition that the Ottawa County Water Resource Commissioner and other local agencies review and approve the plan.

Old Business:

No old business was discussed.

8:15 p.m. Dewey made a motion to adjourn the Planning Commission Meeting. James Szejda seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative Assistant