

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
August 12, 2013**

Members Presents:

Marvin Bennink, Tim Irwin, Matthew Fenske, Dewey Bultsma, James Szejda, Donald Smith and Joel Terpstra.

Also Present:

Greg Ransford, Al Brouwer, Denis Johnson and Ron VanSingel

7:00 p.m. Meeting called to order by Marvin Bennink.

Joel Terpstra provided a motion to approve the agenda. Donald Smith seconded the motion and was carried unanimously.

Matthew Fenske provided a motion to approve the Minutes from the July 8, 2013 Planning Commission Meeting. James Szejda seconded the motion and was carried unanimously.

7:05 p.m. New Business: Public Hearing:

- Map Amendment for Al Brouwer.

Mr. Brouwer is requesting approximately 8 acres of his parcels to be rezoned from Single Family Residential to Rural Preserve. Mr. Brouwer has a total of 18.9 acres and the remaining 11.9 acres will remain in the RP district.

Marvin Bennink questioned on what will be done with the remaining portions of the parcels.

Mr. Brouwer stated that he has no plans on combining the parcels.

Joel Terpstra stated that the Master Plan is zoned Rural Preserve.

Matthew Fenske asked if the Master Plan has limitations.

Greg Ransford stated that the Rural Preserve category is not intended for high density and is not conducive for septic.

James Szejda asked if area has been perked by the Health Department if future plans include building a new home.

Mr. Brouwer stated only where current home is located.

Matthew Fenske provided a motion to approve the Map Amendment to rezone the listed three parcels to Rural Preserve. Joel Terpstra seconded the motion and was carried unanimously.

- Special Use Permit/Contract Rezoning for Maas Development LLC.

Maas Development is requesting a special use permit to construct a Senior Assisted Living Facility located at 11276 First Ave.

Donald Smith stated that the current plans are not completed.

Denis Johnson with Maas Development stated that they are planning to construct a center for the elderly that need assistances in their day to day activities in a home like environment. This project will be completed in two phases with the first phase to consist of; 30 units that will be 20 x 20 rooms that include kitchenette, bedroom and a private bath. The second phase will be a 10 unit facility that will care for the elderly that require higher care; those rooms will be smaller in size.

Greg Ransford stated that the area that they are requesting is currently zoned Commercial (C-1). And they will be required to construct with the same requirements of that Zoning District.

Donald Smith stated that there is a pipeline easement which will need approval to pave over.

Ron stated that water/sewer is available from First Ave. There are also four stubs available for the storm water to drain into. He also stated that the set-backs come within the 35 feet requirements. He did state that they do want to keep most of the natural features that this lot has to offer. Ron has talked to the current property owners about a shared drive to lot 2 and lot 3. There will be a paved parking lot with 10' x 20' parking spaces with the area for a trash receptacle.

Joel Terpstra questioned if the residents will be driving.

Ron VanSingel stated that most of the residents will not be driving.

Tim Irwin stated that if it was a Two Phase project and what is the timeline of completion.

Ron VanSingel stated that it will be complete in a three year timeline.

Tim Irwin asked about traffic flow.

Ron VanSingel stated that the highest traffic volume would be during the day.

Dewey Bulstma had questions regarding the size of waterlines.

Ron VanSingel stated that there will be a two (2) inch water service line. A four inch (4) fire protection line and the building will be equipped with a sprinkler system.

Greg Ransford stated that four (4) to five (5) additional water hydrants will be required.

Ed Geskus owner of Geskus Photography questioned if MDOT would be any closer to adding a stop light at Lake Michigan Drive and First Ave if the industrial area is to get any larger. He also asked if they would be required to add more trees to maintain the natural screen.

Warren DeLuew with American Chiropractic stated that he would like to see the development go in, but is concerned with increased traffic volume and the addition of a stop light.

Mr. Stehouwer owner of Stehouwer Sales and Service is concerned with the traffic volume and does not think that a facility like this would not fit into the industrial park.

Todd Lemmen is concerned with sidewalks and maintaining them.

Ron VanSingel stated that the sidewalks will be limited. The front of the building will be streetscape and will be intended for outdoor enjoyment.

Marvin Bennink questioned if there is any issue with the building being that close to the road.

8:20 p.m. Public Comment closed.

Dewey Bultsma stated that it would be beneficial to extend the shared drive to the back of Lot 2 and Lot 3.

Greg Ransford stated that there will be a temporary site for trash removal until Phase Two is complete.

Donald Smith stated that the entry will need to be completed before operation is opened.

Joel Terpstra provided a motion to approve the request with conditions that include:

- Showing faced brick for the west façade
- Cooper Lighting lights for the PFT Tribute and Pole Combo.
- Old World Lights.
- Owner shall install and maintain in good health or replace necessary two staggered rows of Evergreen trees along and for the entire length of the East

Property Line. Trees may be not be less than six (6) feet between or less than six (6) feet in height for each tree at the time of planning.

- Will provide an access easement for shared drive with Lots 1, 2 and 3 of Tallmadge Industrial Plat.
- Owner will pay entire cost of shared driveway.
- Shall request variance from Zoning Board of Appeals for front yard set-backs.
- Owner is responsible for drafting and recording with Ottawa County Register of Deeds the necessary easement documents.
- Owner shall install the additional fire hydrants required by Al Brouwer, Fire Chief for Tallmadge Charter Township.
- Storm water shall be reviewed by the Township Engineer and revised to the standards that are required.
- The dumpster may be located only temporary as shown on site plan and no later than completion of Phase 2 in the spring of 2016.
- Second phases will be completed December 2016
- Owner shall maintain 35 feet of green area on north side of Property.
- Driveway connection shall be: as shown on the site plan or as required by the Ottawa County Road Commission.

Donald Smith seconded the motion to recommend the Contract Zoning to the Tallmadge Township Board of Trustees.

Old Business:

Accessory Uses and Buildings, Other Accessory Buildings, Section 3.02-3.10. This item will be discussed in further detail when more information is provided.

Planning Commission Comment:

Are concerned with 3928 Leonard and the size of his operation. Neighbors are starting to make note of the number of cattle.

9:30 p.m. Joel Terpstra provided a motion to adjourn. Dewey Bultsma seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative Assistant