

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF JANUARY 14, 2008**

Vice Chairman Matthew Fenske called the meeting to order at 7:30 p.m.

**Members present:** Dewey Bultsma, Marvin Bennink, Dick Temple, Matthew Fenske, and Toby VanEss

**Members absent:** Daniel Murray and Donald Smith

The minutes of the December 10, 2007 meeting were approved with corrections.

1. **Public Hearing** – Wendell Wilson of O-12897 3<sup>rd</sup> Avenue is requesting a Special Use Permit for a Home Occupation to operate a photography office. This parcel number 70-10-12-451-006, located at the above address, is zoned R-1.

Mr. Wilson would like to operate a family portrait photography business at his residence for supplemental income. He anticipates 3-5 clients per week, by appointment only, and some of the work would be done off-site, such as for a wedding.

Matthew Fenske reviewed the application. Mr. Wilson said he would be using all digital photography, so there would be no developing at his residence. He added that if he did get a sign he would put it on his mailbox. Mr. Wilson is proposing a 10'x 14' area in his attached garage for an office. He intends to photograph in his backyard and accessory building. Matthew Fenske referred to the signatures Mr. Wilson had obtained from his neighbors who were not opposed to the request.

The meeting opened to the public.

Rich and Rachel Harkavi of O-12915 3<sup>rd</sup> Avenue are concerned about traffic and mentioned that the petition Mr. Wilson had indicated he would be using his back yard and accessory building for the photography business, however his application to the township said he would have his office in his attached garage. Mr. and Mrs. Harkavi said they are not opposed to the request, but they are worried about it getting out of hand. It was noted that the Zoning Ordinance allows Mr. Wilson to have an accessory building regardless. Marvin Bennink added that Mr. Wilson's original intent may have been to have the office in the accessory building, however then found that the Zoning Ordinance wouldn't allow that, and therefore is proposing the office in the attached garage.

Matthew Fenske read from the Zoning Ordinance regarding Home Occupations. Mr. Fenske said that Mr. Wilson's request seems to comply with the requirements of the Zoning Ordinance. Mrs. Harkavi said 3-6 clients per week is okay, but if there are a lot of people in the backyard it could interfere with her privacy. Dick Temple said Home Occupations are allowed. If Mr. Wilson exceeds his estimate of the number of clients he anticipates, then it can be addressed. Marvin Bennink added that at this time Mr. Wilson is not suggesting anything that would impact the neighborhood negatively. Mr. Wilson said his yard is fenced.

Jennifer Lotterman of 12879 3<sup>rd</sup> Avenue is in support of Mr. Wilson's request.

The meeting closed to the public.

Matthew Fenske said Mr. Wilson has met all of the requirements for a Home Occupation as listed in the review from Greg Ransford:

- (n) Home occupations, when approved by the Township Board upon recommendation of the Planning Commission. In considering such authorization, the Township Board upon recommendation of Planning Commission shall consider the following standards:
- (1) the nature of the home occupation;
    - *The proposed does not appear to require equipment beyond that typically found on a residential property.*
  - (2) the effect of the home occupation on the surrounding neighborhood;
    - *The proposed should have no effect on the surrounding neighborhood since the character of the home occupation is generally the equivalent of a residential occupancy alone.*
  - (3) the environmental effects of the home occupation;
    - *The proposed does not appear to have any environmental effects.*
  - (4) the nature of the surrounding neighborhood;
    - *The proposed appears to be of the same character as the surrounding neighborhood, as it does not appear to require any component beyond that of a typical residential use.*
  - (5) potential traffic congestion caused by the home occupation; and
    - *The proposed does not appear to have any traffic concerns, as only one parking space is provided for the use. In addition, the applicant has indicated that only 3 to 6 clients a week would be present at the property.*
  - (6) adequacy of parking for customers or clients of the home occupation.
    - *See (5) above.*

**Richard Temple moved, Dewey Bultsma supported, motion CARRIED to APPROVE the request with the condition the office area will be in the attached garage; storage and photography are allowed in the accessory building. Ayes: Dewey Bultsma, Marvin Bennink, Dick Temple, Matthew Fenske, and Toby VanEss. Nays: none.**

**Meeting adjourned at 7:50 p.m.**

**Respectfully submitted,**

**Denise Somers, Administrative Assistant**

