

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF FEBRUARY 8, 2010**

Chairman Marvin Bennink called the meeting to order at 7:00 p.m.

Members present: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Joel Terpstra and Dick Temple

Members absent: Donald Smith and Jim Szejda

Also present: Greg Ransford, Township Planner

The minutes of the January 11, 2010 meeting were approved as presented.

1. Non-agenda Public Comment

There was no Non-agenda Public Comment.

2. Election of Officers

Matthew Fenske moved, Joel Terpstra supported, motion CARRIED to RE-ELECT Marvin Bennink as Chairman. Marvin Bennink moved, Matthew Fenske supported, motion CARRIED to ELECT Dick Temple as Vice-Chairman. Matthew Fenske moved, Dick Temple supported, motion CARRIED to RE-ELECT Jim Szejda as Secretary.

3. Site Plan Review – Timothy Irwin is requesting Site Plan Review for a warehouse and office space on parcel number 70-10-24-400-061. This parcel is located at O-11301 3rd Avenue and is zoned Industrial.

Marvin Bennink referred to the plans Mr. Irwin had submitted. Greg Ransford said the building would be used for storage and office space for Mr. Irwin's nut and bolt business. There are currently two drives. Mr. Irwin is proposing closing off one drive, which also allows space for landscaping, and providing stone fascia to revamp the existing building. He would also be bringing in public sewer. The north entrance would be paved and the parking spaces proposed are sufficient for the proposed use. There is currently one parcel; however the survey shows a proposed division into two parcels. Mr. Ransford said the township would require that the parcel be divided since the proposed landscaping is for parcel A.

Mr. Irwin said the Ottawa County Drain Commission is currently reviewing his plans. Mr. Irwin intends to use the front building for office space and the back building for storage. He added that the back building does not have heat or insulation. He said they do not have walk-in traffic; they typically ship to Industrial businesses. He does not intend to have a sign other than possibly a vinyl sticker in the window. There are currently wall-pack lights on the side of the building; however Mr. Ransford said night lighting is not required for this type of business since the hours of operation are 8:00 a.m. to 5:00 p.m. and there is no second shift. The dumpster would be kept indoors and only put out on pick-up day.

Dewey Bultsma does not like the drainage from parcel A going on to parcel B. Mr. Ransford said the engineer could put in an easement for the drainage. Dick Temple said the proposed drainage plan is not good. He and Dewey Bultsma feel the drainage needs to be addressed. Mr. Irwin was under the impression the Site Plan could be approved pending Ottawa County Drain Commission approval. Dewey Bultsma would like the drainage plans brought back to the Planning Commission. He recommended a drainage pond.

Dick Temple moved, Dewey Bultsma supported, motion CARRIED to POSTPONE the request until next month. The Planning Commission would like the drainage plans revised in accordance with the Ottawa County Drain Commission requirements for detention. Also, they would like Mr. Irwin to have his engineer label and date the building elevation plans and identify the shrubs clearly on the plan to correspond with the legend. Lastly, they would like Mr. Irwin to be clear whether he intends to split the property or not. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Joel Terpstra and Dick Temple. Nays: none.

4. Public Hearing – Michael Bosveld is requesting a Special Use Permit for a used car sales business at O-11319 1st Avenue. This parcel number 70-10-24-484-012 is zoned Industrial.

Mr. Bosveld clarified, he would just like to use the address for the dealer license. He does not intend to buy or sell vehicles at this location and will not have a sign for the car business.

Mr. Ransford obtained a legal opinion from the township attorney. Ron Bultje of Scholten and Fant said this proposal would be supplemental to the existing use, and he was comfortable with the proposed use, based on (attached sheet). It is up to the Planning Commission to decide if it is compatible with Industrial zoning. Mr. Bosveld said the applicant's intent is to have a dealers license in order to buy vehicles for himself and his colleagues, not to sell to the general public. Marvin Bennink asked about signage. Mr. Bosveld said there would not be any signs for the car business. He currently has a sign for his contracting business and his partner's electric business.

The meeting opened and closed to the public with no comment.

Dick Temple moved and proposed the attached Special Use motion, Joel Terpstra supported, motion CARRIED to APPROVE the request. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Joel Terpstra and Dick Temple. Nays: none.

5. Rezoning Public Hearing – Mark and Jackie Kramer are requesting a rezoning for parcel number 70-10-20-400-074 from C-2 to Rural Preserve. This parcel is located at 3585 River Hill Drive.

Jackie Kramer said they bought this property, which was formerly the BFE Sports Bar and would like to use it as their residence. They currently live down the road to the east, and when BFE was in business the Kramers had drunk drivers hit their building and found people sleeping in their garage.

Dick Temple asked if they had contacted the Ottawa County Health Department or the DEQ. Mr. Kramer said the existing drainfield is up by Linden Drive and the Health Department had to inspect the well and septic at the time of the sale.

The meeting opened and closed to the public with no comment.

Marvin Bennink said there are other advantages to bringing a split zoned property into one zoning and he knows there were also issues with the bar. Matthew Fenske is pleased with the proposal. Dick Temple agreed this would be a site improvement.

Joel Terpstra moved, Dick Temple supported, motion CARRIED to RECOMMEND APPROVAL of the request to rezone that portion of the property zoned C-2 to Rural Preserve, to the Township Board. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Joel Terpstra and Dick Temple. Nays: none.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant