

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
JULY 8, 2013**

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

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

Also Present: Greg Ransford and Jim McClellan.

Joel Terpstra provided a motion to approve the agenda. Jim Szejda seconded the motion and was carried unanimously.

Matthew Fenske made a motion to approve the Minutes from the June 10, 2013 Planning Commission Meeting with the name change of Leon Hoogewind to Leon Steele. Joel Terpstra seconded the motion and was carried unanimously.

**7:00 p.m. New Business: Public Hearing for;**

- Jim McClellan Map Amendment.

Mr. McClellan is asking the township board for the following rezoning of a 2 ½ acres that is currently zoned Agriculture to be rezoned to Rural Preserve. He is planning on dividing this parcel and giving it to his children.

Dewey Bultsma asked how many acres are there in total.

Mr. McCellan stated that there is 58 acres in total.

Dewey Bultsma asked if there will be an easement added.

Mr. McClellan stated that there is an easement already established and which runs to the West of his property.

Matthew Fenske stated that the request will fit into the Master Plan.

Joel Terpstra made a motion to approve the Map Amendment as stated. Matthew Fenske seconded the motion and was carried unanimously.

- Proposed amendment to the Accessory Building and Dwelling Text Section 3.02 and 3.10.

Greg Ransford proposed that Section 3.02 and 3.10 languages be reviewed to clarify and provide certainty to the language regarding Accessory Uses and Buildings, Other Accessory Buildings to accommodate small sheds used for pool, children's playhouse and storage which each structure shall not exceed 200 square feet. This will also include a review of Accessory Use and Buildings, Private Garages. Also the language review for Architecture/Siding ordinance which requires certain materials to be used.

The Planning Commission Board would like to further review these changes with the revised changes and will be

**8:03 p.m. Public Hearing portion closed.**

Planning Commission Comment:

Questions regarding lot size and the set-back requirements for parcels located on a body of water. Further discussion will take place at a later time when review of this item is complete.

**8:15 p.m. Joel Terpstra provided a motion to adjourn. Dewey Bultsma seconded the motion and was carried unanimously.**

Respectfully submitted by:

Val Schwallier  
Administrative Assistant

