

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF JULY 10, 2006**

**Marvin Bennink called the meeting to order at 7:30 p.m.**

**Members present: Dewey Bultsma, Toby Van Ess, Donald Smith and Marvin Bennink**

**Members absent: Dick Temple, Daniel Murray and Matthew Fenske**

**Also present was Greg Ransford, Township Planner**

**The minutes of the May 25, 2006 and the June 12, 2006 meeting were approved as presented.**

**1. Site Plan Review – Uccello’s Ristorante Site Plan Review to construct a parking lot on parcel number 70-10-24-485-016. This parcel is located immediately west of 4787 Lake Michigan Drive and is zoned General Commercial.**

**Tim Allspach of TJA Architecture said Uccello’s, which is located in Walker on property adjacent to Tallmadge Township, needs more parking. They have proposed 49 spaces on property owned by Henry Makarewicz. The proposed parking would be mainly for their approximately 30-40 employees.**

**Greg Ransford referred to his memo regarding the request. Three items were needed before Mr. Ransford would recommend approval, all of which have been satisfied with the new plans submitted. They have now indicated there will be six evergreen trees and two ornamental trees planted at the time of construction of the parking lot as required by the Zoning Ordinance. They also now show all parking spaces containing appropriate curbing of at least six inches in height. Tallmadge allows parking lots within 300 feet of a use, but Mr. Ransford had requested submission of a copy of the lease agreement between the property owner, Mr. Makarewicz, and Uccello’s, which they have now provided.**

**Toby Van Ess noted that only two lights are shown on the corner of the building. Mr. Allspach said the engineer suggested those would be enough to illuminate the proposed parking lot. Mr. Van Ess would like to see more lighting to the north.**

**Dewey Bultsma said ANR Pipeline owns an easement through the property and the township needs to have a copy of written approval from ANR Pipeline for its records.**

**Toby Van Ess moved, Donald Smith supported, motion CARRIED to APPROVE the Site Plan with the condition of Greg Ransford’s receipt and approval of ANR Pipeline agreement and lighting for the north section of the parking lot with the same fixture as the existing fixtures on the Walker side. Ayes: Dewey Bultsma, Toby Van Ess, Donald Smith and Marvin Bennink. Nays: none.**

**2. Site Plan Review – Geskus Photography Site Plan Review to construct a 9,915 square foot building for photography developing and printing on parcel number 70-10-24-485-012. This parcel is located on First Avenue and is zoned Industrial.**

**Rick Dunneback from D & K Engineering said they have added a fire hydrant, per recommendation of the fire chief, and they are working on an agreement with ANR Pipeline. They cannot do anything without approval from ANR. They are building toward the back of the property for Geskus Photography, which they hope to be the first of three phases, to be built as future tenants are available. Mr. Kazemeir added that Geskus will not have walk-in clients.**

Greg Ransford spoke regarding the conditions set forth in his memo. The proposed dumpster location must comply with Section 3.31 of the Zoning Ordinance (pending the gas company review) or be relocated and comply with Section 3.31 of the Zoning Ordinance. Mr. Dunneback replied that they are going to move the dumpster to the west in the drainage easement and put walls around it. Mr. Ransford also reminded the applicant that all evergreen trees must be at least 10 feet in height or a minimum caliper of 1 ½ inches at the time of planting. The reference to a height of 5-6 feet must be eliminated from the plan. The proposed hydrants and parking are good. Also, the rear of the building needs to be of the same material as used on the front of the building when it faces residentially zoned property.

Toby Van Ess would like verification of Ottawa County Drain Commission's approval for this project.

The applicant has proposed pre-engineered vertical ribbed siding on the back of the building and it is unclad on the front. Greg Ransford said that only the Zoning Board of Appeals can approve a variance for different siding on the back, the Planning Commission does not have that authority. Donald Smith suggested changing the Zoning Ordinance. Greg Ransford said if the Planning Commission is satisfied with the Site Plan, they could approve the request pending a variance from the Zoning Board of Appeals or a text amendment to the Zoning Ordinance.

Donald Smith said the storm drainage is satisfactory. Greg Ransford said a berm or greenbelt can be in lieu of fence. Mr. Dunneback added that ANR Pipeline would not allow a berm. Toby Van Ess feels it is ridiculous to take out existing mature trees, but the southeast corner could have some added pine trees.

Marvin Bennink asked how far from the east side (back) of the building to the closest house. The applicant responded it was approximately 300 feet. Marvin Bennink said it is not the Planning Commission's decision to allow different material on the rear of the building, but the Planning Commission could recommend to the Zoning Board of Appeals that it be waived. Donald Smith agreed.

Donald Smith moved, Toby Van Ess supported, motion CARRIED to APPROVE the Site Plan with the following conditions: 1. All trees must be at least 10 feet in height or a minimum caliper of 1 ½ inches at the time of planting. The Planning Commission will approve deciduous trees. 2. The dumpster location and screening must comply with Section 3.31 of the Zoning Ordinance. 3. Add six evergreens, 10 feet tall to the southeast corner of the property, adding to the existing mature trees as a buffer in lieu of fence. 4. Approval from the Ottawa County Drain Commission. 5. ANR Pipeline agreement must be provided to township. 6. Zoning Board of Appeals variance for siding on the rear of the proposed building that differs from the façade proposed for the front of the building. Ayes: Dewey Bultsma, Toby Van Ess, Donald Smith and Marvin Bennink. Nays: none.

3. Master Plan Review – Toby Van Ess explained the revised Utility Service District changes. The rates are contingent on the service area size.

Toby Van Ess moved, Donald Smith supported, motion CARRIED to RECOMMEND sending the proposed Master Plan map and text to the Township Board. Ayes: Dewey Bultsma, Toby Van Ess, Donald Smith and Marvin Bennink. Nays: none.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Denise Lanting, secretary

