

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF AUGUST 14, 2006**

Chairman Daniel Murray called the meeting to order at 7:30 p.m.

Members present: Dewey Bultsma, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith and Dick Temple

Member absent: Marvin Bennink

Also present was Greg Ransford, Township Planner

The minutes of the July 10, 2006 meeting were approved as presented.

1. Special Use – Renee Fish of 13537 24th Avenue is requesting a Special User Permit for a Home Occupation for a taxidermy shop. This parcel number 70-10-09-200-009, located at the above address is zoned Agricultural.

Mrs. Fish would like to operate a taxidermy shop out of her garage. The only noise would be from a power screwdriver, and all tanning would be done off premises. The most customers she anticipates would be five per day. She will use professional waste disposal and there will be no employees.

Daniel Murray asked Mrs. Fish if she had read through the requirements for a home occupation. Mrs. Fish said she had and that she complies with all of the requirements.

The meeting opened to the public.

Mrs. Elizabeth Longcore owns property adjacent to Mrs. Fish to the north and she has no objections. Mr. Laferriere owns property adjacent to Mrs. Fish to the west. He also has no objections. Mr. Naveira owns property adjacent to Mrs. Fish to the north and he has no objections.

The meeting closed to the public.

Donald Smith moved, Toby Van Ess supported, motion CARRIED to APPROVE the request. Ayes: Dewey Bultsma, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith and Dick Temple. Nays: none.

2. Site Plan Review – Loren Lemmen of LSE Properties is requesting Site Plan Review to construct a warehouse for the assembly and wholesale of garage doors on parcel number 70-10-24-485-011. This parcel is located at approximately 0-11346 First Avenue and is zoned Industrial.

Roger Lambert of W L Perry said they are proposing a 9600 square foot masonry building on lot 6 of the Tallmadge Industrial Park. This parcel is presently vacant, and they have started clearing it, although they left a buffer on the east side which abuts Walker. They are constructing berms as buffers and for headlight screening.

All site lighting is proposed off the building, shoe-box style. The plantings in the front comply with Zoning Ordinance requirements. The storm water will go into the existing system and they are proposing a couple of detention areas.

Mr. Lemmen said the business would be warehousing and assembly of garage doors and some wholesale distributing. A few buyers would come in and use the drive-through bays they have

proposed. The dumpster storage is intended to be inside, however if they amend the plans to have the dumpster outside, it would be screened. Signage is proposed on the front of the building. Mr. Ransford added that signs are approved administratively, so if they proposed a sign at a later date, it could be handled in the office.

Toby Van Ess asked why they proposed the berms when they are not required. Mr. Lambert answered that is what they planned on doing with the topsoil, so they would not have to export it.

Donald Smith said the catch basin in the truck well should be a 4' structure, and asked about the drainage of the roof water. Mr. Lambert said the roof water drainage would be connected to the storm sewer. They have shifted the driveway south about 10 feet to comply with the Ottawa County Road Commission standards. Mr. Ransford said the township will need to be provided with a revised copy of the plan.

Two shoe-box style lights are proposed to illuminate the western parking spaces. Mr. Lemmen met with the lighting technician and he explained the distance of illumination.

Mr. Ransford noted that the proposed parking is satisfactory.

Donald Smith moved, Toby Van Ess supported, motion CARRIED to APPROVE the Site Plan with the following conditions:

1. Catch basin needs to be 4' diameter in truck well and roof drains need to be tied into storm sewer.
2. Review building lighting on north and south sides.
3. Updated plans must be provided to the township.

Ayes: Dewey Bultsma, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith and Dick Temple. Nays: none.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Denise Lanting, secretary

