

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF DECEMBER 11, 2006**

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

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

Member absent: Dewey Bultsma

Also present was Greg Ransford, Township Planner

The minutes of the October 9, 2006 meeting were approved as presented.

1. Public Hearing – Rezoning for part of parcel number 70-10-25-100-035 from R1 to C2. This parcel is located at approximately 550 Lake Michigan Drive NW.

The Township is the applicant for this request. Greg Ransford explained that the property is across from Lake Michigan Estates PUD and is owned by Panda Energy. This property is intended for a sanitary sewer lift station to serve the Lake Michigan Estates PUD. The township has negotiated an agreement with Panda Energy to locate the lift station on their property contingent on a few factors, including the rezoning of the property as requested. The request is for the northern ½ of the parcel, which is designated as commercial on the proposed Master Plan. Most of the property is not appropriate for private septic systems.

The meeting opened to the public.

Bill Fisher of 0-648 Lake Michigan Drive referred to the Master Plan Goals and Policies # 4 regarding Commercial Development and Goal #10 Quality of Life. He is concerned about traffic. Toby Van Ess said traffic counts on Lake Michigan Drive are running at 1/3 of capacity. Mr. Fisher said he has difficulty pulling out of his driveway due to the existing traffic. Greg Ransford said there is a desire to redesign the traffic flow with parallel drives to eliminate congestion. Dick Temple asked if the requested rezoning complied with the Master Plan. Greg Ransford answered that it does not comply with the current Master Plan, but it does comply with the proposed Master Plan. Daniel Murray added that the Master Plan draft designates all commercial along Lake Michigan Drive from the county line west to 8th Avenue. Mr. Fisher would like it to remain as residential. Mr. Murray referred to the public hearing regarding this area and the majority of the property owners in that area wanted commercial. Greg Ransford said the infrastructure is there with the roads and the public water and sewer.

Mr. Cumberworth of 0-10881 Mountain Ash said that parcel has a lot of wetlands. Donald Smith said even if there is commercial on the northern portion of the property, the back (southern portion) would likely be green space as it is probably not developable. Toby Van Ess said the reason the township is requesting the rezoning is for the lift station. This is developer driven; no taxpayer dollars would be used. Locating a lift station on the south side of Lake Michigan Drive would allow it to service a larger area than if it were put on the north side.

The meeting closed to the public.

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

2. Public Hearing – Master Plan

The State requires the township to review the Master Plan every five years. The township had several target areas and held meetings for each. The Planning Commission adopted standardized colors for the Zoning and Master Plan maps, and Mr. Ransford recommends adopting the standardized terms also. Dick Temple asked if there were any functional differences. Mr. Ransford said the definitions are the same.

Marvin Bennink moved, Donald Smith supported, motion CARRIED to APPROVE the adoption of the standardized terms. Ayes: Marvin Bennink, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith and Dick Temple. Nays: none.

The meeting opened to the public.

Paul Phillips owns property zoned Agricultural and he likes the open space. He understands there is a proposed change to Rural Preserve on the Master Plan. He has 10 acres which he bought three years ago and likes to live in Agricultural zoning with a ten acre minimum. He doesn't feel the area could support smaller parcels.

Greg Ransford said the Master Plan is for the future, and rezoning would only be by request, otherwise it will remain as it is today. At the first meeting for this area, the comments were split. Some property owners wanted smaller parcels and others still like the 10 acre parcels. If this plan is adopted, the Zoning Ordinance would then be amended to maintain the rural character. Marvin Bennink said this would mainly help the farmers with large tracts of land to give their children smaller parcels. Mr. Phillips feels 2 ½ acres is too dense and that is why he purchased property in Agricultural zoning.

John Schneider just bought vacant property on 40th Avenue in Section 5 which is zoned Agricultural. He also feels that 2 ½ acres is too small.

The meeting closed to the public.

Dick Temple moved, Marvin Bennink supported, motion CARRIED to ADOPT the Master Plan as proposed. Ayes: Marvin Bennink, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith and Dick Temple. Nays: none.

3. Public Hearing – Text amendment to Commercial and Industrial zoning; screening and façade requirements.

The Zoning Ordinance currently requires Industrial and Commercial properties abutting Residential to have specific façade material on the rear of the building as well as a fence or berm screening at the rear of the building. The proposed text eliminates the façade requirements for portions of buildings that abut residentially zoned or used property as the requirements of Section 3.17 already provide adequate screening through a fence, wall or berm with vegetation attributes, which will conceal most of the façade improvements. Mr. Ransford said this was spurred by a situation on First Avenue. The Planning Commission agreed this could be a burden to developers.

Toby Van Ess moved, Donald Smith supported, motion CARRIED to ADOPT the text amendment as proposed. Ayes: Marvin Bennink, Toby Van Ess, Daniel Murray, Matthew Fenske, Donald Smith and Dick Temple. Nays: none.

4. Discussion item – Landscaping in front of existing Commercial and Industrial buildings.

Township Supervisor Bill Wiersma suggested relieving the landscaping requirements for existing commercial and industrial buildings requesting Site Plan approval for additions. Since the Planning Commission approved the Site Plan for Apex they now do not want to landscape as they proposed in their site plan, since the original building is existing.

The Planning Commission feels we should stay with the existing requirements.

5. Revised Site Plan - Third Avenue Industrial Concepts is submitting a revised Site Plan due to DEQ requirements.

Mr. Hoogewind, on behalf of Third Avenue Industrial Concepts, is now proposing to run the water and sewer off 3rd Avenue. The new plan also reduces the amount of building space and related parking as a result of the DEQ requirements.

Mr. Temple was concerned about leaving enough radius for trucks to turn around. Mr. Hoogewind said the new plan still allows ample turn around space. Mr. Hoogewind added that he is requesting conceptual approval, as this plan will need to be resubmitted to the DEQ.

The Planning Commission granted conceptual approval of the revised site plan.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

