

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF SEPTEMBER 10, 2007**

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

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

Also present was Greg Ransford, Township Planner

The minutes of the August 13, 2007 meeting were approved as presented.

1. **Site Plan Review – Third Avenue Concepts is requesting a Site Plan Review for their revised site plan on parcel number 70-10-24-400-032. This parcel is located at approximately 0-381 Lake Michigan Drive NW and is zoned Industrial.**

The Planning Commission had approved this previously, however the applicant feels the Ottawa County Road Commission requirements would be cost prohibitive, therefore he is seeking private road approval. The Planning Commission will make a recommendation to the Township Board, since the Township Board would need to approve a variance for a private road in Industrial zoning. They are proposing curbing on the cul-de-sac and valley gutter on the remainder.

Donald Smith said 36 foot width is typical for Industrial, however the proposed 30 foot width should be adequate for semi trucks and traffic. Donald Smith and Dick Temple are concerned about deterioration of the road in the future. The new plans show 2" asphalt which the Planning Commission feels is not sufficient. The Planning Commission is concerned about setting a precedent for allowing private roads in Industrial zoning. They believe the road should be built to OCRC specifications.

Donald Smith moved, Marvin Bennink supported, motion CARRIED to recommend DENIAL of the request for a private road in Industrial zoning to the Township Board. Ayes: Dewey Bultsma, Marvin Bennink, Daniel Murray, Matthew Fenske, Donald Smith, Dick Temple and Toby Van Ess. Nays: none.

2. **Zoning Ordinance – Randy Reeds is requesting a Text Amendment, Section 16.10(d) and Section 16.10(g); Billboard Regulations.**

Mr. Reeds would like a billboard behind his office located at 0-14342 Ironwood. The office faces Ironwood, and the rear abuts the I96 expressway. The proposed text amendment would allow a sign of 672 square feet per side, which is the industry standard, to properties bordering the I96 expressway. He said this would be uniform with other signs along I96 and large enough to read at 70 mph.

Dick Temple asked if the sign would be for revenue or for advertising his own business. Mr. Reeds said the sign would be for revenue. Mr. Hucul of CBS approached Mr. Reeds to put a sign on his property. Mr. Reeds said the state has approved the sign.

Toby Van Ess is concerned that residents on Lake Michigan Drive will want billboards also. Dick Temple feels it would be intrusive to neighbors.

Randy Reeds said the proposed Text Amendment is for I96 only. Mr. Hucul added that smaller signs are a hazard due to motorists straining to see them.

**Greg Ransford noted that Mr. Reeds had come to the Zoning Board of Appeals requesting a billboard and that was denied. Mr. Reeds believes that was due to personal conflict.**

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

**Dick Temple is hesitant to amend the Zoning Ordinance, and feels the Zoning Board of Appeals is the mechanism for this request. Matthew Fenske said he looked at the setting and felt it was okay. Marvin Bennink said there are other signs existing along the highway, and feels it makes sense to change the text.**

**Marvin Bennink moved, Matthew Fenske supported, motion CARRIED to recommend APPROVAL of the proposed text change with Mr. Ransford's revisions as noted in his memo dated August 23 to the Township Board. Ayes: Marvin Bennink, Donald Smith, Matthew Fenske and Daniel Murray. Nays: Dick Temple, Dewey Bultsma and Toby Van Ess.**

**3. Zoning Ordinance – Proposed Text Amendment, definition of “Master Plan”.**

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

**Toby Van Ess moved, Donald Smith supported, motion CARRIED to recommend APPROVAL of the text amendment to the Township Board.**

**Meeting adjourned at 8:30 p.m.**

**Respectfully submitted,**

**Denise Somers, Administrative Assistant**

