

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 11, 2013**

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

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

Also Present; Greg Ransford, Matthew & Christina Overway and Ed Geskus.

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

Matthew Fenske provided a motion to approve the Minutes from the October 14, 2013 Planning Commission meeting. Donald Smith seconded the motion and was carried unanimously.

7:00 p.m. Public Comment:

Matthew Overway asked if he could speak on the Ordinance; Keeping of Animals. Mr. Overway stated that he received a letter from the Township stating that he has too many animals according to the ordinance in his current zoning district.

7:10 p.m. New Business: Site Plan Review Applications:

- **Scheppers Concrete and Construction- O-10578 Linden**

Greg Ransford stated that Scheppers Concrete and Construction is seeking approval on their site plan to add an additional office space to their current building. Company is growing and they are in-need of a larger building. The current building has been there since the late 1950's to early 1960's. They will also be seeking a Dimensional Variance from the Zoning Board of Appeals, which is scheduled for November 21, 2013.

Marvin Bennink stated that the Applicant meets all the standards and recommends approval with the approval of the Zoning Board of Appeals.

Joel Terpstra provided a motion to approve the application as written with the condition that the Dimensional Variance is approved by the ZBA. James Szejda seconded the motion and was carried unanimously.

- **Geskus Photography – O-11310 First Ave**

Jeff Bergstrom is requesting approval of the Site Plan application for an 11,000 square feet warehouse addition to Geskus Photography. Including on the prints is a new parking lot with a turn around. The parking lot will be completed in two phases. First phase will be done at the same time of the building addition and phase two will be completed as needed.

Dewey Bultsma questioned the use of the building.

Ed Geskus stated that it will be used as storage and production area.

James Szejda asked about the drainage for the storm water.

Jeff Bergstrom stated that a retention pond already exists, and will appropriately accommodate the storm water.

Joel Terpstra questioned if more is needed for the landscaping.

Greg Ransford stated that they meet all requirements.

Marvin Bennink pointed out the wall façade on the south wall.

Jeff Bergstrom stated that the West of the building is compliant to the require building façade. They will transition the new addition with a four-foot skirt of split-faced block on the South side of the building.

Marvin Bennink asked if they will be off-street receiving.

Jeff Bergstrom stated that they would be receiving deliveries but will be doing so in the parking area and the turn around drive will be beneficial for deliveries.

Jeff Bergstrom stated that the green space already exists but they will be installing an island in the phase one parking lot. He also stated that the parking lot would be pitched toward the island for natural watering for the landscaping. Jeff also stated that he will provide a plant list to Greg Ransford for the island.

Dewey Butlsma provided a motion to approve the Site Plan with the stipulations of adding the four-foot skirt of split-faced block on the south side of the building. Joel Terpstra seconded the motion and was carried unanimously.

8:00 p.m. Planning Commission Comment:

Greg Ransford stated that as of January 1, 2014 the Planning commission Meetings will be moved to the fourth Tuesday of every month.

8:05 p.m. Matthew Fenske provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully Submitted:

Val Schwallier
Administrative Assistant