

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION
REGUALR MEETING
OCTOBER 24, 2017**

The meeting was called to order at 7:00 p.m. by Marvin Bennink

Members Present: Marvin Bennink, Jim Szejda, Joel Terpstra, Matt Fenske and Curt Rypma

Members Absent: Dick Temple (one position vacant)

Also Present: Dave Hanko, Joe Azandula, several members of the public and Greg Ransford, Township Planner

Terpstra provided a motion to approve the agenda. Motion was seconded by Szejda and carried unanimously.

Fenske provided a motion to approve the September 26, 2017 meeting minutes. Motion was seconded by Temple and carried unanimously.

At 7:01pm Chairperson Bennink opened the floor to non-agenda public comment.

No comments were received.

At 7:02pm Chairperson Bennink opened the public hearing for the Azandula Map Amendment request from Agricultural to Rural Preserve.

Dave Hanko presented the request.

General discussion was held.

Ransford explained the request and its relationship to the Master Plan, the available uses and the related zoning districts.

Janet Pulte of 2845 Johnson Street – Are there boring results?

Hanko – There would need to be pressurized mound systems

Joe Pulte – How many lots are intended?

Henry Oosterhouse of 2801 Johnson Street – Has concerns with residential development next door and the firearm restrictions that would result if houses were built.

Barbara Bullinger of 3105 Johnson Street – Concerned with spot zoning and proximity to residential land.

Libby Mackey of 2741 Johnson Street – What will be the impact on traffic and overall water quality?

Ransford explained that all of the uses allowed in the Rural Preservation Zoning District are allowed in the Agricultural Zoning District. Given this, the potential use of the property does not change, only the size and area could change if rezoned.

General discussion was held between the public and the Planning Commission.

Chairperson Bennink closed the public hearing.

Szejda provided a motion to recommend adoption based on the proposed being consistent with the Master Plan. Motion was seconded by Terpstra and carried unanimously.

At 8:30pm Chairperson Bennink recognized Ransford to discuss the proposed Chapter 7 of the Master Plan.

Ransford explained the revisions to the existing text and that most of the proposed language is new because the current plan has very little regarding recreation and public facilities.

General discussion was held. Consensus was reached that the Chapter is acceptable and direction was provided to Ransford to draft the next chapters.

At 8:45pm Chairperson Bennink asked for Planning Commission member comment.

Discussion was held regarding parking and ordinance minimums.

At 8:50pm Szejda provided a motion to adjourn. Motion was seconded by Bennink and carried unanimously.

Respectfully Submitted,

Gregory Ransford, Planner