

**TALLMADGE CHARTER TOWNSHIP
REGULAR BOARD MEETING
HELD ON
TUESDAY, DECEMBER 13, 2016
AT 7:00 P.M.
www.tallmadge.com**

- I. CALL TO ORDER** James Van Ess, Supervisor, called the meeting to order and Joel Terpstra opened with prayer and the Pledge of Allegiance.
Members present: James Van Ess, Lenore D. Cook, Brenda Martin, Clifford Bronkema, Michael Eppink, Joel Terpstra, Tim Grifhorst.
Also present was Greg Ransford – Township Planner

II. CONSENT AGENDA

Michael Eppink moved, Timothy Grifhorst supported, to approve the minutes of the November 10, 2016, regular meeting, approve the bills to be paid in December of 2016 as presented and to accept as information the treasurer's report, legal update, correspondence if any.

III. PUBLIC PARTICIPATION Residents from 2nd Avenue came again to express concern about the property located at 2nd Avenue and Lake Michigan Drive. There concerns the Master Plan of this property, ground water runoff, changing of the topography and if this property is rezoned what the owners will be allowed to do. They also expressed concern over the extra amount of traffic, large trucks and amount of soil brought into the property.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

A. Second Reading -Map Amendment (Rezoning) Application from M-45 Developers, LLC of 308 Lake Michigan Drive. They are requesting to rezone part of seven parcels with an approximately 24 acres in area along Lake Michigan Drive and 2nd Avenue from Single Family Residential Zoning District (R-1) to the General Commercial Zoning District (C-2). Dewey Bultsma, speaking on behalf of M-45 Developers said that at this time they are only requesting to rezone the properties to C-2 in accordance to the Master Plan. Meeting opened to the public for comment. Questions were asked regarding: storage of equipment, do M-45 Developers have a Soil Erosion Permit and a Drive Permit, why such a wide driveway, residents do not think Second Avenue can handle the traffic, has anyone looked into the drainage, and concerned with brick, mailboxes, manhole covers etc. on the property. Questions were also asked concerning Master Plan Chapter Seven and our Zoning Ordinance Section 11.01

Closed to the public. The trustees were also concerned with storage of equipment, storage of brick, manhole covers, mailboxes etc. Supervisor informed trustees that M-45 Developers had been cited for violations of Township Ordinances.

Michael Eppink moved, Timothy Grifhorst supported, to table the request of M-45 Developers until such time that the Township receives a copy of the driveway permit and Soil Erosion Permit and all equipment and debris has been removed per citation. Motion CARRIED.

B. Second Reading – Sign Ordinance – An ordinance to amend the Tallmadge Charter Township Zoning Ordinance by restating:

- Section 16.03 Sign Definitions
- Section 16.07 Signs in Agricultural and Residential Districts
- Section 16.08 Signs in Commercial Districts
- Section 16.10 Billboard Regulations

Joel Terpstra moved, Timothy Grifhorst supported, to adopt the restated Sign Ordinance. Motion CARRIED by a unanimous roll call vote.

C. First Reading – Zoning Map Amendment – Peter Nielsen of 3945 Leonard Street, Parcel Number 70-10-08-300-026 PT is requesting to rezone approximately 3.69 acres from Agricultural Zoning to Rural Preserve Zoning.

D. The Board discussed the possibility of establishing an Industrial Development District on Lake Michigan Drive. The consensus was not at this time.

E. Lenore D. Cook moved, Timothy Grifhorst supported, to hold the Budget Workshop for fiscal year April 1, 2017 through March 31, 2018 on Tuesday, February 7, 2017 at 4:00 p.m. Motion CARRIED.

F. Township Appointments – Recommended by the Supervisor

1.) Planning Commission Timothy Grifhorst moved, Clifford Bronkema supported, to appoint Joel Terpstra for a four-year term and Marvin Bennink for a three-year term. Motion CARRIED

2.) Zoning Board of Appeal Lenore D. Cook moved, Joel Terpstra supported to appoint Clifford Bronkema for a four-year term and Mary Gavin for a three year term. Motion CARRIED

3.) Board of Review Michael Eppink moved, Joel Terpstra supported, to appoint Randy Reeds, James Szejda, and Josh Hankamp for a two-year term. Motion CARRIED.

4.) Fire Board Joel Terpstra moved, Brenda Martin supported, to appoint Lenore D. Cook and Timothy Grifhorst for a one year term. Motion CARRIED.

5.) Dangerous Building Inspector Timothy Grifhorst moved, Joel Terpstra supported, to appoint Matthew Boelema for a one year term. Motion CARRIED.

6.) Building Department Joel Terpstra moved, Clifford Bronkema supported, to appoint PCI of Michigan as our official Building Department for the calendar year 2017. Motion CARRIED.

7.) Construction Board of Appeals Lenore D. Cook moved, Clifford Bronkema supported to appoint Todd Forner, Richard Rybinski, Duke Schut and Phil Forner for calendar year 2017. Motion CARRIED

8.) Township Attorney Michael Eppink moved, Joel Terpstra supported, to appoint Ron Bultje with Scholten and Fant for the calendar year 2017. Motion CARRIED.

9.) Township Engineer Timothy Grifhorst moved, Clifford Bronkema supported, to appoint Bob Bruggink with Moore and Bruggink for the calendar year 2017. Motion CARRIED.

10.) Township Representative to GVMC Lenore D. Cook moved, Clifford Bronkema supported, to appoint Timothy Grifhorst for calendar year 2017. Motion CARRIED.

VI SUPERVISOR COMMENTS AND COMMITTEE REPORTS

Supervisor: James Van Ess

Planning Commission: Joel Terpstra

Zoning Board of Appeals: Clifford Bronkema

Variance for Freddys

Fire Board: Timothy Grifhorst

Haz-Mat: Michael Eppink

Park Committee: Joel Terpstra Still under Budget, Working on Grant

VII. INFORMATIONAL ITEMS

- A. Fire Chief Report
- B. Sheriff Department report
- C. List of Building Permits for November of 2016
- D. Planning and Zoning report

VIII. ADJOURNMENT Meeting adjourned at 8:25 p.m.

Respectfully submitted,
Lenore D. Cook