

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MAY 24, 2016

7:00 P.M Marvin Bennink called the meeting to order.

Members Present: Marvin Bennink, James Szejda, Dewey Bultsma, Matthew Fenske, Joel Terpstra and Richard Temple.

Also Present: Greg Ransford, Matthew LaRue, Eric, Jeff Rogers, Phil and Nancy Lenger, Jim Morgan and Members of the township,

Approval of the Agenda:

Joel Terpstra provided a motion to approve the agenda. Richard Temple seconded the motion and was carried unanimously.

Approval of the Minutes:

James Szejda provided a motion to approve the Minutes from the April 26, 2016 Planning Commission meeting. Matthew Fenske seconded the motion and was carried unanimously.

Non-Agenda Items:

No new items were discussed.

New Business:

- Public Hearing
 - Map Amendment
 - M45 Developers, LLC
 - Requesting rezoning from R-1 to C-2 General Commercial

Mr. LaRue stated that they would like to leave a R-1 buffer zone to the south of the requested parcels that would be rezoned. He also stated that at this time there is no determination what the requested parcels use will be.

Joel Terpstra questioned the reasoning of the R-1.

Mr. LaRue stated that they feel that it would be necessary to leave that buffer zone to transition the said properties due to the fact that it is residential.

Marvin Bennink questioned if it's master planned for C-2 (General Commercial).

Greg Ransford stated that it is Master Planned both General Commercial and also Single Family Residential.

Mr. LaRue stated that approximately 6.7 acres will remain R-1 (Single Family).

Joel Terpstra questioned the leaving of the dog ear portion in C-2.

Greg Ransford stated that it may be left in the C-2 district and is not required to follow the parcel line.

7:14 p.m. Marvin Bennink opened the Public Hearing portion of the meeting.

Martin Heyboer, 10975 2nd Ave., stated he and his family have lived in the township for 70 years and does not think that this rezoning will fit into the quiet residential area that runs along 2nd Ave. Also concerned with the drainage and what problems a development will cause. Also stated, that the traffic entering from Lake Michigan Drive to 2nd Ave will be dangerous. He also stated that he feels blind sided with all of this because of the way he started the project. He feels that they put the “cart before the horse” and is now stuck with this rezone.

Shannan Denison, 11134 Thomas, stated that she lives to the property the abuts the parcel that is requested to be rezoned and is concerned with what the future use of the property and how that is going to affect her the safety of her family.

Jason Heyboer, 10935 2nd Ave., stated that he feels it is premature to rezoned the property when a decision hasn't been made to what will be going in on said property. He also stated, that 2nd Ave. has already seen an increase of traffic and wondering a traffic study should take place before anything is done.

Kevin Hubbard, 11134 Thomas, asked since the developer is a member of the commission does he have a vote in this decision.

Marvin Bennink stated that he has to abstain his vote due to conflict of interest.

Mary Brunette, 10901 2nd Ave. stated that applicant is going to see his property appreciate in value when all the resident's property along 2nd Ave depreciate.

Mr. LaRue stated that all required applications have been applied for and that it is Master Planned for C-2 (General Commercial) for future use.

Randy Anes, 10775 2nd Ave., feels that the requested property is shoe-horned into a residential area. He also stated, that traffic is going to be an issue.

Mark Bennet, 11150 Thomas St., stated that Mr. Bultsma has been a good neighbor. He also stated, that he has lived in the township for 27 and is concerned with the property values and feels that it is not fair to the residence if a large commercial business comes in.

Brad Vanoostenbrugge, 11121 2nd Ave., stated that he just purchased his home within the last year and that Mr. Bultsma has been a gracious neighbor but he feels that he has to look out for him and his family. He feels that the property value will decrease incredibly. He feels that the project was started to soon and wasn't planned out well.

7:50 p.m. Public Hearing closed.

Richard Temple stated that Lake Michigan Drive is a fully developed main road and all utilities are in place.

Richard Temple provided a motion to Table the request until further information is gathered. James Szejda seconded the motion and was carried unanimously.

- Site Plan Review
 - Charlie's Canine Care
 - Seeking to operate a day care and boarding facility at 14105 Ironwood Drive.

Mr. Lundstrom stated that they are interested in opening a doggie daycare center that will be a place that residence can drop off the pets during the day and pick up in the evening. They feel that they found a perfect 7-acre parcel of land to accomplish that plan. He also stated, that they will bring the property up to compliance that is required in the Tallmadge Charter Township ordinance.

Greg Ransford stated that the proposed is a use by right and meets all requirements of the township ordinances.

Richard Temple stated that he feels that the noise level might be a factor.

Eric stated that there is a natural buffer zone that would help with the noise level and that it is also 7-acre parcel.

Joel Terpstra questioned on how the noise will be contained at night and if they have looked into acoustic noise buffering system.

Mr. Lundstrom stated that the owner will live on site and will deal with the issue as they arise. Also, there will not be any overnight stays as of right now. They will be setting office hours to accommodate customers and residence.

Joel Terpstra questioned if the façade will meet the requirements of the township ordinance.

Mr. Lundstrom stated that they will be bricking the entire front of the building.

Matthew Fenske questioned if it is Master Planned C-2 (General Commercial) and if neighboring parcels will be Master Planned as C-2.

Greg Ransford stated that that both north and south of property on Ironwood is Master Planned for C-2.

Joel Terpstra provided a motion to approve the Site Plan as submitted with the following Conditions:

- Interior sound product in ceilings and sidewalls and in future buildings with animals. Must be installed to manufactures specifications.
- Hours of Operation with outdoor activity listed from 6:00 a.m. to 7:00 p.m.
- If Public Utilities (water and sewer) become available, they must hook up with current building and any future buildings by way of a Development Agreement.

James Szejda seconded the motion and was carried unanimously.

- Preliminary Development PUD plan
 - Sessions Pointe
 - Seeking major PUD amendment

Mr. Morgan stated that Phase 1 of the Development is 75% complete and are looking forward to the future development of Phase II mixed use development. They are looking to add 1-acre Industrial lot into the multi-family family. Along Lake Michigan Drive will be zoned as a mixture of C-2 (General Commercial) and Multi-Family.

Marvin Bennink questioned the proposed town homes as being 2 or 3- story units above the retail space.

Joel Terpstra questioned if the residents in Phase I aware of what is proposed.

Mr. Morgan stated that they are aware and are excited for the future.

Richard Temple questioned if the road to the north will be a right of way.

Greg Ransford stated that as of right now the road is private.

James Szejda stated that traffic is going to be the main issue with this development.

Marvin Bennink stated that the height of proposed buildings is going to be an issue and would like the Fire Chief to add a report of his findings.

Greg Ransford stated that the Fire Department will have the support of Allendale and Walker departments.

Matthew Fenske stated that what is being proposed for with the Master Plan concept. Mr. Rogers stated that a traffic study will need to be done for the safety of the residence.

Richard Temple questioned if this will be built all at once or in phases.

Mr. Morgan stated that it would need to be built as one entire project.

Dewey Bultsma is concerned with the traffic flow to the north of buildings running along Lake Michigan Drive.

The developer withdrew the mix use part of application.

Matthew Fenske Provided a motion to approve the duplexes in Phase II to be changed to Single Family Residential. Dewey Bultsma seconded the motion and was carried unanimously.

- Acme Pool
 - Seeking to install a pavement drive apron off of 2nd Avenue.

Acme Pool is seeking to construct a paved drive apron off of 2nd Ave. Applicant is requesting a 24-foot easement but ordinance states the 26 feet is required.

James Szejda asked why they are requesting to construct a new drive.

Greg Ransford stated that it would be used for future development.

Dewey Bultsma provided a motion to approve request with the condition:

- That the drive be 26 feet to meet the township ordinance.

Richard Temple seconded the motion and was carried unanimously.

Old Business:

No old business was discussed.

Planning Commission Comment:

No comments were made.

10:00 p.m. Adjournment:

Dewey Bultsma provided a motion to adjourn. Matthew Fenske seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant