

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 8, 2018

7:30 p.m. Matthew Fenske called the meeting to order.

Members present: Matthew Fenske, Joel Terpstra, James Szejda, Richard Temple and Curtis Rypma.

Members absent: Marvin Bennink

Also present: Greg Ransford, Ken VerWoert, Nick VerWoert, and members of the public.

Agenda:

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

Minutes:

Approval of the Minutes from the November 28th Planning Commission Meeting were postponed.

Non-Agenda Items:

No items were discussed.

New business:

- Public Hearing
 - Planned Unit Development
 - Manen Meadows Final Plan
 - Seeking to establish a seven-lot single family residential site condominium development, related open space and amenities.

Mr. VerWoert stated that there is an approximately 12-acre site and is seeking approval to have 7 lots that will be minimum of 1 acre or larger sites. Mr. VerWoert stated that there will be a private drive (VanVista Drive) that will be built per the township ordinance. He also stated that pine trees will be planted to provide natural screening for the surrounding homes. Mr. VerWoert stated that this development fits the contour of the land. He also stated that he has been working with the Ottawa County Health department to be able to provide what will be needed for the seven lots. Mr. VerWoert stated that

there will be street lights add and will be the shoebox style of lighting to shield from the neighboring properties.

Matthew Fenske stated that the road will not align up to the driveway across the street.

Mr. VerWoert that was correct and stated that it didn't need to.

Matthew Fenske questioned the grouping of trees and feels that they should continue further down the property line and questioned if the 5-foot evergreens would provide enough of a buffer to the residence to the east.

Mr. VerWoert stated that the trees were serve the neighboring properties best if they were in a group.

Matthew Fenske asked out of the total acres what was the percentage of R-1 to RP.

Mr. VerWoert stated that it was one acre out of the total 12.7 acres of land.

James Szejda questioned if the health department assured him that the land will perk.

Mr. VerWoert stated that Matt Allen from the Ottawa County Health Department has been work with him to provide a plan to provide the lots with sufficient

Richard Temple asked if the rural character mechanism was to allow for the developer with the bonus lot.

Greg Ransford stated that was correct.

Matthew Fenske stated that the open area will affect the neighbors that live on Nichols and questioned if it would be possible to add a berm or plant more trees.

Mr. VerWoert stated that he talked about a berm and felt that it could potentially cause an issue with runoff into the neighbor's property.

7:50 p.m. Matthew Fenske open the Public Hearing.

Tim Daling - 1089 Leonard Rd:

Mr. Daling stated he's not against the development but is extremely concerned about how severely taxed the water shed will be and how it's going to affect the property value.

Rand VanManen - Stated that the flooding

