

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
FEBRUARY 7, 2018

**7:00 p.m. Joel Terpstra called the meeting to order.**

The Commission nominated Terpstra as chairman to take place of the absence of the Chairman and Vice Chairman.

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

Members absent: Marvin Bennink and Matthew Fenske

**Agenda:**

Richard Temple provided a motion to approve the agenda. James Szejda seconded the motion and was carried unanimously.

**Minutes:**

Richard Temple provided a motion to table the approval of the Minutes from the November 28<sup>th</sup> meeting. James Szejda seconded the motion and was carried unanimously.

**Non-Agenda Items:**

No items were discussed.

**New Business:**

- Standale Enterprises – 0 Northern Drive, 70-10-24-400-079
  - Seeking construction of a 14,948 square foot warehouse and office building.

Mr. Massick with Midwest Construction stated that they are seeking approval of a 14,900 square foot building that will be used for personal storage only. There will be only one occupant that will occupy the space. The building will have office but is not intending for full-time use and outside parking will be at a minimum.

Curtis Rypma questioned the dumpster location.

Mr. Massick stated that the dumpster was removed for the second plan.

Curtis Rypma asked if the use were to change how would the dumpster be policed.

James Szejda asked about parking spaces.

Mr. Massick stated that the plan shows the minimum spaces that the township requires per the zoning ordinance for the requested use. The current count of spaces is at 15 plus the handicap accessible spaces.

Richard Temple asked if there will not be lights along the driveway.

Mr. Massick stated that the applicant will add the lighting along the driveway if the planning commission requires it.

Matthew Fenske stated that the façade meets the requirements of the township ordinance.

Richard Temple asked what material will be used that will be wrapped around the building.

Mr. Massick stated that the material is an insulated panel.

Mr. Massick stated that they will be adding additional trees to buffer along the existing tree line.

Joel Terpstra asked about the pathway.

Mr. Massick stated that the applicant has agreed to contribute to the non-motorized pathway fund.

Joel Terpstra stated that the Fire Chief has requested a Knox Box to be installed.

Mr. Massick stated that the applicant will install in a location that has been approved by the Fire Chief.

Curtis Rypma provided a motion to approve the site plan as submitted with the following conditions:

- Future parking be labeled for reference should the building use change.
- Must add lighting that will be along the driveway.
- Will need to add a Knox Box in a location approved by Fire Chief.
- Add a dumpster and enclosure should a new use be approved.

Richard Temple seconded the motion and was carried unanimously.

**Old Business:**

No old business was discussed.

**Planning Commission Comment:**

No comments were made.

**Adjournment:**

7:25 p.m. James Szejda provided a motion to adjourn. Richard Temple seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier  
Administrative Assistant