

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 24, 2018**

7:00p.m. Marvin Bennink called the meeting to order.

Members present: Marvin Bennink, Richard Temple, James Szjeda, Joel Terpstra, Curtis Rypma, Dave Hanko and Matthew Fenske.

Also present: Ron Butlje, Martin and Renee Fish, Dennis Kaptien

Agenda:

Joel Terpstra provided a motion to approve the agenda. James Szejda seconded the motion and was carried unanimously.

Approval of Minutes:

Joel Terpstra provided a motion to approve the Minutes form the March 27, 2018 meeting. Dave Hanko seconded the motion and was carried unanimously.

Non-agenda items:

No items were discussed.

New Business:

- **Public Hearing**
 - **Martin Fish – 13537 24th Ave**
 - **Seeking to rezone from Agriculture to Rural Preserve**

Mr. Fish stated that he is seeking to rezone only a portion of his land. He has a total of 16.09 acres and would like to rezone only 5.58 acres which will be divided into one 2.5 acres and the other lot will be 3.0 acres.

Richard Temple asked if the entire acreage is master planned for rural preserve.

Marvin Bennink stated that was correct.

Joel Terpstra stated that acreage across the road was rezoned to rural preserve within the last year.

7:05 p.m. Marvin Bennink opened the Public Hearing.

7:06 p.m. the Public Hearing was closed.

James Szejda provided a motion to recommend the request to the Board of Trustees for approval. Joel Terpstra seconded the motion and was carried unanimously.

- Site Plan
 - Ottawa Lakeshore Properties – 70-10-01-400-012
 - Seeking 8,000 square foot office building with storage.

Dave Hanko recused himself from the Commission due to the conflict of interest.

Mr. Kaptein stated that he is seeking to construct an 8,000 square foot building. His real estate company will be occupying 4,000 square foot section and would possibly like to lease out the other 4,000 square foot side of the building until his company has grown enough to occupy the whole thing.

Mr. Hanko stated that they laid out the property for possible future development. They would access the future building that will be to the rear of the property with the driveway will be constructed which is why the applicant is viewing it “Phase One”. Mr. Hanko also pointed out the landscaping. He stated that they only brought it to the back corner of the parking lot but they are required to landscape the west side of the property due to it being a residential neighborhood as it is also to the south of the property.

Joel Terpstra stated his concern with the headlights that the trucks backing into the bays if it will shine into the neighbors’ homes.

Curtis Rypma asked if future development will require coming back to the Planning Commission.

Dave Hanko stated the applicant will need to come back with future phases.

Richard Temple asked if the detention pond is sufficient enough for the size of the building.

Mr. Hanko stated that the detention pond is sized for the current proposed building. He also stated that the applicant will have to address possible addition or new detention pond for the future phases.

James Szejda asked if the applicant if water and sewer are available will they connect o public utilities.

Mr. Hanko stated that public utilities run along Ironwood and they will be connecting.

Joel Terpstra questioned the parking spaces to the northwest and with possible future development will the spaces impede with trucking coming and going.

Mr. Hanko stated that the drive is 30-foot-wide and the township requirement is 24 feet wide. They had planned for extra room due to the fact of trucking.

Marvin Bennink stated that the next item for discussion per Greg's comments is for the façade. He stated that what is showed on the site plan is an item that we do not allow per the township ordinance.

Mr. Hanko stated that their architect could clarify the building façade.

Joe stated that while reading the ordinance that there were only two items that were not allowed to be used which that being split faced or fluted. He stated that it is up to the commission to use their discretion when it comes to the façade.

Mr. Kaptein stated that is would like to stay clear of the brick and block façade due to moisture getting behind and causing issues with mold and possible structure damage and maintenance issues. Looking for maintenance free product that will last for years.

Richard Temple questioned if the product Dri-Design and if it is an uninsulated product.

Joe stated that was correct.

Richard Temple stated the reason for the ordinance is to stay away from product is avoid inexpensive materials that doesn't have the durability. Also, suggests that the building material shown not go all the way to ground level de to the fact that it'll get banged up.

Richard Temple also stated that the product located on the northeast side of the building has not been mandated to be block. Would consider metal paneling towards the parking lot.

Joel Tepstra stated that he's not against the metal paneling as long as we follow through with the four-foot chair rail.

Richard Temple questioned how the metal panels will be fastened.

Joe stated that it will be a standing seam with hidden fasteners.

Richard Temple stated that the applicant will need to go with the Dri-Design materials to be used as the accent to the standing seam metal panels

Jim stated that they the Dri-Design will accent the four windows on the northeast elevation and the three windows on the northwest elevation. Jim Stated that they will keep it consistent on all sides of the building.

Richard Temple questioned the location of bollards by the truck bays.

Jim stated that they will be there and will be shown on the plans and will be located more center than what is shown.

Marvin Bennink questioned the access easement agreement.

Ron Bultje stated that it be to the southeast of the property line.

Curtis Rypma asked about outdoor storage.

Mr. Kaptein stated that there will be not outdoor storage and everything will be stored indoors. The plan is to have business offices to the front of the building and optical equipment will be stored indoors to the rear of the building.

Curtis Rypma asked about dumpster enclosure with doors.

Mr. Kaptein stated that if he is required to add the doors to the enclosure that it would not be a problem to do so and will.

Richard Temple questioned if sidewalks will be required.

Mr. Kaptien stated that the nearest sidewalk ends at Remembrance and Wilson Ave. He questioning if he could not build the sidewalk but contribute to the fund for future use for building the sidewalk in front of the address. He feels that he'll be fixing his when a sidewalk actually comes in.

Joel Terpstra provided a motion to approve the site plan as submitted with the following conditions.

Joel Terpstra stated that sidewalks are required to be built on Lake Michigan Drive and Ironwood.

Mr. Kaptein also asked if it would be possible to go in front of the Zoning Board of Appeals to request a variance to not construct the sidewalk but to add to a fund.

Mr. Bultje stated that the applicant would have to prove a hardship for the Zoning Board of Appeals to approve request.

Joel Terpstra provided a motion to approve the site plan as requested with the following conditions that this approval is based on the standards of Section 18.06 and it must follow the Federal, State, County and Township requirements:

- 1) Will require a four-foot chair rail on the front elevation (side one and two).
- 2) Will allow the applicant to add the standing seam metal panels in lieu of the brick as proposed under the circumstances that it be hidden fasteners and that the Dri-Design panels are allowed on the evaluations of side one and side two.
- 3) The color be as close to what was submitted to the planning commission.
- 4) That there will be an agreement to an easement granted shall there be other subject properties and may be approved administratively when a future site plan be submitted for this property.
- 5) The Know Box shall be installed in a location approved by the Fire Chief.
- 6) Dumpster enclosure shall be approved by Greg Ransford if the door was overlooked on site plan.
- 7) Revised drawings be submitted to Greg Ransford for approval.
- 8) Sidewalks must be built as require by the Township Ordinance.

Richard Temple seconded the motion and was carried unanimously.

Old Business:

Planning Commission tabled the following items in Old Business: Text Amendments and Master Plan.

Planning Commission Comment:

No comments were made.

Adjournment:

8:50 p.m. Curtis Rypma provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant

