

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
November 27, 2018

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

Members Present: Matthew Fenske, James Sjezda; Joel Terpstra, Richard Temple, Curtis Rypma, David Hanko and Marvin Bennink

Members absent: None

Also Present: Greg Ransford and members of the public

Approval of Agenda:

Joel Terpstra provided a motion to approve the agenda. Jim Sjezda seconded the motion and was carried unanimously.

Approval of Minutes:

Matt Fenske provided a motion to approve the Minutes from the October 23rd Planning Commission Meeting. Dave Hanko seconded the motion and was carried unanimously.

Non-Agenda Items:

Marv Bennink opened the floor for public comment.

Public: Stated concern about the shape of the retention pond at Manen Meadows. Also concerned about too much fill, that was supposed to be 4 feet but is now 9 feet according to Dennis Cole with the Drain Commission. Public is concerned about water runoff and current drains being full.

Greg Ransford: stated the Township is waiting for the developer to call in for inspection, at that time we will know what exact measurements are.

Dick Temple: stated he thinks we should be proactive and asked Greg to call the County Drain Commission, Dennis Cole, to see where the grade level is and if it is cause for drainage concern.

New Business:

- Public Hearing
 - Site Plan Review – Gro America Steele Street
 - * Seeking addition of 12,000 square feet

Dave Hanco recused himself and represented the applicant.

Dave Hanco: stated Gro America would be adding units 3,4, and 5 which would be expanding the building to the west. There would be the same type of parking configuration. Another drive onto Steele St. would be added, for ingress and egress to allow travel to Parcel B or Lot 17. Units 3,4 and 5 will also be 2 feet higher.

Marv Bennink: stated concern about not using pole barn steel.

Joel Terpstra agreed with Marv and stated applicant should be notified that the metal should be industrial not pole barn.

Marv Bennink: stated exposed fasteners are okay on everything but front façade. Asked Dave if trailer parking is as it says on the legend, 12 x 25 or 12 x 30 as it says on the plan?

Dave Hanco: stated trailer parking will be 12 x 30.

Marv Bennink: stated meter location on plan and legend to not coincide, make sure the legend and the prints match.

Matt Fenske: stated the dumpster enclosure says stucco, asked if this would be a good material?

Dave Hanco: stated Jim would prefer to use steel.

Talk amongst the PC members about the material and consensus was block or wood would be a better material, if the applicant would like to use steel, he needs to bring detailed drawings to the planning commission for review.

Joel Terpstra: stated AC units will be okay on ground with year-round vegetation as screening, need to change on legend to match. The type of steel needs to be clarified with either himself or Greg. Asked Dave how many overhead doors there are because the site plan and elevation plan do not match up.

Dave Hanco pointed out on plan where garage doors should be.

Joel Terpstra: stated the applicant needs to clarify the following changes:

- Elevation has to match site plan, specifically overhead doors; 5 overhead doors with 3 already approved are allowed.
- Dumpster enclosure needs to be finalized with detailed drawing and sample of material. If block – split face with color.
- Need detailed Spec Sheet.
- Steel needs to be clarified – no agriculture material, front façade needs heavier steel.

Planning Commission consensus of the items to be addressed by the applicant include:

- All elevation metals shall contain hidden fasteners and or be of industrial grade consistent with the materials within the industrial park (i.e. no pole barn of agricultural steel).
- Elevations shall be clearly labeled for all material
- The legend parking space depth shall match the plan at 12 x 30 feet
- The legend meter note shall match the plan on the east, not the rear
- Dumpster enclosure shall be split faced block with color noted. A steel enclosure may be presented along with material sample.
- All ground units, including air conditioning, shall be sufficiently screened with year around vegetation
- Reciprocal document shall be provided in accordance with the terms noted by the Township Planner
- Payment in-lieu for the sidewalk shall be provided
- Elevations shall match the site plan, with particular regard to the overhead doors

Joel Terpstra motioned to table this application until applicant comes back with modifications for the Planning Commission consistent with the consensus list. Dick Temple seconded the motion and was carried unanimously.

- Text Amendment
 - Commercial/ Industrial Pavement

Greg Ransford provided the language as follows:

The lot on which the use is conducted shall have frontage on and abut a paved public street for the entire width of the lot and shall provide vehicular access only form a paved public street or streets.

Motion provided by Matt Fenske to schedule a public hearing to approve said language, Jim Szejda second and was carried unanimously. Meeting to be scheduled in January.

Old Business:

- Master Plan
 - Ironwood Dr Corridor.

Greg Ransford: stated Ironwood Drive could support both commercial and industrial zoning. The ordinance language for the corridor would be needed to support this. Ransford will modify the map to reflect this accordingly and will bundle up for one last look before we bring this to the board.

Matt Fenske: asked if this deviates from our present plan?

Greg Ransford: stated it remains consistent.

Dick Temple: asked how this promotes rural character? Struggling with that, with adding this corridor.

Greg Ransford: stated we could focus on the preservation of existing trees, add more tree line streets and change to streetscapes rather than rural character.

Dick Temple: asked if the purpose of making Ironwood Drive Corridor is to make commercial and industrial use in the same area?

Greg Ransford: stated yes, we would get into more detail with the language in the ordinances.

Greg Ransford: stated he will make modifications for more streetscapes rather than rural character terminology, but this language otherwise will work, and will bring back with the map. Then we'll recommend to the board then we will schedule a public hearing.

PC Comment

8:54 Jim Szejda provided a motion to adjourn. Curt Rympa seconded the motion and was carried unanimously.