

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 22, 2019

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

Members present: Matthew Fenske, Marv Bennink, Curtis Rypma, Joel Terpstra, and David Hanko.

Members absent: Richard Temple (one position vacant)

Also Present: Planner Greg Ransford

Approval of Agenda

Rypma provided a motion to approve the agenda as presented. Motion seconded by Fenske and carried unanimously.

Approval of Minutes:

Terpstra provided a motion to approve the November 27, 2019 meeting minutes. Seconded by Hanko and carried unanimously.

Non-Agenda Items:

Discussion was held regarding building facades and the discretion of the Planning Commission to postpone applications to finalize details rather than conditioning approval on staff review. Recent challenges by applicants are becoming problematic.

Discussion was held regarding sample motions within memorandums. Ransford will verify the extent such could be used with the township legal counsel, given a past case in Grand Haven Charter Township.

New Business:

- Text Amendments to Section 10.06, 11.06, and 12.06

Ransford presented that the proposed language will require any commercial or industrial use to abut and access from only a paved road.

Bennink opened the public hearing. There being no comments, Bennink closed the public hearing.

General discussion was held. Rypma provided a motion to recommend adoption to the Board of Trustees. Motion seconded by Terpstra and carried unanimously.

- Industrial Parking

Ransford presented the conclusions reached at Allendale Charter Township regarding the same matter. General discussion was held. Ransford was directed to clarify the existing language that the based of five (5) is for each unit with industrial incubator buildings.

- Election of Officers

Chairperson – Fenske nominated Bennink. Terpstra seconded the nomination. There be no further nominations, Bennink was awarded Chairperson.

Vice-Chairperson – Bennink nominated Fenske. Terpstra seconded the nomination. There be no further nominations, Fenske was awarded Vice-Chairperson.

Secretary – Terpstra nominated Hanko. Rypma seconded the nomination. There be no further nominations, Hanko was awarded Secretary.

Old Business

- Master Plan

Ransford presented the final draft of the master plan. General discussion was held. Terpstra provided a motion to send the draft plan to the township attorney for review and comment. Motion seconded by Hanko and carried unanimously.

Planning Commission Comment:

Terpstra noted that one Planning Commission position is vacant and if the Commissioners had any names of candidates to please provide them.

Adjournment:

Rypma provided a motion to adjourn. Terpstra seconded the motion and was carried unanimously.

Respectfully submitted:

Gregory L. Ransford
Planner