

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
Tuesday March 26, 2019

7:00 PM Marv Bennink called the meeting to order.

Members Present: Marv Bennink, Joel Terpstra, Richard Temple, Curtis Rypma, Dave Hanko.

Members Absent: Matthew Fenske

Also Present: Greg Ransford, Bob Bruggink and members of the public.

Agenda:

Dave Hanko motioned to approve the agenda, Dick Temple seconded the motion and it carried unanimously.

Approval of Minutes:

Joel Terpstra approved the minutes from February 26, 2019 Planning Commission meeting. Dave Hanko seconded and it carried unanimously.

Non-Agenda Items:

None.

New Business:

Public Hearing regarding text amendment for Section 15.06(f) – Required Number of Parking Spaces, Industrial.

Public Comment: None

PC Comment:

Dick Temple: stated that uses evolve with buildings without building permits. Asked how can we change this process?

Greg Ransford: stated that before a renter occupies a space, they are supposed to come to the township to get use approval. This amendment will clarify that we require 5 spaces for each unit rather than for the building. More effort for more spaces. Stated we need a separate arm for policing to check on occupants.

Joel Terpsta: asked what if owner comes in with huge square foot building but later splits?

Greg Ransford: stated hopefully they come for building permit and we can catch it then.

Curt Rypma made comment to have (f)1 parking for construction workers in (f2) as well.

Curt Rypma made a motion to recommend adoption of the text amendment, to the Board, with construction parking for (f)1 and (f)2. Marv Bennink seconded the motion and it carried unanimously.

Next Item:

Section 3.37 – Prohibition of Recreational Marihuana Establishments

Marv Bennink opened the floor for public comment.

Greg Ransford: stated this does not affect medical marijuana. The proposal allows for an opt out for municipalities rather than permitting commercial enterprises.

Joel Terpsta provided a motion to recommend adoption of section 3.37 – Prohibition of Recreational Marihuana Establishments. Curt Rypma seconded and it carried unanimously.

Next Item:

Private Road Application - Pure Vida Ventures 70-10-06-100-020 Stroven Court

Bob Bruggink: stated he is asking permission to build private road on current AG land North of Lamont. Will service 9 lots, lots will be 3 acres up to 8.5 acres. The Assessor said the splits meet his requirements and will finish after the Planning Commission meeting.

Joel Terpstra: Asked if the last time Bob came was for zoning change?

Bob Brugging: stated yes, to rezone to rural preserve.

Joel Terpstra: asked if Lot 1 is the existing farm house? Will that meet new standards?

Greg Ransford: stated if the property is reduced in size, and the buildings exceed maximum size, some buildings have to be removed.

Bob Bruggink: stated his intent is to sell all the lots and have an association be put into place to maintain the road. The lots in the back could be split eventually if they wanted. Ottawa County has approved drive approach. Gutter on slope part of road will be to drain water.

Dave Hanco: stated most water from road will not end up in detention pond. Water will increase to deer creek. Majority of water off road is not directed to the pond.

Bob Bruggink: stated Al Pennington did review the site plan.

Dave Hanco: asked about Bruggink reviewing his own plans?

Bob Bruggink: stated he does not work for Moore & Bruggink anymore, he's a paying customer.

Greg Ransford: stated Al Pennington did make Bob put in drainage. Al will make sure this site is done properly.

Curt Rypma: asked who this was this drawn by?

Bob Bruggink: stated he paid Moore & Bruggink to draw the plans. He is a customer of them.

Curt Rypma: stated he is comfortable with passing this because Bob is a paying customer of Moore and Burggink but in the future we shouldn't do this.

Greg Ransford: stated he will talk with Toby about in the future not having conflicts of interest with applicant and engineer.

Curt Rypma provided a motion to approve the site plan as presented, which includes: 1) Sheet title Preliminary Layout for Pura Vida prepared by Moore & Bruggink Consulting Engineers dated November 1, 2018 with plan revisions date of 2-12-19, Sheet 1 of 1; 2) Sheet title Improvements in Stroven Court prepared by Moore & Bruggink Consulting Engineers dates September 10, 2018 with plan revisions date of 01/23/2019, Sheet 1 of 2 and Sheet 2 of 2 and; 3) Amended and Restated 01-28-19 Private Road Easement (Including Stormwater Management) Agreement Rights and Responsibilities (6 pages) with the following conditions: 1) Issuance of the appropriate permit from the Ottawa County Road Commission is provided to connect to 48th Ave.; 2) The proposed road name shall not be a duplicate within the township or Ottawa County and 3) Greg Ransford to consult with the township attorney expressing any legal complications with Moore & Bruggink drawing and reviewing plans, because Bob Bruggink was previously employed with Moore & Bruggink.

Bob Bruggink: stated he did all the engineering, Moore & Bruggink drew the plans. Al Pennington just reviewed them. Asked when can he start construction?

Greg Ransford: stated he would wait until he discussed with Ron. You can push ground as much as you want.

PC Comment:
None

Dick Temple motioned to adjourn, Joel Terpstra seconded and it carried unanimously.

8:01 PM Meeting Adjourned

Respectfully Submitted,

Cheryl King
Administrative Assistant