

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION
MEETING
June 25, 2019

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

Members Present: Joel Terpstra, Matthew Fenske, Marv Bennink, Curt Rypma, Dick Temple.

Members Absent: Dave Hanko, Vacant Planning Commission Seat.

Also Present: Greg Ransford, Members of the public.

Agenda:

Joel Terpstra motioned to approve the agenda, Matthew Fenske seconded the motion and it carried unanimously.

Approval of Minutes:

Joel Terpstra motioned to approve Minutes from the May 28, 2019 Planning Commission meeting, Matt Fenske seconded and it carried unanimously.

Non-Agenda Items: None

New Business:

Special Use - Ottawa Excavators, Incorporated (Phoenix Store) – 13645 Ironwood Dr.

- Seeking fuel service station, convenience store, and small food service.

Ed Niemi: stated he's owned the site since 1984 and his old business burned down. He was waiting on what to do with the property, and the pieces fell into place for the gas station. Not sure what brand of gas he is going to use yet.

Marv Bennink opened up for the Planning Commission to ask questions.

Joel Terpstra: stated this looks like a concept. Asked Ed if he was going to own this business?

Ed Niemi: stated it will be family owned and operated business.

Joel Terpstra: asked if the façade will change if branded? Will you come back to the Planning Commission for changes?

Ed Neimi: stated potentially yes, if they go branded. He anticipates a few small details might be changed.

Tim Allspach: stated he thinks it will be a color issue that may change, but not material. They stayed with a neutral color scheme of Gray. Also stated the comment on the memorandum about the cultured stone on the Canopy Elevations, the columns are proposed to be wrapped in split face, the same as the back of the building, and not cultured stone.

Dick Temple: stated they would need to see final design for signage if it's branded.

Tim Allspach: stated the front façade entry has a flat area that would be a location for a sign. They would have to be re-submit for signs.

Joel Terpstra: asked, on the canopy drawing, those columns will be wrapped in split face?

Tim Allspach: stated, correct.

Discussion amongst Planning Commission members about a traffic light at the corner and a traffic study.

Marv Bennik: asked what the hours of operation would be?

Ed Neimi: stated he would like to be 24 hours, but more 4/5am until midnight.

Marv Bennik: stated they will need to know hours.

Ed Neimi: stated 5AM until Midnight.

Curt Rypma: asked of Ed, will you sell liquor?

Ed Neimi: stated beer and wine.

Matt Fenske motioned to open the public hearing. Joel Terpstra seconded and it carried unanimously.

Public Comments:

Tim Hoebeke: 2700 Kenowa: stated there has been 5 deaths since the round about went in. There is constant traffic because there is no light to stop traffic. All for free enterprise. The gas station can't go in without a light, it's a dangerous intersection. Kennsington apartments are not done which will bring more traffic. Will sit at intersection for 20 minutes. Dan Power with Walker has no plans. Want it to be a safe intersection.

Tom Herrmann: 97 Johnson St.: stated he is the neighbor on the west side of Ed's lot. Ed is a good friend. Concerned about pollution: lighting, noise, etc. Noticed a 6-foot fence proposed, concerned it will not knock down noise if this is going to be 24 hours. Deiseal facilities will make noise, air compressors and dumpsters. Would like to see a green belt. Feels like that knocks down noise.

Julie Lake: 12911 Kenowa: Concerned about traffic.

Matt Fenske motioned to close the public hearing portion. Joel Terpstra seconded and it carried unanimously.

Discussion among Planning Commission members about a traffic study and working with the City of Walker for a resolution to that intersection.

Dick Temple: stated he's interested in a traffic study, needs commitment on where signage is going, Mr. Herrmann's concerns on the west side of property where green belt could be instead of a 6-foot fence is a concern.

Joel Terpstra motioned to table until the applicant has provided a traffic study, a complete signage commitment for all signage intended on the site, and re-work a greenbelt into the site plan instead of the fence on the west property line to better block noise from the use.

Greg Ransford: stated a trip generation manual is what they would be looking for, for the traffic study – whoever drafts the traffic study should use that manual from the Institute of Traffic Engineers.

Dick Temple seconded the motion and it carried unanimously.

Next Item:

Site Plan - Kurt Andrews 13953 Ironwood Drive

- Seeking two commercial office warehouse buildings.

Paul Henderson: stated the applicant has two separate parcels of land, land division already done. There will be two buildings with similar uses proposed. Spec development. Office space with warehouse space. Warehouse space will probably be contractor, etc. parking meets agreements, shared driveways. Shared cross access easements for next property lines.

Paul Henderson: addressed the fence screening from the memorandum: stopped the fence at the front of the property at the parking lot, and did not extend the fence all the way to the back due to the wetland.

Planning Commission members discussed having a fence or green belt.

Paul Henderson: proposed to extend the fence back to the wetland area on the east and west property lines, all the way to the south property line.

Joel Terpstra: stated they should go to the ZBA if they do not want to extend the fence all the way to the property line because of the wetland. Asked how many proposed units will they have?

Paul Henderson: stated it depends on the user.

Joel Terpstra: stated they've had had problems with these types of buildings in the past and parking.

Marv Bennik: asked Greg Ransford depending on the use, would they have to increase parking?

Greg Ransford: stated occupants will have to come to the Planning Commission for a special use to see if they comply. Until a use is proposed, we will not know if enough parking exists beyond the minimum.

Curt Rypma: asked if the area labeled as office will only be rented as office space?

Tim Alspach: stated, yes.

Joel Terpstra stated: concern about number of occupants.

Tim Allspach: stated the minimum number of occupants would be 2, maximum occupants would be 3-4 for each building.

Discussion about approving occupants administratively was held.

Joel Terpstra provided a motion to approve the proposed project: Site Plan sheets prepared by Roosien and Associates dated June 13, 2019, Sheet 1 of 3 Site Plan, Sheet 2 of 3 Grading and Storm Water Plan, and Sheet 3 of 3 Existing Conditions Plan; Elevations and floor plans, Ironwood Office Building A dated 5/23/2019 Sheet P-1 and accompanying unidentified sheet; Ironwood Office Building B dated 5/23/2019 Sheet P-1 and accompanying unidentified sheets (2 sheets); LP SmartSide Trim and Siding specification sheets (11 pages); Thermospan 150 specification sheets (4 pages); CertainTeed specification sheets (3 pages); Jeldwen specification sheets (2 pages); Cultured Stone Technical data and specification sheets (2 pages); Steel Panels Grandrib 3 specification sheets (2 pages); Photometric Plan dated 05.21.19, Sheet 1; Lumark light fixture specification sheets (2 pages) and; Detention Pond Design Calculations (7 pages); with the following conditions:

1. Issuance of the appropriate permit from the Ottawa County Road Commission and/or Michigan Department of Transportation is provided to connect to Ironwood Drive;
2. Submission of reciprocal documents for the access easements that are found satisfactory by the Township Legal Counsel prior to issuance of a building permit;
3. Submission of appropriate easement documents for the center aisleway and dumpster are secured to the satisfaction of the Township Legal Counsel prior to the issuance of a building permit;
4. The Township Engineer is satisfied with the proposed plans prior to issuance of a building permit;
5. The Township Fire Department is satisfied with the proposed plans prior to issuance of a building permit;
6. Extend green barrier fencing all the way to the south property line on east and west side, and;
7. Apply to Greg Ransford for administrative approval for minimum and maximum proposed occupants to determine parking on the basis of the new industrial parking calculations for each overhead door as a separate unit.

Mat Fenske seconded the motion.

Motion carried 4-1 with Dick Temple opposed.

Old Business:

Master Plan – Greg provided updated master plan draft with urban growth boundary.

Curt Rympha motioned to recommend Master Plan to the Board of Trustees to review. Dick Temple seconded the motion and it carried unanimously.

Joel Terpstra motioned to adjourn. Matt Fenske seconded and it carried unanimously.

Meeting adjourned at 8:58 PM.

Respectfully submitted,

Cheryl King
Administrative Assistant