

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
JULY 23, 2019

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

Members Present: Matt Fenske, Curt Rypma, Joel Terpstra, Marv Bennink, Dave Hanko, Dick Temple.

Members Absent: Vacant Seat

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

Approval of Agenda – Joel Terpstra motioned to approve the agenda. Dick Temple supported and it carried unanimously.

Approval of the Minutes: Matt Fenske motioned to approve the June 25, 2019 Planning Commission Minutes. Joel Terpstra supported and it carried unanimously.

Non- Agenda Items: None

Sessions Point Planned Unit Development Amendment Request

- Seeking to reduce street trees, front yard trees, and eliminate off-street parking

Steve Johnson: 3733 92<sup>nd</sup> St. SW, Byron Center – (developer representative): stated they are requesting to eliminate off-street parking from the original site plan, because it went from condo to single-family with 3 stall garages which allows for more parking.

Second Item is street and evergreen trees – 60 were initially requested. Stated they would like to request 1 per home and give the residents and option to opt out. With the sidewalks there is not a lot of room Evergreen current PUD was 23, they would like to reduce because a lot have evergreen trees already. Would like to let the residents choose their own landscape.

Roll call for minor or major change requested by Marv Bennink.

Dick Temple- Major: Letter from Fire Captain; Dave Hanko- Minor: Joel Terpstra- Major: Road is built 20' wide; Curt Rypma: Leaning towards Minor; Matt Fenske- Minor; Marv Bennink- Major with parking and narrow street.

Marv Bennink opened the floor for public comments.

Dave Hanko asked the audience if there are any recommendations for alternative parking solutions.

Jeff Neilson 11447 Sessions Dr.: stated he feels they could utilize the Sessions common space for parking.

Joel Terpstra: asked Jeff if there is a problem with on street parking?

Jeff Neilson: stated no, he has enough parking in his driveway.

Marv Bennink: asked the audience if on street parking is typical?

Audience: stated yes, right in front of your own house.

Sara Bruischat: 11550 Sessions Dr. – stated her and her husband are building a second lot in Sessions, will have 5 parking spots in front of new lot. Requested parking in the common area, on one side of road or turn parking spots into more parallel parking in select areas. These parking spaces proposed on corners are where kids are playing.

Brian Deharder: 536 Ivy Grove N – stated they built in 2015 and have two kids ages 9 and 12, 12-year-old has special needs. Chose lot because they didn't think there would be a lot of traffic. Concerned about safety with their son. Common area up front would provide adequate parking or parallel parking, even parking on one side of road. Concerned about property value going down. When he purchased the lot, the parking was not on the site plan, otherwise they wouldn't have bought.

Katleen Westdorp: 11479 Sessions Dr. – stated concern about safety of school bus that stops at the corner where the parking spaces are to be located. Does not feel there is a parking issue.

Nancy Lenger: 12835 24<sup>th</sup> Ave. – stated for parking on Ivy Grove could have one side for parking.

Marie Schmidt: 540 Ivy Grove – stated she would not want parking in front of her home, it will dig up sprinklers and underground fence. Asked Tallmadge why wasn't the road widened when this was amended? Why Tallmadge approved and now the residents have to pay the price. The common area would be a good place for parking or widening the road.

Collin Yonkers: 11425 Ivy Grove West Lot 8 – stated concern about the safety of the kids with the school bus and the parking area. None of the parking lots were addressed when he bought his lot. Suggested single side or road parking, re-widen road, or parking in common area up front.

Joe Westdorp: 11479 Sessions: stated they did not know about the parking spots when they purchased the home 2 ½ years ago.

Discussion amongst the Planning Commission members and members of the Association regarding general consensus of where parking should be, lighting and trees. Association members favored parking in the common area. Lights were confirmed to be acceptable as they are and there was concern from the Association members about where current trees are located and where trees are supposed to be on the plan.

Joel Terpstra provide motion that the developer builds the plan that was previously authorized by the Planning Commission or apply for a major amendment and provide for either the complete construction of the authorized plan or submission of an application for amendment by September 30, 2019. Dick Temple supported the motion and it carried unanimously.

Next Item: Development standards for additional structures.

Greg Ransford: stated he recommend to schedule this for public hearing.

Consensus of the Planning Commission members is to schedule public hearing.

Joel Terpstra provided a motion to adjourn. Marv Bennik supported and it carried unanimously.

Meeting adjourned at 8:25 PM

Respectfully submitted by,

Cheryl King  
Administrative Assistant