

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF MAY 14TH, 2012**

Meeting was called to order at 7:00 p.m. by Marvin Bennink.

Members present: Marvin Bennink, Matthew Fenske, Joel Terpstra, Donald Smith, James Szejda, Richard Temple and Dewey Bultsma

Also present: Greg Ransford, Ron Meyer, Matt & Jennie Boelema and residents of Tallmadge Township

Matt Fenske made a motion to approve the agenda. The motion was seconded by Joel Terpstra and carried unanimously.

1. Non-agenda Public Comment.

There was no Non-agenda Public Comment.

2. Public Hearing- Text & Map Amendment for the District of Lamont.

Mr. Ransford explained the proposed new zoning districts in Lamont. He stated that Lamont is proposed to have its own district and reviewed the September meeting of the Lamont Workshop. In September 2011 residents of Lamont had the opportunity to share their thoughts on what Lamont should be in the future.

Richard Temple stated that this is a process and as a community request, a template for the future of Lamont was produced.

The meeting was opened to the public.

Paul Philips of 40th Ave expressed his concern in turning the Village of Lamont in to another city. He has many animals and wants to keep the agriculture aspect of the district.

Unidentified Resident, his concern was the L2 district and the limitations of the animals.

Tim Smith of 40th Ave has lived in Lamont for 28 years and is not happy with the possibility of the L2 district.

Matt Williams of 42nd Ave thinks that forcing the ordinance in the L2 District is the wrong way to go.

Nick McCurry who lives on Johnson wants to be able to take advantage of the acreage in the future with raising animals.

Matt DeGraff at 5150 Leonard, does not want to see the small shops come into the district.

Dale Bronkema at 3639 Leonard, would like to see the commercial section removed in L1. Thinks it should only include the Boulevard only.

Joel Terpstra stated the business district would be between 42nd Ave to 48th Ave.

Richard Temple wants Lamont to function in the L District. The front setbacks and the side setbacks are required on the Blvd on Leonard.

Sue VanDam at 4213 Leonard, would like to see the small shops go into the district. She and her husband are both involved in art and jewelry making. They would like to have a small gallery inside their home.

Joel Terpstra made the statement that we could not list every possible small business opportunity.

Unidentified resident at 4877 Leonard stated that his home is still zoned commercial and has an antique store inside his property.

Judy Bennink at 40th Ave has lived in the area for 35 years and expressed the concern with parking and in the L2 district concerned with the barn size and the keeping of animals.

Jim at 4634 Leonard is the owner of the post office in Lamont but he is not a resident and would like to see the small businesses go in but is concerned about not having it be an in home business.

Bonnie from 4958 Johnson stated that she is not opposed to small businesses and the animals but is concerned about the lot sizes with the 88ft changed to 66 ft lot size.

Unidentified resident who lives on Johnson does not consider them the Lamont district. Does not understand why there is a need for a rural district.

Richard Temple stated that there will be set business hours with these small shops.

Darlene Stauffer 44th and Johnson stated that daughter recently remodeled a home in Lamont and would like to open a B&B. She did state that Handicap assessable is an issue. Would like to open a small business in the home and is also looking at remodeling the old button shop for future use.

8:01 p.m. Marvin Bennink closed the public hearing.

Richard Temple wanted to state that it is not our intention to rid the L2 District of the animals.

8:05 p.m. Marvin Bennink opened the Public Hearing regarding wheel stops. Wheel stops or raised side walks of 6 inches in height would be installed along the parking spaces in pedestrian areas along building and around sidewalks.

Dale Bronkema inquired if parking lots do not have a sidewalk then it is necessary to have wheel stops installed. It will be required in new site plans that this is followed through.

8:15 p.m. Marvin Bennink closed the Public Hearing.

Motion was made by Richard Temple and seconded by Dewey Bultsma to recommend adoption of the proposed language and the motion was carried unanimously.

8:20 p.m. Lamont Civic Association requested a Special Use regarding a new Community Park.

Ron Meyer, President of the Lamont Civic Association presented the Planning Commission with the plans to make a community park in the Village of Lamont. The Civic Association has obtained 3 acres of land and would like to build a park that the community could enjoy. There is not a public park in the area. The park would include a pavilion, playground, parking spaces and restrooms. They also would like to have a sand volleyball court in the open space over the drain field to protect it from damage. Ron Meyer would like to have some kind of memorial for the old Lamont school building. This would be a community effort in the up keep of the park.

Don Smith is concerned with the park hours, maintenance, trash receptacles and the sewer and water.

Ron Meyer stated that the park would have dawn to dusk hours, maintenance would be the Civic Association responsibility and trash would be taken care of by the residents themselves when leaving the park.

Joel Terpstra inquired if this was the Final Site Plan or could revision of the Master Plan be made if necessary. Ron Meyer was open to the changes if it was necessary. Another concern was primary funding for the park. Ron Meyer stated that the Lamont festival would be their primary source of funding.

Jim Szejda inquired the burden of the park if the Association could no longer fund it and where would it go from there. Ron Meyer said if they could not keep the park then it would go back to the Coopersville school district. Also he mentioned that the Health Department would not allow the building over the drain field.

Richard Temple stated that the application is compliant.

Marvin Bennink stated his concerns with the issue of the trash. Trash receptacles will need to be provided and will need to be maintained.

Cathy Bronkema was concerned about accidents in the park and the liability.

Ron Meyer stated that there is an insurance policy that is now covered for one year and it is covered as vacant land. The insurance policy will be increased at the time of the opening of the park.

Marvin Bennink inquired about the township liability.

Greg Ransford stated that the township has no association with the Civic Association.

Richard Temple went over the parking set-backs, hours, lighting and the natural greenbelt of the park.

A motion to close the Public Hearing was made by Richard Temple and seconded it by: and the motion was carried unanimously.

Matt Fenske commented on the bathrooms as a concern along with safety and damage to the facility.

Joel Terpstra commented on the concern of the property should the funding run out of if the Civic Association should fail.

Ron Meyer stated that the Civic Association owns the property and could sell it if they should need to.

Richard Temple made a motion to approve the Special Use Application with the conditions. Donald Smith seconded the motion and was carried unanimously.

1. Trash receptacles be installed and maintained.
2. Include written approval from the Health Department regarding the drain field.

8:59 Minor revision request on Meadow Verde.

Matt Boelema is requesting revisions be made to a corner lot located in the Meadow Verde Development. He would like to have the building window widened. He said that the lot is currently at 106 feet wide and with the style of home that they would like to build it would require the lot to be widened. Currently there is no future phase going in. And the original plan had a road to continue through. He would also like to pass on the future side walk that is planned to run next to the lot. He would also like to be 35 feet from the road if at all possible.

Joel Terpstra stated the grade would fall to the north of the lot. Sewer is located to the southeast along with a storm sewer.

Don Smith stated that a different style of house could be developed on the lot that size.

Don Smith made a motion to deny the request and was seconded by Richard Temple. The board voted 5-2 in favor of denying the request.

General Discussion:

1. Regarding calf pens that are located east of 40th Ave.

Motion was offered by Dewey Bultsma and seconded by Jim Szejda to adjourn the meeting. The motion was carried unanimously.

Respectfully submitted,

Val Schwallier, Administrative Assistant