

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 4, 2013

Members Present; Marvin Bennink, Dewey Bultsma, Matthew Fenske, Joel Terpstra, James Szejda and Tim Irwin.

Members Absent; Donald Smith

Also Present: Greg Ransford, Dan Boverhoff, Steve Whitte, Hank Makarewicz and Arnold Grover.

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

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

Matthew Fenske provided a motion to approve the Minutes from the January 14, 2013 Planning Commission Meeting. James Szejda seconded the motion and was carried unanimously.

7:10 p.m. New Business: Public Hearing – Appletree Learning Center.

Greg Ransford stated that the Fire Chief is satisfied with the presented site plan.

Steve Whitte stated that Apple Tree Learning Center has submitted a Special Use application for the address 53 Lake Michigan Drive. Apple Tree is licensed to care for the maximum of 168 children. There will be a fenced in play area to the rear of the building. There will also be a total of 43 parking spaces available with a shared drive with the parcel that is to the east.

James Szejda stated that there should be a permanent easement written.

Joel Terpstra suggested that an access road be developed to connect from Apple Tree to 1st Ave.

Steve Whitte commented that there is also 20ft sewer easement and 20ft storm drain easement to the north of the parcel.

Tim Irwin stated that the traffic volume increases at the end of the work day and questioned if the easement in front of the business would be a good solution.

American Chiropractor. He also stated that there would not be enough room to exit from the easement to 1st Ave and that traffic would interfere with his parking lot.

Dewey Bultsma stated that the easement would be better suited to the north of the parcel. He's concerned that the traffic flow would cause more of an issue at 1st Ave. Also traffic to Lake Michigan Drive will become more hazardous.

Dan Boverhof stated that the peak hours of heavier traffic will be between the hours of 7:30 a.m. to 8:30 a.m. and 4:30 p.m. to 5:30 p.m., with no more than 30 to 35 vehicles at one time.

Arnold Grover stated that Lot 1 and 2 will have a shared drive and both will enter onto Lake Michigan Drive.

Dewey Bultsma stated that there is enough room to the rear of the lot to have a 30 ft. wide drive to the north with a 10 ft. green space between the fences of the playground to the road.

7:45 p.m. Marvin Bennink opened the floor for public comment:

Warren Deleuw stated that he is concerned about the traffic and the safety of his patients if the easement should be to the south of his property and would not agree to it. He is also concerned on how that would effect the follow of traffic on 1st Ave if the easement should be in the front of his building since there would not be enough room to exit left off of the easement onto 1st Ave. He would agree to the easement should it run to the North of his property. He agrees that would be more beneficial for the traffic flow to 1st Ave.

7:50 pm. Marvin Bennink closed the floor to public comment.

Joel Terpstra made a motion that he found the application met section 19.06 & 18.06 of the Zoning Ordinance, and to approve with the condition of a 30ft wide written easement to the North which will include a 10ft wide grading easement and to remove the pavement stub and easement in the parking area to the West. Dewey Bultsma seconded the motion and was carried unanimously.

8:00 p.m. Joel Terpstra made a motion to adjourn the Planning Commission Meeting. Matthew Fenske seconded the motion and was carried unanimously.

Respectfully submitted,

Val Schwallier
Administrative Assistant

