

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF JUNE 12, 2006**

Vice Chairman Matthew Fenske called the meeting to order at 7:30 p.m.

**Members present:** Daniel Murray, Dewey Bultsma, Donald Smith, Marvin Bennink, Matthew Fenske and Dick Temple

**Member absent:** Toby Van Ess

**Also present was** Greg Ransford, Township Planner

The minutes of the May 8, 2006 meeting were approved as presented.

**1. Site Plan Review – Third Avenue Industrial Concepts is requesting Site Plan review to construct a new building on parcel number 70-10-24-400-032. This parcel is located at approximately 0-381 Lake Michigan Drive and is zoned Industrial.**

Mike Bruggink of RJM Design explained the proposal for the Industrial Condominium project. This parcel is approximately 12 ¾ acres. They would like to create a 2 ¾ acre parcel on the south and there are wetlands in the middle. There will be a public street, 3<sup>rd</sup> Avenue Industrial Drive, built to Ottawa County Road Commission standards. They are proposing one 19,200 square foot building and ten 7,200 square foot buildings which could be one unit or divided into two or three units. The signage, landscaping, lighting are all proposed to Zoning Ordinance Standards. There is a plan for an obscuring greenbelt between this parcel and Lake Michigan Estates. The berm will be centered on the property line with trees on top. Donald Smith would like the applicant to submit written approval from Lake Michigan Estates for the berm.

Dick Temple asked about the radiuses. Greg Ransford said that the Fire Chief has reviewed the plans. Mr. Temple then asked about the loading spaces and signage. Mr. Bruggink said these could be used for semi truck trailers and the Zoning Ordinance requires loading spaces. He then added that there will be one sign for the whole development and building mounted wall signs on each unit. Each unit has a minimum of six parking spaces with additional spaces beyond that.

Greg Ransford noted that on the Notice of Intent for the DEQ they had listed well and septic would be used. Mr. Hoogewind clarified that they would be using public water and sewer. They would like to come off from the new Lake Michigan Estates development; however they can come off from 3<sup>rd</sup> Avenue if the condominiums aren't through at the time they need public utilities.

Dick Temple was concerned about people parking in front of the man doors. Mike Bruggink said there will be a raised sidewalk in front of the man doors.

Dewey Bultsma asked about the 66 foot easement for the public street. Mr. Bruggink said they will be asking the neighbor to the south for 6 feet, since they only have 60 feet right now. Mr. Ransford said the Planning Commission cannot approve this with the easement off site. They will need 66 feet.

Donald Smith moved, Marvin Bennink supported, motion CARRIED to APPROVE the request PENDING the applicant return to the Planning Commission with written approval from Lake Michigan Estates for the berm and the applicant obtain 66 foot right-of-way for the public street. The applicant also need to address the concerns of the Planner, approval from the various municipalities such as the DEQ, OCRC and grading and utility plans showing the ultimate layout for

the public utilities must be provided. Ayes: Daniel Murray, Dewey Bultsma, Donald Smith, Marvin Bennink, Matthew Fenske and Dick Temple. Nays: none.

2. Public Hearing – Len Vander Jagt is requesting a rezoning for part of parcel number 70-10-24-300-060 from Rural Preserve to Industrial. This parcel is located at approximately 0-525 Lake Michigan Drive NW.

Mr. Vander Jagt would like to put up a condominium building that can be subdivided into 32-34 units within three buildings on this four acre parcel. There is commercial property existing to the west and south, Lake Michigan Estates to the north, and Industrial to the east. They will access off the new street being put in by Lake Michigan Estates. The utilities will come from this as well.

Greg Ransford reminded the Planning Commission that any rezoning does not require the applicant to do what he is now proposing; it could be any Industrial use. Mr. Ransford does recommend approval as stated in his review. It is compatible with the Master Plan, and has all of the components required for Industrial zoning.

This is a public hearing and notice was sent to nearby property owners and advertised in the Advance newspaper. No response was received from the notice.

The meeting opened and closed to the public with no comment.

Donald Smith moved, Matthew Fenske supported, motion CARRIED to recommend APPROVAL to the Township Board for rezoning of this property from Rural Preserve to Industrial. Ayes: Daniel Murray, Dewey Bultsma, Donald Smith, Marvin Bennink, Matthew Fenske and Dick Temple. Nays: none.

3. Special Use – Renee Fish of 13537 24<sup>th</sup> Avenue is requesting a Special Use Permit for a Home Occupation for a taxidermy shop. This parcel number 70-10-09-200-009, located at the above address is zoned Agricultural.

This request was withdrawn/postponed per request of the applicant.

#### 4. Master Plan Review

Greg Ransford had updated the text for the Master Plan. This was not a great overhaul, but there were some changes made. Mr. Ransford noted that he was recently given a new Utility Service District Map and this was changed significantly. Mr. Ransford said the new Master Plan Map is in process of being changed. When this is available the Planning Commission can review it and the text to see if it is something they are comfortable with or if further changes need to be made.

Daniel Murray asked Mr. Ransford to find out more about the Utility Service District changes. The Planning Commission would like an explanation of why this was changed.

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Denise Lanting, secretary

