

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF JUNE 14, 2010**

Chairman Marvin Bennink called the meeting to order at 7:00 p.m.

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

Also present: Greg Ransford, Township Planner

The minutes of the May 10, 2010 meeting were approved as presented.

1. Non-agenda Public Comment.

Shaun Biel of De Vries Properties had questions about the viability of a Child Care Facility he is proposing. They would like to lease the vacant half of the building currently occupied by American Chiropractic at O-81 Lake Michigan Drive. They are estimating 20-60 children, which would be allowed in R-3; however this property is zoned C-2. Educational facilities are allowed in C-2, which could be considered a similar use.

Marvin Bennink asked if any exterior changes needed to be made to the property. Mr. Biel said they would need an outdoor play area, which is required by the State. He presumed the area would be fenced and the children would have to be escorted across the driveway to the outdoor play area. He added that the State Department of Human Services has guidelines which they would have to be in compliance with. It was noted the vacant lot adjacent to this parcel is zoned Industrial.

Dick Temple said the existing radius is not sufficient for busses, which could be associated with the proposed facility. Mr. Temple said he also has issues with the potential bus traffic and children crossing a traffic lane. He added that the State would also require landscaping in order for the children to have shade trees. Jim Szejda is concerned about the vacant Industrial parcel adjacent to this parcel. Donald Smith said the access to this parcel is poor and it is not laid out well for traffic. Dick Temple suggested a shared drive.

Greg Ransford noted that these would be issues the Planning Commission would address during a Site Plan Review or Special Use Request, however Mr. Biel is just asking whether he should proceed with this request. Mr. Ransford asked if the Planning Commission felt a Child Care Facility was compatible in Commercial zoning. Dewey Bultsma said he is concerned since half of the building is already being used as Commercial. Dick Temple said he can see some compatibility and some benefits for the employees working in the Industrial Park, however he is hesitant about the site safety. Marvin Bennink agrees that there may be some compatibility, and added that many of the issues would be the burden of the Department of Human Services. Joel Terpstra is concerned with traffic flow. Matthew Fenske believes the State will not have requirements with the traffic flow, therefore the Planning Commission will need to take care of that. The general consensus of the Planning Commission is that a secondary drive would be needed; they are not necessarily opposed to the concept.

2. Public Hearing – Proposed Text Amendment; Keeping of Animals, Section 3.16, regarding the regulation of chickens.

Mr. Ransford submitted proposed amendments as requested by the Planning Commission. Joel Terpstra said the clarification in the R-1 Section was helpful.

The meeting opened to the public.

Judy Van Dam of 2793 Leonard is in favor of the proposal. Mr. Ransford made clear that the chickens need to be contained in the rear yard and no roosters are allowed in R-1 or RP. The proposal would allow chickens in R-1 zoning with conditions. Ten chickens would be allowed for the first 2 ½ acres, and one for every ¼ acre thereafter.

The meeting closed to the public.

Dewey Bultsma moved, Dick Temple supported, motion CARRIED to recommend APPROVAL of the adoption of the proposed amendment to the Township Board. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Donald Smith, Jim Szejda, Joel Terpstra and Dick Temple. Nays: none.

3. Discussion Item – Wood Boilers.

Kamps Brothers Excavating had requested Site Plan Review for and construction of an Outdoor Wood Boiler on parcel number 70-10-24-400-015. This parcel is located at O-11303 3rd Avenue and is zoned Industrial. This item had been postponed at the May 10 meeting. Mr. Kamps was not present at tonight's meeting; however Mr. Ransford explained that he had spoken with the Township Mechanical Inspector, and there was really no difference between indoor and outdoor wood boilers as long as they are installed per the manufacturers instructions. Mr. Ransford said he is still researching this subject. Dick Temple suggested talking to the Fire Department regarding this issue.

Joel Terpstra noted that a wood boiler could be installed inside an Industrial building without Planning Commission approval and he is concerned about the effect on neighboring commercial and industrial properties. Donald Smith and Dewey Bultsma would like the requirements for Outdoor Wood Boilers to be the same for Industrial and Commercial properties as they are for Residential. Dick Temple is not in favor of allowing Outdoor Wood Boilers in Commercial and Industrial zoning. Joel Terpstra and Jim Szejda agreed. Marvin Bennink said Mr. Kamps would likely burn wood indoors if it was not allowed the Outdoor Wood Boiler and he would prefer it be outside. Donald Smith also feels it would be safer outside. Mr. Ransford said either way the ordinance text would need to be amended for clarification.

Jim Szejda feels Mr. Kamps should be required to prove that smoke will not be a nuisance to the neighbors. Joel Terpstra feels an Outdoor Wood Boiler would be a disservice in commercial and industrial zoning. Dewey Bultsma feels the Outdoor Wood Boiler would be safer than an indoor wood boiler at this location, but would like the nuisance ordinance to include commercial and industrial properties. Mr. Ransford reminded the Planning Commission that the nuisance ordinance only pertains to Outdoor Wood Boilers. Dick Temple said that as a Planning Commission member looking out for the township, he feels an Outdoor Wood Boiler is not a good idea in the middle of an Industrial Park. Jim Szejda and Dewey Bultsma agree. Matthew Fenske said they either need to be prohibited or added to the Nuisance Ordinance in Industrial and Commercial zoning.

Dick Temple moved, Joel Terpstra supported, motion CARRIED to RECOMMEND that Outdoor Wood Boilers only be allowed for residential uses. Ayes: Matthew Fenske, Dewey Bultsma, Marvin Bennink, Donald Smith, Jim Szejda, Joel Terpstra and Dick Temple. Nays: none.

The Planning Commission then discussed a tour of a bio-digester and possibly an ethanol plant as well.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant