

TALLMADGE CHARTER TOWNSHIP
PALNNGING COMMISSION
JULY 28, 2015

7:00 pm Matthew Fenske called the meeting to order.

Members present: Matthew Fenske, Tim Grifhorst, James Szejda, Dewey Bultsma and Joel Terpstra.

Members absent: Marvin Bennink and Tim Irwin

Also present: Tom Miedema, Kevin De Visser and Toby Van Ess

Approval of the Agenda: Tim Grifhorst provided a motion to approve the agenda. Joel Terpstra seconded the motion and was carried unanimously.

Approval of the Minutes: James Szejda provided a motion to approve the Minutes from the June 23, 2015 Planning Commission meeting. Tim Grifhorst seconded the motion and was carried unanimously.

7:10 pm Non- Agenda Items:

Mr. De Visser with Home Specialist wanted to bring in samples of what he was hoping to use as building façade for his companies new office/warehouse he wants to construct. He has started the application process with the planning commission and is making sure that what building materials he has selected will be sufficient.

Matt Fenske asked if there was a designer metal that he could use.

Mr. De Visser stated that it would be more costly.

Joel Terpstra questioned if metal material is banned for future development, would that have a negative affect on his application process.

Mr. De Visser stated that he wants to stay in the township and is willing to work with the planning commission and make changes if necessary.

7:20 pm New Business:

- **Site Plan Review Application**
 - VanderHyde Mechanical – 14200 Ironwood Drive – 70-10-01-199-002
 - Proposed addition of 14,500 square feet

Matthew Fenske stated that façade/developmental standards may not be discussed due to the current Moratorium that has been placed.

Mr. Miedema with Miedema Metal Building Systems stated that VanderHyde Mechanical is looking to add an addition of approximately 14,500 square foot to use as storage and warehousing with the addition of truck docks.

Matt Fenske questioned if the building would be seen from right away from Ironwood and I-96.

Mr. Miedema stated that you could see the building from both locations however; you cannot access the building from I-96.

Mr. Miedema stated that they would be going in front of the Zoning Board of Appeals for a dimensional variance. They are seeking relief from Section 12.04 (b) – Area Regulations, Front Yard of the Tallmadge Charter Township Zoning Ordinance.

Joel Terpstra questioned if the landscaping will meet the requirements of the ordinance.

Mr. Miedema stated that the existing landscaping will remain with the addition of the following; 14 evergreen, 5 ornamental and 28 bushes.

Joel Terpstra asked if parking with meet the requirements of the township ordinance.

Mr. Miedema stated that there will be sufficient parking and meets the requirements.

James Szejda stated that lighting is a concern and if it meets the township ordinance.

Mr. Miedema stated that the lighting would consist of a shoebox LED style.

James Szejda asked if there was comment from the Fire Chief.

James Van Ess stated that the Fire Chief would review and provide recommendations.

Dewey Bultsma asked if Nederveld provided cross-tank drawings.

Mr. Miedema stated no drawings for a cross-tank system was provided, however; they will need to install an underground detention system.

Joel Terpstra made a motion to table the Site Plan Review Applications until the Moratorium on Façade in the C-1, C-2, and I-1 Districts has expired. Dewey Bultsma seconded the motion and was carried unanimously.

- **Development Standards in the following Districts;**
 - C-1 Commercial/ Service Districts, Section 10.06,
 - C-2 General Commercial District, Section 11.06
 - I-1 Industrial District, Section 12.06.

Discussion took place regarding the moratorium on building façade and materials. The Planning Commission would like to the façade and materials to coincide with the other businesses in the township. A standard needs to be set for further construction/remodeling in the Districts listed.

Joel Terpstra stated that all building additions must flow with the current portion of façade on the existing building. He also stated that if newer ownership was to take place and changes were to be made then changes would have to meet the current requirements in development standards.

Matthew Fenske stated that he would like to see samples of designer metals and other façade samples before making a decision.

James Van Ess stated that metal building materials would not be banned for building materials. It will only be restricted for the front façade, customer parking and right of ways.

Tim Grifhorst thought that I-1 (Industrial) district should be considered to allow certain building materials than that of the C-1 (Commercial/Service) District and C-2 (General Commercial) District.

Dewey Bultsma stated that special attentions would need to be paid to the Districts along the M-45 (Lake Michigan Drive) corridor.

Joel Terpstra provided a motion to table the discussion of Development Standards until more information is collected and that façade samples be brought in when applicant is applying for Site Plan Review. James Szejda seconded the motion and was carried unanimously.

9:05 pm Old Business:

- Digital Signage and Billboards

Joel Terpstra provided a motion to table the discussion of Digital Signage and Billboards until further notice. Tim Grifhorst seconded the motion and was carried unanimously.

9:10 pm Meeting Adjourned:

Dewey Bultsma provided a motion to adjourn. James Szejda seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier
Administrative Assistant