

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF OCTOBER 13, 2008**

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

Members present: Dewey Bultsma, Matthew Fenske, Dick Temple, Donald Smith, Jim Szejda and Toby Van Ess

Member absent: Marvin Bennink

Also present was Greg Ransford, Township Planner

The minutes of the August 11, 2008 meeting were approved as presented.

1. Site Plan Review – Robert Hanenburg is requesting Site Plan Review to construct an addition to two buildings on parcel number 70-10-24-400-054. This parcel is located at O-11501 3rd Avenue and is zoned Industrial. This item had been postponed at the August 11, 2008 meeting.

Mr. Hanenburg is proposing an 18 x 50 addition to the rear of the northeast building for storage. He is also proposing a 12 x 16 addition to another building for an office enlargement.

Matthew Fenske noted that the Planning Commission had requested lighting detail, relocated dumpster location and screening, building elevations and façade detail. Mr. Hanenburg pointed these items out on the revised plans, however he asked if the Planning Commission would waive the requirement for stone façade on the back building. The existing building is steel siding.

Dick Temple was concerned about setting a precedent. Greg Ransford pointed out that a new public street has been put in on the south side of the buildings, therefore Mr. Hanenburg's west building now faces a public right of way. There are three existing buildings on the property, one built in approximately 1987, another in 1990 and the third in 1992. The closest building is approximately 60 feet from the new right of way.

Toby Van Ess said all the requested items have been addressed except the stone on the second building. It faces a new public road; however that is a cul-de-sac serving only Industrial buildings. The only thing triggering the updating with stone is a 12 x 16 addition to the opposite side of that building. Greg Ransford explained that any expansion of the footprint requires bringing the building up to current standards.

Dick Temple understands that this is a burden to the applicant, but also feels that too many little additions to the building would not look any better. Jim Szejda suggested any future additions would require the façade to be brought up to standards.

Toby Van Ess moved, Jim Szejda supported, motion CARRIED to APPROVE the Site Plan as drawn, since the south end of the west building is found to be compatible with materials and of the same finished appearance as the front of the main building in its current state as an existing building and; due to the varying roof lines and the age of the buildings façade changes are limiting. However, any future proposed additions to the west building must meet façade requirements similar to that of the northeast building. Further, recent construction on vacant lots has been found to meet the façade requirements of the zoning ordinance for new buildings. Ayes: Dewey Bultsma, Matthew Fenske, Dick Temple, Donald Smith, Jim Szejda and Toby Van Ess. Nays: none.

2. Rezoning Public Hearing – 113 Lake Michigan LLC is requesting a rezoning for parcel number 70-10-24-484-014 from Industrial to C-2. This property is located on the northwest corner of Lake Michigan Drive and 1st Avenue.

Patrick Murphy spoke on behalf of the applicant. He noted that this is the only parcel adjacent to Lake Michigan Drive that is currently zoned Industrial in that section. Their request is to rezone the property to C-2 to be consistent with the other properties on the north side of Lake Michigan Drive in the adjacent area and comply with the Master Plan. They are not requesting a specific use, possibly retail sales of recreational vehicles.

Matthew Fenske confirmed that the property is Master Planned C-2, as are the surrounding properties along Lake Michigan Drive. Greg Ransford agrees and noted that the property is already supported by public water and sewer. He added that the proposed request would increase conformity of the area and feels it is a great fit for the property.

The meeting opened to the public.

Arnold Grover, a realtor who has been representing the Tallmadge Industrial Park for the past 11-12 years, said there have not been any Industrial sales in the zoned Industrial Park recently. He noted that the original site plan for Blue Star Heating, the former owner of the building, indicated a future addition.

The meeting closed to the public.

Dick Temple moved, Donald Smith supported, motion CARRIED to recommend APPROVAL of the rezoning as requested. Ayes: Dewey Bultsma, Matthew Fenske, Dick Temple, Donald Smith, Jim Szejda and Toby Van Ess. Nays: none.

3. Rezoning Public Hearing – Lynn and Maxine Wells are requesting a rezoning for part of parcel number 70-14-01-100-022 from Agricultural to Rural Preserve. The portion of the property proposed for rezoning is located approximately 420 feet north of Begole Street in roughly the middle of the 47 acres.

The meeting opened to the public.

Maxine Wells said they need to remove 2 ½ acres from this parcel to satisfy PA116 and Rural Preserve Standards. They had deeded less than 2 acres to their son, but never recorded the deed. Mrs. Wells explained that on the basis of the original deed which was not recorded, her son built a house on that property.

Greg Ransford said there is a request in to the State to release that part of the property from PA116. With the current zoning of Agricultural they would have to split out 10 acres. He explained that the request is compatible with the Master Plan and although it may appear to be spot zoning since it happens to be in the center of a parcel which is zoned Agricultural, the home is already there.

Matthew Fenske asked about the easement. Mr. Ransford said the easement will need to be 66 feet wide in order to meet frontage requirements, however that can be taken care of in office at the time the Land Division is requested. Currently they have an approximately 30 foot easement.

Dick Temple asked why they are not requesting rezoning for the entire 47 acre parcel. Mr. Wells explained that they intend to continue farming.

The meeting closed to the public.

Matthew Fenske summarized that in general the request is consistent with the Master Plan. There is Residential zoning all along Begole, and the son is already living in an existing house. Although it appears to be in the middle of the parcel, it seems like it is more at the end of Begole Street. The applicant is not changing the use; they will continue to farm.

Donald Smith moved, Dewey Bultsma supported, motion CARRIED to recommend APPROVAL of the request since it is compatible with the Master Plan and existing uses. Ayes: Dewey Bultsma, Matthew Fenske, Dick Temple, Donald Smith, Jim Szejda and Toby Van Ess. Nays: none.

4. Private Road – Westside Building and Development is requesting Private Road approval for parcel number 70-10-02-300-002. This parcel is zoned Rural Preserve and is located at the end of 12th Avenue public and the beginning of 12th Avenue Private.

Zack Voogt is the engineer for the applicant. This is a former access road they would like to pave and improve to serve five residential lots. A maintenance agreement has been drafted.

Donald Smith asked about the ditch water on the first 500 feet. Mr. Voogt said the road is already there, they would just be paving. Dennis Mink and Dale Clay identified themselves as property owners adjacent to that portion of the road. Mr. Mink said he is excited about Mr. Haisma developing the property, but he would like to share the road and extend it to his second parcel. He said if that is not possible he would like screening in place for headlights that could potentially shine into his house.

Dewey Bultsma is concerned that this would be the third private road off the end of 12th Avenue. He feels the intersection should be cleaned up. Donald Smith moved, Dick Temple supported, motion FAILED DUE TO TIE VOTE, to approve the private road with the stipulation of screening the northern portion of the proposed road at the 90 degree curve to screen Mr. Mink's house with evergreens unless the Mink's and Clay's can come up with an agreement with the applicant, Mr. Haisma. Two rows of screening on the outside radius section would be required. Motion failed due to tie vote (Ayes: Donald Smith, Dick Temple and Matthew Fenske. Nays: Jim Szejda, Toby Van Ess and Dewey Bultsma.) Those voting Nay indicated there are too many accesses coming off the cul-de-sac area at the end of 12th Avenue.

The Planning Commission suggested addressing the concerns with the neighbors, and make an effort to clean up the intersection area.

Dick Temple moved, Dewey Bultsma supported, motion CARRIED to REOPEN DISCUSSION. Ayes: Dewey Bultsma, Matthew Fenske, Dick Temple, Donald Smith, Jim Szejda and Toby Van Ess. Nays: none.

Dick Temple moved, Jim Szejda supported, motion CARRIED to CANCEL the previous tied motion. Ayes: Dewey Bultsma, Matthew Fenske, Dick Temple, Donald Smith, Jim Szejda and Toby Van Ess. Nays: none.

Dewey Bultsma moved, Dick Temple supported, motion CARRIED to POSTPONE the request in order to allow the applicant time to address the intersection area. Ayes: Toby Van Ess, Dewey Bultsma, Matthew Fenske and Dick Temple. Nays: Donald Smith and Jim Szejda.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

