

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF NOVEMBER 8, 2010**

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

**Members present: Matthew Fenske, Marvin Bennink, Donald Smith, Jim Szejda and Joel Terpstra**

**Members absent: Dick Temple and Dewey Bultsma**

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

**The minutes of the October 11, 2010 meeting were approved as presented.**

**1. Non-agenda Public Comment.**

**There was no Non-agenda Public Comment.**

**2. Discussion Item – Bed & Breakfast Establishments**

**Mr. Ransford recently discovered that the Zoning Ordinance lacks the identification of zoning districts in which Bed & Breakfast Establishments would be permitted. Mr. Ransford feels B&B's would be appropriate in R1, R2, RP and AG. He also suggested they should be considered as a Special Use.**

**Jim Szejda and Don Smith agree with the allowable Zoning Districts of R1, RP and AG. The Planning Commission is not in favor of allowing B&B's in R3 or R4 zoning districts.**

**Mr. Ransford added that the ordinance should also be updated with additional provisions, especially in regard to parking for B&B's. The Planning Commission agreed that a minimum number of parking spaces should be required of one space per sleeping room. Mr. Ransford also suggested excluding B&B's from the hard surface requirement for the parking area. The Planning Commission also discussed excluding the provision that parking would not be allowed in the front yard, and changing it to not allowing parking in the required front yard setback. Joel Terpstra said an alternative could be not allowing parking a minimum number of feet from the right-of-way. Mr. Ransford said the language could read, "except as approved in the Site Plan Review for the Special Use."**

**Jim Szejda would like Health Department approval as a requirement before approval of a Special Use for a B&B. The Planning Commission consensus would be to allow B&B's in R1, R2, RP and AG, however only allowed in single family dwellings.**

**3. Discussion Item – Proposed Revisions to Section 22.01 – Amendment Procedure**

**Mr. Ransford explained that as a result of recent legislation and our common practices, there are three subsections within Section 22.01 that we are proposing for deletion or revision from the Ordinance. The revisions involve changing procedures which were required in the past involving sending amendments to the county for review, since state legislation no longer requires this action. Also, the Ottawa County Planning Commission recently recommended waiving the requirement for Tallmadge Township rezonings to be forwarded to the county. It was noted that Ottawa County would review anything for a municipality within its borders to provide an opinion.**

**Jim Szejda asked if Tallmadge was ever required to notify Kent County, since we share a border. Mr. Ransford said he would check into this matter.**

**The Planning Commission agreed to have this item set for Public Hearing.**

**4. Discussion Item – Sample Village/Mixed Use Language**

**Per the Planning Commission’s request, Mr. Ransford submitted language related to mixed uses from Allendale Charter Township and the City of Walker. Mr. Ransford noted that the language from Allendale is similar to what we would propose for Tallmadge through the Planned Unit Development process. He added that the City of Walker first conducted a market analysis to determine the appropriate location for such design, and he does not believe that Tallmadge currently has budget monies set aside for such an analysis.**

**The Planning Commission suggested that Mr. Ransford come up with a conceptual plan for the Planning Commission to review. It was noted that public water and sewer would be mandatory, and that the north side of Lake Michigan Drive between the county line and 8<sup>th</sup> Avenue would be the most favorable area.**

**5. Discussion Item – Task List**

**The Planning Commission discussed items which they will likely be addressing in the future.**

**Meeting adjourned at 8:30 p.m.**

**Respectfully submitted,**

**Denise Somers, Administrative Assistant**

