

**TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
OF APRIL 13, 2009**

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

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

Members absent: Dewey Bultsma and Dick Temple

The minutes of the March 9, 2009 meeting were approved as presented.

1. Public Hearing – Krystle Owens of O-14047 8th Avenue is requesting a Special Use Permit for a Home Occupation to operate a hair salon within her residence. This parcel number 70-10-02-400-039, located at the above address, is zoned R-1.

Krystle Owens said she would be the only person conducting business, she will not have any employees. She is hoping to have a “green” salon and use organic products. She will only have one client at a time, two at the most.

Marvin Bennink read the comments from Greg Ransford’s memo, which states that the application is valid and meets all the requirements of the Home Occupation section of the Zoning Ordinance.

Jim Szejda, a former employee of Ottawa County Environmental Health, said Ms. Owen’s home is on a septic system and he wants to make her aware that there would be more water use and she’ll run the risk of the septic system failing, and repairs would be costly. The system was likely designed for home use, and the hair salon would be an additional burden on the system. Mr. Szejda advised Ms. Owens to use the water wisely.

Marvin Bennink noted that the Township Board didn’t request review of this application, therefore the Planning Commission will have the final decision.

Donald Smith verified that Ms. Owens had received a copy of the Zoning Ordinance section regarding Home Occupations and reminded her to not be in violation of those requirements.

Donald Smith moved, Matthew Fenske supported, motion CARRIED to APPROVE the request as presented. Ayes: Donald Smith, Matthew Fenske, Marvin Bennink and Jim Szejda. Nays: none.

2. Site Plan Review – CBS Outdoor is requesting Site Plan Review for a billboard on parcel number 70-10-24-484-013. This parcel is located at O-141 Lake Michigan Drive and is zoned C-2.

Andy Jansen of CBS Outdoor said the site is owned by Lakeland Car Company and is located on the north side of Lake Michigan Drive. He believes it meets all of the requirements of the Zoning Ordinance other than the proposed location, which is closer than 500 feet from 2nd Avenue, a primary collector street.

Marvin Bennink had spoke with Mr. Ransford about this request and the Zoning Board of Appeals has to make the determination regarding the variance for the distance from 2nd Avenue. Jim Szejda asked if the sign would be used for advertising Lakeland Car Company. Mr. Jansen said no.

Donald Smith said adjacent property owners have contacted him because they are opposed to the proposed billboard and feel it would be a detriment to their businesses. It would be a distraction from the existing business signs and a distraction for traffic.

Mr. Jansen said there are no other billboards in that area. They are asking for a 35 foot height, which is the maximum allowed. Marvin Bennink is concerned about safety and left hand turns that would be made on 2nd Avenue and 3rd Avenue. He added that it would have a critical impact on the streetscape. Mr. Jansen said that spacing from other zones has minimum distances; this is the only area it would fit. He added that any other location would require multiple variances.

Matthew Fenske asked if they were requesting the maximum face size as well. Mr. Jansen said the township maximum size is 250 square feet and they are requesting 236 square feet, which is a standard poster size. He explained that the 35 foot height allows for a longer read time, and is therefore an average height. They are proposing a static face, no blinking or flashing lights. They would like it to be illuminated, directed up from the bottom front of the sign.

Jim Szejda is concerned about the distance from the primary collector street, the proposed 250 feet is much less than the required 500 feet. He understands the situation since there are not many sites available, but the distance to the intersection being half of the required distance concerns him. Therefore, Jim Szejda moved, Donald Smith supported, motion CARRIED to DENY the request. Ayes: Donald Smith, Matthew Fenske, Marvin Bennink and Jim Szejda. Nays: none.

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Denise Somers, Administrative Assistant

