

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
APRIL 26, 2016

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

Members present: Marvin Bennink, Matthew Fenske, James Szejda, Dewey Bultsma, Joel Terpstra and Richard Temple.

Also present: Greg Ransford, Doug Kloostra, Tim Allspach and Randy Feenstra

**Approval of Agenda:**

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

**Approval of Minutes:**

Matthew Fenske provided a motion to approve the Minutes from the March 22, 2016 Planning Commission Meeting with the addition to add Tim Grifhorst to the members present list. Joel Terpstra seconded the motion and was carried unanimously.

**Non-Agenda Items:**

No items were discussed.

**7:10 p.m. New Business:**

- Public Hearing
  - Text Amendment Application
    - Doug Kloostra
      - Requesting revisions to Chapter 7 – R-1 Single Family and R-2 Medium Density Residential Districts.

Mr. Kloostra stated that he is interested in developing a 14-acre parcel into a housing development that consist of 4-plex and duplex units. He stated that he feels there is a market for a development like that.

Mr. Feenstra stated that this particular parcel is Master planned for Medium Density use and stated that it is limited to what the use can be used for. This is why they are looking to build a development that will consist of 26 duplex units and 39 4-plex units.

Dewey Bultsma questioned what the intended area would be for a project like this to be built.

Mr. Feenstra stated that the property is located on Leonard Street and is situated between Leonard Gardens Mobile Home Park and Crowley Drive.

Richard Temple asked what area will be affected by a project like this.

Greg Ransford stated that the language in the Master Plan is for the R-2 (Medium Density Residential)

Joel Terpstra questioned if the project could possibly have scaled down so it would feel overwhelming to the residents that live by it.

Mr. Allspach stated that the way the project is laid out and with the green space that is available, no units will be seeing from the road.

Joel Terpstra questioned the spacing in between units.

Mr. Feenstra stated there will be an approximate space of 20 feet.

Mr. Allspach feels that the township is growing and there needs to be some sort of development in the township that is not just an apartment complex.

A motion was provided to Table the request to revise Chapter 7 – R-1 Single Family and R-2 Medium Density Residential Districts until more information is provided from the applicant to further information is provided by the applicant. Dewey Bultsma seconded the motion and was carried unanimously.

**7:30 p.m. Public Hearing was opened to the public.**

No public comments were made.

Public Hearing was closed.

- Discussion Items
  - M45 Developers, LLC
    - Requesting review of tentative rezoning application.

There was discussion that took place regarding possible rezoning of several parcels that run along Lake Michigan Drive and Seconded Avenue. Mr. Bultsma stated that he feels it would be easier to rezone the approximate 24 acres from R-1 (Single Family Residential) to C-2 (General Commercial) at the same time.

Joel Terpstra provided a motion that more information will be required when applicant further pursue request. James Szejda seconded the motion and was carried unanimously.

**7:50 p.m. Old Business:**

No old business to discuss.

**Planning Commission Comment:**

No comments were made.

**8:00 p.m. Adjournment:**

Joel Terpstra provided a motion to adjourn. Matthew Fenske seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier  
Administrative Assistant