

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION  
APRIL 25, 2017

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

Members present: Marvin Bennink, Dewey Bultsma, James Sjezda, Matthew Fenske, Joel Terpstra, Richard Temps and Curtis Rypma.

Also present: Greg Ransford,

**Approval the Agenda:**

Joel Terpstra provided a motion to approve the agenda as provided. Matthew Fenske seconded the motion and was carried unanimously.

**Approval of the Minutes:**

Joel Tepstra provided a motion to approve the Minutes from the March 28, 2017 meeting. James Szejda seconded the motion and was carried unanimously.

**Non-Agenda Items:**

No items were discussed.

**New Business:**

- Site Plan
  - Apex Spring & Stamping – 11381 1<sup>st</sup> Avenue – 70-10-24-484-004
    - Proposing a new warehouse building of approximately 36,975 square foot.

Mr. Hallerman stated that Apex Stamping is requesting to construct a new 36,975 square foot warehouse. He also stated that the new building will be built to match the current building that is across the street.

Marvin Bennink asked if the driveway entrance will be to the south of the building.

Mr. Hallerman stated that it would run to the south.

Greg Ransford stated that the Fire Chief provided his comments: The emergency fire lane must be signed, fully accessible throughout the year and must be no less than 20 feet in width.

Richard Temple suggested that the connection should not be made to the existing parking lot.

Greg Ransford stated that the fire department can only access three sides of the building.

Dennis stated that the new structure will have a sprinkling system in place.

Curtis Rypma asked what is the plan with connecting the parking lots.

Dennis stated that in the future it could be extended if needed.

Marvin Bennink asked if there will be a sidewalk agreement signed.

Greg Ransford stated that applicant will contribute to that fund for future use.

Marvin Bennink asked about the building façade and it consisting of smooth concrete blocks.

Mr. Hollerman stated that the blocks being used will as an 8x8 decorative squares. He also stated that that want to match the existing building.

Marvin Bennink stated that a new site plan will have to be submitted with the fire lane shown and also the architecture block and approved administratively.

Marvin Bennink stated that applicant must provide the township with the purchase agreement.

Dennis stated that information will be submitted as soon as it is received.

Marvin Bennink also stated that the applicant must provide more drainage detail on the site plan.

James Szejda questioned the length of the fire lane and exactly how far it must extend behind the building.

Greg Ransford stated that on 150 feet from both corners of the building will be acceptable.

Dewey Bultsma asked if there is a future use to the north of the lot.

Dennis stated that there will be an area when that time comes.

Joel Terpstra provided a motion to approve the site plan as submitted with the following conditions:

- 1) Fire Lane must be must be fully accessible to the north side of the structure.
- 2) Site plan must show the architectural scored block.
- 3) Applicant must submit the purchase agreement documentation.
- 4) Must show storm water drainage.
- 5) Must contribute to the sidewalk fund.

Richard Temple seconded the motion and was carried unanimously.

**Old Business:**

No old business was discussed.

Planning Commission Comment:

- Wright Township Master Plan

Greg Ransford stated that Wright Township has approved their Master Plan and is ready to be mailed out to the public.

Adjournment:

8:10 p.m. Dewey Bultsma provided a motion to adjourn. Richard Temple seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier  
Administrative Assistant

