

TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
FEBUARY 27, 2018

7:00 p.m. Matthew Fenske called the meeting to order.

Members present: Matthew Fenske, James Sjezda, Joel Terpstra, Richard Temple, Curtis Rypma and David Hanko.

Members absent: Marvin Bennink.

Also Present: Greg Ransford, Jim Rosendall, Ken VerWoert, Judd Chally, Jason Woodward and Members of the public.

Approval of Agenda

James Szejda provided a motion to new business. Joel Terpstra seconded the motion and was carried unanimously.

Approval of Minutes:

Joel Terpstra provided a motion to table the approval of the Minutes from the November 28<sup>th</sup> meeting. Curtis Rypma seconded the motion and was carried unanimously.

Joel Terpstra provided a motion to approve the Minutes from the January 8<sup>th</sup> meeting. Curtis Rypma seconded the motion and was carried unanimously.

Non-Agenda Items:

No items were discussed.

New Business:

- Public Hearing
  - Jim Rosendall -1313014<sup>th</sup> Ave., parcel 70-10-11-300-019

Mr. Rosendall stated that he is seeking to rezone an 8.4-acre lot from AG to RP. The parcel is a non- conforming lot and this rezone will make it a conforming.

Greg Ransford stated that it is does meet the Master Plan.

Joel Terpstra questioned even though the AG lot is non-conforming they are allowed to build only one home.

Greg Ransford stated yes, only one home is allowed.

7:10 p.m. Matthew Fenske opened the public hearing:

Chris Gilde asked if there was a house on there now or are they playing on dividing the property. Also, could they have multiple divisions.

Greg Ransford stated that they can have multiple splits if they meet the zoning ordinance for land divisions.

7:14 p.m. public hearing was closed.

Curtis Rypma stated that the request to rezone is similar to previous requests and makes sense to rezone the parcel so it is a conforming lot.

Curtis Rypma provided a recommendation to the Tallmadge Charter Township Board of Trustees to approve the request to rezone parcel number 70-10-11-300-019. Joel Terpstra seconded the motion and was carried unanimously.

- o TowerCo – 13743 48<sup>th</sup> Ave., parcel 70-09-01-400-027

Mr. Chaille stated they are requesting to add a 171-foot mono-pole wireless structure. The requested location has been surveyed and makes the most sense. Mr. Chaille stated that the structure is pre-engineered to sway at point and if the tower was to buckle it is designed to fold back onto itself where it won't cause damage to the surrounded area. The tower will not have a light or a beacon. There will be ongoing maintenance to the tower and the surrounding area. Soil boring has been completed to determine what foundation will be best suited for the tower. Mr. Chaille also stated, that the tower will accommodate up to three more carriers, Verizon being the main carrier.

Greg Ransford stated that the requested location could not provide what is need regarding coverage. Greg Ransford also stated that it will be up to the commission to determine if the applicant must provide a financial agreement, will need to determine the color of the tower and if the pathway should be constructed, payment in-lieu or contribute to fund.

Matthew Fenske asked if the new tower will be similar to the tower that is located on Lake Michigan Drive.

Mr. Chaille stated that it will be somewhat similar.

Richard Temple questioned the safety of the tower and its surrounding area. Will the tower be in a fenced in area and could the township request the fence be higher if they see fit?

Mr. Woodward stated that there will be a fence around the area of the tower and also as a safety feature that is required of them is that the climbing pegs are removed from the ground to 20-30 foot up the pole.

James Szejda asked if there would be noise issues in high winds.

Mr. Woodward stated that there could be possible noise with severe winds. The possible noise could come from the cords/wire that dangle but they are required to be tied down at all times.

Richard Temple asked if there is a concern for falling ice.

Mr. Woodward stated that ice does fall but would fall in a 100-150-foot radius around the tower.

7:50 p.m. Matthew Fenske opened the public hearing.

Josh Hankamp – 4901 Johnson Street, asked if they were to build another tower would they be required to add lights. Also questioned if they are required to have landscaping around the fenced in area and if so would it be properly maintained and if they were to plant trees what they would be.

Greg Ransford stated that they would be required to come back to the commission for approval if they were adding an additional tower.

Mr. Chaille stated that they will be planting white spruce trees around the perimeter.

Mr. Ransford stated they the applicant would be required to maintain the landscape and would need to replace damaged or missing trees if necessary.

Mr. Chaille stated that the requested tower is not required to be lighted.

8:00 p.m. Matthew Fenske closed the public hearing.

Curtis Rypma questioned the pathway.

Joel Terpstra stated that they must provide payment to the escrow account.

Greg Ransford stated that amount is determined of lot frontage.

Matthew Fenske asked if a Letter of Credit will be needed removal of tower.

Mr. Chaille stated that they have already provided a bond to the land owner to remove the tower when it's no longer needed and if tower is damaged.

Greg Ransford stated that the township requires the Letter of Credit for removal of the tower separately from the land owner.

Richard Temple stated that the applicant needs to provide payment to the escrow account for the pricing at \$37.00 per linear foot for the 165foot frontage.

Joel Terpstra questioned if the township should be provided with a copy of the ground lease between the wo parties.

Curtis Rypma suggested that we will not need to be part of that agreement and will not require a copy of the lease.

James Szejda agreed with that there would be no reason for us to be a part of that agreement.

Richard Temple provided a motion to recommend approval from the Tallmadge Charter Township Board of Trustees. Curtis Rypma seconded the motion and was carried unanimously.

Old Business:

- Planned Unit Development
  - Manen Meadows Final Plan
    - Seeking to establish a seven (7) lot single family residential site condominium development, related open space and amenities.

Mr. VerWoert stated that he was requested to come back in front of the commission with a revised landscaping plan. Mr. VerWoert stated that they provided four stakes per household to help us plan which will be just beyond their back yards. Mr. VerWoert stated that they had great response from six out of the eight residences did it and the two that didn't do it felt that it didn't affect them due to the vegetation behind their homes or their location their homes. Mr. VerWoert along with Emerald Landscaping came up with a design that will include 34 five-foot-tall trees and will also include several group plantings which will include another five-foot-tall pine tree, large rock, big blue stem and burning bush that will be gathered in a mound type grouping. Pear trees will be up to the front by the entrance. Mr. VerWoert stated that the open space to the front will now be a small crop product of alfalfa to maintain the RP aspect.

Joel Terpstra asked if asked he pinned an actual GPS reading.

Mr. VerWoert stated that the locations are not on the original site plan but on the information that needed to come back to the commission.

Greg Ransford stated that township counsel recommends a PUD contract to ensure that the rural character mechanism of the PUD is being met.

Matthew Fenske stated that there is a concern that after so many years after they can no longer farm alfalfa what would happen to that character then.

Mr. VerWoert stated that the language will be included in the master deed that that there will be a body of three residents that will be required to maintain and address those issues that arise within the bi-laws.

Joel Terpstra asked if there is any concern from counsel regarding the self-governing association.

Greg Ransford stated that they would be required to have a PUD contract would be in agreement with the township that will be enforced.

Richard Temple questioned on how we would protect this area as a conservation easement to make sure that they can never build on this site.

Greg Ransford it's the PUD plan that outlines the seven lots that are permitted and the open space. They would have to come before the commission for a major map amendment to change the PUD.

Mr. VerWoert stated that it won't be unmaintained or unkept and if it's necessary to have PUD document signed then he'll do it.

Joel Terpstra asked the applicant if legal counsel requires a signed document then he'll sign it?

Mr. VerWoert stated yes.

Joel Terpstra asked about the draining and storm water.

Mr. VerWoert stated that there is storm drainage that will drain into a basin.

Joel Terpstra questioned if lighting was still a concern.

Mr. VerWoert stated that they will be the shoe box style and the location is on the site plan.

Matthew Fenske discussed finding of the items below for recommendation to the Board for approval:

- Meets the intent of the Rural Character Mechanism throughout the entire site.
- Bike Path condition that construction payment in lieu (Mr. VerWoert asked "could he construct path himself" or if "chooses payment in lieu is the cost the entire frontage or deduct the amount of payment of the road". Greg Ransford stated that you won't want to discourage him from not building the path himself. It's up to the commission to decide what they would like the applicant to do.
- Resolution finalization of draft, recommending approval or denial.
- Execution of the Planned Unit Development Contract.
- Execution of the Water and Sanitary Sewer Special Assessment Contract.

- Finding of the fact relative in Section 14.0 and 14.03.

Joel Terpstra provided a motion to approve the application as purposed:

1. The changes to the landscaping provided by the applicant.
2. That the applicant make pay in lieu or to construct pathway.
3. That he provides the township with fully executed plans described here for the PUD contract.
4. Execution for the water and sewer.
5. And the facts are relative to Section 14.01 and 14.03

Dave Hanko seconded the motion and was carried unanimously.

Richard Temple provided a motion to table the Text amendments and Master Plan.

Curtis Rympa seconded the motion and was carried unanimously.

Planning Commission Comment:

No comments were made.

Adjournment:

Richard Temple provided a motion to adjourn. Curtis Rympa seconded the motion and was carried unanimously.

Respectfully submitted:

Val Schwallier  
Administrative Assistant

