

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
August 27, 2019

7:00 PM Marv Bennink called the meeting to order.

Members Present: Joel Terpstra, Dave Hanko, Marv Bennink, Matt Fenske, Curt Rypma, Jake Smith.

Members Absent: Dick Temple

Also, Present: Greg Ransford and members of the public.

Approval of Agenda: Curt Rypma provided a motion to approve the August 27, 2019 agenda. Joel Terpstra supported and it carried unanimously.

Approval of Minutes: Joel Terpstra provided a motion to approve the July 23, 2019 minutes. Dave Hanko supported and it carried unanimously.

Non-Agenda Items: None

New Business:

Map Amendment: Langland Holdings, LLC – 13971 40th Ave. 70-10-06-400-009
- Seeking to rezone from Agricultural to Rural Preserve

Comments from PC:

Curt Rypma asked Greg Ransford if anything is out of the norm with this split?

Greg Ransford: stated nothing out of the ordinary.

Matt Fenske: stated he feels this split is consistent with master plan, compatible with the surrounding area and capable of supporting the rezone.

Greg Ransford: stated Lester said there's an existing home he would like to split off into 2 ½ acres.

Curt Rypma motioned to open the public hearing. Joel Terpstra supported and it carried unanimously.

No public comment.

Curt Rypma motioned to close the public hearing. Joel Terpstra supported and it carried unanimously.

Curt Rypma motioned to forward a favorable recommendation of adoption to the Township Board of Trustees because it is consistent with the master plan, compatible with the surrounding area and capable to support the rezone. Joel Terpstra supported and it carried unanimously.

Next Item:

Duane A Weist Trust – 1678 Johnson St., 70-10-10-200-017

- Seeking to rezone from Agricultural to Rural Preserve

Bonnie Weist: stated that it is the Margaret Trust and Duane is Trustee.

- Stated that the request aligns with the Master plan. Trying to rezone so they can do a split for the lot that fronts the road. The child parcel will be 3 acres. Parent Parcel is 33 acres.

Planning Commission questions.

Marv Bennik: stated it is consistent, capable and compatible.

Joel Terpstra motioned to open the public hearing. Matt Fenske supported and it carried unanimously.

Doug Devos - 1694 Johnson St.: stated he is not opposed to the 3 acres to the west of me. Concerned about the remainder of the split being sold off and who buys it and what would happen with it. Stated he likes the Weist Family.

Joel Terpstra motioned to close the public hearing. Marv Bennink supported and it carried unanimously.

Joel Terpstra provided a motion to recommend to the board to adopt the rezoning request based on the property being consistent with other parcels that surround it and it's in alignment of what has been done in the past. Curt Rypma supported and it carried unanimously.

Text Amendment

-Development Standards

* Zoning Text Amendment Ordinance to expand to commercial and industrial development standards to include language regarding site structures. As previously provided, the following language is proposed to be added to the C-1, C-2 and I-1 Zoning Districts. "Site structures shall be of the same architectural character and material as the front façade of the building or buildings."

Matt Fenske provided a motion to open the public hearing. Joel Terpstra supported and it carried unanimously.

Ed Niemi - 2890 Leonard – Questioned why we need to add more rules than we already have. Feels the Township is adding rules that makes projects more complicated, and thinks its because of his project.

Curt Rypma motioned to close the public hearing. Dave Hanko supported and it carried unanimously.

Greg Ransford: stated the reason for the language, is to make clear, that intentions of site structures are to blend with the principal building of a property.

Joel Terpstra: stated the applicant still has the discretion and the ability to propose what's on the primary structure; colors, the product, and materials used. We aren't dictating what's on the building.

Curt Rypma motioned to forward a favorable recommendation of adoption to township board to amend the text. Joel Terpstra supported and it carried unanimously.

Joel Terpstra motioned to adjourn. Curt Rypma supported and it carried unanimously.

7:45 PM meeting adjourned.

Respectfully submitted,

Cheryl King
Administrative Assistant