

AGENDA

TALLMADGE CHARTER TOWNSHIP PLANNING COMMISSION

JUNE 24, 2014

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES FROM THE MAY 27, 2014 MEETING

NON-AGENDA ITEM INQUIRIES

NEW BUSINESS

- Private Road Application
 - Whispering Brook – Rick Miller
- Site Plan Review Application
 - Apex Spring – 11420 First Avenue
 - Solar Array

OLD BUSINESS

- Section 3.02(i)2 – Accessory Uses and Buildings, Other Accessory Buildings (Maximum Size)

PLANNING COMMISSION COMMENT

ADJOURNMENT

TALLMADGE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 24, 2014

7:00 pm Marvin Bennink called the meeting to order.

Members present: Marvin Bennink, Joel Terpstra, Dewey Bultsma, Matthew Fenske and Tim Irwin.

Members absent: Donald Smith and James Szejda

Also present: Greg Ransford, Rick Miller, Ben Nash and Dennis Bhaskaran

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

Matthew Fenske provided a motion to approve the Minutes from the May 27, 2014 Planning Commission Meeting. Dewey Bultsma seconded the motion and was carried unanimously.

7:05 pm New Business:

- **Private Road Application**
 - **Whispering Brook – Rick Miller**

Rick Miller is looking to expand the use of the existing private road, Whispering Brook. In accordance with Section 1.03D in the Tallmadge Charter Township Ordinance, in the event of any proposed road extension, additional lots or building sites the existing private road must comply with the provisions of the Private Road Ordinance.

Marvin Bennink questioned if the Fire Chief had a chance to inspect the road at the current width and that his main concern is that the fire truck will be able to properly maneuver around on the road.

Greg Ransford stated that the Fire Chief did not have a chance to make any comments regarding the road and the current width.

Joel Terpstra asked how many lots are currently on the private road.

Rick Miller stated that there is a total of 10 lots and that he would like to split the front lot to the North.

Greg Ransford stated that Mr. Miller meets the four requirements that is needed to divide the property.

Joel Terpstra provided a motion to table the request until further information is gathered from the Fire Chief. Dewey Bultsma seconded the motion and was carried unanimously.

- **Site Plan Review Application**
 - o **Apex Spring – 11420 First Avenue**
 - **Solar Array**

Apex Spring and Stamping Corporation at 11420 1st Ave is looking to construct a solar array of approximately 458 panels on the adjacent property across 1st Ave, Parcel number 70-10-24-484-003.

Dennis Bhaskaran stated that they are looking to reduce the carbon footprint and install the solar array across the street on their vacant parcel that will serve their existing facility.

Joel Terpstra questioned the storm water run off and will be controlled.

Mr. Bhaskaran stated that those concerns would be issued when installation takes place.

Marvin Bennink questioned the safety of the area and if others could enter.

Mr. Bhaskaran stated that no fence would be installed. He also stated that they solar panel will be close to the ground. The panels are also safe to the touch.

Dewey Bultsma questioned the up keep of the panels and the area that they will be covering and if any other ground covering would be added.

Mr. Bhaskaran stated that they will sit off the ground and in between panels will be grass; he has not looked into any other ground covering.

Joel Terpstra asked if any other landscaping is required.

Greg Ransford stated that they meet all requirements from the Tallmadge Charter Township Ordinance.

Matthew Fenske provided a motion to approve the site plan as submitted with the applicant's choice of ground cover. Dewey Bultsma seconded the motion and was carried unanimously.

7:55 pm Old Business:

- Section 3.02(i)2- Accessory Uses and Buildings, Other Accessory Buildings(Maximum Size)

Marvin Bennink stated that review of the maximum size of accessory buildings and the proper size within the RP and AG districts. He also stated that if any parcel shall be split it would be the property owner's responsibility to reduce the size of the building to meet the maximum size limits for that of current acreage. Members of the Planning Commission agreed upon Scenario 4, in which case the building size may increase 1% after the 2400 square feet per acre but shall not to exceed the maximum size of 6000 square feet only in the following districts, Rural Preserve (RP) and Agriculture (AG) on 2.5 acres or more.

Matthew Fenske provided a motion to approve Scenario 4 as written but shall not exceed that maximum size of 6000 square feet. In addition, should any parcel be divided, the accessory building must be reduced to the appropriate size for that acreage. Joel Terpstra seconded the motion and was carried unanimously.

8:00 pm Planning Commission Comment:

Greg Ransford stated that the Tallmadge Charter Township Board of Trustees approved the Master Plan review request.

8:05 pm Dewey Bultsma provided a motion to adjourn. Joel Terpstra seconded the motion and was carried unanimously.

Respectfully submitted:

**Val Schwallier
Administrative Assistant**