

**TALLMADGE CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
OF JUNE 14, 2004**

Chairman Daniel Murray called the meeting to order at 7:30 p.m.

Members present: Daniel Murray, Donald Smith, Lenore Cook, Toby Van Ess, Dewey Bultsma and Matthew Fenske

Members absent: Marvin Bennink

The minutes of the May 10, 2004 meeting were approved as presented.

1. Site Plan Review – Model Technologies is requesting Site Plan Review for an addition to the industrial building located on parcel number 70-10-24-484-005. This addition will be on the north half of parcel number 70-10-24-400-068, which will be combined with parcel number 70-10-24-484-005, which is located at 0-159 First Court and is zoned Industrial.

Lenore Cook pointed out that this is in the IFT District. Mr. Edmonds, Township Planner, approved this with the lot line change, confirming there were no zoning issues. Toby Van Ess asked if the parking would be adequate. A representative from HS Technologies said this is a building expansion, and no new employees are anticipated. Lenore Cook said that when HS Technologies came to the Township Board for their IFT, they said they are not planning on any new employees.

Originally HS Technologies proposed a 60-foot addition to the west, which would require adding property from an adjacent parcel in order to meet setbacks. HS Technologies is an assembling and manufacturing business. Daniel Murray asked about their plans for outdoor lighting. The H S Technologies representative said the existing lighting on the exterior of the building would be moved and transferred onto the addition. He added they would also move the drainage off the existing parking lot; in fact everything would be moved 60 feet west. Donald Smith asked if the building construction would be the same. They confirmed that they intend to match the roofline and the new exterior will match the existing building.

Donald Smith moved, Toby Van Ess supported, motion CARRIED to APPROVE the Site Plan as presented. Ayes: Daniel Murray, Donald Smith, Lenore Cook, Toby Van Ess, Dewey Bultsma and Matthew Fenske. Nays: none.

2. Special Use Permit – Todd Peterson of 3799 White Tail Trail is requesting a Special Use Permit for the excavation of a pond on his property. This parcel number 70-10-08-100-018 is zoned Agricultural and is located at the above noted address.

Mr. Peterson was not present at the meeting, therefore, Toby Van Ess moved, Matthew Fenske supported, motion CARRIED to TABLE the request. Ayes: Daniel Murray, Donald Smith, Lenore Cook, Toby Van Ess, Dewey Bultsma and Matthew Fenske. Nays: none.

3. Final Site Plan – John Koster is requesting approval of the final Site Plan for his Planned Unit Development located on the following parcel numbers: 70-10-29-200-050, 70-10-28-100-001, 70-10-28-100-003, 70-10-28-100-004, 70-10-28-100-020, 70-10-28-100-021 and 70-10-28-300-016. These parcels are located on the east side of Skipping Stone Lake between M-45 (Lake Michigan Drive) and Winans Street. Mr. Koster has proposed a 23 Lot Residential/Agricultural Planned Unit Development. Nineteen of the lots would be lake front residential, and four of the lots would be large Agricultural parcels.

Mr. Koster said the final site plan is very similar to the preliminary site plan. The cul-de-sacs have been eliminated.

Lenore Cook said the Township Board allowed lot 19 to be smaller due to drainage issues, and they added the stipulation that sidewalks and streetlights would be required.

Daniel Murray said the Planning Commission has reviewed the preliminary site plan and referred this to the Township Board for a Public Hearing; now the Planning Commission is holding the Public Hearing for the Final Site Plan. Mr. Koster reviewed the 19 lakefront parcels on Skipping Stone Lake and four larger parcels, which average 25 acres each to be included in an Agricultural PUD. The proposed parcels on Skipping Stone Lake, as Residential, have a minimum of 120' of frontage, which is the R-1 requirement.

The proposal includes a Private Road, sidewalks on the property, off the right-of-way, 300' long driveways with asphalt. Every 3<sup>rd</sup> lot will have a streetlight. Winans will be improved from Linden to the east past the private road and Mr. Koster will improve the drain. The proposed private road will extend from Winans to M-45.

The meeting opened to the public.

Delmar Cable of 0-11000 26<sup>th</sup> Avenue is concerned about increased traffic on 26<sup>th</sup> Avenue from M-45 to Winans. 26<sup>th</sup> Avenue runs parallel to the proposed new road, about  $\frac{3}{4}$  mile east.

John Koster said Winans is a spooky ride. It basically only allows one-way traffic, and is gravel.

Daniel Murray said the Planning Commission debated whether this should be a cul-de-sac or a through street. Mr. Murray doesn't see it impacting 26<sup>th</sup> Avenue either way.

Mr. Cable said 26<sup>th</sup> Avenue is paved part way since M-45 was rebuilt. Carol Vriesma of 0-11106 Linden brought maps of Section 28,29 and 30 and pointed out White's Drain. She is concerned with the proposed new development's impact on White's Drain. She also brought pictures taken May 23.

Paul Geerlings of Ottawa County Drain Commission said a petition was started in 1995 because the Zemaitis land was flooding. Forty-five to fifty thousand dollars have been spent between 1995-2003 cleaning out the 18" pipe, putting structure on Linden and digging a bypass ditch. Ottawa County Road Commission required 30' pavement, curb and gutter and storm sewer. To replace the culvert would be an additional 150 thousand dollars. Engineers studied this and said the most efficient means of drainage is surface. The DEQ will allow a permit for a culvert. The Township Board stipulated that Mr. Koster must complete the excavating at his cost, and easements must be obtained for a positive outlet. The day before the DEQ permit was issued, it began to rain significantly, however no serious damage done. Now the excavating is done, and was cleaned out two weeks ago. The DEQ has given full blessing for the final, however during construction there are no guarantees. John Koster will do this at his expense with no assessments to property owners and no expense to the township.

Dennis Miller of 0-2785 Winans is also concerned about the septic systems. John Koster said he received approval from the Ottawa County Health Department on all 19 residential lots. Lenore Cook said if a parcel does not receive approval from the Ottawa County Health Department, a building permit couldn't be issued. Toby Van Ess noted that the Township relies on the Ottawa County Health Department for well and septic approvals. Paul Geerlings said sewage systems should be considered in order to preserve water quality. Daniel Murray replied that the Planning Commission went over that, and it would require tiny lots and about 600 houses to pay for a sewage system; it would not be conducive.

Jim Antvelink of 0-2718 Winans asked if the four large lots could be split. John Koster said no splits for would be allowed for 10 years per the State Land Division Act. After 10 years, the Township

must approve any splits. Mr. Koster would like to see the Agricultural PUD used for horses or llamas, and proposed the Agricultural PUD to allow larger accessory buildings for horse stables. Fences will be regulated under the maintenance agreement, which also prohibits hogs, dairy cattle and wild exotic animals. Mr. Koster likes indoor arenas, and there is a stipulation that not over 10% of a parcel can be covered by buildings. The Township must approve all site plans.

Chet Kasperlik of 0-924 Wildwood Lane has septic system concerns. Mr. Koster said the one-acre lots have gravel under clay, however each parcel must be approved by the Ottawa County Health Department before a building permit can be issued.

Lori Cisler of 0-3225 Winans asked about accessory buildings on lots 1-19. John Koster said they would be allowed 864 square feet, and the location is subject to the PUD restrictions.

Michael Bush of 0-3243 Winans is also concerned about septic systems and would like to see drainage tiles first. John Koster said White Drain will be opened, however he didn't have the DEQ permit before the big rain.

Paul Geerlings said water runs downhill. The road should intercept the water coming down the hill from the east; only water from the road to the west will go toward the lake. Donald Smith explained the Ottawa County Health Department general guidelines. Lenore Cook said Mr. Edmonds required approval from MDOT, which Mr. Koster now brought in.

The meeting closed to the public.

Toby Van Ess said it was the intention to take the traffic burden off surrounding roads by requiring a through street rather than a cul-de-sac.

Matthew Fenske moved, Donald Smith supported, motion CARRIED to APPROVE the Final Site Plan and recommend approval to the Township Board. Ayes: Daniel Murray, Donald Smith, Lenore Cook, Toby Van Ess, Dewey Bultsma and Matthew Fenske. Nays: none.

The Planning Commission then informally discussed the replacement of the Township Planning and Zoning Director. The Planning Commission feels someone who is not intimidated by an angry crowd, and is more proactive than reactive, should fill this position. They believe Tallmadge needs a person with experience as well as education for our growing community. It will be a challenge since we are a growing community, and we need a planner as a starting point for research and direction for the Planning Commission, especially with issues such as the Master Plan.

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Denise Lanting, secretary

