

## Polkton Township Planning Commission

### Regular Meeting

March 15, 2022

**Meeting Called to Order** – 7:00 pm by Lindberg

**Establish a Quorum** –

**Members present;** K. DuBois, B. Homik, C. Lindberg, J. Meerman, K. Wieringa

**Absent; none**

**Public Attendee's;** Steve & Jill Craig(Polkton), Herb & Jan Everman(Polkton), Ron & Colleen Reeves(Polkton), Betty Groendyk(Allendale), Guy VanderWagen(Tallmadge), Rochelle Reagan(Wyoming), Wally & Jane Ewing(Grand Haven), Sue Horling(Tallmadge), Bonnie Esther(Tallmadge), Jesse & Betsy Meerman(Polkton), Betty Kingma(Tallmadge), Bobbi Applebach(Tallmadge)

**Receive Public Comment** – none

**Approval of Agenda** – motion by Homik to approve agenda as written and seconded by DuBois. All Ayes, APPROVED

**Review/Approve minutes from February 15, 2022** – minutes were reviewed and a motion to accept as written made by Wieringa and seconded by Homik. All Ayes, APPROVED.

Regular meeting closed at 7:04 pm

**Public Hearing for Rollenhagen House -6670 Leonard Road**

Opened at 7:05 pm

Comments:

Rochelle Reagan, this 501c3 is her gift to Eastmanville/Polkton township. She would like to see the house maintained as a historical home museum.

Betsy Groendyke, shared that she believes it will be an asset to the community, she also helps with the Knowlton House in Allendale.

Wally Ewing is a historian, helps with the Tiffinay House in Jenison and is excited to have the prospect of another house turned into a museum.

Jan Everman lives adjacent to the west, concerns for the unknowns; neighborhood integrity, zoning, property taxes (*will Rochelle pay any?*), parking, driveway, privacy, property value, does not feel the land use change would be a benefit.

Jill Craig lives across street and shares the driveway there, distributed a handout, too many unknowns, liability, concerns for her small children's safety. Is against this.

Betty Kingma, believes Eastmanville has an important history, helps with tour of homes, a possible museum would be 'delightful' and feels the 'gift' would have a lot to offer.

Jane Ewing, museum goer, commends Rochelle for her gift while she is still alive, is saddened to hear of the money talk when the 'gift' is so much more.

Email from Hacketts was read, feels that pride of ownership will be lost. Raised several questions and concerns regarding maintenance, upkeep, funding. How will the township recoup/receive lost tax revenue? Is there an endowment? Requirements? Being open to the public will have impacts on the neighbors, liability, pool, parking, crime (empty house), traffic. What are the benefits to the owner, community, township, county? *Rochelle stated she does have liability insurance.*

Herb Everman, asked will she be paying taxes if this becomes a museum? (asked this several times) stated his house is older and maybe he should apply too.

Colleen Reeves asked can the property be sold back to residential after Rochelle's passing and not maintained to current standards. Have seen others, due to circumstances not maintained and fall to disrepair.

Betsy Groendyk stated that the traffic for these types of houses is practically nothing. The house is history of the area and of a neighborhood family. A small-town museum can only enhance a neighborhood. Clientele at a museum is usually quiet and respectful and weddings aren't generally held at them. Taking care of a museum is pricey.

Rochelle Reagan, has a board of 7 members, plans to be open 1 day a week, stated weddings would be donation only, small groups of 30 or less, proposed parking for the 30 or less would be across the street (using the shared driveway) possibly remove the tennis court for parking.

Closed public hearing @ 7:40 pm

Reopened regular meeting at 7:41 pm

**Board discussions on the Rollenhagen House;** parking – (if more than 3 cars) do they just walk across the road (Leonard) to access the house? Will there be improvements for pedestrian crossing safety and signage? Will there be a permanent sign to note the house? Location? Who is the current owner? *The non-profit 501c. Wieringa explained the 501c3 a bit. Where is the endowment? Grand Rapids. Rochelle also stated 6 cars would fit in the south driveway (by house). When open, a board member would be present, the same with guided tours.* Has an fire inspection been done? *No, per Rochelle.* If the PC is to entertain a recommendation there are several concerns; pedestrian signage, hours of operation and events, parking, exit signs(none), easement agreement for shared driveway.

Site Plan Review;

Section 16A.03 was reviewed with all items being met, waived, or noted contingencies.

Section 8.02B was reviewed with all items being met.

Section 21.05 was reviewed with all items being met, waived, or noted contingencies.

Motion by Wieringa for a recommendation to approve with the following contingencies: a noted pedestrian crossing access with an evaluation from the Ottawa County Road Commission, fire department inspection along with safety and occupancy permit, limited to museum related events (historical events, tours, speakers), the establishment of an easement with the driveway's second owner or provide parking access contained within the property. Seconded by DuBois. Roll call vote: All Ayes.

Regular meeting closed 8:49 pm

## **Public Hearing for Jesse Meerman, Cheese Factory – 14238 60<sup>th</sup> Avenue**

Opened at 8:50 pm

Comments:

Jesse Meerman wants to build a small building to house a small retail space, process cheese and milk. He knows it doesn't meet setbacks, but he met with MDARD on ideal location away from animals and manure pit.

Bonnie Esther – worked at the previous shop. Would like to see it kept in the family and supporting the next generation of farmers.

Closed public hearing @ 8:55 pm

Board discussions on Meerman Cheese Factory; is this a new SLU due to discontinuance of previous business. Construction materials. (*sheet was missing*) This will also go to the ZBA.

Site Plan Review:

Section 16A.03 was reviewed with all items being met, waived, or noted contingencies.

Section 16A.04 was reviewed with all items being met or waived.

DuBois motioned to recommend approval contingent on the Zoning Board of Appeals granting the requested variances. Seconded by Homik. Roll call vote: All Ayes with Meerman abstaining.

**New Business:** none

**Old Business:**

1. Solar Ordinance – awaiting feedback from legal.
2. Master Plan – no new development
3. Pole Style Homes Ordinance – no new information

**Discussions –**

1. Township Board minutes – March
2. Permit Log – January & February

**Public Comment –** none

**Motion to Adjourn –** made by DuBois with support from Wieringa to adjourn at 9:34pm

Minutes written by Jamie TenBrink, PC Recording Secretary

**Next Meeting – Tuesday, April 19, 2022 @ 7:00 pm**