

**TALLMADGE CHARTER TOWNSHIP
REGULAR BOARD MEETING
HELD ON
TUESDAY, NOVEMBER 15, 2022
AT 7:00 P.M.
www.tallmadge.com**

I. CALL TO ORDER Mark Bennett, Supervisor, called the meeting to order and David Datema opened with Prayer and the Pledge of Allegiance.

Members present: Mark Bennett, Lenore D. Cook, Valdyne Schwallier, Michael Eppink, Joel Terpstra, David Datema. Member absent: Clifford Bronkema

II. CONSENT AGENDA

Valdyne Schwallier moved, Michael Eppink supported, to approve the minutes of the October 11, 2022 regular meeting, to approve the bills to be paid in November of 2022 as presented, and to accept as information the treasurer's report, legal update, correspondence if any. Motion CARRIED.

III. PUBLIC PARTICIPATION Mandy Cooper, with Lake Shore Advantage, gave an informative overview of the workings of their company in both Ottawa County and in Allegan County. (See attached)

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

A. SECOND READING – PRIVATE ROAD ORDINANCE

Section 1.03D – General Requirements and Applications

Section 1.04E – Minimum Standards for Private Roads

Section 1.04K – Minimum Standards for Private Roads

Section 1.06A – Procedure for Review of Private Roads

Joel Terpstra moved, David Datema supported, to approve the amended Private Road Ordinance. Motion CARRIED by a unanimous roll call vote.

B. SECOND READING – PROPOSED TEXT AMENDMENT ORDINANCE

Section 3.02 - Definition, Lot

Section 3.02(f) 3- Accessory Uses and Buildings, Minimum Setbacks

Section 3.15 – Home Occupations

Section 3.25 – Principle Building on a Lot or Parcel of Land

Section 18.08 – Amendment of Approved Site Plans

Valdyne Schwallier moved, Michael Eppink supported, to approve the Proposed Text Amendment Ordinance. Motion CARRIED by a unanimous roll call vote.

- C. FIRST READING – ZONING MAP AMENDMENT** – Eddie Hapon is requesting to rezone approximately 26.6 acres collectively from Agricultural to Rural Preserve. These parcels are 70-10-10-300-027 and 70-10-10-300-028 and are located at 13104 24th Ave and 13200 24th Ave.
- D. FIRST READING – ZONING TEXT AMENDMENT** –
Section 10.06(a) 4 Development Standards, Required Conditions (C-1)
Section 11.06(a) 4 Development Standards, Required Conditions (C-2)
Section 120.6(a) 4 Development Standards, Required Conditions (I-1)
- E. SIDEWALK FUND** – There has been a request from a developer for financial assistance in putting in their required sidewalk due to the topography of the area. Joel Terpstra who is also on the Planning Commission explained how this parcel received a zoning change and what was required of them. After much discussion David Datema moved, Joel Terpstra supported to DENY their request. Motion CARRIED

VI. SUPERVISOR COMMENTS AND COMMITTEE REPORTS

Supervisor: Mark Bennett

- + Jury trial for Weglarz on December 16
- + Is a member of the GVMC – Non-Motorized Committee
- + Thanked the Clerk for a well run election.
- + Thanked trustee David Datema for his service on the Township Board
- + Welcomed John Bronkema as a newly elected member of the Township Board

Planning Commission; Joel Terpstra - Site Plan for 12064 Linden Drive

Zoning Board of Appeals: Clifford Bronkema

Fire Dept Rep: Michael Eppink

Fire Dept – Michael Gavin, Fire Chief - See attached

VII. INFORMATIONAL ITEMS

- A. Fire Board Minutes
- B. Sheriff Department report
- C. List of Building Permits for October of 2022
- D. Planning and Zoning report

VII. ADJOURNMENT was at 7:55 p.m.

Sincerely yours

Lenore D. Cook, Clerk