

AGENDA

**TALLMADGE CHARTER TOWNSHIP BOARD
TUESDAY, December 10, 2024
7:00 P M**

- I. CALL TO ORDER – Prayer and the Pledge**
- II. CONSENT AGENDA**
Approval of the minutes of November 12, 2024, regular meeting, to approve the bills to be paid in December of 2024 as presented, and to accept as information the treasurer's report, legal update and correspondence if any.
- III. PUBLIC PARTICIPATION**
All participants must identify themselves and address all comments to the Board. At times, public participation may be limited and/or allowed in conjunction with agenda items. Please keep comments to three minutes.
- IV. UNFINISHED BUSINESS**
- V. NEW BUSINESS**
 - A. FIRST READING- ZONING TEST AMENDMENT-** Zoning Text Amendment Ordinance to accommodate this type of use within the General Commercial Zoning District as a use-by-right and within the Industrial Zoning District as a special use. Pursuant to Chapter 22 – Ordinance Amendment of the TCTZO
 - B. 2025 MEETING DATES AND TIME-** Jan 14, Feb 11, Mar 11, April TBD, May 13, June 10, July 8, Aug 12, Sept 9, Oct 14. Nov 11, Dec 9. Action on moving meeting times to 6:00pm
 - C. TOWNSHIP AUDIT SUBMITTED FOR LAST FISCAL YEAR-** Presentation of audit to township board.
 - D. BUDGET WORKSHOP DATE-** For fiscal year April 1, 2025, to March 31, 2026. Recommended date of February 18, 2025, at Noon.
 - E. TOWNSHIP APPOINTMENTS- Recommended by Township Supervisor, Mark Bennett**
 - 1) Planning Commission- Curtis Rypma and Matthew Fenske for a 3-year term.
 - 2) Zoning Board of Appeals- John Bronkema (Elected), and Dick Temple for a 3-year term.
 - 3) Board of Review- Kim Rypma, Josh Hankamp, Michael Harig, and Donna Dykstra (ALT) to a 2-year term.
 - 4) Dangerous Building Inspector- Matt Boelema to a one-year term

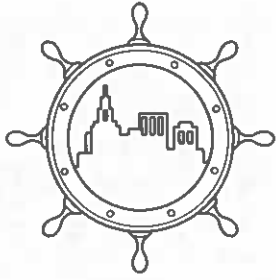
- 5) Fire Board- Valdyne Schwallier and Michael Eppink to a 1-year term.
- 6) GVMC- Mark Bennett to a 1-year term
- 7) Township Attorney- Ronald Bultje to a 1-year term.
- 8) Township Engineer- Al Pennington to a 1-year term.
- 9) Building Inspections- PCI to a 1-year term.
- 10) Construction Board of Review- Allendale Township CBR to a 1-year term.
- 11) Library Board Representative- Jacoba Bouma to the Allendale Township Library Board for a 1-year term.

VI SUPERVISOR AND COMMITTEE COMMENTS

- + **Supervisor:**
- + **Planning Commission**
- + **Zoning Board of Appeals**
- + **Wright Tallmadge Fire Board**
- + **Wright Tallmadge Fire Chief report**
- + **Grand Valley Metro Council**
- + **Park Committee**
- + **ARPA Steering Committee**

VII. INFORMATIONAL ITEMS

- + **Fire Board Minutes**
- + **List of Building Permits for August of 2024**
- + **Planning and Zoning Report**
- + **Township Officer Report**



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MEMORANDUM

To: Tallmadge Charter Township Board of Trustees
From: Gregory L. Ransford, MPA
Date: October 31, 2024
Re: Detailing, Vinyl Wrapping, and Window Tinting Use

Recently, we were approached regarding the appropriate location for a detailing use within the Township. Upon our review of the Tallmadge Charter Township Zoning Ordinance (TCTZO), we found that the use is not identified within the language. Given this, we informed the Planning Commission that the use needs to be added to the TCTZO to avoid exclusionary zoning, which is as the phrase sounds; an exclusion of a use within a community. Exclusionary zoning is illegal. Given this, each municipality in the State of Michigan shall provide for every type of land use, although we understand that recently there are some regional applications to satisfy the law between communities.

Nonetheless, the Planning Commission recommended the attached Zoning Text Amendment Ordinance to accommodate this type of use within the General Commercial Zoning District as a use-by-right and within the Industrial Zoning District as a special use. Pursuant to Chapter 22 – Ordinance Amendment of the TCTZO, the Board of Trustees is the approving body regarding these amendments.

Public Hearing and Planning Commission Recommendation

General comments were received at the public hearing from the party that approached the Township to inquire about the use. Following, Commissioner Terpstra provided a motion to recommend adoption as presented. The motion was seconded by Hanko and carried unanimously, 5-0 with two members absent.

Board Decision

As you know, in the event you agree with the Planning Commission, an introduction and first reading of the attached Zoning Text Amendment Ordinance is necessary at your November meeting. Subsequently, the same Ordinance should have its second reading, final vote and adoption, if approved, at your December meeting.

If you have any questions, please let us know.

GLR
Planner

Attachment

ORDINANCE NO. _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE TO AMEND SECTION 11.02(M) – PERMITTED USES; ADD SECTION 11.02(N) – PERMITTED USES, AMEND SECTION 12.03(I) – USES PERMITTED AFTER SPECIAL APPROVAL, ADD SECTION 12.03(J) – USES PERMITTED AFTER SPECIAL APPROVAL, TO PROVIDE FOR SEVERABILITY, TO PROVIDE FOR REPEAL, AND TO ESTABLISH AN EFFECTIVE DATE OF THIS ORDINANCE.

THE CHARTER TOWNSHIP OF TALLMADGE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Permitted Uses. Section 11.02(m) of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 11.02(m) – Permitted Uses

Automobile, recreational vehicle, and boat detailing including interior and exterior cleaning, waxing, window tinting, vinyl wrapping, and similar cosmetic alterations

Section 2. Permitted Uses. Section 11.02(n) of the Zoning Ordinance shall be added to state in its entirety as follows.

Section 11.02(n) – Permitted Uses

Other uses similar to the above and consistent with the intent and general character of the district.

Section 3. Uses Permitted After Special Approval. Section 12.03(i) of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 12.03(i) – Uses Permitted After Special Approval

Automobile, recreational vehicle, and boat detailing including interior and exterior cleaning, waxing, window tinting, vinyl wrapping, and similar cosmetic alterations

Section 4. Uses Permitted After Special Approval. Section 12.03(j) of the Zoning Ordinance shall be added to state in its entirety as follows.

Section 12.03(j) – Uses Permitted After Special Approval

Any other use which shall be determined by the Township Board after recommendation from the Planning Commission, to be of the same general character as the above permitted uses. The Township may impose any required

setback and/or performance standards so as to ensure public health, safety, and general welfare.

Section 5. Severability. This Ordinance and its various parts are hereby declared to be severable. If any portion of this Ordinance is declared to be invalid such declaration shall not affect the validity of the remainder of this Ordinance.

Section 6. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 7. Effective Date. This amendment to the Tallmadge Charter Township Zoning Ordinance was approved and adopted by the Township Board of Tallmadge Charter Township, Ottawa County, Michigan on _____, 2024, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2024 and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2024, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment Ordinance in the *Grand Rapids Press*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Mark Bennett
Township Supervisor

Karina Rollenhagen
Township Clerk