

**TALLMADGE CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
SPECIAL MEETING  
JANUARY 7, 2025  
7:00PM**

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

MEMBERS PRESENT: Marv Bennink - Chairman, Shirley Bruin, Timothy Smith, Dick Temple. Also Present: Alexis Gulker, Zoning Administrator Absent: John Bronkema

APPROVAL OF THE AGENDA: Shirley Bruin motioned to approve the agenda. Tim Smith supported, and it was carried unanimously.

APPROVAL OF THE MINUTES FROM August 7, 2024, SPECIAL MEETING: Discussion about updating the type of meeting be labeled as a Special Meeting – Tim Smith motioned to approve the minutes as updated. Shirley Bruins supported, and it carried unanimously.

NON-AGENDA ITEM INQUIRIES:

NEW BUSINESS

- Election of Officers: Dick Temple nominated Marv Bennink as Chair, Shirley Bruin seconded, and it carried unanimously. Dick Temple nominated Tim Smith for Vice-Chair, Shirley Bruin seconded, and it carried unanimously, Marv Bennink nominated Shirley Bruins as Secretary, Tim Smith seconded, and it was carried unanimously.
- Public Hearing
  - o Michael Pare – 1600 Lake Michigan Dr – 70-10-26-100-019
    - o Seeking relief from:
      - Section 15.07 – Off-Street Parking for Physically Handicapped Persons

Michael Pare was given the floor to explain the nature of this request. He stated that an additional 49 parking spaces are being required for storage of his trucks and trailers, which is triggering the requirement of 3 more additional handicap parking spaces, even though the spaces are not for customers or employees. He feels that having additional designated spaces is unnecessary. Discussion between applicant, Alexis Gulker and ZBA Members about the standards of review. Alexis notes that a variance stays with the property. Discussion about the requirements from the ADA versus the ordinance requirements which are based on what the state requires, also discuss setting precedence for future property developments and barrier free parking requirements. Discussion about putting a condition in the motion about requiring

signage, fencing or putting an expiration on the variance upon the sale of the property or change of use.

Tim Smith moved to open the meeting for public hearing Dick Temple supported and it carried unanimously.

No Comment

Tim Smith moved to close the meeting for public hearing Shirley Bruin supported and it carried unanimously.

Tim Smith moved to motion approval based off it meeting the standards of review for a variance with the following conditions:

1. Michael Pare (Blue Water Pools – MGP2 Holdings LLC) installs signage to identify and separate employee parking, customer parking, and storage parking, as what would be required by Professional Code Inspectors (PCI).
2. The variance shall expire once change of ownership (MGP2 Holdings LLC) or the use of the property changes (The current use is Blue Water Pools).

Shirley Bruin seconded, and the motion was carried unanimously.

- 2025 Meeting Schedule

Discussion about the schedule. Tim Smith moved to approve the dates, with the striking of the September 2nd meeting. Shirley Bruins seconded, and the motion carried unanimously.

OLD BUSINESSS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT

Tim Smith motions for ADJOURNMENT at 7:50pm, Shirley Temple seconded, and it carried unanimously.

Respectfully submitted,

Jennifer Bosch