

**TALLMADGE CHARTER TOWNSHIP  
REGULAR BOARD MEETING  
TUESDAY, January 14, 2025  
6:00 P M**

- I. **CALL TO ORDER** –Mark Bennett called the meeting to order, and Joel Terpstra opened with Prayer and the Pledge of Allegiance. Members present: Mark Bennett, Karina Rollenhagen, Valdyne Schwallier, Kent Bollinger, Michael Eppink, Joel Terpstra,
  
- II. **CONSENT AGENDA**  
Joel Terpstra moved, Michael Eppink supported, to approve the minutes of the December 10, 2024, regular meeting, to approve the bills to be paid in January of 2025 as presented, and to accept as information the treasurer’s report, legal update and correspondence if any. Motion CARRIED.
  
- III. **PUBLIC PARTICIPATION**  
Joseph McCarter presented on the Save the Campbell Plant preservation strategy.
  
- IV. **UNFINISHED BUSINESS**
  
- V. **NEW BUSINESS**
  - A. **SECOND READING- ZONING TEXT 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. Valdyne Schwaller moved, John Bronkema supported approving the Zoning Text Amendment Ordinance. Motion CARRIED by a unanimous roll call vote.
  - B. **PUBLIC HEARING: SPECIAL USE APPLICATION-** Blue Water Pools seeks Special Use for outside storage of vehicles for the commercial use of the property pursuant to Section 15.03(g)2 of the TCTZO. Joel Terpstra moved; Kent Bollinger supported opening the meeting to the public. Motion CARRIED. Tim Smith gave a ZBA recap of the application adding that this special use is specific for this property owner/business. Michael Pare added that there is also specific signage needed for compliance with the special use. John Bronkema moved; Joel Terpstra supported closing the public hearing. Motion CARRIED.  
**Resolution #1:** - Joel Terpstra moved, Kent Bollinger supported to recommend approval of the Special Use Application for Blue Water Pools. Motion CARRIED by a unanimous roll call vote.

- C. FIRST READING- ORDINANCE TEXT AMENDMENT-** Mark Bennett presented the Ordinance Text Amendment for the Mineral, Extracting, Monitoring, and Reclaiming Ordinance. The amendment seeks to amend the Mining Ordinance to provide for the option to reduce any setback or other dimensional requirement. Section 6.16 of the TCTMO. Joel Terpstra presented residents' comments previously received in regards to the Ordinance Text Amendment.
- D. AWARDING OF BID FOR OFFICE RENOVATION-** Mark Bennett presented the office renovation plan which includes ADA compliance updates and security updates. The renovation plan is contained in the FY2024-25 budget. Joe Grochowalski explained the bid process. BCI Construction was the lowest bidder and agreed to the 2-month timeline for completion. Joel Terpstra moved, Kent Bollinger supported approving the BCI Construction bid of \$97,700 and the additional architectural and engineering costs, including extras, overages, and contingencies to not exceed \$120,000 as budgeted. Motion CARRIED by a unanimous roll call vote.
- E. DANGEROUS BUILDING UPDATE-** Mark Bennett presented a quick update regarding O-1435 Leonard St.
- F. DISCUSSION ON MASTER PLAN UPDATE-** Mark Bennett commented that 2025 marks the 5-year review cycle for the Master Plan. The Board is developing a plan for the Master Plan Update.

## **VI SUPERVISOR AND COMMITTEE COMMENTS**

- + **Supervisor:** Mark Bennett proposed to schedule the April Board meeting for Thursday April 24, 2025, at 6pm.
- + **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**

**VIII. ADJOURNMENT:** Val Schwallier moved; John Bronkema supported to approve adjournment at 6:52pm.

Sincerely, Karina Rollenhagen and Mark Bennett

*Karina Rollenhagen*  
*Mark RBH*