

# AGENDA

## TALLMADGE CHARTER TOWNSHIP BOARD

TUESDAY JUNE 10, 2025

6:00 P M

**I. CALL TO ORDER – Prayer and the Pledge**

**II. CONSENT AGENDA**

Approval of the minutes of May 13, 2025, regular meeting, and to approve the bills to be paid in June of 2025 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. OTTAWA COUNTY TREASURER Cheryl Clark-**

Introduction of the Foreclosure Avoidance Payment Reduction program

**B. WEGLARZ UPDATE-** Court decision and action to be taken by the township

**C. DISCUSSION ON THE KEEPING OF ANIMAL**

**ORDINANCE-** Board Discussion and public comment on a possible poultry amen

**D. TALLMADGE CHARTER TOWNSHIP CAPITAL IMPROVEMENT PLAN FOR TOWNSHIP PROJECTS-**

Discussion and possible adoption of the CIP

**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

**TALLMADGE CHARTER TOWNSHIP  
REGULAR BOARD MEETING  
TUESDAY MAY 13, 2025  
6:00 P M**

- I. CALL TO ORDER** – Mark Bennett called the meeting to order and opened with Prayer and the Pledge of Allegiance. Members Present: Mark Bennett, John Bronkema, Michael Eppink, Kent Bollinger, Kari Rollenhagen. Absent: Valdyne Schwallier and Joel Terpstra.
- II. CONSENT AGENDA**  
Kent Bollinger moved, Michael Eppink supported to approve the minutes of the April 24, 2025, regular meeting, and to approve the bills to be paid in May of 2025 as presented, and to accept as information the treasurer's report, legal update and correspondence if any.
- III. PUBLIC PARTICIPATION**
  - A. A resident suggested placing a small dock in the pond for the turtles to sun themselves.
  - B. A resident expressed frustration with ordinances and processes related to construction projects.
- IV. UNFINISHED BUSINESS**
- V. NEW BUSINESS**
  - A. **PARK RESTROOM**- Newco presented their restroom plan and proposal. The plan includes a 20x8x8 steel container building with trellis work on top. The restroom will be located on the walking path near the tennis courts and pavilion. Newco estimates construction will begin late July or early August 2025. John Bronkema moved; Karina Rollenhagen supported to accept the Newco estimate with a total cost not to exceed \$100,000. Motion CARRIED by a unanimous roll call vote.
  - B. **WALKING TRAIL AND PARKING LOT**- Mark Bennett presented the Superior Asphalt, Inc. proposal to patch and seal the lower parking lot and walking trail in park. John Bronkema moved, Kent Bollinger supported to accept the Superior Asphalt, Inc. estimate of \$18,687 and schedule the work in coordination with the park restroom project.
  - C. **WEGLARZ UPDATE**- Mark Bennett shared that the court ordered the residents to vacate the property by May 18, 2025. The court also stated that demolition of the structure may begin on June 18, 2025. The demolition will include removal of structures, and any property left behind by the property owner. RFPs have been sent out for the demolition. The defendant has exhausted his appeals. Tallmadge Charter Township has made numerous attempts to help the residents over the years and has incurred over \$100,000 in legal fees over six

years. There will be a lien on the property for the court costs Tallmadge Charter Township has incurred.

## **VI SUPERVISOR AND COMMITTEE COMMENTS**

### **+ Supervisor – Mark Bennett:**

1. Ottawa Excavators, Inc. was awarded the contract to lay crushed concrete on Maplewood Cemetery roads. The estimated timeline for completion will be after Memorial Day.
2. Road Brining – our previous contractor has retired. Tallmadge Charter Township has entered a combined contract with neighboring townships and the Ottawa County Road Commission. Their product is superior to what we used to receive and therefore only requires two applications over the summer. The first application is scheduled for May 15, 2025.
3. Lake Michigan Drive and 8<sup>th</sup> Avenue – the State of Michigan has tentatively approved the left turn signal at this intersection. Discussions are at the Lansing level now for this signal.
4. 8<sup>th</sup> Avenue and Ironwood construction congestion – MDOT felt that it doesn't warrant a temporary signal because the construction is only during a couple of busy times each day.
5. The water damage to the Township Hall has been repaired.
6. Tallmadge Township Deputy Lewkowski has retired. Currently the township is patrolled by district cars. Our new deputy, Bruce Veneman will start June 8, 2025.

### **+ Planning Commission**

### **+ Zoning Board of Appeals**

### **+ Wright Tallmadge Fire Board – Meeting on June 3, 2025**

### **+ 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:** Karina Rollenhagen moved, Kent Bollinger supported to approve adjournment at 6:55pm. Motion CARRIED.

Sincerely,

Karina Rollenhagen and Mark Bennett

- (x) Registered primary caregivers shall annually provide evidence of an active State of Michigan registry identification card or be subject to revocation of the home occupation.

### SECTION 3.16. KEEPING OF ANIMALS.

- (a) **Household Pets.** The keeping of household pets for pleasure or companionship, including cats, dogs, gerbils, hamsters, guinea pigs, rabbits, or household fish and birds, is expressly permitted as an accessory use in any Zoning District; provided, however, that no more than three (3) adult dogs, cats or other household pets (except fish), or any combination thereof, six months of age or older, shall be kept or housed in or at one (1) dwelling unit.
- (b) **Farm Animals.** The keeping of farm animals ~ including beef and dairy cattle, horses, goats, hogs, poultry, sheep, or other fur-bearing farm animals ~ is prohibited in all districts except the AG, RP, R-1 and L Districts, as follows.

1. The keeping of poultry and fowl is permitted in the AG District without limitation.
2. The keeping of poultry and fowl is permitted in the RP, R-1 and L Districts as an accessory use, provided that the number of such animals does not exceed ten (10) animals for the first two and one half (2 1/2) acres and one (1) additional animal for each additional one quarter (1/4) acre thereafter.
  - a. Poultry and fowl in the RP, R-1 and L Districts shall not be free range and shall be securely contained within a fenced area so as to restrict such animals to the lot on which they are kept.
  - b. The fenced area where the poultry and fowl are kept shall be located within the rear yard and shall be at least 20 feet from any side or rear lot line.
  - c. Roosters shall not be permitted in the RP, R-1 and L Districts.
3. In both the AG and RP Districts, the number of horses and cattle, including foals and calves, goats, hogs, sheep or other fur-bearing farm animals is limited to two (2) such animals for the first two and one-half (2-1/2) acres of land and one (1) additional such animal for each additional acre of land.

Any barn, stable or other building which houses horses or cattle shall be setback a minimum of one hundred fifty (150) from any road right-of-way line and one hundred feet from any side or rear property line.

Private and commercial stables for the keeping of horses and other large domestic animals shall be regulated in accordance with Chapter 5 and 6.

# TALLMADGE CHARTER TOWNSHIP

## Capital Improvements Program

0-1451 Leonard Street, N.W. | Grand Rapids | Michigan | 49534  
May 5, 2025

## **Executive Summary**

Pursuant to the Michigan Planning Enabling Act, Act 33 of 2008, as amended, the Tallmadge Charter Township Board of Trustees shall prepare a capital improvements program of public structures and improvements, as a result of the exemption of the Tallmadge Charter Township Planning Commission from the statutory requirement, through resolution \_\_\_\_\_. In accordance with Section 125.3865 of Act 33, the Tallmadge Charter Township Board of Trustees delegated preparation of the capital improvements program to the Supervisor, who, in consultation with the Township Planner, the Township Zoning Administrator, the Township Engineer, and other applicable staff, drafted this document.

The capital improvements program provides those structures and improvements, in general order of priority, that in the judgement of the Board of Trustees, will be needed or desirable and can be undertaken within a six (6) year period. Following are a summary of priority improvements, either currently under construction or scheduled within the next six (6) year period.

## **Proposed/Current Improvements**

### *Park Restroom*

- The Township will be adding a restroom to the Tallmadge Township Park by the pickle ball courts. Approximate construction cost for the project is \$180,000.00. The Township will use their operating budget for this project. The goal is to have the park restroom built in 2025 or 2026.

### *Township Storage Building*

- The Township plans to construct a storage maintenance building on the vacant parcel to the east of the existing Township Hall that the Township owns. The storage building will be for maintenance equipment and for the Township Hall dumpster. Approximate construction cost for project is \$196,000.00. The Township will use their operating budget for this project. The goal is to have the construction begin for the building in 2025 or 2026.

### *Township Hall Audio and Video Components and Capabilities System*

- The Township would like to update the Township Hall AV Capabilities in the meeting room and in the hall for presentations. Approximate construction cost for the project is \$50,000.00. The Township will use their operating budget for this project. The goal to update the system in 2026 or 2027.

### *Township Phones Update*

- The Township would like to update the Township Hall phone systems. Approximate construction cost for the project is \$11,000.00. The Township will use their operating budget for this project. The goal would be to update the system in 2026 or 2027.

#### *Resurfacing Pickle Ball Courts*

- The Township would like to update the Tallmadge Township Park pickle ball courts by resurfacing them. Approximate construction cost for project is \$350,000.00. The Township will use their savings for this project. The goal would be to update the system in 2027 or 2028.

#### *Park Updates from Park Recreation Plan*

- In 2024 the Township adopted a Park and Recreation Plan. The Township will seek to develop new facilities within the park and also seek to obtain additional park land for picnic areas, nature trails, playground equipment, water refill stations, restrooms, and pavilions. For the entire five years of the plan, the Township will seek private and public funding to upgrade existing facilities within the park such as the existing pickle ball courts, restrooms, benches and seating areas, playground equipment, and bring the park up to ADA Accessibility requirements. The cost of the improvements will depend on the project. The Township will use grant money they obtain for these projects along with the Park and Recreation budget. The goal will be to begin a few of these projects in 2025 or 2026.

Capital Improvements Program - Tallmadge Charter Township									
Existing Inventory									
Structure / Land	Address / Parcel ID	Length	Value	Age	Expected Life (years)	Expected Repair/Replacement	Expected Expansion	Expected Retirement	Description
Township Hall	0-1451 Leonard St	N/A	\$3,262,248	1967	100	2025	N/A	2067	Tallmadge Charter Township Hall approximately 6,640 square feet
Township Hall Renovation	0-1451 Leonard St	N/A	\$188,410	2013	100	2025	N/A	2113	The Township hall was renovated in 2025; the renovations included updating the office to ADA Accessibility standards, adding more security to the entrance of the office and adding another restroom. Additionally in 2013 the hall was updated to add more space in the conference room and change where two offices were located, along with performing updates throughout the hall.
Tallmadge Township Park Pavilion	0-1451 Leonard St	N/A	\$146,603	2004	30	2034	N/A	2034	Pavilion in Tallmadge Charter Township Park that contains picnic tables for guests of the park and a trash can
Tallmadge Township Park Restrooms	0-1451 Leonard St	N/A	\$127,776	1992	50	2042	N/A	2042	Tallmadge Charter Township Park Restroom that contains men restrooms on one side of the building and women restrooms on the other side of the building. Located by the baseball and softball diamonds.
Tallmadge Township Park Land, Vacant	1451 Leonard St NW, Grand Rapids, MI 49534	N/A	\$608,622 with everything in the Park	1989	N/A	2025-2027	N/A	Never	Tallmadge Charter Township Park located on land just North of the property that has the Township Hall. The park contains 28.29 acres
Land, Vacant - Maplewood Cemetery	Off Leonard Next to Township hall .54 acres	N/A	\$37264 estimate value	1989	N/A	N/A	N/A	Never	Land owned by the Township that is .54 acres just east of the property that has the Township hall.
Township Cemetery - Elmwood Cemetery	Parcel 70-09-12-276-022	N/A	\$128,126 estimated value	1821	30 years left	2,000	N/A	2055	A piece of land owned by Tallmadge Charter Township that is a active cemetery
Township Church Cemetery	4146 Leonard Street Marne MI 49435	N/A	\$68,363 estimated value	1841	Retired	N/A	N/A	Retired	A retired cemetery owned by Tallmadge Charter Township
Vehicle/Equipment	70-10-33-200-011	N/A	\$23,427 estimated value	1784	Retired	N/A	N/A	Retired	A retired cemetery owned by Tallmadge Charter Township
Golf Cart	Park	N/A	\$3,500	2014	Expected Life 10	Expected Repair/Replacement 2026	Expected Expansion N/A	Expected Retirement 2026	A golf cart used for the maintenance of the Township hall and park.
Maintenance equipment	Park/Office	N/A	\$50,000	N/A	N/A	N/A	N/A	N/A	Maintenance equipment used to keep the Township hall and park maintained.
Office	Office	N/A	\$57,120	1967	100	2025	N/A	N/A	Office supplies for the Township hall.
Miscellaneous	Office	N/A	\$42,880	2022	6	2028	N/A	2028	Tallmadge Charter Township computers for the Township hall employees to use.
Contractors	MISC	N/A	\$35,000	N/A	N/A	N/A	N/A	N/A	Equipment rented from contractors that the Township uses for less than 90 days.
Ironwood Drive Bike Pathways	Ironwood Drive: Asphalt Pavement	9,712 square feet		2020	20 years	2040	Along the rest of Ironwood Drive in Tallmadge Township when development comes in	Never	The Township has rights to and maintains the bike pathways intially put in by developers on Ironwood Drive
Lake Michigan Sidewalk - Mega Bev to end of Consumers	Sidewalk from Mega Bev to end of Consumers lot on Lake Michigan Drive	1,225 square feet	\$67,984 \$12,250	2025-2026	30 years	2055	Along Lake Michigan Drive	Never	The Township will be putting in a sidewalk west of Mega Bev all the way to the west end of the Consumers Energy lot on Lake Michigan Drive



Lake Michigan Drive Sidewalks	Lake Michigan Drive: Concrete	21,500 square feet	2020	30 years	2050	Along the rest of Lake Michigan Drive in Tallmadge Township when development comes in	Never	The Township has rights to and maintains the sidewalks initially put in by developers on Lake Michigan Drive.
Residential Sidewalks	Meadow Verde, Van Vista, Township Hall	36,565 square feet	2020	30 years	2050	N/A	Never	The Township has rights to maintain the sidewalks in Meadow Verde, Van Vista, and the Township hall sidewalk.
<i>Proposed/Current Improvements*</i>								
Improvement	Location	Implementation Schedule	Funding Sources	Estimated Cost	Future Operating & Maintenance Costs			Description
New Park Restroom	0-1451 Leonard St	2025 to 2026	Operating Budget	\$180,000	\$15,000 annually			The Township will be adding a restroom to the Tallmadge Township Park by the pickle ball courts.
Township Storage Building	On Vacant Land next to Township hall	2025 to 2026	Operating Budget	\$196,000	\$10,000 annually			The Township plans to construct a storage maintenance building on the vacant parcel to the east of the existing Township Hall that the township owns. The storage building will be for maintenance equipment and for the Township Halls dumpster.
Township Hall Audio and video components and capabilities system updates	0-1451 Leonard St	2026 to 2027	Operating Budget	\$50,000	\$3,000 annually			The Township would like to update the Township Hall AV Capabilities in the meeting room and in the hall for presentations
Township Hall Phone System	0-1451 Leonard St	2026 to 2027	Operating Budget	\$11,000	\$5,500 annually			The Township would like to update the Township Hall phone systems.
Resurfacing Pickle Ball Courts at Township Park	0-1451 Leonard St	2027 to 2028	Township Savings	\$350,000	\$2,000 annually			The Township would like to update the Tallmadge Township Park pickle ball courts by resurfacing them.
Park Updates from Park Recreation Plan	0-1451 Leonard St	2025 to 2028	Grants and Township Park and Recreation Budget	Dependent on the project	\$38,500 annually			The Township will seek to develop new facilities within the park and also seek to obtain additional park land for picnic areas, nature trails, playground equipment, water refill stations, restrooms, and pavilions. For the entire five years of the plan, the Township will seek private and public funding to upgrade existing facilities within the park such as the existing pickle ball courts, restrooms, benches and seating areas, playground equipment, and bring the park up to ADA Accessibility requirements
* Listed by priority ranking								