

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
MARCH 4, 2025
7:00PM**

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

MEMBERS PRESENT: Marv Bennink - Chairman, Shirley Bruin, Timothy Smith, John Bronkema.
Also Present: Greg Ransford, Planner, several members of the public. Absent: Dick Temple

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

APPROVAL OF THE MINUTES FROM January 7, 2025, REGULAR MEETING: Discussion about updating Shirley's name. – Tim Smith motioned to approve the minutes as updated. John Bronkema supported, and it carried unanimously.

NON-AGENDA ITEM INQUIRIES: None

NEW BUSINESS

- Public Hearing

- o Daniel Sinke – 2993 Buchanan Street – 70-10-17-400-049

- o Seeking variance from Section 3.02(f) – Minimum Setbacks

Marv Bennink opened the floor to the applicant, Daniel Sinke. He stated his request to put up a barn as presented in the application. Greg Ransford comments on the application, he highlighted the topography of the property, combined with septic, well and utilities, does present circumstances that would allow a reasonable request.

Shirley Bruin – asks if the current tree growth is planned to be retained along Buchanan, and along the west side. Applicant states they do not intend on removing any growth, intends to keep a screening along the property lines.

Tim Smith motion to open to public comment, Shirley Bruin seconded and it carried unanimously.

Josh Nielson, 3215 Buchanan. Does not have any issue with them building a pole barn in the suggested location. Askes whether Buchanan is a private road. Greg Ransford states he believes it's a public easement, but the county has allowed the road to be privately maintained.

Erin 3200 Buchanan – Has no issue with the applicant building the pro

Dan Nielson 3215 Buchanan – No issue with the building project.

Tim Smith moves to close public hearing, John Bronkema seconds and it carries unanimously.

Tim moves to approve the variance as requested with the understanding that the screening is not removed. Shirley Bruins seconded and it carried unanimously.

OLD BUSINESS

- None

ZONING BOARD OF APPEALS MEMBER COMMENT

Tim Smith asks if the board would entertain changing the meeting time to reflect the same meeting time as the Planning Commission and Board of Trustees. Some discussion. Will discuss again with the full board.

Shirley Bruins motions for ADJOURNMENT at 7:12pm, John Bronkema seconded, and it carried unanimously.

Respectfully submitted,

Jennifer Bosch