

Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
March 25 2025  
6:00PM

6:00pm: Curt Rypma called the meeting to order. Present: Joel Terpstra, Curt Rypma, David Hanco, Joe Grochowalski, Matt Fenske and Marv Bennink. Also present; Greg Ransford Planner, with a 15+ members of the public present. Absent: Erin Hill

Approval of the agenda was motioned by Matt Fenske, Marv Bennink seconded, and it carried unanimously.

Approval of the minutes from the February 25, 2025 Regular Meeting was motioned by Joel Terpstra, seconded by Dave Hanco, and it carried unanimously.

**Non-agenda item inquiries**

- Sessions Pointe PUD Amendment

Dennis Bhaskaran – apex spring & stamping – business owner. Took the floor to explain the nature of the property. Highlights the current properties and zoning. States the struggle with bringing in retail or commercial business on the properties. A rezone took place and townhomes were built and they have been successful. States the struggles with his own business. They are looking for an opportunity to use this property and would go along with the state mandate for housing. He is looking for this project to be a place to offer affordable housing for our manufacturing workers. Asks the PC to take this request under advisement to rezone for housing.

States its been a hard sell over the 18 years and there is not a market in the commercial business, however there is one for housing. States they would want to keep the 2 key commercial lots on road frontage of LMD.

Mike Bosgraff – Bosgraff Homes – Involved in the Sessions Home development. They would like a sense on the feeling of the PC before too much planning and investment takes place on this inquiry. This proposal would not change any current regulations, keeping everything similar to what the townhomes are now.

Q – How many currently - 42 townhomes – all are occupied, and are rentals.

Q- How many proposed – probably 23. And this would be developed only on the east side of Sessions Dr.

Curt Rypma states that he would entertain a proposal. Joel Terpstra questions if the township is ready to move the goal post again, as it was established in 2020. He would need to evaluate the merit of this project, should it move forward.

Curt – concerned with increased traffic in and out of sessions.

Ben – traffic study from sept 2024 shows there is not a need for a light, but state will not be willing to install or pay for it. 400-500K would be the estimated cost.

States this is an extension of a current project, with a builder, that is familiar.

## **New Business**

- Public Hearings
  - o Dogwood Canine Lodge – 2875 Leonard
  - Seeking Kennel use

Greg Ransford takes the floor to highlight this application. States the use of a dog kennel is a special use request in the Agricultural Zoning District. There may be consideration for the location of the runs. The decision lies with the Planning Commission, and will not go to the Township board for review or approval.

Joel Fraaza, applicant, takes the floor to highlight the idea of this project and touches on the stereotype thoughts of kennels. States he does not support the traditional kennel use. This is intended to house 1 or maybe 2 dogs per unit.

Joel Terpstra asks how this will work? Customer will drop of dog, take vacation then pick them up after they return – think Air-BNB. Not interested in a daily dog care or grooming service.

Joel Frazaa states the max would be 8, but ideally would only be 4 dogs at a time.

Would the intent be if the business succeeds and growth would require, would there be hired employees? A: No, that is not the intention. This is more of a passion project, rather than a business.

Marv Bennink asks about boarding rescue dogs: Applicant states that there is a possibility to host rescue dogs to provide better care. States not all dogs are dangerous, but there will be fencing and coyote roll top features with added security features.

Applicant discussed the site plan layout. Also highlights adding security camera, and possibly GPS tracking in the collars. Will take every precaution to prevent a dog from getting lose. Discusses the sizes and uses of them. The location of the kennels is based mostly because of the land features and the deep ravines/gullies throughout the property. Each kennel will be screened from each other so the dogs cannot see the neighboring dog.

Discussion about the current vegetation. Applicant has cleared autumn olive but has left the hardwoods and other natural vegetation. Greg Ransford states the communication with the fire department. They do not have concerns, the drive just needs to support a 75,000 pound apparatus.

Joel Terpstra motions to open the public hearing. Marv Bennink Seconded and it carried unanimously.

Daral VanBeek 2857 Leonard – has live 20 years. The property area echos. Would like the kennels to be further back or at least closer to the applicant house. Concerned about the noise

Lori Westerhouse 2819 Leonard – concerned with barking, noises. Also concerned with safety. They have 3 young grandchildren with them often. Does not want it in her back yard. Questions about the type of dogs, size of dog

Jack Kline 2871 Kline – Can see their house. Has no problem with this use. Concerned with the noise and barking. Would like assurance of no barking.

Brent Visser 2733 Leonard – Does not want to hear barking dogs.

Emails submitted: Copy of this is found in the PC file.

Judy VanDam – 2875 Leonard

Lori Weyers – 2819 Leonard

Marv Bennink motions to close public hearing. Joel Terpstra supported and it carries unanimously.

Discussion among commissioners and Greg Ransford. Discussed concerns that were addressed during other kennels in the township. States we have received very little complaints. Applicant states they do not want barking dogs. Value the quiet neighborhood.

Curt Rypma asks What are you doing to limit barking?

1. Provide challenges for a dog to do to keep them busy.
2. Hopes to work dog on property (35 acres w/1.5 miles of paths)
3. Construction of kennels to provide soundproofing.
4. Hopes to market to family dogs.

Joe Grochowalski asks about distance requirements from neighboring dwelling. Greg Ransford states there must be 500 ft distance. Applicant states he is aware of the distance requirements.

Greg Ransford states a special use permit is able to be revoked. Conditions placed on a special use approval based on health, safety of residents or other requirements allow the PC for re-review to revoke if complaints warrant.

Applicant states the fencing would be about 6ft tall.

Dave Hanko likes the business model. States it meets all the requirements. Denying this application would prevent future applications. Is concerned with the noise. Appreciates that conditions can be applied and control to revoke the use if needed.

Joel Terpstra appreciates the special use, and that we can revoke if needed. This use is governable and give the township more control.

Matt Fenske hears barking noise from neighbors. He has gotten use to it. Hopeful this proposal limits the noise. Agrees barking is annoying.

Marv Bennink – applicant has shown us the concerns of the neighbors can be mitigated and will not be a burden. Thinks it's a good plan.

Joe Grochowalski – thinks there are remedies in place should this not work. If he would be a neighbor I would track the noise to support the complaints. Would like more info on an activity plan in conjunction with the business plan.

Curt – appreciated the feedback and agrees.

Continued discussion among Commissioners and applicant.

Joel Terpstra motioned to recommend approval of the site plan as presented, because it meets the standards provided in Section 18.06 and Section 19.06. The site plan includes:

- Special Use Application form, dated 1.18.25
- Special Use Application request description memorandum
- 2875 Leonard Street Proposed Site Plan

with the following conditions:

1. The applicant receives the necessary permit/licensing from the Ottawa County Treasurer's Office for the operation of a kennel.
2. A 30-foot vegetative buffer will remain along the east property line.
3. Drop off and pick up hours 7am – 7pm.
4. Fence heights – 6ft with coyote rollers.
5. Solid Fencing, with
6. No Employees.
7. Max of 8 dogs – total
8. Business plan with narrative to be reviewed by the Planner & Chairman for final approval.

The motion was seconded by Dave Hanko and it carried unanimously.

- Text Amendment
  - o Pathways

Recaps the modification of the language. Concern with the industrial park. Greg Ransford looked into the options with Supervisor to treat property owners fairly. This is for review before this document goes back to the township attorney for review and approval, before being held as a public hearing.

Discussion among Commissioners and Greg Ransford. Discussion to add that the cost is at market cost as determined by the township board.

Consensus is to schedule a public hearing in May 2025.

## Old Business

- None

Commissioner Comment: Discussion about upcoming projects. Greg Ransford states potential rezone inquiry along LMD and the challenges it is presenting. Battery Language updates.

Inquiry for feedback on Sessions Pointe non-agenda inquiry.

A motion for adjournment by Joel Terpstra and seconded by Marv Bennink and carried unanimously at 7:55pm

Respectfully Submitted by

Jennifer Bosch