

**TALLMADGE CHARTER TOWNSHIP
REGULAR BOARD MEETING
TUESDAY July 8, 2025
6:00 P M**

- I. **CALL TO ORDER** – At 6:00 pm, Mark Bennett called the meeting to order, and Joel Terpstra opened with Prayer and the Pledge of Allegiance. Members Present: Mark Bennett, Kent Bollinger, John Bronkema, Michael Eppink, Karina Rollenhagen, Valdyne Schwallier, and Joel Terpstra. Also present: Attorney Ronald Bultje, Ottawa County Treasurer, Cheryl Clark, and approximately 4 members of the community.
- II. **CONSENT AGENDA**
Valdyne Schwallier moved, John Bronkema supported to approve the minutes of the June 10, 2025, regular board meeting, and to approve the bills to be paid in July of 2025 as presented, and to accept as information the treasurer's report, legal update and correspondence if any. Motion CARRIED.
- III. **PUBLIC PARTICIPATION**
- IV. **UNFINISHED BUSINESS**
- V. **NEW BUSINESS**
 - A. **Resolution to the Foreclosure Avoidance Program** - Cheryl Clark explained the proposed Tax Foreclosure Avoidance Payment Reduction Program. It differs from the current one-year Financial Hardship Exemption in that it gives taxpayers five years to pay their delinquent taxes and waives the interest and fees. There is no cost to the township because the delinquent taxes are paid by the county and the taxpayer then pays the county under the Payment Reduction Program. Joel Terpstra moved, Valdyne Schwallier supported passing the Resolution as offered by the Treasurer. Roll Call: Yes – Bennett, Bollinger, Bronkema, Eppink, Rollenhagen, Schwallier, Terpstra; No – 0. Motion CARRIED.
 - B. **BULTSEMA REZONING APPLICATION**-The Board discussed the documentation presented regarding the rezone application for the north portion of 550 Lake Michigan Drive, parcel number 70-10-25-100-035 from the General Commercial (C-2) to the Industrial Zoning District (I-1). There was a discussion as to whether the property rezone would comply with the Three Cs of Consistency, Compatibility and Capability. Motion made by John Bronkema, supported by Kent Bollinger, to deny the requested rezoning by Bultsma Excavating and to not proceed with a first reading of the

proposed zoning map amendment ordinance which would rezone the property in question from the C-2 Zoning District to the I-1 Zoning District. The reasons for the denial of the requested rezoning are those reasons included in the June 23, 2025 memorandum to the Board from Alexis Gulker and the reasons discussed by the Board during this meeting, specifically including the following: (1) the proposed rezoning would not be consistent with the Master Plan, which calls for the land in question to be zoned and used commercially; (2) the proposed rezoning would not be compatible with the zoning and usage of the surrounding property, none of which is zoned or used industrially; (3) the proposed rezoning would not be adequately served by the capabilities of the Township's infrastructure, because the property in question is not served by either public water or by public sanitary sewer; and (4) as a consequence of all of the preceding information, the proposed rezoning would result in a case of spot zoning. Roll Call: Yes – Bennett, Bollinger, Bronkema, Eppink, Rollenhagen, Schwallier, Terpstra; No – 0. Motion CARRIED.

- C. STORAGE BUILDING PRESENTATION-Mark Bennett presented draft plans for the proposed storage building to the east of the Township Hall. The building would be used to store maintenance equipment as well as secondary storage space for record retention. The current budget includes \$196,000 estimated to construct the building. Joel Terpstra moved, Michael Eppink supported to proceed with the project and obtain Request For Proposals. Motion CARRIED.**
- D. FIRST READING- PATHWAY TEXT AMENDMENT- Non-Motorized Pathways of the Tallmadge Township Zoning Ordinance (TCTZO). The amendment seeks to remove the pay in lieu of options where pathways are required by TCTZO.**
- E. ADMINISTRATIVE FEE ON TAX BILLS- The Board discussed the removal of the 1% Administrative Fee on tax bills and impact to the operating budget for the township. This fee generates \$155,000 annually. The Board felt it would be best to keep these funds in the hands of the taxpayers. Kent Bollinger moved, Joel Terpstra supported the removal of the 1% Administrative Fee on tax bills beginning with the winter cycle in December 2025. Roll Call: Yes – Bennett, Bollinger, Bronkema, Eppink, Rollenhagen, Schwallier, Terpstra; No – 0. Motion CARRIED.**

F. LUCE ST REGRAVELING-Mark Bennett presented a possible agreement with the Ottawa County Road Commission to perform a gravel road upgrade to Luce Street between Kenowa and Fennessy Drive. This would be a 50/50 shared cost program where Tallmadge Township and Ottawa County would each pay \$32,500. The upgrade would include placing 4-6 inches of new 22A or 23A gravel on the road surface, shoulder berm removal and some ditching if needed. **John Brokema moved, Michael Eppink supported entering into the agreement with the Ottawa County Road Commission to perform the gravel road upgrade on Luce Street as stated. Motion CARRIED 6 - 1.**

G. ZONING BOARD OF REVIEW- Recommended by Mark Bennett to appoint Donna Dykstra to the Zoning Board of Review. **Joel Terpstra moved, Kent Bollinger supported appointing Donna Dykstra to the Zoning Board of Review. Motion CARRIED.**

VI SUPERVISOR AND COMMITTEE COMMENTS

+ Supervisor – Mark Bennett:

1. Weglarz Update – BCI Construction is in the final stages of removal of the structures. Mr. and Mrs. Weglarz are staying at their residence in Newaygo. Once the work on the property is completed, the township will work with the attorney to place liens on the property to recover the legal fees incurred by the township.
2. Tannerite Update – the resident who set off the Tannerite was found in violation of the zoning ordinance and was fined by the court. This was an exceptional case with numerous resident calls to the sheriff's office, including as far away as Grand Rapids.

+ Planning Commission – Joel Terpstra:

1. Chickens - The PC looked at the chicken to acreage ratio and gave some leeway for allowance.
2. Reviewed Indoor/Outdoor storage application

+ Zoning Board of Appeals

+ Wright Tallmadge Fire Board and Fire Chief Report

+ Park Committee

VII Adjournment: Mark Bennet made a motion to adjourn the meeting. Motion CARRIED. The meeting adjourned at 7:30pm.

Sincerely,
Karina Rollenhagen and Mark Bennett

Karina Rollenhagen
Mark Bennett