

Tallmadge Charter Township
Planning Commission
Regular Meeting
July 22, 2025
6:00PM

Call to Order: Curt Rypma called the meeting to order. Present: Curt Rypma, David Hanco, Joe Grochowalski, Matt Fenske, Joel Terpstra and Marv Bennink. Absent: Erin Hill. Also present; Greg Ransford, Planner and approx. 25 members of public.

Approval of the agenda was motioned by Joel Terpstra seconded by Marv Bennink and it carried unanimously.

Approval of the minutes from the June 24, 2025 Regular Meeting was motioned by Joel Terpstra, Joe Grochowalski seconded, and it carried unanimously.

Non-agenda item inquiries: None

New Business

- Public Hearing
 - o Tallmadge Pointe Planned Unit Development and Condominium – Final Plan
 - Seeking 28 residential duplex condominiums
70-10-24-200-024, 70-10-24-200-025, and 70-10-24-226-088

Dave Hanco & Curt Rypma recuse themselves due to conflicting interests. Marv Bennink agrees to chair this agenda item.

Greg Ransford takes the floor to give the history of this plan and the various reviews that have come before the Commissioners. Greg Ransford addresses the public regarding the review process and what steps an applicant takes to get to this point in the review process.

Dave Hanco takes the floor to represent the applicant to highlight the proposed plans. States they revised the final plans to show a single drive, as there was resistant from Crowley Dr. property owners to have a second drive accessed by Crowley Dr. The Road Commission wanted and approved the alignment of Crowley Dr. with Lauren Lane to provide safer exit from those drives. Discussion on how the proposed grass access drive off Crowley will look like lawn with a “knock down” gate or locked gate installed with knock box. Questions about the main water line

size. Applicant states that the water utility has been approved as presented. States the main line will be 12" along the west side for future extension, not 8" as presented in the plans.

Matt Fenske motioned to open the meeting for public comment. Joel Terpstra supported, and it carried unanimously.

Annette Blair- 0166 Leonard St. References a drainage map and how her property floods each spring, as the water drains from under the road. Worried her yard will be flooded greater.

Spencer Boorsma 270 Leonard. Concern with access to Crowley. Concern with the density of this project. Believes this area doesn't have room for this level of density. Challenges the easement, as consent is required from all property owners for approval, and this easement has not.

Catherine Huyck- 235 Leonard St. Concerned with backed up traffic, there is also little winter maintenance for snow and ice on Leonard. Will there be road damage due to the heavy truck equipment use. Who will repair this and who pays for it? What the benefits of having this development. How does the applicant intent to benefit the neighboring properties.

Tiffany Sipka - 290 Leonard. - Knew there were limitations to this private dr. References the email she sent to the Commissioners, and was included in the PC packet. Highlights the various concerns she has and challenges various points as written in email.

Robin Boorsma – 0-276 Leonard - Compares her property to the proposed property. Cannot fathom how the number of housing could fit on that parcel size. Comments on the requirements she has when she build, her taxes.

Brigget Berens - 279 Aleigha Ct. – Leonard is the only exit for them. The speed on Leonard is high, and it is dangerous to pull out or into Lauren Lane.

Carl Sydow - 326 Nicole Dr. – Concerned with the number of units going in. Feels this makes a negative impact on this immediate community.

Russ Moelker - 181 Leonard- Can this PUD assure that these are owner occupied rather than rental units? Having rentals are a negative. Traffic speeds are a concern. Concern with road run-off and water control.

Tara Boorsma - 270 Leonard. Addresses the projects integrity. Highlights the communication with developer and property owners and feels it was misleading and untrue. Sites concerns with 12344traffic. Feels there should be a larger notification radius than the required 300 ft.

Bill Eppink- 192 Leonard – Concerned with the water flow. Askes if there will be buffer between his house and the development. Also concerned with traffic, speed, and quantity of ditched vehicles. Taking freedom from his kids.

Judy Demaar- 302 Leonard. Feels the same as the previous comments. Feels mostly GVSU students and concerned with number of cars parked on the street. Also concerned with noise. Askes about the future extension. Concerned with traffic.

Dave Hanco responds to the water main extension that the city of Grand Rapids would like to have available for future landowner who would like to connect to it.

Becki Hopwood 152 Leonard – references how they had to get a variance and approvals for their project. Surprised how many units could be allowed. Also concerned with traffic, water and sewer. How long before Leonard will need to widened?

Russ Moelker 181 Leonard – asks if the main and emergency entrance is required? A: the fire department is requiring this.

Rick on Aleigha – Concerned with traffic and speed limits. Concerned with taxes.

Tom Blawkamp 294 Leonard – references the various zoning classifications in the area of this development. Too many people and too many buildings for this property and the neighboring properties.

Joel Terpstra Motion to close public hearing. Matt Fenske seconds and the motion carried unanimously.

Matt Fenske would like more information or clarification regarding the bylaws in which a unit can be leased. Doug intents to build it and own it. States they intend to rent them as units for about 5 years, then sell the units as condos.

Joel Terpstra asks about parking. Doug Kloostra, states there will be no parking signs posted and additional parking spaces available. It is stated that the applicant will be responsible for policing parking issues, and if they are not able to get them addressed, the issue then goes the zoning administrator for enforcement. Provisions are put in place to discourage use of the access drive.

Marv Bennink asks about drainage and water runoff. Doug Kloostra, applicant feels they hired a good civil engineer that has provided proper control of this matter, and it should not be a problem. It is also stated that having these types of development come in, it often fixes water run-off issues. This plan has reviewed the preliminary plan by Ottawa County Water Commission.

Joel Terpstra notes Leonard St and the traffic. Comments on how many streets also have these concerns, but the Commissioners do not have jurisdiction on this matter.

In regards to the matter of the wear & tear of Leonard. It is understood that Leonard is a class A road, and should be built to withstand this wear.

Greg Ransford – Michigan state Law states a municipality cannot regulate rental or ownership of a property, only that the occupants meet the ordinance for the definition of a single-family unit.

Discussion about the master plan for this area and parallel plan. Greg Ransford states this project is providing less density than the parallel plan permits.

Joe Grochowalski – asks about the additional 28 parking spaces as shown. Wonders if that is enough and recommends having more. Applicant states the plan provides parking for 2.5 cars per unit.

What screening is proposed along Crowley Dr.? A: A landscape berm with trees.

Easement: the understanding is that the fire easement is within the Leonard St. easement. The Township attorney did confirm that it is legally ok to do as presented.

Discussion about density and what is in the master plan and what open space is required.

Discussion about the street lighting between the Commissioners and applicant.

Discussion about trash receptacles and the requirements.

Continued discussion about on-street parking and additional parking spaces.

Joel Terpstra addressed how this meets our review requirements and moves to recommend approval of the Final development plan as outlined in the Resolution with the addition to include a definition of a single family use as applied in the Sessions Pointe PUD to the Board of Trustees, Joe Grochowalski supports and the motion unanimously.

Old Business

- None

Planning Commission Comment: Joel Terpstra brings up master plan notice. Asks what it will entail. Greg Ransford states the township has budgeted for 2 public engagement sessions. Fresh Coast plans to issue a survey to residents mid-august and an engagement session mid-November. Then propose some changes based upon review.

Adjournment – A motion for adjournment by Joel Terpstra and seconded by Joe Grochowalski and carried unanimously at 7:40 pm

Respectfully submitted,

Jennifer Bosch