

Tallmadge Charter Township
Planning Commission
Regular Meeting
August 26, 2025
6:00PM

6:00pm Call to Order: Curt Rypma called the meeting to order. Present: Curt Rypma, David Hanko, Joel Terpstra, Matt Fenske, Marv Bennink, Joe Grochowalski and Erin Hill. Absent: None. Also present; Greg Ransford, planner and approx. 15 members of the public.

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

Approval of the minutes from the July 22, 2025 Regular Meeting: Was motioned by Matt Fenske, Joel Terpstra seconded and it carried unanimously.

Non-agenda item inquiries:

Adam Cartwright 13005 Kenowa – states he owns a 10 acre lot and is zoned R-1. Currently uses this property as ag. He requests ordinance to be changed to allow for larger pole buildings to be allowed based on lot size in the R-1 zoning, and not max out at 1200sf as currently restricted, regardless of parcel size.

Dave Shoemaker 1288 Lake Michigan Dr. inquires about development of 12th & 14th. States he was not noticed for this rezone application.

New Business

- Public Hearing
 - o Zoning Map Amendment application
 - Steve Peterson – seeking rezoning from AG to RP on 10 acres within 70-15-05-100-013

Greg Ransford, planner takes the floor about zoning and master plans. States this application is master planned for RP, and there are RP properties near this location.

Commissioners review and discuss the application. Matt Fenske highlights various areas of review.

The Three C's of Rezoning; Consistency, Compatibility, Capability have been considered in this application. Upon discussion it is believed the request is consistent with the TCTMP, is compatible with surrounding districts and uses, and is capable of supporting all the uses permitted by the requested zoning district.

Marv Bennink moves to open public hearing. Joel seconds. Motion carried.

Mike Piper 3698 Hayes. St – Asks for clarification about the frontage along Pheasant Ridge and if there is easement egress on Pheasant Ridge. Applicant states he is not aware of any easements regarding to access to the road from this property.

Motion to close public hearing by Joel Terpstra, Erin Hill seconds and it carries unanimously.

Joel Terpstra recommendation of approval for this rezone to the township board because it meets the three Cs, and is particularly consistent with the Master Plan, which is supported by Matt Fenske and it carries unanimously.

- o Planned Unit Development Final PUD application and Zoning Map Amendment
 - LaVista Serene event venue – seeking a 5,000 square foot event venue and future phasing, rezoning from C-2 to PUD

Greg Ransford takes the floor to address this application, notes that the preliminary review was before the Commissioners in Nov 2024 and discusses the changes made since the primary review. Discusses the parking lot, hard surface walkways and feels they have met the requests made by the Commissioners. There are various phases in plan for this development project. Applicant takes the floor – Adrian Persenaire. Hopes to keep phase 2 and 3 has planned and presented without much change. Discusses hidden fasteners vs exposed fasteners. Has driven around and seen many structures that are newer build that show exposed fasteners. He plans to use stainless steel fastener with embedded washer and painted and guaranteed not to rust. Also states this building is far off the road, Mentions Mega Bev has exposed fasteners and the pole barn next door to this property also is exposed. Feels the quality and look should meet requirements. Offers a stronger system with exposed fasteners rather than with hidden fasteners. Also states apologies for pushing dirt prior to this review. Discussion among Commissioners and applicant about the façade requirements and how steel is not allowed to be shown going all the way down the front façade. Applicant happy to replace a portion of the façade with a faux stucco. Applicant highlights the intended use of this plan. Will have a live-in employee/caretaker offering on sight security and management resource. Greg Ransford explains the nature of a mixed-use PUD, offering a mix of commercial with an element of residential included. Concludes discussion about requiring the use of hidden fasteners.

Matt Fenske Motion to open for public comment. Marv Bennink Seconds and it carries unanimously.

Adam Cartwright 13005 Kenowa – comments on hidden fasteners vs exposed fasteners and there really isn't much difference. Exposed fasteners tend to offer more strength.

David Shoemaker 1288 LMD – agrees the hidden fasteners are not as strong as exposed fasteners. Wonders if there will be viewing access to the public regarding phase 2 and 3 after this approval. Greg Ransford states these phases are shown in the current plans.

Joel Tersptra moved to close hearing, Matt Fenske seconds, and it carries unanimously.

Discussion on the time frame of phase 2 and 3. Concluded to have phase 2 to begin by year 2026 and phase 3 in 2027.

Joel Terpstra motions to approve the site plan as presented pursuant to the prepared resolution, finding that the proposed PUD meets the site plan standards of Section 18.06 and Section 14.03(b) of the TCTZO.

An undated one-page site plan review application regarding the Planned Unit Development

- Feenstra & Associates Incorporated Civil Engineering & Surveyors site plans dated 3/7/25 including:

- o Sheet S-1 Final PUD Plan Survey & Demo Plan
- o Sheet C-1 Final PUD Plan Site and Landscaping Plan
- o Sheet C-2 Final PUD Plan Grading & SESC Plan
- o Sheet C-3 Final PUD Plan Entrance Detail Plan
- FBI Buildings, Project #202561 material specification sheets (2)
- County of Ottawa, Office of the Water Resources Commissioner March 28, 2025 letter re: Lavista Serene (Wedding Venue) – Construction Plan Drainage Approval
- Ottawa Department of Public Health Type II Well permit application (11 pages)
- Ottawa Department of Public Health Irrigation Well permit application (3 pages)
- Lithonia Lighting – Ollwd & Ollwu (2 pages)
- Lithonia Lighting – Features and Specifications for 20 foot mounting heights fixture (4 pages)
- RSX1 LED Area Luminaire sheets (9 pages)
- Photometrics dated 08/06/2025 Sheet 1 of 1 by Visual
- FBI Buildings Color Choice pallet (1 page)
- Chapel concept sketch, Barndo photo and floor plan, archway concept sketch
- La Vista Serene Wedding Venue architectural plans dated 2024-04-23 by Alan Schambach, project number 20-2561-00, including Sheet 001, Sheet 200, Sheet 201, Sheet 300, Sheet 350, Sheet 351, Sheet 400, Sheet 500, Sheet 501, Sheet 600, Sheet 601, Sheet 602, Sheet 603, Sheet 604, Sheet 605, and Sheet 650
- Feenstra and Associates, Incorporated Civil Engineering & Surveyors letter dated July 30, 2025 Re: LaVista Serene Final PUD (expert analysis letter)

With the Exception of:

- no exposed fasteners to be used on the exterior walls and roofing.
- 42" chair rail minimum of structure will not have steel material and shall contain material as specified in C-2 district zoning requirements and may be administratively approved.
- Language in regards to the use of the Barndo-minium and venue use vs short term rental use shall be included in the PUD Contract to prohibit STRs and any other renting not associated with the wedding party.

Joe Grochowalksi seconds. The Motion carries unanimously, with Dave Hanko recusing self.

- o Zoning Text Amendments

- Section 3.16(b)2 – Keeping of Animals, Farm Animals

Proposed to reduce the amount to 1.5 acres for 6 poultry

- Section 10.06(a)5 – Development Standards, Required Conditions

- Section 11.06(a)5 – Development Standards, Required Conditions

Proposed to adjust the amount of outdoor storage be permitted thru special use process with in the C1 & C2.

Joel Terpstra moves to open public hearing and Joe Grochowalski seconds and it carries unanimously.

Brian Winkler – Woodland Equipment. Highlights his current use and the challenges of deciphering the language of outdoor storage vs outdoor display. Discussion among Commissioners regarding this use. Considers terms and definitions about these items and how to best meet the needs of Woodland Equipment. Discussion of after-hours storage of display items.

Joel Terpstra motion to close the public hearing. Marv Bennink seconds and motion carried unanimously.

Matt motion to approve the Section 3.16(b)2, Section 10.06(a)5, Section 11.06(a)5, as presented. Joel Terpstra seconds. Dave Hanko, Marv Bennink, Curt Rypma, Erin Hill approve. Joe Grochowalki opposes.

- Site Plan

- o Planned Unit Development Preliminary Plan

- Sessions Pointe Amendment – seeking to rezone two lots from C-2 PUD to Multi-Family PUD to construct 29 residential units

Greg Ransford highlights the past and proposed plan. This preliminary plan appears to meet the requirements of the PUD. Discussion among Commissioners.

Mike Bosgraff – Bosgraff Homes – representing the applicant. Proposal of lots 6 & 7 to be same as the other lots. The build would be done at the same time for each parcel, likely to start late of 2026 or start of 2027 if approved. Discussion among commissioners and applicant. Joel Terpstra struggles with how close to M-45 this residential use would be. Dave Hanko, likes the concept and would like to see something there and is for this plan. Hanko is concerned with parking. Seems to be short on parking spaces compared to Phase 1. Marv Bennink asks about feedback from the residential homes to the north (Phase 1). Bosgraff states it has been positive for them, offering no decrease in value in homes, and in fact adds value compared to what commercial development would have. He has not received calls or complaints from homeowners or the HOA. Matt Fenske feels the townhomes have worked out quite well. Curt Rypma is concerned with 29 more homes creates a lot of density in that area. Also concerned with additional traffic on Lake

Michigan Drive. Bosgraff feels the traffic study will show less traffic for residential than commercial. Discussion on the traffic study taken.

Dave Hanko motion to approve the preliminary plans as presented. Marv Bennink supports.

Role call vote:

Erin Hill – N

Joe G – N

Marv – Y

Joel – N

Dave – Y

Matt – N

Curt – N

Motion is denied 5-2.

Joel Terpstra motions to deny the preliminary plan as presented. Erin Hill Supports.

Role call vote:

Erin Hill – Y

Joe G – Y

Marv – N

Joel – Y

Dave – N

Matt – Y

Curt – Y

Motion is approved 5-2.

Old Business

- None

Planning Commission Comment: Greg Ransford addresses the master plan survey – the next step in this process is Oct 29th from 6:00-8:00pm open house. Encourages commissioners to attend and discuss with residents.

Adjournment – 8:48pm Joel Terpstra motioned adjournment. Erin Hill seconded and the motioned carried unanimously.

Respectfully submitted,

Jennifer Bosch