

**TALLMADGE CHARTER TOWNSHIP  
REGULAR BOARD MEETING MINUTES**

Tuesday, November 11, 2025, at 6:00pm  
O-1451 Leonard NW, Grand Rapids, MI 49534

- I. **CALL TO ORDER** – At 6:00pm, Mark Bennett called the meeting to order, and Joel Terpstra opened with prayer and the Pledge of Allegiance. Members present: Supervisor Mark Bennett, Trustee Kent Bollinger, Trustee Michael Eppink, Clerk Karina Rollenhagen, Treasurer Valdyne Schwallier and Trustee Joel Terpstra. Absent: Trustee John Bronkema. Also present: Mandy Cooper from Lakeshore Advantage and 2 members of the community.
  
- II. **CONSENT AGENDA**  
Joel Terpstra moved, Michael Eppink approved the minutes of the October 14, 2025, regular meeting, and to approve the bills to be paid in November 2025 as presented, and to accept as information the treasurer’s report, revenue and expenditures report, legal update and correspondence if any. Motion CARRIED.
  
- III. **PUBLIC PARTICIPATION**
  - A. Jay VanBorst, Kensington Preserve – is the traffic impact study complete for the Tallmadge Pointe PUD?
    1. Mark Bennett: Yes, it is still being reviewed. The Tallmadge Point PUD could be an agenda item for the December meeting.
  - B. Presentation by Mandy Cooper from Lakeshore Advantage.
  
- IV. **UNFINISHED BUSINESS** – none.
  
- V. **NEW BUSINESS**
  - A. **FIRST READING- PUD REZONE-** Review of the Final Plan as a PUD submitted on behalf of the Lavista Serene Wedding Venue. Location of venue is Lake Michigan Dr east of 14<sup>th</sup> Ave, on the north side of roadway (M-45).
  - B. **FIRST READING HARDIN REZONE-** Pursuant to Chapter 22 Ordinance Amendment of the Tallmadge Charter Township Zoning Ordinance, below we provide a synopsis of a requested zoning map amendment (rezoning) to the Zoning Ordinance from Craig and Lori Hardin to rezone approximately ten acres of their existing property located at parcel number 70-10-09-200-013, from the Agricultural Zoning District (AG) to

the Rural Preserve Zoning District (RP). The property to be rezoned currently is vacant.

**C. TOWNSHIP AUDIT-**

Discussion on township audit year ending March 31, 2025.

**D. NEW PARK RESTROOM-**

Discussion and approval of a cost overrun for project. May 2025 \$100,000 approved by Board. Additional well and electric costs bringing project to \$108,000. **Kent Bollinger moved, Valdyne Schwallier approved to increase the total cost for the new park restroom to \$108,000 to include the additional well and electric costs. Motion CARRIED.**

**E. COPIER/PRINTER PURCHASE-**

Discussion and action regarding a new device. **Joel Terpstra moved, Kent Bollinger approved purchase of new printer/copier for proposed price of \$9,803.00. Motion CARRIED.**

**F. MEETING DATES FOR BOARD OF TRUSTEE MEETINGS 2026 –**

Proposed meeting times at 6:00pm for the following dates (2<sup>nd</sup> Tuesday of each month except for April):

1/13/2026	7/14/2026
2/10/2026	8/11/2026
3/10/2026	9/8/2026
4/21/2026 *****	10/13/2026
5/12/2026	11/10/2026
6/9/2026	12/8/2026

**Valdyne Schwallier moved, Michael Eppink approved the proposed 2026 Board of Trustee meetings as presented. Motion CARRIED.**

**G. WEGLARZ PROPERTY LIEN – Kent Bollinger moved, Karina Rollenhagen approved to amend the agenda to include a line item for the Weglarz Property Lien. Motion CARRIED.** Discussion related to placing a lien against the Weglarz owned Leonard property as well as property they own in Newaygo to recoup attorney and demolition fees totaling \$160,000. Per Mark Bennett, the civil infraction allows Tallmadge Township to recoup legal fees, and the court order allows the township to recoup demolition fees. This lien would be applied to the Winter 2025 tax bill. **Mark Bennett moved, Michael Eppink approved to continue the lien that has been placed on the Tallmadge property along with the tax bill that the Treasurer will submit for the winter taxes. Tallmadge Township will not take action on the lien for the**

**Newaygo property owned by Michael and Beverly Weglarz. Motion CARRIED.**

## **VI SUPERVISOR AND COMMITTEE COMMENTS**

### **+ Supervisor – Mark Bennett:**

1. Tallmadge Water/Sewer rates (for those on city water) are down.
2. In recent communication with our Planner, Greg Ransford and Commissioner Allison Miedema regarding a potential battery storage site in Tallmadge Township. The location would be just west of the Consumer's Energy substation on Lake Michigan Drive. After discussion with the property owner, they do not appear to be interested in leasing their property to a battery storage facility company. This potential battery storage brings many community concerns for the environment for this type of use.

### **+ Clerk – Karina Rollenhagen:**

1. We had two school elections in 2025, one in May (OAISD) and one in November (Grandville Public Schools and KISD). For both elections we processed the absentee ballots in the precinct, and we had a 22% voter turnout for each election.
2. Early Voting in 2026 will be facilitated in the Tallmadge Township Hall prior to the August State Primary (July 25-Aug 2) and the November Gubernatorial General election (Oct 24-Nov 1). Currently we aren't aware of a May election.
3. We are looking for Election Inspectors to assist with the increased workload for Early Voting.
4. Hall Rentals – Beginning January 1, 2026, we are implementing a new Hall Rental Agreement to be signed before the hall can be reserved. We are also adding a \$100 Security Deposit to the \$100 Rental Fee. The security deposit will be returned if the Hall is returned in good working order. The Hall Rental Agreement can be found on the Clerk's Office page on our website.

**+ Treasurer – Valdyne Schwallier:** 2025 Winter Taxes will go out on December 1, 2025.

**+ Planning Commission – Joel Terpstra:** At the last PC meeting, they discussed the Harden Rezone application and the Master Plan Open House. Fresh Coast Planning did an excellent job hosting the Open House and the turnout was good.

**+ Zoning Board of Appeals**

**+ Wright Tallmadge Fire Board and Fire Chief Report –** next meeting will be December 2, 2025, at Tallmadge.

**+ Park Committee – Mark Bennett:** Restrooms will be closing this week for the winter season. We will leave the gate open as long as the weather holds.

**VII. Adjournment: Valdyne Schwallier moved, Kent Bollinger supported to adjourn the meeting. Motion CARRIED.** The meeting was adjourned at 7:43pm.

Respectfully submitted,



Karina Rollenhagen  
Tallmadge Charter Township Clerk



Mark Bennett  
Tallmadge Charter Township Supervisor