

**TALLMADGE CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
JULY 1, 2025  
7:00pm**

**CALL TO ORDER**

**MEMBERS PRESENT:** Marv Bennink- Chairman, Shirley Bruin, Timothy Smith. Also Present: Greg Ransford, planner Absent: John Bronkema, Dick Temple

**APPROVAL OF THE AGENDA:** Shirley Bruin motioned to approve the agenda. Tim Smith supported, and it was carried unanimously.

**APPROVAL OF THE MINUTES FROM THE MARCH 4, 2025, REGULAR MEETING:** Tim Smith motioned to approve the minutes as updated. Shirley Bruins supported, and it carried unanimously.

**NON-AGENDA ITEM INQUIRIES:** None

**NEW BUSINESS**

- Public Hearing
  - o Dalton Bates – 9902 Linden Dr. NW – 70-10-33-200-009
  - o Seeking variance from Section 6.04(c) – Area Regulations, Side Yards

Greg Ransford, requests a garage on the property, to the size of 800 sq foot. This lot is a corner lot, and is predating the zoning requirements. The applicant is seeking this variance due to the nature of this lot size, and the location of the primary residence. The current small building will be removed. The applicant also needs to work around the well location. The applicant would like to keep a couple of the large trees, but some may need to be removed.

Tim Smith moved to open the floor for a public hearing, Shirley bruins supported, and it carried unanimously.

There was no public comment.

Shirley Bruins moved to close public hearing, Tim smith seconded and it carried unanimously.

Discussion of Standards of Review.

Standards for Review

The requirement to examine your Standards for Review to appropriately consider the request, and in order to grant a variance, all of the standards must be met. Upon review these are standards have been met.

Tim Smith motions to approve the variance request as presented because it meets the standards as outlined by the Township Planner. Shirley Bruins seconded and it carried unanimously.

#### **OLD BUSINESSS**

- None

**ZONING BOARD OF APPEALS MEMBER COMMENT:** Perhaps a phone call as a reminder the Wednesday or Thursday prior to the meeting.

**ADJOURNMENT:** Shirley Bruins motions for ADJOURNMENT at 7:10pm, Tim Smith seconded, and it carried unanimously.

Respectfully submitted,

Jennifer Bosch