

**Tallmadge Charter Township
Planning Commission
Regular Meeting
September 23, 2025
6:00PM**

6:00pm: Curt Rypma called the meeting to order. Present: Joel Terpstra, Curt Rypma, David Hanko, Joe Grochowalski, Matt Fenske, Erin Hill and Marv Bennink. Also present; Greg Ransford Planner, and 1 person in the public present.

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

Approval of the minutes from the August 26, 2025 Regular Meeting was motioned by Matt Fenske, seconded by Erin Hill, and it carried unanimously.

Non-agenda item inquiries: None

New Business

- Site Plan
 - o Tallmadge Charter Township
 - Utility Building

Greg Ransford takes the floor to highlight the process of this project. Joe Grochowalski recuses himself and takes the floor to address the Planning Commissioners. States 4 bids came in and they were 55-60% over budget. States he has met with Mark Bennett to discuss various changes to make this utility storage building meet the budget requirements. Reducing the height of the building. Removed the parking area from the plans. The plans include enclosure of the dumpsters. The updated plan may not have bathrooms or sink. Just a rough in for plumbing, no running water. Also addressed changes to the exterior and the materials to be used. The location of the building and dumpster enclosure is planned to stay as shown. Discussion about number of parking spaces required for the township building. Questions about needed ventilation if there was vehicle maintenance. Grochowalski states it will be heated. Continued discussion among Commissioners and how to reduce the cost of this building. Discussion about Joel Terpstra motions to recommend to the board approval of the site plan dated Sept 9 2025 showing additional 7 spaces, with the removal of 3 spaces in the drive, and the dumpster enclosure shall contain a side access door or off-set wall for pedestrian ADA compliant access.

Erim hill supports, and it carries unanimously,

Old Business

- Sessions Pointe Motion Clarification
 - Revision of the motions from the Aug 25 meeting. Add clarity to the motion by including the reference sections 14.01 and 14.03B. This amendment was discussed.

Joel provided a motion to deny the Sessions Pointe Preliminary PUD Plan noting that the proposed amendment fails to meet the standards of Section 14.01 and 14.03(b). Motion seconded by Erin, 5-2 with Dave and Marv opposed.

- Accessory Building Maximum in R-1 (R-2 and L)

Greg Ransford gives background on the nature of this review. States how requests have been given and potential issues that may arise with increased sizing. Discussion among Commissioners and Planner. The consensus is to leave sizing as is.

Planning Commission Comment - None

Adjournment at 6:54pm by Joel Terpstra, seconded by Marv Bennink and the motion carried unanimously.

Respectfully submitted by,
Jennifer Bosch