

**TALLMADGE CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING
December 2, 2025
7:00pm**

CALL TO ORDER

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

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

APPROVAL OF THE MINUTES FROM THE July 1 2025, REGULAR MEETING: Smith motioned to approve the minutes as updated. Bruin supported with the revision of her name from "Bruins," and it carried unanimously.

NON-AGENDA ITEM INQUIRIES: None

NEW BUSINESS

- **Officer Elections:**

Chair – Dick nominates Marv, seconded by Shirley, nominations closed.

Vice-Chair – Marv nominate Tim, seconded by Shirley, nominations closed.

Secretary – Marv nominate Shirley, seconded by Tim, nominations closed.

- **2026 Schedule**

Tim motion as presented without August and November dates, support by Temple, 4-0.

- **Public Hearing**

- o **Jason Mills –10240 4th Avenue– 70-10-36-260-015**

- o **Seeking variance from Section 7.04(b) – Area Regulations, Front Yard and Section 17.04(d)2 – Nonconforming Structures**

Chairperson explained the request and addressed Mr. Mills to explain his request.

Mr. Mills indicated that he thought the variance was all he needed and didn't realize he needed the permit to get it inspected so he's back to get the variance and the permit. Didn't mean to neglect this but had some family matters to attend to.

Says PCI has been out and indicated it will pass with a certain four inch change. He has the wood at his house and should get it done in the next few days. He apologized for the delay and trouble to the Township.

Temple – do we have a PCI report?

Ransford – I do not have a report and did not know PCI was at the property.

Mills – indicated that PCI was at the property with an officer to issue the citation but not since.

Temple – what steps do we need after this?

Ransford – building permit and two inspections.

Smith – it took 16 months and after the first variance you said you'd be in for a permit and you did not. When will you get the permit now?

Mills – I have tomorrow off so I can be here in the morning, once an appointment leaves my house.

Discussion was held regarding the permitting process related to the variance. Discussion was held regarding safety and the existing steps. Mills indicated he will add a railing to the stairs.

Smith provided a motion to approve the variance with the same findings as the August 2024 variance, with the condition that the building permit is applied for and approved within 30 days from December 2, 2025 and the inspections are conducted and occupancy granted within 60 days from December 2, 2025. In the event the conditions are not met at the end of 60 days, the variance shall expire. Seconded by Bruin, carried 4-0.

ADJOURNMENT: Smith motions for ADJOURNMENT at 7:43pm, Bruin seconded, and it carried unanimously.

Respectfully submitted,

Gregory L. Ransford

Also see attachment;

Jason Mills - 10240 4th Avenue Timeline

Jason Mills – 10240 4th Avenue Timeline

August 29, 2022 – Letter sent about construction without permits

September 8, 2022 – Stop work order posted on site by Kevin Jacobs from Professional Code Inspectors

August 19, 2023 – Pictures taken of property

August 21, 2023 – Letter sent about construction without permits, gave until September 22, 2023

November 28, 2023 – Pictures taken of property

November 28, 2023 – Citation written and sent to Jason and court

December 27, 2023 – Updated pictures taken of property

December 29, 2023 – Informal hearing 9:15am. Court gave him until January 8, 2024 to obtain Building permit application and site plan documents and present them to the township.

January 2nd, 2024 – Put building permit applications in his mailbox.

January 8, 2024 – Heard nothing from Jason Mills

January 10, 2024 – Jason Mills comes in for application and speaks with zoning administrator about application and materials needed. Takes application with him. Township told him they would give him a few more days.

January 23, 2024 – Township emailed court letting them know he was not in compliance and to go ahead and collect the fines and costs.

Week of February 18, 2024 – Received Permit application from Jeff Mills, Jason Mills Brother also his contractor.

February 21, 2024 – Called Jeffs Mills and Jason Mills letting them know cannot approve deck where it is at, it is non-conforming. The only option is to move it or seek a variance, gave them some time to decide and discuss.

February 26, 2024 – Meeting scheduled to meet with Jeff Mills, he's a no show.

March 5, 2024 – Sent letter that application is denied, have until April 12th, 2024, to revise deck plans and move deck or submit application to Township for a Variance.

March 13, 2024 – Jeff Mills came to Township and met with Supervisor and Zoning Administrator told him his options.

April 15, 2024 – Drove by deck still there. No new revised plans for building permit application or application for variance submitted.

April 22, 2024 – Drove by property 4/22/24, took pictures of deck still there, looks like being used.

April 22, 2024 – Citation written to Jason Mills, mailed to him and to court requesting a formal hearing

May 29, 2024 – Updated photos taken of property.

June 3rd, 2024 Formal Hearing – No show of Jason Mills. Court signed order that he either applies for a variance for his deck and gets the proper permits or township can take down deck.

August 2024 – Jason Mills receives approval for variance request to build deck. Zoning approval complete for deck, application sent on to PCI

August 2024n- June 2025 – PCI and Township try to contact Jason Mills regarding building permit and inspection.

June 2025 – Township gets Attorney involved to proceed with next steps of formal hearing

July 31, 2025 - Formal Hearing. Jason Mills no show. Judge requests township go to door of Jason Mills and try to talk to him to get him to reapply.

August 2025 – Township tried to make contact on property, not home

September 3, 2025 – Made contact with Jason Mills on property and told him he needed to reapply for variance and then get his building permits and inspections done with PCI.

September 17, 2025 – Jason Mills reapplied for variance

December 2nd, 2025 – ZBA Meeting