

**Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
February 24, 2026  
6:00PM**

6:00 PM: Dave Hanko called the meeting to order. Present: Joel Terpstra, David Hanko, Joe Grochowalski, Erin Hill and Marv Bennink. Matt Fenske, Curt Rypma were absent. Also present; Greg Ransford Planner, and 11 persons in the audience.

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

Approval of the minutes from the October 26, 2025 Regular Meeting was motioned by Joel Terpsta, seconded by Joe Grochowalski, and it carried unanimously.

Non-agenda item inquiries: NONE

**New Business**

- Site Plan
  - o 13953 Ironwood Drive – Seeking two contractor unit buildings (9,025 square feet and 16,800 square feet)

Greg Ransford took the floor to explain the application. States it was previously presented several years back by another developer – ANDREWS – this current application is very similar to what was presented previously. He highlights a variance requirement and how to maneuver that along with addressing neighboring properties and different zoning.

The applicant and associates take the floor to answer questions. Discussion about the setback requirements and if they are denied, how would that change the site plan as presented. Applicants highlight various neighbors and properties and how they feel about the development and setbacks.

Joe Grochowalski comments on the façade of the building. Comments on the importance of review and assessment of the appearance to determine if it meets the intended look, not just based on the ordinance requirements.

Discussion on the proposed façade materials.

Discussion about the proposed lighting. It differs slightly from what was approved of in the past, but determines it does not set precedence.

Applicant states they plan to use stock-ade fencing, which can be used in-lieu of a berm and landscaping.

While a review from the Fire Department has not yet been received, the assumption is that it should be ok as it is near a Hydrant and the Fire Department was ok with previous plan.

Randy Bents – 12<sup>th</sup> Ave: inquiries about who the tenants will be. Applicant states tenants are Encompass and VerWoert Construction at this point. There would be light semi use, likely less than one truck a week.

Discussion about landscaping, the ordinance requirements and how the façade lessens the need for added landscaping.

Parking spaces were discussed and how those spaces will be set up for shared spaces between tenants using an easement agreement.

Discussion on the process on how the process of new tenants/occupants of the building and their proposed internal build-out is to be handled through the township.

Joel Terpstra motion to approve the site plan as presented, which includes:

- Architectural Plan sheets prepared by Jeffery Cuppy Hardwood dated January 12, 2026, Sheet A1.1 Exterior Elevations Building A, Sheet A1.2 Exterior Elevations Building A, Sheet A1.3 Exterior Elevations Building B, Sheet A1.4 Exterior Elevations Building B, Sheet A1.5 Building A Renderings, Sheet A1.6 Building B Renderings, Sheet A2.1 Overall Plans, Sheet A2.2 Building A Floorplan, Sheet A2.3 Building B Partial Floor Plan, Sheet A2.4 Building B Partial Floor Plan
- Proposed Use and Parking for 13953 Ironwood Explanation by Ken VerWoert dated January 5, 2026.
- Resubmittal for Site Plan Approval 13953 Ironwood Drive by Paul G. Henderson, Roosien & Associates, dated February 6, 2026.
- Site Plan Sheets prepared by Paul G. Henderson, Roosien & Associates, Millboard Siding specification sheets dated February 10, 2026, Sheet C-101 Site Plan, Sheet C-102 Grading and Storm Water Plan, Sheet C-103 Existing Conditions & Natural Features Plan, Sheet C-104 Truck Turning Details, Sheet C-105 Landscape Plan, Sheet C-106 Area Zoning Plan
- LP Smartside Trim & siding specification sheets, Saffron Cedar, dated September 2025
- Nucor Buildings Group Standing Seam Roof Panel Hidden Fastener specification sheets, received February 10, 2026
- Nucor Buildings Group CF Light Mesa Insulated Metal Wall Panel Hidden Fastener, dated March 2022
- Stone Pattern Form Liner Solutions Oklahoma Native Stone Symons, dated 2023
- Storm Water Calculations, prepared by Paul G. Henderson, Roosien & Associates, dated January 28, 2026
- Site Photometric Plan, by J. Yonkers dated January 28, 2026

with the following conditions:

1. The applicant shall receive a permit from MDOT for the drive approach on Ironwood Drive and the pathway prior to the issuance of a building permit
2. Compliance with the Township Fire Department review comments prior to the issuance of a building permit
3. Compliance with the Township Engineer review comments prior to the issuance of a building permit
4. Submission to the Ottawa County Water Resources Commissioner for review and approval of the proposed stormwater system prior to the issuance of a building permit
5. The applicant shall receive approval from the Zoning Board of Appeals for a side yard setback variance. If approval is denied, the applicant shall return to the Planning Commission for revised approval.
6. The applicant shall submit and receive approval for lot line adjustment as presented on the site plan
7. The applicant shall establish shared parking, drive entrance, and dumpster enclosure easement agreements
8. The applicant shall establish an east and west internal cross-access easement
9. If the site plan is impacted by any agency permit approval processes, the Zoning Administrator has the authority to require the applicant to return to the Planning Commission for amended approval.
10. Applicant can choose the façade vesta or composite material as was presented.
- 11.

Marv Bennink supports and it carries unanimously.

- Master Plan
  - o Public Engagement Results

Greg Ransford takes the floor to present the results of the master plan and open house data that was gathered. Fresh Coast planning will use this feedback to gauge any changes to the current master plan. Likely the Commissioners will need to spend some time reviewing the map, but the text amendments to the ordinance should be limited.

Joel Terpstra brings up density and future growth and how there may be differing views within the Township Board Members. He would like to have a strategy to work on to guide what density and growth is acceptable. Discussion among Commissioners about how to develop a plan.

### **Old Business**

- Solar, Battery, and Wind Energies (update). Discussion to review language as it becomes available.

Planning Commission Comment: None

Joel Terpstra motioned for adjournment, Marv Bennink supported and the motion carried.  
Adjournment at 7:37pm

Respectfully Submitted,  
Jennifer Bosch