

**TALLMADGE CHARTER TOWNSHIP  
REGULAR BOARD MEETING MINUTES**

Tuesday February 10, 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 John Bronkema, Trustee Michael Eppink, Clerk Karina Rollenhagen, Treasurer Valdyne Schwallier and Trustee Joel Terpstra. Also present: approximately 60 members of the community.
  
  - II. **CONSENT AGENDA**  
Valdyne Schwallier moved, John Bronkema approved the minutes of the January 13, 2026, regular meeting, and to approve the bills to be paid in February 2026 as presented, and to accept as information the treasurer’s report, revenue and expenditures report, legal update and correspondence if any. Motion CARRIED.
  
  - II. **PUBLIC PARTICIPATION:**
    - a. Allison Miedema, Ottawa County Commissioner, gave an update on the workings of the county commissioners.
    - b. Kurt VanKoevering – Ottawa County Road Commissioner, gave an update on the 2026 construction projects of the Ottawa County Road Commission.
    - c. Anna White, attorney, shared that she is running for Ottawa County District Court Judge.
    - d. James VanBorst – resident requested an information meeting regarding Data Centers.
  
  - IV. **UNFINISHED BUSINESS** – none.
  
  - V. **NEW BUSINESS**
    - A. **SECOND READING – TALLMADGE POINTE PUD FINAL DEVELOPMENT PLAN**  
– Pursuant to Section 14.07(d) the Planned Unit Development proposes 28 duplexes across parcels 70-10-24-200-024, 70-10-24-200-025, and 70-10-24-226-088 encompassing approximately 15.2 acres.
- PUBLIC COMMENT:**
- 1. Doug Kloostra (Tallmadge Pointe) – gave a summary of the PUD and stated that the Master Plan for Tallmadge Charter Township has allowed for medium density development in this area since 2000.

They are requesting 56 units in 28 buildings even though they were approved for 61 units.

2. Ned Blair (resident) – concerned about proper drainage from the PUD and potential flooding of neighboring properties.
3. Spencer Boersema (resident) – challenges the integrity of the developers of the project. He hasn't heard of anyone who supports the PUD. He challenges the density and does not support the project. He also stated that he disagrees with the use of the easement since his family is unable to use the easement on Crowley.
4. Jared Scuitema (resident) – he supports the project. Ottawa County has a housing challenge, and more than 1,000 rental units are needed by 2030.
5. Tiffancy Sipka (resident) – opposes the project.
6. Jan Bigelow (resident) – in favor of the development and thinks we need more housing for seniors.
7. Matt LaRue (Bultsema Excavating) – believes the developer has met the burden and the project should be approved.
8. Mike Piper (resident) – supports the project.
9. James Van Boerst (resident) – supports the project.
10. Mark Bennett, Supervisor – shared two letters received by the township in support of the township. These letters were written by Paul Sachs, Director of the Ottawa County Department of Strategic Impact and Tallmadge Township resident Jack Buist.

**BOARD COMMENTS:**

1. Mark Bennett – He understands the need for more housing in Ottawa County. He has no questions regarding the integrity of the developer. The developer has always been honest with prior business dealings. The PUD plans look nice and would no doubt be a nice development. He does question the traffic study and wonders if 2 – 4 cars per unit was considered. His biggest concern is the density of the PUD and he feels it is not compatible with the surrounding properties.
2. Kent Bollinger – He has concerns about the density of the project and the traffic. He did his own research and traffic study using a previous version of the same software. The Annual Daily Traffic in the area is 3,769 vehicles and he is concerned about the impact the development will have on these numbers. The traffic study stated that 56 units would add 37 vehicles because it assumes use of public transportation by residents of the development. The nearest bus stop is  $\frac{3}{4}$  of a mile away.
3. Joel Terpstra – on behalf of the Planning Commission he would like to state that they have worked with Mr. Kloostra for 18 years and have always had a good relationship. The PC unanimously recommended

approval of the PUD to the Tallmadge Township Board. He is in support of the project. Ottawa County needs more housing.

4. Valdyne Schwallier – Agreed that while the PC did unanimously approve the PUD to the Board, wanted to clarify that at that PC meeting, 2 members had to recuse themselves from the vote and 1 member was absent.
5. John Bronkema – He is not against growth. The Master Plan was made 20 years ago, and no one looks at it until it hits them in the face. We should revisit the current Master Plan and reassess. Why do we have to grow the township? Do we need a bigger tax base? He is personally opposed to growing the township. He hears the residents and their concerns about the PUD. He said the township hasn't done enough to improve our infrastructure.
6. Mark Bennett – In October 2025, we had an Open House regarding our Master Plan and are now revisiting the plan. We need to decide where future development will go.

**Kent Bollinger moved, Joel Terpstra supported proceeding with the Yes/No vote for Tallmadge Pointe PUD Final Development Plan as presented.**

**Roll Call: Yes – Bronkema, Schwallier, Terpstra. No – Eppink, Bollinger, Bennett, Rollenhagen. Motion DENIED.**

- B. SECOND READING REGARDING ADOPTION OF THE 2024 INTERNATIONAL FIRE CODE (IFC) – To replace the 2012 IFC that is presently in place for township enforcement. Kent Bollinger moved, Karina Rollenhagen supported adoption of the 2024 International Fire Code. Roll Call: Yes – Bronkema, Bennett, Eppink, Schwallier, Bollinger, Rollenhagen. No – Terpstra. Motion CARRIED.**

## **VI SUPERVISOR AND COMMITTEE COMMENTS**

### **+ Supervisor – Mark Bennett:**

1. Tallmadge Meadows mobile home park is having water supply issues. Mark is working with Ottawa County and the State of Michigan to address the issues. Local nonprofits are also assisting with the needs of the residents.
2. April 25, 2026, is Tallmadge Charter Township Clean Up Day from 7am– 11am. We hope to include electronic waste collection again this year.
3. February 18, 2026, at 3pm is the Tallmadge Charter Township Budget Workshop for Fiscal Year 2026-2027. This will be held in the Board Room.

**+ Clerk – Karina Rollenhagen:** An election will be held on Tuesday, May 5, 2026, for Coopersville Area Public Schools. This is only for township residents who reside in the Coopersville Public School district.

+ **Treasurer – Valdyne Schwallier:** Winter taxes are due by February 17<sup>th</sup>, 2026. The Treasurer’s office will be open until 5pm on 2/17/26 and will have extended hours again on March 2, 2026, from 9am – 5pm.

+ **Planning Commission – Joel Terpstra:** no updates.

+ **Zoning Board of Appeals** – they have a meeting next week.

+ **Wright Tallmadge Fire Board – Valdyne Schwallier:** They had their budget workshop last week. The next Fire Board meeting will be on March 3 at 7pm at Wright Township.

+ **Park Committee – Mark Bennett:** The entrance gate has been closed for the winter. The pedestrian gate is open for walking traffic.

**VII. Adjournment:** Kent Bollinger moved, Joel Terpstra supported to adjourn the meeting. Meeting adjourned at 7:26pm.

DRAFT