

**Tallmadge Charter Township
Planning Commission
Regular Meeting
March 24, 2025
6:00PM**

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

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

Approval of the minutes from February 24, 2026, Regular Meeting was motioned by Marv Bennink with the correction of the Minutes Date to reflect 2026, seconded by Joel Terpstra, and it carried unanimously.

Non-agenda item inquiries: NONE

New Business

- Public Hearing
 - o Carol Vriesema Zoning Map Amendment application
 - Seeking rezoning 10116 Linden Drive from RP to R-1

Greg Ransford takes the floor to highlight the application. Applicant is looking for a rezone from RP to R-1. This area has been Master planned to R-1 for about 3 decades. Linden is a corridor for various mining sites. This area is lacking some utilities, but does support septic and well. Not considered spot zone due to the size and area uses. Applicant addresses the need for this split.

Joel Terpstra motioned to open the public hearing. Marv Bennink seconded and the motion carried.

Mike Zemaitis – Askes about what the future splits are intended to be and to whom.

No comment.

Joel Terpstra motioned to close the public hearing. Erin Hill seconded and the motion carried.

Joel Terpstra motions to recommend adoption of the request as it is consistent with the TCTMP, is compatible with surrounding districts and uses, and is capable of supporting all of the uses permitted by the requested zoning district, Dave Hanko seconded and the motion is carried.

- Election of Officers

Current positions held: Curt Rypma – Chair. Dave Hanko – VP Chair, Erin Hill – Secretary.

Joel Terpstra moves to keep positions as is, Joe Grochowalski seconds, and the motion carries unanimously.

Old Business

- 13953 Ironwood Drive – Exterior material change

Greg Ransford states applicant approached him in regards to a new material product that he would like to propose to use, and is looking for a review and approval from the Commissioners. Discussion and review of the material specs among Commissioners.

Joel Terpstra motions to amend the motion made in the Feb 24, 2026 meeting to allow the Vicwest-Bellara-plank material that was presented, Erin Hill supported, and the motion carried unanimously.

Planning Commission Comment: Greg brings up the request about a joint meeting with board to discuss the Master Plan review. Discussion on when to meet. Prefer to meet at the scheduled PC Meeting, either April or May.

Joel Terpstra motioned for adjournment, Marv Bennink supported and the motion carried.

Adjournment at 6:30pm

Respectfully Submitted,
Jennifer Bosch