

**TALLMADGE CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
January 6, 2026  
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. Temple supported, and it was carried unanimously.

**APPROVAL OF THE MINUTES FROM the December 2 2025, REGULAR MEETING:** Smith motioned to approve the minutes with the addition of the project timeline from fresh coast planning starting back from 2023 attached to the minutes to show we have been patient and accommodating. Bruin supported and it carried unanimously.

**NON-AGENDA ITEM INQUIRIES:** None

**NEW BUSINESS**

- Public Hearing
  - o Scott & Jodye Dennis –310 Fennessy Drive – 70-10-36-200-033 and 70-10-36-200-037
  - o Seeking variance from Section 3.02 – Accessory Uses and Building

Bruin asks: Did the owner know he could not build on the vacant land. Applicant says he discovered that parcel could not have a well installed due to the oil well located nearby, because of the state and county distance regulations, therefore it is an unbuildable lot for a residence.

Applicant would like to make a minimal impact on the current landscaping of the parcel, with a small drive and only clearing needed for the structure.

Bruin asks: Is there room to build a building on the primary lot? A: A small 16x20 structure could be built, but the south side can only accommodate a smaller structure and cannot satisfy the owner's program requirements

Temple: agrees the barn built on the south side would not fit the current neighborhood. Asks Greg if there is another method to address this.

Greg states: He spoke with legal council. We cannot combine the 2 parcels due to being divided by the road. Says if ZBA wants approval he suggests a lot merger agreement – creating a document that cements these 2 parcels together.

Temple: asks applicant about this concept? Applicant states this would be favorable.

Discussion among ZBA Members and Ransford about various aspects of this type of merger.

Smith motioned to open to public hearing, Bruin seconds and the motion carried unanimously.

Leonard Siudyla- 302 Fennessy – states this was once a single parcel. Wonders when it was split into two? Is in favor of approval.

Greg Ransford answers: Ottawa county assigns parcel numbers, its likely this was changed when the township had changed is zoning regulations.

Don Permoda- 226 Fennessy; What prevents combining the 2 lots – A: The road splits the land, creating multiple and rear lot lines. What controls the lot from being split? A: A newly created lot must be met the size requirements in the ordinance and if splits are available from the state of MI. Is in favor of approval.

Kathy Sidela – 302 Fennessy – is in favor to approval this. States the owner will take good care and maintenance of the structure.

Temple motions to close the public hearing. Bruin seconds and the motion carried unanimously.

Marv asks how far the geo thermal grid goes? Applicant is not sure exactly of the grid location also states the underground utilities and hardwood trees all encompass this area. Marv feels there is room if it would not encroach on the utilities. Just not the preferred style of the barn. Is concerned with a pole barn on a vacant lot. Concern of setting a precedence against the township ordinance.

Discussion among Zoning Board members.

Informal thoughts:

Bruins – would like to know the geo-thermal locations and barn on south side

Smith – Leans towards supporting the accessory building on the vacant lot, if a merger agreement is able to be reached.

Temple – likes the merger agreement and keep the aesthetics – supports.

Bennink – Would like to table this request to gather more information about a parcel merger to get a better understanding on how this.

Smith motions to table until specs regarding a parcel merger from legal council is available. Bruin motions and the motion carried unanimously.

## **OLD BUSINESSS**

- None

**ZONING BOARD OF APPEALS MEMBER COMMENT: Temple out until March 6.**

**ADJOURNMENT:** Bruin motions for ADJOURNMENT at 8:00pm, Temple seconded, and it carried unanimously.

Respectfully submitted,

Jennifer Bosch