

NOTICE OF ADOPTION OF A PROPOSED ZONING MAP AMENDMENT ORDINANCE

PLEASE TAKE NOTICE that a Tallmadge Charter Township Zoning Map Amendment Ordinance was adopted at a meeting of the Tallmadge Charter Township Board on May 12, 2026, after its first reading at a meeting of the Tallmadge Charter Township Board held on September 9, 2025.

The Zoning Map Amendment Ordinance will amend certain property in the Township to the Planned Unit Development PUD Zoning District.

PLEASE TAKE FURTHER NOTICE that the Ordinance has been posted in the office of the Tallmadge Charter Township Clerk, Tallmadge Charter Township, 0-1451 Leonard Road, N.W., Grand Rapids, Michigan (telephone: 616-677-1248), and on the Township website at [www.tallmadge.com](http://www.tallmadge.com).

Dated: May 24, 2026

Karina Rollenhagen, Clerk  
Tallmadge Charter Township

The following Zoning Map Amendment Ordinance was adopted at the Tallmadge Charter Township Board meeting on May 12, 2026

ORDINANCE NO. 051226-2

ZONING MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE BY REZONING CERTAIN LANDS TO THE PUD ZONING DISTRICT, TO PROVIDE FOR SEVERABILITY, TO PROVIDE FOR REPEAL, AND TO ESTABLISH AN EFFECTIVE DATE.

THE CHARTER TOWNSHIP OF TALLMADGE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Amendment. The Zoning Ordinance and Map of the Charter Township of Tallmadge, Ottawa County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Tallmadge pursuant to Chapter 4, shall be amended so the following land shall be rezoned to the Planned Unit Development Zoning District. The land is in the Charter Township of Tallmadge, Ottawa County, Michigan, and are described as follows:

PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, T7N, R13W, TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE N89.29'52"E 663.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°29'52"E 662.99 FEET ALONG SAID NORTH LINE: THENCE S03°55'00"E 33.06 FEET: THENCE N89°29'52"E 140.06 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LEONARD STREET: THENCE S03°55'00"E 152.00 FEET ALONG THE EAST LINE OF LOTS 394 AND 398, LEONARD GARDENS PLAT (UBER 7 OF PLATS, PAGE 53, OTTAWA COUNTY RECORDS); THENCE N89°29'52"E 100.00 FEET ALONG THE NORTH LINE OF LOT 377, SAID LEONARD GARDENS PLAT; THENCE S03°55'00"E 240.00 FEET ALONG THE EAST LINE OF LOTS 370 THRU 377, SAID LEONARD GARDENS PLAT; THENCE S89°29'52"W 240.06 FEET ALONG THE SOUTH LINE OF LOTS 370 AND 386, SAID LEONARD GARDENS PLAT; THENCE S03°55'00"E 462.02 FEET ALONG THE WEST LINE OF VACATED BIRCH STREET, SAID LEONARD GARDENS PLAT AND THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24: THENCE S89°29'52"W 664.25 FEET ALONG THE SOUTH LINE OF THE NORTH 1/3 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE N03°50'08"W 887.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24 TO THE

PLACE OF BEGINNING.  
CONTAINS 666,396 SF OR 15.29 ACRES


Section 2. Severable Provisions. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 4. Effective Date. This amendment to the Tallmadge Charter Township Zoning Ordinance was approved and adopted by the Township Board of Tallmadge Charter Township, Ottawa County, Michigan on May 12, 2026, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on September 9, 2025 and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on June 1, 2026, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment Ordinance in the *Grand Rapids Press*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.



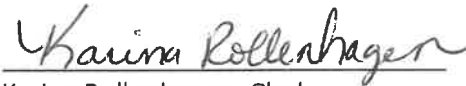
Mark Bennett,  
Township Supervisor



Karina Rollenhagen,  
Township Clerk

CERTIFICATE

I, Karina Rollenhagen, the Clerk for the Charter Township of Tallmadge, Ottawa County, Michigan, certify that the foregoing Tallmadge Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on May 12, 2026. The following members of the Township Board were present at that meeting: Bronkema, Rollenhagen, Terpstra, Bollinger, Eppink, Schwallier, and Bennett. The Ordinance was adopted by the Township Board, 5-2, with members of the Board: Bronkema, Rollenhagen, Terpstra, Schwallier, and Bennett voting in favor and Eppink and Bollinger voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Rapid Press* on May 24, 2026.



Karina Rollenhagen, Clerk  
Tallmadge Charter Township



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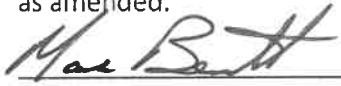
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Mark Bennett,  
Township Supervisor

  
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Karina Rollenhagen,  
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Dated: May 24, 2026

Karina Rollenhagen, Clerk  
Tallmadge Charter Township

TALLMADGE CHARTER TOWNSHIP BOARD OF TRUSTEES MOTION  
TO APPROVE  
TALLMADGE POINTE PLANNED UNIT DEVELOPMENT AND CONDOMINIUM

MAY 12, 2026

A motion was made by Terpstra to approve the final development plan for Tallmadge Pointe Planned Unit Development and Condominium (the "PUD") pursuant to Section 3.05 and Section 14.09 of the Tallmadge Charter Township Zoning Ordinance (the "Zoning Ordinance"). The final development plan was prepared by Dave Hanko from Feenstra & Associates Inc. Civil Engineering & Surveyors originally dated August 30, 2024, with an amendment of March 4, 2025, and another amendment on March 12, 2026 and includes:

- A five-page site plan review application regarding the Planned Unit Development dated 8/30/24
- Feenstra & Associates Inc. Civil Engineering & Surveyors site plans dated 3/12/26, Sheet C-1 Cover Sheet, Sheet C-2 Boundary Survey, Sheet C-3 Site Plan, Sheet C-4 Landscape Plan
- Timothy J Allspach Architecture Plans Dated 1/21/25, Sheet A-1 2/2 Bedroom Duplex, Sheet A-2 2/2 Bedroom Duplex, Sheet A-1 2/3 Bedroom Duplex, Sheet A-2 2/3 Bedroom Duplex
- Timothy J Allspach Siding Material and Color plans dated 6/6/23, Sheet A Exterior Elevations B, Sheet B Exterior Elevations B, Sheet C Exterior Elevations B, Sheet D Exterior Elevations B, Sheet E Exterior Elevations B, Sheet F Exterior Elevations B
- Timothy Dudley Attorney legal opinion letter regarding Crowley Drive dated March 25, 2025
- Randal D. Feenstra & Associates Tallmadge Pointe Townhouses Condominium Subdivision Plan Exhibit B of Master Deed, Sheet 1 of 10 Cover sheet, Sheet 2 of 10 Survey and Site Plan, Sheet 3 of 10 Survey and Site Plan B, Sheet 4 of 10 Utility Plan A, Sheet 5 of 10 Utility Plan B, Sheet 6 of 10 Easement Plan A, Sheet 7 of 10 Easement Plan B, Sheet 8 of 10 Easement Plan Descriptions, Sheet 9 of 10 Building Plan A – Buildings 2, 4-9, 11-18, 20, 24-28, Sheet 10 of 10 Building Plan B – Buildings 1, 3, 10, 19, 21-23
- Lithonia RSX1 Area LED specification sheet, dated 10/9/24
- Lithonia Light specifications sheet, dated 9/24/24
- CertainTeed Landmark Shingles specification sheet, dated 8/24
- Mastic Carvedwood Vinyl Siding specification sheet, dated 2024
- Pictures of Barn to be preserved on property

A. WHEREAS, pursuant to the Zoning Ordinance and the Michigan Zoning Enabling Act, the Tallmadge Charter Township Planning Commission held a public hearing on July 22, 2025.

B. WHEREAS, pursuant to the Zoning Ordinance and the Michigan Zoning Enabling Act, the Tallmadge Charter Township Board of Trustees held a public hearing on September 9, 2025.

C. WHEREAS, following the public hearing, the Tallmadge Charter Township Planning Commission found that the PUD satisfies the purposes of the Planned Unit Development District in Section 14.01 of the Zoning Ordinance. Also following the public hearing, the Board of Trustees finds that the PUD satisfies the purposes of the Planned Unit Development District in Section 14.01 of the Zoning Ordinance.

D. WHEREAS, the Tallmadge Charter Township Planning Commission found that the PUD satisfies the following standards in Section 14.03 of the Zoning Ordinance. The Board of Trustees also finds that the PUD satisfies the following standards in Section 14.03 of the Zoning Ordinance.

1. The PUD property, as shown on the Plan (the "Property"), consists of a minimum of ten acres.
2. The PUD will result in recognizable and substantial benefits to its ultimate users and to the Township in general, which benefit would otherwise be unfeasible or unlikely to be achieved if the Property were developed through conventional zoning.
3. In relation to underlying zoning, the proposed type and density of use in the PUD will not result in a material increase in the need for public services, facilities, and utilities, and will not place a material burden upon the Property or surrounding property owners and occupants or the natural environment.
4. The PUD will be compatible with the Township Master Plan and will be consistent with the intent and spirit of the Zoning Ordinance.
5. In relation to underlying zoning, the PUD will not result in an unreasonable negative economic impact upon surrounding properties.

6. The PUD will contain at least as much green area and usable open space as would otherwise be required by the Zoning Ordinance with respect to the residential use in the PUD.
7. The PUD will be under single ownership or control such that there is a single person or entity having responsibility for completing its construction in conformity with the Zoning Ordinance. This provision shall not prohibit a transfer of ownership or control upon due notice to the Township Clerk.

E. WHEREAS, the Tallmadge Charter Township Planning Commission found that the PUD satisfies the following standards in Section 14.04 of the Zoning Ordinance. The Board of Trustees also finds that the PUD satisfies the following standards in Section 14.04 of the Zoning Ordinance.

1. The maximum number of dwelling units and development density allowed within the PUD will be consistent with the Township Master Plan, the standards contained in the Zoning Ordinance, and the impact such density would have upon the water supply, sanitary sewer service, storm drainage, road capacity, traffic, parks and recreation, fire and police services, schools, character of the area, and any planned public and private improvements in the area.
2. The PUD will not include any non-residential uses.
3. The condominium lot, main buildings, and principal uses within the PUD will have vehicular access from a public street. Adequate provision has been made for dedications of land for streets and essential services.
4. All required yards and communal areas will be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas in the PUD.
5. Through an irrevocable conveyance, acceptable to the Township attorney, the developer of the PUD will assure that all yards and common areas will be developed in accordance with the Plan and never changed to another use without a proper amendment to the PUD.
6. Public water and sanitary sewer, and storm sewer utilities shall be provided as shown on the Plan.
7. The PUD has been designed to incorporate and promote the preservation of natural resources and features. Natural resources and features will not be impaired or destroyed unless it is in the public interest to do so.

8. The regulations of the underlying zoning district, prior to rezoning the Property to the PUD District, relative to lot size, lot width, yard area, structure height, setback, parking and loading, landscaping, general provisions, and other improvements and facilities, shall apply except as revised by the conditions of approval placed upon this PUD.

F. WHEREAS, the Tallmadge Charter Township Planning Commission found that the PUD satisfies the following standards in Section 18.06 of the Zoning Ordinance. The Board of Trustees also finds that the PUD satisfies the following standards in Section 18.06 of the Zoning Ordinance.

1. The applicant may legally apply for site plan review.
2. All required information has been provided.
3. The proposed development conforms to all regulations of the zoning district in which it is located.
4. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
5. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.
6. Natural resources will be preserved to and protected to the maximum feasible extent and organic, wet, or other soils which are not suitable for development will be undisturbed or will be modified in an acceptable manner.
7. The proposed development will not cause soil erosion or sedimentation problems.
8. The drainage plan for the proposed development is adequate to handle anticipated storm water runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
9. The proposed development properly respects floodways and floodplains on or in the vicinity of the subject property.
10. The plan meets the specifications of Tallmadge Township for water supply, sewage disposal or treatment, storm drainage, and other public facilities.

11. With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; special attention shall be given to the location, number and spacing of access points; general interior circulation; separation of pedestrian and vehicular traffic; the avoidance of building corners next to access drives; and the arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties and flow of traffic on adjacent streets.
12. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means as required by the Township Fire Department.
13. The site plan shall provide reasonable, visual, and sound privacy for all dwelling units located therein. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
14. All loading and unloading areas and outside storage of materials which face or are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials. Also, outdoor storage of garbage and refuse shall be contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.
15. All lighting shall be shielded from adjacent properties and public right-of-way.
16. Phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.
17. Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before a building permit or occupancy permit is granted

G. WHEREAS, the Tallmadge Charter Township Planning Commission recommended approval of the Plan for the PUD to the Board of Trustees based upon the following conditions. The approval of the Plan for the PUD by the Board of Trustees is based upon the following conditions as well.

1. Each townhouse unit shall be used exclusively for residential occupancy, and no unit shall be used for any purpose other than that of a single family residence or purposes incidental to single family residential use. For this purpose, "single family" means one person or a group of two (2) or more persons who live together as a single housekeeping unit having a demonstrable and recognizable permanent bond

characteristic of a cohesive group of people, expressly not including any group of people such as a fraternity, sorority, club, college students, or other individuals where a common living arrangement is temporary. The Association shall maintain a list of the permitted occupants of each unit for purposes of verification of compliance.

2. The developer shall comply with the PUD application, except as provided herein, including the Plan.
3. The developer shall comply with all Federal, State, County, and Township laws and ordinances, specifically including all the requirements of the Zoning Ordinance.
4. The developer shall comply with all requirements of the Township Fire Department.
5. The developer shall comply with all requirements of the Township Engineer and in particular, ensure that the Township Engineer and the Ottawa County Water Resources Commissioner are satisfied with the stormwater drainage plans.
6. The PUD infrastructure improvements shall be completely constructed within eighteen (18) months after construction begins. However, the Planning Commission may grant an extension if the developer makes a timely request and if the developer is making a good faith effort to complete the PUD infrastructure improvements as soon as reasonably possible.
7. The developer shall sign a contract for recording with the Ottawa County Register of Deeds, which shall incorporate by reference the conditions of approval for this PUD.
8. The developer shall prohibit all on street parking.
9. The developer shall provide one trash service used for all dwellings for pick-up service with trash bins stored inside.
10. Payment of all deferred utilities shall be provided prior to the issuance of a building permit.

H. WHEREAS, the Tallmadge Charter Township Board of Trustees approved the PUD with a revised site plan dated 3/12/26 for lesser density. Therefore, any conflict between the PC resolution and the Board resolution is controlled by the Board resolution.

Bennett seconded the motion.

YES: Bennett, Terpstra, Schwaller, Bronkema, Rollenhagen

NO: Eppink, Bollinger

ABSENT: None

A handwritten signature in black ink, appearing to read "Mark Bennett", written over a horizontal line.

Mark Bennett, Township Supervisor  
Board of Trustees  
Tallmadge Charter Township