

**Tallmadge Charter Township  
Planning Commission  
Regular Meeting  
April 28, 2026  
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, Matt Fenske. Also, present; Greg Ransford Planner, and several people in the audience.

Approval of the agenda was motioned by Matt Fenske, Marv Bennink seconded, and it carried unanimously.

Approval of the minutes from March 24, 2026, Regular Meeting was motioned by Erin Hill with the correction of the minute year to 2026, seconded by Joel Terpstra, and it carried unanimously.

Non-agenda item inquiries: NONE

New Business

- Public Hearing
  - o MGP2 Holdings (Blue Water Pools) Outdoor Display Special Use Application – 1600 Lake Michigan Drive
    - Seeking outdoor display of sheds, gazebos, pergolas

Greg Ransford, planner takes the floor to highlight the desire for a special use permit. This is an independent use, and not tied to Blue Water Pools, although its is controlled by similar parties. This type of request was also sought by Woodland Equipment a few doors down. Sidewalks would be to addressed, and they applicant is requesting a shared driveway with Blue Water Pools. Discussion among Commissioners and Ransford. Applicant, Michael Pare is addressed and asked for additional comments and info. He takes to the floor and presents the various plans. States he has problems with the requirements.

1. Sidewalk requirements: Disagrees with requiring the installation of the walk, rather a payment in-lieu, as applicant feels it will not be used.
2. States that trees and landscaping are being required, but they will block the view of the desired displays of product and the business. Expresses frustration as this will hurt his operation. Gives examples of neighboring business and how they do not meet the same requirements.
3. Feels his operation does not need a loading zone area.

Discussion about front yard landscaping requirements of the ordinance with applicant and Commissioners. Commissioners would like to see a blend of landscaping in the east and west sides with the number of trees as required. Not in a line. Be aware of the overhead powerlines, and to not plant within the right of way with the power poles

Discussion about parking space requirements and potential deferment options. Applicant feels he needs 5 spaces; 4 regular and 1 ADA with a deferral of 4 spaces.

Discussion of the uncompleted project at 1600 LMD.

Joel Terpstra motion to open public hearing, supported by Marv Bennink

Ed Niemi 2890 Leonard – states the applicant has gone out of his way to improve this property from its previous owner. Would like to see this move forward with administrative approval as needed.

Joel Terpstra moves to close public hearing, seconded by Marv Bennink and it carried unanimously.

Joel Terpstra motions to have applicant return to the administrative level with updated landscaping and parking plans for review to be approved administratively. These will need to meet the Consumers easement requirements to meet the approval of the site plan as presented, because it meets the standards provided in Section 18.06 and Section 19.06.

The site plan includes:

- Special Use Application form, dated 2.18.26
- Site Plan dated 2.24.26 for parcel #70-10-26-100-020, revision dated 4.17.26
- Lake Michigan Drive Topographic Survey done by Scott A. Hendges, sheet TO, dated 6.5.25
- Blue Water Pools Site Survey done by Scott A. Hendges, Nederveld, dated 8.10.21
- Yoders Portable Buildings ETSD LLC 2009, 2025 Catalog

with the following conditions:

1. The applicant shall submit existing and proposed elevations and a cross-section for their sidewalk to the Township Engineer for review and approval;
2. Compliance with the Township Fire Department review comments;
3. The applicant shall establish shared drive entrance, and dumpster enclosure, and loading and unloading space easement agreements;
4. The proper easement is granted to the Township for maintenance and improvements related to the sidewalk on Lake Michigan Drive;
5. The applicant shall establish an east and west internal cross-access easement;
6. Any changes to the approved site plan shall return to the Planning Commission for review and approval, if appropriate;

Supported by Dave Hanko and it carried unanimously.

- Site Plans
  - o Pater Storage – 13781 2nd Avenue
    - Seeking phase two (final phase) and amendment

Greg Ransford takes the floor to give the review of this application. This applicant is ready to move forward with the second phase of this project. This application now is required to meet the Ironwood Overlay requirements as that was implemented since the first phase was approved.

They are needing to Pave 2<sup>nd</sup> Ave and cover the cost of watermain and repair the exposed fastener requirements that occurred during the first phase.

The applicant, JAMISON REESE, WOLVERINE Co. takes the floor. Presents the changes of the site plan that was presented with phase one. Highlights various landscaping changes. Would like to keep the existing fencing and looking for guidance on requirement fencing needed.

Demonstrates on how to address the exposed fastener issue. Water retention was built with phase one. Has approval from road commission for 2<sup>nd</sup> Ave. Conversations are on-going on how to permit the water main between the City of Grand Rapids, the Township representatives and the applicant.

Discussion among Commissioners and applicant. Discussion on the existing exposed fasteners and Commissioners feel the proposed adhesive of trim will not be a good solution.

Landscaping language needs to have methods to reduce the visual impact of the building from the road right of way.

Discussion about the greenbelt requirements. The chain link fence that is currently constructed predates the ordinance requirements. Discussion of the fencing language, and if a wall of a building can be considered.

Joel Terpstra motions to recommend approval of the site plan as presented, finding that it meets the standards provided in Section 18.06 of the TCTZO. The site plan includes:

- Technical Data Elderado Stone
- Stacked Stone sheet dated 12/10/25, 1:44PM
- Ottawa County Road Commission letter dated December 9, 2025 regarding Pater Self-storage road paving plan
- Proposed Bent L photo of wall and sticky note
- Floor Plan (mistitled) page 2 of 2 for Building #8. Plan #54627B with revision date of 12/3/5
- Floor Plan (mistitled) page 2 of 2, for Buildings #3, #4, and #5. Plan #54627B with revision date of 12/3/5
- Site Plan (floor plan) dates 12/04/2025, Plan No. 54627B
- Photometrics, Pater Storage 1 of 1, date 12/10/2025
- E-Design Specifications (2 pages)
- Made in the USA Americal Product fence slats photo
- Trachte Building Systems Color Options Slate Gray
- Trachte Self-Storage Design Specifications (8 pages)
- MBCI Exposed Fastening System (2 pages)
- Stone Index
- Photo of existing north fence (2)
- Photo of existing northwest fence corner
- Photo of existing west fence
- Pater Storage site plan set, HEI Project Number 21-03-072 dated 03/09/2026
  - o Sheet G-100 Cover Sheet
  - o Sheet V-101 Existing Conditions
  - o Sheet CD-101 Civil Demolition Plan

- o Sheet C-101 Site Layout Plan
- o Sheet C-201 Grading, Drainage and SESC Plan
- o Sheet C-202 Drive Entrance Grading Detail
- o Sheet C-501 General Details
- o Sheet L-101 Landscape Planting Plan

with the following conditions:

1. Compliance with the Township Fire Department review comments
2. Compliance with the Township Engineer review comments
3. The Irrevocable Letter of Credit is increased to cover the cost of the watermain, road paving, and remedy to the exposed fasteners.
4. No permits shall be issued until the Irrevocable Letter of Credit is secured.
5. Slats to be installed in the Chain link fence, which will be 6ft in height. Along west and south property lines
6. Applicant remove existing siding, and not propose exposed fasteners on the new building. The new materials presented can be approved administratively.
7. 6 trees on south elevations
8. City Engineer to review the sidewalk path for approval.
9. Seek guidance from ZBA in the requirement of the fencing on the south property line.

Supported by Erin Hill, and it was supported unanimously.

- Text Amendment Discussion
  - o Major Thoroughfares Provisions

Greg Ransford takes the floor. Inquiry came in about buying a property on 8<sup>th</sup> Ave. The question came up if this road was a major thoroughfare. This review created concern on the current language. Discussion among Commissioners about the presented language. Consent to move forward for a public hearing.

### **Old Business: None**

Commissioner Comment: Dave Hanco – discussed property splits and lot lines and it seems now required property size must exclude ingress and egress easements, thus reducing the amount splits allows. Historically is had always been included. Why is that? Greg Ransford addresses how it had been technically reviewed improperly in the past. Discussion on both sides of this issue.

Joe Grochowalski addresses a concern about an accessory building built. Feels it seems too big for the size of property, or require a greater setback from property line. Discussion among Commissioners.

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

Adjournment at 8:25pm

Respectfully Submitted,  
Jennifer Bosch