

**Tallmadge Charter Township
Planning Commission
Regular Meeting
May 26, 2026
6:00PM**

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

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

Approval of the minutes from the April 28, 2026 Regular Meeting was motioned by Marv Bennink with the correction of the attendance of Matt Fenske, seconded by Joel Terpstra, and it carried unanimously.

Non-agenda item inquiries: Carl Spence of 1743 Marne Estates Drive. States an observation of the PC Meetings compared with the Board of Trustees, would like to see the patriotism and faith of the board to be present with opening the PC Meetings with the Pledge of Allegiance and a prayer.

Ed Neime of 2890 Leonard – Q: Non-Exposed fasteners – would like information on the history of this requirement and the why behind it. Greg Ransford responds with a review of the language when a recession hit in the early 2000's. The PC was encouraged to push the limits for esthetics and quality with the desire to enhance commercial properties with the requirements to move away from agricultural lower grade materials.

New Business

- Public Hearing
 - o Map Amendment
 - Gary Johnson – 4080 Johnson Street – requesting rezone from AG to RP

Greg Ransford takes the floor to give an overview of the application. Rezone 10 acres to RP. Fits within the Master Plan and adjacent to RP Properties. Meets the 3 C's of review.

Matt Fenske motions to open the Public Hearing. Marv Bennink supported. Motion carried.

Ed Nieme: Comments that farms should be removed from the website, as the township no longer plans for Agriculture zoning.

Matt Fenske moves to close Public Hearing.

Dave Hanko Recused from voting.

Joel Terpstra recommends adoption to the township board, as a result of the aforementioned Master Plan and Zoning Ordinance considerations, we believe the request is consistent with the TCTMP, is

compatible with surrounding districts and uses, and is capable of supporting all the uses permitted by the requested zoning district. Matt Fenske seconds and the motion carries.

- o Text Amendments

- Section 7.02(b)2 – Permitted Uses
- Section 9A.03(c)2 – Uses Permitted After Special Approval

Proposed deletions are shown in strikethrough text and proposed additions are shown in bold text.

Section 7.02(b)2 – Permitted Uses Two-family dwelling, ~~if the principle means of ingress and egress to the site is from a major thoroughfare as defined in Section 2.03, OR if the lot or parcel of land on which the two-family dwelling is to be located abuts, for the full length of one of its property lines, land included in an industrial or commercial zoning district.~~

Section 9A.03(c)2 – ~~Uses Permitted After Special Approval Such uses shall have direct access onto a major thoroughfare or collector street, as per Section 2.03.~~ **Reserved for Future Use.**

Joel Terpstra moves to open public hearing. Matt Fenske supports and it carries

Carl Spence-1743 Marne Estates Drive. Clarifies the zoning as R-2. Sees this change as a scope creep and is opposed to increased density within the current (existing) zoning ordinances.

Joel Terpstra moves to close public hearing, Matt Fenske seconds and the motion carries.

Discussion among Commissioners. Addresses the public comment and states the change in the language is not greatly impacting the density, brings more clarity to the intended and current use.

Joel Terpstra moves for a recommendation to adopt the language change to the Township Board of Trustees, supported by Marv Bennink and motion carries.

- Site Plan
 - o 24th Avenue Private – Gerald Lee
 - Seeking additional lot

Greg Ransford takes the floor to review this application. The applicant needs to comply to the private road ordinance as they wish to split their current property, thus triggering the updates to the current drive. The Applicant is seeking to not meet the entire width as required along with easement permissions to access a nearby pond as a water source. All other requirements appear to be met.

Discussion among Commissioners and Applicant. Applicant is working to update the current Road Maintenance agreement. However, would like to make a good faith effort, but would not like it to be a condition of the approval, as if a neighbor would not sign the updated agreement.

Joel Terpstra motions to approve the Applicant’s request to upgrade the existing private road known as 24th Avenue Private to serve an additional lot created through a land division to the standards of the ordinance. The site plan includes:

- County of Ottawa – Office of the Water Resources Commissioner letter dated April 22, 2026 re: 24th Avenue Private Road – Minimal Impact Approval (1 page);
- Roosien & Associates letter dated April 29, 2026 re: Private Road Letter 24th Avenue Private Road – Tallmadge Township (1 page);
- Private Road Maintenance Agreement (4 pages);
- Amended and Restated Private Road Easement (11 pages);
- Site Plan Set
 - o 24th Ave.; Project No. 250954, dated February 24, 2026, Existing Conditions and Removals Plan, Sheet C-101;
 - o 24th Ave.; Project No. 250954, dated February 24, 2026, Grading and SESC Plan, Sheet C-102;
 - o 24th Ave.; Project No. 250954, dated February 24, 2026, Street Improvement Plan, Sheet C-201;
 - o 24th Ave.; Project No. 250954, dated February 24, 2026, Street Improvement Plan, Sheet C-202 and;
 - o 24th Ave.; Project No. 250954, dated February 24, 2026, Detail Plan, Sheet C501

with the following conditions:

1. The TCTBT approval of a variance from Section 1.04E to permit a reduced road width, as shown within the site plan, of twenty (20) feet in lieu of the required twenty-two (22) feet and sixteen (16) feet from station 16+25 to 16+60.
2. The applicant shall install a dry hydrant to the satisfaction of the Fire Department providing water service from the existing pond as well as secure the necessary access easement and related agreements to the satisfaction of the Township Attorney to access the hydrant
3. Execution of the Private Road Maintenance Agreement and the Amended and Restated Private Road Easement, to the satisfaction of the Township Legal Counsel
4. The applicant does not need to return to the Planning Commission if the Board approves the variance.

Matt Fenske seconds and the motion carries unanimously.

- Text Amendment Discussion
 - o Lot Area

Tabled due to lack of materials.

- 2026 Meeting Schedule: Joel Terpstra motions to approve the 2026 meeting schedule. Matt Fenske seconded and it was approved.

Old Business: NONE

Planning Commission Comment:

Joe Grochowalski comments on a new building in another community he saw that has exposed fasteners. Does not have support for the needed requirements of the concealed fasteners.
Joel Terpstra gave update on the approval of the BCI Tallmadge Pointe PUD.

Joel Terpstra motioned for adjournment, Matt Fenske supported and the motion carried.

Adjournment: 7:15pm

Respectfully Submitted,
Jennifer Bosch