

**TALLMADGE CHARTER TOWNSHIP
REGULAR BOARD MEETING MINUTES**

Tuesday May 12, 2026, At 6:00pm
O-1451 Leonard NW, Grand Rapids, MI 49534

- I. **CALL TO ORDER** – At 6:00pm, Mark Bennett called the meeting to order, and Joel Terpstra opened with prayer and the Pledge of Allegiance. Members present: Supervisor Mark Bennett, Trustee Kent Bollinger, Trustee John Bronkema, Trustee Michael Eppink, Clerk Karina Rollenhagen, Treasurer Valdyne Schwallier and Trustee Joel Terpstra. Also present: approximately 65 members of the community.
- a. **AGENDA AMENDMENT** – Mark Bennett stated that an agenda amendment is needed under Section V. New Business Item A to correct the number of proposed duplexes to 24. **Valdyne Schwallier moved, John Bronkema approved to amend the agenda to correctly report the number of proposed duplexes as 24. Motion CARRIED.**
- II. **CONSENT AGENDA**
Joel Terpstra moved, Kent Bollinger approved the minutes of the April 21, 2026, regular meeting, and to approve the bills to be paid in May 2026, as presented, and to accept as information the treasurer’s report, revenue and expenditures report, legal update and correspondence if any. **Motion CARRIED.**
- II. **PUBLIC PARTICIPATION:**
- a. Commissioner Allison Miedema gave an update on the workings of the county commissioners.
- b. Commissioner Joe Moss shared that he is running for State Representative in August.
- IV. **UNFINISHED BUSINESS** – none.
- V. **NEW BUSINESS**
- A. **REVISED READING-TALLMADGE POINTE PUD FINAL DEVELOPMENT PLAN-**
Pursuant to Section 14.07(d) the Planned Unit Development proposes 24 duplexes across parcels 70-10-24-200-024, 70-10-24-200-025, and 70-10-24-226-088 encompassing approximately 15.2 acres. Revision consists of a reduction from 57 units to 49 units.
- PUBLIC COMMENT:**
1. Annette Blair – commented against the project.

2. Robin Boersema – commented against the project.
3. Spencer Boersema – commented against the project.
4. Marjie Krieger – commented against the project.
5. Mark Hanneburg –commented in favor of the project.
6. Dave Hanko – commented in favor of the project.
7. Pat Buist – commented in favor of the project.
8. Jack Buist – commented in favor of the project.
9. Doug Klooiistra – commented in favor of the project.
10. Russ Moelker – commented against the project.

BOARD COMMENTS:

1. Mark Bennett – This has been one of the most contemplative projects of his tenure at Tallmadge Charter Township. He has lived in the township 38 years and has seen a lot of growth, and he doesn't like all of it. He voted no in February because of the high density. The positive of a PUD is that it allows the township through the Planning Commission to have input on many things. For instance, it allows us to require the landscaping put in place, the number of residences and that they will only be occupied by single families. It also includes the fire department requirement of no on-street parking. Regarding the Masterplan, it has been in place for 20 years as a forethought of what that land can be used for. Given the ordinances in place and the Masterplan, a developer could, if denied, seek legal remedies to get a development. As fiduciaries of the township tax dollars, we must be mindful of that. If we deny this project, another developer could propose and be able to get 70 units or 61 units. We currently have the opportunity to work with the developer to get something a little more palatable. He knows this is not perfect for the area residents and he understands that. But we can't arbitrarily say the door is closed to everything. That is not legally feasible. Our job is to manage growth so people can continue to enjoy living in Tallmadge. The Meadow Verde subdivision across the street at one point had to go through this PUD process. There were some very contentious meetings at that time regarding that PUD. He understands that people are passionate about this affecting where they live. This revised plan would allow us, if approved, to have some input into the process of what goes there, what it looks like and how it's further managed. What we can't control is whether a unit is rented or owned. We can control some of the occupancy requirements. While he voted no on the plan as presented in February, he can support the revised plan moving forward.
2. John Bronkema – He voted to approve the PUD in February. He is opposed to high density growth in Tallmadge. He would like to be the little gem between the shoreline and Grand Rapids. That isn't going to happen. He doesn't particularly like the Masterplan and he didn't write it. It isn't policy, it isn't in stone. You have to have a plan for your community, and the community has input into that plan. Right now, this PUD falls in line and

meets all the criteria for this type of development. Without water and sewer, he wouldn't approve anything. He will not approve anything in the future that doesn't have water and sewer. We should improve our infrastructure before we invite more people to live here. This particular parcel is sitting right next to where it can get water and sewer and that's why he approved it the first time. Developers have a right to look at the plans for a township and look at the Masterplan. A lot of money was spent completing all the things that were in the requirements to be done. And to turn it down because we now don't like it, he didn't think that was the right thing to do. He will continue to be antigrowth until we improve our infrastructure.

3. Mark Bennet – asked Joel Terpstra (on the Planning Commission) about the placement of the emergency access to Crowley Road. He said it looks like the emergency access road that will be gated and only used for emergencies, will empty out onto the Leonard Street right away. Joel Terpstra said that is correct. Mark Bennet – ok, so there would be no access to Crowley Private except in the road right away where it apexes Leonard Street. Joel Terpstra stated that is correct and they proposed it to be built to support a 75,000-pound apparatus but concealed with grass. So, it will blend in aesthetically and be permeable for soil drainage and just the fire department would have access to it in the event that they need it.
4. Kent Bollinger – In February he voted against the PUD primarily because of traffic concerns. These are still not alleviated. He has noted four individuals speaking of the Crowley access road this evening. He likes the clarification regarding the access road by Joel Terpstra. He still has traffic concerns and the neighbors on Crowley and how the shared use of the private drive will be navigated. He also echoes that it will not have on street parking, which is desirable. He has some questions regarding the landscaping choices and the wet area. He questioned the language in terms of the ability to pull back as a township and monitor occupants as single family units. He wants Tallmadge Township to be the little gem in the country. This is where he stands at this point.
5. Joel Terpstra – He has been involved with this project since 2019 both on the Planning Commission and the board. On the planning commission, you balance property rights of an owner to develop property against zoning restrictions on how this affects adjacent properties. The planning commission addresses the concerns of neighbors with requirements of items such as no on street parking, a single trash company and landscape berms. At the Board level, for him it's an easy decision. It has already passed the Planning Commission and according to our zoning laws, the applicant can build at a higher density than is proposed. If the developer and landowner are proposing that this is the density that they want, then he has no reason to vote against it.

6. Mark Bennett – Read emails received from the following individuals: Shelly Herrema, Carl Siddo, Greg Nackie, and Tiffany Sipka, all opposed to the development. Mark Bennett added that he also received additional emails just before the meeting.
7. John Bronkema – In 2030 the Masterplan is up for review again. He said it would be nice to see more residents participate in the review.
8. Kent Bollinger – PA233 and PA234 were discussed at the MTA Conference. He shared that it is critical that residents show up for the Masterplan review process to have ownership of the process of deciding the future development of Tallmadge Charter Township.

The next steps for the board will be to first consider a Rezone of these parcels to a PUD and then consider a Resolution to adopt the PUD as presented if the rezone is approved.

Joel Terpstra moved, Michael Eppink supported to adopt the proposed Zoning Map Amendment Ordinance to the PUD Planned Unit Development Zoning District for parcels 70-10-24-200-024, 70-10-24-200-025, and 70-10-24-226-088. Roll Call: Yes – Bronkema, Schwallier, Eppink, Bennett, Bollinger, Terpstra, Rollenhagen. No – none. Motion CARRIED.

Joel Terpstra moved, Mark Bennett supported to adopt the proposed revised as of March 12, 2026, Tallmadge Pointe Planned Unit Development pursuant to Section 3.05 and Section 14.09 of the Tallmadge Charter Township Zoning Ordinance.

Roll Call:

Yes– Terpstra – it’s less than our current zoning law density and the applicant acted in good faith to reduce the density of the project while also trying to keep it economically viable

Yes- Bronkema – followed the guidelines and met the requirements for the development of the property

No – Bollinger – still has traffic concerns and other concerns regarding language and making sure that was iron clad

Yes – Rollenhagen – happy with the reduction of the density of the plan and the developer has followed the requirements of the ordinances for the PUD and they are following what we have in our current Masterplan. They are within the Urban Boundary for the density of that area. Although I am not a fan of this type of development there and I don’t want to see this keep moving west, I do think it’s following what the township has in place.

Yes – Schwallier – happy that the density was reduced and it does align with the Masterplan.

No – Eppink – concerned about the traffic in that area and doesn’t believe that the PUD fits with the character of the surrounding area.

Yes – Bennett – After much contemplation, and listening to the resident’s concerns, he does feel that this project falls within the parameters of the ordinance and the Masterplan.

Motion CARRIED 5 to 2.

7:28pm – Valdyne Schwallier left the meeting to return to the MMTA Conference.

B. SECOND READING-MAP AMENDMENT REZONE- Pursuant to Chapter 22 – Ordinance Amendment of the Tallmadge Charter Township Zoning Ordinance, attached is a requested zoning map amendment (rezoning) to the Zoning Ordinance Map from Carol Vriesema on behalf of the Jessie Zemaitis Trust to rezone approximately 10.9 acres from the Rural Preserve (RP) Zoning District to the R-1 Single-Family Residential Zoning District (R-1). The property is located at 10116 Linden Drive, parcel number 70-10-33-100-007, and currently contains a single-family dwelling and several accessory buildings.

a.) Joel Terpstra stated that the Planning Commission recommends the request because it meets the Three C’s - Consistency, Compatibility, and Capability.

Joel Terpstra moved, John Bronkema supported to adopt the proposed Zoning Map Amendment. Roll Call: Yes – Bennett, Bronkema, Terpstra, Bollinger, Eppink, Rollenhagen. No – none. Absent: Schwallier.

C. LAND GIFT TO TOWNSHIP – Discussion related to donation of land of a nature preserve. Parcel #70-10-33-200-026 at 10297 26th Ave. Tallmadge Township. Mark Bennett shared that this would be a life estate gift of 13.5 acres to be held as a preserve with the family name. Kent Bollinger moved, Joels Terpstra supported further discussion contingent on a Title Search and Survey before we move forward. Motion CARRIED.

VI SUPERVISOR AND COMMITTEE COMMENTS

+ **Supervisor – Mark Bennett:** The new park restrooms should be open by the end of the week.

+ **Clerk – Karina Rollenhagen:**

1. An election was held on Tuesday, May 5, 2026, for Coopersville Area Public Schools. We had a 21% voter turnout.
2. We will have a State Primary on August 4, 2026 and voters will vote at their precinct. We will host Early Voting for this election from Saturday, July 25 – Sunday, August 2, 2026, at the township hall for all Tallmadge Township residents. Hours will be 8am – 4pm each day.

- + **Planning Commission – Joel Terpstra** – at the April meeting they had a special use application for outdoor display on Lake Michigan Drive. Pater Storage on Ironwood Drive had a minor amendment to their second phase.
- + **Zoning Board of Appeals** – no update.
- + **Wright Tallmadge Fire Board – Michael Eppink**: six people graduated from the Fire Academy.

VII. Adjournment: Michael Eppink moved, Joel Terpstra supported to adjourn the meeting. Meeting adjourned at 7:49pm.

Respectfully submitted,



Karina Rollenhagen
Tallmadge Charter Township Clerk



Mark Bennett
Tallmadge Charter Township Supervisor