

**Tallmadge Charter Township
Planning Commission
Regular Meeting
June 23, 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 3 people in the audience.

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

Approval of the minutes from the May 26, 2026 Regular Meeting was motioned by Matt Fenske, seconded by Joel Terpstra, and it carried unanimously.

Non-agenda item inquiries:

Resident on 12th Ave: requested updated website with agenda and supported docs along with posting on the digital sign.

Ed Nieme: also comments agreement of the same.

New Business

- Site Plans

- o Tallmadge Charter Township – Accessory Building

Joe Grochowalski takes the floor to give highlights on the proposed building and the changes made to the original plan. Which included lowering the overall height, removal of the mezzanine, and installing a shorter overhead door. Rough-in bathroom is included, but no connection to water or septic. Change in window type. Dumpster enclosure to remain the same. Change in the materials proposed for the siding and brick face. Proposed cost of \$256K. Tallmadge Board of Trustees approved this at the last meeting, but would like the Commissioners review as well.

Discussion among Commissioners. Concern and suggestions of the following:

The siding material proposed should meet the same requirements as is required by our commercial and industrial properties. Also, that the brick façade should be used on the west elevation as well. Accent roof should be standing seam metal. Not shingles. Also, should consider an attic style truss to allow for future storage use.

Joel Terpstra recommended approval of the proposed plans with the following changes:

- Strike the (2) election heaters on the BCI REV3 proposal.
- No vinyl siding shall be used. The use of cement board of LP Siding is preferred.
- Use of Metal roofing with standing seam with hidden fasteners on the accent roof.
- Brick chair rail to be used on the west elevation.

Dave Hanko supported with Matt Fenske, Curt Rypma support. Marv Bennink opposed. Joe Grochowalski recused himself.

- Text Amendment Discussion
 - o Lot Area

Greg Ransford takes the floor to discuss how to define what is included in a lot area. Should private or public easements be allowed to be included the total lot area. Discussion among Commissioners. Discussion on what most benefits a property owner. Greg Ransford will provide a draft based on the discussion as well as pull language from some other townships so the Commissioners can review.

Old Business

Master Plan Review will hopefully be addressed in the next quarter.

Planning Commission Comment

- Pledge and Prayer discussion – out of consideration to a request placed, discussion among the Commissioners. Agreement to keep it as status quo.

Matt Fenske comments on wondering what the township thoughts are on data centers. Greg Ransford hopes to have a good sample of language for the September meeting. Joel Terpstra moved for adjournment. Dave Hanco seconded and it carried unanimously.

Adjournment at 7:05pm
Respectfully Submitted,
Jennifer Bosch