

**Tallmadge Charter Township
Planning Commission
Regular Meeting
July 28, 2026
6:00PM**

Call to Order: Curt Rypma called the meeting to order. Present: Curt Rypma, Joel Terpstra, David Hanco, Joe Grochowalski, and Matt Fenske. Absent: Marv Bennink, Erin Hill. Also, present; Greg Ransford Planner, and 8 people in the audience.

Approval of the agenda with an amendment of the date to July 28 was motioned by Joe Grochowalski, seconded by Joel Terpstra, and it carried unanimously.

Approval of the minutes from the June 23, 2026 Regular Meeting was motioned by Matt Fenske, seconded by Joel Terpstra, and it carried unanimously.

Non-agenda item inquiries:

Resident: Thank you for the posting the agenda and items on the website.

New Business

- Public Hearing
 - o Map Amendment Application
 - Visser Brothers – 13925 Ironwood Drive – Seeking conditional rezoning from C-2 and RP to Industrial

Greg Ransford takes the floor. Applicant owns property within the Ironwood overlay district with the purpose of having commercial along the right of way with industrial further off the road. The language of the overlay states the requirement of commercial unless with a special use request within 300 feet of the road. Upon review of the application and consideration of the 3C's it seems to meet the requirements as offered with the condition of no structures within the 300 feet closest to the road.

Dave Hank recuses as representative of application.

Open of Public Hearing: Joel Terpstra moved to open public hearing, Matt Fenske seconds and the motion carries.

Durbin Haas: 13965 IRONWOOD: States he feels there are wetlands within in the property. Is there concern from this Board with preservation of them?

Joel Terpstra responses: This board only reviews the use of applications. Then as the project moves forward Ottawa County Water Resources will need to review and approve and also EGLE will need to review.

Property Owner states wetland studies have taken place.

Matt per Visser: Working on a project on Ironwood. Is asking for clarification on what sort of industrial. Welcomes new buildings and future commercial and industrial growth.

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

Dave Hanko takes to floor and explains the applicant has requested this item to be tabled while they address some questions from the drain commission with project.

Matt Fenske moves to table, Joel Terpstra seconds and it carries forward, 4-0 with Hanko abstaining.

- Text Amendment Discussion

- o Section 15.03(d) – General Requirements, Designated Parking Spaces

Greg Ransford takes the floor. AAA Lawn care has inquired about spaces and their location of parking spaces/lots (off site). Discussion about the 300 foot requirement. Various ideas included measuring from property line rather than building or extend the length. Consensus that the Commission would be open to working with making modifications.

Old Business

- Vista Storage (Pater)

- o Siding inquiry

Jamerson represents the applicant to discuss the issue with the exposed fasteners used in the prior phase. They are offering a prototype slip system product that will cover the fasteners, to block the view of the fasteners. Rain/moisture will be able to drain. This will be in-lieu of removing the existing product. Wondering if this will meet the intent of Commission. Discussion among the Commissioners and applicant. This would be on the street side buildings. The product will be color matched.

Joel Terpstra moves to accept the proposed schematics of the proposed product as presented in the 2 photographs and that are also color matched. Supported by Matt Fenske and the motion carries.

- Text Amendment Discussion

- o Definition of Lot Area

Discussion among Commissioners and Planner, Greg Ransford about what neighboring communities use for language of Lot Area with right of way and easements. Commissioners agree to look into this further to achieve language to clear up the understanding of what to include of private easement, utilities easement and public easements within the lot area use. Ransford will revise as directed.

Planning Commission Comment

- City of Walker Master Plan Letter

Greg Ransford states this is given for the Commissioners information. The proposed changes do not seem significant.

Joel Terpstra moves for adjournment, Matt Fenske seconds and motion carries.

Adjournment: 7:09pm

Respectfully Submitted,

Jennifer Bosch