

REGULAR BOARD MEETING MINUTES
TUESDAY, JULY 14, 2026, 6:00pm
O-1451 Leonard Street NW, Grand Rapids, MI 49534

- I. 6:00 pm CALL TO ORDER:** Mark Bennett called the meeting to order. Joel Terpstra opened the with prayer and the Pledge of Allegiance. Members present: Mark Bennett, Michael Eppink, Joel Terpstra John Bronkema and Valdyne Schwallier. Members Absent: Karina Rollenhagen and Kent Bollinger. Also present, members of the public.

II. CONSENT AGENDA:

John Bronkema moved to approve the Minutes from June 9, 2026, meeting and the bills to be paid in July as presented. Michael Eppink seconded the motion, and it was carried unanimously.

III. PUBLIC PARTICIPATION:

Randy Bense voiced his concerns over the non-use of our microphones during our meetings. Also, not having the agenda items posted to the website before the meetings.

Ed Niemi wanted to thank John Bronkema for all his hard work that he's been doing along the BVLD in Lamont.

IV. UNFINISHED BUSINESS: NONE

V. NEW BUSINESS:

A. Seconded Reading-Zoning Map Amendment - Pursuant to Chapter 22 -

Ordinance Amendment of the Tallmadge Charter Township Ordinance, a requested zoning map amendment(rezone) to the Zoning Ordinance from Gray Johnson to rezone approximately 10 acres of his property which is located at 4080 Johnson (70-10-07-200-026) from Agriculture (AG) to Rural Preserve (RP). The property that is to be rezoned has a home and an agriculture building on it. Joel Terpsta stated that this property met the three C's (Consistency, Compatibility & Capability) of the Planning Commission standards for rezone. It is not a spot rezone for the rural preserve area. Also, the Planning Commission unanimously passed the recommendation on to the board. Mark Bennett stated that this is not

uncommon for the Township Board to receive these requests. No other comments or questions were asked. Joel Terpstra made a motion to adopt the proposed Zoning Map Amendment from Agriculture to Rural Preserve. Michael Eppink seconded the motion.

The role was called with five yeases: John Bronkema, Michael Eppink, Joel Terpstra, Mark Bennett and Valdyne Schwallier. Two Members were absent.

- B. PRIVATE ROAD APPLICATION REQUEST VARIANCE** - Requested variance to the Private Road Ordinance by Gerald Lee; Section 1.04E - Minimum Standards for Private Roads to not improve to road minimum to the width of 22ft. Joel Terpstra made a motion to open the Public Hearing portion of the request. Mark Bennett seconded the motion and was carried unanimously. Matt Koll spoke on behalf of Mr. Lee, and they are requesting relief of the width from 22ft down to 20ft except in certain areas where they need to go down to 16ft due to there being a culvert. They have been working with the Ottawa County Drain Commission review for that reason. The road will be paved, and a cul-de-sac will be added. Joel Terpstra questioned the paving of the road. Mr. Koll stated that it would consist of a 3-inch asphalt, 8-inch aggregate with a sand base. Also, due to the width of the road a dry hydrant will be installed while a pond is maintained. There are currently five homes on this private drive, and they would like to add just one more home. Joel Terpstra asked if there was a private road agreement in place. Mr. Lee stated that they do have one. Mr. Paul Hansma spoke in favor of the variance request. He states that all will benefit from it.
- Joel Terpstra motioned to close the public hearing portion of the request. Michael Eppink seconded the motion and carried unanimously.
- Mark Bennett stated that with much consideration and long conversation with the fire department he feels confident with his decision to give approval of this variance. Although, it is up to the township board to make these decisions in come of these circumstances to the private road ordinances.
- Valdyne Schwallier stated that with them only adding only one home to this development and adding improvements to the road that she is in favor of this variance. Joel Terpstra stated from the planning commission standpoint the private road width is currently at 22ft with 2ft shoulders on both sides that bring the total of 26ft. But with this situation he does support in this scenario. Michael Eppink would like to thank everyone because of the thoughtfulness that all have put into this project.
- Mark Bennett made a motion to approve Section 1.04(E) of the Private Road Ordinance with the following conditions that the roadway reduced from 22ft to 20ft with a couple of sections having to be reduced further down to 16ft, Private

Road Maintenance Agreement, paved and a cul-de-sac to be added. John Bronkema seconded the motion.

The Role was called with five yeses; Mark Bennett, John Bronkema, Joel Terpstra, Michael Eppink and Valdyne Schwallier.

- C. PROPOSED TEXT AMENDMENTS FIRST READING** - To amend Section 7.02(b)2 - Permitted Uses and Section 9(A).03(c)2 - Uses Permitted After Special Approval of the Tallmadge Charter Township Zoning Ordinance (TCTZO). Pursuant of Charter 22 - Ordinance Amendment of the TCTZO.
- A short discussion was held regarding our permitted uses in our language throughout the R-2 districts in our major through fairs. Joel Terpstra stated that it would bring our language up to date with the Master Plan.

- D. STORAGE BUILDING PLAN REVIEW** - Discussion and action regarding the plan, sand the recommendations from the planning commission. Mark Bennett stated that the site plan was presented to the planning commission and they came back with some recommendations that included changes to the front façade, the chair rail be brought around all the way around to the public parking and metal roofing accent. Mark Bennett is asking for the township board to increase the overall budget for the storage building to \$280,000.00. Joel Terpstra made the motion to approve of the increase in funding. Michael Eppink seconded the motion and was carried unanimously.

- E. LAND GIFT** - Discussion and execution of the Life Estate land gift to establish Mckinley Preserve on Parcel 70-10-33-200-026 address of 10297 26th Ave. Mark Bennett has stated that Mr. McKinley has deeded 13.5 acres of his property to the township to create a nature preserve. He will retain ownership until the time of his passing. At the proper time it should be named The McKinley Preserve.

- F. REGRAVEL OF UNPAVED ROADS** - Discussion and action regarding proposal from Ottawa County Road Commission to re-gravel roads.
- Johnson from 48th to dead-end, .3 miles = Township portion \$16,000
 - 32nd from Hayes to Johnson, 1 mile = Township portion \$32,500
 - Johnson - 16th to 8th Ave., 1 mile = Township portion \$32,500
- Joel Terpstra asked where the funding comes from for projects like this. Mark Bennett stated that we do have a line item in our budget for projects like this. Joel Terpstra motioned to table this item to gather further information from the

Ottawa County Road Commission to see if there might be a better product out. Valdyne Schwallier seconded the motion and was carried unanimously.

VI. SUPERVISOR and COMMITTEE COMMENTS

Supervisor's Comments - Mark Bennett stated that Mr. Smith has been working on a restoration project in the Maplewood Cemetery in Lamont and will be working towards getting a grant to further the work there.

Tallmadge Meadows has been placed in receivership by a federal judge. The receiver is very concerned that the township will make them put in high pressure lines and hydrants. We talked to the fire department and the township planner the main goal is to get the residents the running water that they need. After that, then will work to get all new updated infrastructure after a new owner takes over.

Lake Michigan Drive sink hole update, MDOT and Ottawa Water Resource still down to one lane and hopeful to have it open by August 1, 2026. For updates go to (MDOT Mi Drive MAP) website. Mark Bennet stated that there was another item that may be brought in front of the Board and he thanked John Bronkema for all his hard work initiating the collection of signatures for a future Road SAD in Lamont.

Planning Commission - Joel Terspra, on the planning commission discussions item C proposed text amendments. The accessories/outbuilding items have been brought forward again.

The Pledge of Allegiance was brought up in front of the planning commission members, and the final decision was made not to do anything.

Treasurer's Comment - Valdyne Schwallier stated that the Clerk, Karina Rollenhagen, and her went through township audit, it went well. The new Auditing Firm is very easy to work with, a long week but went well. We thank all that were there to help and thankful for the change. It was needed and we are glad that it happened even for the long days.

Zoning Board of Appeals - John Bronkema stated that there is an upcoming meeting

Fire Board - No Comment

WTF Chief's Report - N/A

Grand Valley Metro Council - N/A

Park Committee - N/A

VII. ADJOURNMENT: Joel Terpstra made a motion to adjourn at 7:17pm.
Valdyne Schwallier seconded the motion and was carried unanimously.

Respectfully submitted,



Karina Rollenhagen
Tallmadge Charter Township Clerk



Mark Bennett
Tallmadge Charter Township Supervisor