Tallmadge Charter Township
Planning Commission
Regular Meeting
August 25, 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 5 people in the audience.

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

Approval of the minutes from the July 28, 2026 Regular Meeting was motioned by Matt Fenske, seconded by Dave Hanko, and it carried unanimously.

Non-agenda item inquiries:
Eric Lumdstrom – Charlies Canine - introduced his partner. Gives brief update on proposed project that will be presented to the board next month.

New Business

- La Vista Serene
    - o Siding Inquiry

Greg takes the floor regarding the project, the concerns with materials and the cost.
Matt Larue takes the floor regarding the ordinance requirements. Asks for discretionary review in the request to modify the requirement of concealed fasteners. States the total cost is 171K for siding, which is a third of the total building cost, just for a required aesthetic look. Requests for relief of this required condition. Dave Hanko recuses himself as he prepared the site plan for this. Discussion among Commissioners and applicant. It is stated that there are materials that are more cost savings that can be used, discussion about the proposed chair railing – and the intended use of it being on all 4 sides. Applicant would like to use metal with exposed fasteners. Marv Bennink states having been a longtime advocate of requiring hidden fasteners, he has had several conversations with local business owners and they have expressed a desire to do upgrades on their buildings, however this requirement does come with costly financial restrictions. He is open to review and give thought to revising this requirement. Joe Grochowalski suggests a review of how far back a building is set from the road could be considered. Discussion on how the Commissioners could review this potential revision. Joel Terpstra gives an example of the available materials and the quality tiers that these products provide. Feels there are affordable options, and that option was approved for this project. Discussion on what neighboring communities may have. Greg Ransford responds that there is a broad spectrum of requirements. Discussion between applicant and Commissioners, clarifying on what materials are desired. Applicant states they want max-rib ultra steel metal panels. This

structure will be the only one on this property to have this material exception, the other 5 will have the materials as approved previously. Commissioners request a sample of the proposed materials. To reiterate, Joel noted that the project is currently approved for a board and baton LP material, applicant wants to use a metal material with exposed fasteners. Applicant requests to table this request, so they can gather the materials and present the product to the Commissioners.
Joel Terpstras opposes, as he is familiar with these products. Joe Grochowalski doesn't mind the use of exposed fasteners and would like more latitude in the required materials.

Marv Bennink motions to table this request. Matt Fenske supports and the motion carries.

Old Business

- Text Amendment Discussion
    - o Definition of Lot Area.

Greg Ransford takes the floor with a brief description. Dave Hanko comments on the language and suggests verbiage that is less confusing. Discussion among Commissioners. Commissioners request this and the proposed change be presented to counsel for review and guidance.

> LOT, AREA: The total horizontal area within the lot lines of a **lot when the lot lines abut or are within a public right-of-way. Lot area shall include utility easements, private road easements, and any access easements**. In the case of a waterfront lot, the lot area shall be measured to the ordinary high-water mark as measured by the State of Michigan (if none, then to the natural ordinary high-water mark).

Planning Commission Comment:

Matt Fenskes inquires about any updates on Battery Storage and renewables. Greg Ransford states he is close to having content for the Commissioners.

Dave Hanko mentions the updated land division act that takes effect in March 2027. Wondering if there should be any changes made to our ordinances or zoning requirements. Discussion among Commissioners.

Joel Terpstra mentions exposed fasteners as discussed earlier. Requests the Commissioners to consider the materials. Does not buy the argument of the excessive cost as it was presented. Continued discussion among Commissioners.

Upcoming projects – October hopefully will have some master plan review.

Joel Terpstra moves for adjournment, Dave Hanko seconds and motion carries.

Adjournment: 7:06pm

Respectfully Submitted,

Jennifer Bosch