# TALLMADGE CHARTER TOWNSHIP
# REGULAR BOARD MEETING MINUTES

Tuesday August 11, 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, Clerk Karina Rollenhagen, Treasurer Valdyne Schwallier, and Trustee Joel Terpstra. Members absent: Trustee Michael Eppink. Also present approximately 8 members of the community.

II. **CONSENT AGENDA**

**Joel Terpstra moved, Karina Rollenhagen approved the minutes of the July 14, 2026, regular meeting, and to approve the bills to be paid in August 2026, as presented, and accept as information the treasurer's report, legal update and correspondence if any. Motion CARRIED.**

III. **PUBLIC PARTICIPATION:**

a. Joe Bush, Ottawa County Water Resources Commissioner, gave an update on the drain project on Lake Michigan Drive near Motman's. MDOT will be fixing the drain and plan to start at the end of August. The project will take 6-8 weeks to complete the laying of new pipe. This will be updated to one large storm sewer instead of the 2 systems it has been running on.
b. Kurt VanKoevering, Ottawa County Road Commissioner, shared their strategic plan for 6 years and repaving plans for Tallmadge Township roads. Mark Bennett asked how designation for primary versus secondary roads are determined. Kurt VanKoevering said they're based on Average Daily Travel (ADT) and subdivisions have low ADTs, so they are not primary roads.
c. Linda Peterson – shared that she is in support of the regravel of Johnson Avenue west of 48th Avenue.
d. The Honorable Anna White shared that she is running for Judge for the 58th District Court. She has recently been appointed and is happy to serve the residents of Ottawa County.
e. James VanBorst shared that he is in support of the Farm Haus Cider tasting room. He is concerned about the Flock cameras and would like to see them removed.

IV. **UNFINISHED BUSINESS – TABLED FROM JULY 14, 2026, MEETING-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 from 16th to 8th Ave., 1 mile = Township portion $32,500

Mark Bennett shared that the Board asked him to ask the Road Commission about the possibility of limestone or crushed concrete instead of gravel on these roads. At this point the Road Commission only uses gravel. John Bronkema stated that Johnson from 48th to the dead end would be a good place to try this type of road. Mark Bennett said that the cost to pave this section of road would be an expensive cost per resident as there aren't many residents on this stretch of Johnson. Joel Terpstra stated that gravel would be a short-term fix for the road. He would rather spend more money to get a better product on the roads. Mark Bennett said the road commission will not do another product on the roads. So, another product is not an option for us. Mark Bennett is for the project on Johnson from 48th to the dead end, but not the other two roads at this time. Valdyne Schwallier is for the project and wants it to last. She said the road commission needs to properly crown the roads. Joel Terpstra said that gravel will stick to cars. The other product in the other county seemed to stick to the road better. Mark Bennett shared that the road commission in consultation with Muskegon County have had complaints about the other product and it sticks to vehicle's brakes. He said that the road commission is unwilling to entertain a different product.

**Mark Bennett motioned to entertain a contract with the Ottawa County Road Commission to regravel Johnson from 48th Avenue west to the dead end, and not regravel the other two roads at this time. Kent Bollinger approved the motion with a cost of $16,000 to the township. Roll Call: Yes – Terpstra, Schwallier, Bronkema, Bollinger, Rollenhagen, Bennett. No – none. Motion CARRIED.**

## V. NEW BUSINESS

A. **PROPOSED TEXT AMENDMENTS SECOND READING-** To amend Section 7.02(b)2- Permitted Uses and Section 9A.03(c)2- Uses Permitted After Special Approval of the Tallmadge Charter Township Zoning Ordinance (TCTZO). Pursuant to Chapter 22 – Ordinance Amendment of the TCTZO. Mark Bennett stated that this text amendment will remove the "major thoroughfare" restriction language from TCTZO Section 7.02(b)2 and 9A.03(c)2 to allow a church or a school. Joel Terpstra stated that this will not increase the R-2 area, just bring the language into compliance.
**Valdyne Schwallier motioned to amend the text to remove the "major thoroughfare" restriction within the R-2 District and Village of Lamont District. John Bronkema approved the motion. Roll Call: Yes – Bennett, Bollinger, Terpstra, Schwallier, Bronkema, Rollenhagen. No – none. Motion CARRIED.**

B. **ON-PREMISES TASTING ROOM PERMIT-LIQUOR CONTROL COMMISSION -** Farmhaus Cider Co. located at 9265 Kenowa Ave SW. Mark Bennett stated that Farmhaus needs local government approval for a Tasting Room Permit. Farmhaus has conformed with all PC requirements at their site. This permit would require that Farmhaus must conform to the liquor control hours they are approved for. **Valdyne Schwallier motioned to approve the Tasting Room Permit. John Bronkema approved the motion. Roll Call: Yes – Bronkema, Terpstra, Bollinger, Schwallier, Rollenhagen, Bennett. No – none. Motion CARRIED.**

C. **TALLMADGE TOWNSHIP LIBRARY REPRESENTATIVE-** Mark Bennett stated that our current library representative, Jacoba Bouma had to step back from her duties. **Mark Bennett motioned to nominate Deborah Smith for the Allendale Township Library Board position. Kent Bollinger supported the motion. Motion CARRIED.**

D. **PUBLIC HEARING-** HEARING OF NECESSITY (**TO BEGIN AT 7PM**) For a Special Assessment District (SAD) regarding the re-paving of Berkley St (between Leonard and Leverette), Mill St (between Leonard and the dead-end), and Leverette St (between 42nd Ave and 48th Ave).

Mark Bennett stated that there will be Two Public Meetings to establish a Special Assessment District (SAD). If it passes, the cost will be shared between Tallmadge Township (65%) and the residents (35%). The re-paving cost for this project is currently $199,000.

1) RESOLUTION #1 – Mark Bennett shared that legally homeowners owning a total of at least 51% of frontage needs to have signed the petition to enter a SAD. To date homeowners representing 65% of frontage have signed. John Bronkema did assist in contacting residents. All residents were notified by mail, township website, posting on the township office door that the Public Hearing is tonight. **Joel Terpstra motioned to accept the petition as presented. Kent Bollinger supported. Roll Call: Yes – Schwallier, Bronkema, Bollinger, Terpstra, Rollenhagen, Bennett. No – none. Motion CARRIED.**
2) PUBLIC HEARING – **At 7:03pm, Joel Terpstra motioned to open the Public Hearing to discuss the SAD. Valdyne Schwallier supported. Motion CARRIED.**
    1. Huston – stated they are concerned about the larger truck traffic on the road. Mark Bennett said there would be a prohibited truck route. Kent Bollinger said we could start by posting signage and then an officer and potentially camera use to combat the truck

traffic. Mark Bennett stated that this is a complex ordinance to enforce.

2. Karen Shrock – asked why this isn't part of the county improved roads. Mark Bennett said that Leverette, Berkley and Mill are considered subdivision roads and therefore not subject to funding like primary roads. Tallmadge Township doesn't have a millage for secondary roads. Historically, Tallmadge Township enters a SAD where township residents share the cost 65% - 35%. In this instance, the residents' share will be $69,650 which equates to $1,450 per property over 48 properties. Karen Shrock asked how primary versus secondary roads are designated. Mark Bennett said that per the Ottawa County Road Commission, it is determined by "average daily trips" and under Public Act 51 of 1951, the road commission can make those determinations. In 1982, Leverette went from gravel to asphalt through an SAD. John Bronkema encouraged residents to reach out to the State to get someone at the state level to assist with getting the law changed.
3. Dave Maki – agrees that Leverette needs to be paved. He is concerned about the speed of an improved road, especially since there is a lot of foot traffic on Leverette. Kent Bollinger stated that it is a nice, peaceful road to walk on.
4. Debbie Shrock – asked if we can get the answers to why Leverette is required to pay. John Bronkema stated that the road commission cannot explain why. So, John Bronkema wanted to take it to the next level and there is no next level. It appears the next entity is in Lansing, and they aren't interested in talking to us. Mark Bennett said that the road commissioners used to be elected by the residents. Now they are appointed by County Commissioners. He said we aren't being treated any differently than other townships. He disagrees with the road commission's designation of these roads. However, if we do nothing, the road will deteriorate. He would love to see a change in Lansing regarding the revamping of Public Act 51. John Bronkema stated that it boils down to the pot of money that the road commission has to work with and they will only do what the money allows. Joel Terpstra stated that earlier tonight we voted to split the bill to regravel Johnson from 48th Ave to the west. Our attorney mentioned that the threshold that the county has to maintain the primary roads is so low that they can go decades without improving roads. Valdyne Schwallier stated that the Road Commission has board meetings two times per month that are open to the public.

**John Bronkema motioned to close the Public Hearing to discuss the SAD. Kent Bollinger approved. Motion CARRIED.**

3) RESOLUTION #2 – Mark Bennett stated that this resolution confirms that the petition has been signed and that the signatures adequately meet the required 51% of the frontage of the roads to be paved. It also states the estimated cost to be $199,000 which breaks down to $129,350 (65%) paid by the township and $69,650 (35%) paid for by the residents which breaks out to $1451.04 per parcel over 48 parcel owners. **John Bronkema moved to accept petitions as adequate to establish greater than 51% of road frontage as required and the total estimated cost is $199,000 with $69,350 to be paid for by the property owners. Kent Bollinger approved. Roll Call: Yes – Bronkema, Schwallier, Bollinger, Terpstra, Rollenhagen, Bennett. No – none. Motion CARRIED.**

4) REPORT OF SUPERVISOR – Mark Bennett read the following report:

I, Mark Bennett, Supervisor of Tallmadge Charter Township, Ottawa County, Michigan, do hereby report that I have prepared this special assessment roll for Street Special Assessment District No. 2026-01 in the amount of 35 percent of the estimated cost of $199,000.00, or $69,650.00, for the portion of the cost to complete the following public street improvement consisting of the improvement consisting of paving and resurfacing Berkely Street, between Leonard Street and Leverette Street; Leverette Street, between 42nd Avenue and 48th Avenue; and Mill Street, between Leonard Street and the dead end of Mill Street; all improvements in the following described manner: reconstruction of the streets, including as necessary tree removal, grading, ditching, and drainage structures to provide a subbase, a base, and pavement.

**Joel Terpstra moved to accept the Report of the Supervisor including the Special Assessment Roll for the Street Special Assessment District 2026-01. Valdyne Schwallier approved the motion. Roll Call: Yes – Bollinger, Terpstra, Bronkema, Schwallier, Bennett, Rollenhagen. No – none. Motion CARRIED.**

5) RESOLUTION #3 – Mark Bennett advised the Township Board that the next order of business would be to set a date for a hearing on a special assessment roll for the construction and acquisition of certain street improvements. **Kent Bollinger moved to accept Resolution #3 to schedule a Public Hearing of the special assessment roll for Street Special Assessment District No. 2026-01 on September 8, 2026, at**

**6:00pm, at the Tallmadge Charter Township Hall. John Bronkema approved the motion. Roll Call: Yes – Schwallier, Bollinger, Bronkema, Bennett, Rollenhagen, Terpstra. No – none. Motion CARRIED.** Mark Bennett added that the special assessment roll will be available to the public at the Tallmadge Charter Township office until September 8, 2026, during regular office hours. Thank you to Jennifer Bosch for all her work mailing out the public hearing notices.

## VI SUPERVISOR AND COMMITTEE COMMENTS

+ **Supervisor – Mark Bennett** - nothing further
+ **Clerk – Karina Rollenhagen –**

1. We had a 38.66% total voter turnout for the August election. 75.47% of Absentee Ballots were returned, and 16.76% of registered voters voted in person.
2. We had 217 people vote during the 9 days of Early Voting. I would like to encourage more people to vote early before the November 3, 2026, election.
3. We greatly appreciate our Election Inspectors who worked many long hours during Early Voting and Election Day. We cannot run a successful election without their expertise and dedication!
4. We are preparing for the November 3, 2026, election. Absentee ballots will be mailed September 25, 2026, and should be in your mailboxes by October 1, 2026.
5. We will have in person Early Voting again for the November 3, 2026, election. It will be held from Saturday October 24, 2026, to Sunday November 1, 2026, from 8am – 4pm each day at the Tallmadge Charter Township Hall.
6. We are looking for a few more Election Inspectors. This is a paid position and we do provide training. Please contact me for more information.
7. We have almost finalized our work with the auditors who are preparing our year end financial statements for FYE March 31, 2026. These will be shared publicly once we have them.
8. Township Hall rentals are busy! Please check our website to view our calendar for availability if you would like to rent the hall. Reservations may be made up to one year in advance.

+ **Treasurer** – Don't forget to pay your property taxes. The due date of September 14, 2026, is approaching fast.
+ **Planning Commission – Joel Terpstra –**

1. The Planning Commission met on July 28, 2026, and discussed a map amendment for Visser Brothers and a text amendment for parking spaces. They also accepted a fix for the fasteners for Vista Storage.
2. City of Walker submitted their updated master plan for review.
3. Tallmadge Charter Township's master plan process is on pause until our Zoning Administer returns from maternity leave.

+ **Zoning Board of Appeals – John Bronkema** – did not attend the last meeting.
+ **Wright Tallmadge Fire Board – Valdyne Schwallier –** next meeting is on September 2, 2026.
+ **Wright Tallmadge Fire Chief report** – none.
+ **Grand Valley Metro Council** – none.
+ **Park Committee** – none.

**VII. Adjournment: Valdyne Schwallier moved, John Bronkema supported to adjourn the meeting.** Meeting adjourned at 7:56pm.

Respectfully submitted,

Karina Rollenhagen
Tallmadge Charter Township Clerk

Mark Bennett
Tallmadge Charter Township Supervisor