Tallmadge Charter Township
Planning Commission
Regular Meeting
September 22, 2026
6:00PM

Call to Order: Curt Rypma called the meeting to order. Present: Curt Rypma, Joel Terpstra, David Hanko, Joe Grochowalski, Marv Bennink. Absent: Matt Fenske, Erin Hill. Also present; 5 people in the audience. Greg Ransford, absent.

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

Approval of the minutes from the August 25, 2026 Regular Meeting was motioned by Dave Hanko, seconded by Marv Bennink, and it carried unanimously.

Non-agenda item inquiries: None

New Business

- Ironwood Manufacturing
    - Addition of 140,000 square feet (final phase) of tenant space

Dave Hanko recuses himself from the board, which is moved by Joel Terpstra seconded by Erin Hill seconded and it carried. Dave Hanko takes the floor to present the application for the 2nd phase. This phase is presented to run closer to the highway, or north side. Façade will match the 1st phase, same materials are presented to be used as in Phase 1. Dumpster will be split face block which also will match the existing dumpster. There will spaces that are available for lease. There is not a specific intended use at this point. Water main will loop around the building. Still working on approvals for retention and drainage. A berm will be 6ft high to provide screening. East side white fence will be extended to the north, almost to the property line, past the front of the building. Mentions Ironwood Corridor zoning requires that additional landscaping must be between the building and highway and that is proposed. Discussion between Commissioners and Hanko. Comments made about the little Leaf Linden tree proposed, and recommend planting a different species.

Joel Terpstra motioned to approve the site plan as presented, which includes:

- Site Plan Review Application dated 8/4/2026 (1 page);
    - Site Plan set including:

DRAFT

o Existing Condition 13960 Ironwood Drive – Phase 2, prepared by Feenstra & Associates, Inc., dated 9/14/26, Sheet C1;
o Site Plan 13960 Ironwood Drive – Phase 2, prepared by Feenstra & Associates, Inc., dated 9/1/2026, Sheet C2; 5
o Utility Plan 13960 Ironwood Drive – Phase 2, prepared by Feenstra & Associates, Inc., dated 9/1/2026, Sheet C3;
o Grading & SESC Plan 13960 Ironwood Drive – Phase 2, prepared by Feenstra & Associates, Inc., dated 9/1/2026, Sheet C4;
o Landscaping Plan 13960 Ironwood Drive – Phase 2, prepared by Feenstra & Associates, Inc., dated 9/1/2026, Sheet C5;
o Photometric for 13960 Ironwood Dr Phase II, dated 08/04/2026;
o Floor plan – Phase II Expansion Ironwood Industrial Building, prepared by Visser Brothers, Inc., dated 08-05-26, sheet A-1;
o Building elevations – Phase II Expansion Ironwood Industrial Building, prepared by Visser Brothers, Inc., dated 08-26-26, sheet A-2;
• SystemSelect Glass Product Builder performance datasheet dated 8/26/2026 (2 pages);
• Fluropon 70% PVDP Coatings sheet (3 pages);
• Outsulation System dryvit specification sheets (12 pages):
• Reveal Wall Panels specification sheet (1 page);
• ARRIS-cast specification sheets (6 pages);
• CTA Lighting and Controls specification sheets, dated Aug 4, 2026 (16 pages);
• GVMC LGROW Design Spreadsheet (6 pages) and;
• Drainage Calculations dated July 20, 2026 (4 pages)

with the following conditions:

1. All “existing wooded area and green space” identified in the first site plan approval shall remain undisturbed;

2. Compliance with the direction of the Township Fire Department;

3. Compliance with the direction of the Township Engineer;

4. The proposed use of the 4 large trees be brought for revision of different species with the review and approval be done administratively.

Supported by Erin Hill and the motion carries.

Old Business

• La Vista Serene Wedding Venue- 1319 Lake Michigan Drive

Project representative, Matt LaRue took the floor to present the proposed material that is desired to be used on the main building. A sample of the proposed material is distributed to the Commissioners. Discussion between LaRue and Commissioners. LaRues would like a vote on

DRAFT

whether this material can be used, altering the original site PUD plan that was approved. Discussion about how 3 of the 4 elevations do not qualify for exemption of the hidden fastener requirement, and the owner would like to see continuity.

Straw Vote for approval of the material presented:

Joe Grochowalksi – No, however open for discussion
Joel Terpstra - No
Dave Hanko - Recused
Curt Rypma - No
Erin Hill – No, however open for discussion
Marv Bennink - No

Joel Terpstra motions to table the vote of the proposed material to be held at a later date, as it is likely the October agenda is very full. Erin Hil seconds, and the motion carried.

Planning Commission Comment: Discussion about an additional meeting for October. Joe Grochowalksi comments and presents an example of a building built about 30 years ago which is a pre-engineered building.

Joel Terpstra motioned for adjournment, Marv Bennink seconded and the motion carried.

Adjournment – 7:25pm

Respectfully Submitted,

Jennifer Bosch

DRAFT