

**TALLMADGE CHARTER TOWNSHIP  
REGULAR BOARD MEETING  
HELD ON  
TUESDAY, SEPTEMBER 13, 2016  
AT 7:00 P.M.  
[www.tallmadge.com](http://www.tallmadge.com)**

**I. CALL TO ORDER** James Van Ess, Supervisor, called the meeting to order. Joel Terpstra opened with prayer and the Pledge of Allegiance.

Members present: James Van Ess, Lenore D. Cook, Clifford Bronkema, Michael Eppink, Joel Terpstra and Tim Grifhorst. Absent: Brenda Martin (Brenda came to the meeting at item H.)

**II. CONSENT AGENDA**

Clifford Bronkema moved, Michael Eppink supported, to approve the minutes of the August 9, 2016, regular meeting, approve the bills to be paid in September of 2016 as presented and to accept as information the treasurer's report, legal update, correspondence if any.

The motion also added two new items to the agenda. The Sathers request to be hooked to sewer and water and appointment to Fire Board. Motion CARRIED

**III. PUBLIC PARTICIPATION** Dennis Kaptein, the owner of Ottawa Lakeshore Properties, request information as to what can the property he is requesting rezoning for be used as. What options are allowed in C-2, how does he differ from other properties, such as Woodland on Lake Michigan Drive, and what determines outside storage. Matthew Fenske, County Commissioner briefed the Board on what is going on in Ottawa County.

**IV. UNFINISHED BUSINESS**

**V. NEW BUSINESS**

**A.** The Sathers – owners of parcel number 70-10-24-200-003 – are part of the Leonard Street sewer and water district. They are requesting that they be allowed to finance this assessment at the same terms as all the other residents in this district if they so decide. The total assessment would be \$11,500 over a period of fifteen years at the rate of 6.38 percent. Lenore Cook moved, Tim Grifhorst supported, to contract with the Sathers to the above if they so desire. Motion CARRIED. (see contract attached)

**B.** Second Reading – Michael Eppink moved, Clifford Bronkema supported, to adopt the Zoning Text Amendment – Restating Section 14.05(i) – Commercial and Industrial PUD Development Standards, Lot and Yard Requirements and Creating Section 3.36 – Non Motorized Pathways of Zoning Ordinance. Motion CARRIED by a unanimous roll call vote.

**C.** Tim Grifhorst moved, Clifford Bronkema supported to adopt the Zoning Map Amendment that will allow Shirley Stroven of 14399 48<sup>th</sup> Avenue to rezone her property from Agricultural to Rural Preserve. This request conforms to the Master Plan. Planning Commission has approved this request. Motion CARRIED by a unanimous roll call vote.

**D.** Second Reading – Joel Terpstra moved, Michael Eppink supported to adopt the Amendment to a Rezoning Contract with Lamont Community Church. They wish to add on to an accessory building that is used for many church events. The request meets all setbacks and zoning issues. Motion CARRIED by a unanimous roll call vote.

**E.** First Reading – Zoning Map Amendment – Biza Investments, LLC located at 602 Lake Michigan Drive is requesting to rezone Parcel Number 70-10-25-100-032 from R-1 (residential) to C-1 (commercial).

**F.** First Reading – Zoning Map amendment – Ottawa Lakeshore Properties, LLC is requesting to rezone Parcel Number 70-10-01-400-012 from Rural Preserve to C-2.

**G.** The Supervisor advised the Board that he had received a petition to pave 42<sup>nd</sup> Avenue from Leverette to Johnson. At this time, it appears that the petition has received signatures of over 51% of land owners with property that abuts 42<sup>nd</sup>. The Boards next step would be to hold a Hearing of Necessity. After much discussion it was a consensus of the Board that the Township would pay 65% and 35% would be divided among all properties whose driveways or private roads abut to 42<sup>nd</sup>.

**H.** The Supervisor recommends that Tim Grifhorst be appointed to the Wright Tallmadge Fire Board. Joel Terpstra moved, Brenda Martin supported to approve the Supervisor's recommendation. Motion CARRIED.

## **VI SUPERVISOR COMMENTS AND COMMITTEE REPORTS**

**Supervisor: James Van Ess**

**Planning Commission: Joel Terpstra**

**Zoning Board of Appeals: Clifford Bronkema**

**Fire Board:**

**Haz-Mat: Michael Eppink**

**Park Committee: Joel Terpstra**

## **VII. INFORMATIONAL ITEMS**

- A. Fire Chief Report
- B. Sheriff Department report
- C. List of Building Permits for August of 2016
- D. Planning and Zoning report

## **VIII. ADJOURNMENT** Meeting adjourned at 8:41 p.m.

Respectfully submitted,  
Lenore D. Cook