

# Tallmadge Charter Township

## 2020 MASTER PLAN

### Planning Commission:

Marv Bennink – Chairperson  
Matt Fenske – Vice-Chairperson  
Dave Hanko – Secretary  
Joel Terpstra – Member  
Curt Rypma – Member  
Dick Temple – Member  
Jacob Smith – Member

### Board of Trustees:

James E. Van Ess – Supervisor  
Lenore D. Cook – Clerk  
Valdyne R. Schwallier – Treasurer  
Joel Terpstra – Trustee  
Clifford Bronkema – Trustee  
Mark Bennett - Trustee  
Michael Eppink - Trustee

With Assistance By:



Fresh Coast Planning

Tallmadge Charter Township – O-1451 Leonard Street, NW  
Grand Rapids – Michigan – 49534  
Ottawa County

RESOLUTION  
CHARTER TOWNSHIP OF TALLMADGE  
COUNTY OF OTTAWA, MICHIGAN

TALLMADGE CHARTER TOWNSHIP PLANNING COMMISSION  
RESOLUTION TO ADOPT MASTER PLAN

**WHEREAS**, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

**WHEREAS**, the Tallmadge Charter Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

**WHEREAS**, the Tallmadge Charter Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

**WHEREAS**, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

**WHEREAS**, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices, and Maps:

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## APPENDICIES

- Master Plan Survey
- Population Projections
- Community Mapping
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  - Prime Farmland Soils Map
  - Soil Suitability for Septic Map
  - Categorized Township Roads
  - Public Water System
  - Sanitary Sewer System

**WHEREAS**, on September 10, 2019, the Tallmadge Charter Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as identified in the MPEA; and

**WHEREAS**, notice was provided to the surrounding municipalities and regional planning organizations as provided in the Michigan Planning Enabling Act; and

**WHEREAS**, the Tallmadge Charter Township Planning Commission held a public hearing on January 28, 2020 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

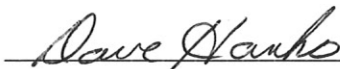
**WHEREAS**, the Planning Commission finds that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

**NOW, THEREFORE, IT IS RESOLVED**, that the Tallmadge Charter Township Planning Commission adopts the Master Plan, as presented to the public on January 28, 2020.

The foregoing resolution was offered by Commissioner Terpstra; second offered by Commissioner Rypma.

Upon roll call vote the following voted: "Aye": Terpstra, Rypma, Fenske, Temple and Hanko. "Nay": None.

The Chair declared the resolution adopted.

  
\_\_\_\_\_  
Dave Hanko, Secretary

## CERTIFICATE

I, the undersigned, the Secretary of the Planning Commission of the Charter Township of Tallmadge, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission at a regular meeting held on the 28<sup>th</sup> day of January, 2020. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.

A handwritten signature in cursive script, reading "Dave Hanko", is written over a horizontal line.

Dave Hanko, Secretary

Tallmadge Charter Township Planning Commission



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**Preface**  
Tallmadge Charter Township Master Plan  
2020

**Introduction**

*Legal Requirement*

In accordance with the Michigan Planning Enabling Act, Act 33 of 2008, as amended, this Master Plan was created to serve as a guide for development within Tallmadge Charter Township.

*Intent and Purpose*

The Tallmadge Charter Township Master Plan is designed to address and direct proposed land use and development in a compatible fashion with existing and future uses, the natural environment, the availability of public utilities, the capacities of transportation networks, the design and distribution of recreational opportunities and other public places, the linear relationship of the landscape as well as numerous other planning and community attributes.

The Tallmadge Charter Township Master Plan will guide and accomplish development that is coordinated, adjusted, harmonious, efficient and economical. In addition, the Master Plan will promote the sustainability of uses for current and future needs that best protect and enhance the public health, safety, morals, order, convenience, prosperity and general welfare.

The Master Plan may project more than 20 years into the future and must be revisited at least every five years to ensure its legitimacy.

**Content**

*Cornerstone Components*

A Master Plan shall include:

- Maps, plats, charts and descriptive content showing the recommendations of the Planning Commission for the physical development of the unincorporated areas of the Township.

A Master Plan should minimally address the classification and allocation of land for the following, as can be reasonably considered:

- Agriculture, residences, industrial and commercial uses, public buildings and spaces, schools, environment, recreation and transportation, areas for redevelopment and various other characteristics of the Township.

A Master Plan should generally address and accommodate the location and extent of the following:

- Transportation networks (i.e. streets, bicycle facilities, railway, waterways, airports and pedestrian improvements).
- Waterways and waterfront developments
- Sanitary sewer and water supply systems
- Pollution prevention efforts
- Drainage
- Flood prevention and the maintaining of water levels
- Public utilities and structures

A Master Plan shall provide recommendations regarding the above cornerstone components, as applicable, as well as provide strategies to implement its proposals. Further, a Master Plan shall provide recommendations regarding the redevelopment or rehabilitation of blighted areas and the management of streets, grounds, open spaces, buildings, utilities or other facilities, as applicable.

### *Composition*

The Tallmadge Charter Township Master Plan is designed based on two simplistic, yet imperative principles;

#### 1. Constant public input

It is through public participation and contributions that we established the foundation and direction of Tallmadge Charter Township, as they are the core of the community. Derived from the 2015 Tallmadge Charter Township Community Survey, which was mailed to every property owner in the township, as well as various planning meetings, this Master Plan benefited from and was shaped by public involvement.

and;

#### 2. Professional support

Accompanied by the expertise and direction of professional municipal planners, County departments that serve on behalf of or provide improvements within the Township as well as other consultants, the desires of the public have been incorporated within the Master Plan and balanced with the socioeconomic attributes of the community by the direction of the Planning Commission.

## *Boards and Staff Involvement*

The creation of a Master Plan includes contributions and direction from the Township Planning Commission, Board of Trustees, and Township Planner, as well as additional staff. The role of each township board and staff person is unique and imperative to the process, which are summarized below.

- Planning Commission
  - Conducts community surveys, public meetings and provides direction to staff to draft Master Plan language, maps and other related components. Recommends the Master Plan to the Board of Trustees, holds the public hearing and approves the Master Plan.
- Board of Trustees
  - Reviews, requests modification, if necessary, and approves the Master Plan for distribution to neighboring municipalities and other entities as required by the Michigan Planning Enabling Act, and ratifies the Planning Commission approval of the Master Plan.
- Planner
  - Provides professional support, drafts language, compiles maps and other Master Plan components for review by the Planning Commission.

## **Final Document**

This design is intended to create the most efficient and effective Master Plan for the community of Tallmadge Charter Township. Its ultimate pursuit is to ensure the health, safety and welfare of the residents, property and business owners as well as visitors to this township.

## **How to Use this Plan**

For each land use or attribute chapter, the plan identifies goals, recommendations, and strategies, which are the basis for future development. The goals, recommendations, and strategies are designed as follows:

- Goals – These are community objectives derived from significant public input and Planning Commission oversight
  - These are applied most frequently during land use review to ensure a proposed development meets and is consistent with the core values of the Master Plan
- Recommendations – These are pointed direction to achieve the goals
  - These are applied the strongest during land use review to ensure proposed development is consistent with the intent of the Master Plan
- Strategies – In an effort to accomplish the goals and recommendations of the Master Plan, the strategies are the legislative methods to mandate certain physical form, through zoning ordinance or police power ordinances.

## Chapter One

### Community Preferences

#### Introduction

Important to the residents and property owners of Tallmadge Charter Township are the preferences by which they envision or define the appearance, character and values of their community.

As provided in its entirety within the appendix, in late 2015 Tallmadge Charter Township completed a community survey to gauge the pulse of its property owners. Among other interests of the community, the survey provided the following findings of community preferences, policies, attributes and planning mechanisms, which are used as some of the cornerstones to establish recommendations and strategies within this Master Plan.

#### Definition of Terms

In order to streamline the content of the survey responses, the following terms are recognized as defined below.

- *Rural Character* – is recognized as the natural features of the earth that minimize the visual exposure of buildings, structures or other man-made features and which create scenic character. It is also recognized as the natural features of the earth that provide environmental buffers and/or habitat that is characteristic of the Township. Features are found to include:
  - Woods, woodlots, forest areas and trees
  - Wetlands
  - Natural vegetation
  - Wildlife habitat
  - Natural field areas
  - Scenic vistas

Rural Character also includes farmland, which is recognized as part of the natural features that are organized and managed by man.

- *Open Space* – is recognized as areas of land unoccupied by buildings, structures or other man-made features, that are preserved to be unoccupied by buildings, structures or other man-made features within a project.

#### Findings

Below is a summary of findings derived from the survey responses.

- *Priorities* – the following attributes have been found as primary policies for the Township:

- Preserve and protect rural character and open space from development
- Limit commercial and industrial growth to Lake Michigan Drive and Ironwood Drive
- Increase the use of public water and sewer to decrease user cost
- Maintain low property taxes
- Maintain the current level of overall growth
- Promote police presence and public safety
- *Problems* – the following attributes have been found as problems within the Township:
  - Outdoor storage of junk and abandoned vehicles
  - High cost of public water and sewer rates
  - Lack of pathways, particularly to business areas
- *Agricultural Characteristics*
  - Respondents who believe:
    - Agricultural opportunities are very to somewhat important – 72%
- *Residential Characteristics*
  - Respondents who believe:
    - Affordable housing is very to somewhat important – 55%
- *Recreational Characteristics*
  - Respondents who believe:
    - New parks are very to somewhat important – 64%
    - Bike paths are very to somewhat important – 75%
    - Sidewalks are very to somewhat important – 56%
    - Recreation overall is very to somewhat important – 67%
- *General Development Characteristics*
  - Respondents who believe development should be:
    - Concentrated as very to somewhat important – 85%
    - Walkable as very to somewhat important – 83%
  - Respondents who agree:
    - Growth is necessary – 61%
    - Growth is about right – 77%
    - Growth should be discouraged – 41%
- *Street Characteristics*
  - Respondents who believe:
    - Improving roads are very to somewhat important – 97%
    - Gravel roads should not be paved as very to somewhat important – 67%

- *Open Space Characteristics*
  - Respondents who believe:
    - Open space is very to somewhat important – 93%
    - Scenic vistas are very to somewhat important – 87%
- *Commercial / Industrial Characteristics*
  - Respondents who believe:
    - Commercial opportunities are very to somewhat important – 56%
    - Small industrial opportunities are very to somewhat important – 60%
    - Expansion of industry is very to somewhat important – 53%
  - Commercial building preference
    - Important – 50.5%
    - Not Important – 49.5%
- *Multi-family Characteristics*
  - Respondents who believe:
    - Multi-family is very to somewhat important – 25%
- *Senior Characteristics*
  - Respondents who believe:
    - Senior housing is very to somewhat important – 73%

## Chapter Two

### Rural Agricultural

#### Introduction

Despite the proximity of the Township to an expanding urban area, Tallmadge Charter Township can still be recognized as rural to moderately rural in character. Agricultural activity is very diverse within the Township consisting of general field crops such as vegetables and grains, livestock and dairy farming, and specialized activities such as fruit orchards and nurseries.

While a considerable amount of farmland has been taken out of production, a relatively small amount of active farmland has actually been lost to development. However, while farming continues to be prevalent in our community, certain economic conditions and changes in generational interests appear to be altering the trends and prominence of our agricultural operations.

Through our 2015 community survey as well as various planning meetings and coupled with other planning mechanisms, we have concluded that the following interests are paramount in our rural and agricultural pursuits. In addition, recommendations regarding these interests as well as strategies, accompanied by an illustration example, to achieve success are provided below.

#### Goals, Recommendations, and Strategies

##### *Goals*

- Preserve the rural character of the Township
- Prevent the wide scale scattering of intensive and higher density non-farm land uses in the rural country-side
- Preserve woodlands and wetlands which are useful as water retention and ground water discharge areas and which have important aesthetic and scenic value
- Prevent isolated residential and or commercial development on large parcels
- Support agricultural operations

##### *Recommendations*

- Support the Farmland and Open Space Preservation Act, P.A. 116 of 1974 by encouraging the use of preservation agreements by area farmers and approving such agreements that are consistent with the Master Plan
- Encourage development at very low densities where soil conditions, topography, and vegetation preclude higher intensities of development
- Through zoning regulations, make lands which are less suitable for agriculture use more attractive to develop than prime and unique agricultural land
- Encourage crop production and livestock use to minimally impact existing open spaces



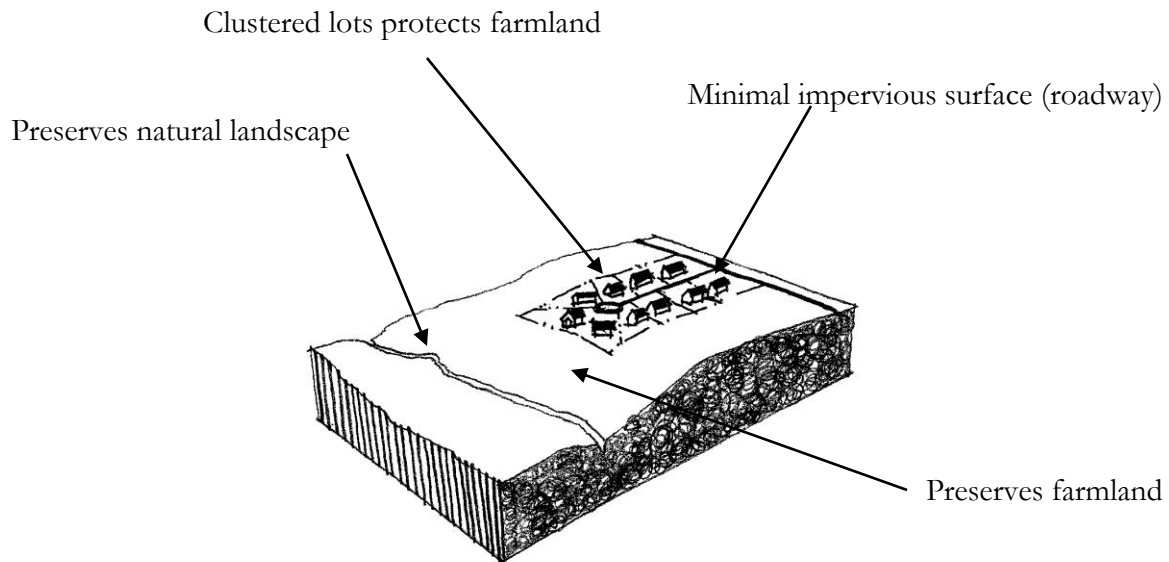
- Encourage all farm building construction to be designed in a central or same location to preserve the most farmland as possible and minimally impact existing open spaces.
- Design a “no-cut” zone along right-of-ways to protect the natural landscape, maintain open space and rural character as well as preserve the native drainage system and reduce flooding.
- Limit the orientation of parcel development to protect the rural image and blend development with the natural landscape
- Require clustering of housing

### *Strategies*

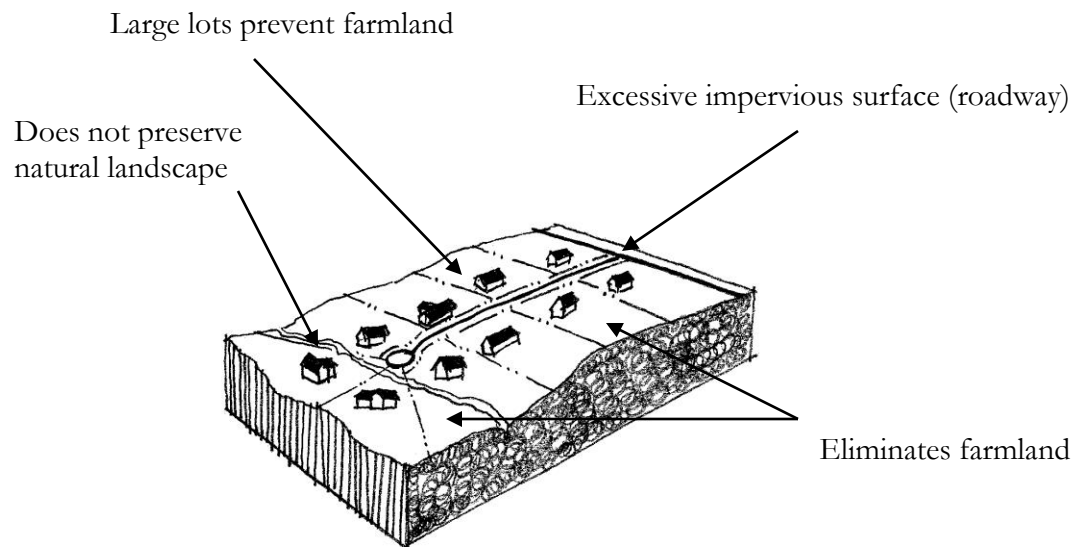
- Require development to utilize open space preservation techniques, clustered housing techniques and other amenities and features to preserve rural character
- Reduce or eliminate the minimum setback for all farm buildings, so as to protect the greatest amount of open space and or farmland as possible.
- Encourage the preservation of any trees within the right-of-way and within 30 feet of the right of way, so as to protect the natural vegetation (any naturally deceased trees may be removed) and drainage system.
- Prohibit private roads in the Agricultural and Rural Preserve Zoning Districts

# RURAL AGRICULTURAL

## INTENDED



## NOT INTENDED



**Chapter Three**  
Residential Uses  
*Low Density, Medium Density & High Density*

**Introduction**

While Tallmadge Charter Township is generally a rural community and residential uses comprise a relatively small percentage of the total land area, the Township continues to experience significant residential growth each year. This residential land use classification includes conventional single-family homes, two family dwellings, mobile homes, and multi-family dwelling units.

*Population Projections*

By their very nature, population projections are only refined estimates of what the future might hold. It is clearly impossible to forecast the end result of untold individual and public decisions. Assumptions must be based on sound judgment, empirical data, and historical information. By necessity, they must be tempered by local opinions or they will certainly be unreasonable. There are numerous methods of estimating future population growth of a community; some are: (1) the co-hort survival method; (2) average percentage growth rate; (3) average numerical growth rate and; (4) geometric progression. Any of these methods could be utilized depending on the available background information required. For simplicity, population projections are provided by the United States Census Bureau and the Ottawa County Planning and Performance Improvement Department, as shown in the Appendix.

Given an estimated population increase of over 2,300 people and 891 new dwelling units (based on an average of 2.58 persons per household) between the year 2010 to 2030, an estimated quantity of land area needed to accommodate this growth can be determined by making a few assumptions.

Given a predominance of single family detached homes and the limited public water and sewer facilities, it can be assumed that the average lot size for each future dwelling unit will be approximately 2 acres. This assumption is based on several considerations:

1. The current minimum lot size in the agricultural zoning district is 10 acres. Although some development will occur under such regulations, only a relative small percentage of the total number of new dwellings will occupy such parcels.
2. The current minimum lot size in the rural-preservation zoning district is 2.5 acres. The demand for such lot size is expected to be relatively strong.
3. Much of the land area of Tallmadge Charter Township has soils that are unsuitable for on-site septic systems. As a result, lots and parcel sizes larger than the 22,500 square feet

presently required in the residential districts are needed to safely provide for private septic systems.

Based on the above assumptions, the amount of land needed to accommodate the projected number of new homes can be determined as follows:

$$891 \times 2 = 1,782 \text{ acres}$$

Based on the amount of vacant land that is presently available in the Township, it appears that there is sufficient land available to handle this projected growth, in a fairly dispersed fashion.

As a more compact pattern of residential growth is to be achieved, the majority of growth must be directed toward areas having soils capable of supporting higher densities or those areas where public sanitary sewer and municipal water is available. The sanitary sewer should be used by the Township to direct future growth and development in a much more systematic and concise pattern.

Given that Township trends appear to suggest residential growth will continue, particularly within multi-family developments, the Township is cognizant of the importance of appropriately locating residential developments and the timing of such developments with public utilities. As a result and through our 2015 community survey as well as various planning meetings and other planning mechanisms, we have concluded that the following interests are paramount in our residential pursuits. In addition, recommendations regarding these interests as well as strategies to achieve success are provided below.

### **Goals, Recommendations, and Strategies**

#### *Goals*

- Ensure that new development occurs in an environmentally consistent and sound manner and that the potential for flood hazard, soil erosion, disturbances to the natural drainage network and surface and groundwater contamination are minimized, thereby protecting natural resources and preserving scenic and environmental quality, as well as minimizing the public burden
- Preserve the rural character of the Township
- Provide for a range of residential styles and densities to meet the needs of the diverse population of the community while conscientiously integrating developments into the landscape of existing neighborhoods
- Realize strong neighborhoods with a predominantly single-family residential and rural open space character with a sense of community that is accepting of alternative housing styles designed to respond to the needs of a diverse range of incomes and lifestyles
- In areas that will be served by public utilities, provide for a variety of housing types in appropriate locations and at acceptable densities to accommodate varying needs in household size, location, style and income levels

### *Low Density Residential Goals*

- Provide for a low-density pattern of residential development consistent with the rural character found in most areas of the Township
- Locate low density development close to schools, parks, places of worship, and recreational uses

### *Medium Density Residential Goals*

- Medium Density Residential development should be located in areas to serve as buffer or transitional uses between non-residential uses and low density or rural/agricultural preservation areas
- Medium Density Residential development should be located close to schools, parks, places of worship, and recreational uses
- Medium Density Residential development shall be located within the Urban Growth Boundary to reduce groundwater contamination and in particular, sodium chloride levels

### *High Density Residential Goals*

- High Density Residential development can serve as transition zones between commercial/industrial areas and lower density residential development
- All such developments should be located on or near major arterials and shopping areas
- High Density Residential development shall be located within the Urban Growth Boundary to reduce groundwater contamination and in particular, sodium chloride levels

### *Recommendations*

- Through zoning and site plan review encourage approaches to land development that take natural features such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site design
- Establish density standards that are consistent with the natural capacity of soils to handle on-site septic systems and which promote the preservation of the rural character of the Township
- Encourage higher densities of development in locations where future public utilities and services can be most economically and efficiently provided, when they are needed
- Require clustered development
- Encourage and guide the development of housing at densities that relate to natural and manmade features

- Encourage the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments
- Encourage new residential developments to be sited in a manner that protects the community's traditional and rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate
- Develop local incentives to encourage residential development that complements the community's rural character without compromising the provision of public services and facilities
- Encourage the maintenance and preservation of the existing housing stock through proper code enforcement
- Encourage the preservation of farmhouses, barns, fence styles, and other architectural and landscaping forms, which symbolize the Township's agricultural heritage

#### *Low Density Residential Recommendations*

- This land use classification recognizes existing single family platted subdivisions and makes provisions for new residential lot sizes ranging in size from approximately 22,500 square feet to one acre

#### *Medium Density Residential Recommendations*

- Public water and sewer are necessary to serve this type of use and these areas should not be zoned or developed until public sanitary sewer and public water utilities are available to serve the use
- This land use classification is intended to accommodate single family and two-family, attached dwelling units at densities of up to approximately 3.5 units per acre
- Encourage planned unit developments that utilize rural character techniques and are served by public water and/or sewer

#### *High Density Residential Recommendations*

- This land use classification is intended to accommodate a maximum density of approximately eight (8) units per acre and shall be served by public sanitary sewer and public water utilities
- Require higher density residential development to be established through planned unit developments that utilize clustered housing, mixed uses and/or open space preservations among other techniques and direct higher densities to occur in areas with available public utilities, which are essential for such development

## *Strategies*

- Require development to utilize open space preservation techniques, clustered housing techniques and other amenities and features to preserve rural character and protect the environment
- Maintain Planned Unit Development provisions within the zoning ordinance that will allow flexibility in the design of Medium Density Residential and High Density Residential developments
- Require the layout of new residential developments to be extensions of existing neighborhoods, where possible. This shall apply to lot layout, road extensions, and open space plans
- Require higher density housing on lands that have or are planned to have the capacity to support such development by means of adequate public roads, utilities and other available infrastructure
- Require new residential developments to incorporate a pedestrian sidewalk system that ultimately connects with abutting developments to produce a walkable and connected community
- Require medium density developments and high density developments to only be located within the Urban Growth Boundary
- Maintain or strengthen blight ordinance language to ensure proper maintenance of all housing

## Chapter Four

### Village of Lamont

#### Introduction

Unique to Tallmadge Charter Township and located along the Grand River is the historic Village of Lamont. The Village of Lamont extends from approximately 40<sup>th</sup> Avenue to a quarter mile west of 48<sup>th</sup> Avenue in an east to west direction and from the Grand River approximately one-half (1/2) mile to the north. It is home to a post office, an assisted living facility and numerous homes.

Similar to other villages of like size throughout West Michigan, advancements in transportation, communication and other needs over the past century have caused the Village of Lamont to experience a decline in activity and seek revitalization.

In an effort to preserve the character of the village and strengthen its revitalization, we have concluded that the following goals are paramount in our Village of Lamont pursuits. In addition, recommendations regarding these goals as well as strategies, accompanied by illustration examples, to achieve success are provided below.

#### Goals, Recommendations, and Strategies

##### *Goals*

- Preserve village character
- Preserve rural character
- Provide for recreational opportunities
- Expand commercial opportunities

##### *Recommendations*

- Retain and enhance the Village of Lamont by relying on its traditional neighborhood form to preserve a compact livable community
- Encourage the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments
- Encourage new residential developments to be sited in a manner that protects the community's traditional and rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate
- Encourage village orientation of commercial store fronts with apartment living above stores
- Encourage new residential developments to incorporate a pedestrian sidewalk system that ultimately connects with abutting developments to produce a walkable and connected community
- Encourage a central park to accompany village orientation

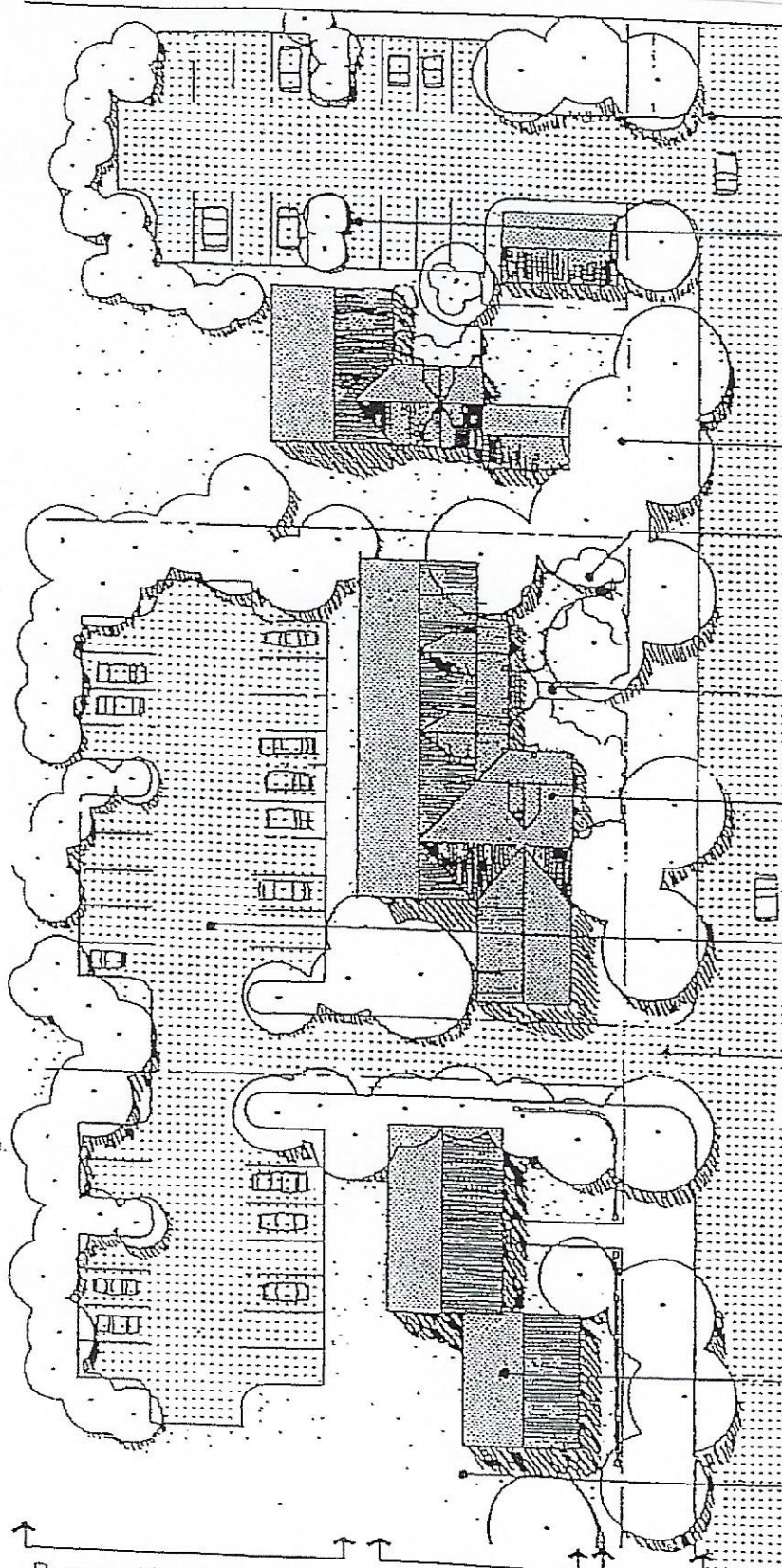


- Design connective recreational paths
- Encourage architectural minimums for all commercial uses to enhance roadside image
- Enhance landscaping requirements to protect the rural image and blend development with the natural landscape

### *Strategies*

- Require the layout of new residential developments to be logical extensions of existing neighborhoods, where possible. This shall apply to lot layout, road extensions, and open space plans.
- Preserve and enhance, where necessary, the Village of Lamont Zoning District Chapter to protect form-based codes, which include:
  - Build-to lines
  - Limited front yard parking
  - The accommodation of apartment space above storefronts
  - Minimum design standards of building façade and signage
  - The establishment of pedestrian friendly streetscape
  - Concrete sidewalks in front of stores
- Provide design incentives, such as additional building height beyond the maximum permitted, to encourage private investment in public utilities or other improvements that are necessary for the collective public good
- Require connective public spaces in addition to those required by the form-based codes
- Pursue grant opportunities to finance recreational parks and pathways

## Village of Lamont Concept



Parking consolidated with fewer curb-cuts.

Parking moved to sides of buildings, when it cannot fit behind them.

Buildings arranged in varied, clustered masses, more related to the main street.

Large deciduous shade trees planted at 25' to 40' intervals reinforce the "street edge".

Masses of native shrubs reflect the natural landscape.

Pedestrian-friendly sidewalks.

Building additions located in front to strengthen town-like qualities, with vernacular architectural styles.

Parking relocated behind buildings, and planted heavily around the edges.

Shared driveway access is provided wherever practicable to reduce curb-cuts and improve safety.

Fences, hedges and other traditional devices define a formal but friendly street relationship.

Building-street relationship strengthened by extending shops toward the front.

Reduced side setbacks allow varied massing of buildings.

Rear parking buffered with landscape plantings.

Building masses cohesive and relate to street.

Street-trees & sidewalks

Buildings with upper stories create better streetscape and allow for housing above, to keep area well-populated after hours, improving security while increasing rental income.

## Chapter Five

### Commercial Uses

#### Introduction

Typically, commercial establishments seek out major streets with high traffic volumes to maximize their visibility and to encourage drive in trade. However, when a major street begins to develop commercially, traffic congestion too often occurs and conflicts result between through traffic and vehicles entering and exiting driveways.

This chapter recognizes that the demand for commercial development in Tallmadge Charter Township is likely to increase within the planning period as the population continues to grow at a significant rate. These demands are most likely to be greatest along Lake Michigan Drive between 8<sup>th</sup> Avenue and the eastern Township boundary line, and in the Ironwood Drive/I-96 interchange area where traffic volumes are greatest and where commercial establishments can take advantage of passing motorists.

It is important to direct commercial development in a manner which avoids the generally undesirable effects that commercial strip development can present. Therefore, retail and service types of commercial development should be directed toward the two areas that are natural attractions for commercial development given their existing infrastructure to avoid strip development; Ironwood Drive and Lake Michigan Drive. Tallmadge Charter Township supports a wide range of commercial uses and locations. From retail and office use to automotive repair and petroleum distribution, commercial entities are generally located along these two major traffic corridors.

In an effort to continue healthy, controlled growth of commercial development to serve the local and regional needs of the community, we have concluded that the following goals are paramount in our Commercial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### Goals, Recommendations, and Strategies

##### *Goals*

- Accommodate commercial facilities that provide sufficient amounts of goods and services to meet the daily needs of a growing Township population
- Promote the physical clustering of commercial establishments to encourage more convenient shopping
- Promote high quality commercial development through thorough site plan review, which integrates surrounding development by means of appropriate landscaping, greenbelts, façade design, adequate access, parking, and pedestrian pathways

- Ensure that new development occurs in an environmentally consistent and sound manner and that the potential for flood hazard, soil erosion, disturbances to the natural drainage network and surface and groundwater contamination are minimized, thereby protecting natural resources and preserving scenic and environmental quality, as well as minimizing the public burden.

### *Recommendations*

- Avoid high density commercial development where public utilities are not available
- Direct commercial development to occur in areas with suitable infrastructure
- Limit commercial strip development
- Minimize conflicts with surrounding land uses
- Prevent conflicts with the movement of vehicular traffic along major highways as well as pedestrians
- Through zoning and site plan review, encourage approaches to land development that take natural features such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site design
- Improve site plan landscaping standards

### *Strategies*

- Require the shared use of commercial driveways and access roads to limit the number and spacing of driveways on public right-of-ways
  - A secondary means of ingress and/or egress should be provided. Such alternative access could take the form of access to an intersecting street for corner parcels, access across adjacent parking lots or access to another street to the rear of the property.
- Provide for the separation of conflicting land uses by designating suitable transitional districts or requiring greenbelt or buffer areas
- Adopt or strengthen regulations necessary to prevent outdoor storage of equipment, goods, and other materials, where objectionable
- Adopt or strengthen regulations requiring the adequate siting and screening of those land uses which tend to have a blighting influence on the community
- Require the joint use of parking facilities
- Require pedestrian pathway connectivity along street right-of-ways and internal to the site
- Strengthen landscaping requirements along the street edge to enhance aesthetics and to screen parking areas
- Strengthen planned unit development zoning provisions that would require the review and approval of proposals incorporating integrated mixed uses, joint accesses and alternative access characteristics

- Major development should not be permitted until public water, sanitary sewer and storm water systems are provided unless careful consideration is given to the individual methods to handle expected water usage, wastewater generation and runoff

## Chapter Six

### Industrial Uses

#### Introduction

It is recognized that industrial development is important to the economy and tax base of Tallmadge Charter Township. Similar to that of the commercial areas within Tallmadge Charter Township, industrial uses benefit from access to regional transportation arteries. Given this, and supported by an improving public water and sewer system, the employment needs of local and regional populations can be reasonably served.

In an effort to continue a healthy, controlled growth of industrial development, we have concluded that the following goals are paramount in our Industrial pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### Goals, Recommendations, and Strategies

##### *Goals*

- Encourage industries to locate in an industrial park setting
- Promote diversification of the local tax base
- Provide nearby entrepreneurial and employment opportunities for Township residents
- Promote high quality industrial development through thorough site plan review, which integrates surrounding development by means of appropriate landscaping, greenbelts, façade design, adequate access, parking, and pedestrian pathways
- Provide for industrial development in areas that are easily accessible by major transportation facilities
- Provide for industrial development in areas that contain public water and public sewer service for those uses that are heavier and require such utilities
- Ensure that new development occurs in an environmentally consistent and sound manner and that the potential for flood hazard, soil erosion, disturbances to the natural drainage network and surface and groundwater contamination are minimized, thereby protecting natural resources and preserving scenic and environmental quality, as well as minimizing the public burden.

##### *Recommendations*

- Establish and reserve site(s) for future industrial purposes
- Promote the development of an industrial park rather than a single lot development
- Incrementally expand the availability of industrial zoned properties
- Development without public utilities should be limited and carefully monitored.

- Improve site plan review standards to ensure those industries being proposed without public sewer and water facilities will not jeopardize environmental quality
- Improve site plan review standards to ensure building and site design quality
- Direct development to occur in areas with suitable infrastructure
- Minimize conflicts with surrounding land uses
- Prevent conflicts with the movement of vehicular traffic along major highways as well as pedestrians
- Through zoning and site plan review, encourage approaches to land development that take natural features such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site design
- Improve site plan landscaping standards

### *Strategies*

- Promote high quality development through thorough site plan review
- Require the shared use of industrial driveways and access roads to limit the number and spacing of driveways on public right-of-ways
- Provide for the separation of conflicting land uses by designating suitable transitional districts or requiring greenbelt or buffer areas
- Adopt or strengthen regulations necessary to prevent outdoor storage of equipment, goods, and other materials, where objectionable
- Adopt or strengthen regulations requiring the adequate siting and screening of those land uses which tend to have a blighting influence on the community
- Require pedestrian pathway connectivity along street right-of-ways
- Strengthen landscaping requirements along the street edge to enhance aesthetics and to screen parking areas.
- Development should not be permitted until public water, sanitary sewer and storm water systems are provided unless careful consideration is given to the individual methods to handle expected water usage, wastewater generation, and runoff

## Chapter Seven

### Ironwood Drive Corridor

#### Introduction

Typically, commercial establishments seek out major streets with high traffic volumes to maximize their visibility and to encourage drive in trade. Similar to that of the commercial areas within Tallmadge Charter Township, industrial uses benefit from access to regional transportation arteries. Ironwood Drive is currently designed to support large volumes of traffic and benefits from direct access to Interstate 96. Given this, and supported by an improving public water and sanitary sewer system, the Master Plan recognizes the potential development of Ironwood Drive for both commercial and industrial uses.

In an effort to continue healthy, controlled growth of commercial and industrial development along Ironwood Drive and to serve the local and regional needs of the community and the region, we have concluded that the following goals are paramount for uses along Ironwood Drive. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### Goals, Recommendations, and Strategies

##### *Corridor Goals*

- New commercial and industrial development should be directed to areas which have utility services or are planned to receive them
- Promote rural character and require tree planting along the corridor
- Locate more intense commercial land uses that generate higher traffic volumes near the Interstate 96 interchange and transition to less intense land uses with lower traffic volumes away from the interchange
- Discourage strip commercial development that is typically characterized by utilitarian buildings with no architectural character or relationship to surrounding buildings. These frequently have minimally sized windows, large expanses of blank walls, flat roofs, and their facades lack varying features, such as offsets or shadow lines.
- An emphasis on interconnected drives and streets should be promoted so that internal trips can be made without compelling drivers to exit and enter multiple times onto Ironwood Drive
- A system of integrated shared use paths should be promoted for all new developments to provide safe walking routes to surrounding stores and uses

##### *Commercial Goals*

- Accommodate commercial facilities that provide sufficient amounts of goods and services to meet the daily needs of a growing Township population



- Promote the physical clustering of commercial establishments to encourage more convenient shopping
- Promote high quality commercial development through thorough site plan review, which integrates surrounding development by means of appropriate landscaping, greenbelts, façade design, adequate access, parking, and pedestrian pathways
- Ensure that new development occurs in an environmentally consistent and sound manner and that the potential for flood hazard, soil erosion, disturbances to the natural drainage network and surface and groundwater contamination are minimized, thereby protecting natural resources and preserving scenic and environmental quality, as well as minimizing the public burden.

### *Industrial Goals*

- Encourage industries to locate in an industrial park setting
- Promote diversification of the local tax base
- Provide nearby entrepreneurial and employment opportunities for Township residents
- Promote high quality industrial development through thorough site plan review, which integrates surrounding development by means of appropriate landscaping, greenbelts, façade design, adequate access, parking, and pedestrian pathways
- Provide for industrial development in areas that contain public water and public sewer service, especially for those uses that are heavier and require such utilities
- Ensure that new development occurs in an environmentally consistent and sound manner and that the potential for flood hazard, soil erosion, disturbances to the natural drainage network and surface and groundwater contamination are minimized, thereby protecting natural resources and preserving scenic and environmental quality, as well as minimizing the public burden.

### *Corridor Recommendations*

- Provide pedestrian access within a site and between sites
- Promote rural character through a unified streetscape plan to maintain a consistent aesthetic theme along the corridor
- Preserve a natural screen along the corridor for new development
- Parking should be set back from the highway and buffered by landscaping. While uses may change along the highway, the consistent application of parking and landscaping will provide a theme of 'rural roadside' character.
- Interconnect service drives to improve traffic distribution and to promote access management
- Adjacent residential neighborhoods and uses must be protected from the potential negative impacts of employment areas such as the scale of development and buildings, noise, odors, air quality, traffic, and objectionable views
- New utility lines should be buried

### *Commercial Recommendations*

- Avoid high density commercial development where public utilities are not available
- Direct commercial development to occur in areas with suitable infrastructure
- Limit commercial strip development
- Minimize conflicts with surrounding land uses
- Prevent conflicts with the movement of vehicular traffic and pedestrians
- Through zoning and site plan review, encourage approaches to land development that take natural features such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site design
- Improve site plan landscaping standards

### *Industrial Recommendations*

- Development without public utilities should be limited and carefully monitored.
- Improve site plan review standards to ensure those industries being proposed without public sewer and water facilities will not jeopardize environmental quality
- Improve site plan review standards to ensure building and site design quality
- Direct development to occur in areas with suitable infrastructure
- Minimize conflicts with surrounding land uses
- Prevent conflicts with the movement of vehicular traffic and pedestrians
- Through zoning and site plan review, encourage approaches to land development that take natural features such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site design
- Improve site plan landscaping standards

### *Corridor Strategies*

- Adopt a new zoning district or overlay district specifically for the Ironwood corridor and incorporate, at minimum, the commercial and industrial strategies of this chapter

### *Commercial Strategies*

- Require the shared use of commercial driveways and access roads to limit the number and spacing of driveways on Ironwood Drive
  - A secondary means of ingress and/or egress should be provided. Such alternative access could take the form of access to an intersecting street for corner parcels, access across adjacent parking lots or access to another street to the rear of the property.
- Provide for the separation of conflicting land uses by designating suitable transitional districts or requiring greenbelt or buffer areas
- Adopt or strengthen regulations necessary to prevent outdoor storage of equipment, goods, and other materials, where objectionable

- Adopt or strengthen regulations requiring the adequate siting and screening of those land uses which tend to have a blighting influence on the community
- Require the joint use of parking facilities
- Require pedestrian pathway connectivity along street right-of-ways and internal to the site
- Strengthen landscaping requirements along the street edge to enhance aesthetics and to screen parking areas
- Major development should not be permitted until public water, sanitary sewer and storm water systems are provided unless careful consideration is given to the individual methods to handle expected water usage, wastewater generation and runoff

### *Industrial Strategies*

- Promote high quality development through thorough site plan review
- Require the shared use of commercial driveways and access roads to limit the number and spacing of driveways on Ironwood Drive
- Provide for the separation of conflicting land uses by designating suitable transitional districts or requiring greenbelt or buffer areas
- Adopt or strengthen regulations necessary to prevent outdoor storage of equipment, goods, and other materials, where objectionable
- Adopt or strengthen regulations requiring the adequate siting and screening of those land uses which tend to have a blighting influence on the community
- Require pedestrian pathway connectivity along street right-of-ways
- Strengthen landscaping requirements along the street edge to enhance aesthetics and to screen parking areas.
- Major development should not be permitted until public water, sanitary sewer and storm water systems are provided unless careful consideration is given to the individual methods to handle expected water usage, wastewater generation, and runoff

## Chapter Eight

### Public & Recreational Facilities

#### Introduction

Public community and recreational facilities are a vital component of community life within the Township. Access to public resources provides an opportunity to meet your neighbors, utilize space economically and increase your overall health, among other benefits. Access to public waterways, such as the Grand River, provide numerous recreational opportunities such as swimming, kayaking, power boating, fishing, and the like.

The Tallmadge Charter Township office provides general government administration services, fire fighting and first responder services, election locations as well as space for rent by the public. The Township offices are located adjacent to approximately 27 acres of Township owned parkland and athletic fields.

Fire protection is shared jointly between Tallmadge Charter Township and Wright Township. As a result of this joint effort, an additional fire station is located at 1565 Jackson Street in Wright Township. Police protection is provided by the Ottawa County Sheriff's Department through a community policing program.

As a result of a recent Township Hall remodel project, which has provided adequate space for the near future, additional building improvements are not anticipated. While capital improvements are unlikely to include new buildings in the short term, the 2015 community survey found that the need for more parks is important to the residents and businesses of the Township. Moreover, the survey found that bike paths are also important within the community.

Consequently, in an effort to continue to develop, promote and ensure excellent community buildings and recreational opportunities for the residents and visitors of Tallmadge Charter Township, we have concluded that the following goals are paramount in our recreation pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### Goals, Recommendations, and Strategies

##### *Goals*

- Increase recreational facilities
- Provide for public and recreational uses in locations appropriate for their development and utilization
- Create a Township Recreation Plan to be eligible for state and federal recreation funding programs

- Implement provisions within a recreation plan which identifies the recreational needs of the community and sets forth a strategy for the acquisition and development of recreational facilities
- Create and preserve public access to and viewsheds of the Grand River
- Improve water quality of the Grand River
- Provide for adequate space to ensure the uninterrupted service of general government administration, fire fighting and first responder services, as well as elections

### *Recommendations*

- Maximize the utilization of public buildings and grounds for multi-functional services
- Pursue recreation funding from Department of Natural Resources through a Township Recreation Plan in accordance with Department of Natural Resources Guidebook
- Establish cooperation with the public school districts to provide for increased recreational opportunities for Township residents
- Require development proposals to construct public right-of-way pathways and/or other recreational amenities
- Require development proposals adjacent to natural waterways to include open spaces along the waterway(s) for the recreational benefit of the residents of the development
- Require development proposals to use best management practices to control runoff, reduce flooding, and improve the overall quality of the Grand River watershed and its tributaries
- Evaluate reclamation of gravel extraction sites for possible development as recreation areas.
- Identify ecologically unique areas for possible use as a Township recreation area, preservation area, or natural interpretive area
- Draft a Capital Improvements Plan as required by the Michigan Planning Enabling Act, Act 33 of 2008

### *Strategies*

- Work closely with Ottawa County, adjacent townships and the school districts in the provision of recreational facilities that can be used by area wide residents
- Encourage citizen participation to determine needed and desired improvements and expansions to public facilities and recreation.
- Partner with developers to set aside suitable portions of land for parks, scenic viewsheds, and public access to the Grand River, where practicable
- Strengthen ordinance provisions to reduce flooding, control runoff, and improve water quality of the Grand River and its tributaries
- Strengthen ordinance provisions to require developers to provide road easements for and construction of pedestrian/bicycle paths
- Develop neighborhood recreational facilities in conjunction with school facilities to provide economical and convenient recreational opportunities.

- Utilize the Capital Improvements Program, [which is to be created by the Tallmadge Charter Township Board of Trustees], as the means to implement the street plan elements of the Master Plan, as identified by Michigan Public Act 134 of 2010, and establish official Township policy for implementation of bike bath and other recreational path construction in cooperation with the Ottawa County Road Commission and the Michigan Department of Transportation, where appropriate
- Pursue funding for the purchase of park land, Grand River access, and municipal buildings

## Chapter Nine

### Public Utilities

#### Introduction

Currently, there are limited public water and sewer facilities available to the residents and businesses in Tallmadge Charter Township. These facilities are located along and around Lake Michigan Drive between the east boundary of the Township and 8<sup>th</sup> Avenue. In addition, these facilities are located near 8<sup>th</sup> Avenue and Leonard Street as well as within a portion of Ironwood Drive and Johnson Street. The limitation of these utilities and the existence of heavy soils and other natural challenges has played a major role in limiting significant development from occurring, especially residential growth.

In the absence of these public utilities, homes and businesses must rely on private wells and septic systems. This reliance has resulted in wastewater disposal problems, nitrate contamination of shallow wells, and varying qualities of domestic wells which tap into the deeper groundwater aquifers.

Based on historic public health problems, a series of avenues have been evaluated for feasibility in providing public sewers to the area. Most recently, in the Spring of 2006, the Township constructed a lift station at the intersection 8<sup>th</sup> Avenue and Leonard Street to serve the surrounding area. The need to plan and implement a public sanitary sewer system in additional eastern portions of the Township appears necessary. When implemented on the basis of priority, such a system could be used to effectively control the time and location of future development as well as to alleviate current problems. However, limited financial resources restrict the ability of the Township to independently implement new public sanitary systems.

As a result, expansion of public sanitary sewer and water services to serve the more highly concentrated areas of existing and future development will be primarily driven by private development

Consequently, in an effort to develop sufficient utility services for the residents and visitors of Tallmadge Charter Township, we have concluded that the following goals are paramount in our public utility pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

#### Goals, Recommendations, and Strategies

##### *Goals*

- Develop adequate public utilities that will ensure balanced, orderly growth and protect the safety and well-being of Township residents
- Expand public sanitary sewer in areas that have soil limitations for private septic and/or experience significant public health challenges with private systems

- Expand public water in areas that have poor water quality and/or experience significant public health challenges with private systems

#### *Recommendations*

- Limit higher densities of development within the Urban Growth Boundary and Ironwood Drive where future public utilities and services can be most economically and efficiently provided
- Require residential development proposals to construct public utilities where feasible
- Draft a Capital Improvements Plan as required by the Michigan Planning Enabling Act, Act 33 of 2008
- Encourage funding practices for improvements to public utilities that, to the extent possible, appropriately place the cost of utilities on users

#### *Strategies*

- Require residential development to extend public water and/or public sanitary sewer when the development boundary is within 1,320 feet of the existing system
- Design commercial and industrial incentives to encourage private investment in public water and/or sewer expansion.
- Utilize the Capital Improvements Program, as the means to implement future utility construction



## Chapter Ten

### Transportation

#### Introduction

The road system within the Township serves as one of the backbones for growth and development. By providing a means for internal and external traffic circulation, the road system within the Township influences the shape and intensity of land use.

The road system is limited by the natural features, which pose a significant impediment to convenient traffic movement throughout the community. In many cases, hilly terrain, wetlands, ravines and the Grand River have dictated the locations of roads and in some cases have resulted in the disruption of roads that would have otherwise been constructed in a complete grid pattern. Nevertheless, the Township is generally well served by a primary system of roadways that operate at varying levels of service.

For planning purposes, it is useful to recognize that the various roads within Tallmadge Charter Township can have different functions. An understanding of these functions can lead to decisions as to the desirable use of each road segment, road right-of-way widths, building setbacks, and adjoining land use. The Township categorizes roads into three types, which are briefly described below. A full list of categorized Township roads is provided on the related map located within the Appendix.

#### *Minor Arterials*

Minor arterials are classified by the Ottawa County Road Commission as county primary roads. The Road Commission has total responsibility in maintaining and making improvements to these roads.

#### *Rural Collectors*

The rural collectors are classified as local roads by the County and the responsibility for making improvements to the streets is principally that of the Township with some limited revenues being provided by the Ottawa County Road Commission.

#### *Major Arterials*

The three highways within the Township are classified as major arterials. These include Lake Michigan Drive, Ironwood Drive, and I-96.

Given the significant transportation network within Tallmadge Charter Township and considering the impact of residential, commercial and industrial development on the existing transportation infrastructure, we have concluded that the following goals are paramount in our transportation

pursuits. In addition, recommendations regarding these goals as well as strategies to achieve success are provided below.

### **Goals, Recommendations, and Strategies**

#### *Goals*

- Maximize the efficiency, safety, and ease of maintenance of the road system and pathway (i.e. bike path and sidewalk) system
- Make provisions for road improvements that will promote growth in a way that improves public and private transit, and is consistent with adopted goals and policies relating to land use and transportation

#### *Recommendations*

- Require adequate setback for signs, parking and buildings along the corridor for Lake Michigan Drive and Ironwood Drive
- Encourage continued shared usage of driveways
- Limit additional access points
- Encourage property owners to improve existing driveway design
- Require new developments to include adequate deceleration lanes for new driveways
- Improve street lighting in hazardous areas
- Require new developments to allow adequate right-of-way or easements for future access roads and pathways
- Establish zoning and subdivision regulations that institute access controls intended to reduce traffic conflicts along the major and minor arterials thereby preserving their volume and function

#### *Strategies*

- Create access management provisions in the Zoning Ordinance for commercial and industrial development
- Limit the number of driveways along major highway arterials by encouraging the shared use of driveways by commercial establishments through site plan review
- Require clustered development
- Strengthen ordinance provisions to require developers to provide road easements for and construction of pedestrian/bicycle paths
- Work with the Michigan Department of Transportation and the Ottawa County Road Commission to ensure the timely implementation of needed improvements to M-45 and County primary roads
- Through cooperation with the Ottawa County Road Commission, monitor traffic volumes and road conditions as part of a program to establish road improvement priorities

- Consider the ability of existing roadway conditions to handle projected traffic volumes resulting from new development when reviewing site plans and rezoning requests

## Chapter Eleven Implementation

### Introduction

In order for the Master Plan to serve as an effective guide to the continued development of Tallmadge Charter Township it must be implemented. Primary responsibility for implementing the Plan rests with the Tallmadge Charter Township Planning Commission, the Board of Trustees, and Township staff. This is accomplished through a number of methods including adoption of ordinances, policies, and administrative procedures. Along with these methods, utilization of the goals and recommendations throughout this Plan, including this chapter, is imperative.

### *Zoning and Land Use Regulations*

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. Zoning is the process most commonly used to implement community plans. The zoning process consists of an official zoning map and accompanying zoning ordinance text. The official zoning map divides the community into different districts within which certain uses are permitted. The zoning ordinance text establishes the uses, which are permitted and establishes regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses, among other physical and linear attributes. The zoning ordinance also sets forth procedures for special approval provisions and regulates accessory structures such as signs, for example. These measures permit the Township to control the quality as well as the type of development.

The Planning Commission and Township Board should periodically review and make any necessary revisions to the zoning regulations to ensure that the recommendations of the Plan are instituted. Further, the zoning ordinance requires systematic and frequent updates to address needs resulting from land use trends, case law, and state statutes.

### Relationship of Master Plan Classifications to Zoning Districts (Zoning Plan)

Complementing the text of the Master Plan is its map, which identifies land use classifications by which the township organizes and intends future improvements and uses. These classification terms are intentionally general in nature so as to not necessarily be specific to one use or type of uses permitted by the Zoning Ordinance and its map.

In other words, while the land use classifications are related to the Zoning Districts identified on the Zoning Ordinance map, as shown in the table below, specific future uses are determined by numerous natural and man made features of the landscape such as public utilities, topography, soils, road improvements, surrounding uses, existing densities, etcetera, as well as other planning considerations such as compatibility, public safety, access, etcetera. Consequently, while the land use classifications of the Master Plan map are designed to serve as a guide for future uses they are not considered to be a mandate for immediate improvements, public, private, or otherwise.

Ultimately, while the Master Plan Map identifies areas for future uses the feasibility of a proposed use is determined by the consistency of the proposal with the map and text of the Master Plan; the compatibility with surrounding uses and the Zoning Ordinance and its regulations regarding lot size, height, area, bulk, location, etcetera for each of its Districts and the capability of the property supporting the proposed use related to the Zoning Ordinance.

### *Terminology*

Table of Master Plan Terms & Zoning Ordinance Map District Terms

Master Plan Map Terms	Zoning Ordinance Map Districts
Rural Agricultural	Agricultural (A)
Rural Agricultural	Rural Preserve (RP)
Residential, Low Density	Single Family Residential (R-1)
Residential, Medium Density	Medium Family Residential (R-2)
Residential, High Density	Multi-Family Residential (R-3)
Residential, High Density	Mobile Home District (R-4)
Village of Lamont	Village of Lamont (L)
Commercial	Commercial Service (C-1)
Commercial	General Commercial (C-2)
Industrial	Industrial (I-1)

### **Relationship of Master Plan Map Terms to Master Plan Chapters**

Several Chapters of this Master Plan identify the interests, recommendations, and strategies regarding future land uses in the Township. While the interests, recommendations, and strategies will likely always evolve, the intended uses related to the chapter titles will remain the same. Those chapter titles can generally be related to the Master Plan map terms as provided in the table below.

Master Plan Map Terms	Master Plan Chapters
Rural/Agricultural Preservation (RAP)	Agricultural Uses
Residential, Low Density (LDR A)	Residential Uses
Residential, Medium Density (MDR A)	Residential Uses
Residential, High Density (HDR A)	Residential Uses
Town Center (TC)	Village of Lamont
Commercial (C)	Commercial Uses
Industrial (I)	Industrial Uses

## **Master Plan Map**

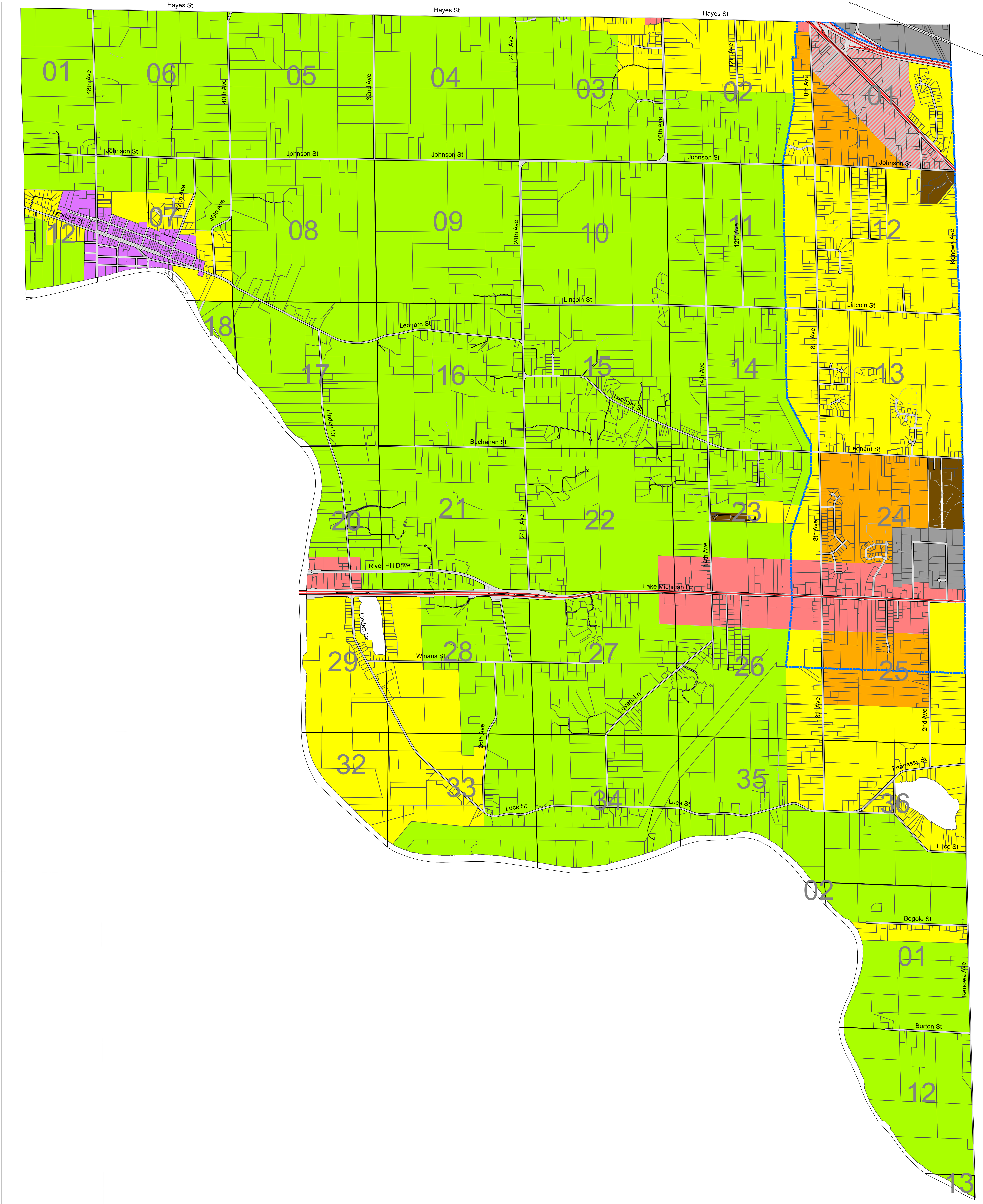
Within this chapter and the Appendix is the Master Plan Map of Tallmadge Charter Township.

## **Complete Streets Plan**


In 2010, the Michigan Planning Enabling Act was amended to require that master plans account for “all legal users” of the transportation system within the municipality. The amended Act, in part, states that the Master Plan must include, “among other things, promotion of or adequate provision for 1 or more of the following: (i) A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.” MCL 125.3807(2)(d)

Although the Township does not own or operate any of the streets within it, Chapter 9 – Transportation, as well as other provisions throughout the Master Plan regarding pathways, identify key means to implement complete streets. As a result, the Township is compliant with this amendment.





# Tallmadge Township Master Plan

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Print Date: Jan. 28, 2020










GIS  
IT Department  
12220 Fillmore Street, Suite 320  
West Olive, Michigan 49460  
Phone (616)-738-4600  
Fax (616)-738-4610  
www.gis.miottawa.org

T6N - R13W, T7N - R13W, & T7N - 14W



**Legend**

**Tallmadge Township Master Plan**

	Rural/Agricultural Preservation (RAP)		Commercial (C)
	Low Density Residential A (LDR A)		General Industrial (GI)
	Medium Density Residential A (MDR A)		Ironwood Drive Corridor(I-C)
	High Density Residential A (HDR A)		Town Center (TC)
			Urban Growth Boundary



## Appendix

Available within this appendix is the following data:

- Master Plan Survey
- Population Projections
- Community Mapping



# Tallmadge Charter Township Master Plan Survey

## Introduction

Thank you for helping to determine the future of Tallmadge Charter Township! The Charter Township Board and Planning Commission are looking for your input to guide us in the process of creating a new Master Plan for the township. This plan will be our guide for land use for the next 20 years. In addition to this survey, please watch the Township website for more opportunities to be involved. Again, thank you for participating - your input is important to us!

**\*\*Please complete the survey within 30 days and mail back to the address listed at the end of this survey.\*\***

## Section 1: Quality of Community

### 1. Please rate Tallmadge Township as a place to live:

	Excellent	Good	Fair	Poor
How do you rate the overall quality of life in your community?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How do you rate the overall quality of your neighborhood?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How do you rate your community as a place to raise your children?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How do you rate your community as a place to retire?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 2. Why did you choose Tallmadge Township as a place to live? (Please check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Small town atmosphere | <input type="checkbox"/> Low taxes                              |
| <input type="checkbox"/> My family lives here  | <input type="checkbox"/> Rural character                        |
| <input type="checkbox"/> My job is here        | <input type="checkbox"/> Quality neighborhoods                  |
| <input type="checkbox"/> Quiet area            | <input type="checkbox"/> Proximity to educational opportunities |
| <input type="checkbox"/> Safe area             | <input type="checkbox"/> Environmental/ground water quality     |

Other (please specify)

# Tallmadge Charter Township Master Plan Survey

## 3. Which phrase most closely describes how you view Tallmadge Township:

- ☐ Bedroom community (an area that is predominantly residential where residents work elsewhere)
- ☐ Grand Rapids suburb
- ☐ Rural township
- ☐ Growing township
- ☐ Ideal place to live
- ☐ Distinctive community
- ☐ Unremarkable

Other (please specify)

## 4. Please rate each of the following characteristics of your community

	Excellent	Good	Fair	Poor
Ease of travel within Tallmadge Township	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of quality housing that is affordable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to health care facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small town shopping opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good educational opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of entertainment options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Tallmadge Charter Township Master Plan Survey

## 5. Please rate the importance of the following:

	Very Important	Important	Somewhat Important	Not Important
It is important to preserve Tallmadge's rural heritage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is important to preserve Tallmadge's natural features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tallmadge Township should be a bedroom community to Allendale and Grand Rapids	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Township should take steps to preserve the scenic character of the roadways in Tallmadge Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(please specify)

## 6. Please rate the importance of the following factors in improving the quality of life in your community:

	Very Important	Important	Somewhat Important	Not Important
Adding new businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of goods and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safe environment to walk/bike	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased opportunities for community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disabled accessibility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developing affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve current parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developing new parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Tallmadge Charter Township Master Plan Survey

### 7. If you could prioritize use of Township funds, how important is spending on each of the following items:

	Very Important	Important	Somewhat Important	Not Important
Improve existing roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police/Fire department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve community entry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water and Sewer expansion to areas not currently served	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation facilities (centers and athletic fields)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open space preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(please specify)

## Section 2: Growth and Development

### 8. How important would it be to attract the following employment opportunities:

	Very Important	Important	Somewhat Important	Not Important
Manufacturing/Processing/Distributing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial/Retail/Wholesale	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small or Light Industrial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural Processing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Healthcare	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home occupations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Tallmadge Charter Township Master Plan Survey

### 9. If new business were to develop in Tallmadge Township, to what extent would the following be needed or desired:

	Strong Need	Some Need	No Need	Not Needed
Convenience store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family doctors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Child care services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nursing services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Specialty clinics	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pharmacy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High-quality sit-down restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hardware store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bank	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Veterinary clinic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Casual dining chain restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Car wash	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clothing store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sporting goods store	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light industry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fast food restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Automotive repair	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coffee shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycle shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fitness club	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Barber shop/Salon	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Day spa	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(please specify)

# Tallmadge Charter Township Master Plan Survey

## 10. How important are the following for the future of the Township:

	Very important	Important	Somewhat important	Not Important
Increase availability of commercial and retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide tax incentives for new business startups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase variety of medical services in the Township	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop more affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase entertainment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop more multi-family unit types	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserve scenic vistas on Lake Michigan Drive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide maintenance-free senior housing options (i.e., condos, assisted living)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(please specify)

# Tallmadge Charter Township Master Plan Survey

## 11. When considering development opportunities in Tallmadge, how important is it for the Township to:

	Very Important	Important	Somewhat Important	Not Important
Encourage development to be concentrated	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase coordination and discussion with County regarding erosion and watershed issues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Keep gravel roads and not force paving regulations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limit commercial development to be only along Lake Michigan Drive or Ironwood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Confine development to areas where it already exists	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expand areas available for industry/employment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide for new small-scale concentrated commercial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consider physical activity and walkability during planning (walkability = safe and easy to walk to goods/services)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(please specify)

## Tallmadge Charter Township Master Plan Survey

### 12. As you think about development within the Township, how important is it to you that the following land use protections are considered:

	Very Important	Important	Somewhat Important	Not Important
Environmentally sensitive areas around floodplains or wetlands (Grand River, Sand Creek, and Deer Creek)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farmland/natural features preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 13. To what extent do you agree with the statements about growth in Tallmadge Township:

	Strongly Agree	Agree	Disagree	Strongly Disagree
The Township has grown too rapidly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Growth is necessary	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The pace of growth has been about right	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More commercial growth is needed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New growth should only occur where public sewer is available	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Growth should not be encouraged	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

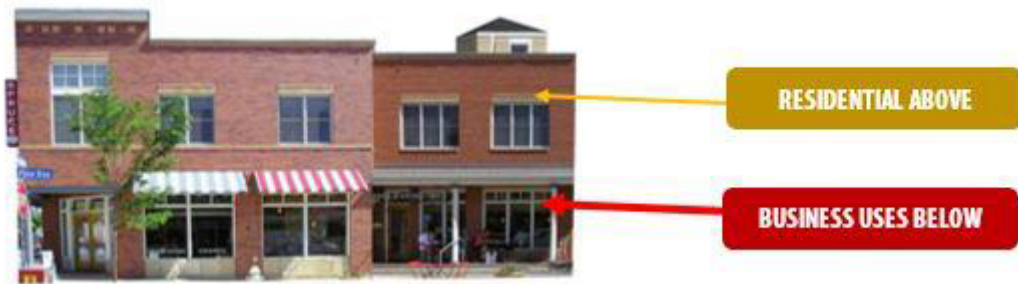
(please specify)



## Tallmadge Charter Township Master Plan Survey

**14. In planning for new building types in the area, develops should combine uses. This is called "mixing uses." When appropriate, uses can be integrated in the same building. For example: residential above with a business use below. The photo shown is an example of a mixed use building. How important is it for the Township to consider this kind of development in specific locations like on Ironwood and on Lake Michigan Drive?**

- ☐ Important
- ☐ Not Important



### Section 3: About You and Your Household

**15. If you live in Tallmadge Township, how long have you lived here?**

- ☐ Less than one year
- ☐ 1-2 years
- ☐ 3-5 years
- ☐ 6-10 years
- ☐ 10+ years

**16. What best describes your home? It is a...**

- ☐ Single-family home (owned)
- ☐ Single-family home (rented)
- ☐ Mobile home (owned)
- ☐ Mobile home (rented)
- ☐ Apartment

## Tallmadge Charter Township Master Plan Survey

### 17. What is your age range?

- ☐ 0-17
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

### 18. What is your gender?

- ☐ Male
- ☐ Female

### 19. Comments: In the space below please feel free to add any comments you have about Tallmadge Township's future and the master planning process.

Thanks for participating!

Your involvement in Tallmadge Charter Township's future is appreciated! Please watch for other opportunities to provide input into the master plan by checking the Township website ([www.tallmadge.com](http://www.tallmadge.com)) for updates. Thanks again!

Please complete this survey within 30 days and mail to:

Attn: Greg Ransford  
Planning & Zoning Director  
Tallmadge Charter Township  
O-1451 Leonard Street, NW  
Grand Rapids, MI 49534

Please rate Tallmadge Township as a place to live

Entering Instructions: Enter only a "1" for the selected condition

	Excellent	Good	Fair	Poor
Quality of Life	430	457	25	
	47%	50%	3%	
Quality of Neighborhood	369	461	73	8
	41%	51%	8%	1%
Raise Children	426	349	37	1
	52%	43%	5%	0%
Retire	357	432	105	12
	39%	48%	12%	1%

Why did you choose Tallmadge Township as a place to live?

Entering Instructions: Enter only a "1" for each selected reason

Small Town	404	13%
Family	262	8%
Job	98	3%
Quiet	555	18%
Safe	502	16%
Low Taxes	280	9%
Rural	523	17%
Quality Neighborhoods	218	7%
Educational opps	192	6%
Environment	82	3%

Total 3116

Other

(type responses down column B)

- Friends
- Farms/Country
- Great place between our jobs (Grand Rapids/Springlake)
- In our children's school district
- Affordable house
- Houses are spread out.
- Was looking for a place between GR and where my family lives.
- Close to job and liked the house
- No businesses
- Central location for jobs
- Family owned house
- Space
- Born and raised here
- Born and raised here
- We obtained our property at a good price
- Born and raised here - 54 year resident
- Parents built home here in 1954, both are gone, she purchased the home she grew up in and works less than 1 mile
- Appropriate site for passive solar earth sheltered house
- Born here

House we could afford. Style of house.

Inherited property

My residence belonged to a family member of parents generation.

Looking for larger home with land

Outskirts of busy city. More relaxed on rules and regulations - WAS!! Til Greg Ransford came into Tallmadge. Respe

WAS quiet! Ground water quality - NOT! The aquafier "The Marshall" is poluted from area oil wells. The deep wells

My family has lived and farmed here for generations.

Born here

Country feel, close to City.

Aman Park!!! Love it - it is truly an an asset to outdoor lovers - you could advertise this!

Hunting

Too much speeding. After midnight we have fireworks going off. Have guns going off.

Moved because of our jobs

We did not chose Tallmadge, we chose the house.

Born here

Lived in township my whole life

Inherited land from parents

Lake living

Close to downtown GR and near the lakeshore

Knew our neighbors before moving here

I was born and raised here. My Dad was born here, his dad farmed here. Three generations, same house.

Because it is Rural Preserve!!! Keep it that way.

Larger land parcel availability

Family homestead

Small active farms

House we wanted

Water is bad!

Allowing animals - food/4H/pets

The well water quality is horrible from all of the oil wells.

Available Acreage

Born & Raised here

House was right

Close to city

Good deal on house & land

Cheap house

Close proximity to downtown GR

Good place to raise a family

Liked the house  
Agricultural environment  
Away from the busy city, but close to everything  
Christian school and churches  
House was in the area  
Lamont Christian School  
Proximity to GR & lakeshore  
Inherited property  
Acreage but still near town  
Rental property  
Coopersville school district

Which phrase most closely describes how you view Tallmadge Township?

Entering Instructions: Enter only a "1" for the selected reason

Bedroom Community	206	18%
GR Suburb	115	10%
Rural	426	38%
Growing	109	10%
Ideal	224	20%
Distinctive	19	2%
Unremarkable	19	2%

Total 1118

Other

(type responses down column B)

- Farming
- Small farm community
- No enough to offer in activity
- Do not try to be another E.G.R.
- Convenient to work and city culture
- Semi-rural township
- Suburb with a sensible government
- No enforcement of townships rules
- Wildlife areas are being destroyed by more development

Please rate each of the following characteristics of your community

Entering Instructions: Enter only a "1" for the selected condition

	Excellent	Good	Fair	Poor	Total
Ease of Travel					
	361	477	42	3	883
	41%	54%	5%	0%	
Quality Housing					
	134	557	142	21	854
	16%	65%	17%	2%	
Jobs					
	29	232	365	161	787
	4%	29%	46%	20%	
Health Care					
	116	387	257	96	856
	14%	45%	30%	11%	
Small town shopping					
	74	284	324	179	861
	9%	33%	38%	21%	
Education					
	193	455	155	51	854
	23%	53%	18%	6%	
Entertainment					
	45	262	351	195	853
	5%	31%	41%	23%	
Recreation					
	88	401	294	78	861
	10%	47%	34%	9%	



Please rate the important of the following

Entering Instructions: Enter only a "1" for the selected importance

	Very Important	Important	Somewhat Important	Not Important	Total
Rural Heritage					
	545	254	86	19	904
	60%	28%	10%	2%	
Natural Features					
	581	257	57	9	904
	64%	28%	6%	1%	
Bedroom Community					
	254	276	193	155	878
	29%	31%	22%	18%	
Scenic Character					
	442	277	133	45	897
	49%	31%	15%	5%	
Other (Enter written responses from respondent, below)					
Farm land/open country					
Hunting					
No businesses or stores					
Too many semi trucks on 24th and Leonard					
Slow traffic down.					
Stop pulling over college kids.					
Housing					
Bike lanes					
Fix Johnson					
Pave gravel roads					
City water and sewer					
Preserve farmland					
No bridge at 48th ave.					
Keep the residents involved even as "new" people move in					
Preserve farmland					
Paved roads					
Add Police Services					
Stop the apartments on Johnson from expanding					
Allow growth. Allow expansion. No to regulation nation - i.e. Tallmadge					

Commerical property (Hygrade and others) does not fit well next door to high end housing.

Keep taxes low

Would be nice if Tallmadge had public transportation available ex: the bus goes right past Tallmadge from GVSU & GR but we have no bus stops. Would l

Air quality - enforce burning regulations

No multi-family units

Signs should be low to ground and not overly bright.

Safe, well organized township

Under "Scenic Character" I would totally disagree if it means not paving the road to maintain natural beauty (i.e. Johnson between 16th & 8th). We shoul

Preserve small farms and villages

Better park and play area for kids and also bike trail?

Development

Preserve Wildlife habitat

Community Center/Fitness Center/Library

Paving gravel roads

Need bike lane along Leonard

Make Lamont more visible - capitalize on what is already there!

Pave more roads

Clean up some neighborhoods

Discourage multiple unit housing

Keep air and water pure

Home lots remain large-3+ acres

User agreement between Walker Library and Tallmadge Township

Township should be more proactive and aware of water drainage issues due to new development

Keep apartment complexes out of the township

Enforce township ordinances

Amazing how a stretch of Johnson St is still gravel between 8th & 16th

Larger barrier of sound between gun range & residential area

Keep it agricultural (farmer) friendly

Pave all roads

Pave dirt roads

We do not feel Johnson Rd is scenic enough to be classified as a natural beauty road

Please rate the importance of the following factors in improving the quality of life in your community

Entering Instructions: Enter only a "1" for the selected importance

	Very Important	Important	Somewhat Important	Not Important	Total
New Business					
	78	194	286	330	888
	9%	22%	32%	37%	
Goods and Services					
	91	306	283	248	928
	10%	33%	30%	27%	
Safe					
	471	294	103	33	901
	52%	33%	11%	4%	
Entertainment					
	55	175	315	345	890
	6%	20%	35%	39%	
Community Events					
	64	233	361	230	888
	7%	26%	41%	26%	
Disabled Accessibility					
	142	339	265	142	888
	16%	38%	30%	16%	
Affordable Housing					
	75	247	261	283	866
	9%	29%	30%	33%	
Current Parks					
	122	322	306	144	894
	14%	36%	34%	16%	
New Parks					
	94	199	279	316	888
	11%	22%	31%	36%	
Other	(Enter written responses from respondent, below)				

Under 'Improve current parks' they wrote "Park is already nice"

If you could prioritize use of Township funds, how important is spending on each of the following items

Entering Instructions: Enter only a "1" for the selected importance

	Very Important	Important	Somewhat Important	Not Important	Total
Improve roads					
	276	429	147	30	882
	31%	49%	17%	3%	
Police/Fire					
	360	393	108	18	879
	41%	45%	12%	2%	
Entry					
	22	158	347	319	846
	3%	19%	41%	38%	
Sidewalks					
	82	133	279	382	876
	9%	15%	32%	44%	
Water and Sewer					
	143	147	242	351	883
	16%	17%	27%	40%	
Recreation					
	53	179	347	293	872
	6%	21%	40%	34%	
Bike Paths					
	161	265	285	238	949
	17%	28%	30%	25%	
Drainage					
	122	256	321	157	856
	14%	30%	38%	18%	
Open Space					
	324	298	211	67	900
	36%	33%	23%	7%	
Other	(Enter written responses from respondent, below)				
Downtown Marne Development: clean up, enforce restrictions on how homes are maintained					
Keep it country					
Dog park					

Volunteer road repair service  
Bike trails separate from street.  
All roads should be paved  
Plant new trees, cut down dead ones  
Control truck traffic on 8th Ave.  
Reduce/Enforce speed limits  
Rec Programs  
Existing roads in Tallmadge seem to be in good condition.  
NO to water and sewer expansion - that's why we moved here. Keep taxes low.  
More public transportation opportunities  
Air quality please  
Clean ditches and mow roadsides.  
No water and sewer  
The more houses built, the more flooding we have in our area. We have been flooded 2x's in 5 years.  
Reduce water rates  
Preserve woodland areas/promote hunting and fishing.  
Small farms and small local businesses  
New sidewalks and rec trails  
Any available funds needs to be used for charity and returning more earth to wildlife habitats.  
Community Center/Fitness Center/Library  
Need bike paths/lanes  
Need full-time firefighters  
Full-time road patrol sheriff  
Sidewalk from 8th Ave. to 2nd Ave. Too busy to walk to Meijer  
Invest in current parks (Lamont Community Park)  
Very concerned about drinking water from well due to area development  
Charter Cable accessibility  
No more low-income housing  
Natural gas expansion and lower taxes  
New basketball courts - old ones are hazardous  
Residential driveways are a major problem  
Want to be able to have all access to borrow books from GR library. Very unhappy with the change several years ago  
Open space preservation should be up to the property owner, not township

How important would it be to attract the following employment opportunities

Entering Instructions: Enter only a "1" for the selected importance

	Very Important	Important	Somewhat Important	Not Important	Total
Manufacturing					
	56	165	238	417	876
	6%	19%	27%	48%	
Commercial					
	64	177	257	377	875
	7%	20%	29%	43%	
Small Industrial					
	56	213	264	352	885
	6%	24%	30%	40%	
Agricultural					
	93	266	262	239	860
	11%	31%	30%	28%	
Tourism					
	49	140	234	438	861
	6%	16%	27%	51%	
Healthcare					
	95	271	242	261	869
	11%	31%	28%	30%	
Restaurants					
	94	234	268	279	875
	11%	27%	31%	32%	
Home Occupations					
	74	205	287	291	857
	9%	24%	33%	34%	

Comments:  
Farm to Table Restaurants

If new business were to develop in Tallmadge Township, to what extent would the following be needed

Entering Instructions: Enter only a "1" for the selected importance

	Strong Need	Some Need	No Need	Not Needed	Total
Convenience Store					
	60	282	245	296	883
	7%	32%	28%	34%	
Family Doctors					
	106	418	180	186	890
	12%	47%	20%	21%	
Childcare					
	59	399	208	209	875
	7%	46%	24%	24%	
Nursing					
	61	407	209	199	876
	7%	46%	24%	23%	
Specialty					
	41	270	317	256	884
	5%	31%	36%	29%	
Pharmacy					
	50	137	345	255	787
	6%	17%	44%	32%	
Sit Down Restaurant					
	110	282	254	246	892
	12%	32%	28%	28%	
Hardware					
	76	289	297	229	891
	9%	32%	33%	26%	
Bank					
	50	195	373	269	887
	6%	22%	42%	30%	
Vet					
	30	231	360	264	885
	3%	26%	41%	30%	
Casual dining					

	87	291	258	255	891
	10%	33%	29%	29%	
Car wash					
	26	198	368	303	895
	3%	22%	41%	34%	
Clothing					
	36	173	379	299	887
	4%	20%	43%	34%	
Sporting goods					
	39	174	376	298	887
	4%	20%	42%	34%	
Professional					
	37	240	326	280	883
	4%	27%	37%	32%	
Light Industry					
	36	276	277	293	882
	4%	31%	31%	33%	
Fast Food					
	37	162	364	340	903
	4%	18%	40%	38%	
Auto Repair					
	40	292	286	265	883
	5%	33%	32%	30%	
Coffee shop					
	59	272	311	249	891
	7%	31%	35%	28%	
Bike shop					
	24	231	349	282	886
	3%	26%	39%	32%	
Fitness Club					
	48	222	321	293	884
	5%	25%	36%	33%	
Barber/Salon					
	25	207	358	297	887
	3%	23%	40%	33%	
Day Spa					
	20	98	397	367	882



	2%	11%	45%	42%
Other	(Enter written responses from respondent, below)			
Credit Union				
Library				
Family owned restaurants				
Closer schools				
Leave all of that stuff for Allendale and Walker. Peace and quiet is what makes Tallmadge great.				
Everything above is mostly available in Standale				
Senior Housing				
Feed Store				
We have Standale, Allendale, Coopersville, G.R. and Marne all within 15 minutes or less				
Box Store				
Strong need to leave Tallmadge "as is". There is plenty of strip malls, restaurants, etc. in neighboring communities. Leave as is - th				
Grocery Store				
Apartments				
Industrial taxed business for a better tax base into Tallmadge. Businesses are GOOD! For townships.				
Equestrian trails				
Lived here 15 years & don't have strong need for much of the above w/Standale and Allendale 10 mins away. We like the small town				
It would be a shame to widen Leonard. Businesses along LMD would be seen by GVSU employees and st				
Planet Fitness would be great.				
If you bring in retail development it will kill what makes this area a great place to live.				
Air Quality!!				
Small on-farm businesses				
Need Restaurants				
All are available nearby				
Keep Leonard (Wilson to 48th) as a special place as it is.				
Landscaper				
None is needed. All are available in neighboring towns				
Antique Store, Seasonal Ice-cream shop - These fit in with the town of Lamont's Heritage				
No additional businesses needed! We have access to all that we need via surrounding areas				
Standale has all this & more				
Small grocery store				
Safe place for teens to hang out				
Health food store w/groceries				
Winery/Brewery				
All these businesses are easily within a 5-10 minute drive				
Grocery store				

How important are the following for the future of the Township

Entering Instructions: Enter only a "1" for the selected importance

	Very Important	Important	Somewhat Important	Not Important	Total
Increase Commercial					
	78	153	285	376	892
	9%	17%	32%	42%	
Tax incentives					
	86	170	252	376	884
	10%	19%	29%	43%	
Medical Services					
	65	162	287	300	814
	8%	20%	35%	37%	
Affordable Housing					
	53	146	284	399	882
	6%	17%	32%	45%	
Entertainment					
	40	130	253	463	886
	5%	15%	29%	52%	
Multifamily					
	15	44	157	678	894
	2%	5%	18%	76%	
Scenic Vistas					
	286	295	192	113	886
	32%	33%	22%	13%	
Senior Housing					
	100	237	307	242	886
	11%	27%	35%	27%	
Other	(Enter written responses from respondent, below)				

Keep it simple  
Keep the country feel  
Develop on LMD. Keep the rest the same.  
Definitely do not want multi-family units!  
Keep our unique - less commercial - quiet lifestyle. Kentwood was similar to Tallmadge and now because of affordable leased housing it has become a tra  
Better parks, improve the park

Let's not "fix" what's broken!  
Outdoor recreation - year round.  
No trailer parks. If we develop - needs to be quality.  
Bringing in low cost housing will have a negative effect on the township. If you do, there goes the neighborhood.  
Air Quality!!  
There is no scenic vista on Lake Michigan Drive in Tallmadge.  
Do not erode current property values  
Safe, clean, quiet environment!  
Supporting small farm development  
Avoid trailer parks and apartment complexes  
Lower Property Taxes  
Lamont exit off 48th is an embarrassment/eyesore to our community entrance  
"no"to water/sewer expansion. Keep well water.  
Provide tax incentives for existing businesses  
No more apartments!  
In-Law Suites  
Keep manufacturing on LMD  
High quality family housing  
Preserve rural/agricultural heritage

When considering development opportunities in Tallmadge, how important is it for the Township to

Entering Instructions: Enter only a "1" for the selected importance

	Very Important	Important	Somewhat Important	Not Important	Total
Concentrated Dev.					
	186	310	234	134	864
	22%	36%	27%	16%	
Coordinate erosion					
	240	358	209	62	869
	28%	41%	24%	7%	
Gravel Roads					
	166	180	236	292	874
	19%	21%	27%	33%	
Limit Commercial					
	329	264	165	127	885
	37%	30%	19%	14%	
Confine Development					
	309	263	200	104	876
	35%	30%	23%	12%	
Expand industry/emp					
	48	168	244	405	865
	6%	19%	28%	47%	
Provide small commer					
	54	178	285	347	864
	6%	21%	33%	40%	
Walkability					
	263	255	216	148	882
	30%	29%	24%	17%	
Other	(Enter written responses from respondent, below)				

Allow larger outbuildings on 1-2 acre lots.  
Do not add any more industrial areas.  
All new developments should be connected to paved roads.  
Can't fix the roads we have now, why would we pave more?  
Tallmadge does not need developing. It's a Township - not a Town or City!  
Allow free enterprise in this Capitalist Society - not Totalitarian Townships

From observing the fiasco on Linden - heavy commercial next to high end housing - the twp does not know how to plan for the future.

Air Quality!!

Make this a place to play! No pollution!

Sidewalks & speed limits

No Development!

I was not aware there were paving regulations. What about 40th and 42nd - both are gravel?

All the growth and services you ask about are readily available in the city. We come here to get away from the city. Leave it be.

Develop small farm food businesses

Do not develop Ironwood

Plenty of vacant store fronts and businesses nearby

Fix gravel roads before spending \$ on unnecessary things

16th & Johnson washes out-not safe!

We do not want any commercial development in the area. We have enough traffic already as we are limited by the bridges in Grandville & Allendale over

Be small-business friendly

Need bike path along Leonard

How about leaving it alone as an option. Take better care of what we have. Require residents to keep their property up to higher standards

As you think about development within the Township, how important is it to you that the following land

Entering Instructions: Enter only a "1" for the selected importance

	Very Important	Important	Somewhat Important	Not Important	Total
Environ. Sensitive					
	544	208	87	33	872
	62%	24%	10%	4%	
Farmland/natural					
	540	213	86	26	865
	62%	25%	10%	3%	

To what extent do you agree with the statements about growth in Tallmadge Township

Entering Instructions: Enter only a "1" for the selected agreement

	Strongly Agree	Agree	Disagree	Strongly Disagree	Total
Grown Too Rapidly					
	58	194	547	46	845
	7%	23%	65%	5%	
Growth Necessary					
	59	464	249	85	857
	7%	54%	29%	10%	
Growth about right					
	60	596	165	30	851
	7%	70%	19%	4%	
More Commercial					
	36	218	369	239	862
	4%	25%	43%	28%	
Growth @ Sewer					
	160	397	243	44	844
	19%	47%	29%	5%	
Discourage Growth					
	125	218	404	105	852
	15%	26%	47%	12%	
Other (Enter written responses from respondent, below)					

Need sewer along Lake Mich. Drive

If you need to build something new, there are plenty of vacant building that can be torn down and rebuilt.

Try to keep rural feel of the community.

Entertainment is readibly available in GR and the lakeshore. No need to expand.

Under More commercial growth is needed they wrote "along Ironwood & Lk. MI. Dr."

Too many apartments on Johnson St. - don't want a York Creek type expansion with many problems!

Moderately

We have what we need - already nearby

Growth should be encouraged where it's already commercial. Do not need any chain/fast food restaurants. Local restaurants that use local foods would f  
that make locally created merchandise.

The township does not know how to mix residential with commercial in a way that protects the residents from truck traffic and noise - example is Linden

Tallmadge should be kept a beautiful country sanctuary. NO Industrial Parks. Small town businesses.

Growth needs to be approached very carefully. People like living here because everything they need is already a short drive away, but not in their back y

more high quality restaurants

New growth: Commercial - yes, Residential - no

Zoning should be watched, plus placement of houses, some are close to roads, some are set way back. 8th Ave S. of Johnson is a mess as far as a nice stre

Plus large yards lead to lots of junk and over grown yards that aren't taken care of.

You are all doing great! We are so pleased with everything you do now! Perfect!

It's small, quiet, safe. I want it to stay that way.

Growth should focus on village development and small farms

For when we destroy our beautiful Host, life on earth will end up toast!

We are planning on leaving Tallmadge Township because of the rapid growth

No more nursing homes

Water prices in Tallmadge are ridiculous

If it's not broke, don't fix it!

The last thing we need is more crappy apartments

Tallmadge is perfect as is

More public sewer areas needed along Leonard

All gravel roads need to be paved



Building Types (Photo)

Entering Instructions: Enter only a "1" for the selected importance

Important	431	50.47%
Not Important	423	49.53%
Total	854	

Comments:  
No Business Period!!  
Not Leonard Street

If you live in Tallmadge Township, how long have you lived here?

Entering Instructions: Enter only a "1" for the year selection

Less than one year	14	2%
1-2 Years	30	3%
3-5 Years	53	6%
6-10 Years	76	8%
10+ Years	724	81%
Total	897	

What best describes your home? It is a...

Entering Instructions: Enter only a "1" for the selection

SF Owner	895	98.79%
SF Renter	5	0.55%
Mobile Home Owner	1	0.11%
Mobile Home Renter		
Apartment	1	0.11%
Duplex - Side by Side	1	0.11%
Rent	1	0.11%
Condo	1	0.11%
Vacant Property Owner	1	0.11%
Total	906	

What is your age range

Entering Instructions: Enter only a "1" for the age selection

0-17		
18-24	1	0%
25-34	64	7%
35-44	99	11%
45-54	186	21%
55-64	273	31%
65+	271	30%
Total	894	

What is your gender

Entering Instructions: Enter only a "1" for the age selection

Male	463	52%
Female	421	48%
Total	884	

# Comments

Entering Instructions: Enter comments below and separate each by one row

Tallmadge is a great place to live because of its rural atmosphere.

Keep Tallmadge clean, and free of commercial activity.

Tallmadge is a great place to live. Keep it the same.

Please clean up homes, work very closely with Wright Township.

Get the cost of water and sewer down to more affordable rates.

Keep it simple and small.

Put a bike path on Leonard between the bridge and 14th. Have a officer in the car at the township.

Residents need to be notified when developments are starting and should have a say in it. Keep it rural.

Need water and sewer down LMD. Need cable and internet past 14th down LMD.

Allow larger outbuildings on 1-2 acre lots. Allow larger attached garage sizes.

Return to the "country feel."

Need more choices for internet, tv, and home phone services.

Maintain what is here.

Leave everything as it is. No businesses.

Limit burning.

Improve the belle cook drain.

Limit noise from gun club.

I like Tallmadge so much, I will be buried here FOREVER.

Leave it alone.

Pave roads, more development on LMD, 2.5 acre law on building homes.

Allow for a North/South truck access route.

Make bike trails separate from roads.

Greg is the best. Send the results to everyone.

Natural gas, pave roads, quality internet.

Increase bike lanes.

There has been an increase of crime.

All of 8th should be 45 speed limit.

Water and sewer growth.

Love it here!

Keep it rural. Clean toxic waste behind the barn at o-489 Johnson.

No more trashy trailor parks.

Tell residents about all possible developments before any final decisions.

Put a street light on 24th and M45

Our water is very poor. Something needs to be done about it. Keep growth to a minimum

Let people build their own homes. Keep commercial growth where it already exists.

Leave Lamont alone, but fix the roads.

27 yrs old, lived in Tallmage all his life, purchased his own home here, loves rural and mostly undisturbed land.

People chose to live here to "escape" from the city atmosphere. Don't destroy it.

Let business thrive! Fix roads - not bike paths! Tallmadge is a good place to raise a family!

Keep 2.5 acre home sites

I feel a huge part of the master planning process is to improve the neighborhoods that are already in existence. Many of us work hard to keep our homes with having trash around house and junk in the yard. Also, there should be a law on the length of grass in peoples yards. There s wood, etc in residential neighborhoods. Even if the vehicles are registered, they should not be able to fill the lawn - it looks trasl people's garage - some cannot even open their garage doors because its floor to ceiling trash. If you want to improve communit start!

I have been pleasantly surprised moving to Tallmadge. I have lived here 25 years. I grew up in the city and I really appreciate the community involvement, while. That is because I think things work better on a smaller level and Tallmadge still possess that. If we grow I hope its with co and who are new. If people feel their opinion matters, they will invest in this area.

Being Catholic I feel unaccepted because there are so many Christian Reforms

Lower the fee for getting a variance on land

Keep Twp. rural w/limited commercial, industrial development. Has been and should remain farming community. Control speed on major roads such as 8

Keep dirt roads. Keep rural preserve.

Keep park maintained. More covered shelter. Splash pad/wading pool. Small convenience store for bikers on Leonard.

Pleasant rural community. Taxes are reasonable. Friendly people. College should encourage residents to use athletic/gym facilities.

All for smart growth. Need fully funded police car/deputy for 24 hour coverage.

Would really like to see sewer and water on Leonard, East of 8th Ave. Neighbors have it and she would love it!

Controlled growth is good but keep rural aspect of much of the township



Love the area as is. Alpine is close enough to get what I need. I would hate to see big business here. Standale has all we need also.

Would like to remain in Tallmadge, even as our age makes it difficult to maintain our own home, wish there were more senior citizen condos, apartments

Need more condos

Fix exsisting roads before turning gravel roads to pavement and /or new roads. Keep rural areas rural. A public access to Grand River.

Please keep our unique character. Let the people vote where/when changes must occur. Thank you.

The Board and Officers need to be removed. The heart of this community is people and business owners. Treated terrible at meetings. Time for a change.  
Need bike paths wherever possible.

We live in the country! Keep it that way!

Just keep the Tallmadge residents appraised of issues concerning area growth.

Like to see more flexibility on residential out building zoning and code and regulation limitations

Stop truck traffic on Lincoln St., not Bolthouse, but the gravel trucks. This was a bad decision on the part of the Township, very disturbing.

Concerned about difficulty accessing Lake Mi Dr from 14th Ave. College traffic makes it difficult & dangerous. Perhaps 8th Ave light needs adjustment to f

We don't need more development. When we moved her 39 years ago our road was gravel. Now it's paved with tons of traffic. We can get what we need i

Would love city sewer on Ironwood. Would love if you sprayed for mosquitoes. Our house is connected to the main on Ironwood, lots of water in the cre

We live here because it feels rural and is not crowded. We love the wildlife and quiet. We do not want development unless it is minimal.

We live in Camelot Estates since 1971. Never burn anything, have compost and Pot and Pot Luck Cart. Neighbors burn every weekend year round. Walker  
yard waste drop off area. Maybe that could be considered. Please stop the burning!

Thank you for taking this survey - hoping you will listen regardless if you agree or disagree.

Enjoyed and felt safe living here. Don't take away the beauty and safety of this community. And please don't make me use city water!

I love Tallmadge Township. I have lived here over 50 years.

1. There needs to be traffic lights on LMD starting with 14th Ave. 2. The trees needs to be trimmed along the side roads. 3. Water & sewer! Soon Please.

Our park is pretty non-existent. More effort should be spent providing better park options.

We moved to Tallmadge for the rural aspect. If we wanted more housing or industry, we would have stayed in G.R.

1. Speed limit sign "reduced speed ahead" should replace the 45 speed limit sign as you come into Lamont from the East.
2. Keep boulevard of Lamont serene.
3. Keep trees everywhere possible.
4. Mixed use in development is great but definitely limit area to concentrate traffic and leave rest scenic, beautiful, and quiet.
5. Despite signs of being a Truck Restricted, no drive thru short cuts, many trucks go thru! We need this enforced!
6. All job opportunities, doctors, stores, entertainment are a short drive away. Don't need more. If you need to develop, do it on LMD not in rural.
7. Developers who gain from being in office and in charge of the Master Plan should not use inside info & planning for personal gain.
8. Everyone should get more info on what might be done by the Township.

Would like to see better snow removal on 14th Ave. Speed limit signs also.

With the growth on LMD and the proximity to G.R. we have plenty of "accessability". It is the very reason I rated 'good place to raise kids' so low. There is spent on anything it should be on preserving our rural, small town feeling, i.e. farms, parks, rivers, streams, woods.

There are some of the "mix use" buildings in Allendale and they are vacant. Why do we need them??

Seems Townships and Cities look at development and industry as the only way to grow. They take up valuable farm land which we need to feed ourselves

It was hard to picture "all" of Tallmadge Township. My family is at the very west end, west of the boulevard in Lamont. A sleepy community to be sure.

Go slow....think about it. We live in a beautiful area that is situated between GR & Lake Mi. Our property values are increasting steadily, we have a quality Don't need more pavement or people to call it "growth".

If development needs to happen, the idea of business and residential use is good. Community growth is important, we still have a small town atmosphere communities are being pushed out. Our main concerns should be farming and school concerns. Stores, etc. should be second pr

Need to stop housing development and keep farmland. Need to support and keep family farms. Has been WAY too much housing development.

Excellent survery. Good questions. I love Tallmadge.

Would like to see more bike paths or sidewalks along Leonard and 8th Ave.

Prefer to keep Tallmadge as rural as possible. Businesses are close enough. Don't need anymore.

Would like natural gas, paved road, internet options that work and are affordable, cable tv options.  
Would like natural gas, paved road, internet options that work and are affordable, cable tv options.

Live along Lake Michigan Dr. I like to ride bikes, walk my dog, walk with my wife. I don't feel safe. Have to drive to a safe place for activities. Could there

The apartments on Johnson are an eye sore. Need to stop expanding. Traffic is worse because of them. Make the community better - stop the expanding.

Put up sign on Linden, south from LMD, reminding the commercial we have a trucking ordinance that restricts hours. Trucks run **all** night in and out of Hy¸ plant operations. \*ENFORCE THE REGULATIONS THAT WE ALREADY HAVE!!

Enhance our natural resources (Pure Michigan). There are plenty of restaurants and retail close by. Industrial areas are also near by. Develop a trail system for bikes, hikers as Silver Creek has. Cannonsburg biking trails (dirt), Pidgeon Creek.

Maintain what we have and quit building in our rural area. Leave the city in the city - keep garbage out of our area.

Limit commercial areas to east of 8th Ave on LMD. Should a good opportunity arise - brewery, industrial, commercial, put in areas already with business u

Keep it rural. No need to expand water & sewer.

Development in Tallmadge seems to be well managed.

If we own our own home, how is it the Board thinks they should have a say in anything we want to do in our opinion to improve OUR home.

Add restaurant, brewery, etc. Keep money here.

Love our community. Great location to GVSU, GR & Lake MI. Appreciate the slower growth and that most homes have property/acreage. Commercial growth is available space in MARNE downtown. : )

Let's make Tallmadge a greater place to live with more opportunities (jobs, housing, shopping, etc.)

Always keep the environment in mind, reserve rural/scenic areas. Check with local groups to avoid erosion & watershed issues. It's easy to prevent problems

Stop speeding vehicles (street is a dead end as is)

Lived in township all my life. Stay here for the rural atmosphere.

Continue to ask for input....it is important.

There is a need for paths to walk or ride bikes on. It's very dangerous for community members and kids have no safe place to play or exercise unless we get  
lack of concern to provide activities for our youth and drawing young professionals to the area.

Preserve rural areas and farmland

Unless the township enforces it's burning policies, I will be looking to leave. Leaf fires in the fall make my home on 10th Ave unliveable. Please do something  
already in place. I hate it here for this reason along! Please Help!

We do not appreciate the excavator ripping down acres of forest and developing the property at 2nd Ave and LMD. The area is residential home and the  
area needs to be addressed.

When GVSU is in session, LMD is getting too busy.

Need to keep Tallmadge unique/special and not like other suburban development

#14 does not fit in our township in any area

Important not to allow LMD to develop so speed limit can remain 55 and no new lights need to be added. Ok to be a township that does not strive to be a  
family homes, star gazing, bon-fires, hunting, etc. Let Allendale & Standale have commercial presences, multi-family living.

I'm moving into a newly built house but have owned my lot for just over a year. The only complaint/concern I have is that the hook up fees for G.R water,  
lead up to construction or when I purchased the land. The \$6,100 cost to hook up was quite a shock!

We do not need more rules or laws in Tallmadge!

Do what you can to keep the area's "country feel" and conservative values when considering the future of Tallmadge. There are many great things about it

Do not allow commercial mining or dumping. Annex Aman Park and upgrade it into a nicer park for township residents to use. Some homes have too much  
regulation of this when reported, or can an ordinance be created? Some of us have horrendous yard flooding in Spring/Fall the  
properties - and there is no way to correct this problem on an individual basis. We are against removing a lane of traffic on Lake  
live here were not given a voice/vote on this. No tax breaks to businesses, it's not fair to those in the community paying taxes and  
get it if you "know" the right people, others don't get it).

I realize we need businesses for tax purposes, but please don't go too commercial

Flooding is a very serious problem for many residents of Tallmadge county. Please, please remember that when putting up new structures, do not disturb  
Flooded basements is no laughing matter. I know, 5 feet of water in my finished basement. x'2-yes x's 2!!!

No new business other than what exists now! Need permanent burning ban!!! Too many people burn garbage and permit system is by passed!!!  
Keep rural - no new business on LMD & Ironwood.

Would like to stay the same with houses on an acre not large developments. Keep up what we have in good condition - roads, parks.

We chose to live here for the small town atmosphere and don't want growth but would like to see improvement in ground water quality.

The charm of Tallmadge Township is the quiet, rural atmosphere. The leadership should attempt to maintain that and not try to grow it to be something k

Too many restrictions on land use. I pay taxes for my land and should choose how I use it - not you.  
Don't think you should have to have 2-1/2 acres to build a house just because you choose to zone it a certain way.  
I also think that if you own land and want to build a pole barn on it, you should be able to. You shouldn't have to build a house there or use it for a farmi

The Country Lane subdivision has poor drainage & flooding issues due to poor sewer effectiveness and run-off from neighboring agricultural. I would like t  
several flooded streets following heavy rain. Most of my neighbors have experienced water seepage in their homes. I think the

I didn't see questions regarding small farms and associated businesses yet it has been a cornerstone of vital township redevelopment in many areas and a  
As a township, I believe we should explore what this could do for us.

Keep it rural, only develop Lake Michigan Drive

Need safe walkways and sidewalks. Need restaurants. Need more tax base w/new businesses. Taxes are too high w/no real value or return on our investm

I do not favor expansion of trailer parks and apartment complexes in Tallmadge. There are plenty of businesses within short driving range and there are p  
area. Standale is close by and has plenty of room to fill.

Existing roads that are maintained by the County (i.e. paved) are not being well maintained. Further dialogue with the County should emphasize their obl

It seems like this questionnaire was written to trick people to get the responses you want. A definite waste of our money to create, print and mail. Someo  
and Standale. So close (about 3 miles) in any direction can find everything listed here. NO need for commercial growth. Save th  
Keep it safe and clean. Honest and respectable. Quiet and friendly. We like unpaved roads.

Appreciate the small town feel here. Standale and Allendale are close enough for our needs, so do not feel the need for too much more commercial grow

Moved to Tallmadge because of the rural setting. Would like to see the Township keep industrial and commercial development where it currently is on th  
preserve zoning on the surrounding properties. Keeping the rural character will make our township a desireable place to live, ra

All for adding more housing! People love this area, but finding land to build on, is about impossible.

Keep Tallmadge rural. We are close enough to entertainment/medical/shopping already. Don't add it.

The future of the township will not matter if man keeps destroying the earth.

I was drawn to the area for the small town feeling

Would love to have a community center that offers "perks"to our residents

Keep commercial development along LMD

Poor communication about township issues to residents

Clean up existing homes/yards

Keep Tallmadge as is.

Township needs full-time firefighters/EMT. We have grown too large for a volunteer department

Leave Tallmadge alone and it will remain beautiful!

Wonderful place to live!

Great place to live, rural beauty, peace & quiet

Need sidewalks/bike lanes along Leonard

Growth will not happen if we can't get some of the dirt roads paved

We need high speed internet

Township growth requires full time firefighters

No more trailer parks or apartment complexes housing Section 8 renters.

More leniency to residential outbuildings and size regulations

Planning should focus on residents & environment, not business & money

Businesses are close enough. We don't need them in our backyards

Small convenience store definitely needed in Lamont

Very disappointed in dust control & maintenance of gravel roads

We need good shopping!

14th Avenue/Lover's Lane too much junk in yards

Stop raising my property taxes

Regulate traffic on 8th Ave and enforce the no truck route law

Roads should continue to be repaired

Coordinate efforts to make Charter Cable an affordable option to residents

Wider walking path along Leonard

Love the township as it is.

Growth is good, but let's not go crazy. Farmland is good

Stricter weight limits on 8th Ave between Leonard & LMD

Consider mosquito control

Need ground water tested

Vacant lots and ditches along Leonard are over grown and an eyesore

I love living here! Beautiful country, great people, convenient.

Don't let greed blind you

Tallmadge, with its rural character, is a great place to live. Let's hold on to this treasure as long as we can.

Top priority should be the ground water problem.

More emphasis on yard clean up

Tallmadge is a nice mix of rural and residential.

Why even have a Master Plan when it didn't matter when Johnson went from rural preserve to commercial to put in those crappy apts

Keep the township a bedroom community. No apartment developments. Plan should be to pave all roads

We appreciate the rural feel of Tallmadge and would like to keep it that way

Great job of running the township! Would like to see cable, internet, & natural gas extended to all areas

Enforce loud speeding motorcycles in township, and trucks using engine brakes and red light runners @ 8th & M45

Keep the township rural

We love the rural, small town feel. Would not like to see rapid growth

The only thing lacking in our area is high speed internet

Paving Luce from Fennessy to Kenowa has been planned for years - it's time to pave it

I like the peace & quiet & safety the township offers. More development would take that away

Consider zoning so double-wide mobile homes are not allowed. They do not blend with existing homes and decrease the value of other homes in the are;



Keep taxes low

Tallmadge Township is unique and refreshing as it is

Growth is inevitable but needs to be controlled. We do not want to see growth expand beyond LMD & Ironwood

Need to get some kind of seafood place

Would like to see more of a presence of township style events ie: Tallmadge Days, car shows for family fun days

Please look into drainage issues in neighborhoods w/new development where land is being regraded

Public water is needed for all uses

Thanks for sending these out. Hope you get some good feedback

Maintain current roads

Commercial & industrial should remain on LMD

We love that Tallmadge is low key & does not have a big city feel. We would hate to see it change

Township officials should spend more time traveling throughout the township to spot violations rather than rely on "complaint driven"enforcement

Strong need to clean up current community yards

Luce/Linden-very curvy. Bike lanes should be implemented

No leaf burning

It's disappointing that the township allows a home in our community to be without siding for as long as they have. It looks like a dump!

8th Avenue has turned into a truck route. Sick of it! Lower my taxes since I am zoned residential.

Bike path on Leonard from Kent Co Line to Spring Lake

Enhance what we have. All businesses, resturants, etc are close by

Fix existing problems first ie street lights, sidewalks, reduce speed

Maintain/create truck routes - tired of trucks ruining roads

No mobile homes like on 14th Ave. No rental apartments

Poorly written, vague questions which most people won't understand

## Population and Growth Rates in Ottawa County

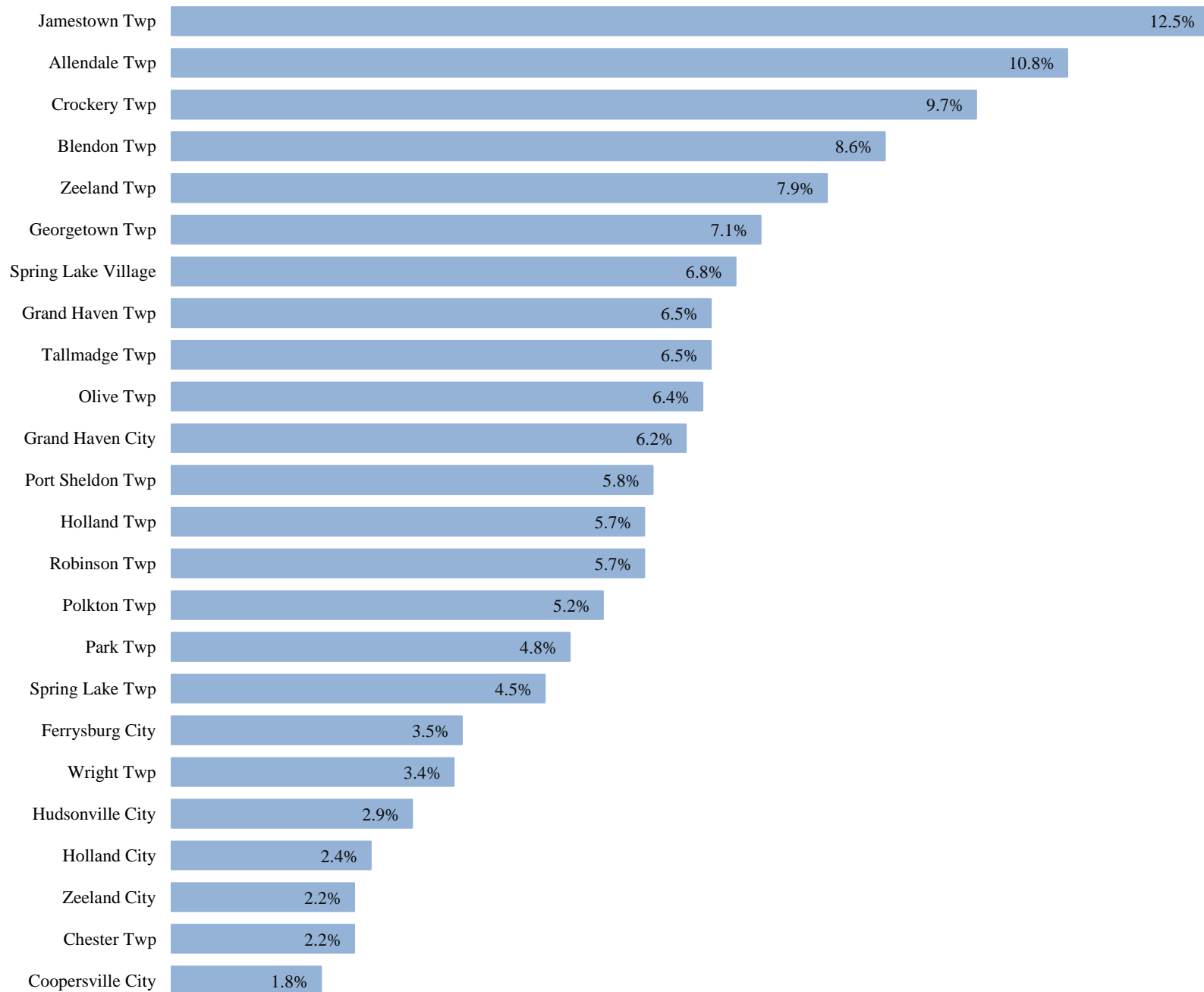
Unit of Government	Population										Population Growth							
	Census				Estimates					Projections <sup>1</sup>		Actual % Change			Estimated % Change		Projected % Change	
	1980	1990	2000	2010	2011	2012	2013	2014	2015	2020	2030	1980-1990	1990-2000	2000-2010	2010-2015	2014-2015	2010-2020	2010-2030
City/Village																		
Coopersville	2,889	3,421	3,910	4,275	4,293	4,314	4,334	4,352	4,351	4,416	4,545	18.4%	14.3%	9.3%	1.8%	0.0%	3.3%	6.3%
Ferrysburg	2,440	2,919	3,040	2,892	2,900	2,923	2,949	2,977	2,993	3,112	3,350	19.6%	4.1%	-4.9%	3.5%	0.5%	7.6%	15.8%
Grand Haven	11,763	11,951	11,168	10,412	10,459	10,677	10,917	10,976	11,062	11,669	12,883	1.6%	-6.6%	-6.8%	6.2%	0.8%	12.1%	23.7%
Holland (Ottawa pt)	21,767	25,086	27,846	26,035	26,229	26,392	26,537	26,664	26,660	27,126	28,057	15.2%	11.0%	-6.5%	2.4%	0.0%	4.2%	7.8%
Hudsonville	4,844	6,170	7,160	7,116	7,159	7,210	7,283	7,332	7,324	7,520	7,911	27.4%	16.0%	-0.6%	2.9%	-0.1%	5.7%	11.2%
Spring Lake	2,731	2,537	2,514	2,323	2,335	2,364	2,400	2,452	2,480	2,680	3,080	-7.1%	-0.9%	-7.6%	6.8%	1.1%	15.4%	32.6%
Zeeland	4,764	5,417	5,805	5,504	5,536	5,570	5,605	5,631	5,626	5,723	5,917	13.7%	7.2%	-5.2%	2.2%	-0.1%	4.0%	7.5%
Holland (Allegan pt) <sup>2</sup>	4,514	5,792	7,202	7,016	7,001	7,010	7,017	7,067	7,082	7,215	7,481	28.3%	24.3%	-2.6%	0.9%	0.2%	2.8%	6.6%
Township																		
Allendale	6,080	8,022	13,042	20,708	20,892	21,113	21,374	21,675	22,937	25,824	31,597	31.9%	62.6%	58.8%	10.8%	5.8%	24.7%	52.6%
Blendon	3,763	4,740	5,721	5,772	5,850	5,925	6,034	6,155	6,268	6,843	7,993	26.0%	20.7%	0.9%	8.6%	1.8%	18.6%	38.5%
Chester	2,034	2,133	2,315	2,017	2,027	2,037	2,047	2,060	2,062	2,106	2,194	4.9%	8.5%	-12.9%	2.2%	0.1%	4.4%	8.8%
Crockery	3,536	3,599	3,782	3,960	4,039	4,136	4,210	4,299	4,345	4,703	5,419	1.8%	5.1%	4.7%	9.7%	1.1%	18.8%	36.8%
Georgetown	26,104	32,672	41,658	46,985	47,530	48,145	48,832	49,700	50,340	54,067	61,520	25.2%	27.5%	12.8%	7.1%	1.3%	15.1%	30.9%
Grand Haven	7,238	9,710	13,278	15,178	15,302	15,519	15,771	16,010	16,162	17,246	19,414	34.2%	36.7%	14.3%	6.5%	0.9%	13.6%	27.9%
Holland	13,739	17,523	28,911	35,636	36,020	36,513	36,924	37,409	37,677	39,666	43,643	27.5%	65.0%	23.3%	5.7%	0.7%	11.3%	22.5%
Jamestown	3,546	4,059	5,062	7,034	7,182	7,340	7,558	7,703	7,915	8,850	10,720	14.5%	24.7%	39.0%	12.5%	2.8%	25.8%	52.4%
Olive	2,449	2,866	4,691	4,735	4,794	4,849	4,895	4,963	5,037	5,353	5,985	17.0%	63.7%	0.9%	6.4%	1.5%	13.1%	26.4%
Park	10,354	13,541	17,579	17,802	17,964	18,125	18,325	18,559	18,658	19,575	21,408	30.8%	29.8%	1.3%	4.8%	0.5%	10.0%	20.3%
Polkton	2,027	2,277	2,335	2,423	2,449	2,467	2,494	2,529	2,548	2,687	2,965	12.3%	2.5%	3.8%	5.2%	0.8%	10.9%	22.4%
Port Sheldon	2,206	2,929	4,503	4,240	4,274	4,319	4,384	4,448	4,484	4,764	5,323	32.8%	53.7%	-5.8%	5.8%	0.8%	12.4%	25.5%
Robinson	3,018	3,925	5,588	6,084	6,135	6,209	6,311	6,397	6,430	6,805	7,554	30.1%	42.4%	8.9%	5.7%	0.5%	11.9%	24.2%
Spring Lake	6,857	8,214	10,626	11,977	12,096	12,215	12,333	12,463	12,513	13,025	14,049	19.8%	29.4%	12.7%	4.5%	0.4%	8.8%	17.3%
Tallmadge	5,927	6,300	6,881	7,575	7,645	7,717	7,789	7,891	8,068	8,646	9,801	6.3%	9.2%	10.1%	6.5%	2.2%	14.1%	29.4%
Wright	3,387	3,285	3,286	3,147	3,165	3,194	3,224	3,250	3,253	3,355	3,558	-3.0%	0.0%	-4.2%	3.4%	0.1%	6.6%	13.1%
Zeeland	3,711	4,472	7,613	9,971	10,154	10,343	10,550	10,703	10,762	11,467	12,877	20.5%	70.2%	31.0%	7.9%	0.6%	15.0%	29.1%
Ottawa County	157,174	187,768	238,314	263,801	266,429	269,616	273,080	276,598	279,955	297,228	331,763	19.5%	26.9%	10.7%	6.1%	1.2%	12.7%	25.8%
Michigan	9,262,044	9,295,287	9,938,444	9,883,640	9,876,589	9,886,879	9,900,506	9,916,306	9,922,576	9,984,021	10,106,911	0.4%	6.9%	-0.6%	0.4%	0.1%	1.0%	2.3%

Source: U.S. Census Bureau

<sup>1</sup> Projection data provided by the Ottawa County Planning and Performance Improvement Department. The calculations are based on the linear population trend from 2012-2015 in order to reflect the current economic conditions throughout Ottawa County and the State

<sup>2</sup> Part of the City of Holland is located in Allegan County.

## Population Growth in Ottawa County (2010-2015)



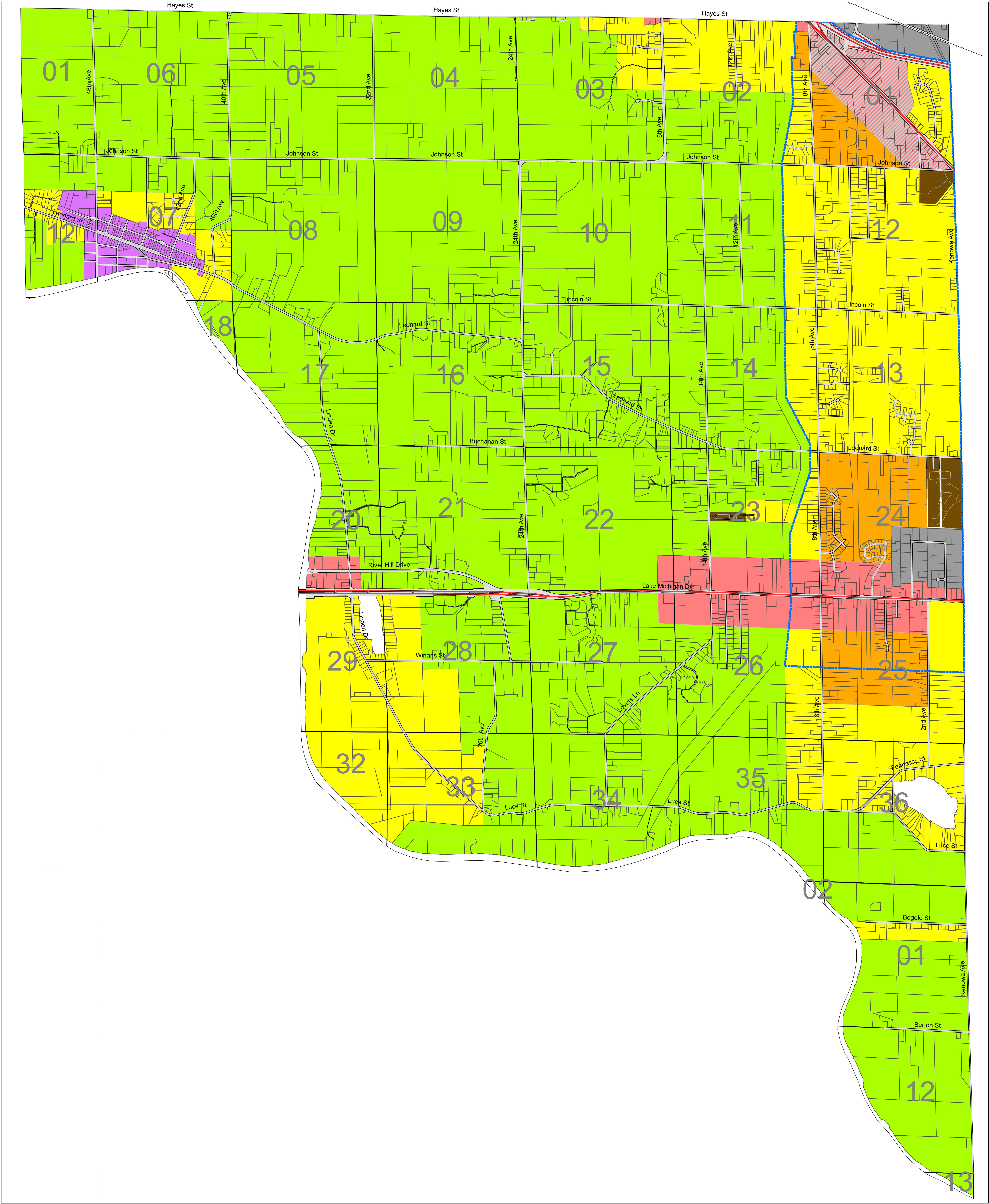
## Community Mapping

Contents:

Following are community maps as well as their established purpose, which are incorporated as part of the Master Plan. These maps are not intended to be limited to their purposes provided below but rather establish a minimum relationship to the Master Plan.

1. **Master Plan** – creates future land use classifications and delineates boundaries for certain uses of land
2. **Prime Farmland Soils** – classifies areas of the Township on the basis of soil suitability for general agricultural crop production
3. **Soil Suitability for Septic** – indicates the location of soils within the Township that present severe limitations for both building and onsite septic systems
4. **Categorized Township Roads** – identifies existing network of transportation infrastructure to illustrate limitations and feasibility of supporting a proposed use
5. **Public Water System** – establishes exiting public water system to illustrate feasibility of supporting proposed development
6. **Sanitary Sewer System** – establishes exiting sanitary sewer system to illustrate feasibility of supporting proposed development





# Tallmadge Township Master Plan

T6N - R13W, T7N - R13W, & T7N - 14W

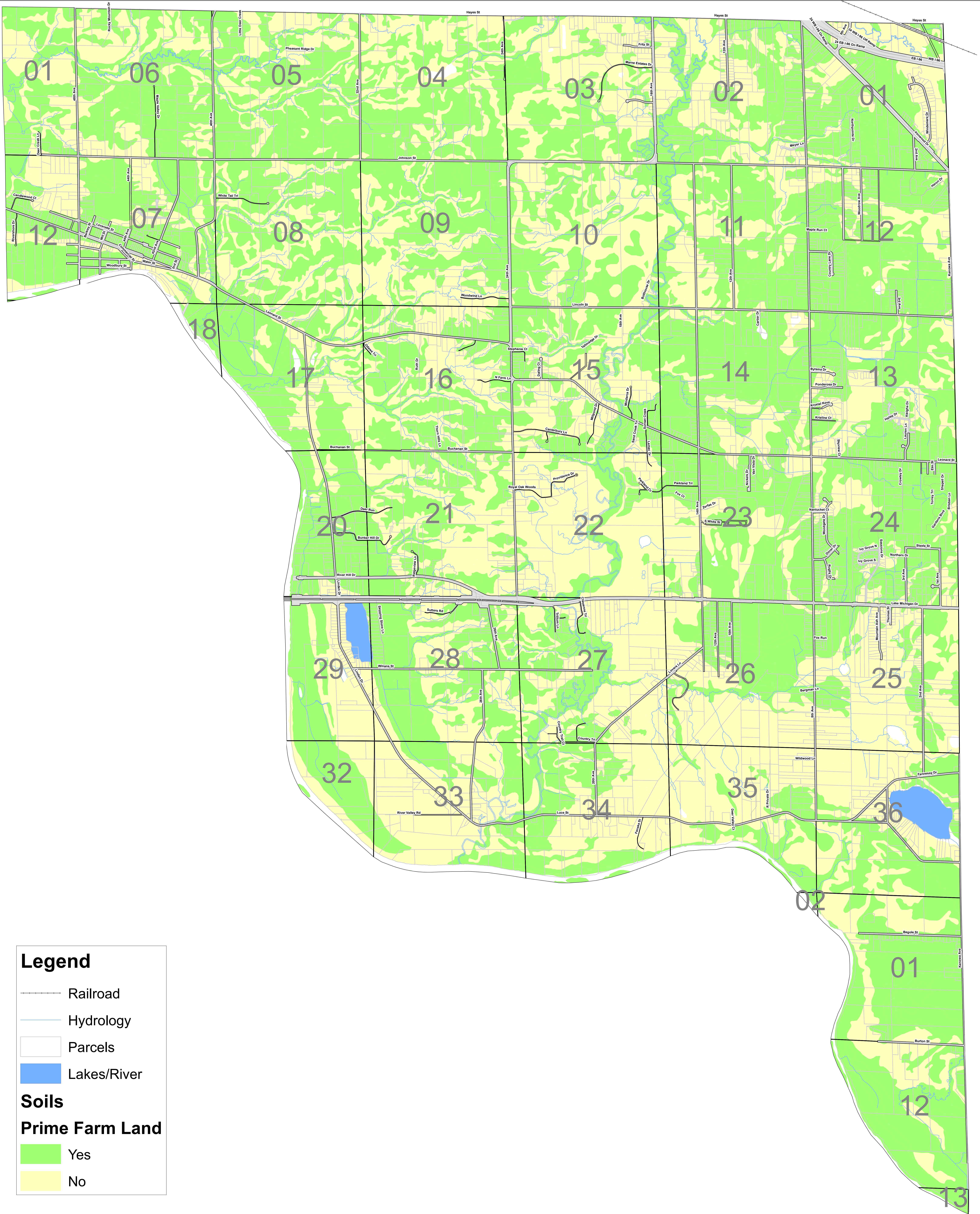


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Public Acts of 1996, as amended.  
Print Date: Jan. 28, 2020

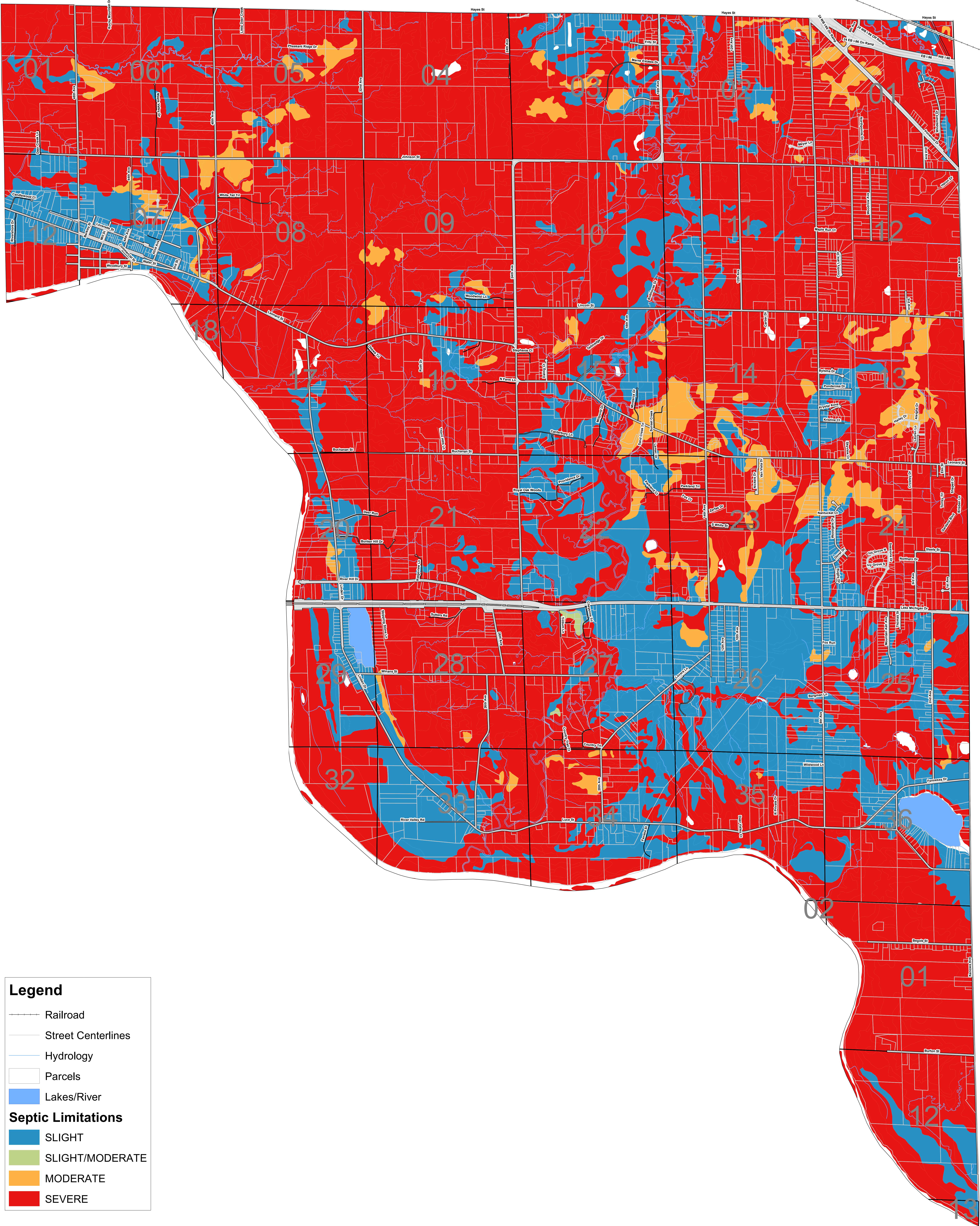
GIS  
IT Department  
12220 Fillmore Street, Suite 320  
West Olive, Michigan 49460  
Phone (616)-738-4600  
Fax (616)-738-4610  
www.gis.miottawa.org

Legend	
Tallmadge Township Master Plan	
	Rural/Agricultural Preservation (RAP)
	Low Density Residential A (LDR A)
	Medium Density Residential A (MDR A)
	High Density Residential A (HDR A)
	Commercial (C)
	General Industrial (GI)
	Ironwood Drive Corridor(I-C)
	Town Center (TC)
	Urban Growth Boundary

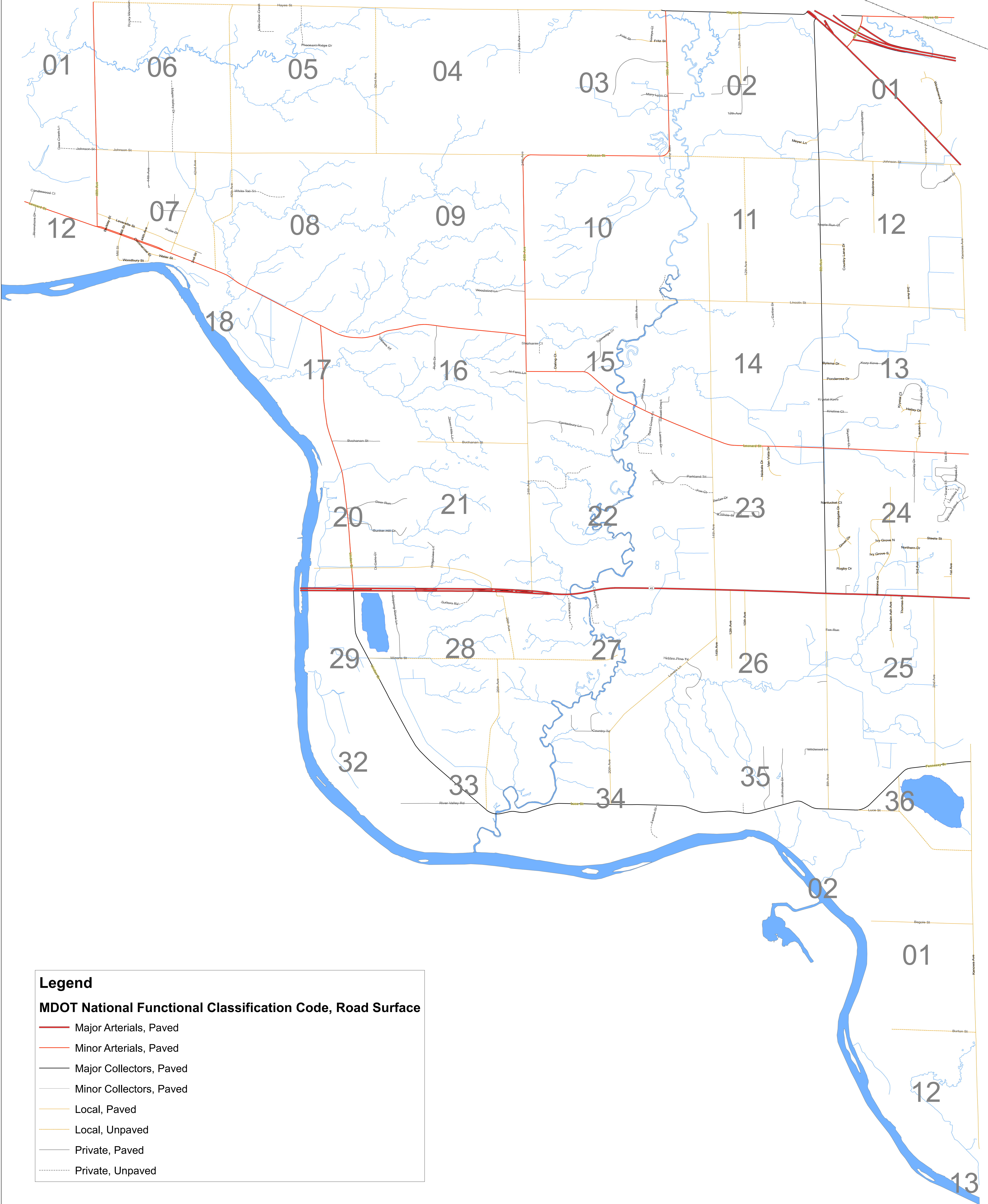






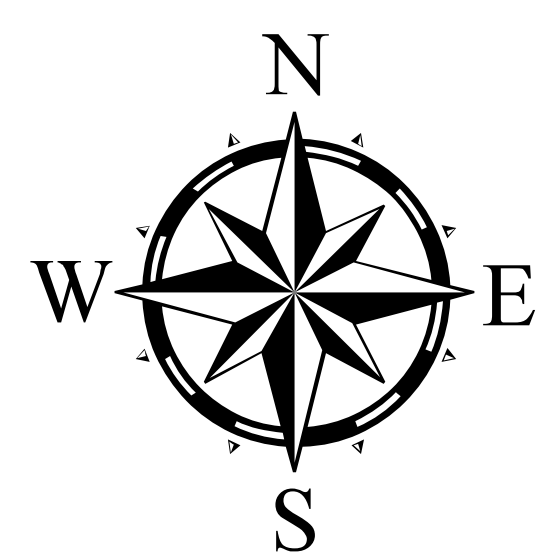






# Tallmadge Township Categorized Township Roads

T6N - R13W, T7N - R13W, & T7N - 14W

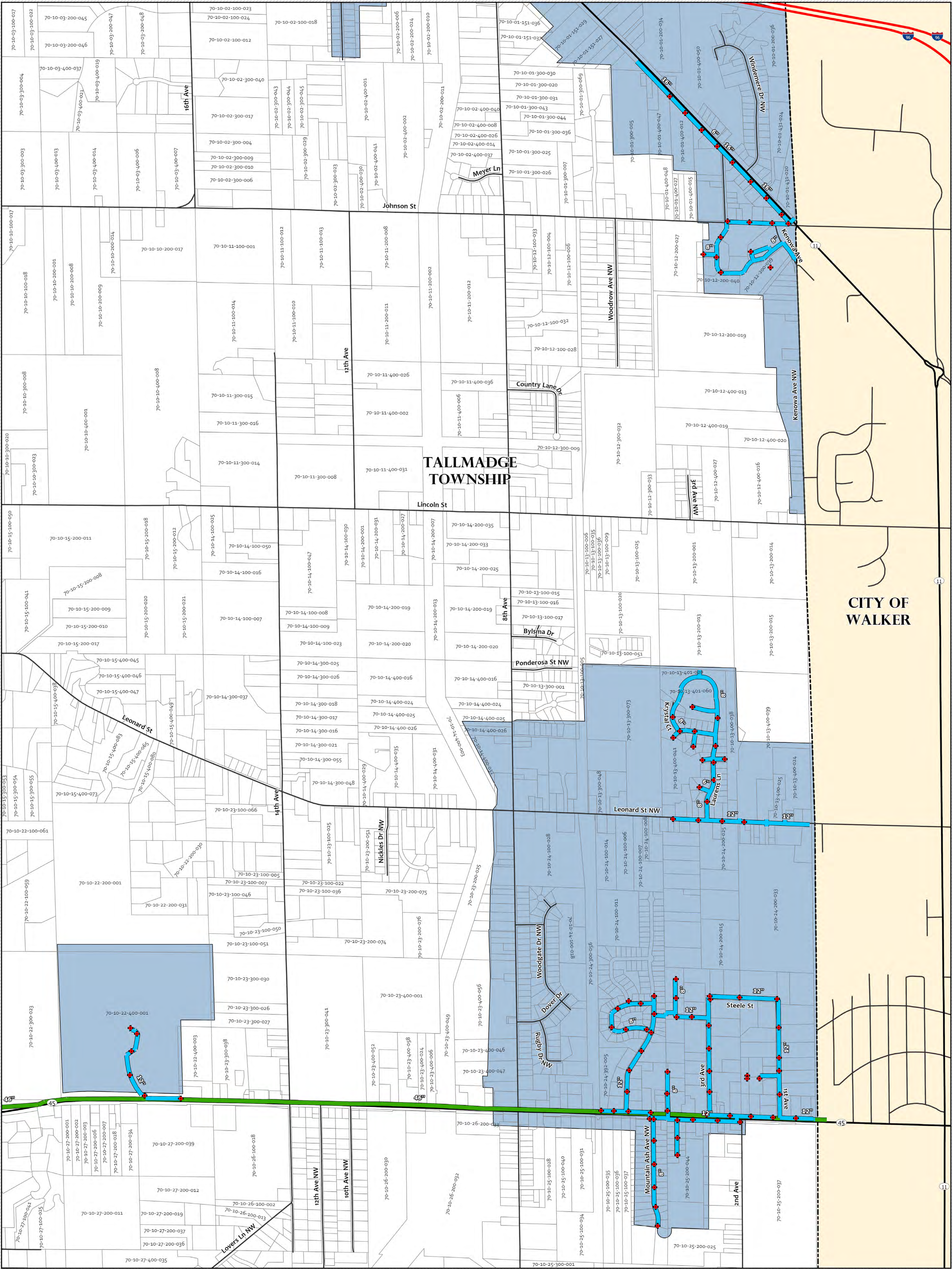


Print Date: 2/22/2019



# TALLMADGE CHARTER TOWNSHIP

# WATER DISTRIBUTION ATLAS



Hydrant

Distribution Main

Transmission Main

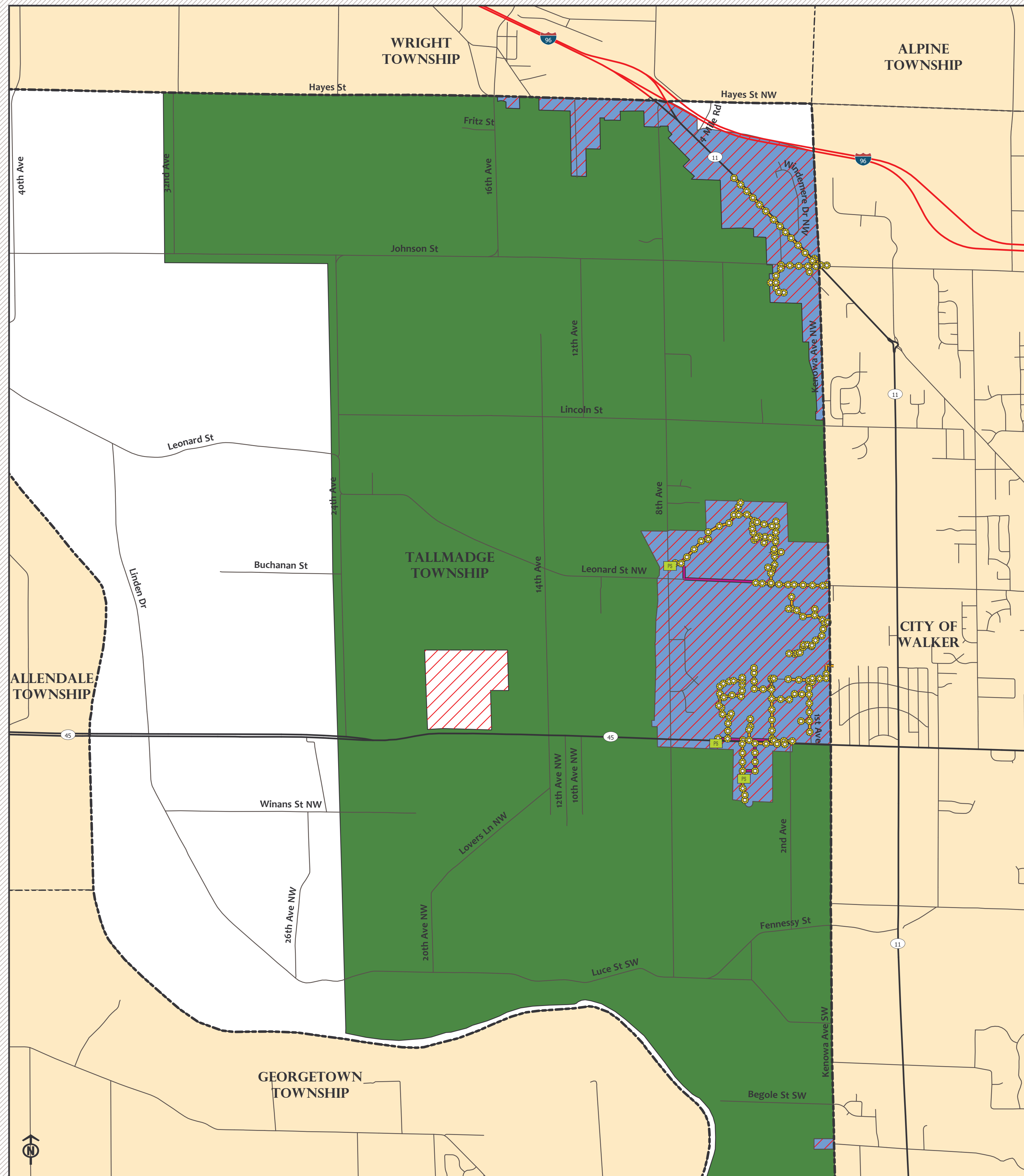
Water Utility Services District

1 inch equals 750 feet

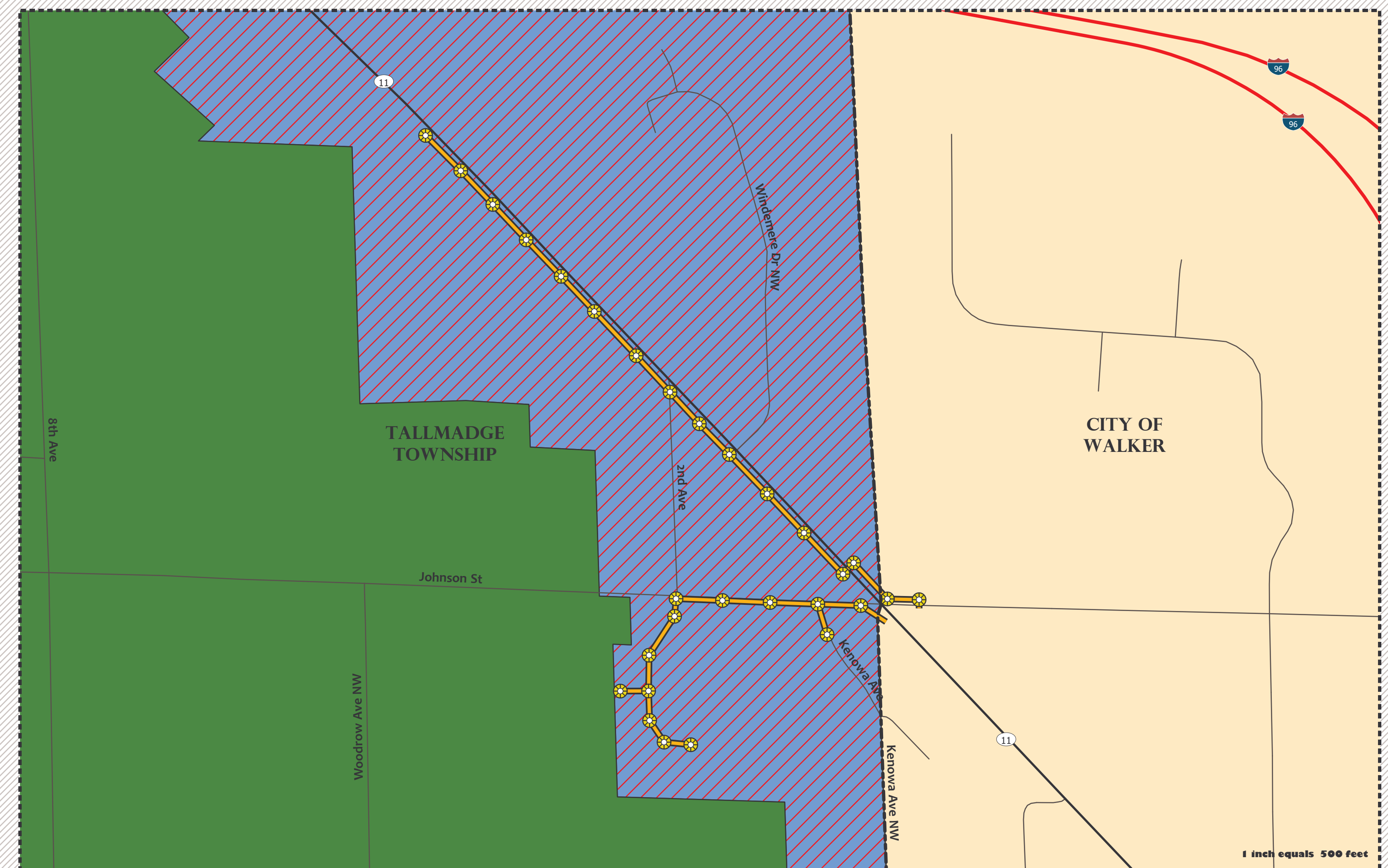


# TALLMADGE TOWNSHIP

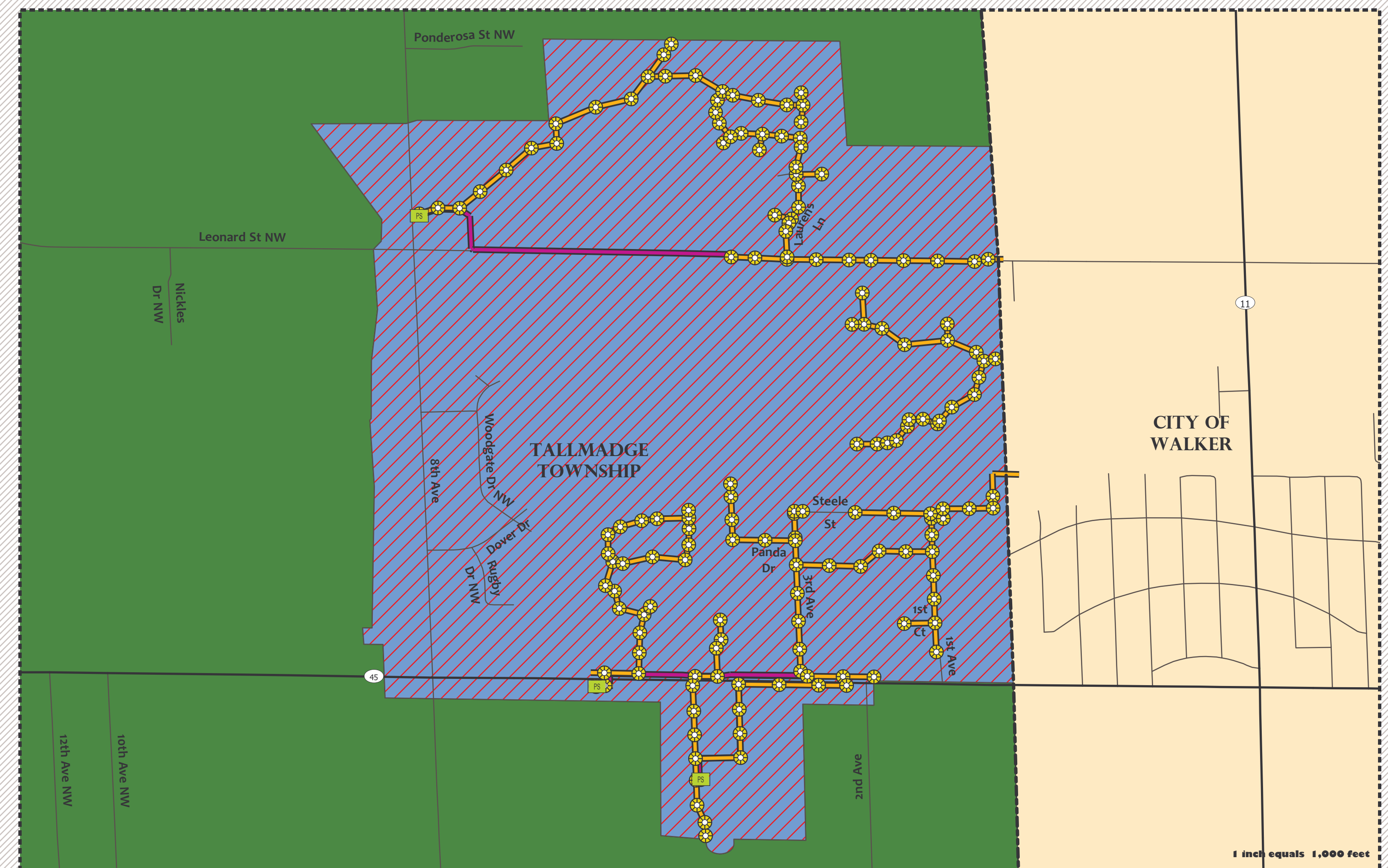
## SANITARY SEWER ATLAS



**Sanitary Utility Services District** **Water Utility Services District** **Urban Utility Boundary**



**PS Sanitary Lift Stations** **Sanitary Manholes** **Sanitary Gravity Mains** **Sanitary Forcemains**



1 inch equals 1,000 feet