

**NOTICE OF POSTING OF A PROPOSED ZONING TEXT AMENDMENT ORDINANCE**

PLEASE TAKE NOTICE that a Tallmadge Charter Township Text Amendment Ordinance had its first reading at a meeting of the Tallmadge Charter Township Board held on May 11, 2021 and is scheduled for a second reading on June 8, 2021.

The Zoning Text Amendment Ordinance will add Section 3.38 – Shared Driveways to the Tallmadge Charter Township Zoning Ordinance to allow for no more than two dwellings to front on a 66-foot right-of-way and to establish minimum clearing for the passable area, and will revise Section 15.09(b) – Off-Street Loading Space Requirements of the Tallmadge Charter Township Zoning Ordinance to allow for side yard loading and unloading areas on a commercially zoned property, and add an effective date.

PLEASE TAKE FURTHER NOTICE that the Ordinance has been posted in the office of the Tallmadge Charter Township Clerk, Tallmadge Charter Township, 0-1451 Leonard Road, N.W., Grand Rapids, Michigan (telephone: 616-677-1248), and on the Township website at [www.tallmadge.com](http://www.tallmadge.com).

Dated: May 23, 2021

Lenore Cook, Clerk  
Tallmadge Charter Township

The following Zoning Text Amendment Ordinance was introduced and a first reading completed at the Tallmadge Charter Township Board meeting on May 11, 2021.

ORDINANCE NO. \_\_\_\_\_

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE BY ADDING SECTION 3.38 – SHARED DRIVEWAYS, REVISING SECTION 15.09(B) – OFF-STREET LOADING SPACE REQUIREMENTS, AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

THE CHARTER TOWNSHIP OF TALLMADGE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN ORDAINS:

Section 1. Shared Driveways. Section 3.38 shall be added to the Tallmadge Charter Township Zoning Ordinance to state in its entirety as follows.

SECTION 3.38 SHARED DRIVEWAYS

A shared driveway shall be designed, constructed, and used only in accordance with this subsection.

1. A shared driveway shall serve two (2) Lots. A shared driveway serving more than two (2) Lots is prohibited under this Ordinance and must meet the Township requirements for private roads.
2. A shared driveway shall be located within an easement of not less than sixty-six (66) feet in width.
3. The improved surface of the shared driveway shall be adequately maintained by the property owners having legal rights to use the shared driveway.
4. House numbers for all Dwellings served by a shared driveway shall be visibly displayed at the intersection of the shared driveway and the Public Street.
5. All brush, trees, stumps, or other obstructions shall be cleared to a distance of no less than four (4) feet from each side of the improved surface of the shared driveway and to a height of at least fifteen (15) feet, for the entire width and length of the improved surface of the shared

driveway.

6. Shared driveways are prohibited in the C-1, C-2, and I-1 Zoning Districts.

Section 2. Off-Street Loading Space Requirements. Section 15.09(b) of the Tallmadge Charter Township Zoning Ordinance shall be amended to state in its entirety as follows.

SECTION 15.09(b) – OFF-STREET LOADING SPACE REQUIREMENTS

The text amendment proposes to revise Section 15.09(b) by allowing loading and unloading spaces in the side yard of commercially zoned properties in certain circumstances when located at a setback of 100 feet from the front lot line, unless other attributes of the lot reduce visual impacts of the loading and unloading spaces. Further, the amendment will allow the Planning Commission to approve loading and unloading spaces in the side yard on through lots in certain circumstances, and will allow the Planning Commission to require screening.

The storage of trucks or trailers outside of the loading and unloading area is prohibited.

Section 3. Effective Date. This amendment to the Tallmadge Charter Township Zoning Ordinance was approved and adopted by the Township Board of Tallmadge Charter Township, Ottawa County, Michigan on \_\_\_\_\_, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on \_\_\_\_\_, 2021, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on \_\_\_\_\_, 2021, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Amendment Ordinance in the \_\_\_\_\_, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

\_\_\_\_\_  
Dave Datema  
Township Supervisor

\_\_\_\_\_  
Lenore Cook,  
Township Clerk

CERTIFICATE

I, Lenore Cook, the Clerk for the Charter Township of Tallmadge, Ottawa County, Michigan, certify that the foregoing Tallmadge Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on \_\_\_\_\_, 2021. The following members of the Township Board were present at

that meeting: \_\_\_\_\_

\_\_\_\_\_. The following members of the Township Board were absent:

\_\_\_\_\_.

The Ordinance was adopted by the Township Board with members of the Board \_\_\_\_\_

\_\_\_\_\_

voting in favor and members of the Board \_\_\_\_\_

\_\_\_\_\_ voting in opposition. Notice of Adoption of the

Ordinance was published in the *Northwest* and *Grand Rapid Press* on \_\_\_\_\_,

2021.

\_\_\_\_\_  
Lenore Cook, Clerk  
Tallmadge Charter Township

**AFFIDAVIT OF POSTING**  
(Zoning Text Amendment Ordinance)

STATE OF MICHIGAN )

)ss

COUNTY OF OTTAWA )

The undersigned, Lenore Cook, the Tallmadge Charter Township Clerk, being first duly sworn, deposes and says as follows:

1. That she posted a proposed Zoning Text Amendment Ordinance for Tallmadge Charter Township, after its first reading at a meeting of the Tallmadge Charter Township Board held on \_\_\_\_\_, 2021 in the Township Clerk's office and on the Township's website at [www.tallmadge.com](http://www.tallmadge.com) on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Lenore Cook, Clerk  
Tallmadge Charter Township

Subscribed and sworn to before this  
\_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

Notary Public, Ottawa County, Michigan  
Acting in Ottawa County, Michigan  
My commission expires: \_\_\_\_\_