



## Fresh Coast Planning

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# MEMORANDUM

To: Tallmadge Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: January 13, 2023  
Re: Ironwood Overlay

As you know, during the previous winter we held a virtual workshop with property owners and occupants on Ironwood Drive to discuss commercial and industrial uses as a result of the recently adopted Master Plan provisions addressing both uses along Ironwood. While we contemplated a follow-up in-person workshop for this past summer, we did not conduct that workshop. The reason was a combination of the virtual workshop being very successful and the workload during the summer.

Given this, we are returning this matter to your agenda to continue with the likely composition of an overlay district for Ironwood Drive. While we began to draft sample language to that end for your consideration, we thought it was appropriate to take pause with that draft and receive direction from the Planning Commission with specific regard to the workshop results. In particular, we highlight the following from the workshop:

- Participants generally support the same commercial growth
- Participants support less industrial growth
- Approximately 26% of participants support no additional commercial or industrial growth
- While the location of commercial and industrial uses is mixed, no participants supported industrial uses adjacent to residential uses
- Participants favor minimum facade materials generally inline with current Zoning Ordinance requirements
- Participants overwhelmingly favor ground mounted signs over any other type of sign
- Participants favor landscaping between the road and the buildings

While we have begun to draft related language, we seek your direction with particular regard to the location of land that should support industrial uses given that participants support less industrial growth. In the alternative, the language could be written to support less industrial growth based on various factors and standards rather than designated land mass within the area identified by the Master Plan as this corridor. Ultimately, we seek to understand whether you agree with the aforementioned feedback and if so, how you would like us to focus the language in that regard.

A copy of the workshop results is attached for your convenience.

The Ironwood Overlay is scheduled for your January 24, 2023 meeting. If you have any questions, please let us know.

GLR  
Planner

cc: Mark Bennett, Supervisor