



## Fresh Coast Planning

950 Taylor Avenue, Ste 200  
Grand Haven, MI 49417  
www.freshcoastplanning.com

**Gregory L. Ransford, MPA**  
616-638-1240  
greg@freshcoastplanning.com

**Julie Lovelace**  
616-914-0922  
julie@freshcoastplanning.com

**Kevin Yeomans**  
616-821-4969  
kevin@freshcoastplanning.com

# MEMORANDUM

To: Tallmadge Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: February 15, 2023  
Re: Buist Planned Unit Development – Preliminary Plan Revised

Pursuant to your direction at your January 24, 2023 meeting, Diana Buist has revised her proposed Planned Unit Development Preliminary Plan, which is attached. As you will recall, your direction included the following:

1. Identify the mobile bathroom location
2. Provide a sidewalk from the parking lot to the proposed pavilion
3. Include a plan note that the owner will not provide food on-site but a third party could
4. Include a plan note that the owner will not provide alcohol on-site but a third party could
5. Include a plan note regarding the operational season, hours of operation, sound controls, etcetera as well as in a narrative
6. Provide for lighting locations on the site plan
7. Provide for signage on the site plan
8. Address the Township Engineer concerns regarding roof water management

We believe the revised plans, narrative, and storm water calculations (pending review by the Township Engineer) generally satisfy your direction.

It is important to note that the applicant intends to provide the photometric and light fixture specification sheets with the Final Plan submission. It is also important to note that the free-standing signage is proposed within the Michigan Department of Transportation (MDOT) right-of-way. While its location does not comply with the Tallmadge Charter Township Zoning Ordinance, the Planning Commission has the flexibility to reduce that requirement, even to within the right-of-way, if the MDOT authorizes the same.

### Planning Commission Considerations

As the Planning Commission deliberates regarding this application, we believe the following warrant your review and consideration. They are listed in no particular order:

- Whether the proposed free-standing sign location is appropriate
- Whether approval of the Preliminary Plan is appropriate

The proposed is scheduled for your February 28, 2023 meeting. If you have any questions, please let us know.

GLR  
Planner

Attachments

cc: Mark Bennett, Supervisor