

NOTICE OF POSTING OF A PROPOSED ZONING TEXT AND MAP AMENDMENT ORDINANCE

PLEASE TAKE NOTICE that a Tallmadge Charter Township Text and Map Amendment Ordinance had its first reading at a meeting of the Tallmadge Charter Township Board held on January 9, 2024 and is scheduled for a second reading on February 13, 2024.

The Zoning Text and Map Amendment Ordinance to the Tallmadge Charter Township Zoning Ordinance will add Chapter 12A – Ironwood Corridor Overlay District, which will establish a Description and Purpose subsection, which outlines the basis on which the regulations are created; will establish an Applicability subsection, which addresses the underlying zoning district and when the standards within the Ironwood Corridor Overlay District or the underlying zoning district control; will establish a Rezoning and Use of Lots subsection, which addresses when a lot may be rezoned to commercial or industrial, and regulates setback to residential areas; will establish a Development Requirements subsection, which regulates utilities, overall site design and landscaping, access management, pedestrian pathways, and signage and; will establish Parcels within the District subsection, which identifies the parcels within the Ironwood Corridor Overlay District when established. In addition, the Zoning Text and Map Amendment Ordinance will amend Section 4.01 – Creation of Zoning Districts by adding IC Ironwood Corridor Overlay District to the list of zoning districts. Finally, the Zoning Text and Map Amendment Ordinance will amend the Zoning Map to add the Ironwood Corridor Overlay District, and will provide for severability, repeal, and 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.

Dated: January 21, 2024

Lenore Cook, Clerk
Tallmadge Charter Township

The following Zoning Text and Map Amendment Ordinance was introduced and a first reading completed at the Tallmadge Charter Township Board meeting on January 9, 2024.

ORDINANCE NO. _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE BY ADDING CHAPTER 12A IRONWOOD CORRIDOR OVERLAY DISTRICT, AND TO AMEND SECTION 4.01 – CREATION OF ZONING DISTRICTS, AND TO AMEND THE TALLMADGE CHARTER TOWNSHIP ZONING ORDINANCE MAP BY ADDING CERTAIN LANDS TO THE IRONWOOD CORRIDOR OVERLAY DISTRICT, TO PROVIDE FOR SEVERABILITY, TO PROVIDE FOR REPEAL, AND TO ESTABLISH AN EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Ironwood Corridor Overlay District. Chapter 12A of the Zoning Ordinance shall be added to state in its entirety as follows.

CHAPTER 12A
IRONWOOD CORRIDOR OVERLAY DISTRICT

SECTION 12A.01. DESCRIPTION AND PURPOSE. The intent of the Ironwood Corridor Overlay District is to encourage the controlled growth of commercial and industrial development along Ironwood Drive to serve the local and regional needs of the community and the region. These regulations are intended to promote development of a pedestrian-accessible mixed-use district consisting of a variety of retail, office, service, and industrial uses. Because of the variety of uses permitted in the Ironwood Corridor Overlay District, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Permitted uses should be compatible with surrounding uses to ensure there are no external impacts that are detrimental in any way to other uses in the district or properties in adjoining districts. The overlay district is based upon careful evaluation and study as part of a master planning effort by the Planning Commission.

Specifically, the Ironwood Corridor Overlay District is intended to accomplish the following objectives.

- (a) Promote development consistent with the goals and recommendations detailed in the Ironwood Drive Corridor chapter of the Master Plan.
- (b) Accommodate a variety of uses permitted by the underlying zoning districts and ensure such uses are designed to achieve an attractive built and natural environment.
- (c) Facilitate high-quality development and redevelopment of commercial and industrial uses through quality architecture, efficient site design, and landscaping.
- (d) Achieve well-managed, safe, and efficient flow of motorized and non-motorized traffic, including accessibility and connectivity.
- (e) Foster a more pedestrian-friendly environment that contributes to the Township's sustainability as a vital, attractive, economic, and healthy place to live.
- (f) Maximize the capacity of Ironwood Drive by limiting and controlling the number and location of driveways and requiring alternate means of access through shared driveways, service drives, and access from side streets.
- (g) Preserve important existing natural features which provide a rural atmosphere along the corridor.

SECTION 12A.02. APPLICABILITY. As an overlay district, the Ironwood Corridor Overlay District does not replace the range of uses allowed in the underlying districts but provides additional development standards which must be met for any commercial or industrial use on a lot. The regulations of the Ironwood Corridor Overlay District exclude both single-family and two-family residential uses on a single lot, and they exclude agricultural uses. Property in the Ironwood Corridor Overlay District may otherwise continue to be used as permitted by the underlying zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of this Ordinance shall also comply with the requirements of the Ironwood Corridor Overlay District contained in this Chapter. In the event there are conflicts between the requirements of the underlying zoning district and the Ironwood Corridor Overlay District, the requirements of the Ironwood Corridor Overlay District shall control.

SECTION 12A.03. REZONING AND USE OF LOTS. Commercial and industrial uses within the Ironwood Corridor Overlay District shall be subject to the following regulations.

- (a) Any lots in the overlay district may be rezoned to allow commercial uses.
- (b) Unless otherwise provided by an existing zoning district prior to the establishment of this overlay district, lots rezoned to allow industrial uses must be located no less than three hundred (300) feet from Ironwood Drive, unless authorized by special approval. Where a commercial use or a commercial zoning district is located between Ironwood Drive and a

lot, that lot may be used for an industrial use even if located less than three hundred (300) feet from Ironwood Drive.

- (c) Buildings containing uses permitted by special approval in the C-1 or C-2 District, or permitted in the I-1 District, shall not be located within one hundred (100) feet of any AG, RP, R-1, R-2, R-3, or R-4 District or any residential use.

SECTION 12A.04. DEVELOPMENT REQUIREMENTS. Commercial and industrial uses within the Ironwood Corridor Overlay District shall be regulated by the underlying zoning district, and by the following overlay district regulations.

- (a) Utilities. Where public water or public sewer or both are absent, a special assessment contract for future connection shall be executed for either or both absent public utilities, as applicable, prior to any construction. All new utility services shall be located underground.

- (b) Overall Site Design and Landscaping.

1. Landscaping shall be provided along building walls to reduce the visual impact of building mass viewed from the street.
2. For any lot containing a use permitted by special approval in the C-1 or C-2 District, or permitted in the I-1 District, an obscuring greenbelt shall be installed along the side and rear lot lines pursuant to Section 3.17(e).

- (c) Access Management.

1. Each lot shall provide a frontage road or rear service drive for contiguous parcels along Ironwood Drive or another street, as determined by the Planning Commission. The Planning Commission shall also have the authority to limit the number of driveways for a site, and to require that parking lots on contiguous parcels be connected, that driveways for contiguous parcels be shared, that opposite driveways be directly aligned, and that specific turning movement be restricted or prohibited.
2. Property owners shall provide cross access easements, and where determined necessary by the Planning Commission, easements for shared driveways. Easement documents satisfactory to the Township describing maintenance responsibilities of all property owners affected by any such easement required pursuant to this subsection shall be recorded with the Register of Deeds.

- (d) Pedestrian Pathways.

1. All commercial establishments shall include a pedestrian walkway adjoining the establishment's front wall and running the length of the front wall.
2. All such walkways shall be a minimum of five (5) feet wide.

(e) Signage. One ground mounted sign and one wall sign are permitted for each commercial or industrial use. Pole mounted signage is prohibited in the overlay district.

SECTION 12A.05. PARCELS WITHIN THE DISTRICT. The following parcels are included within the Ironwood Corridor Overlay District.

70-10-01-480-025	70-10-01-480-006	70-10-01-151-022	70-10-01-400-048	70-10-01-400-050	70-10-01-300-069
70-10-01-151-012	70-10-01-480-026	70-10-01-151-031	70-10-01-480-008	70-10-01-400-036	70-10-01-400-027
70-10-01-151-025	70-10-01-480-017	70-10-01-151-032	70-10-01-480-016	70-10-01-300-070	70-10-01-400-017
70-10-01-151-028	70-10-01-125-005	70-10-01-151-009	70-10-01-125-001	70-10-01-400-031	70-10-01-151-001
70-10-01-151-034	70-10-01-199-001	70-10-01-151-024	70-10-01-151-023	70-10-01-480-024	70-10-01-151-004
70-10-01-125-002	70-10-01-125-006	70-10-01-151-007	70-10-01-199-003	70-10-01-300-004	70-10-01-400-019
70-10-01-151-029	70-10-01-151-036	70-10-01-480-023	70-10-01-151-008	70-10-01-300-005	70-10-01-400-018
70-10-01-151-033	70-10-01-199-022	70-10-01-480-018	70-10-01-151-005	70-10-01-400-025	70-10-01-480-001
70-10-01-151-037	70-10-01-125-004	70-10-01-199-014	70-10-01-400-055	70-10-01-200-037	70-10-01-480-013
70-10-01-480-007	70-10-01-151-010	70-10-01-400-035	70-10-01-199-012	70-10-01-151-027	70-10-01-151-002
70-10-01-480-002	70-10-01-151-013	70-10-01-199-007	70-10-01-199-020	70-10-01-400-001	70-10-01-400-012
70-10-01-480-022	70-10-01-199-002	70-10-01-199-015	70-10-01-300-071	70-10-01-400-015	
70-10-01-400-053	70-10-01-151-038	70-10-01-480-021	70-10-01-400-054	70-10-01-199-016	

Section 2. Section 4.01 – Creation of Zoning Districts. Section 4.01 of the Zoning Ordinance shall be amended to state in its entirety as follows.

Section 4.01 – Creation of Zoning Districts

The Charter Township of Tallmadge is hereby divided into the following zoning districts:

- AG Agricultural District
- RP Rural Preservation District
- R-1 Low Density Single Family Residential District
- R-2 Medium Density Single Family Residential District
- R-3 Multiple Family Residential
- R-4 Mobile Home District
- L Village of Lamont District
- C-1 Office, Services, Commercial District
- C-2 General Commercial District
- I-1 Light Industrial District
- F Flood Plain District

IC Ironwood Corridor Overlay District

Section 3. Zoning Map Amendment. The Zoning Ordinance and Map of the Charter Township of Tallmadge, Ottawa County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Charter Township of Tallmadge pursuant to Section 4.02 – Zoning Map, shall be amended so the following lands shall be zoned within the Ironwood Corridor Overlay District in addition to their existing zoning districts. The lands are in the Charter Township of Tallmadge, Ottawa County, Michigan, and are described as follows:

Ironwood Drive Overlay District

An area located entirely along the southwest side of Ironwood Drive extending approximately one quarter mile to the southwest along the entire length of Ironwood Drive, terminating at 8th Avenue and Johnson Street, where it is less than a quarter mile from Ironwood Drive. Additionally, an area more or less located along the northeast side of Ironwood Drive in those areas currently zoned General Commercial or Industrial. The proposed District continues on the northeast side of Ironwood Drive from the Industrial Zoning District to but excluding approximately 13880 Ironwood Drive and extends generally north to the I-96 Highway.

Section 4. Severability. This Ordinance and its various parts are hereby declared to be severable. If any portion of this Ordinance is declared to be invalid such declaration shall not affect the validity of the remainder of this Ordinance.

Section 5. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

Section 6. 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 _____, 2024, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2024 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 _____, 2024, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment Ordinance in the *Grand Rapids Press*, 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.

Mark Bennett,
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 _____, 2024. 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 *Grand Rapid Press* on _____, 2024.

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 _____, 2024 in the Township Clerk's office and on the Township's website at www.tallmadge.com on _____, 2024.

Lenore Cook, Clerk
Tallmadge Charter Township

Subscribed and sworn to before this
____ day of _____, 2024.

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