



Fresh Coast Planning

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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: November 5, 2024
Re: Dollar General – Access Easement(s) Inquiry

Pursuant to the direction of the Chairperson, Dollar General is scheduled for approximately ten minutes of comment at the beginning of your upcoming meeting to gauge your thoughts on the discretionary requirement of access easements within a property they seek to construct a store upon.

You may recall a few years ago that Ed Neimi sought approval for a gas station use at the northwest corner of Ironwood Drive and Johnson Street. During that application process, the Planning Commission required Mr. Neimi to provide access easements to both adjacent properties (northwest on Ironwood Drive and west on Johnson Street). The representatives of Dollar General believe that their use on the same site will not have the volume of traffic as a gas station and seek to avoid establishing either easement. However, prior to submitting full site plan materials, they ask for the opportunity to discuss their interest with the Planning Commission to save on time and cost.

Attached is their preliminary site plan showing their intended layout. They contend that easements for cross access would significantly alter their use of the site. As you can expect, the applicant will be present at your November 19, 2024 special meeting to discuss the particulars of their inquiry.

If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Mark Bennett, Supervisor