



Fresh Coast Planning

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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 9, 2025
Re: Agenda Items

Given the light agenda for your September meeting and the minor nature of its content, this memorandum serves to address each agenda item.

Tallmadge Charter Township Site Plan Approval

As you are aware, pursuant to the Michigan Planning Enabling Act certain capital improvements such as the Township Utility Building must be reviewed and approved (through recommendation to the Tallmadge Charter Township Board of Trustees) by the Planning Commission. The Township seeks approval of its Utility Building.

Sessions Pointe Motion Clarification

As you know, during your previous meeting a motion to approve the Preliminary Plan for Sessions Pointe failed and a replacement motion to deny the Plan passed. Unfortunately, after the Planning Commission changed its position following the approval motion that failed, we did not capture that you explicitly referenced the standards within Section 14.01 and Section 14.03 as part of that denial. Given this and after consultation with Township Attorney Bultje, the Planning Commission should establish a replacement motion at your September meeting referencing those sections.

Accessory Building Maximum Area

As you know from your previous meeting, Mr. Cartwright on Kenowa Avenue expressed his concern regarding the maximum area for accessory buildings within the Single Family (R-1) Zoning District. Following his inquiry with you we verbalized that it was appropriate for him to speak with us regarding the details of his concerns and what avenues may be available to him. Following our conversation with him, we are unable to provide him any path for a larger building. Given this and while we do not necessarily support his request, we informed him that we would reraise his concern with you to inquire if you have any interest in modifying the language.

In short, the Tallmadge Charter Township Zoning Ordinance allows a maximum accessory building area of 1,200 square feet or three percent (3%) of the lot area, whichever is smaller. This applies to any lot within the Village of Lamont Zoning District, the R-1 Zoning District, or R-2 Medium Density Residential Zoning District. We understand from Zoning Administrator Gulker that additional residents within the R-1 Zoning District that own lots of at least four acres in area have expressed disappointment in this limitation.

For comparative purposes, lots in the Rural Preserve or Agricultural Zoning Districts are permitted 1,000 square feet per acre up to the first 2.4 acres of land. For lots larger than 2.4 acres in area an additional one percent (1%) of the lot area is permitted with a maximum of 6,000 square feet in area.

These matters have been scheduled for your September 23, 2025 meeting. If you have any questions, please let us know.

GLR
Planner

cc: Mark Bennett, Supervisor