

Fresh Coast Planning

119 1/2 Washington Avenue, Studio B
Grand Haven, MI 49417
www.freshcoastplanning.com

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

Kevin Yeomans
616-349-0223
kevin@freshcoastplanning.com

Alexis Gulker
616-773-4638
alexis@freshcoastplanning.com

Aaron Bigelow
616-919-2370
aaron@freshcoastplanning.com

Andrea Goodell
616-313-9333
andrea@freshcoastplanning.com

MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Alexis Gulker
Date: October 9, 2025
Re: Hardin Map Amendment (Rezoning) Application

Attached is a Map Amendment (Rezoning) Application from Craig and Lori Hardin to rezone approximately ten acres of their existing property located at parcel number 70-10-09-200-013, from the Agricultural Zoning District (AG) to the Rural Preserve Zoning District (RP). The property to be rezoned currently is vacant.

The application has been reviewed and found complete. Below we provide our summary of the application as well as an overview of its relationship to the Tallmadge Charter Township Master Plan (TCTMP) and the Tallmadge Charter Township Zoning Ordinance (TCTZO) to assist with your review. We believe a recommendation of adoption is appropriate.

Additionally, attached is the related Zoning Map Amendment Ordinance for your consideration.

Application and Property Details

As aforementioned, the parcel is approximately ten acres in area and contains approximately 699 feet of frontage on the west side of 24th Avenue. The request seeks to rezone all ten acres to RP.

While the applicant has indicated to us that the rezoning is part of wanting to split the lot, and may discuss the same with you, as you know and we outline below within the Zoning Ordinance Considerations portion of this memorandum, the Planning Commission must consider all the possible uses available within the RP Zoning District when considering the request.

Three Cs of Rezoning

As you know, we utilize “the three Cs” of rezoning when reviewing a rezoning request. They include:

1. Consistency – whether the request is consistent with the provisions of the Master Plan.
2. Compatibility – whether the request will be compatible with existing zoning districts as well as existing and future uses in those zoning districts.
3. Capability – whether the property subject to the request is capable of supporting the uses permitted by the requested zoning district and whether it is capable of being adequately served by the related transportation network and other governmental agencies.

It is important to keep these in mind as you review the application and our TCTMP and TCTZO summaries below.

Master Plan Considerations

Consistency

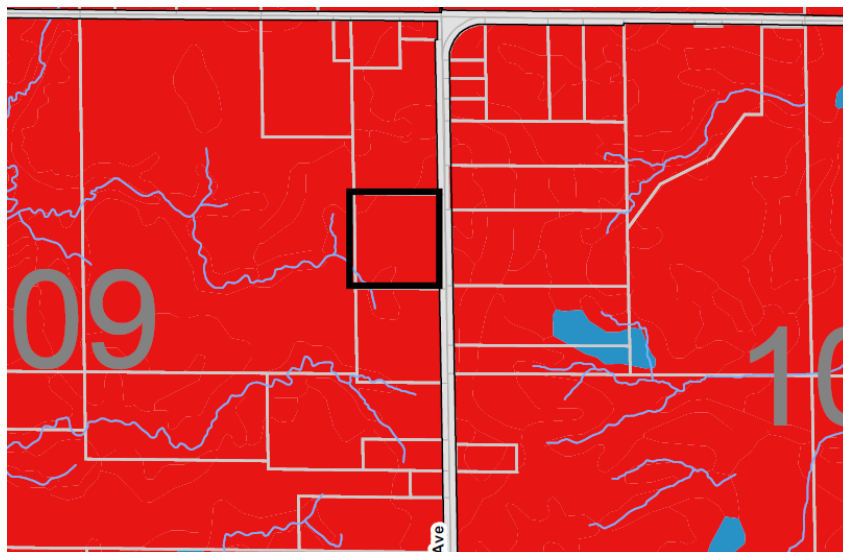
As you know, during the 2006 Master Plan update and maintained within the 2020 Master Plan adoption, the Township eliminated the classification dedicated to exclusive agricultural use within the Master Plan map. It has been replaced with the Rural/ Agricultural Preservation classification, which is the equivalent of the Rural Preserve Zoning District. As a result, the requested zoning district is consistent with the Master Plan map, which we illustrate further below.

Chapter Two – Rural Agricultural Uses

The first goal of Chapter Two - Rural Agricultural of the TCTMP seeks to “preserve the rural character of the Township.” As aforementioned the applicant seeks to rezone ten acres to the Rural Preserve Zoning District, which requires a minimum lot size of 2.5 acres. This acreage has been identified as rural by the Township. Therefore, the request to RP appears consistent with this goal since the parcel is ten acres.

On page 7 of the TCTMP, the Plan recognizes that certain economic conditions and changes in generational interests appear to be altering the trends and prominence of agricultural operations in the township. A goal of the TCTMP is that the Township should, “Prevent isolated residential and or commercial development on large parcels.” While the subject property would be gaining the potential for increased density through a rezoning to the Rural Preserve Zoning District, the subject property is south of and across the street from properties within Rural Preserve Zoning District, as you will note within our Zoning Ordinance Considerations section of this memorandum further below. Given this, the request appears consistent with this provision.

A recommendation of Chapter Two encourages “development at very low densities where soil conditions...preclude higher intensities of development.” As you will note within the map below of the Septic Limitations map of the TCTMP, the property is identified as having severe limitations for septic systems. The severe limitation is the worst limitation and therefore does not generally support high densities. (Legend: Red = Severe / Blue = Slight / Black Outline = Subject Property).



Given this, it appears a rezoning to RP would maintain consistency with the soil conditions for low density.

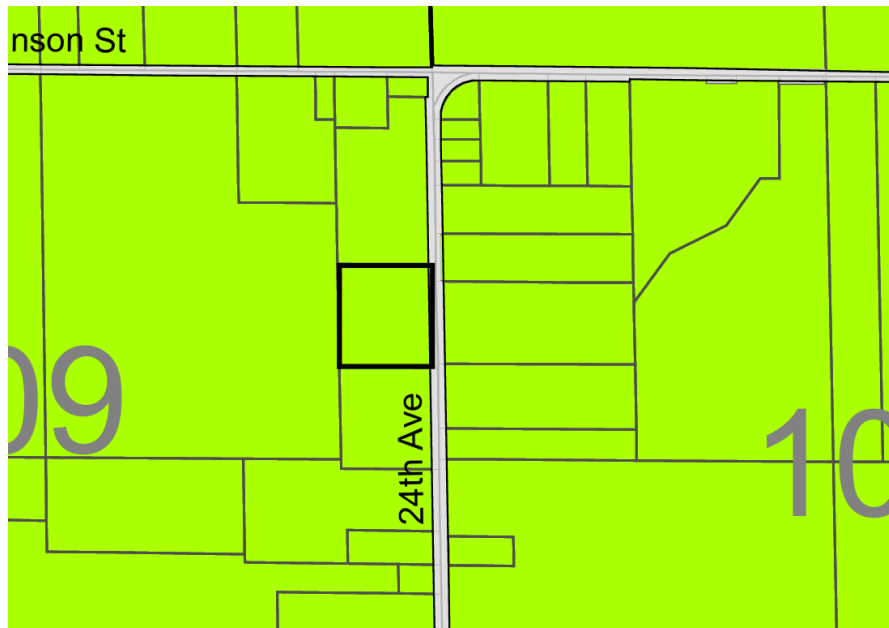
Chapter Three – Residential Uses

On page 9 of the TCTMP, the Plan predicts because of the number of single-family dwellings and limited public water and sewer facilities, the average lot size for each future dwelling unit will be approximately two acres and

will be in strong demand. This assumption was based off several considerations including the current minimum lot size in the Rural Preserve District being 2.5 acres. As aforementioned, the proposed area for rezoning is approximately ten acres, which is over the current Rural Preserve Zoning District minimum lot size requirement. Another consideration that was used for this assumption was that much of the land in Tallmadge has soil that is not suitable for on-site septic systems, as we outlined above. Therefore, the TCTMP states that, "lots and parcel sizes larger than 22,500 square feet presently required in the residential districts are needed to safely provide for private septic system." The proposed land for rezoning is well over this acreage and therefore can safely provide a private septic system. Consequently, it appears the RP request is consistent with the provisions of the TCTMP.

Master Plan Map

For your convenience, below is a snapshot of the Master Plan Map showing the classification of the subject property and adjacent properties. (Legend: Green = Rural/Agricultural Preservation / Black Outline = Subject Property).



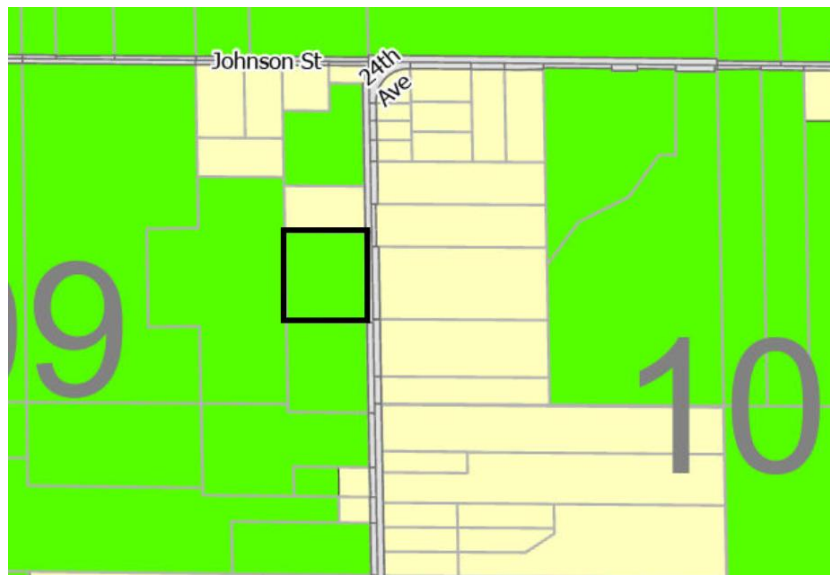
The TCTMP map identifies the subject property within the Rural/Agricultural Preservation Classification. As you know, this is equivalent of the Rural Preserve Zoning District, which is requested by the applicant. As a result, it appears that this request is consistent with the Master Plan Map.

Zoning Ordinance Considerations

Compatibility

Currently, the surrounding uses of properties consist of single-family dwellings, vacant land, and agricultural uses. The subject property abuts lots located within the AG Zoning District and RP Zoning District.

For your convenience, below is a snapshot of the current Zoning Map showing the relationship of the subject property to the surrounding zoning districts. (Legend: Tan= Rural Preserve / Green = Agricultural / Black Outline = Subject Property).



We believe the proposed rezoning is compatible with the surrounding uses and Zoning Districts.

Capability

As aforementioned, the property proposed for rezoning currently is vacant. While the applicant has indicated their intentions with the property, regardless, the Planning Commission must determine if all the RP Zoning District uses are capable of being supported by the subject property. As a result, the uses permitted by right and by special use within the RP District are attached for your convenience. We believe all the uses by right and special uses could be supported by the subject property.

Also relevant for the RP Zoning District is the minimum lot area and width required within the district when considering capability. The minimum lot area is 2.5 acres. The minimum width required is at least 165 feet. As aforementioned, the property proposed for rezoning contains approximately 699 feet of road frontage on 24th Avenue and is approximately ten acres in area.

As a result, we believe the subject property is capable of supporting all the RP Zoning District uses.

Planning Commission Considerations & Recommendation

As the Planning Commission deliberates regarding this application, we believe the following warrant your review and consideration.

- The Three C's of Rezoning
 - Consistency
 - Compatibility
 - Capability

As a result of the aforementioned Master Plan and Zoning Ordinance considerations, we believe the request is consistent with the TCTMP, is compatible with surrounding districts and uses, and is capable of supporting all the uses permitted by the requested zoning district. As a result, we believe a recommendation of adoption is appropriate, pending comments received during the public hearing. The application has been scheduled for a public hearing at your October 28, 2025, meeting.

If you have any questions, please let us know.

AG

Associate Planner

Attachments

cc: Mark Bennett, Supervisor

SECTION 6.02 - PERMITTED USES. In the RP District, the following uses shall be permitted:

- (a) Generalized farming as defined in Section 2.03, provided the number of animals meet the provisions of Section 3.16.
- (b) Single-family dwelling unit.
- (c) Churches and public, parochial and other private elementary, intermediate or high schools.
- (d) Publicly-owned parks and recreation facilities.
- (e) Cemeteries.
- (f) Roadside stands not larger than thirty-two (32) square feet in area which are operated on a seasonal basis and are otherwise removed during the majority of the year, subject to the following provisions:
 - 1. Only fruits, cut flowers and vegetables that have been grown on the premises are sold.
 - 2. No part of the roadside stand, sales area or parking area shall be located within a road right-of-way.
 - 3. Only one (1) stand per premises shall be permitted.
- (g) Private stables, as defined in Section 2.03 and which is accessory to a residential use, subject to the following conditions:
 - 1. All animals shall be owned by the occupants of the residence.
 - 2. The numbers of animals shall meet the provisions of Section 3.16.
 - 3. All buildings in which animals are kept shall meet the provisions of Section 3.16.
 - 4. The area on which the horses are kept shall be completely enclosed by a fence or similar barrier to prevent trespass on adjoining property or roadways.
 - 5. The premises shall be kept in a sanitary condition and the keeping of horses shall not result in objectionable odors, dust, noise, or other nuisances which would pose a nuisance to nearby residents.
 - 6. The storage of manure shall be a minimum of one-hundred (100) feet from any property line.
- (h) Accessory buildings and uses customarily incidental to any of the above permitted uses, subject to the provisions of Sections 3.02.

SECTION 6.03 - USES PERMITTED AFTER SPECIAL APPROVAL. The following uses may be permitted by the Township Board, following the review and recommendation by the Planning Commission, subject to the conditions specified for each use below, and further subject to the provisions of Chapter 19.

- (a) Roadside stands with a sales area which exceeds thirty-two (32) square feet, but not more than two hundred (200) square feet, subject to the following:
 - 1. Only fruits, cut flowers and vegetables that have been grown on the premises are sold.
 - 2. No part of the roadside stand, sales area or parking area shall be located within a road right-of-way.
 - 3. All structures are portable and are removed during off-season periods. There shall be only one roadside stand per premises.
- (b) (Reserved for future use.)
- (c) Public stables (boarding stables) as defined in Section 2.03, subject to the following:
 - 1. Public stables shall be a minimum of twenty (20) acres in size.
 - 2. All buildings in which animals are kept shall meet the provisions of Section 3.16.

3. Persons renting horses shall be adequately supervised so as to avoid conflict with nearby property owners.
 4. The area on which the horses are kept shall be completely enclosed by a fence or similar barrier to prevent trespass on adjoining property or roadways.
 5. The premises shall be kept in a sanitary condition and the keeping of horses shall not result in objectionable odors, dust, noise, or other nuisances which would pose a nuisance to nearby residents.
 6. The storage of manure shall be a minimum of one-hundred (100) feet from any property line.
- (d) Governmental or non-governmental public service buildings and facilities when in character with the surrounding area, provided that outside storage of vehicles or materials is visually and aesthetically obscured by a fence, greenbelt, or building on all sides.
- (e) Greenhouses and nurseries, subject to the following:
1. No retail sales of products grown on-site shall be permitted, unless on a roadside stand.
 2. All such uses shall be located on sites which are a minimum of twenty (20) acres in size.
 3. The principal access to such use shall be from a paved road.
 4. All storage areas for plants, fertilizers, and other materials shall comply with the minimum setback requirements for this district.
 5. Off-street parking shall be provided as per ordinance requirements.
 6. A clear sight distance of five hundred (500) feet shall be provided from the main entrance for traffic safety purposes.
 7. All associated buildings and structures shall be setback a minimum of twice the setback requirements of this district for the front and side yards.
- (f) Bed and Breakfast Establishments, subject to the provisions of Section 3.04.