

To: Tallmadge Charter Township

From: Neubecker Company LLC

Neubecker Company LLC owns the property located at 425 Johnson Street.

This property is currently zoned RP and a portion of the property along Ironwood is Master planned to be part of the Ironwood Commercial Corridor. Since we have legal access to both Ironwood Drive and to Johnson Avenue, in time it is very likely that the highest and best use of the property would be to follow the Master Plan and utilize the sewer and water for the commercial uses along the "Master Planned" Ironwood Corridor. While the possibility for RP development could be best served with a private road from Johnson Ave.

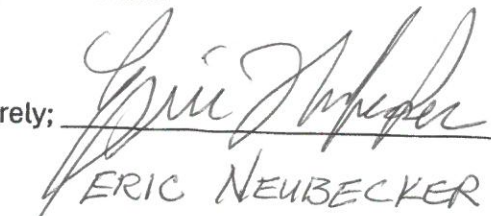
Our current neighbor to the East, Ken Ver Woert, desires to sell this land to an entity, who wishes to build a commercial building with a 10' side yard, following commercial zoning standards. We understand the current zoning for Commercial abutting RP the side yard setback is 25'.

This side yard requirement for Commercial to RP (when the RP intends to be replaced with a Master planned ICC) makes no sense. We suggest that you allow the neighbor to use a 10' side yard set back on the West side of their property for their desired building size, as in time that our land will most likely be rezoned to ICC and then the side yard becomes no issue.

It would not be fair to them to lose 3,500 to 4,000 square feet of building for no reason at all.

Of further note the neighbor has indicated that the South end of their proposed building goes back as far as possible due to wetlands, so we have no concern about revisiting this again in the future.

Sincerely;

  
ERIC NEUBECKER - PARTNER

Date: 12-31-25