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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Andrea Goodell, Associate Planner
Date: February 5, 2026
Re: Jessie Zemaitis Trust Rezoning Request

Attached is a Map Amendment (Rezoning) Application from Carol L. Vriesema, trustee of the Jessie Zemaitis Trust, to rezone approximately 10.9 acres of the trust's existing property located at 10116 Linden Drive, parcel number 70-10-33-100-007, from the Rural Preserve Zoning District (RP) to the Single-Family Residential Zoning District (R-1). The property is currently occupied by a home, several outbuildings, and a farm field.

The application has been reviewed and found to be generally 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 10.9 acres in area and contains approximately 1,415 feet of frontage on the northeast side of Linden Drive. The request seeks to rezone the entire parcel to R-1.

While the applicant has indicated to us the rezoning is part of a desire to split the lot and distribute the subsequent lots (three one-acre parcels and one 7.9-acre parcel) to family, as you know and we will outline below within the Zoning Ordinance Considerations portion of this memorandum, the Planning Commission must consider all possible uses available within the R-1 Zoning District when considering the request, since the request cannot be use-specific with a traditional rezoning.

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

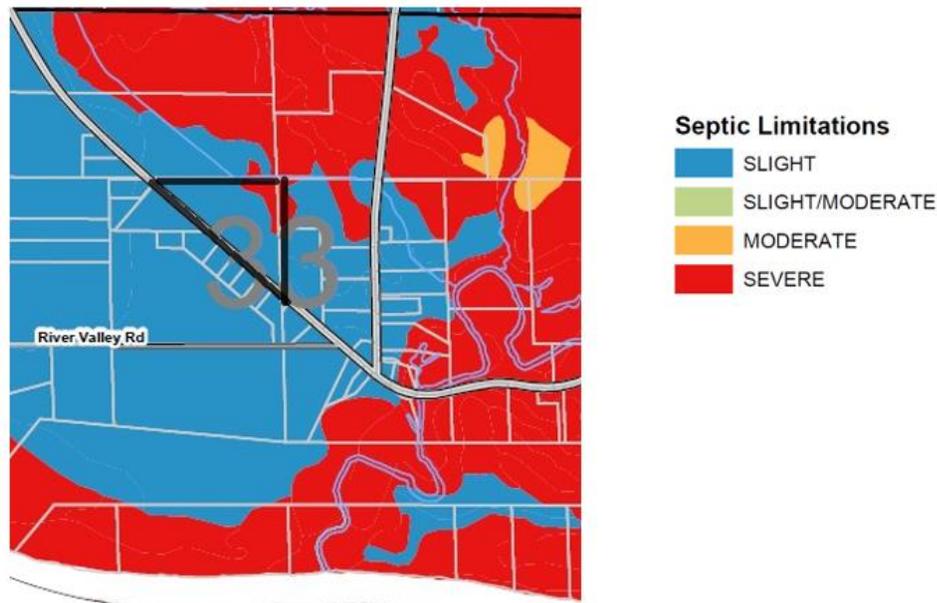
Chapter Three – Residential Uses

The Tallmadge Township Master Plan acknowledges the Township is a rural community with residential uses comprising a relatively small percentage of overall land use. However, it also recognizes the significant continued growth happening in the Township and states there is sufficient open land to accommodate this growth. Additionally, *Chapter One – Community Preferences* states the public’s desire to maintain the current level of growth.

Low Density Residential, which corresponds with the R-1 designation on the Zoning Map, “makes provisions for new residential lot sizes ranging in size from approximately 22,500 square feet to one acre.” The subject parcel is 10.9 acres, but the applicant proposes to create four parcels — three 1-acre parcels and one ~7.9-acre parcel. (As we will discuss further below, 1-acre is the minimum size for this type of parcel, per the TCTZO.)

The first goal of Low-Density Residential is to “provide for a low-density pattern of residential development consistent with the rural character found in most areas of the Township.”

Chapter 3 of the TCTMP also acknowledges the Township’s desire to encourage growth in areas with municipal water and sewer or soil capable of supporting private septic systems. Although the subject parcel is outside of the Urban Utility Boundary, it is almost entirely in an area with minimal septic limitations as shown below, outlined in black. With only slight limitations on septic systems, the area would be able to support smaller lot sizes.



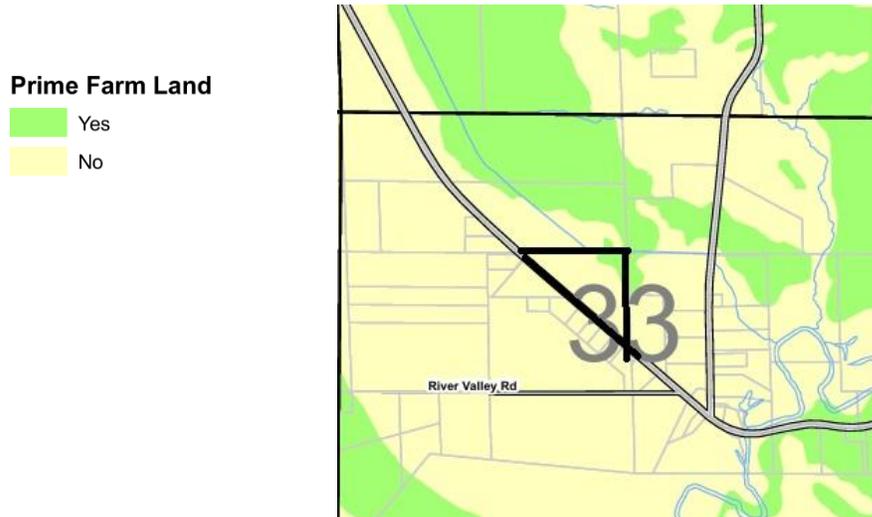
Chapter Two – Rural Agricultural Uses

The first goal of Chapter Two – Rural Agricultural of the TCTMP seeks to “preserve the rural character of the Township.”

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 gain the potential for increased density through a rezoning to the

Single-Family Residential Zoning District, the subject property is across the street from a half dozen properties ranging from about one-half acre to a little more than one (1) acre in size each. The subject parcel will be amongst existing residential uses and will not be an isolated residential lot amongst the Agricultural parcels. Given this, the request appears consistent with this provision.

In addition, as you can see in the image below, the subject parcel (again outlined in black) does not encompass Prime Farm Land with the exception of the extreme northeast corner. Given this, the “loss” of the most productive farmland is limited.



Consistency

The subject property’s position is among other small-lot residences, on soil suitable for private septic systems, and supports low-density residential development.

Given this, it appears a rezoning to R-1 would maintain consistency with the Master Plan’s land use recommendations and site conditions, despite the lack of utilities.

Master Plan Map

For your convenience, to the right is a snapshot of the Master Plan Map showing the classification of the subject property (outlined in blue) and adjacent properties. (Legend: Green = Rural/Agricultural Preservation; Yellow = Low-Density Residential). The TCTMP map identifies the subject property within the Low-Density Residential Classification. As you know, this is equivalent to the R-1 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 is surrounded by lots located within the RP Zoning District. Many areas of the Township include areas where R-1-zoned properties abut RP zoning.

For your convenience, below is a snapshot of the current Zoning Map showing the relationship of the subject property (outlined in blue) to the surrounding zoning districts. (Legend: Tan= Rural Preserve).



The standards for R-1 lots not served by public sewer and water — minimum lot area of one (1) acre and minimum width of 120 feet — are consistent with the existing uses of the surrounding area. The properties directly across the street from the Subject Parcel range in frontage from 118 to 163 feet and one-half acre to 1.2 acres in size with one outlier being a little more than 3 acres and about 580 feet of frontage. These dimensions demonstrate that lot size and frontage requirements of the R-1 District reflect the established development pattern in the immediate area and would not introduce a lot configuration inconsistent with nearby parcels.

RP and R-1 are similar residential districts; they allow comparable uses or uses generally considered residential, which makes them compatible with the proposed request. While both allow, by right, single-family residential uses as well as child and adult care facilities and foster homes for up to six people, Rural Preserve also allows for stables, churches, parks, cemeteries, and roadside stands less than 32 square feet. Accordingly, the range of uses permitted within the R-1 District would be consistent with the residential character already present in the surrounding area.

We discuss in more detail the uses allowed by right and special use in the R-1 Zoning District below under the Capability heading.

Importantly, we do not believe this request constitutes spot zoning. Because the dimensional standards of the R-1 Zoning District align with the lot sizes and frontages found nearby, and because the permitted uses are comparable to those already allowed within the existing RP District, the proposed R-1 District is consistent with the pattern of development in the immediate area and represents a logical extension of established residential zoning rather than the creation of an isolated or inconsistent district for the benefit of a single parcel, and it is a

large residential parcel relative to the surrounding parcels, further supporting its ability to accommodate R-1 uses and standards.

Given the aforementioned, we believe the proposed rezoning is compatible with the surrounding uses and Zoning Districts.

Capability

As aforementioned, the property proposed for rezoning currently has a single home and several outbuildings. While the applicant has indicated their intentions with the property, regardless, the Planning Commission must determine if the subject property is capable of supporting all uses permitted within the R-1 Zoning District.

The R-1 Zoning District allows, by right, single-family dwellings as well as child and adult day care facilities and foster homes for no more than six (6) people. The TCTZO further allows, by special land use permit, churches, private schools, parks, playgrounds, community centers, swimming pool clubs, and other recreational facilities (excluding campgrounds or sportsmen clubs), and bed and breakfast establishments. We believe the subject property could support all the uses by right and special uses.

Also relevant for the R-1 Zoning District is the minimum lot area and width required within the district when considering capability. The minimum lot area is one (1) acre for lots not served by public sewer and water such as this one. The minimum width required is at least 120 feet. As aforementioned, the property proposed for rezoning contains approximately 1,415 feet of road frontage and 10.9 acres in area.

As a result, we believe the subject property is capable of supporting all of the R-1 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 of 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 March 24, 2026, meeting.

If you have any questions, please let us know.

Andrea Goodell
Associate Planner

Attachment

cc: Mark Bennett, Supervisor