



# Fresh Coast Planning

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# MEMORANDUM

To: Tallmadge Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: May 15, 2026  
Re: "Major Thoroughfares" Provisions – Zoning Text Amendment Ordinance

Pursuant to your direction at your April 28, 2026, meeting, attached is a Zoning Text Amendment Ordinance to revise Section 7.02(b)2 – Permitted Uses and Section 9A.03(c)2 – Uses Permitted After Special Approval of the Tallmadge Charter Township Zoning Ordinance to eliminate the reference to "major thoroughfares" given the previously discussed Medium Density Residential Zoning District and your ability to require a Traffic Impact Study in the Lamont Zoning District. For your convenience, the proposed revisions are below. Proposed deletions are shown in strikethrough text and proposed additions are shown in bold text.

### Section 7.02(b)2 – Permitted Uses

Two-family dwelling, ~~if the principle means of ingress and egress to the site is from a major thoroughfare as defined in Section 2.03, OR if the lot or parcel of land on which the two family dwelling is to be located abuts, for the full length of one of its property lines, land included in an industrial or commercial zoning district.~~

### Section 9A.03(c)2 – Uses Permitted After Special Approval

~~Such uses shall have direct access onto a major thoroughfare or collector street, as per Section 2.03.~~ **Reserved for Future Use.**

These matters have been scheduled for a public hearing at your May 26, 2026, meeting. If you have any questions, please let us know.

GLR  
Planner

Attachment

cc: Mark Bennett, Supervisor