

Fresh Coast Planning

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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Gregory L. Ransford, MPA 
Date: May 15, 2026
Re: Proposed 2026 Meeting Schedule

Pursuant to your discussion at your April 28, 2026, meeting, question was raised regarding the interpretation of lot area within the Township. Below is a copy of the definition of Lot Area from the Tallmadge Charter Township Zoning Ordinance (TCTZO).

LOT, AREA: The total horizontal area within the lot lines of a lot. In the case of a waterfront lot, the lot area shall be measured to the ordinary high water mark as measured by the State of Michigan (if none, then to the natural ordinary high water mark).

As you will note, the area of the lot is defined as that within the lot lines of a lot. Given this, the definition of a Front Lot Line is provided below, in part.

Front Lot Line: In the case of a lot not located on a corner, the line separating said lot from the street right-of-way.

As a result of the above definitions, we conclude that the area of a lot does not include any portion of the street right-of-way. In the instance the Planning Commission prefers the lot area to include the right-of-way, an amendment to the TCTZO would be necessary.

The definition of Lot Area is schedule for your discussion at your May 26, 2026, meeting. If you have any questions, please let us know.

GLR
Planner

cc: Mark Bennett, Supervisor