



Fresh Coast Planning

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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: July 17, 2026
Re: Section 15.03(b) – Off-Street Parking for Non-Residential Uses

As you are aware, Section 15.03(b) – Off-Street Parking for Non-Residential Uses of the Tallmadge Charter Township Zoning Ordinance allows off-street parking for non-residential uses off-site from the building it serves when it is located within 300 feet. The Township authorized such a parking lot on 1st Avenue for Agape Plastics. A copy of Section 15.03(b) is below for your convenience.

Off-Street Parking for Non-Residential Uses. Off-street parking facilities required for nonresidential uses in any zoning district shall be located on the same lot or parcel as the building or use they are intended to serve, or within three hundred (300) feet of such building or use when located in any zoning district except the L District, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership or a use easement, duly recorded with the County Register of Deeds, shall be shown for all land areas intended for use as parking by the applicant.

Recently, AAA Lawn Care on Ironwood Drive inquired about a potential expansion and additional parking as a result. While they own a lot nearby, the intended parking lot would not be within 300 feet of their building of their main site pursuant to Section 15.03(b). Given this, we thought it was appropriate to bring this to your attention and consider eliminating or expanding the distance to which an off-site parking lot can exist to serve a non-residential use. Below is a snapshot of their two properties. The main property with the building is shown in yellow and the property intended for the future parking lot is shown in blue.



This matter has been scheduled as a New Business item at your July 28, 2026, meeting. If you have any questions, please let us know.

GLR
Planner

cc: Mark Bennett, Supervisor