



Fresh Coast Planning

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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Gregory L. Ransford, MPA 
Date: August 17, 2026
Re: Proposed Definition of Lot Area – Version 2

Pursuant to your direction at your July 28, 2026, meeting, below are proposed revisions to the definition of Lot Area from the Tallmadge Charter Township Zoning Ordinance. As you will recall, you directed us to draft language that allows utility easements and private road easements to be included in the lot area but excludes public easements. Proposed additions are shown in bold text. No deletions are proposed.

LOT, AREA: The total horizontal area within the lot lines of a lot **when the lot lines abut or are within a public right-of-way. Lot area shall include utility easements, private road easements, and any access easements.** 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).

The definition of Lot Area is scheduled for your continued discussion at your July 28, 2026, meeting. If you have any questions, please let us know.

GLR
Planner

cc: Mark Bennett, Supervisor