

Fresh Coast Planning

Grand Haven, MI 49417
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MEMORANDUM

To: Tallmadge Charter Township Planning Commission

From: Gregory L. Ransford, MPA

Date: October 17, 2026

Re: Matt LaRue and Dewey Bultsma Zoning Map Amendment Application – Conditional Request

In conjunction with the Zoning Text Amendment application, attached is an application from Matt LaRue and Dewey Bultsma to seek conditional rezoning of their property located at 550 Lake Michigan Drive from the C-2 General Commercial Zoning District to the I-1 Industrial Zoning District for the purpose of outdoor storage of equipment, raw materials, supplies, and the like.

As you are aware from our memorandum regarding the proposed text amendment from the applicant, outdoor storage of equipment, raw materials, supplies, and the like within the Industrial Zoning District is permitted but only in the rear yard of a property. A rear yard can only be established with a building. Given this, no outdoor storage of equipment, raw materials, supplies, and the like can occur without a building. As a result, in the instance the text amendment is adopted by the Tallmadge Charter Township Board of Trustees, the applicant seeks to pursue this use as a conditional rezoning.

Proposed Conditions

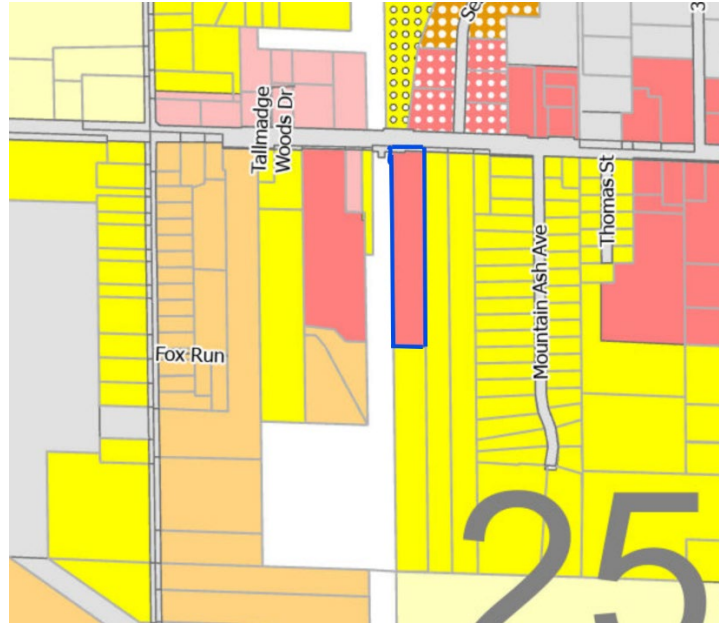
As you are aware, an application for a conditional rezoning can only be conditional if the applicant voluntarily offers conditions applied to the property. In that regard, the applicant offered to limit the property to only the outdoor storage use and limit that use by deed, and that if any subsequent owner, successor, or assign changes the intended or actual use, the property shall revert back to the C-2 Zoning District.

Proposed Site Plan

In the instance the proposed text amendment is adopted as presented, the site plan complies with the landscaping requirements of the TCTZO, the proposed text amendment itself, and the remainder of Section 12.03(d). It is important to note, that while the applicant proposes a berm along the east property line, which abuts a residentially zoned parcel, they also propose a chain link fence of eight feet in height.

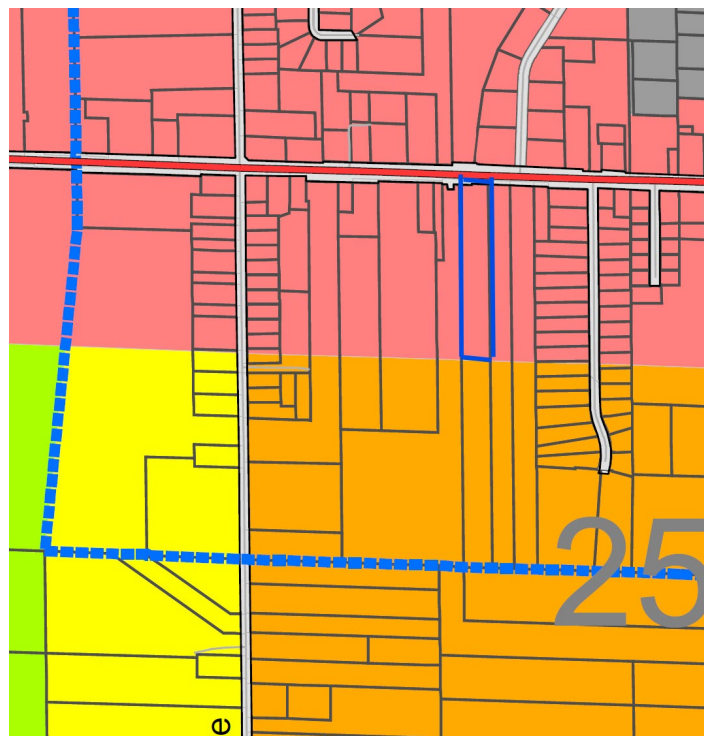
Zoning Map

For your convenience, below is a snapshot of the subject property from the Tallmadge Charter Township Zoning Map showing the relationship of the subject property to the surrounding zoning districts. (Legend: Light Yellow = Rural Preserve, Yellow = Single-Family Residential, Salmon = Two-Family Residential, Grey = Industrial, Pink = Commercial Service (C-1), Red = General Commercial (C-2), White = No Zoning (Consumer's Energy Property), Yellow with dots = Single-family Residential PUD, Red with dots = Commercial PUD, Orange with dots = Multi-family Residential PUD, Blue outline = Subject Property)



Master Plan Map

For your convenience, below is a snapshot of the subject property from the Tallmadge Charter Township Master Plan Map showing the relationship of the subject property to the surrounding Master Plan classifications. (Legend: Yellow = Low Density Residential, Orange = Medium Density Residential, Grey = General Industrial, Red = Commercial Service, Green = Rural/Agricultural Preservation, Blue Dashed Line = Urban Growth Boundary, Blue outline = Subject Property)



Delayed Public Hearing

Given the unique nature of the request related to the Zoning Text Amendment Application and because it is beneficial to discuss the particulars with the applicant prior to a public hearing, Chairperson Rypma directed us to schedule this application (and the Zoning Text Amendment Application) on your agenda without a public hearing (yet).

The application has been scheduled for your October 27, 2026, meeting. The applicant is expected to be in attendance. If you have any questions, please let us know.

GLR
Planner

Attachment

cc: Mark Bennett, Supervisor