



Fresh Coast Planning

Grand Haven, MI 49417
www.freshcoastplanning.com

MEMORANDUM

To: Tallmadge Charter Township Planning Commission

From: Gregory L. Ransford, MPA

Date: October 17, 2026

Re: Matt LaRue and Dewey Bultsma Zoning Text Amendment Application – Section 12.03(d)

Attached is an application from Matt LaRue and Dewey Bultsma to amend Section 12.03(d) – Uses Permitted After Special Approval of the Tallmadge Charter Township Zoning Ordinance (TCTZO). While text amendments are typically initiated by the Township, similar to a map amendment application to change the zoning district of a property on the TCTZO Map, an interested party can petition the Township to amend the language of the TCTZO as well.

As you are aware, 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, the applicant proposes language to permit this type of use without a building. Section 12.03(d) is from and applies to the Industrial Zoning District only.

Proposed Language

Attached to the application materials as “Exhibit A” is the current language of Section 12.03(d) of the TCTZO in black font as well as the proposed revisions shown in red font.

The language has been prepared after a few revisions following our suggestions to the applicant. It is important to note that the intent of the language as written by the applicant in Section 12.03(d)1b.iii is to only subject a use under the proposed revisions to the landscaping and green space requirement language of the TCTZO and the remainder of site “improvement” language within the TCTZO would not apply.

Delayed Public Hearing

Given the unique nature of the request related to the Zoning Map 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 Map 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