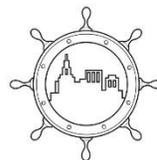


Tallmadge Charter Township, MI

# Master Plan Survey

Summary of Responses

Fresh Coast Planning  
10-17-2025



**Fresh Coast  
Planning**

# Table of Contents

- Section 1. Executive Summary ..... 2
- Section 2. Representativeness and Reliability ..... 3
  - 2.1. Representativeness by Age ..... 3
  - 2.2. Representativeness by Location ..... 4
- Section 3. Survey Results .....7
  - 3.1. How likely is it that you would recommend living in Tallmadge Township to a friend or colleague? ..... 7
  - 3.2. How would you characterize the rate of the following types of development? ..... 9
    - How would you characterize the overall rate of development in Tallmadge Township?..... 9
  - 3.3. How would you prioritize the use of your tax dollars? ..... 10
  - 3.4. Please rate each of the following characteristics of Tallmadge Township..... 12
  - 3.5. How important are the following items to you? ..... 13
  - 3.6. Please rate your satisfaction with the availability of the following. .... 16
  - 3.7. How supportive are you of the following types of residential projects?..... 17
  - 3.8. Indicate your level of Importance for the following characteristics when choosing a neighborhood to live in ..... 20

## Section 1. Executive Summary

Respondents appear to be proud to call Tallmadge Township home and feel safe and happy in the community. Respondents appear to be satisfied with rate of growth in the Township; however, across all age groups there are residents who believe development is happening “too fast”. Further, it appears that respondents as a whole want growth to happen in a way that preserves a strong rural character by balancing the preservation of farmland and natural areas with the development of single-family homes and limited commercial and industrial development.

Residents seem to be satisfied with commuting outside the Township for work, shopping, and services. As such, Tallmadge Township may be able to work with surrounding municipalities to meet the needs and desires of their residents.

In regard to future residential development, single-family neighborhoods appear to be the desired form of residential development, with multi-family residential development (apartments, duplexes, and townhomes) being opposed. However, as previously stated, the preservation of natural areas and farmland is a clear priority. As such, the Township may want to review strategies that would cluster residential development near existing densely populated areas, such as the City of Walker.

Overall, Tallmadge Township residents appear to value safety, property features, price range, and proximity to family and friends.

AB

Associate, Fresh Coast Planning

In addition to the summaries provided in this report we have attached the following reports from SurveyMonkey:

- Unfiltered Survey Results
- Results Filtered by Age
- Results Filtered by Location
- Results Filtered by Years Lived in Township
- Additional Comments Provided

## Section 2. Representativeness and Reliability

The 2026 Master Plan Survey was available online using a link sent to Tallmadge Charter Township residents and businesses by postcard, or available in person at the Township Hall. The postcard was sent out to approximately 3,600 addresses throughout the Township and received 576 responses. Over the three weeks the survey was available, there was a 100% completion rate among those who responded, with 274 additional comments from participants. This level of response means we are able to provide you with reliable information about your community's preferences. However, respondents appear to be more representative of older individuals and those who have lived in the Township longer.

When reviewing the survey results, we first want to test whether the responses are valid and can be relied on in order to provide a representative sample of your community. In order to test the representativeness and reliability of the survey results we'll look at three things.

First, are the ages of those that responded reflective of the age groups identified by the latest American Community Survey. The American Community Survey (ACS) is an ongoing annual survey conducted by the United States Census Bureau. The ACS uses a random sample of addresses to collect responses and provide estimates on information similar to what is included in the Decennial Census, such as age, education, and other population and housing metrics.

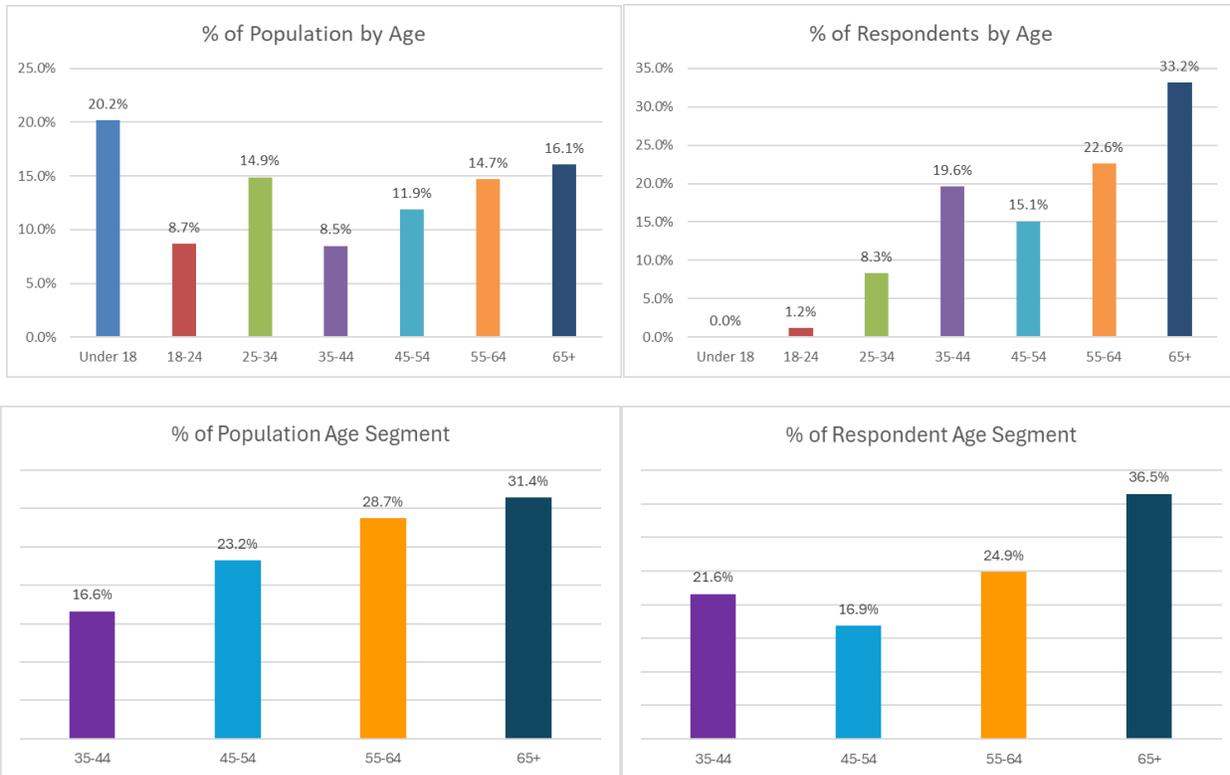
Second, we look at where respondents stated they live in order to ensure that the respondents are representative of the different geographical areas in the Township.

Lastly, we will look at the number of people who responded compared to the total population. By comparing these numbers, we will be able to determine how confident we are that the survey results are accurate.

### 2.1. Representativeness by Age

As is common in these types of surveys, younger individuals are less likely to respond. Given the low response rate for individuals 34 years old and younger, the results of the survey do not appear to be representative of the population as a whole. However, for individuals 35 and older the results appear to be fairly representative. Given this, the results appear to represent the wants and needs of individuals 35 and older.

While all respondents seem to have similar wants and values, it should be noted that the 18 to 24 age group is only represented by seven (7) individuals in the survey responses. As such, these respondents may not be a reflective sample of all 18 to 24 year-olds in Tallmadge Township. Therefore, results of 18-24 year olds have been removed from the respective charts in the remainder of the study.



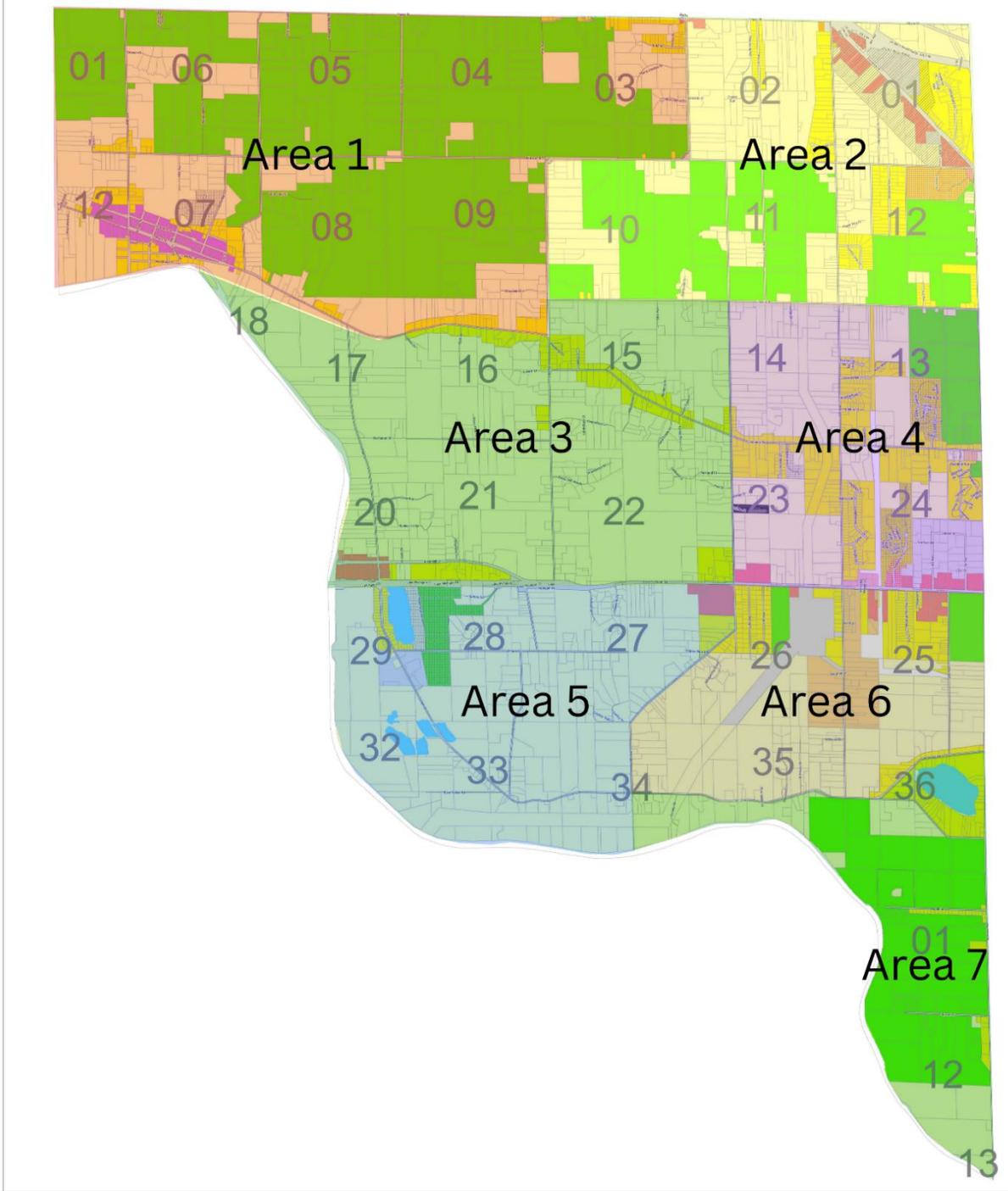
## 2.2. Representativeness by Location

Identifying representativeness by geographic location is less definitive than representativeness by age. We do not have the information that identifies how many total dwellings are contained within each area identified within the survey. When creating the areas, we generally relied on the different zoning district designations, densities, and easily identifiable roads to split the areas. As such, we would expect a greater number of responses from the more densely populated areas of the Township (Areas 2,4 and 6), with less densely populated Areas (Areas 1, 3, 5 and 7) having a lower number of responses. Eleven (11) respondents reported that they work in the Township but are not residents.

Responses generally meet our expectations and the results of the survey appear to be representative of all locations within the Township. In Figure 1 below we provided a copy of the Tallmadge Charter Township Zoning Map with the survey areas overlaid.

Due to the varied locations of Residential Zoning Districts, it is difficult to draw direct connections between respondents answers and which Zoning District their property is located in . However, each area of the Township has unique characteristics that determine how residents answer the survey questions, providing valuable insights into the wants and values of residents that are tied to their geographic location.

Where people lived did appear to have an impact on how they answered some questions, but more broadly respondents appear to agree on subjects such as rate of development and the preservation of the natural and rural character of the Township.



**Tallmadge Township  
Zoning Map**  
T6N-R13W, T7N-R13W, & T7N-R14W

Ottawa County  
Planning Department  
12000 State Street, Suite 100  
Tallmadge, OH 44881  
Phone: 419.235.4300  
Fax: 419.235.4301

0 100 200 300 400 500 600 Feet



Figure 1: Where you live map from Master Plan Survey overlaid on Zoning Map

## Reliability of Survey

While the results of the Master Plan Survey appear to be a representative sample that is slightly skewed based on age and length of residency in the Township, we also want to make sure that enough responses were received to ensure the results are reliable.

When speaking to the reliability of a survey we are trying to determine how likely it is that if we repeated the survey with another group of residents, we would get the same or similar results. A general rule of thumb is if you have a confidence level of 95% and a margin of error of 5%, your results are likely accurate and precise and can be relied on.

Based on the 2023 American Community Survey conducted by the United States Census Bureau Tallmadge Charter Township has approximately 8,927 residents. Approximately 565 residents (576 total respondents –11 business owners/employees) responded to the survey. Based on this information we were able to calculate the survey's margin of error. At a 95% confidence level there is a 4% margin of error. Given the low margin of error, we believe the results are a reliable sample for residents over the age of 35.

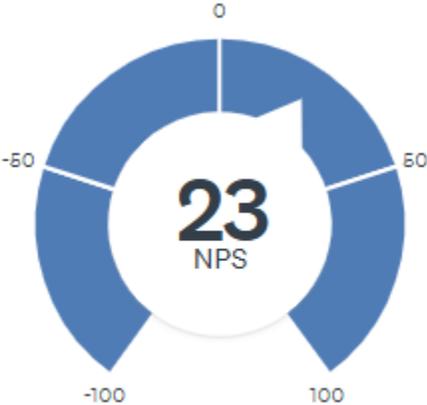
# Section 3. Survey Results

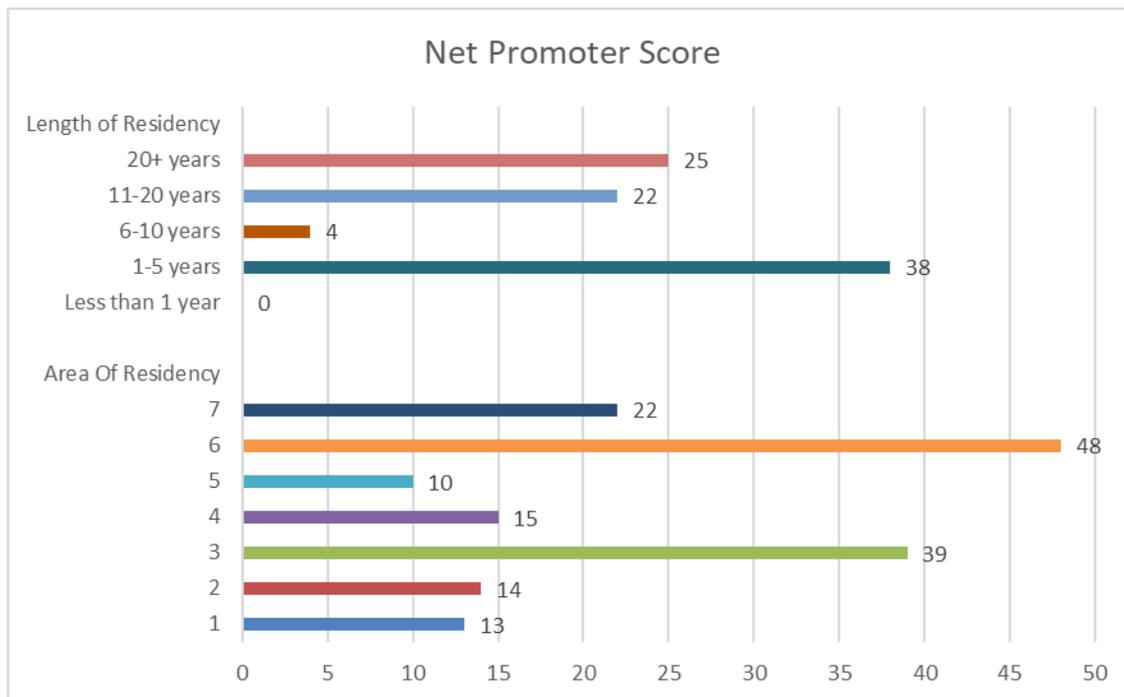
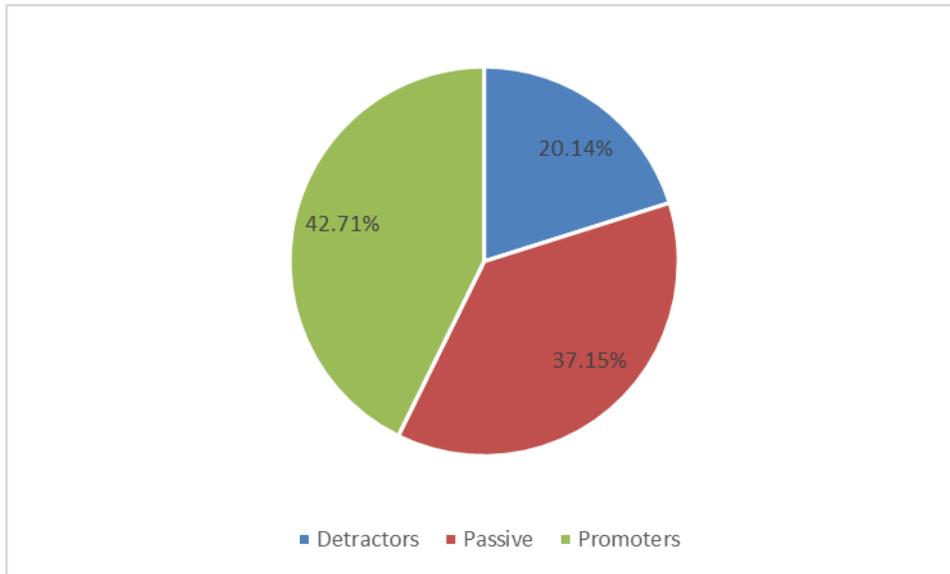
The following are summaries of the individual survey questions.

## 3.1. How likely is it that you would recommend living in Tallmadge Township to a friend or colleague?

This question is called Net Promoter Score, it was designed in 2003 as a way to gauge customer experience for private companies. We use the Net Promoter Score in your survey as a way to gauge the experience and relationship your residents have with the Township. Respondents are broken into three categories: promoters, passives, and detractors. Promoters are the residents that are the individuals that love the community and will go out of their way to promote it. Passives are those individuals that like the community but may not go out of their way to promote it. Detractors are the individuals who are unhappy with the community and may go out of their way to dissuade others from coming to your community. For a more detailed review of the meaning of net promoter score you can visit <https://delighted.com/net-promoter-score>

In addition to showing how many individuals are Promoters (9-10), Passives (7-8), and Detractors (0-6) a net promoter score is also calculated. The net promoter scale goes from -100 to 100, with -100 meaning no one is happy with the community and 100 meaning everyone is happy with the community. Tallmadge Township has the highest Net Promoter Score of any community that Fresh Coast Planning has surveyed. Our use of this tool for review of community sentiment towards where they live is limited, but we have come to expect an average net promoter score for Township's to be between 10 and 20. With a score of 23, the majority of residents in Tallmadge Township are happy with where they live and would recommend living in the community.





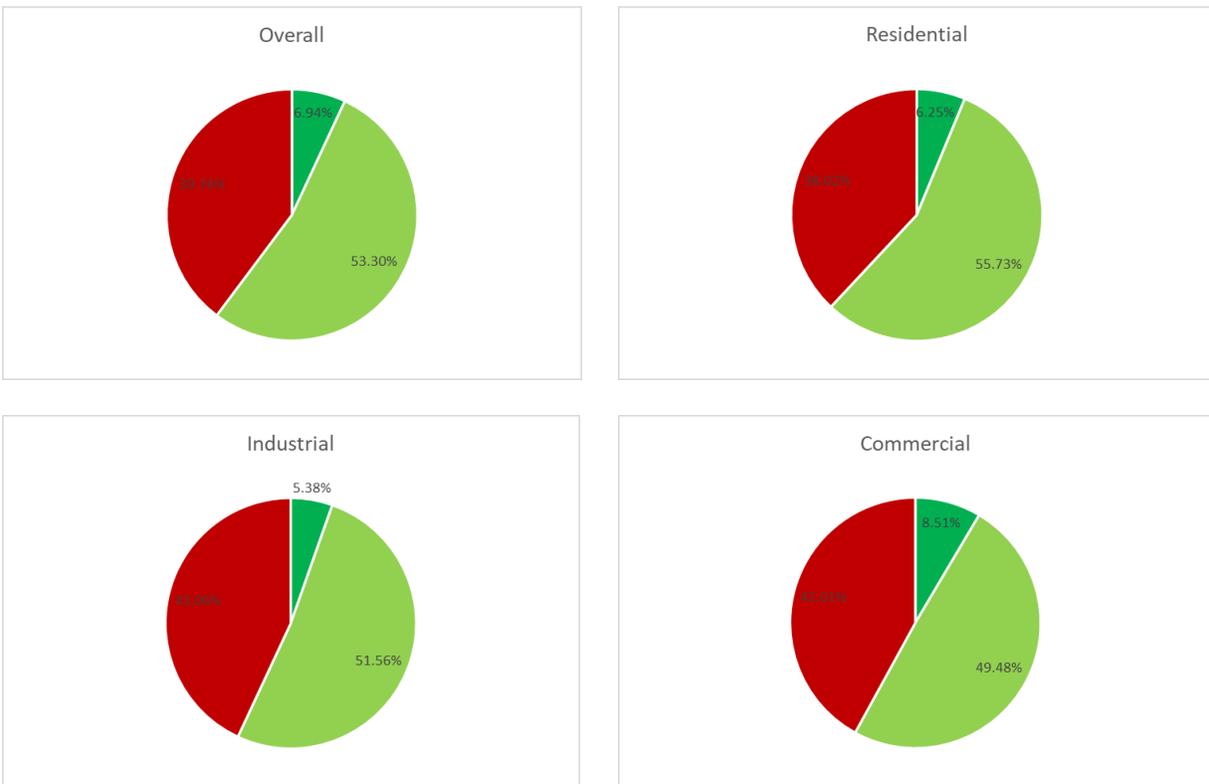
Residents of all lengths of residency appear to be happy living in Tallmadge Township, however residents who have lived in the Township 6-10 years seem to have a lower score than other residents. This shows that the majority of residents in the 6-10 year range still answered positively, indicating they are happy, but less so than other residents. Based on the rest of the data presented throughout the survey, it is not clear why these residents appear less satisfied.

While all residents have a positive outlook of Tallmadge Township, more than fifty percent (50%) of people who reside in areas 3 & 6 were “promoters” of the Township (rating either 9 or 10), leading to the high scores in these areas. Forty-eight percent (48%) of area 7 residents were “promoters”. The majority of residents in areas 1,2,4 and 5 rated relatively evenly between “passives” (7-8) and promoters (9-10), leading to the lower scores, but still indicating these residents are happy living in Tallmadge Township.

### 3.2. How would you characterize the rate of the following types of development?

#### How would you characterize the overall rate of development in Tallmadge Township?

Overall, Respondents appear to be satisfied with rate of growth in the township, however some believe development is happening “too fast”. Further, it appears that respondents as a whole want growth to happen in a balanced way that builds a strong rural character that is primarily composed of farmland and natural areas with single-family residential homes and limited commercial and industrial development. This feeling seems to be consistent across age groups. However people who lived in the Township longer appear to be more opposed to growth. Based on where people live in the Township, people living in areas 1, 4, and 6 of the survey map (pg. 5) may have more concern about the rate of residential development and people living in areas 5 and 6 of the survey map (pg. 5) may have more concern about the rate of commercial development.



■ Too Slow   ■ About Right   ■ Too Fast

### 3.3. How would you prioritize the use of your tax dollars?

When asked how they would prioritize the expenditure of tax dollars, survey respondents as a whole prioritized Fire & EMS, Police, and Roads. Across age groups, respondents generally rated items similarly, with some exceptions:

- Internet Access: It appears that respondents age 25-34 have a slightly higher priority for internet access. Then the priority drops for respondents age 35-44 and slowly rises for each increasing age group. We have some assumptions on why this may be, but further outreach and/or research would be necessary to provide information on why this trend is showing.
- Senior Services: As is expected, the importance of investment in senior services rises with resident age, with residents 65 and older having the highest priority for senior services.

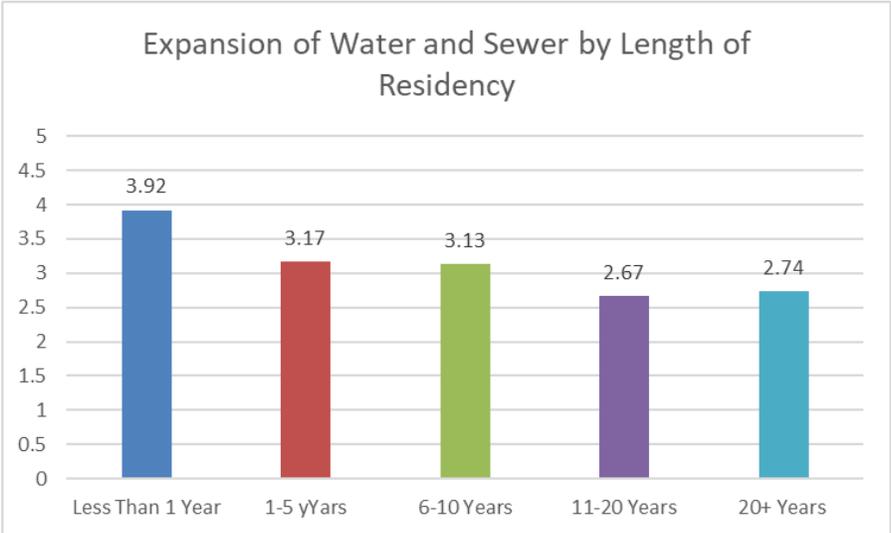
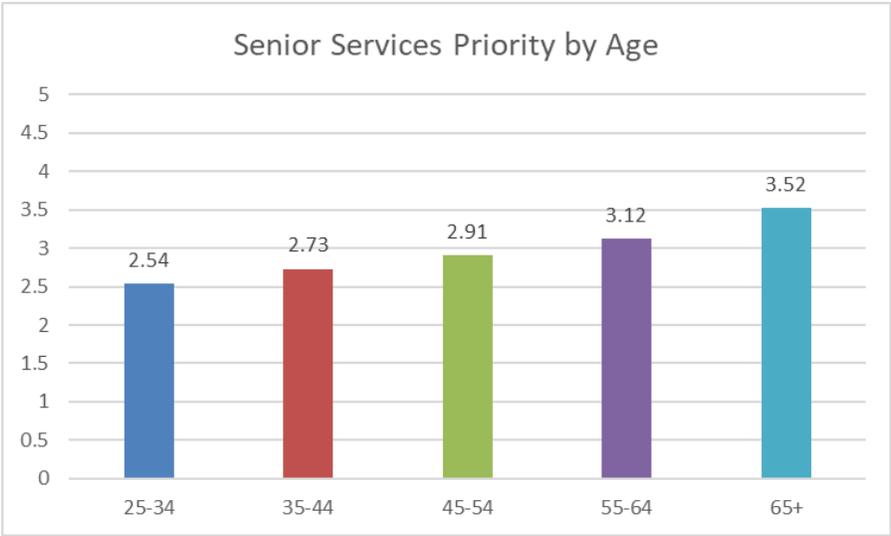
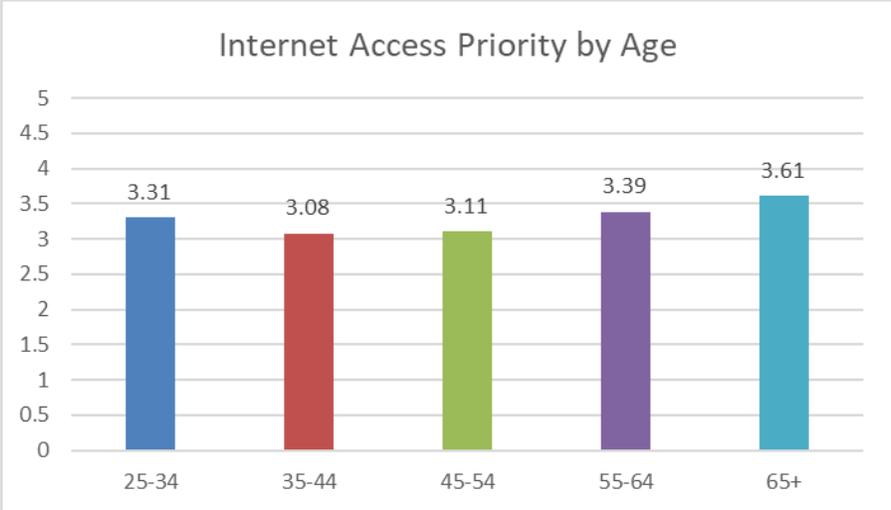
Length of residency in the Township did not appear to be a factor, with one exception;

- Water and Sewer: Residents who have lived in the Township longer are less in favor of the expansion of water and sewer.

Where people live in the Township does not appear to impact how they responded to this question.

This feedback can also provide guidance on how the Township should proceed with executing community priorities. For example, if the community desires more investment in road repair and improvement, but doesn't want to pay additional taxes for these improvements, the Township may want to work more closely with the Ottawa County Road Commission to ensure existing tax dollars are spent in a way that matches the priorities of residents. The following ratings are on a scale of one (1) to five (5).

<b>Priority</b>	<b>Rating</b>
Fire and EMS	4.14
Police	3.99
Road Repair and Improvement	3.83
Parks and Recreation (Including Pathways)	3.39
Internet Access	3.36
Senior Services	3.07
Expansion of Public Water and Sanitary Sewer	2.9
Attract and Retain Commercial Businesses	2.48
Attract and Retain Manufacturing Industries	2.32

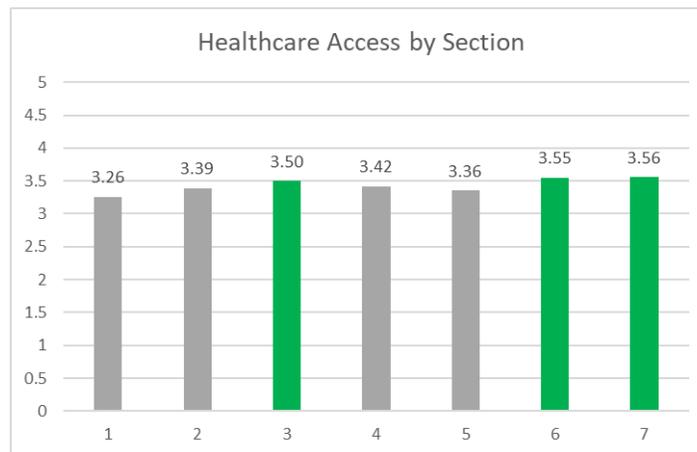


### 3.4. Please rate each of the following characteristics of Tallmadge Township.

In general respondents appear to be happy with the character of the community. Rural character, ease of travel, educational opportunities, shopping amenities, and recreational opportunities received ratings that we would consider excellent, with all other characteristics receiving a “good” rating. Across age groups, responses were very similar. Residents in area 1 of the survey map (pg. 5), which is the farthest from the Walker-area, are slightly less satisfied with their access to shopping amenities and healthcare facilities. The following ratings are on a scale of one (1) to five (5).

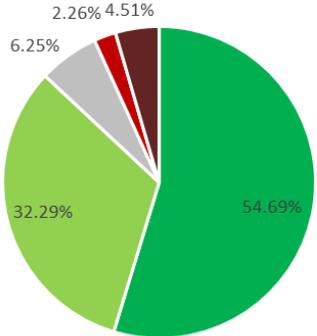
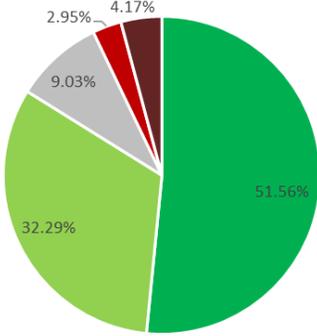
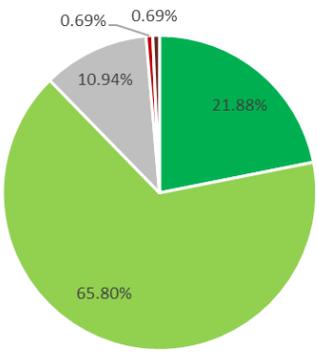
Characteristic	Rating
Rural Character	3.84
Ease of Travel	3.78
Good educational opportunities	3.68
Access to shopping amenities	3.63
Recreational Opportunities	3.59
Access to healthcare facilities	3.41
Access to job opportunities	3.39
Diverse housing Options	3.31
Availability of quality, affordable housing	3.15

■ Neutral ■ Good

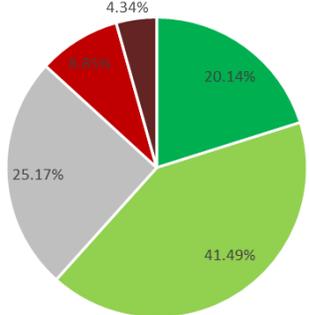
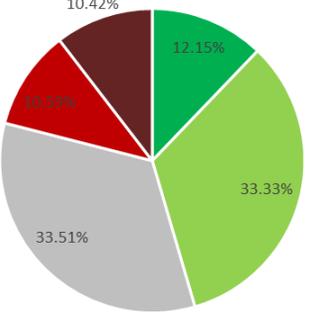
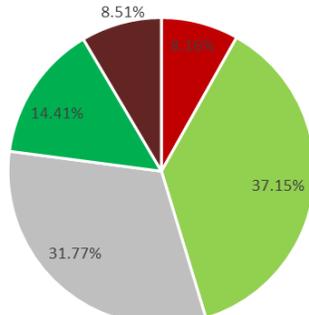


3.5. How important are the following items to you?

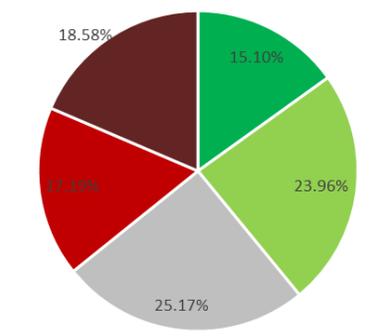
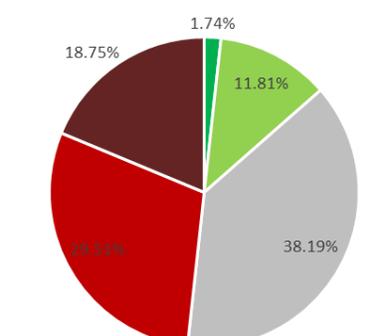
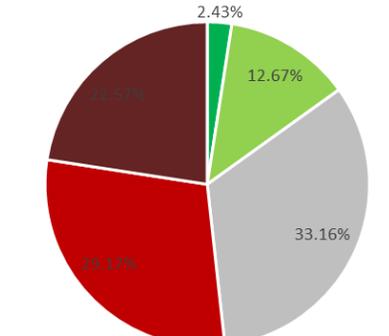
■ Very Unimportant  
 ■ Unimportant  
 ■ Neutral  
 ■ Important  
 ■ Very Important

Weighted Average Score (Scale: 1-5)	Breakdown of Response	Summary of Findings												
4.30	<p style="text-align: center;">Preservation of Natural Areas</p>  <table border="1" style="display: none;"> <caption>Preservation of Natural Areas Response Data</caption> <thead> <tr> <th>Response Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Important</td> <td>54.69%</td> </tr> <tr> <td>Important</td> <td>32.29%</td> </tr> <tr> <td>Neutral</td> <td>6.25%</td> </tr> <tr> <td>Unimportant</td> <td>2.26%</td> </tr> <tr> <td>Very Unimportant</td> <td>4.51%</td> </tr> </tbody> </table>	Response Category	Percentage	Very Important	54.69%	Important	32.29%	Neutral	6.25%	Unimportant	2.26%	Very Unimportant	4.51%	<p>Preservation of natural areas appears to be a priority: Over 80% answered important/very important</p>
Response Category	Percentage													
Very Important	54.69%													
Important	32.29%													
Neutral	6.25%													
Unimportant	2.26%													
Very Unimportant	4.51%													
4.24	<p style="text-align: center;">Preservation of Farmland</p>  <table border="1" style="display: none;"> <caption>Preservation of Farmland Response Data</caption> <thead> <tr> <th>Response Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Important</td> <td>51.56%</td> </tr> <tr> <td>Important</td> <td>32.29%</td> </tr> <tr> <td>Neutral</td> <td>9.03%</td> </tr> <tr> <td>Unimportant</td> <td>4.17%</td> </tr> <tr> <td>Very Unimportant</td> <td>2.95%</td> </tr> </tbody> </table>	Response Category	Percentage	Very Important	51.56%	Important	32.29%	Neutral	9.03%	Unimportant	4.17%	Very Unimportant	2.95%	<p>Preservation of farmland also appears to be a priority: Over 80% answered important/very important</p>
Response Category	Percentage													
Very Important	51.56%													
Important	32.29%													
Neutral	9.03%													
Unimportant	4.17%													
Very Unimportant	2.95%													
4.07	<p style="text-align: center;">Condition of Roads</p>  <table border="1" style="display: none;"> <caption>Condition of Roads Response Data</caption> <thead> <tr> <th>Response Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Important</td> <td>21.88%</td> </tr> <tr> <td>Important</td> <td>65.80%</td> </tr> <tr> <td>Neutral</td> <td>10.94%</td> </tr> <tr> <td>Unimportant</td> <td>0.69%</td> </tr> <tr> <td>Very Unimportant</td> <td>0.69%</td> </tr> </tbody> </table>	Response Category	Percentage	Very Important	21.88%	Important	65.80%	Neutral	10.94%	Unimportant	0.69%	Very Unimportant	0.69%	<p>The condition of roads is important to over eighty-six (86%) of residents, with increasing traffic concerns as an item to note in the survey comments.</p>
Response Category	Percentage													
Very Important	21.88%													
Important	65.80%													
Neutral	10.94%													
Unimportant	0.69%													
Very Unimportant	0.69%													

■ Very Unimportant  
 ■ Unimportant  
 ■ Neutral  
 ■ Important  
 ■ Very Important

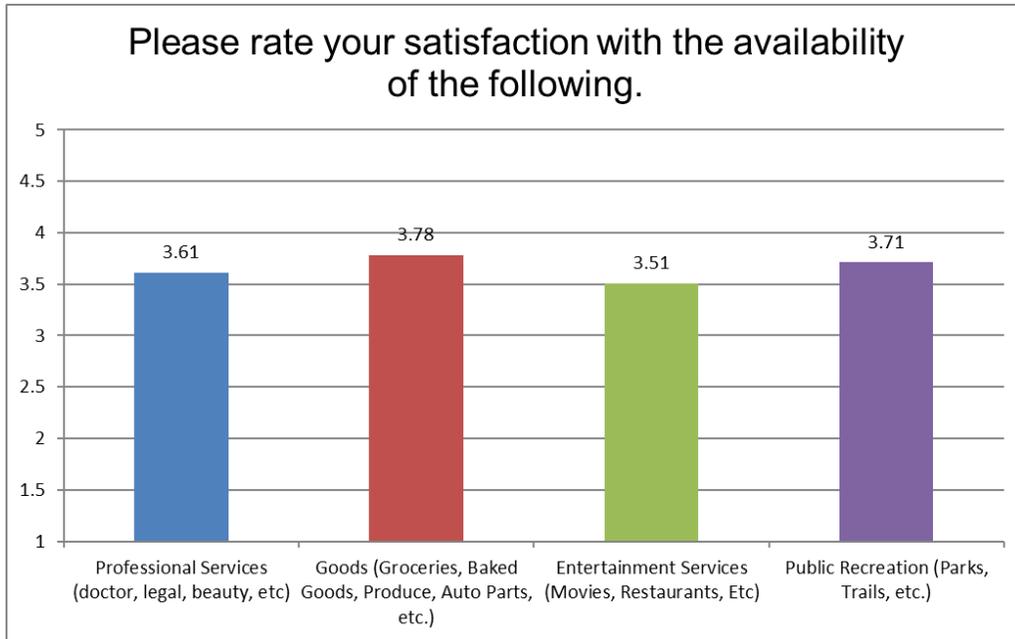
Weighted Average Score (Scale: 1-5)	Breakdown of Response	Summary of Findings												
3.64	<p style="text-align: center;">Availability of Parks and Recreation</p>  <table border="1" style="display: none;"> <caption>Availability of Parks and Recreation Response Breakdown</caption> <thead> <tr> <th>Response Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Important</td> <td>20.14%</td> </tr> <tr> <td>Important</td> <td>41.49%</td> </tr> <tr> <td>Neutral</td> <td>25.17%</td> </tr> <tr> <td>Unimportant</td> <td>8.15%</td> </tr> <tr> <td>Very Unimportant</td> <td>4.34%</td> </tr> </tbody> </table>	Response Category	Percentage	Very Important	20.14%	Important	41.49%	Neutral	25.17%	Unimportant	8.15%	Very Unimportant	4.34%	<p>The availability of public parks and recreational opportunities are a strong priority for Tallmadge Township residents with sixty-two percent (62%) stating they are either important or very important.</p>
Response Category	Percentage													
Very Important	20.14%													
Important	41.49%													
Neutral	25.17%													
Unimportant	8.15%													
Very Unimportant	4.34%													
3.26	<p style="text-align: center;">Availability of Affordable Homes</p>  <table border="1" style="display: none;"> <caption>Availability of Affordable Homes Response Breakdown</caption> <thead> <tr> <th>Response Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Important</td> <td>12.15%</td> </tr> <tr> <td>Important</td> <td>33.33%</td> </tr> <tr> <td>Neutral</td> <td>33.51%</td> </tr> <tr> <td>Unimportant</td> <td>10.35%</td> </tr> <tr> <td>Very Unimportant</td> <td>10.42%</td> </tr> </tbody> </table>	Response Category	Percentage	Very Important	12.15%	Important	33.33%	Neutral	33.51%	Unimportant	10.35%	Very Unimportant	10.42%	<p>The availability of affordable homes appears to be important for forty-five percent (45%) of residents. However, the majority of residents do not see affordable homes as a priority.</p>
Response Category	Percentage													
Very Important	12.15%													
Important	33.33%													
Neutral	33.51%													
Unimportant	10.35%													
Very Unimportant	10.42%													
3.22	<p style="text-align: center;">Access to Commercial Services</p>  <table border="1" style="display: none;"> <caption>Access to Commercial Services Response Breakdown</caption> <thead> <tr> <th>Response Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Important</td> <td>14.41%</td> </tr> <tr> <td>Important</td> <td>37.15%</td> </tr> <tr> <td>Neutral</td> <td>31.77%</td> </tr> <tr> <td>Unimportant</td> <td>8.15%</td> </tr> <tr> <td>Very Unimportant</td> <td>8.51%</td> </tr> </tbody> </table>	Response Category	Percentage	Very Important	14.41%	Important	37.15%	Neutral	31.77%	Unimportant	8.15%	Very Unimportant	8.51%	<p>Forty-five percent (45%) of residents believe that access to commercial services is important. However, as indicated in other areas of the survey; most residents appear to be satisfied going outside of the Township for these services.</p>
Response Category	Percentage													
Very Important	14.41%													
Important	37.15%													
Neutral	31.77%													
Unimportant	8.15%													
Very Unimportant	8.51%													

■ Very Unimportant  
 ■ Unimportant  
 ■ Neutral  
 ■ Important  
 ■ Very Important

Weighted Average Score (Scale: 1-5)	Breakdown of Response	Summary of Findings												
3.00	<p style="text-align: center;">Access to Public Water and Sewer</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Response Distribution for Access to Public Water and Sewer</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Unimportant</td> <td>18.58%</td> </tr> <tr> <td>Unimportant</td> <td>17.19%</td> </tr> <tr> <td>Neutral</td> <td>25.17%</td> </tr> <tr> <td>Important</td> <td>23.96%</td> </tr> <tr> <td>Very Important</td> <td>15.10%</td> </tr> </tbody> </table>	Category	Percentage	Very Unimportant	18.58%	Unimportant	17.19%	Neutral	25.17%	Important	23.96%	Very Important	15.10%	<p>There is no clear consensus on the importance of access to public water and sewer. Additional analysis of the survey comments is included later in this report. Survey comments indicate some residents voiced concern over the larger issue of groundwater availability in Ottawa County.</p>
Category	Percentage													
Very Unimportant	18.58%													
Unimportant	17.19%													
Neutral	25.17%													
Important	23.96%													
Very Important	15.10%													
2.48	<p style="text-align: center;">Availability of Office Jobs</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Response Distribution for Availability of Office Jobs</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Unimportant</td> <td>18.75%</td> </tr> <tr> <td>Unimportant</td> <td>29.51%</td> </tr> <tr> <td>Neutral</td> <td>38.19%</td> </tr> <tr> <td>Important</td> <td>11.81%</td> </tr> <tr> <td>Very Important</td> <td>1.74%</td> </tr> </tbody> </table>	Category	Percentage	Very Unimportant	18.75%	Unimportant	29.51%	Neutral	38.19%	Important	11.81%	Very Important	1.74%	<p>The availability of office jobs does not appear to be important to residents. As indicated in other areas of the survey; residents appear to be satisfied going outside of the Township for these jobs.</p>
Category	Percentage													
Very Unimportant	18.75%													
Unimportant	29.51%													
Neutral	38.19%													
Important	11.81%													
Very Important	1.74%													
2.43	<p style="text-align: center;">Availability of Industrial Jobs</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Response Distribution for Availability of Industrial Jobs</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Very Unimportant</td> <td>21.51%</td> </tr> <tr> <td>Unimportant</td> <td>28.17%</td> </tr> <tr> <td>Neutral</td> <td>33.16%</td> </tr> <tr> <td>Important</td> <td>12.67%</td> </tr> <tr> <td>Very Important</td> <td>2.43%</td> </tr> </tbody> </table>	Category	Percentage	Very Unimportant	21.51%	Unimportant	28.17%	Neutral	33.16%	Important	12.67%	Very Important	2.43%	<p>The availability of industrial jobs does not appear to be important to residents. As indicated in other areas of the survey; residents appear to be satisfied going outside of the Township for these jobs.</p>
Category	Percentage													
Very Unimportant	21.51%													
Unimportant	28.17%													
Neutral	33.16%													
Important	12.67%													
Very Important	2.43%													

3.6. Please rate your satisfaction with the availability of the following.

Respondents across age groups, length of residency, and location appear to be universally satisfied with the availability of Professional Services, Goods, Entertainment Services, and Public Recreation.



### 3.7. How supportive are you of the following types of residential projects?

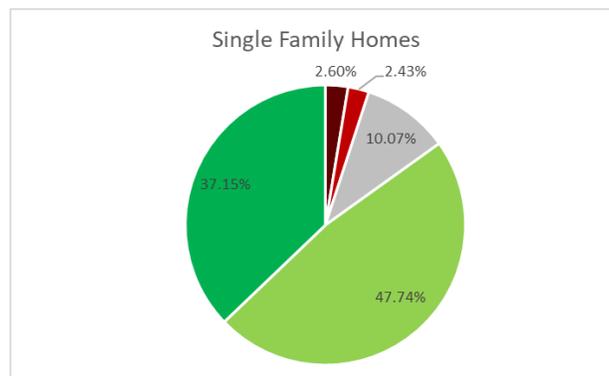
Based on the results of this question, we not only see what types of residential projects respondents are supportive of, but we may also get some insight into how that development is desired to look.

Level of Support for Types of Residential Projects		
Type	Weighted Average Score	Community Level of Support
Single Family Homes	4.14	Very Supportive
Senior Citizen Housing	3.25	Supportive
Mixed-Use	2.50	Neutral
Townhomes	2.44	Neutral/Opposed
Duplexes	2.35	Opposed
Apartments	1.91	Opposed

■ Strongly Opposed ■ Opposed ■ Neutral ■ Supportive ■ Very Supportive

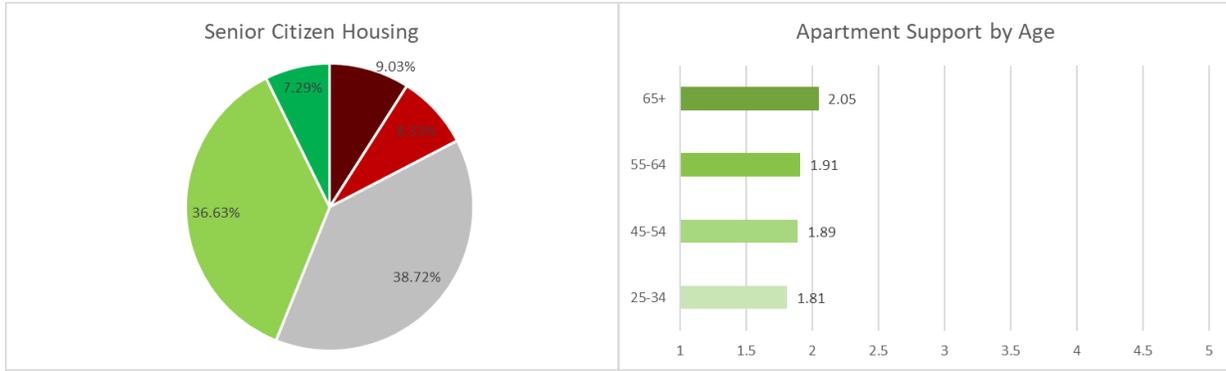
#### Single Family Neighborhood Developments

A majority of respondents are supportive of single-family neighborhood developments. However, some comments indicate that there is a stronger level of opposition to single family neighborhood developments. This response paired with the desire to preserve natural areas and farmland in the Township could mean that the community is supportive of more single-family housing as long as it happens in locations and with design elements that will protect the rural character of the community, such as larger lots.



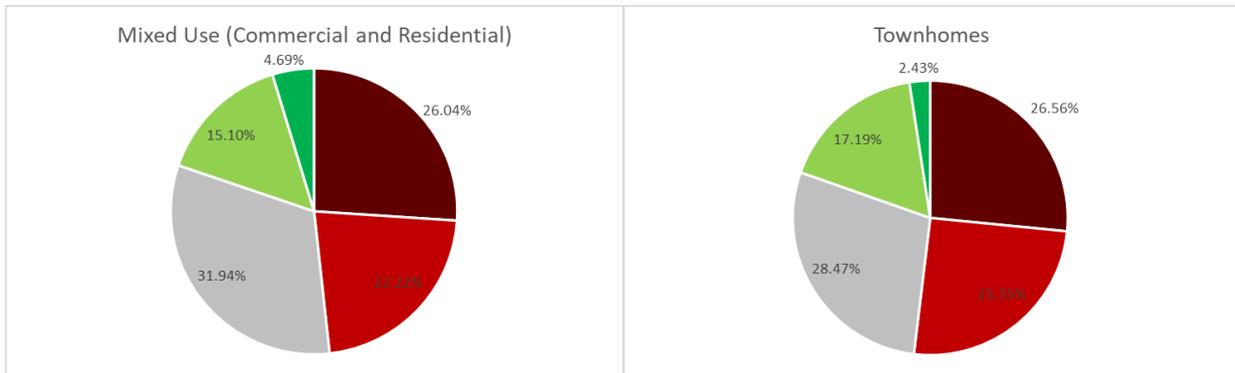
#### Senior Citizen Housing

Respondents are supportive of senior citizen housing. Not only are a majority of respondents either neutral or supportive of senior citizen housing, but there appears to be little opposition. However, senior citizen housing can be developed in many different ways (site condo, duplexes, apartments, mixed housing types) as such, where and how senior citizen housing is developed can be informed on the responses towards other housing development types.



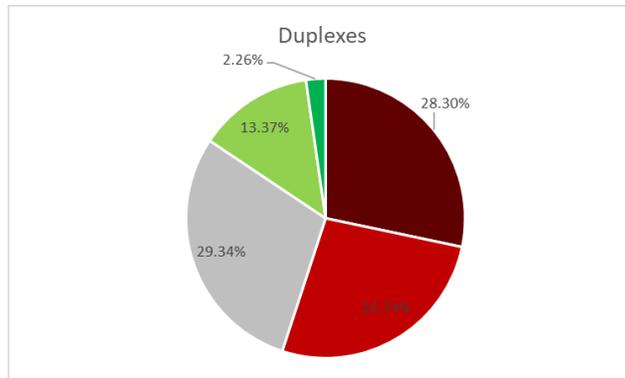
Mixed-use (Commercial/Residential) and Townhomes

Nearly fifty percent (50%) or residents appear to be opposed to mixed use and townhome developments, with a large portion of residents indicating they are neutral. There is some support (20%) for these types of developments, indicating that these types of developments will likely require a large amount of community input to identify where they are best located and what type of architectural styles and design elements are desired.



Duplexes

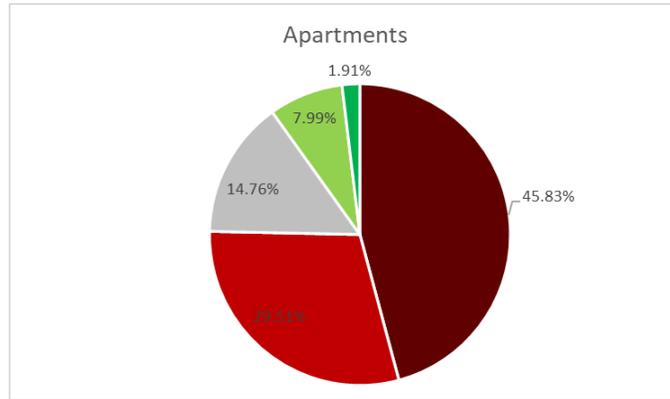
A majority of respondents are opposed to the development of duplexes. As such, the Township may want to review policies and regulations to ensure that the development of single-family neighborhoods is encouraged.



■ Strongly Opposed 
 ■ Opposed 
 ■ Neutral 
 ■ Supportive 
 ■ Very Supportive

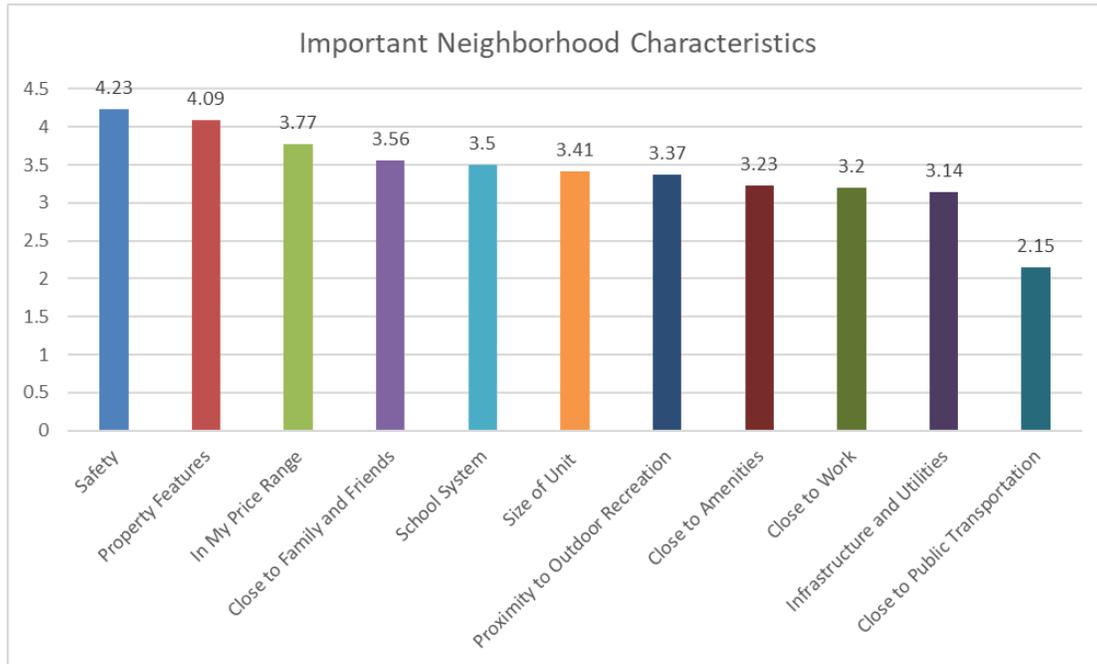
## Apartments

The majority of respondents indicate that apartment style residential development is not desired in the community.

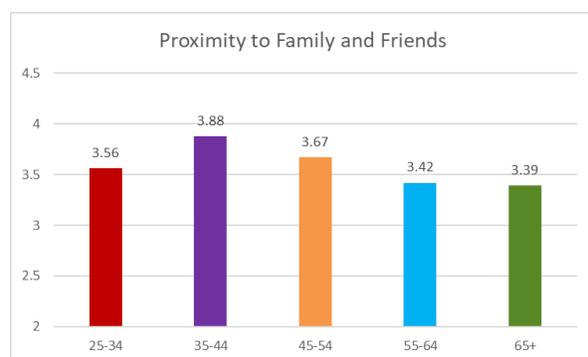


### 3.8 Indicate your level of Importance for the following characteristics when choosing a neighborhood to live in.

Respondents indicate that safety is the most important characteristic when choosing where they live. Following safety in importance is property features, which includes aspects such as acreage, view, and landscaping. Price range, proximity to family and friends, and school system, in that order, are also important to residents in their decision about where to live in Tallmadge Township.



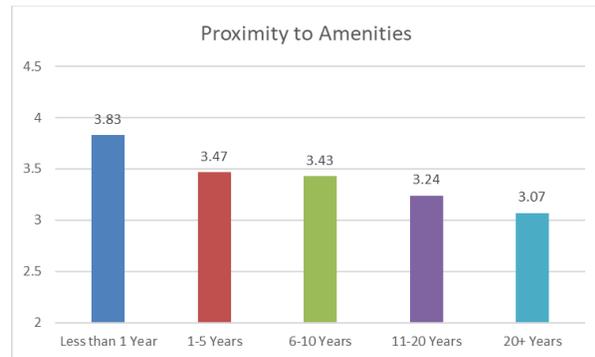
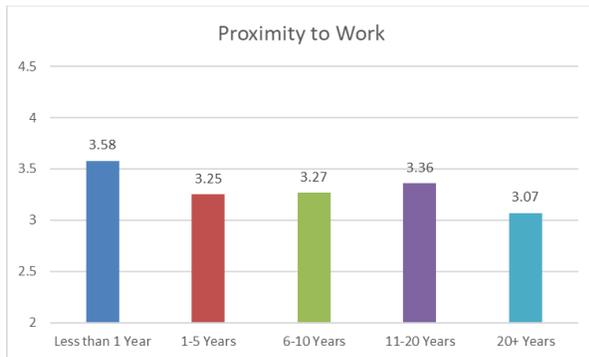
Across age groups and location, the importance of neighborhood characteristics is generally comparable, with slightly increased importance of price range and proximity to family and friends for the few younger respondents.



### Length of Residency – Proximity to work and amenities

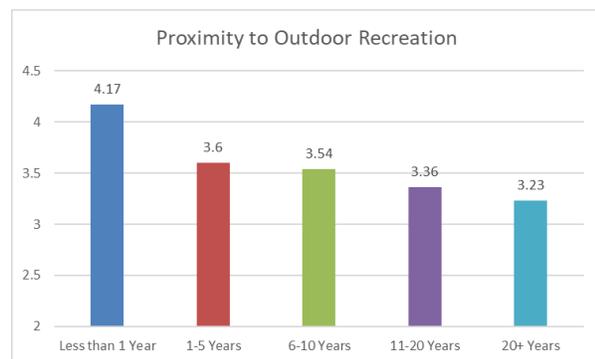
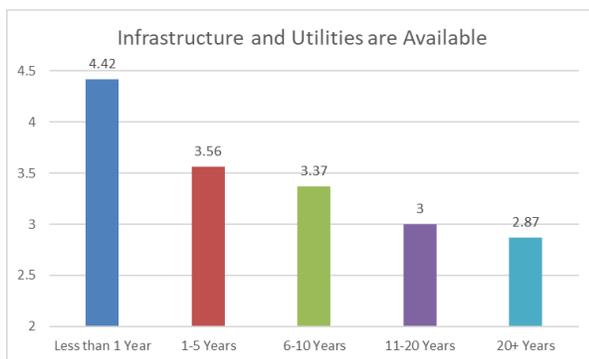
Residents who have lived in the Township for less than one (1) year put a higher priority on proximity to work, proximity to amenities, availability of infrastructure, and availability of outdoor recreation when choosing a location to live.

This may indicate many things; respondents who have recently moved to Tallmadge Township hold the same job as prior to their move, making the new commute a greater consideration. In the same sense, the new commute to amenities such as shopping, health care, a downtown center, and recreational areas becomes more of a focus. Based on how respondents who have lived in the Township responded, it appears these changes are something that residents adapt to well.



### Length of Residency – Infrastructure and Outdoor Recreation

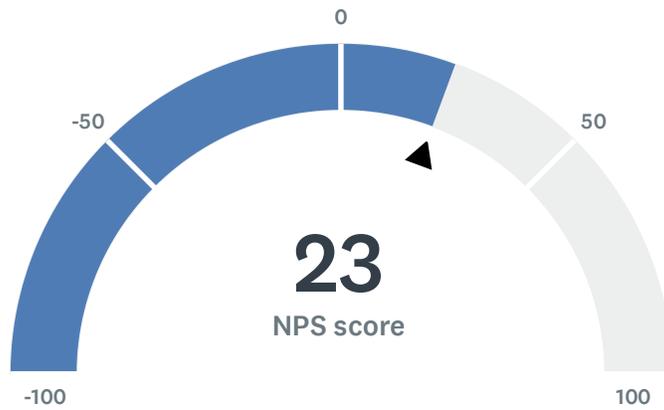
Longer term residents appear to consider the availability of infrastructure and utilities- such as sidewalks, internet, water and sewer- as less important, likely because the existing infrastructure and utilities are continuing to serve their needs. New residents may not have access to the utilities and amenities they are accustomed to.



**END OF REPORT**

# Q1 How likely is it that you would recommend living in Tallmadge Township to a friend or colleague?

Answered: 576 Skipped: 0



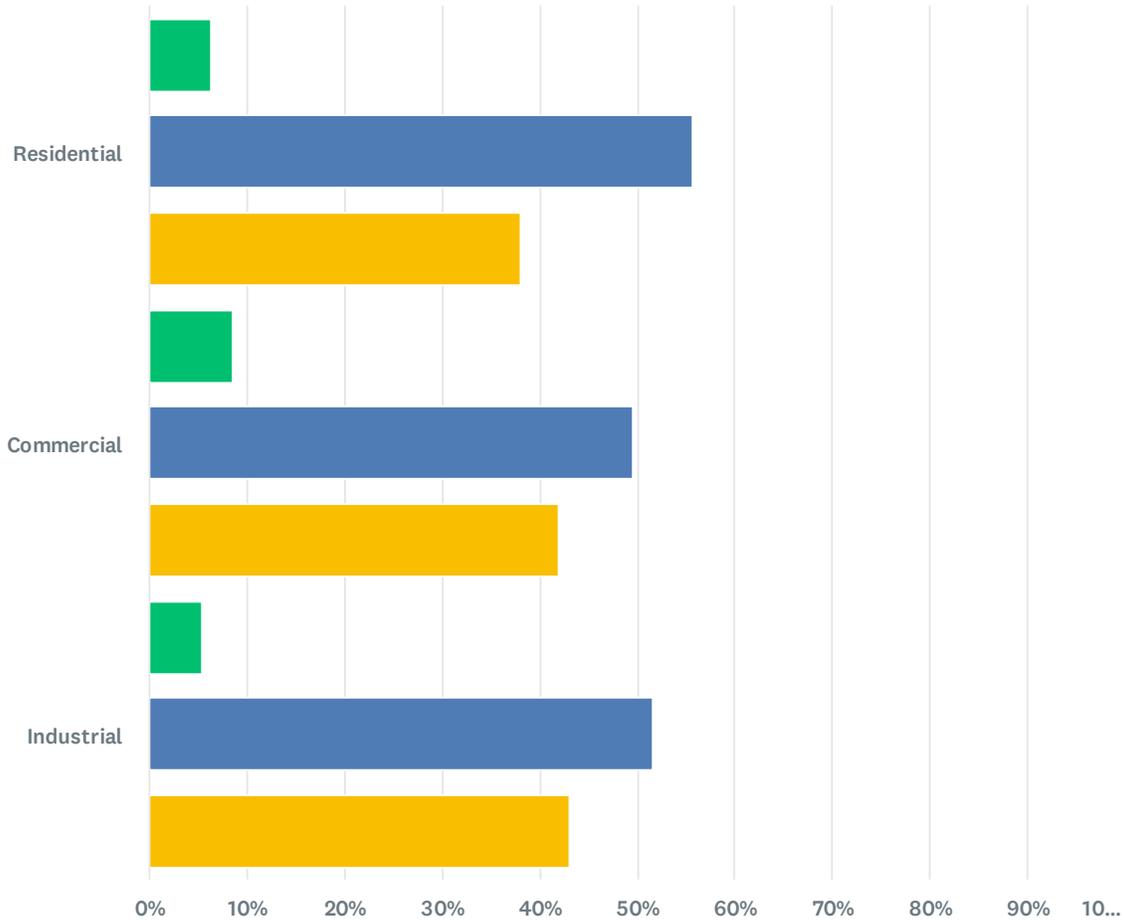
## NPS distribution



Answer Choices	Percentage	Responses
<span style="color: red;">●</span> Detractors	20.14%	116
<span style="color: yellow;">●</span> Passives	37.15%	214
<span style="color: green;">●</span> Promoters	42.71%	246
<b>Total</b>		<b>576</b>

## Q2 How would you characterize the rate of the following types of development?

Answered: 576 Skipped: 0



 Too Slow	 About Right	 Too Fast	Total
--	---	--	-------

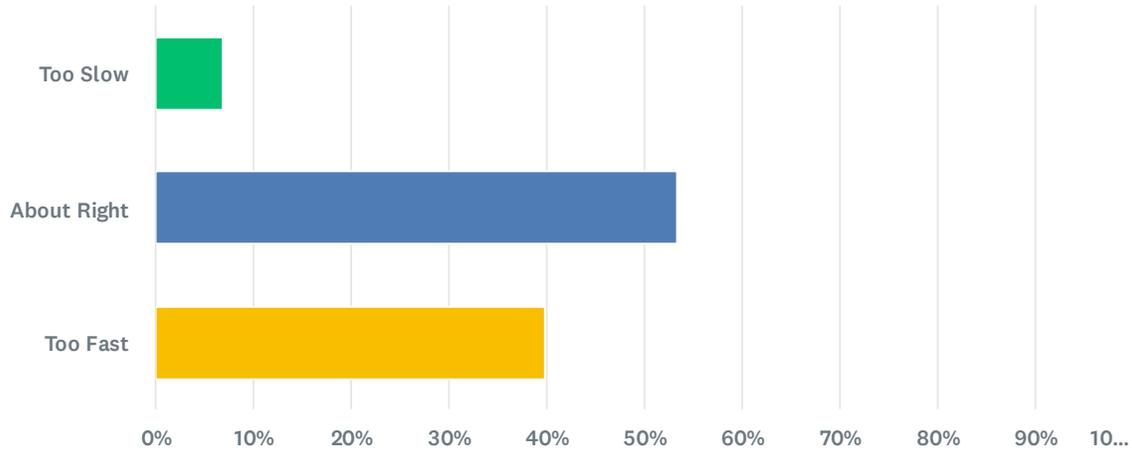
1728

Tallmadge 2026 Master Plan Survey

	 Too Slow	 About Right	 Too Fast	Total
<b>Residential</b>	6.25%	55.73%	38.02%	
	36	321	219	576

### Q3 How would you characterize the overall rate of development in Tallmadge Township?

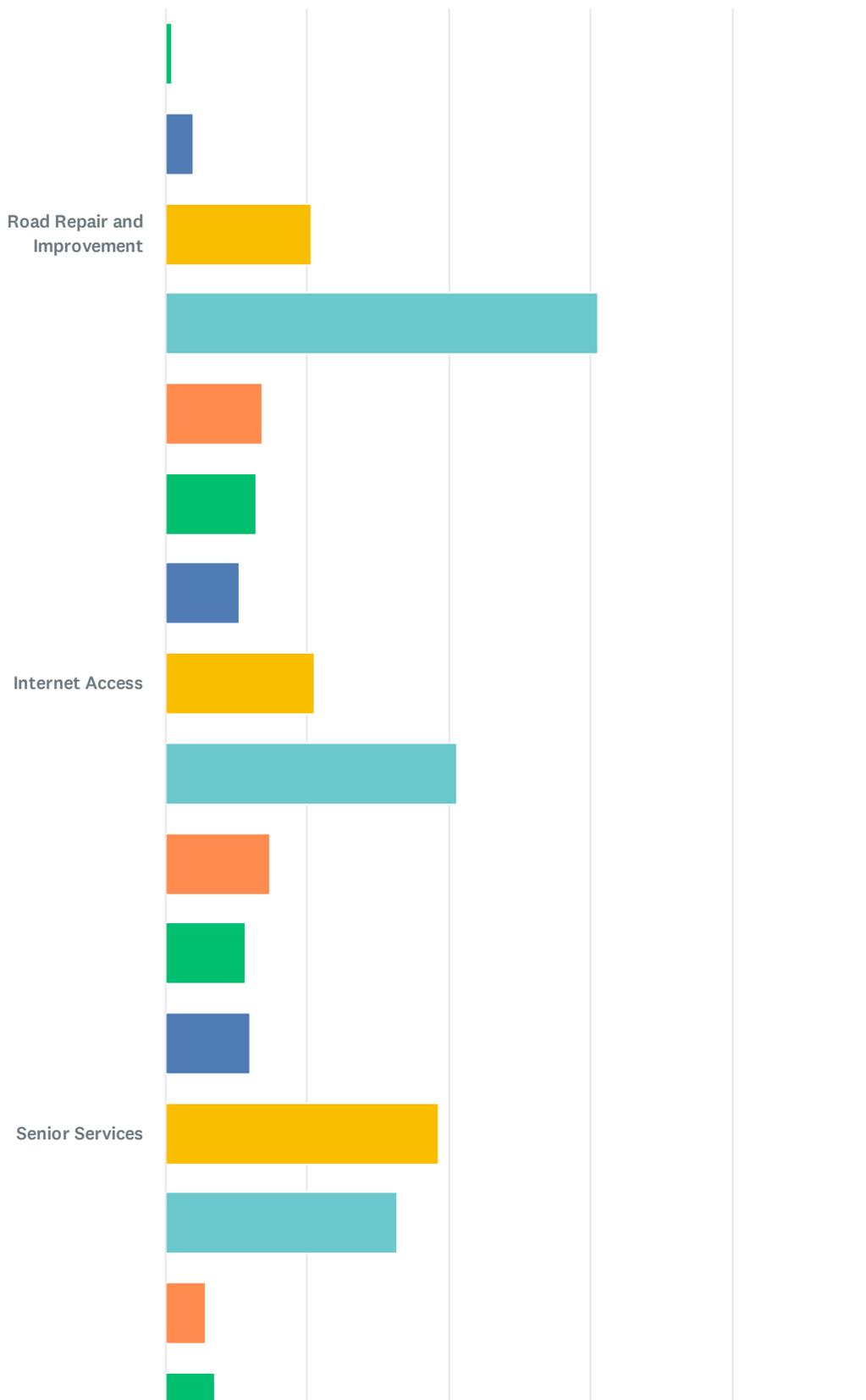
Answered: 576 Skipped: 0



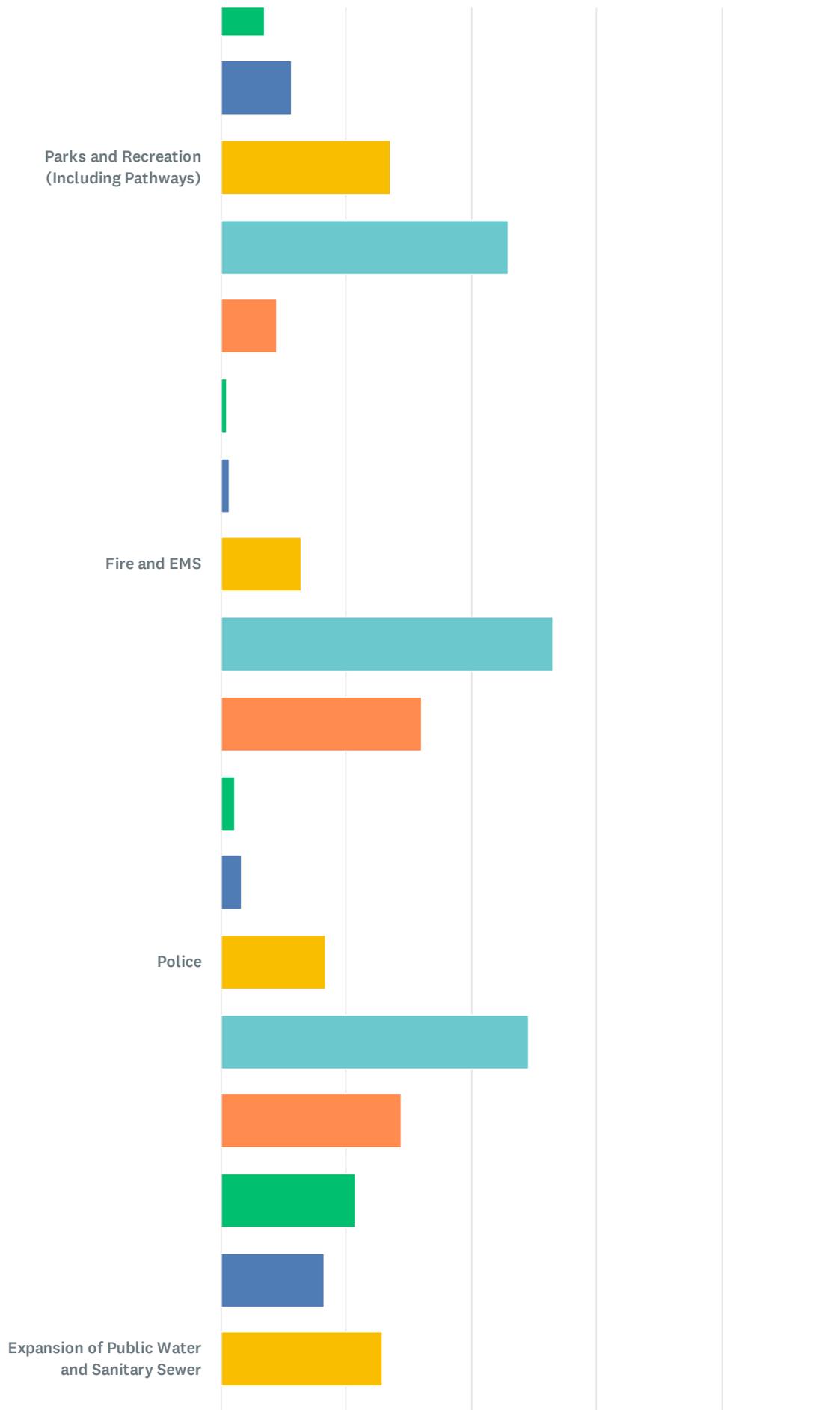
Rating	Percentage	Responses
Too Slow	6.94%	40
About Right	53.30%	307
Too Fast	39.76%	229
<b>Average</b> 2.33		<b>576</b>

# Q4 How would you prioritize the use of your tax dollars?

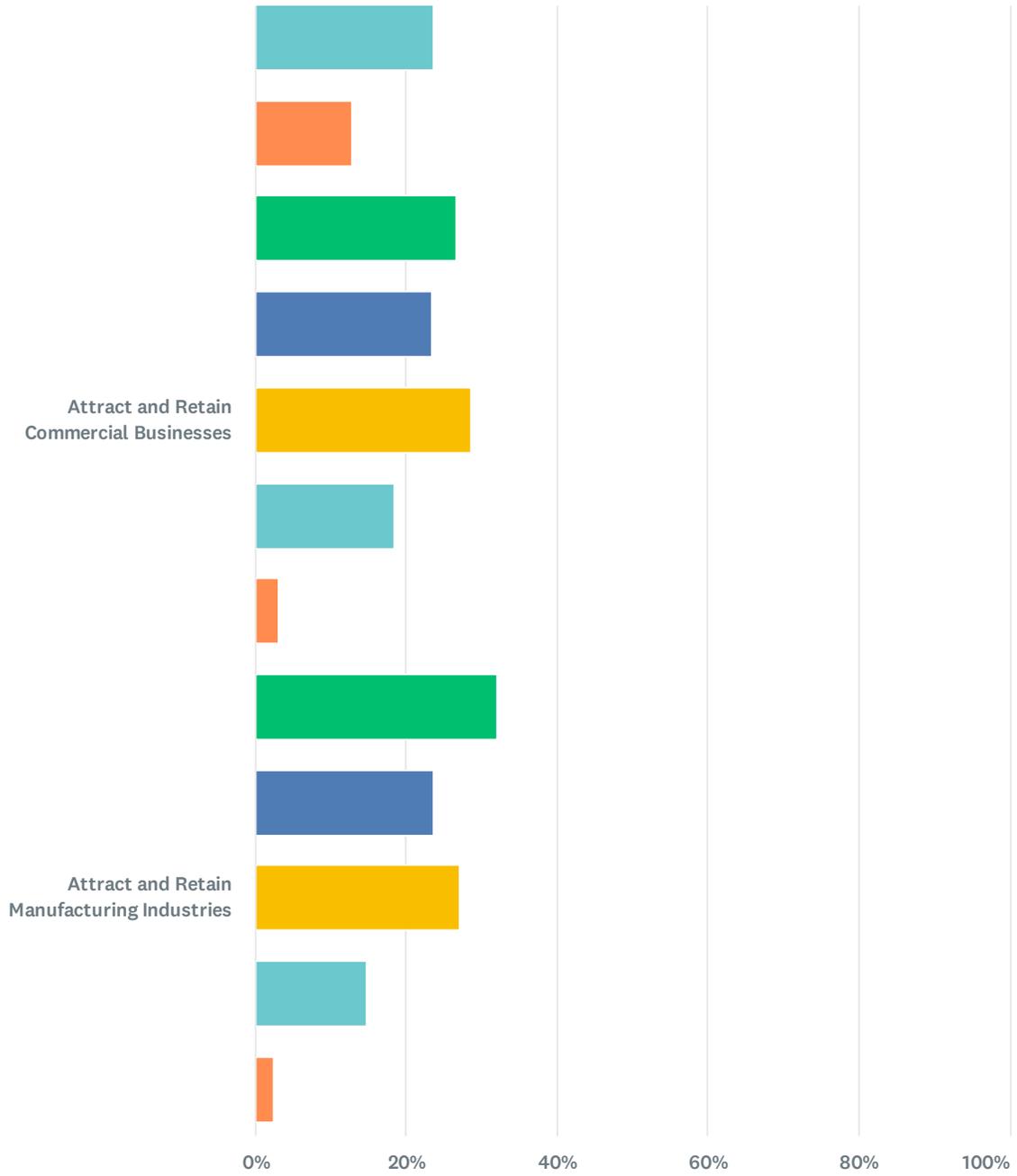
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



### Tallmadge 2026 Master Plan Survey



	● Not Important	● Less Important	● Neutral	● Important	● Most Important	Total
Road Repair and Improvement	0.87% 5	3.82% 22	20.66% 119	61.11% 352	13.54% 78	576
						5184

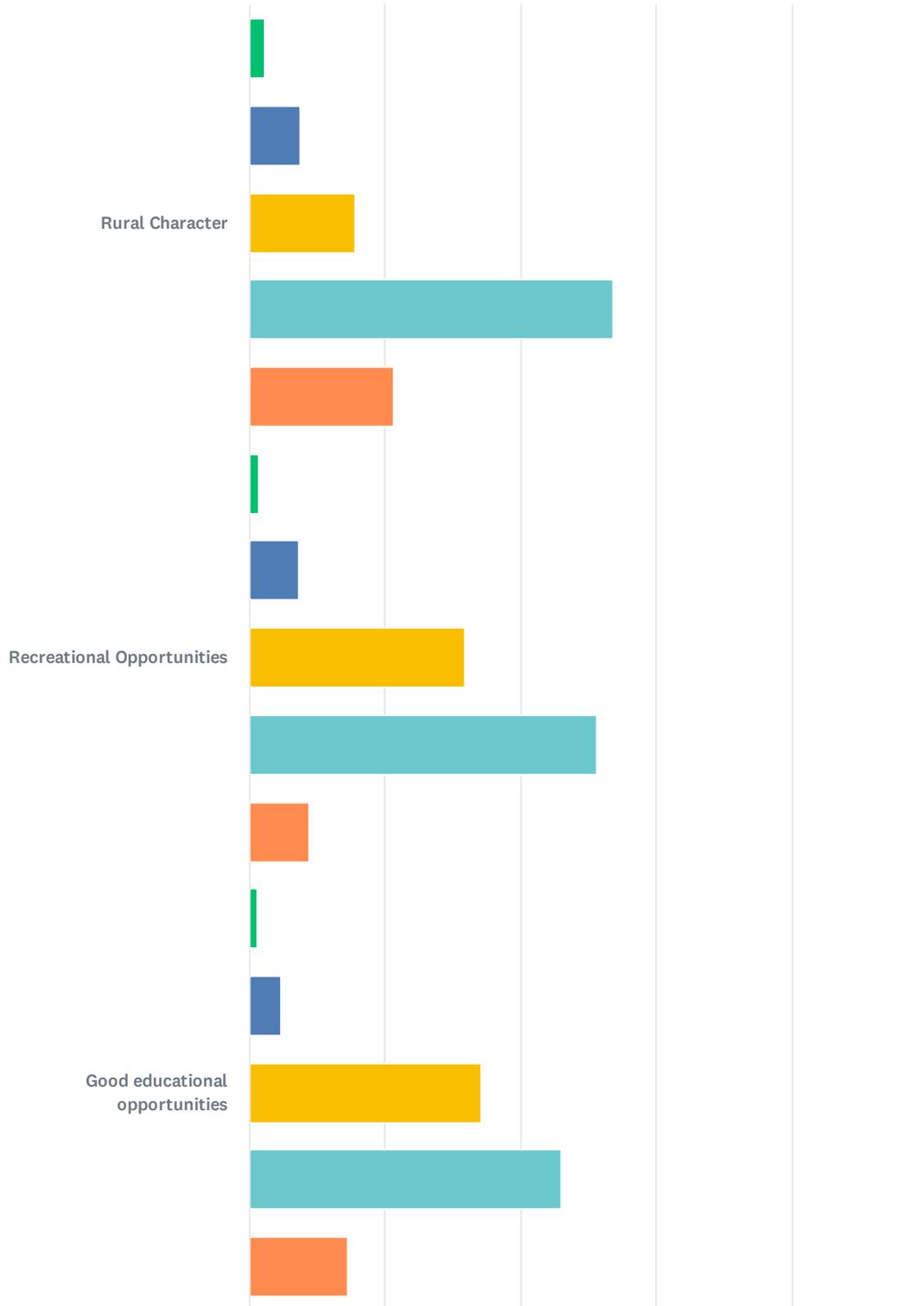
Tallmadge 2026 Master Plan Survey

	 Not Important	 Less Important	 Neutral	 Important	 Most Important	Total
<b>Internet Access</b>	12.67%	10.42%	21.01%	41.15%	14.76%	576
	73	60	121	237	85	
<b>Senior Services</b>	11.28%	11.98%	38.54%	32.64%	5.56%	576
	65	69	222	188	32	
<b>Parks and Recreation (Including Pathways)</b>	6.94%	11.28%	27.08%	45.83%	8.85%	576
	40	65	156	264	51	
<b>Fire and EMS</b>	0.87%	1.22%	12.67%	53.13%	32.12%	576
	5	7	73	306	185	
<b>Police</b>	2.08%	3.30%	16.67%	49.13%	28.82%	576
	12	19	96	283	166	
<b>Expansion of Public Water and Sanitary Sewer</b>	21.53%	16.49%	25.69%	23.61%	12.67%	576
	124	95	148	136	73	
<b>Attract and Retain Commercial Businesses</b>	26.56%	23.44%	28.65%	18.40%	2.95%	576
	153	135	165	106	17	
<b>Attract and Retain Manufacturing Industries</b>	32.12%	23.61%	27.08%	14.76%	2.43%	576
	185	136	156	85	14	
						<b>5184</b>

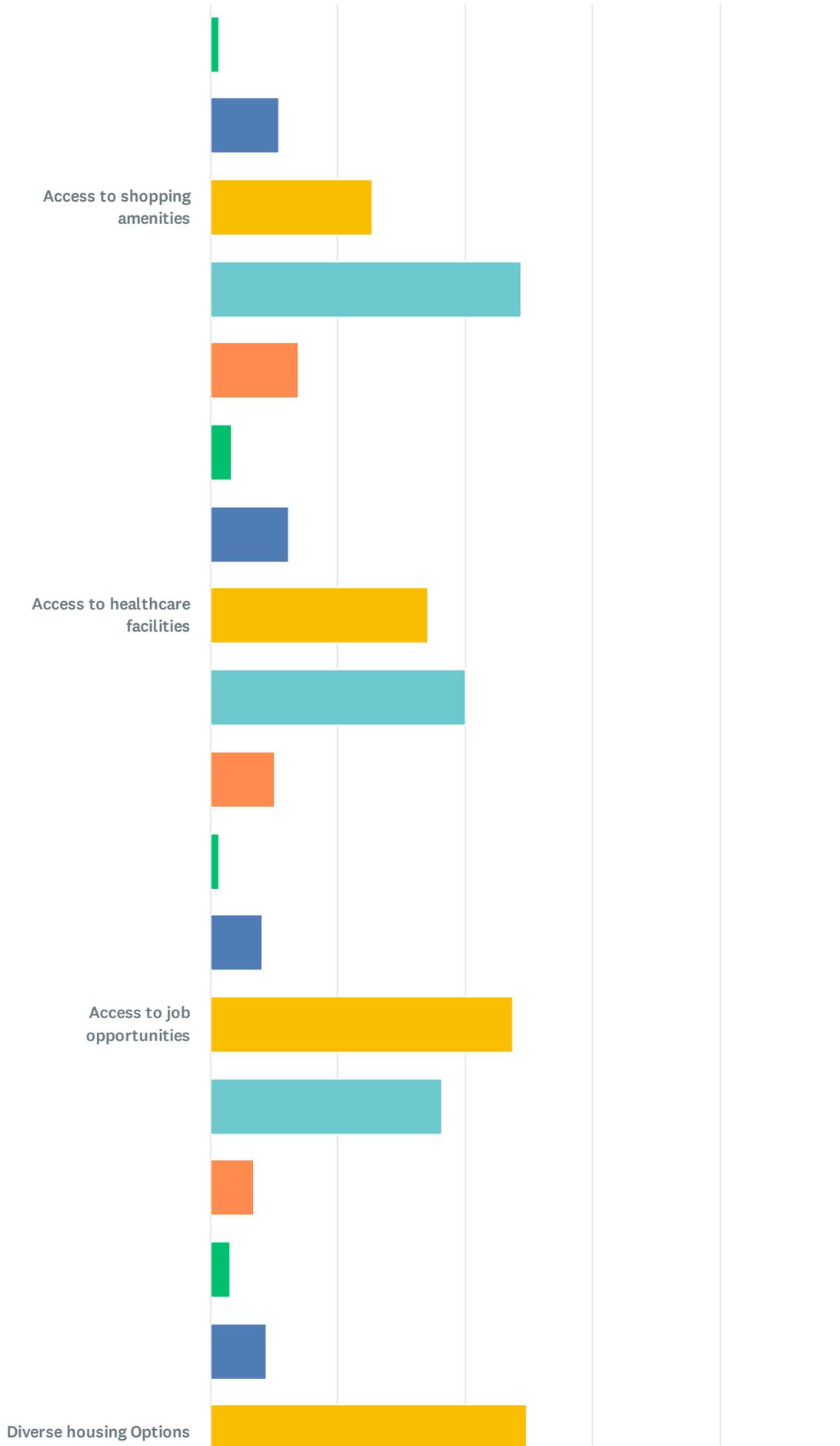
 [Show comments](#)

# Q5 Please rate each of the following characteristics of Tallmadge Township.

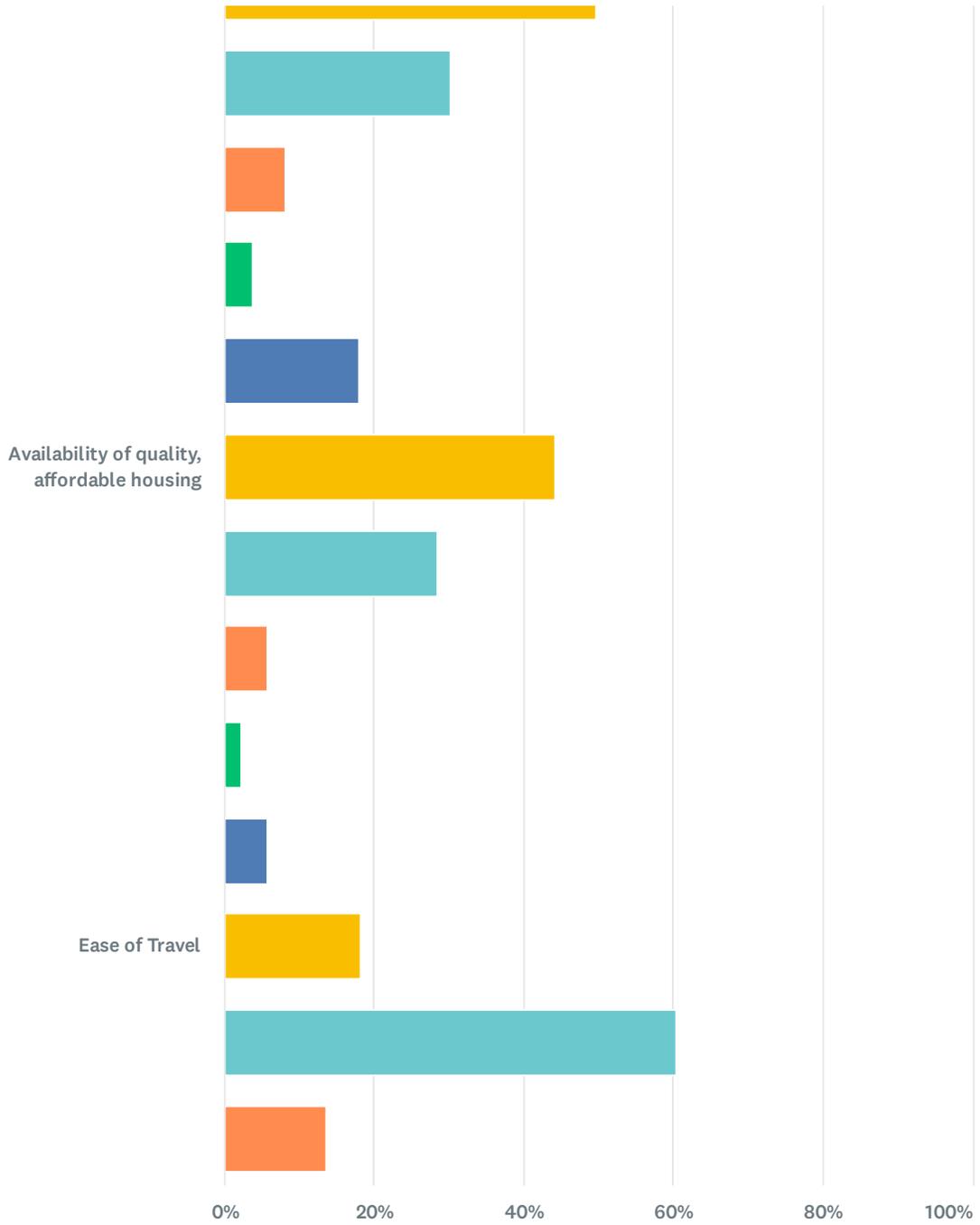
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



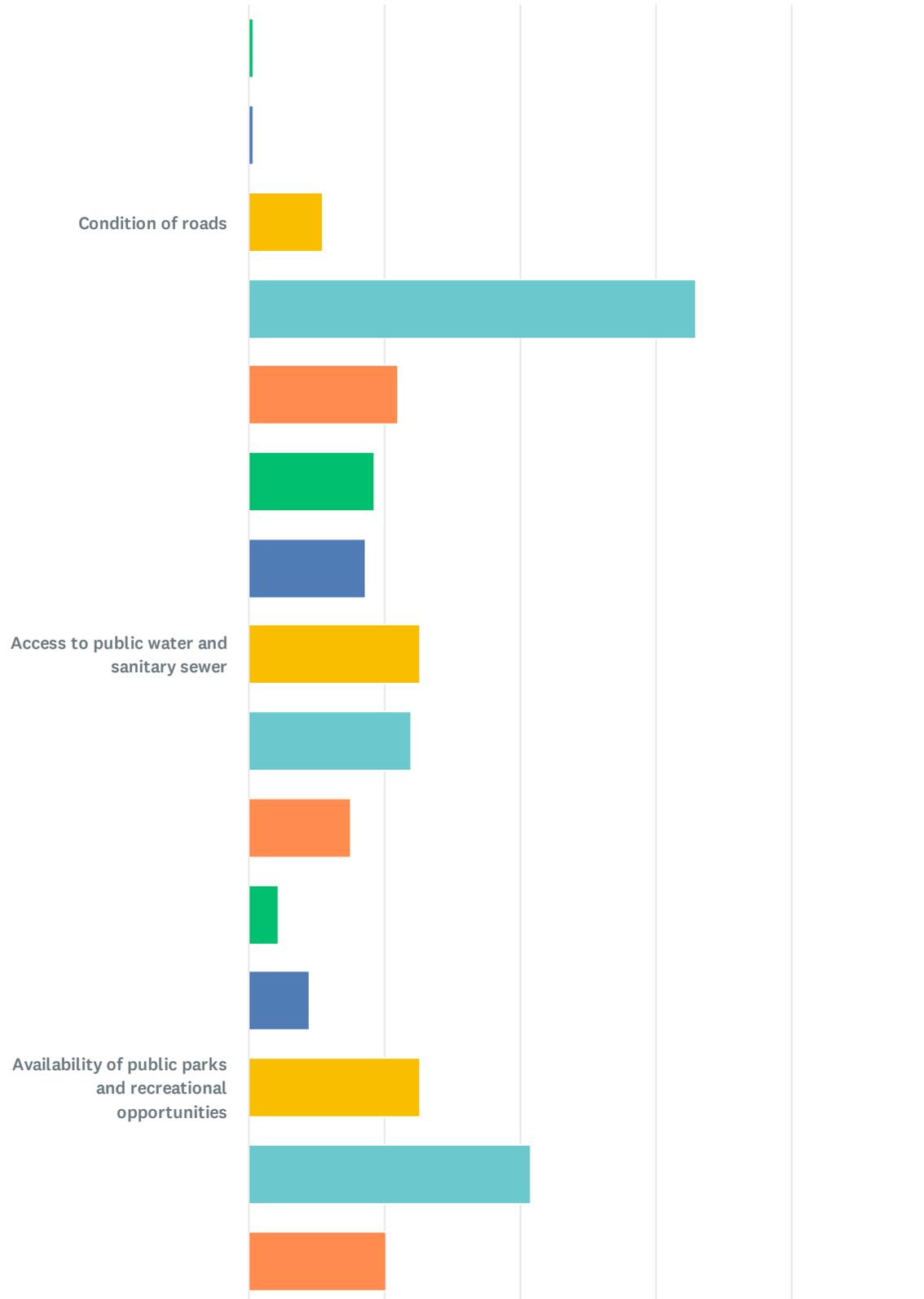
	● Terrible	● Poor	● Neutral	● Good	● Excellent	Total
Rural Character	2.26% 13	7.47% 43	15.45% 89	53.65% 309	21.18% 122	576
						5184

Tallmadge 2026 Master Plan Survey

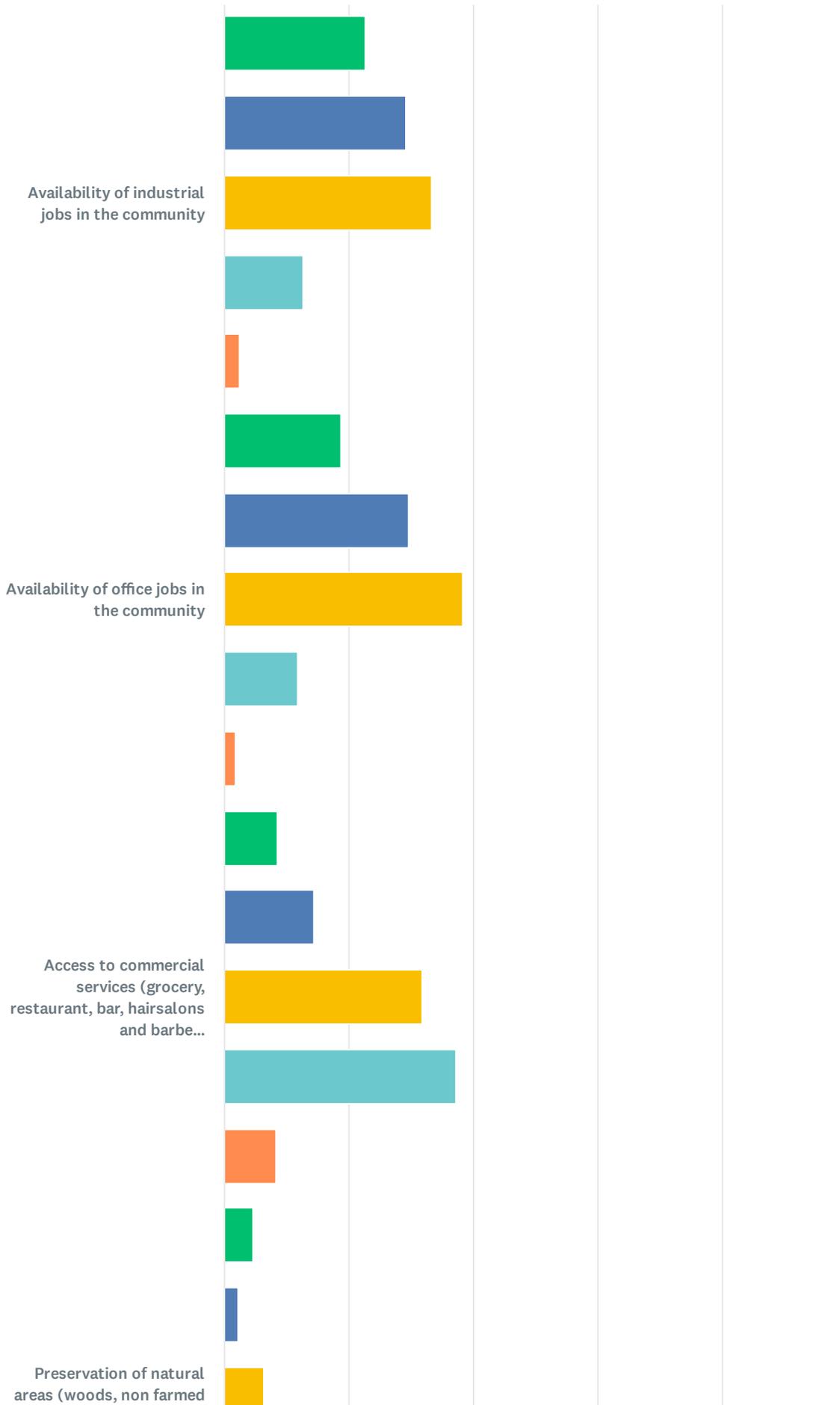
	 Terrible	 Poor	 Neutral	 Good	 Excellent	Total
<b>Recreational Opportunities</b>	1.22% 7	7.12% 41	31.77% 183	51.22% 295	8.68% 50	576
<b>Good educational opportunities</b>	1.04% 6	4.51% 26	34.03% 196	46.01% 265	14.41% 83	576
<b>Access to shopping amenities</b>	1.22% 7	10.76% 62	25.35% 146	48.78% 281	13.89% 80	576
<b>Access to healthcare facilities</b>	3.30% 19	12.33% 71	34.20% 197	40.10% 231	10.07% 58	576
<b>Access to job opportunities</b>	1.39% 8	8.16% 47	47.40% 273	36.28% 209	6.77% 39	576
<b>Diverse housing Options</b>	3.13% 18	8.85% 51	49.65% 286	30.21% 174	8.16% 47	576
<b>Availability of quality, affordable housing</b>	3.65% 21	17.88% 103	44.27% 255	28.47% 164	5.73% 33	576

# Q6 Please rate each of the following items in regard to how important they are to you.

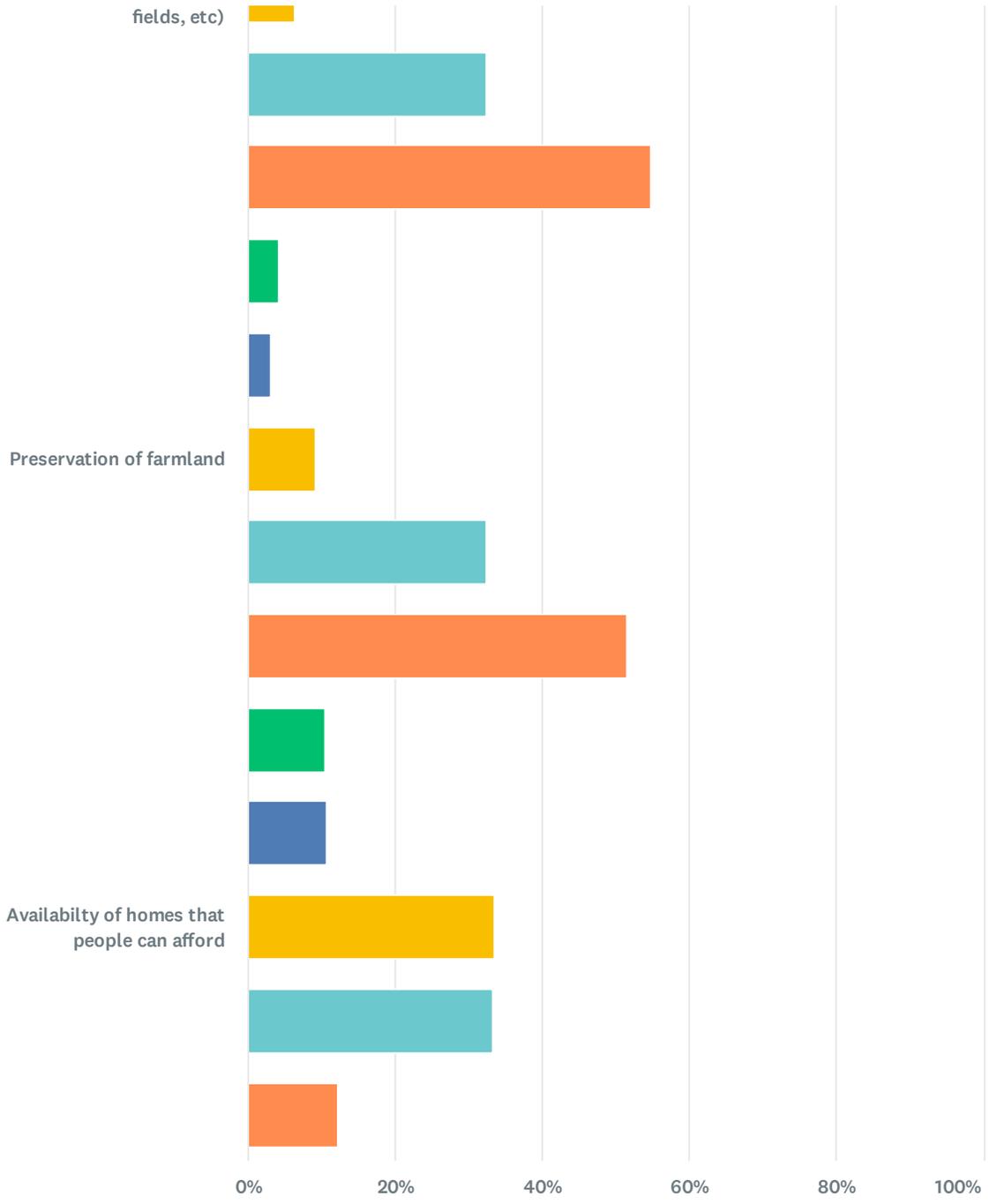
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



	Very Unimportant	Unimportant	Neutral	Important	Very Important	Total

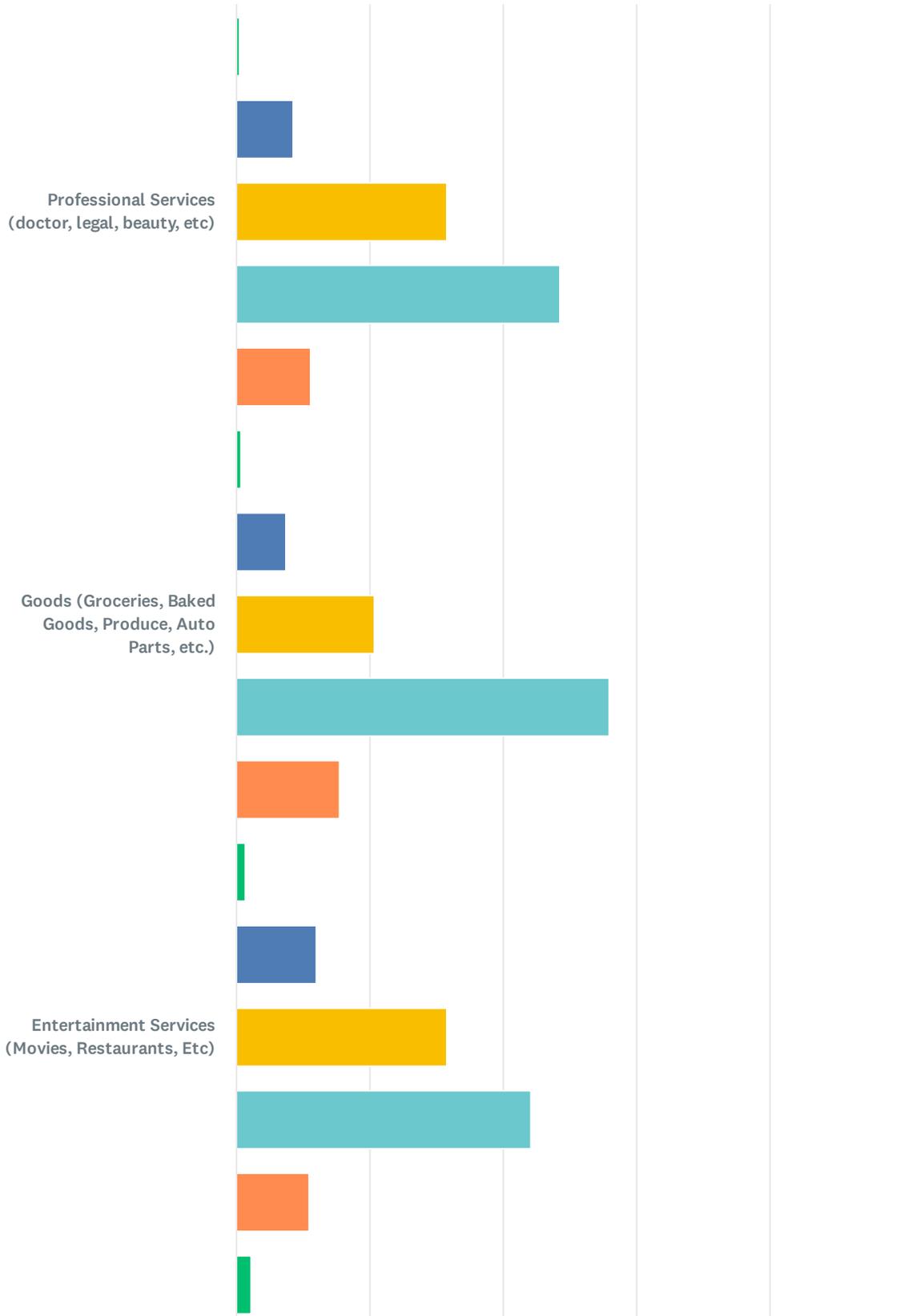
5184

Tallmadge 2026 Master Plan Survey

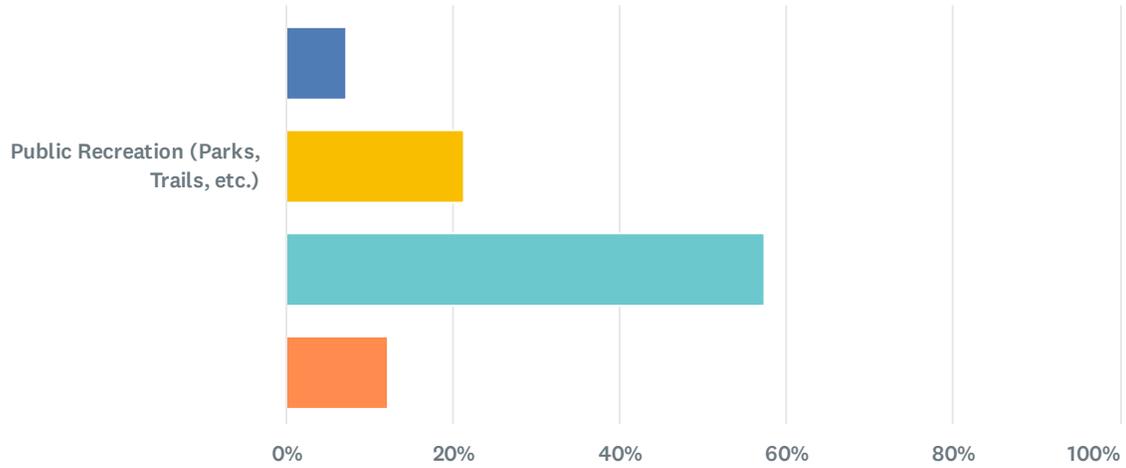
	 Very Unimportant	 Unimportant	 Neutral	 Important	 Very Important	Total
<b>Condition of roads</b>	0.69% 4	0.69% 4	10.94% 63	65.80% 379	21.88% 126	576
<b>Access to public water and sanitary sewer</b>	18.58% 107	17.19% 99	25.17% 145	23.96% 138	15.10% 87	576
<b>Availability of public parks and recreational opportunities</b>	4.34% 25	8.85% 51	25.17% 145	41.49% 239	20.14% 116	576
<b>Availability of industrial jobs in the community</b>	22.57% 130	29.17% 168	33.16% 191	12.67% 73	2.43% 14	576
<b>Availability of office jobs in the community</b>	18.75% 108	29.51% 170	38.19% 220	11.81% 68	1.74% 10	576
<b>Access to commercial services (grocery, restaurant, bar, hairsalons and barbers, etc.)</b>	8.51% 49	14.41% 83	31.77% 183	37.15% 214	8.16% 47	576
<b>Preservation of natural areas (woods, non farmed fields, etc)</b>	4.51% 26	2.26% 13	6.25% 36	32.29% 186	54.69% 315	576
<b>Preservation of farmland</b>	4.17% 24	2.95% 17	9.03% 52	32.29% 186	51.56% 297	576

### Q7 Please rate your satisfaction with the availability of the following.

Answered: 576 Skipped: 0



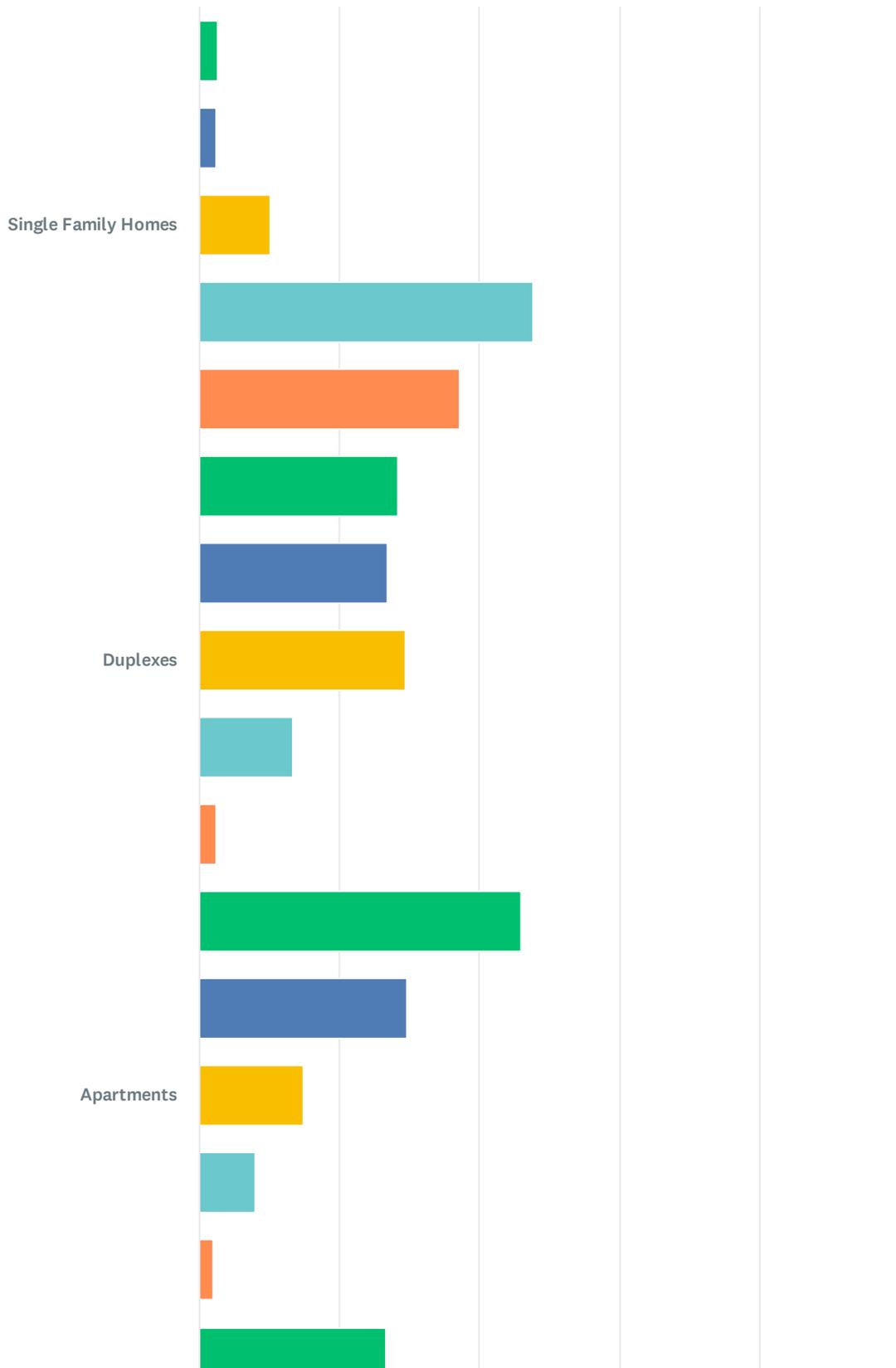
## Tallmadge 2026 Master Plan Survey



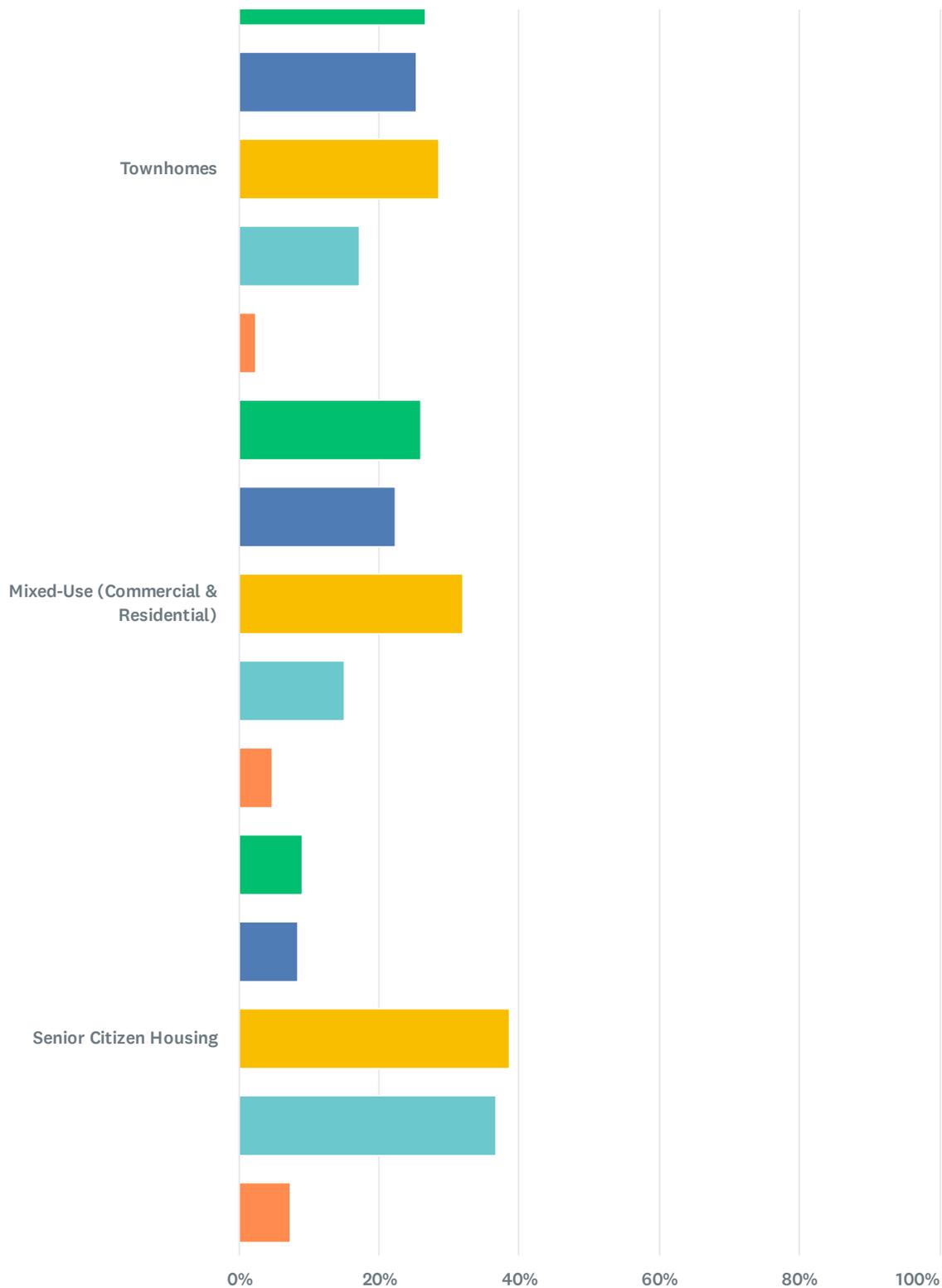
	●	●	●	●	●	Total
	Very Unsatisfied	Unsatisfied	Neither satisfied or unsatisfied	Satisfied	Very Satisfied	
Professional Services (doctor, legal, beauty, etc)	0.52% 3	8.51% 49	31.42% 181	48.44% 279	11.11% 64	576
Goods (Groceries, Baked Goods, Produce, Auto Parts, etc.)	0.69% 4	7.29% 42	20.66% 119	55.90% 322	15.45% 89	576
Entertainment Services (Movies, Restaurants, Etc)	1.39% 8	11.98% 69	31.60% 182	44.10% 254	10.94% 63	576
Public Recreation (Parks, Trails, etc.)	2.08% 12	7.12% 41	21.35% 123	57.29% 330	12.15% 70	576
						<b>2304</b>

# Q8 How supportive are you of the following types of residential structures?

Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



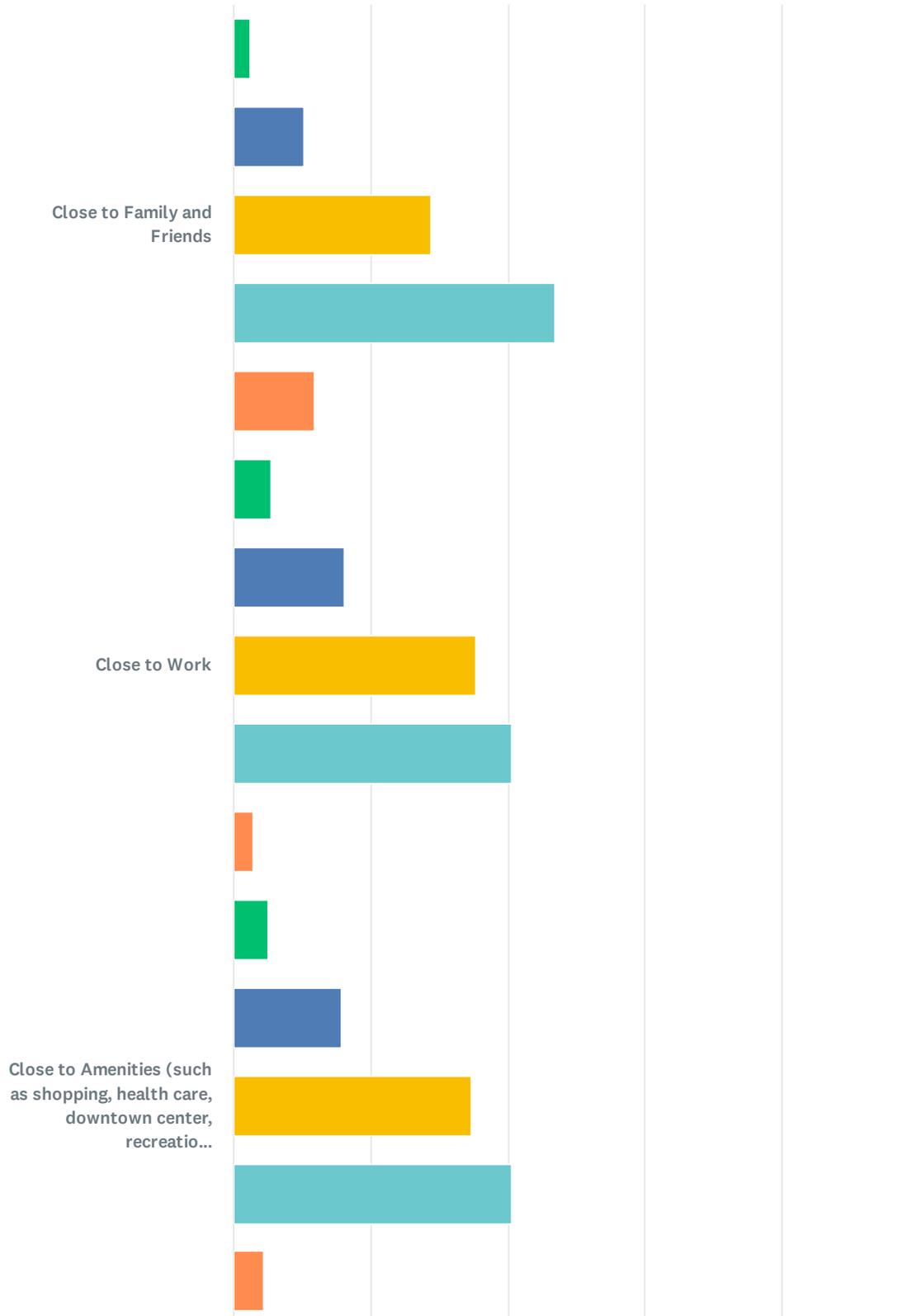
	● Strongly Opposed	● Opposed	● Neutral	● Supportive	● Very Supportive	Total
--	--------------------	-----------	-----------	--------------	-------------------	-------

Tallmadge 2026 Master Plan Survey

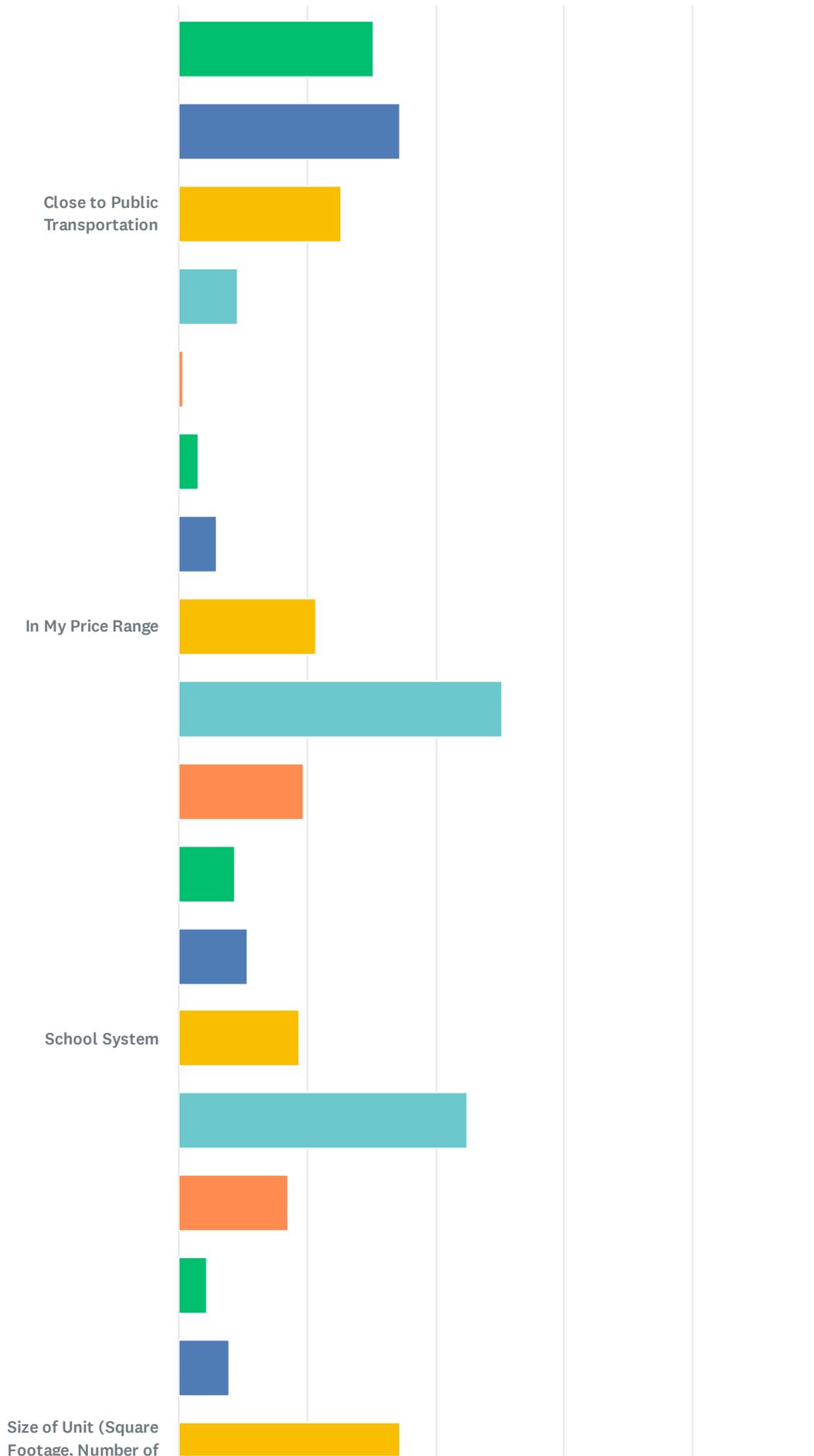
	 Strongly Opposed	 Opposed	 Neutral	 Supportive	 Very Supportive	Total
<b>Single Family Homes</b>	2.60% 15	2.43% 14	10.07% 58	47.74% 275	37.15% 214	576
<b>Duplexes</b>	28.30% 163	26.74% 154	29.34% 169	13.37% 77	2.26% 13	576
<b>Apartments</b>	45.83% 264	29.51% 170	14.76% 85	7.99% 46	1.91% 11	576
<b>Townhomes</b>	26.56% 153	25.35% 146	28.47% 164	17.19% 99	2.43% 14	576
<b>Mixed-Use (Commercial &amp; Residential)</b>	26.04% 150	22.22% 128	31.94% 184	15.10% 87	4.69% 27	576
<b>Senior Citizen Housing</b>	9.03% 52	8.33% 48	38.72% 223	36.63% 211	7.29% 42	576
						<b>3456</b>

# Q9 Indicate your level of importance for the following characteristics when choosing a neighborhood to live in.

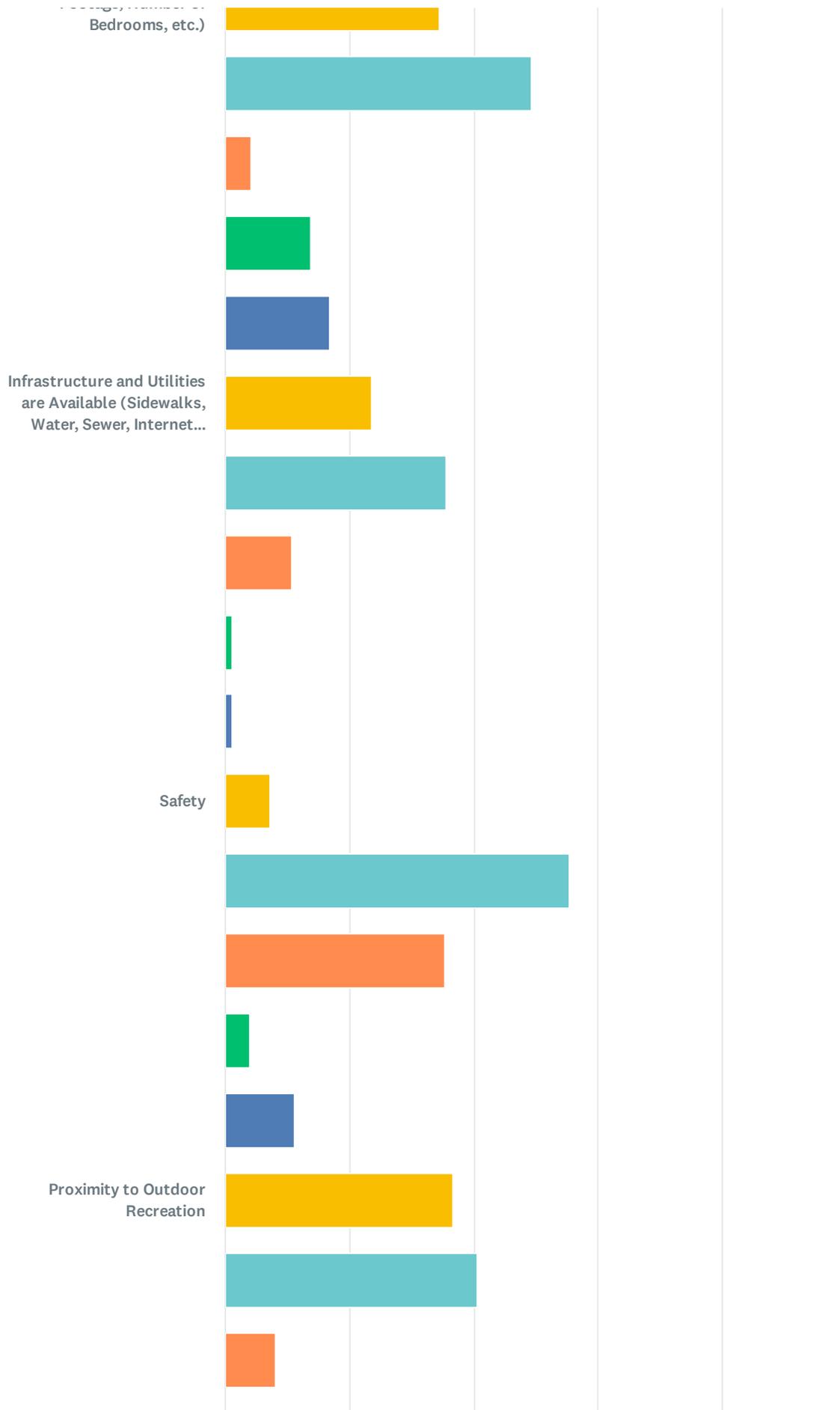
Answered: 576 Skipped: 0



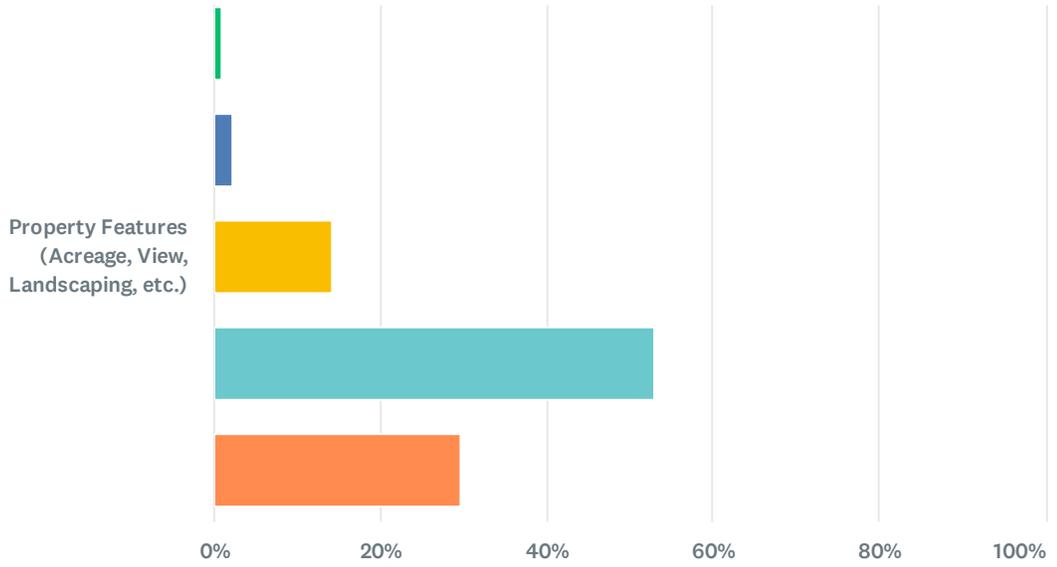
# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



## Tallmadge 2026 Master Plan Survey



	● Very Unimportant	● Unimportant	● Neutral	● Important	● Most Important	Total
<b>Close to Family and Friends</b>	2.43% 14	10.24% 59	28.65% 165	46.88% 270	11.81% 68	576
<b>Close to Work</b>	5.38% 31	16.15% 93	35.24% 203	40.45% 233	2.78% 16	576

6336

Tallmadge 2026 Master Plan Survey

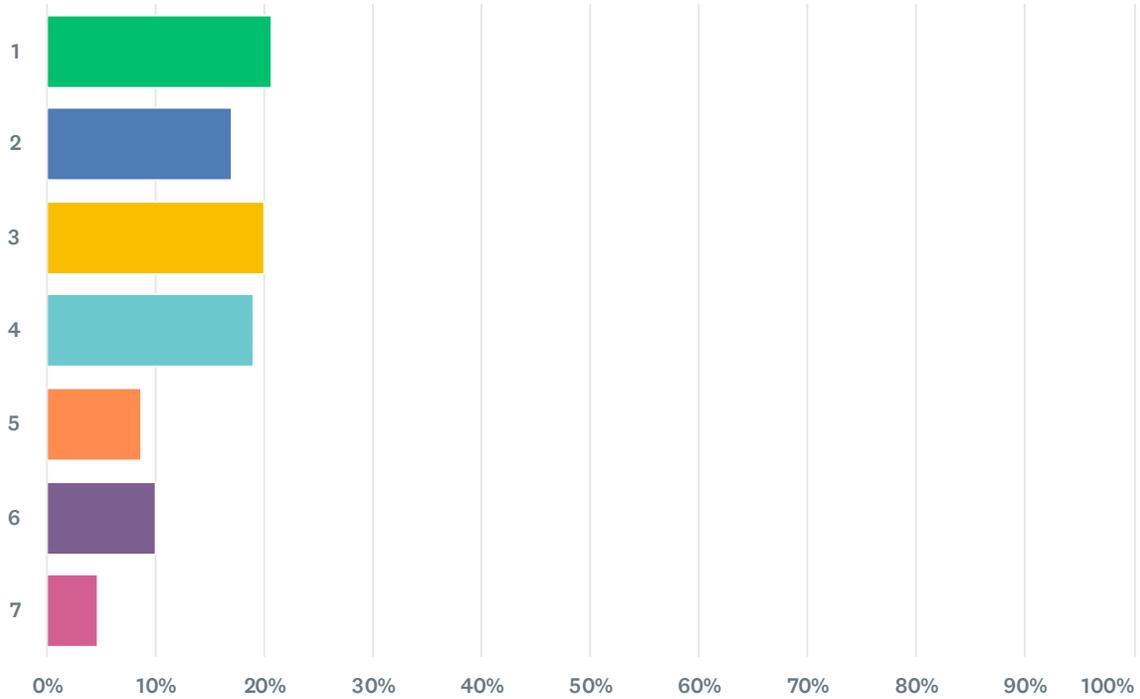
	 Very Unimportant	 Unimportant	 Neutral	 Important	 Most Important	Total
Close to Amenities (such as shopping, health care, downtown center, recreational areas, etc.)	5.03% 29	15.63% 90	34.55% 199	40.45% 233	4.34% 25	576
Close to Public Transportation	30.38% 175	34.38% 198	25.35% 146	9.20% 53	0.69% 4	576
In My Price Range	2.95% 17	5.90% 34	21.35% 123	50.35% 290	19.44% 112	576
School System	8.68% 50	10.59% 61	18.75% 108	44.97% 259	17.01% 98	576
Size of Unit (Square Footage, Number of Bedrooms, etc.)	4.34% 25	7.81% 45	34.38% 198	49.31% 284	4.17% 24	576
Infrastructure and Utilities are Available (Sidewalks, Water, Sewer, Internet, etc.)	13.72% 79	16.67% 96	23.61% 136	35.42% 204	10.59% 61	576
Safety	1.04% 6	1.04% 6	7.29% 42	55.38% 319	35.24% 203	576
Proximity to Outdoor Recreation	3.82% 22	11.11% 64	36.63% 211	40.45% 233	7.99% 46	576
						6336

Tallmadge 2026 Master Plan Survey

	 Very Unimportant	 Unimportant	 Neutral	 Important	 Most Important	Total
Property Features (Acreage, View, Landscaping, etc.)	0.87% 5	2.26% 13	14.24% 82	52.95% 305	29.69% 171	576
						6336

## Q10 Based on the map below, where in Tallmadge Township do you reside?

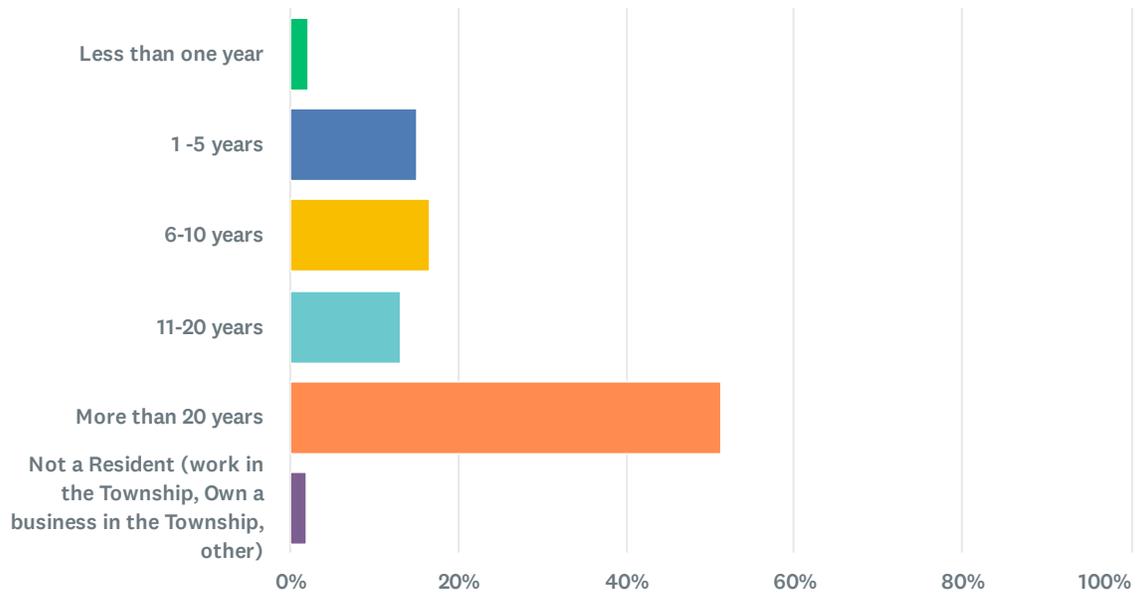
Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
● 1	20.66%	119
● 2	17.01%	98
● 3	19.97%	115
● 4	18.92%	109
● 5	8.68%	50
● 6	10.07%	58
● 7	4.69%	27
<b>Total</b>		<b>576</b>

## Q11 How long have you lived in Tallmadge Township?

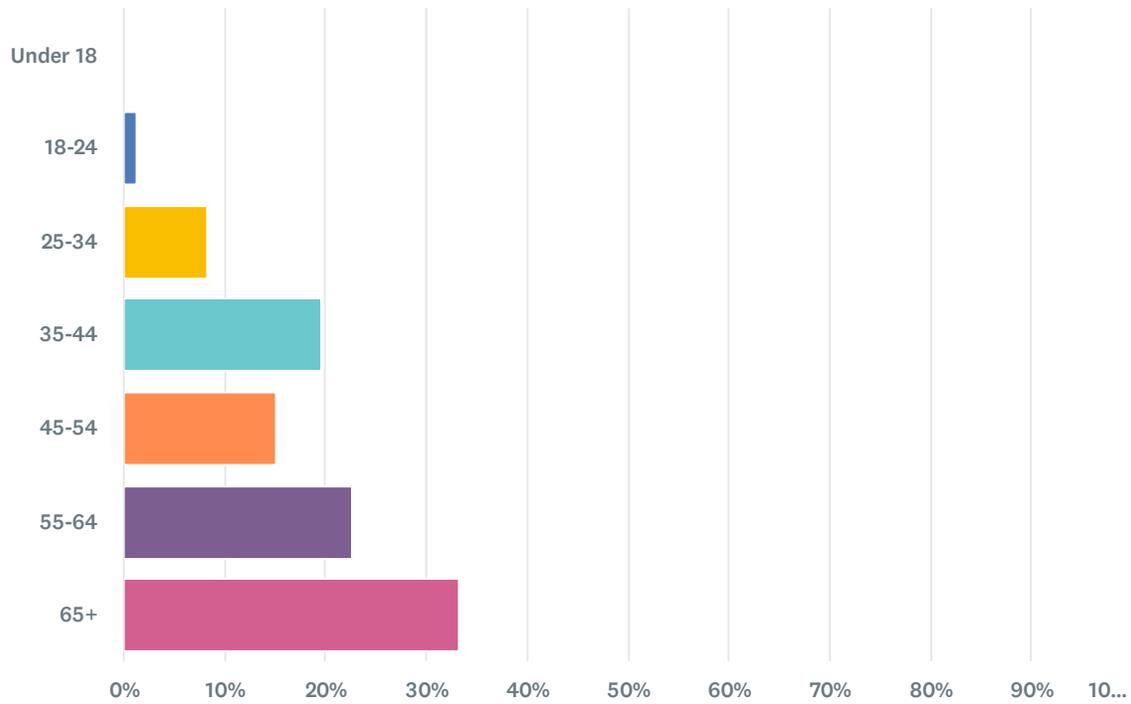
Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Less than one year	2.08%	12
<span style="color: blue;">●</span> 1-5 years	15.10%	87
<span style="color: yellow;">●</span> 6-10 years	16.49%	95
<span style="color: teal;">●</span> 11-20 years	13.19%	76
<span style="color: orange;">●</span> More than 20 years	51.22%	295
<span style="color: purple;">●</span> Not a Resident (work in the Township, Own a business in the Township, other) <a href="#">Show responses</a>	1.91%	11
<b>Total</b>		<b>576</b>

## Q12 What is your age?

Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Under 18	0%	0
<span style="color: blue;">●</span> 18-24	1.22%	7
<span style="color: yellow;">●</span> 25-34	8.33%	48
<span style="color: teal;">●</span> 35-44	19.62%	113
<span style="color: orange;">●</span> 45-54	15.10%	87
<span style="color: purple;">●</span> 55-64	22.57%	130
<span style="color: pink;">●</span> 65+	33.16%	191
<b>Total</b>		<b>576</b>

## Q13 Do you have any additional comments or concerns?

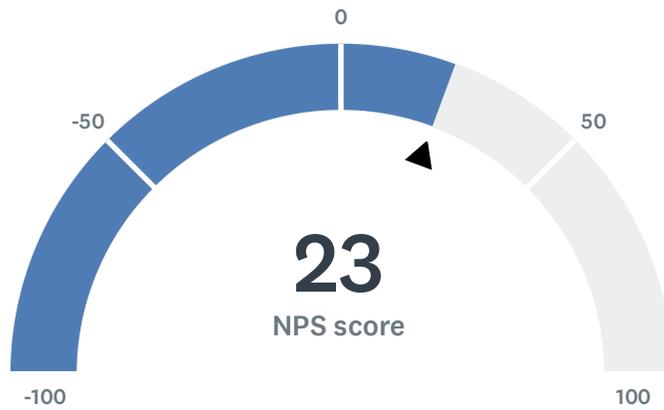
Answered: 274 Skipped: 302

Q14 If you would you like to receive updates about the Master Plan, please provide an email address below.

Answered: 310 Skipped: 266

# Q1 How likely is it that you would recommend living in Tallmadge Township to a friend or colleague?

Answered: 576 Skipped: 0



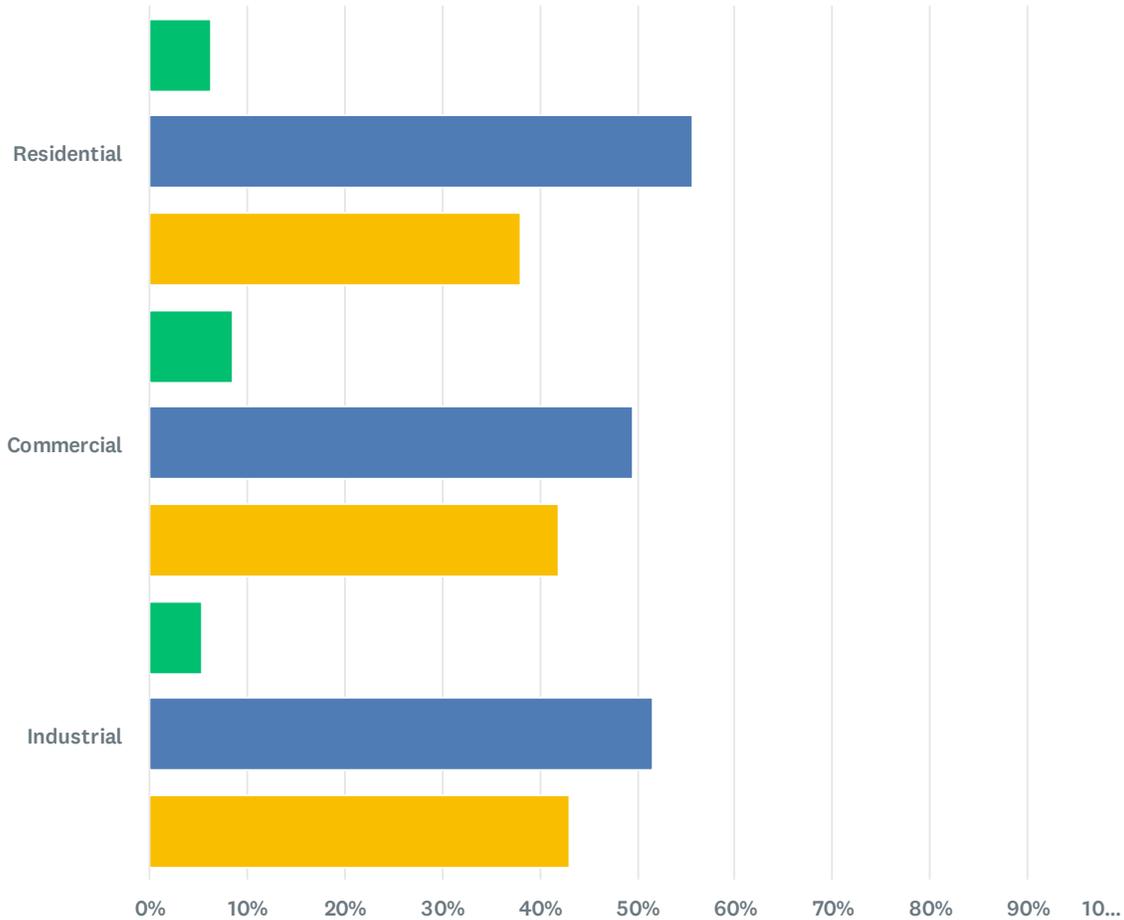
## NPS distribution



Answer Choices	Percentage	Responses
<span style="color: red;">●</span> Detractors	20.14%	116
<span style="color: yellow;">●</span> Passives	37.15%	214
<span style="color: green;">●</span> Promoters	42.71%	246
<b>Total</b>		<b>576</b>

## Q2 How would you characterize the rate of the following types of development?

Answered: 576 Skipped: 0



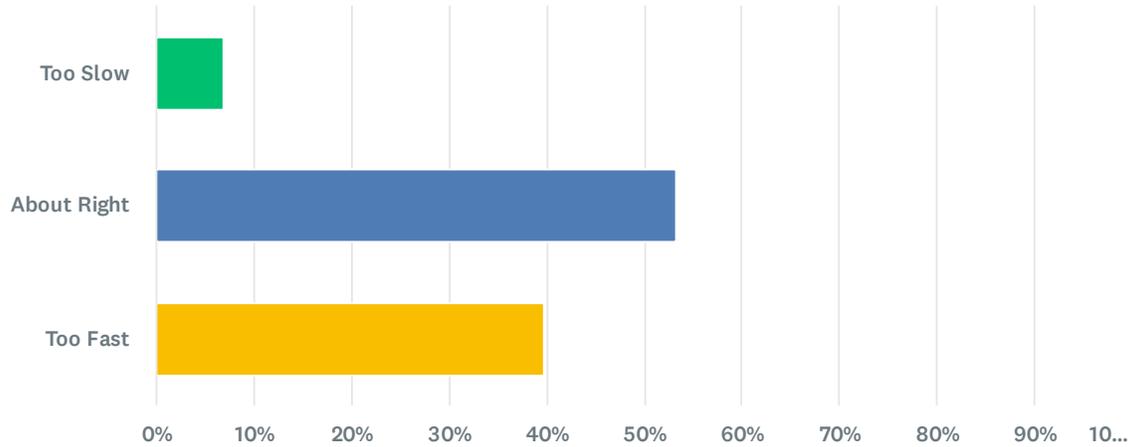
 Too Slow	 About Right	 Too Fast	Total
--	---	--	-------

Tallmadge 2026 Master Plan Survey

	 Too Slow	 About Right	 Too Fast	Total
<b>Residential</b>	6.25%	55.73%	38.02%	
	36	321	219	576

### Q3 How would you characterize the overall rate of development in Tallmadge Township?

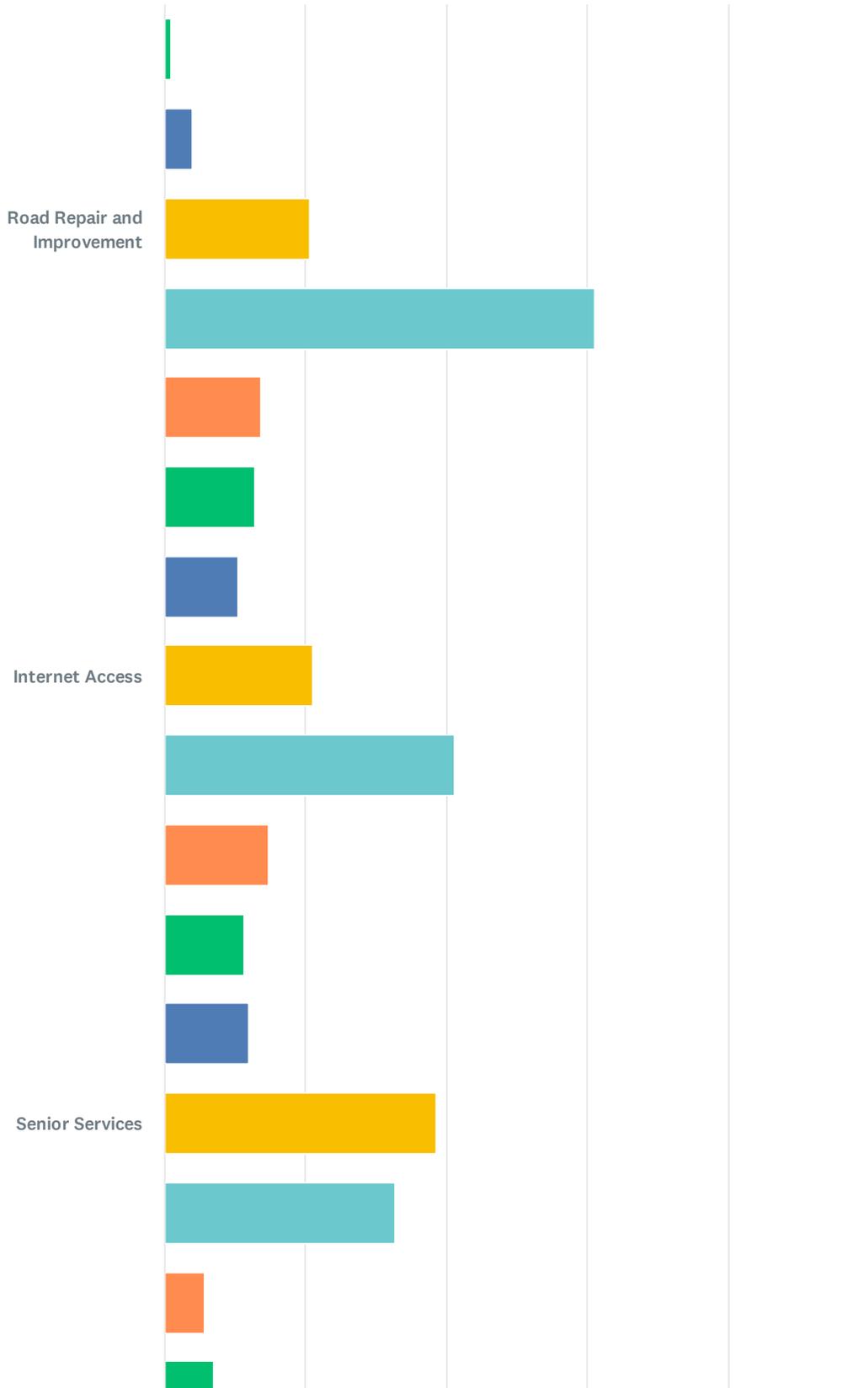
Answered: 576 Skipped: 0



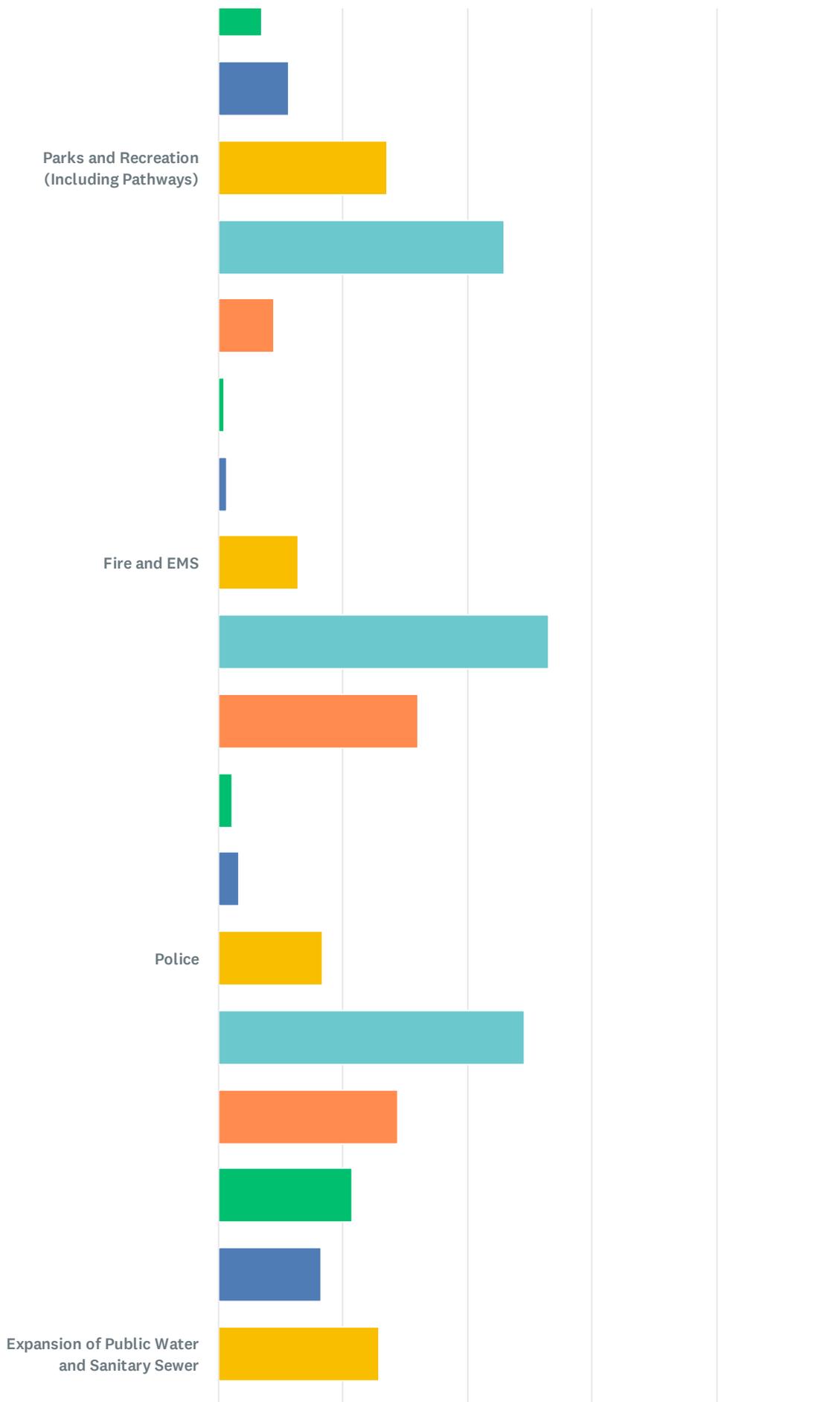
Rating	Percentage	Responses
Too Slow	6.94%	40
About Right	53.30%	307
Too Fast	39.76%	229
Average <b>2.33</b>		<b>576</b>

## Q4 How would you prioritize the use of your tax dollars?

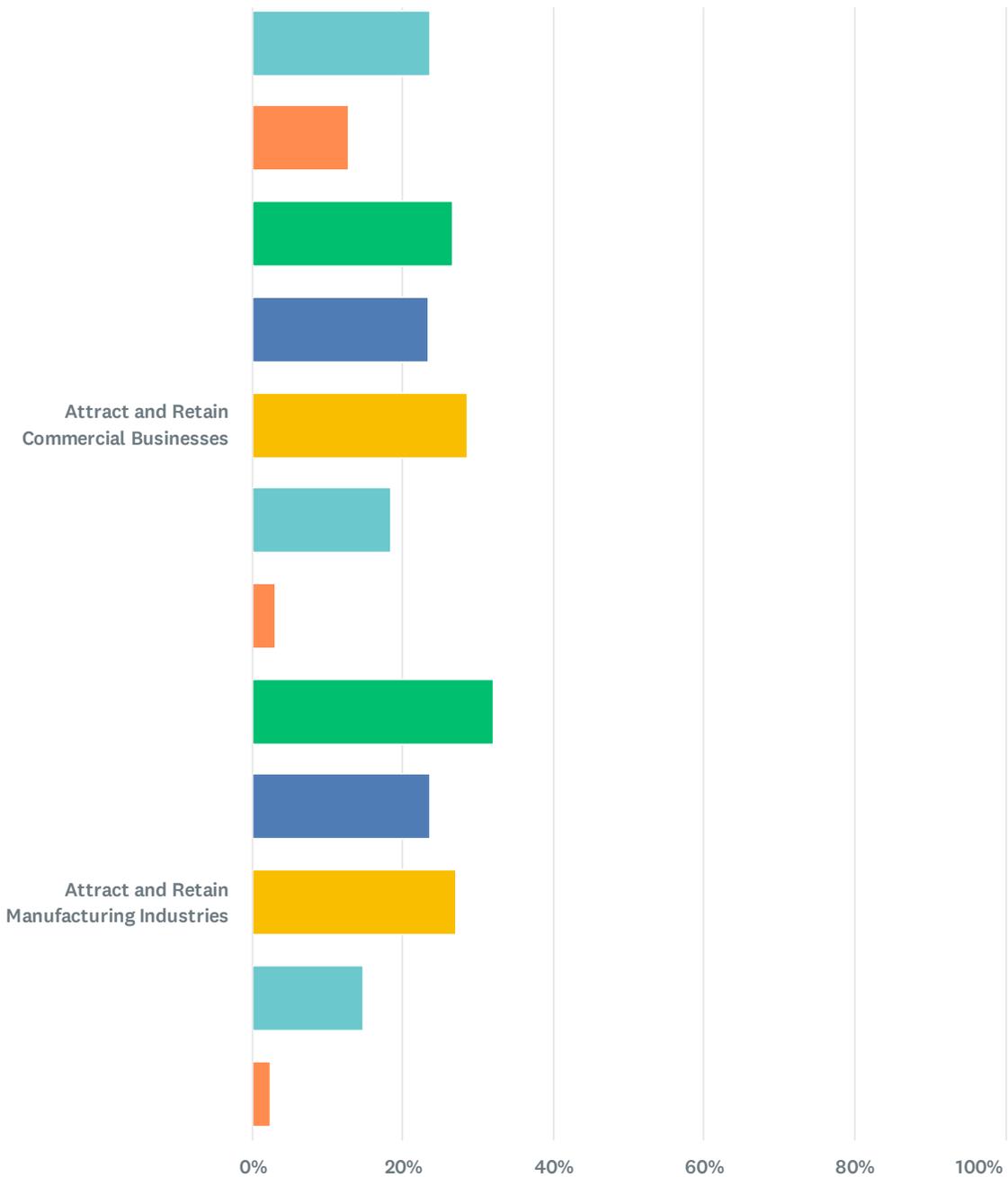
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



Tallmadge 2026 Master Plan Survey



	● Not Important	● Less Important	● Neutral	● Important	● Most Important	Total
Road Repair and Improvement	0.87% 5	3.82% 22	20.66% 119	61.11% 352	13.54% 78	576

5184

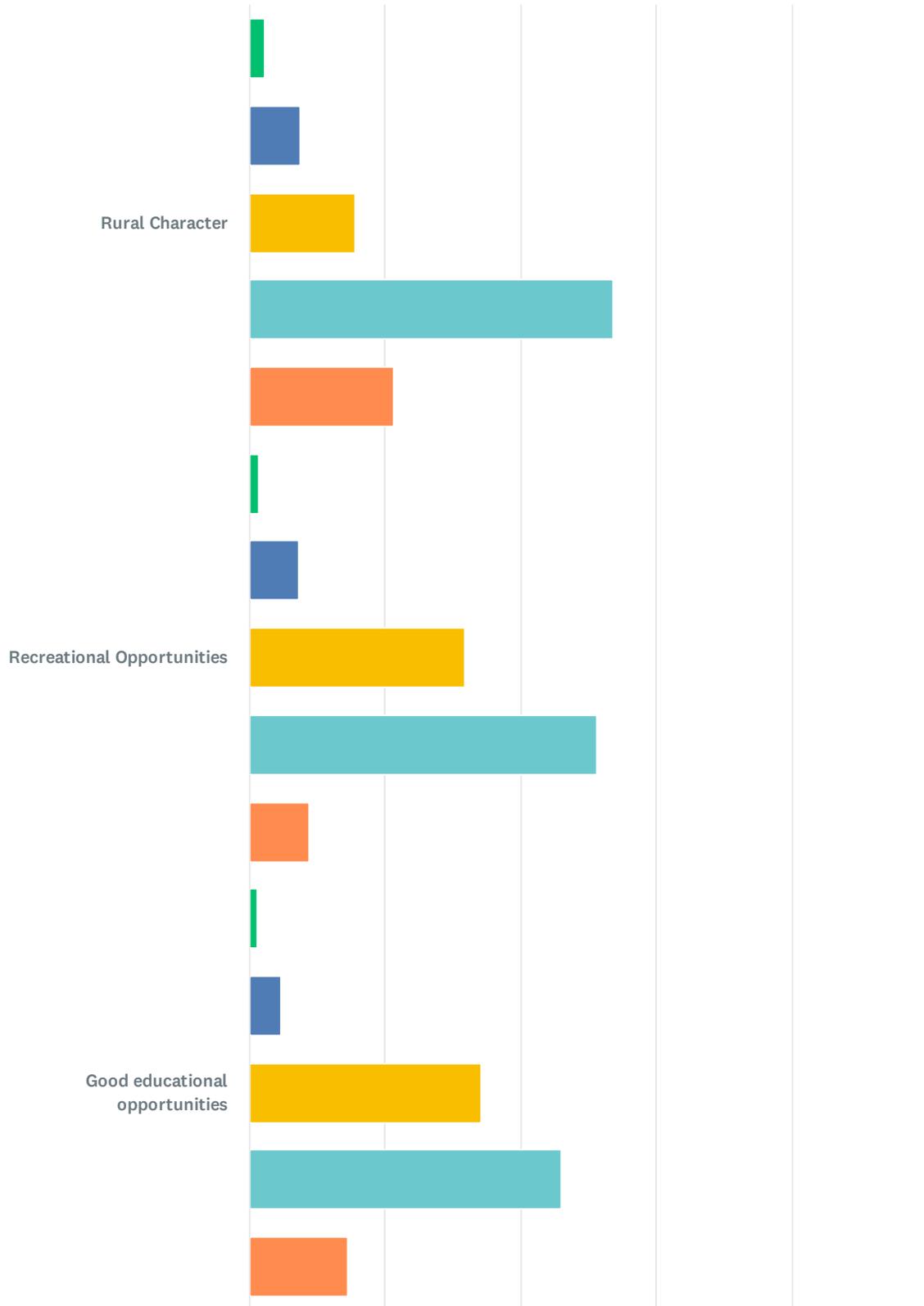
Tallmadge 2026 Master Plan Survey

	 Not Important	 Less Important	 Neutral	 Important	 Most Important	Total
<b>Internet Access</b>	12.67%	10.42%	21.01%	41.15%	14.76%	576
	73	60	121	237	85	
<b>Senior Services</b>	11.28%	11.98%	38.54%	32.64%	5.56%	576
	65	69	222	188	32	
<b>Parks and Recreation (Including Pathways)</b>	6.94%	11.28%	27.08%	45.83%	8.85%	576
	40	65	156	264	51	
<b>Fire and EMS</b>	0.87%	1.22%	12.67%	53.13%	32.12%	576
	5	7	73	306	185	
<b>Police</b>	2.08%	3.30%	16.67%	49.13%	28.82%	576
	12	19	96	283	166	
<b>Expansion of Public Water and Sanitary Sewer</b>	21.53%	16.49%	25.69%	23.61%	12.67%	576
	124	95	148	136	73	
<b>Attract and Retain Commercial Businesses</b>	26.56%	23.44%	28.65%	18.40%	2.95%	576
	153	135	165	106	17	
<b>Attract and Retain Manufacturing Industries</b>	32.12%	23.61%	27.08%	14.76%	2.43%	576
	185	136	156	85	14	
						<b>5184</b>

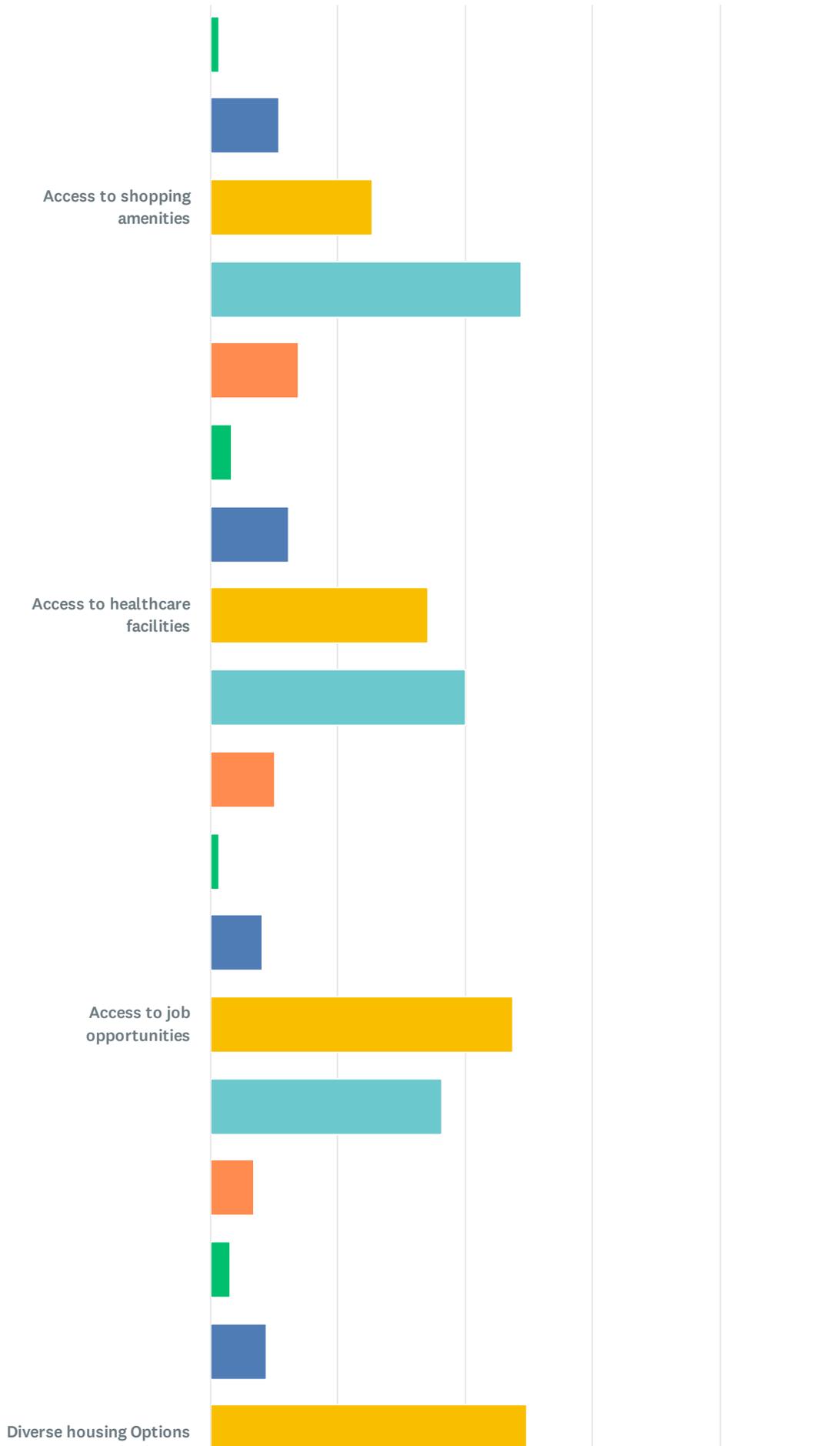
 [Show comments](#)

# Q5 Please rate each of the following characteristics of Tallmadge Township.

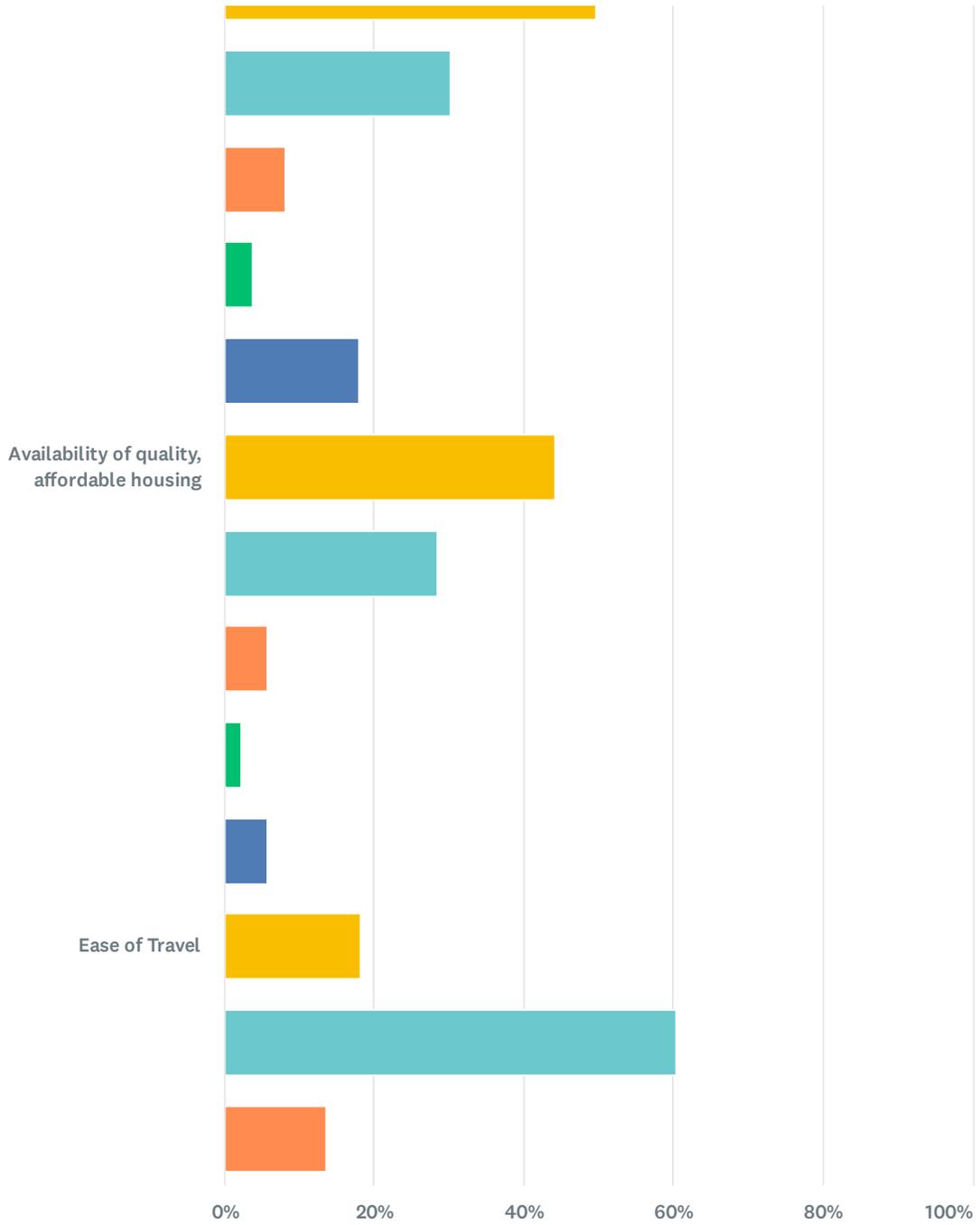
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



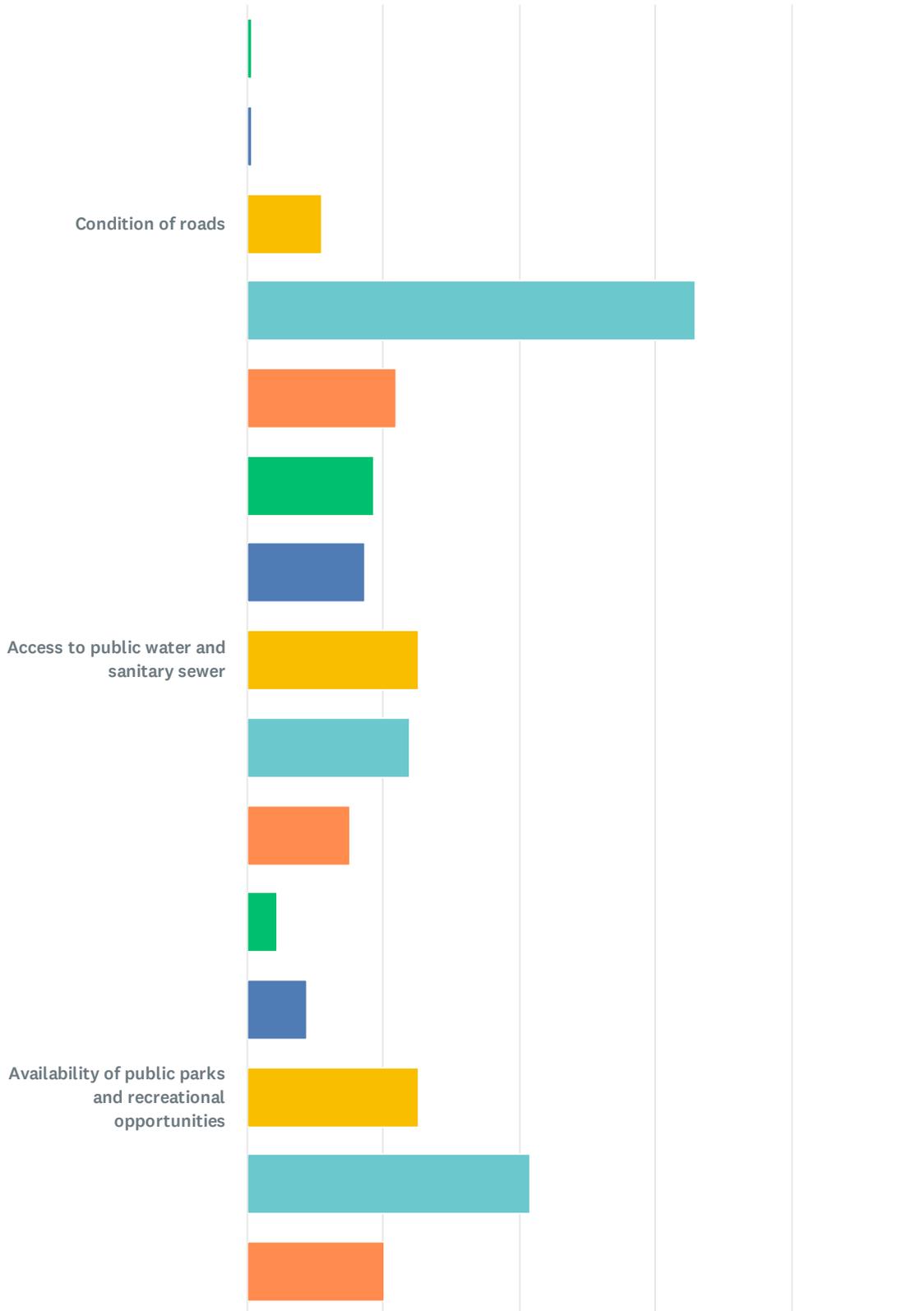
	● Terrible	● Poor	● Neutral	● Good	● Excellent	Total
Rural Character	2.26% 13	7.47% 43	15.45% 89	53.65% 309	21.18% 122	576
						5184

Tallmadge 2026 Master Plan Survey

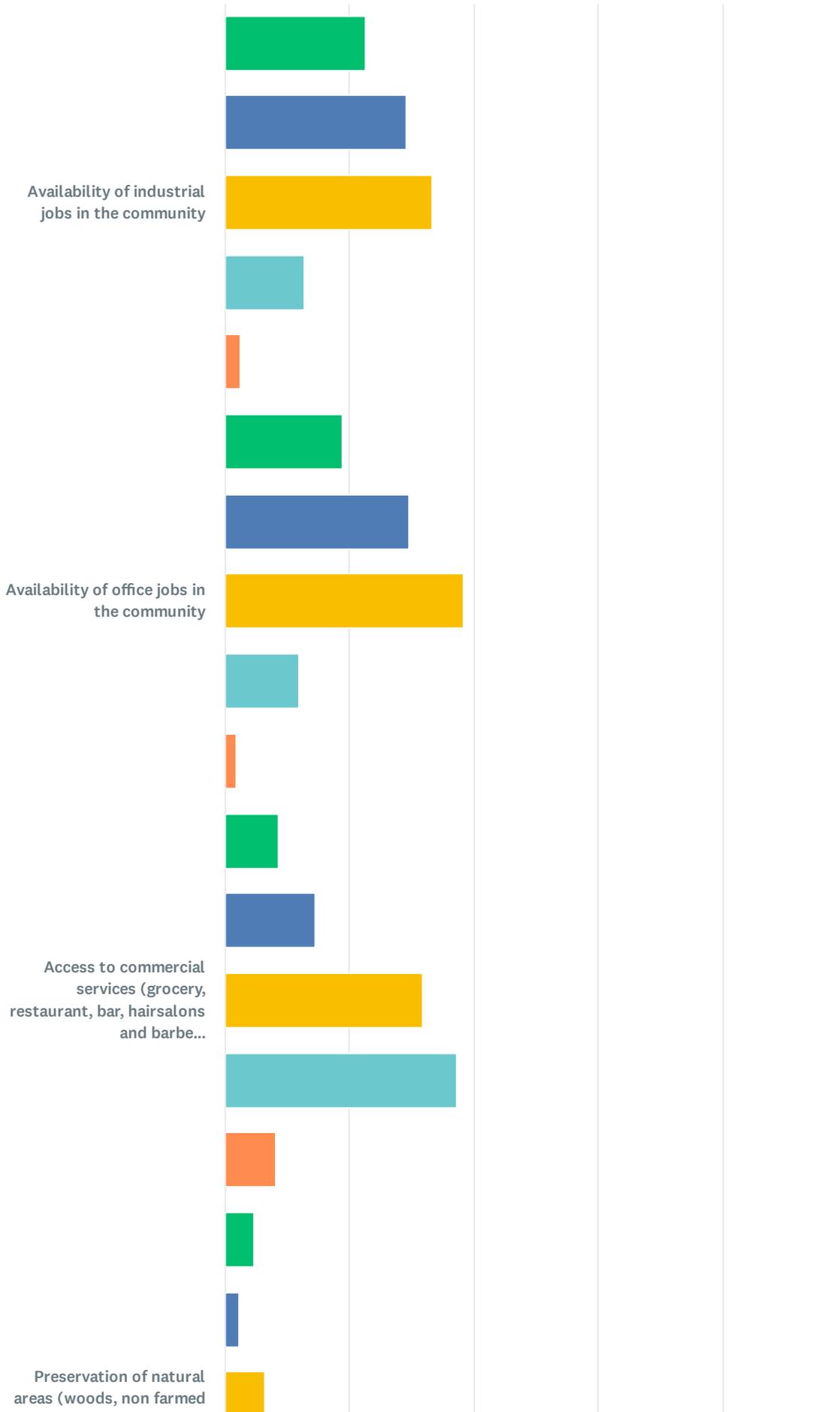
	 Terrible	 Poor	 Neutral	 Good	 Excellent	Total
<b>Recreational Opportunities</b>	1.22% 7	7.12% 41	31.77% 183	51.22% 295	8.68% 50	576
<b>Good educational opportunities</b>	1.04% 6	4.51% 26	34.03% 196	46.01% 265	14.41% 83	576
<b>Access to shopping amenities</b>	1.22% 7	10.76% 62	25.35% 146	48.78% 281	13.89% 80	576
<b>Access to healthcare facilities</b>	3.30% 19	12.33% 71	34.20% 197	40.10% 231	10.07% 58	576
<b>Access to job opportunities</b>	1.39% 8	8.16% 47	47.40% 273	36.28% 209	6.77% 39	576
<b>Diverse housing Options</b>	3.13% 18	8.85% 51	49.65% 286	30.21% 174	8.16% 47	576
<b>Availability of quality, affordable housing</b>	3.65% 21	17.88% 103	44.27% 255	28.47% 164	5.73% 33	576

# Q6 Please rate each of the following items in regard to how important they are to you.

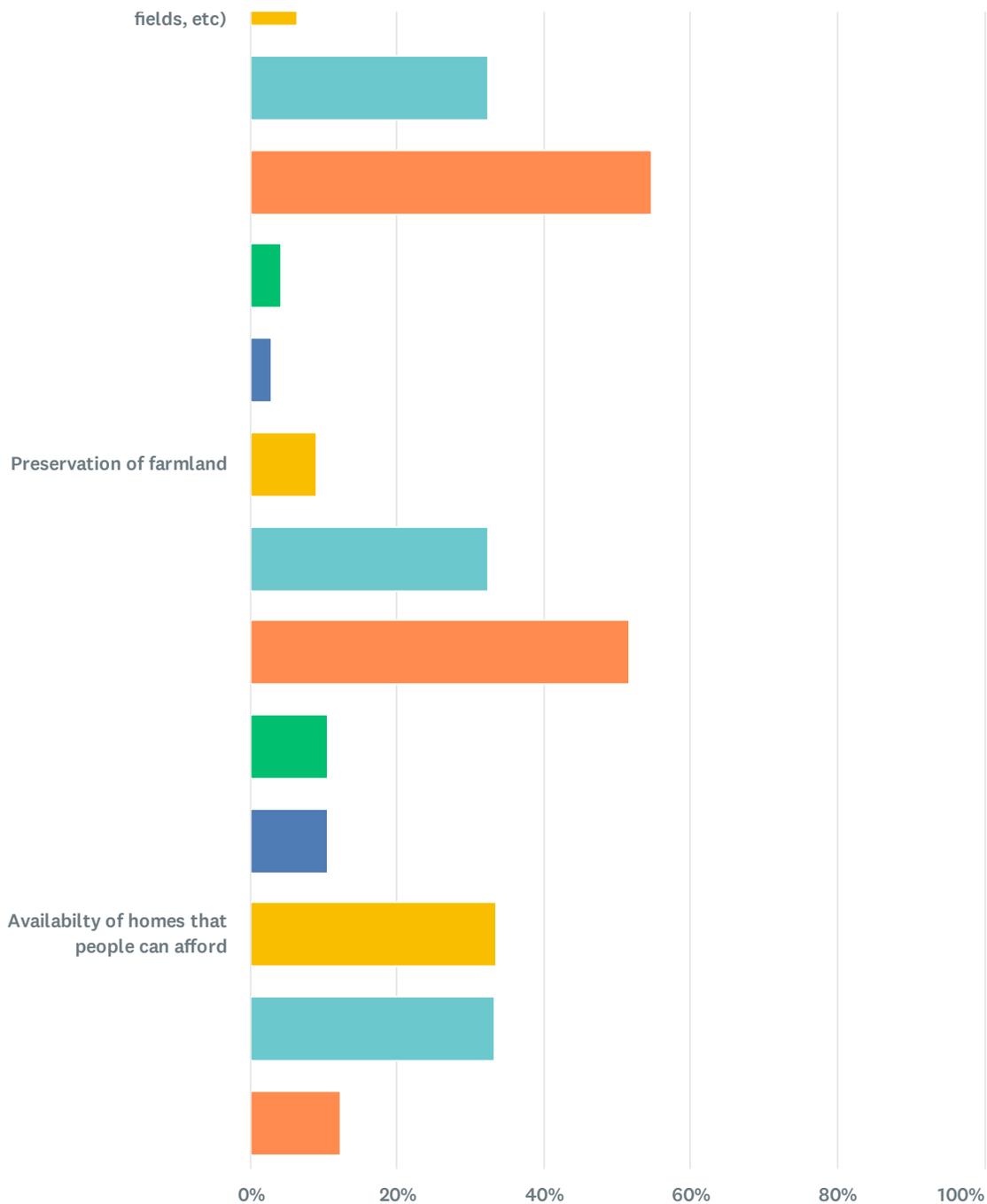
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



	●	●	●	●	●	Total
	Very Unimportant	Unimportant	Neutral	Important	Very Important	

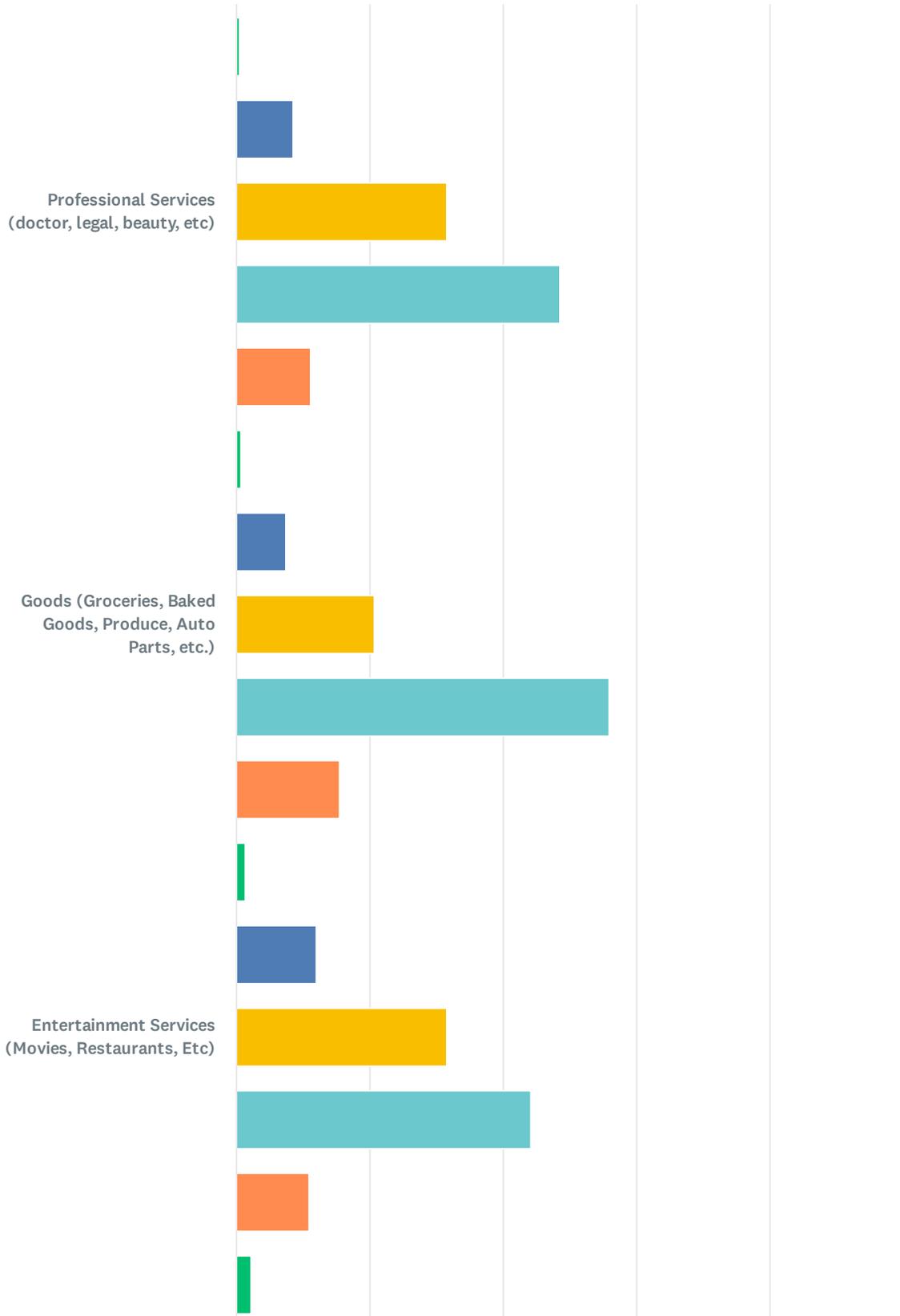
5184

Tallmadge 2026 Master Plan Survey

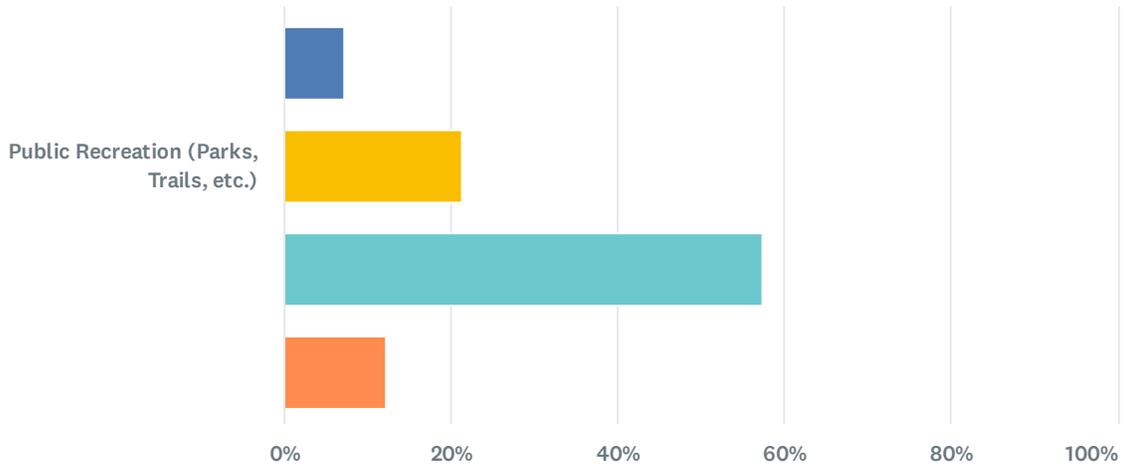
	 Very Unimportant	 Unimportant	 Neutral	 Important	 Very Important	Total
<b>Condition of roads</b>	0.69% 4	0.69% 4	10.94% 63	65.80% 379	21.88% 126	576
<b>Access to public water and sanitary sewer</b>	18.58% 107	17.19% 99	25.17% 145	23.96% 138	15.10% 87	576
<b>Availability of public parks and recreational opportunities</b>	4.34% 25	8.85% 51	25.17% 145	41.49% 239	20.14% 116	576
<b>Availability of industrial jobs in the community</b>	22.57% 130	29.17% 168	33.16% 191	12.67% 73	2.43% 14	576
<b>Availability of office jobs in the community</b>	18.75% 108	29.51% 170	38.19% 220	11.81% 68	1.74% 10	576
<b>Access to commercial services (grocery, restaurant, bar, hairsalons and barbers, etc.)</b>	8.51% 49	14.41% 83	31.77% 183	37.15% 214	8.16% 47	576
<b>Preservation of natural areas (woods, non farmed fields, etc)</b>	4.51% 26	2.26% 13	6.25% 36	32.29% 186	54.69% 315	576
<b>Preservation of farmland</b>	4.17% 24	2.95% 17	9.03% 52	32.29% 186	51.56% 297	576

### Q7 Please rate your satisfaction with the availability of the following.

Answered: 576 Skipped: 0



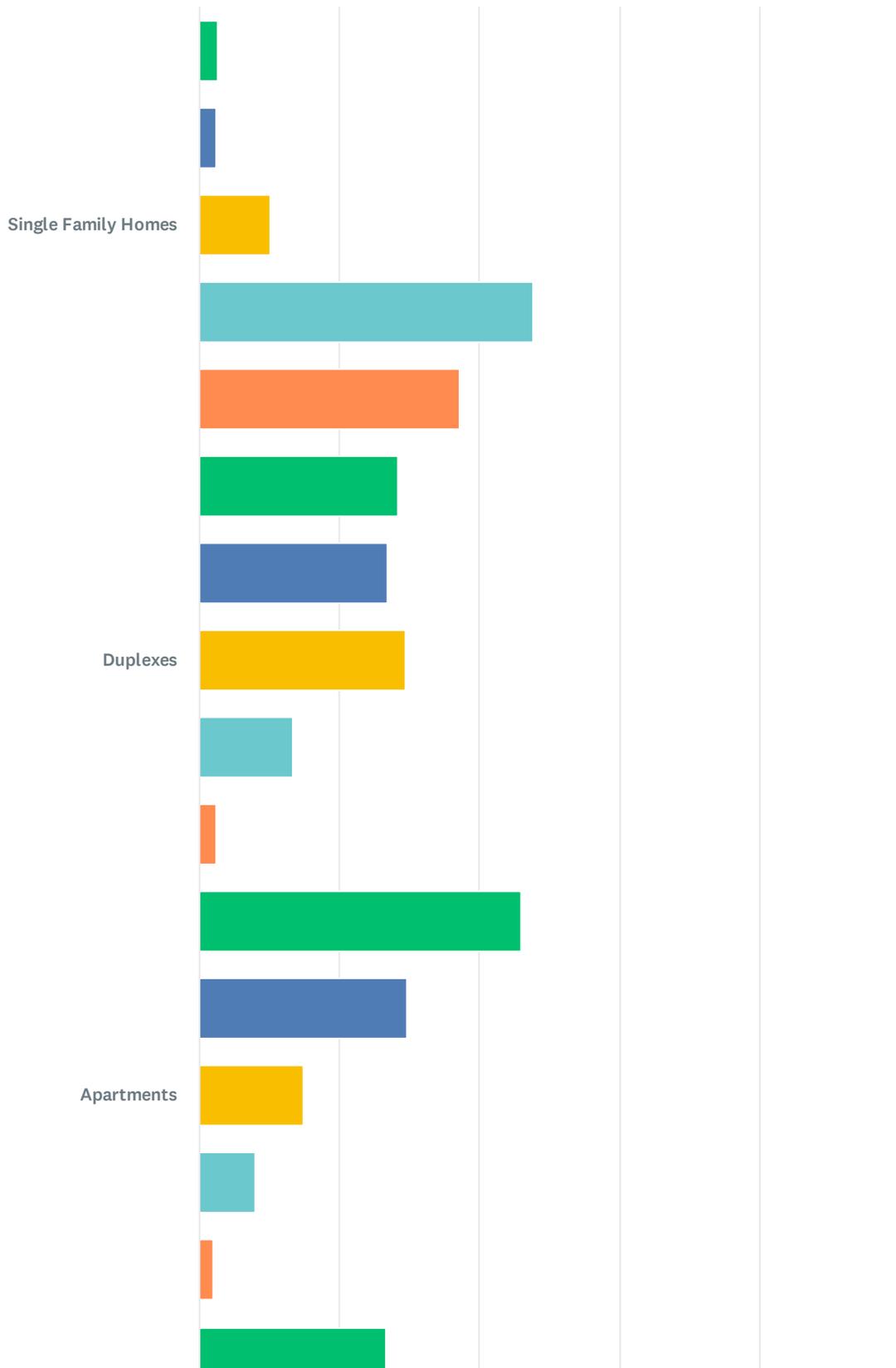
## Tallmadge 2026 Master Plan Survey



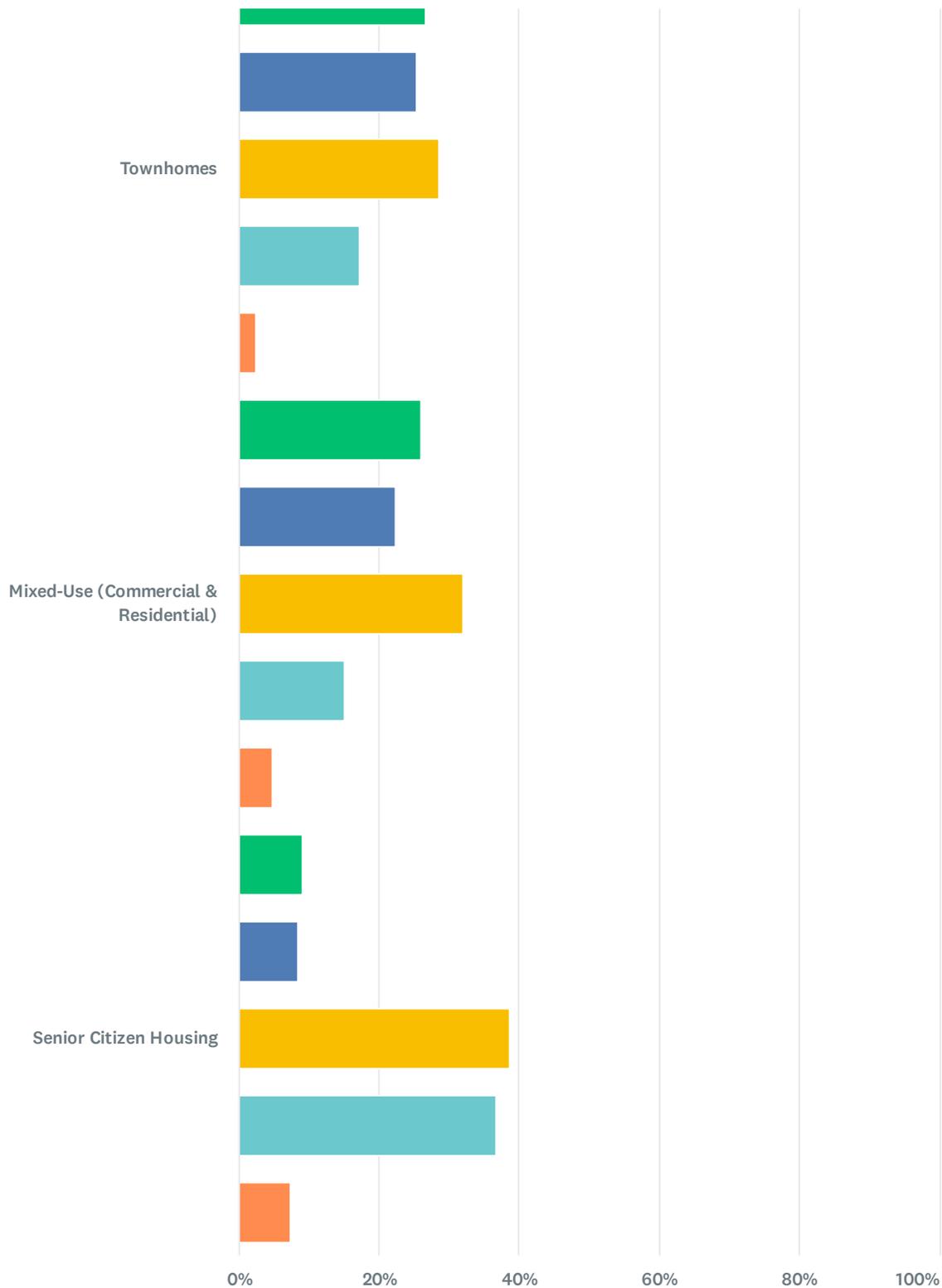
	●	●	●	●	●	Total
	Very Unsatisfied	Unsatisfied	Neither satisfied or unsatisfied	Satisfied	Very Satisfied	
Professional Services (doctor, legal, beauty, etc)	0.52% 3	8.51% 49	31.42% 181	48.44% 279	11.11% 64	576
Goods (Groceries, Baked Goods, Produce, Auto Parts, etc.)	0.69% 4	7.29% 42	20.66% 119	55.90% 322	15.45% 89	576
Entertainment Services (Movies, Restaurants, Etc)	1.39% 8	11.98% 69	31.60% 182	44.10% 254	10.94% 63	576
Public Recreation (Parks, Trails, etc.)	2.08% 12	7.12% 41	21.35% 123	57.29% 330	12.15% 70	576
						<b>2304</b>

# Q8 How supportive are you of the following types of residential structures?

Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



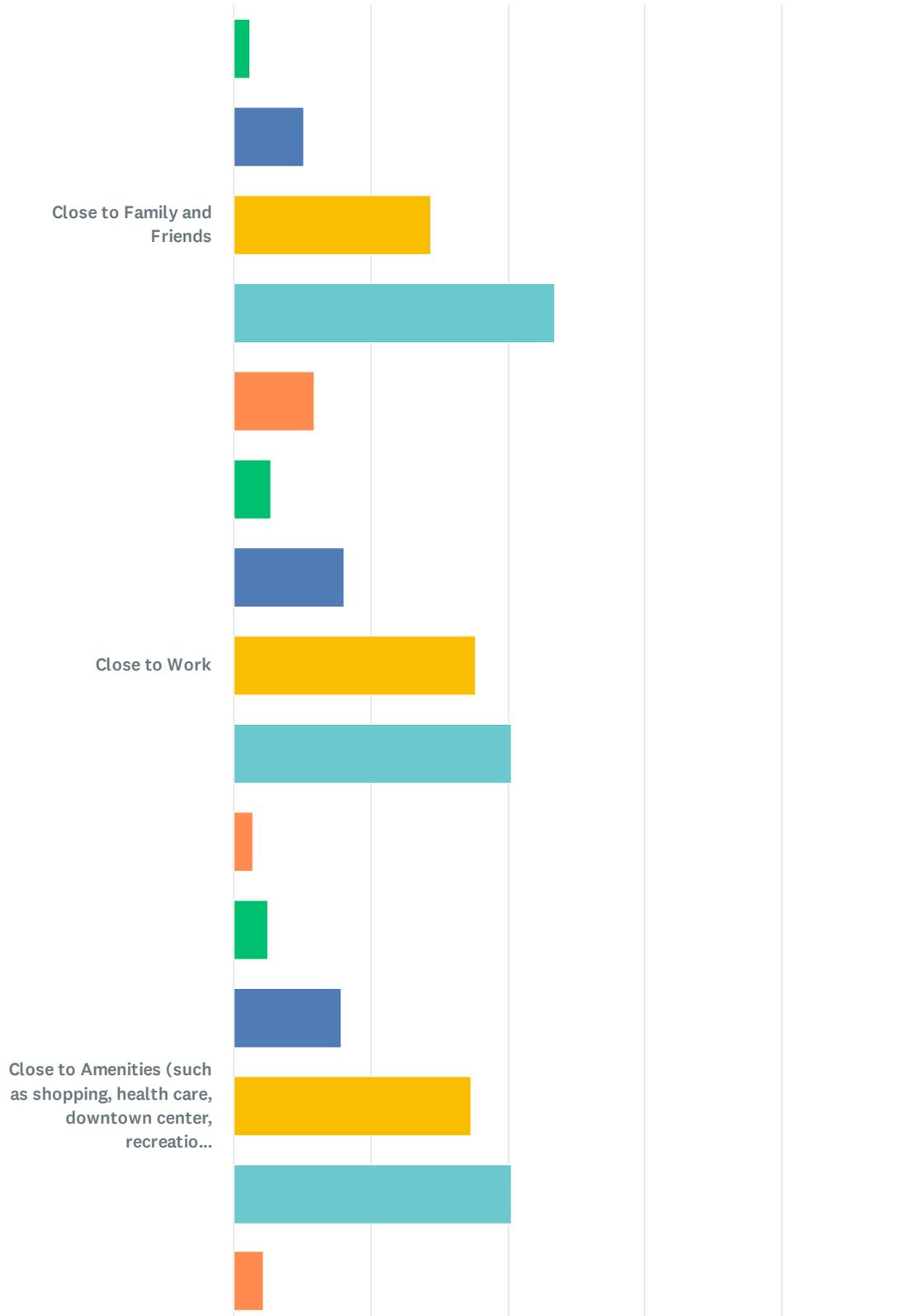
	● Strongly Opposed	● Opposed	● Neutral	● Supportive	● Very Supportive	Total
	Strongly Opposed	Opposed	Neutral	Supportive	Very Supportive	

Tallmadge 2026 Master Plan Survey

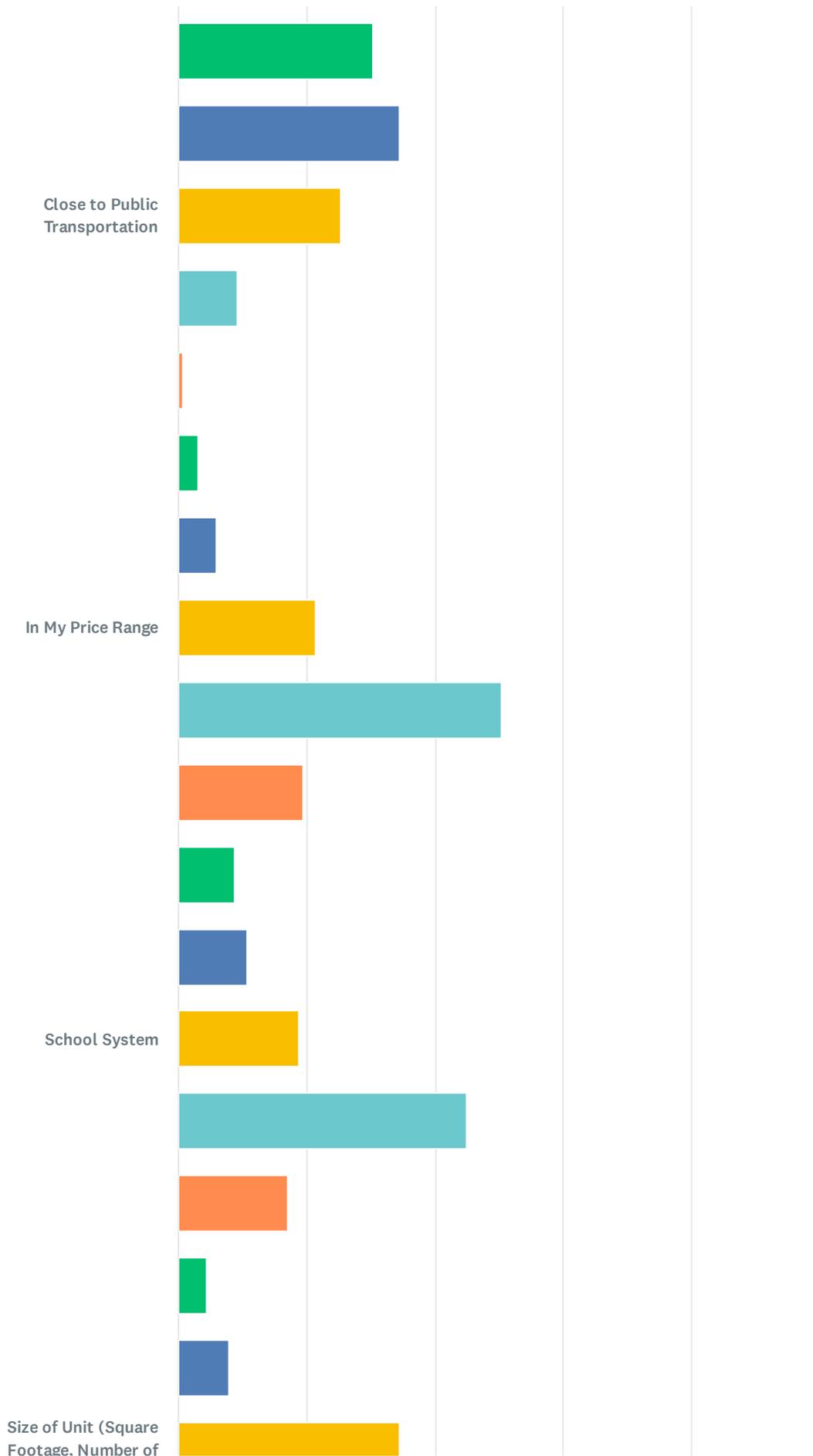
	 Strongly Opposed	 Opposed	 Neutral	 Supportive	 Very Supportive	Total
<b>Single Family Homes</b>	2.60% 15	2.43% 14	10.07% 58	47.74% 275	37.15% 214	576
<b>Duplexes</b>	28.30% 163	26.74% 154	29.34% 169	13.37% 77	2.26% 13	576
<b>Apartments</b>	45.83% 264	29.51% 170	14.76% 85	7.99% 46	1.91% 11	576
<b>Townhomes</b>	26.56% 153	25.35% 146	28.47% 164	17.19% 99	2.43% 14	576
<b>Mixed-Use (Commercial &amp; Residential)</b>	26.04% 150	22.22% 128	31.94% 184	15.10% 87	4.69% 27	576
<b>Senior Citizen Housing</b>	9.03% 52	8.33% 48	38.72% 223	36.63% 211	7.29% 42	576
						<b>3456</b>

### Q9 Indicate your level of importance for the following characteristics when choosing a neighborhood to live in.

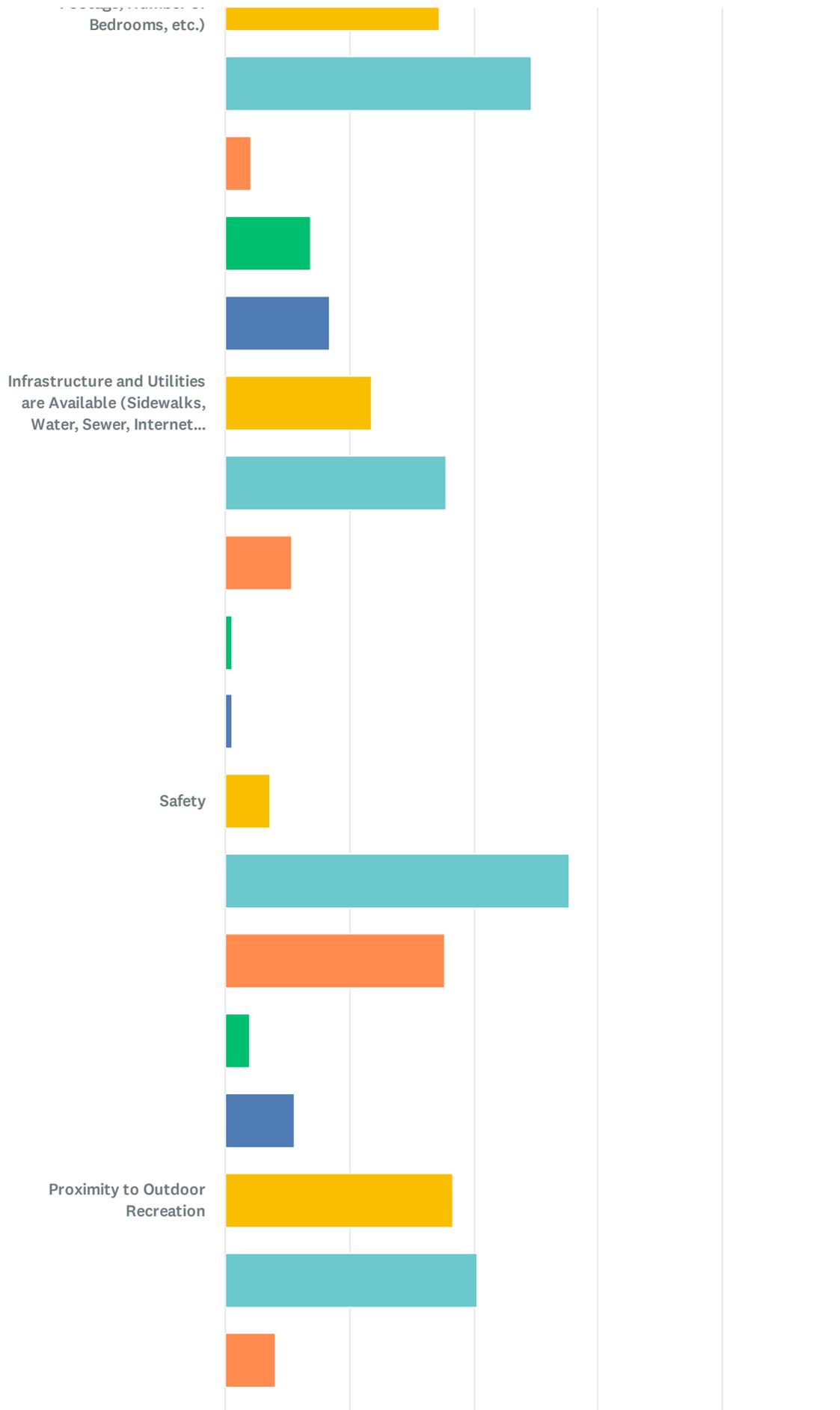
Answered: 576 Skipped: 0



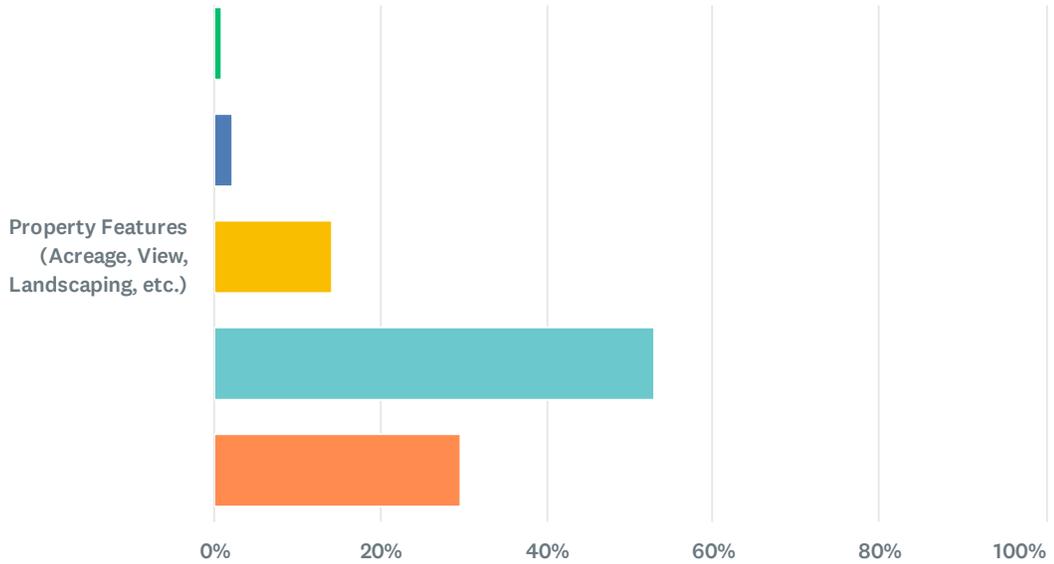
# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



## Tallmadge 2026 Master Plan Survey



	● Very Unimportant	● Unimportant	● Neutral	● Important	● Most Important	Total
<b>Close to Family and Friends</b>	2.43% 14	10.24% 59	28.65% 165	46.88% 270	11.81% 68	576
<b>Close to Work</b>	5.38% 31	16.15% 93	35.24% 203	40.45% 233	2.78% 16	576

6336

Tallmadge 2026 Master Plan Survey

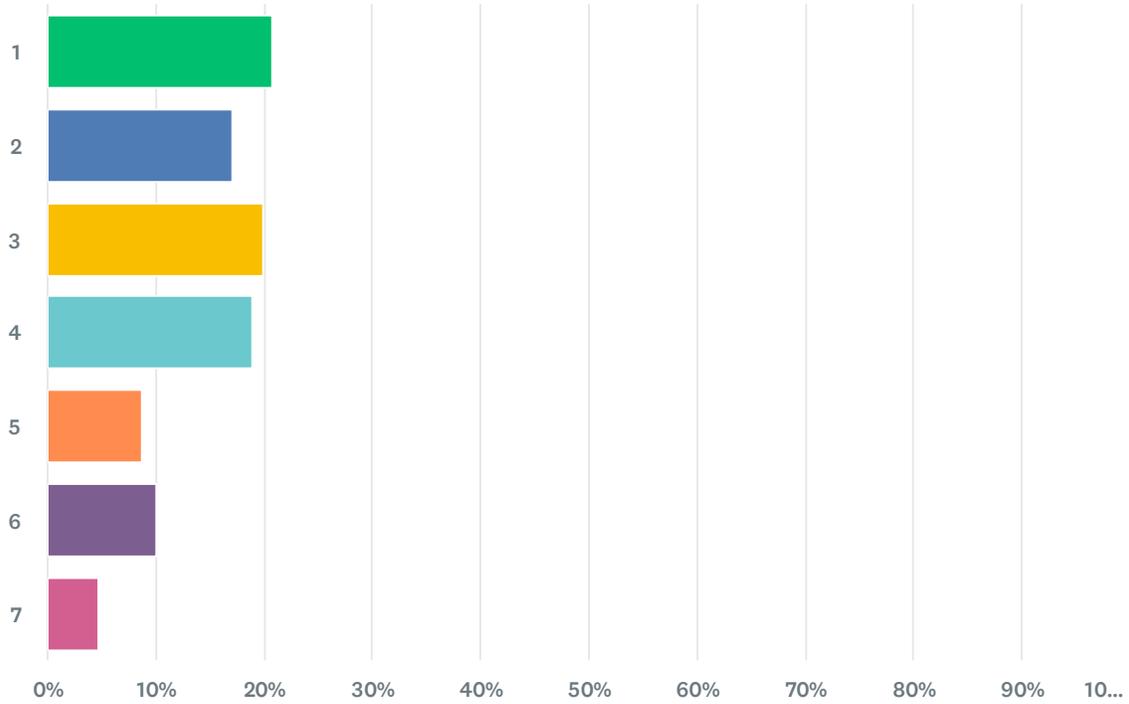
	 Very Unimportant	 Unimportant	 Neutral	 Important	 Most Important	Total
Close to Amenities (such as shopping, health care, downtown center, recreational areas, etc.)	5.03% 29	15.63% 90	34.55% 199	40.45% 233	4.34% 25	576
Close to Public Transportation	30.38% 175	34.38% 198	25.35% 146	9.20% 53	0.69% 4	576
In My Price Range	2.95% 17	5.90% 34	21.35% 123	50.35% 290	19.44% 112	576
School System	8.68% 50	10.59% 61	18.75% 108	44.97% 259	17.01% 98	576
Size of Unit (Square Footage, Number of Bedrooms, etc.)	4.34% 25	7.81% 45	34.38% 198	49.31% 284	4.17% 24	576
Infrastructure and Utilities are Available (Sidewalks, Water, Sewer, Internet, etc.)	13.72% 79	16.67% 96	23.61% 136	35.42% 204	10.59% 61	576
Safety	1.04% 6	1.04% 6	7.29% 42	55.38% 319	35.24% 203	576
Proximity to Outdoor Recreation	3.82% 22	11.11% 64	36.63% 211	40.45% 233	7.99% 46	576
						6336

Tallmadge 2026 Master Plan Survey

	 Very Unimportant	 Unimportant	 Neutral	 Important	 Most Important	Total
Property Features (Acreage, View, Landscaping, etc.)	0.87% 5	2.26% 13	14.24% 82	52.95% 305	29.69% 171	576
						6336

## Q10 Based on the map below, where in Tallmadge Township do you reside?

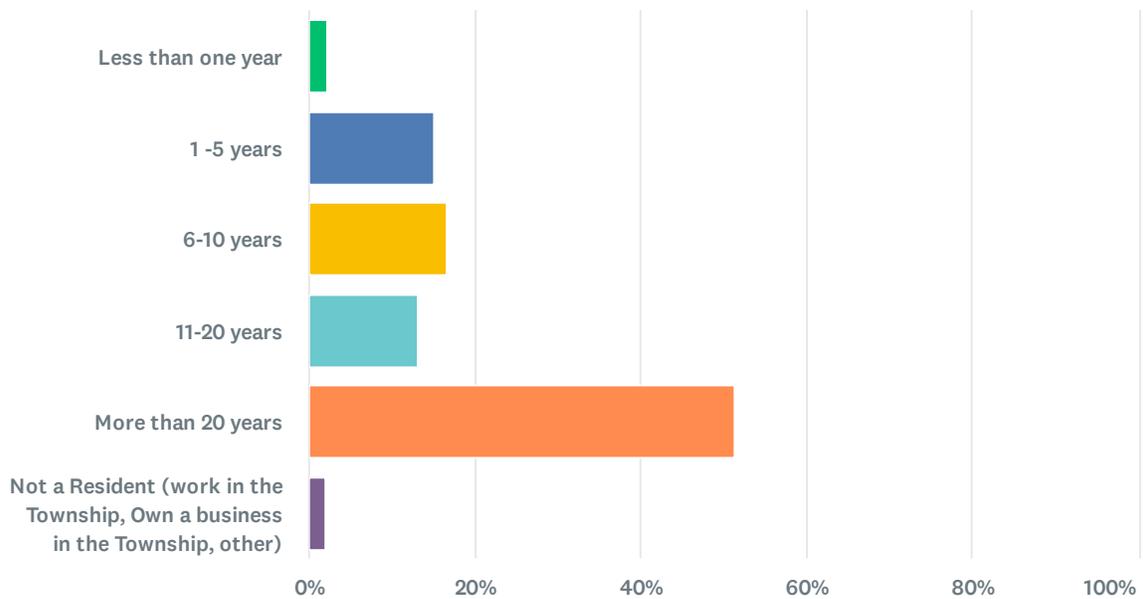
Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
● 1	20.66%	119
● 2	17.01%	98
● 3	19.97%	115
● 4	18.92%	109
● 5	8.68%	50
● 6	10.07%	58
● 7	4.69%	27
<b>Total</b>		<b>576</b>

## Q11 How long have you lived in Tallmadge Township?

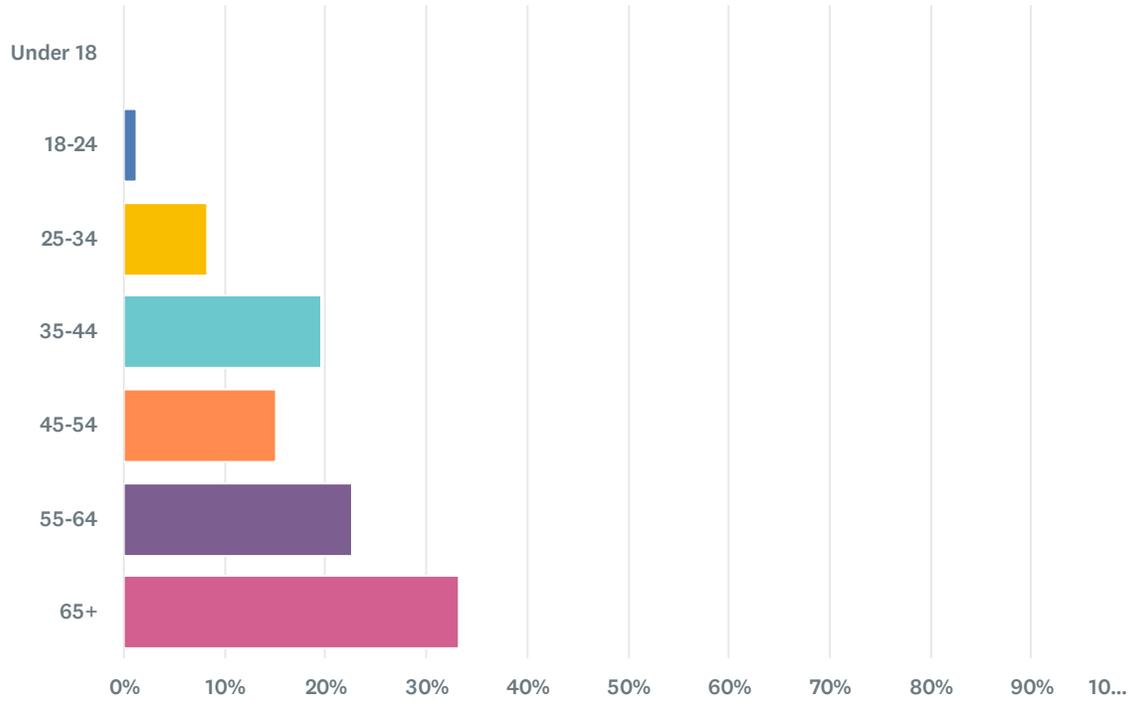
Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Less than one year	2.08%	12
<span style="color: blue;">●</span> 1 -5 years	15.10%	87
<span style="color: yellow;">●</span> 6-10 years	16.49%	95
<span style="color: teal;">●</span> 11-20 years	13.19%	76
<span style="color: orange;">●</span> More than 20 years	51.22%	295
<span style="color: purple;">●</span> Not a Resident (work in the Township, Own a business in the Township, other) <a href="#">Show responses</a>	1.91%	11
<b>Total</b>		<b>576</b>

## Q12 What is your age?

Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Under 18	0%	0
<span style="color: blue;">●</span> 18-24	1.22%	7
<span style="color: yellow;">●</span> 25-34	8.33%	48
<span style="color: teal;">●</span> 35-44	19.62%	113
<span style="color: orange;">●</span> 45-54	15.10%	87
<span style="color: purple;">●</span> 55-64	22.57%	130
<span style="color: pink;">●</span> 65+	33.16%	191
<b>Total</b>		<b>576</b>

## Q13 Do you have any additional comments or concerns?

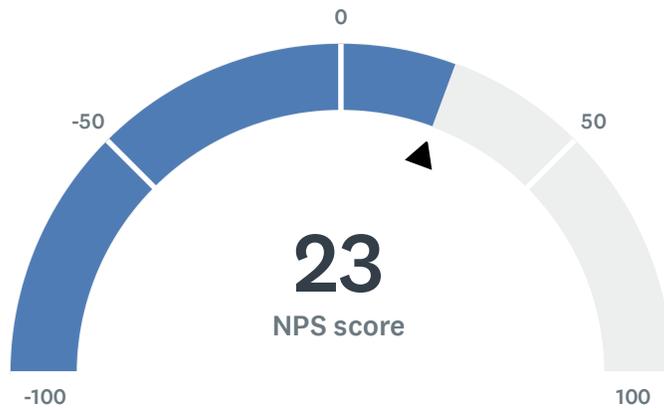
Answered: 274 Skipped: 302

Q14 If you would you like to receive updates about the Master Plan, please provide an email address below.

Answered: 310 Skipped: 266

# Q1 How likely is it that you would recommend living in Tallmadge Township to a friend or colleague?

Answered: 576 Skipped: 0



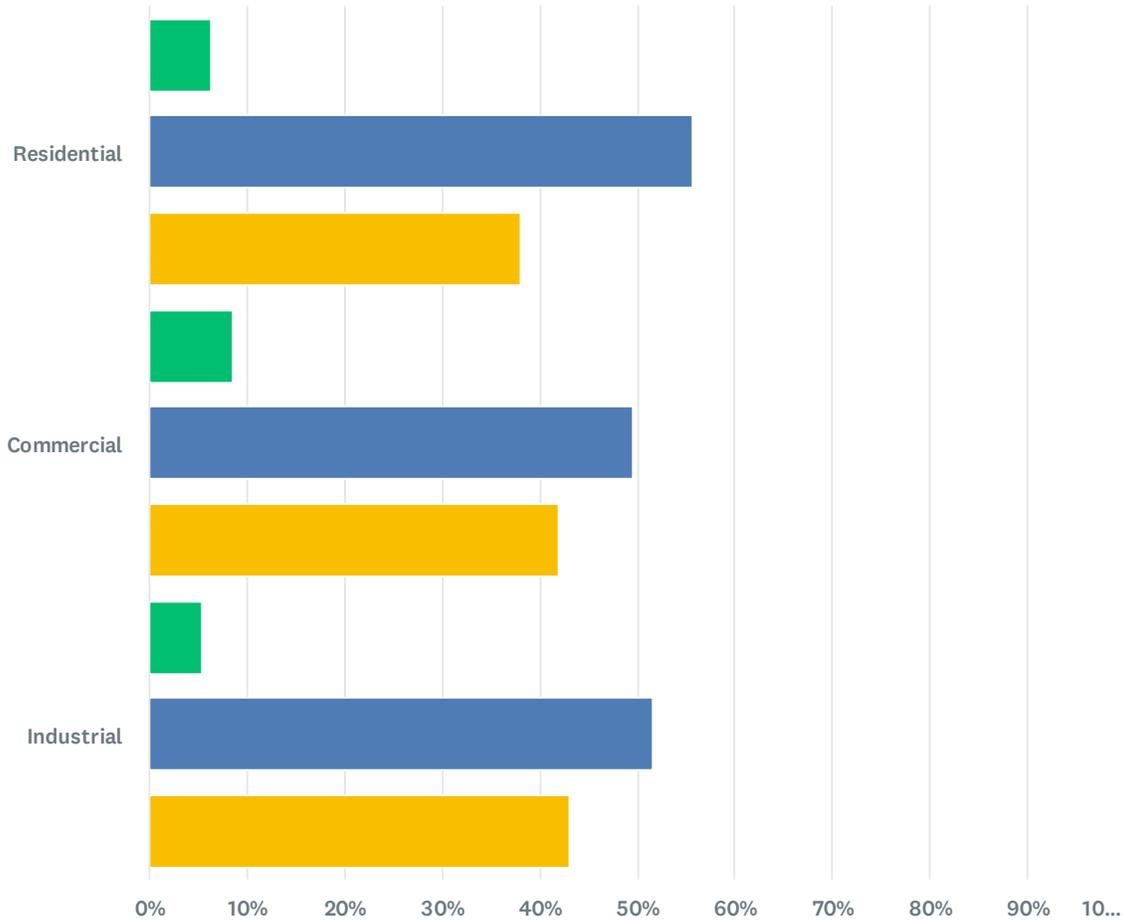
## NPS distribution



Answer Choices	Percentage	Responses
<span style="color: red;">●</span> Detractors	20.14%	116
<span style="color: yellow;">●</span> Passives	37.15%	214
<span style="color: green;">●</span> Promoters	42.71%	246
<b>Total</b>		<b>576</b>

## Q2 How would you characterize the rate of the following types of development?

Answered: 576 Skipped: 0



 Too Slow	 About Right	 Too Fast	Total
--	---	--	-------

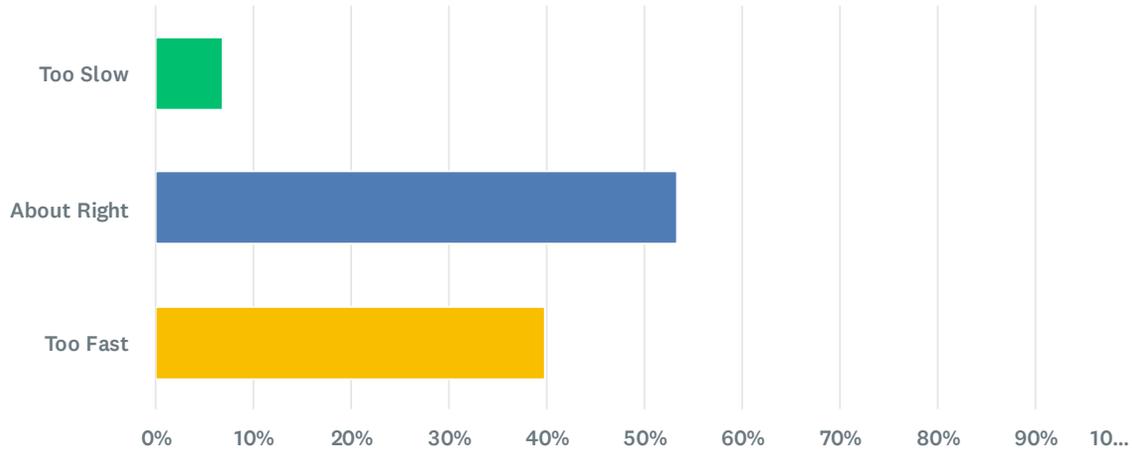
1728

Tallmadge 2026 Master Plan Survey

	● Too Slow	● About Right	● Too Fast	Total
<b>Residential</b>	6.25%	55.73%	38.02%	
	36	321	219	576

### Q3 How would you characterize the overall rate of development in Tallmadge Township?

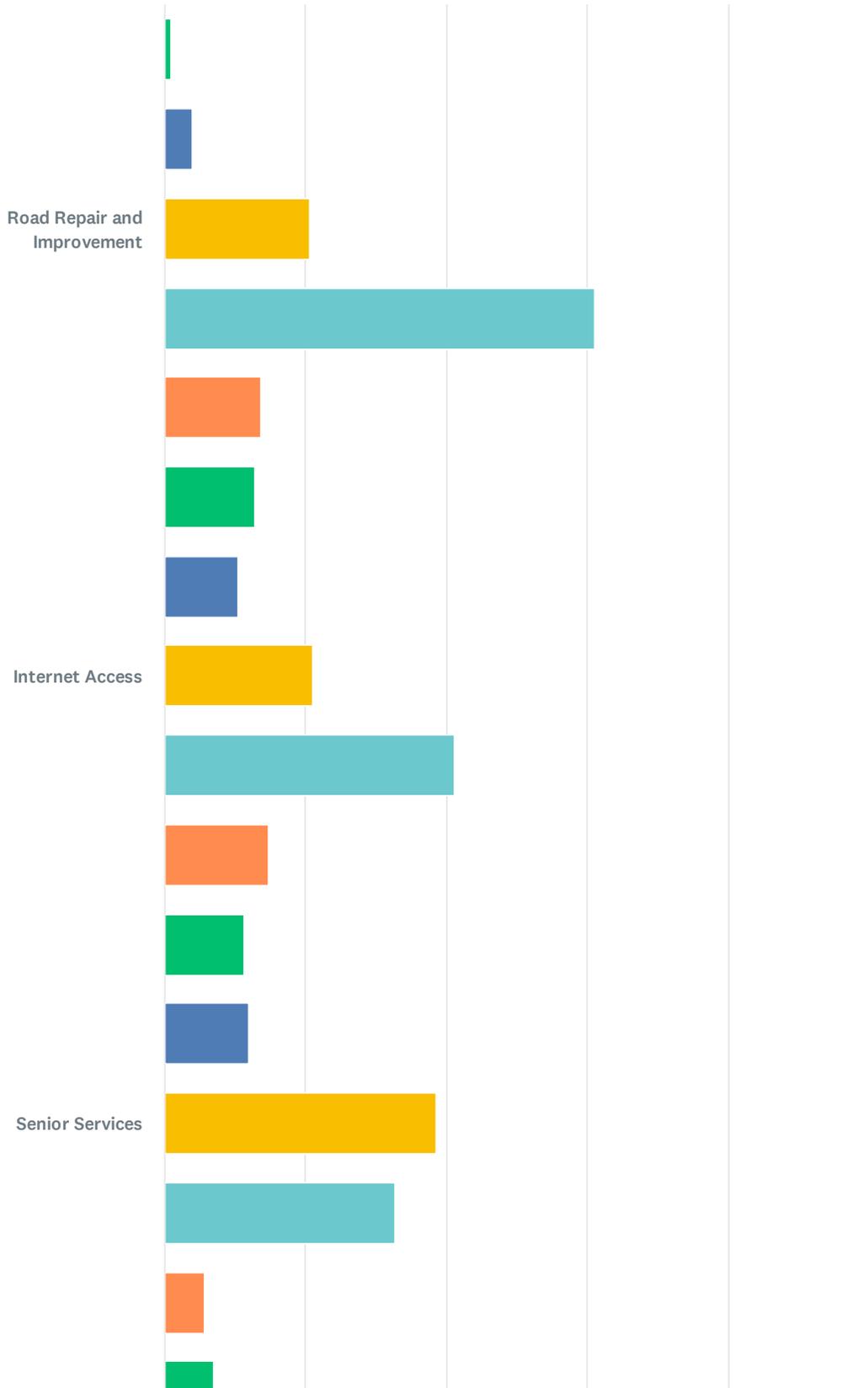
Answered: 576 Skipped: 0



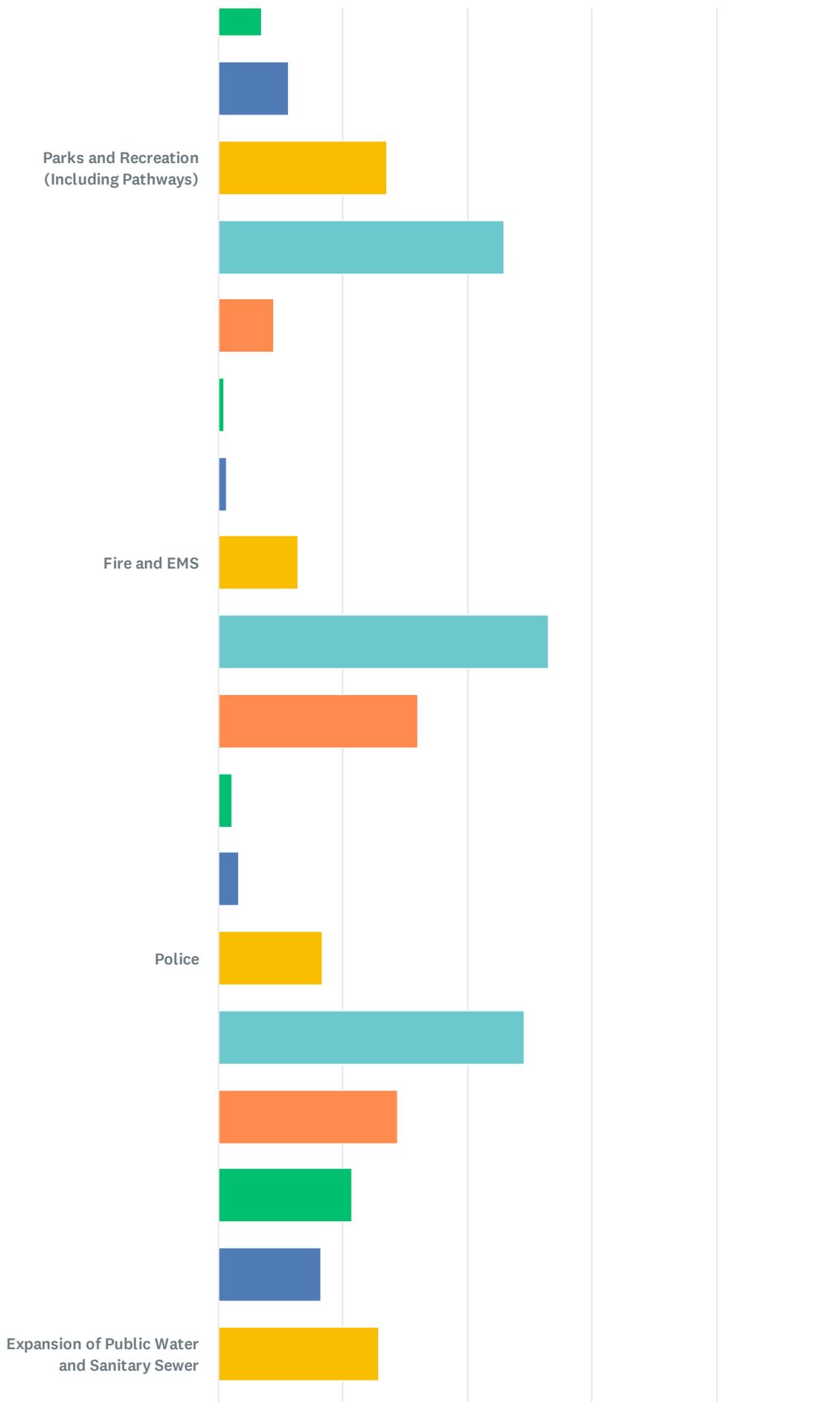
Rating	Percentage	Responses
Too Slow	6.94%	40
About Right	53.30%	307
Too Fast	39.76%	229
<b>Average</b> 2.33		<b>576</b>

## Q4 How would you prioritize the use of your tax dollars?

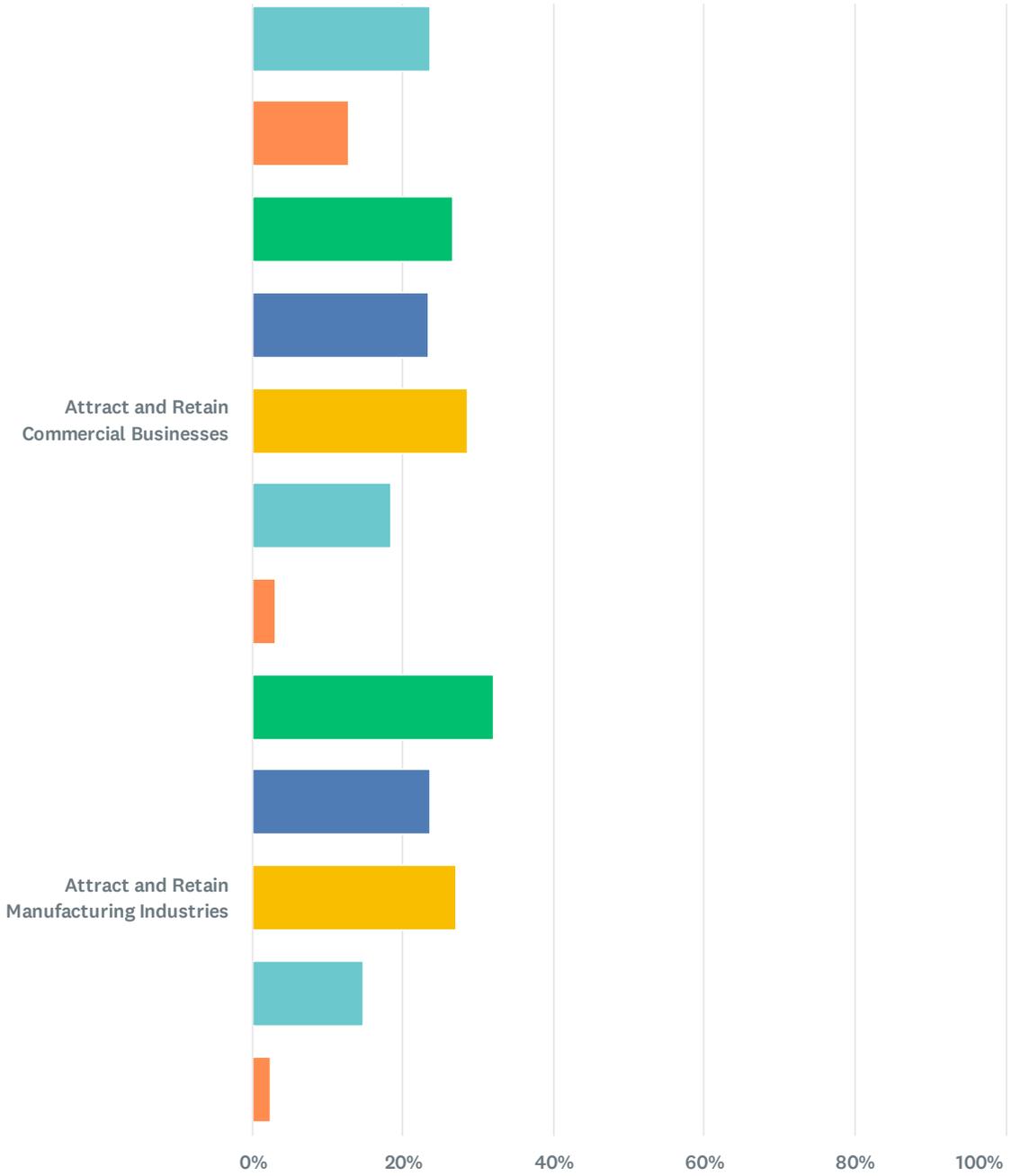
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



### Tallmadge 2026 Master Plan Survey



	● Not Important	● Less Important	● Neutral	● Important	● Most Important	Total
Road Repair and Improvement	0.87% 5	3.82% 22	20.66% 119	61.11% 352	13.54% 78	576
						5184

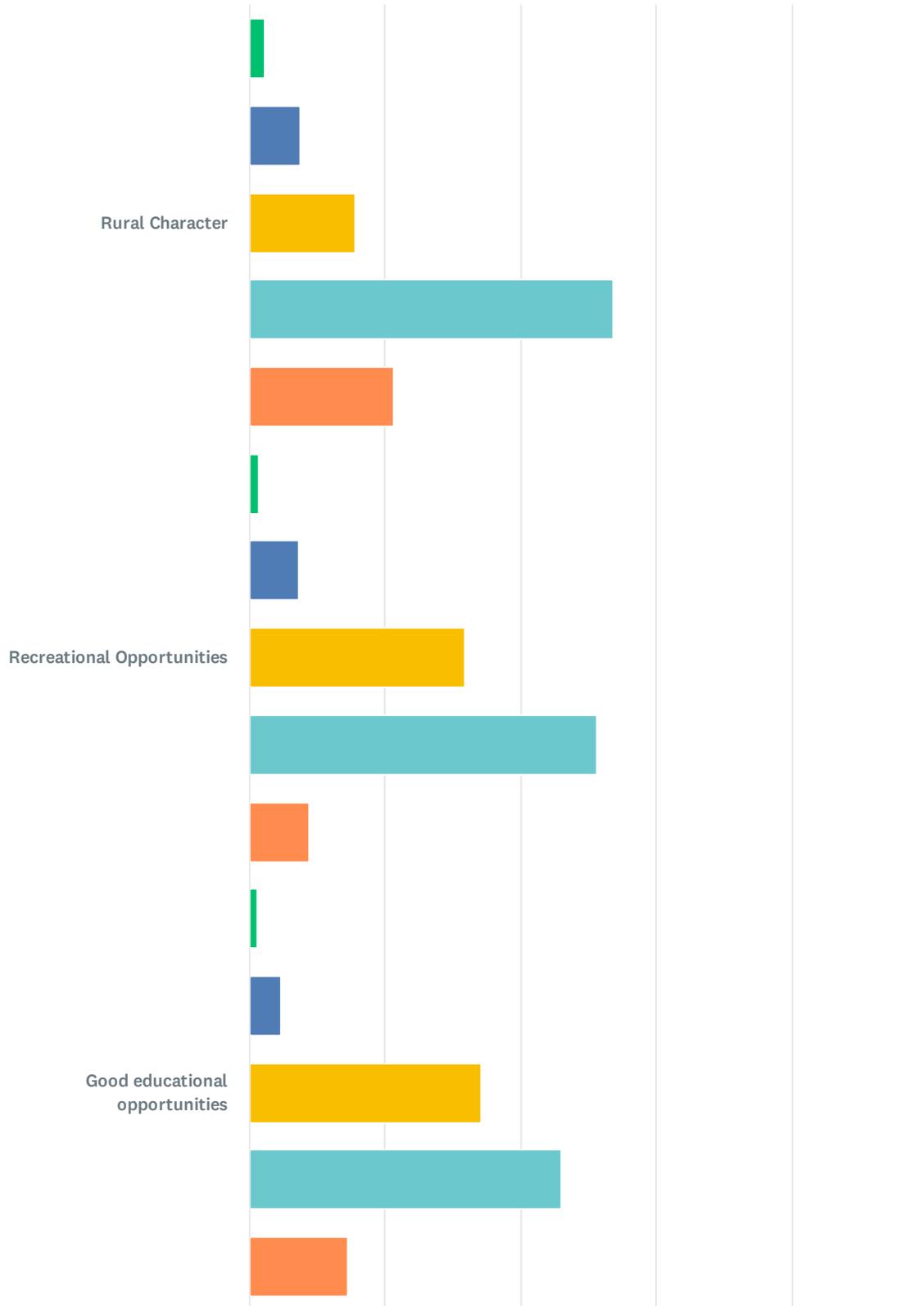
Tallmadge 2026 Master Plan Survey

	 Not Important	 Less Important	 Neutral	 Important	 Most Important	Total
<b>Internet Access</b>	12.67%	10.42%	21.01%	41.15%	14.76%	576
	73	60	121	237	85	
<b>Senior Services</b>	11.28%	11.98%	38.54%	32.64%	5.56%	576
	65	69	222	188	32	
<b>Parks and Recreation (Including Pathways)</b>	6.94%	11.28%	27.08%	45.83%	8.85%	576
	40	65	156	264	51	
<b>Fire and EMS</b>	0.87%	1.22%	12.67%	53.13%	32.12%	576
	5	7	73	306	185	
<b>Police</b>	2.08%	3.30%	16.67%	49.13%	28.82%	576
	12	19	96	283	166	
<b>Expansion of Public Water and Sanitary Sewer</b>	21.53%	16.49%	25.69%	23.61%	12.67%	576
	124	95	148	136	73	
<b>Attract and Retain Commercial Businesses</b>	26.56%	23.44%	28.65%	18.40%	2.95%	576
	153	135	165	106	17	
<b>Attract and Retain Manufacturing Industries</b>	32.12%	23.61%	27.08%	14.76%	2.43%	576
	185	136	156	85	14	
						<b>5184</b>

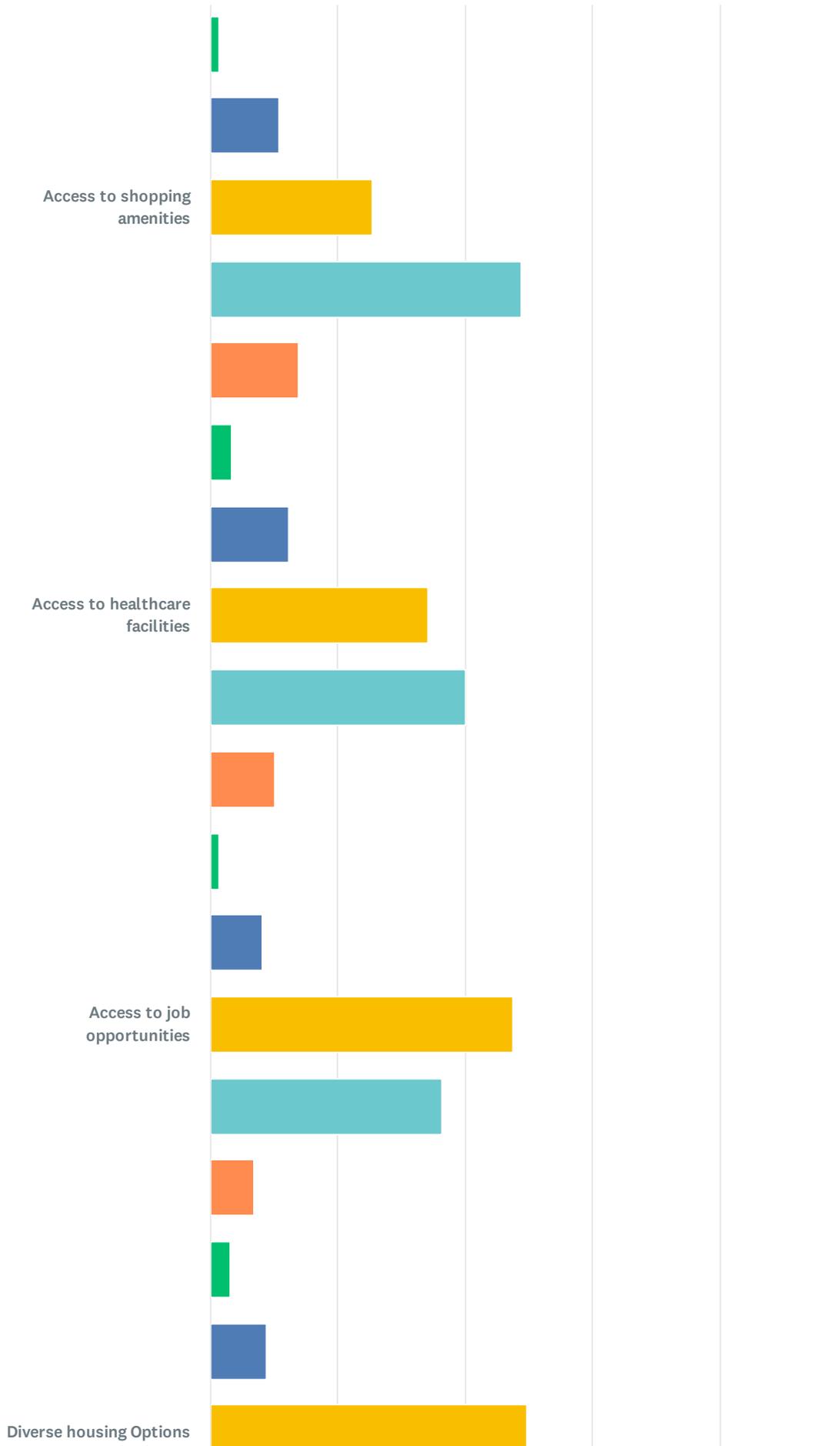
 [Show comments](#)

# Q5 Please rate each of the following characteristics of Tallmadge Township.

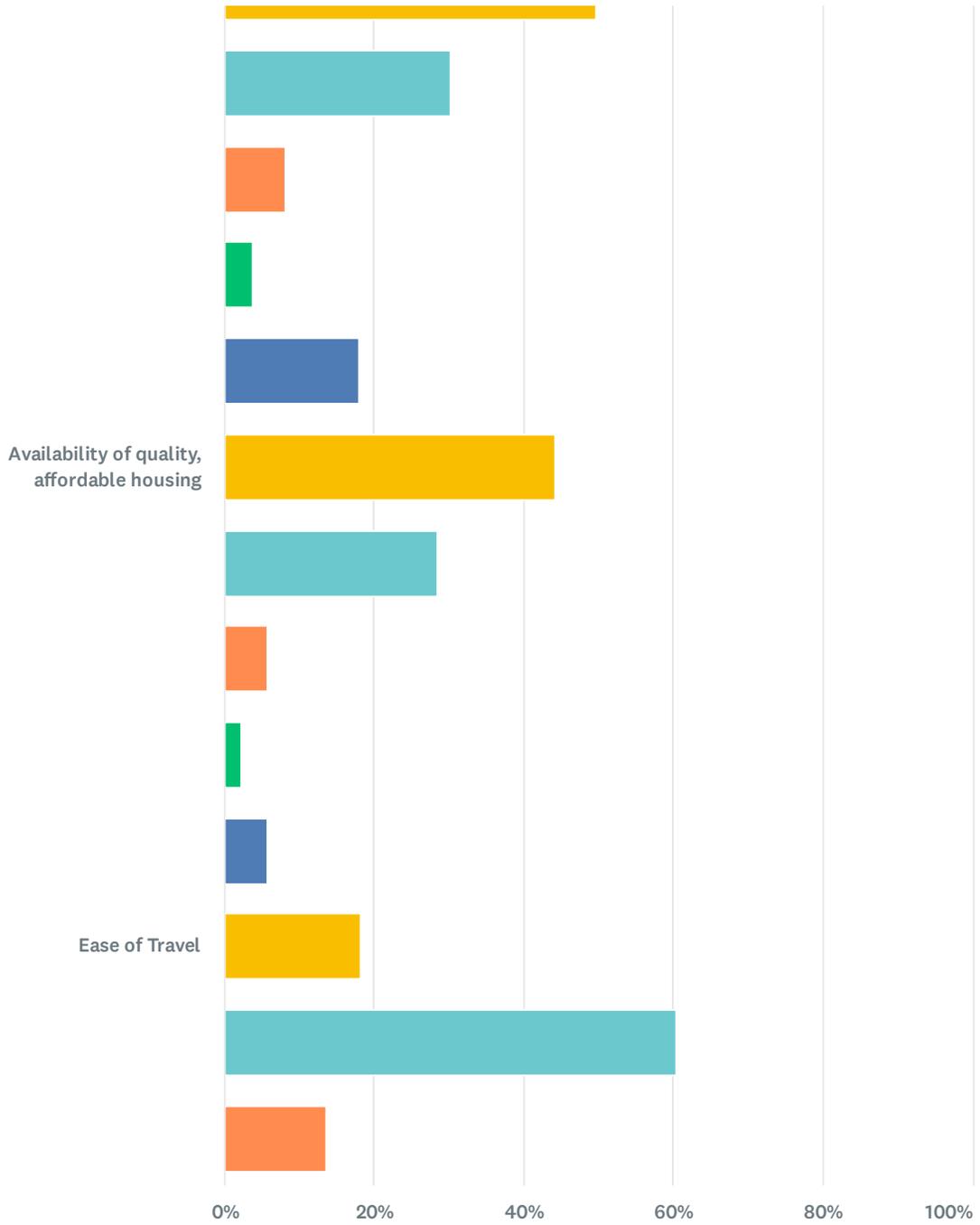
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



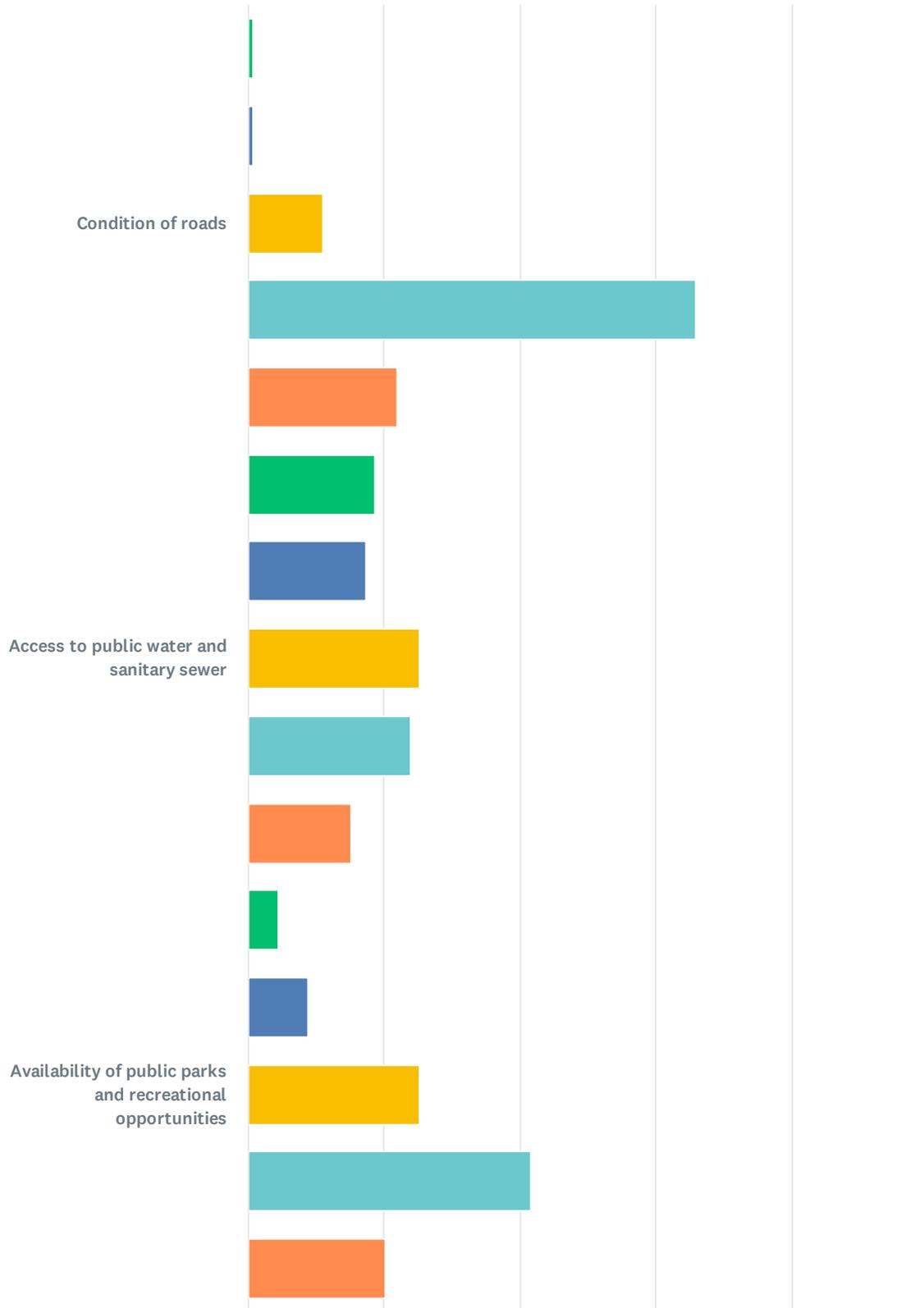
	● Terrible	● Poor	● Neutral	● Good	● Excellent	Total
Rural Character	2.26% 13	7.47% 43	15.45% 89	53.65% 309	21.18% 122	576
						5184

Tallmadge 2026 Master Plan Survey

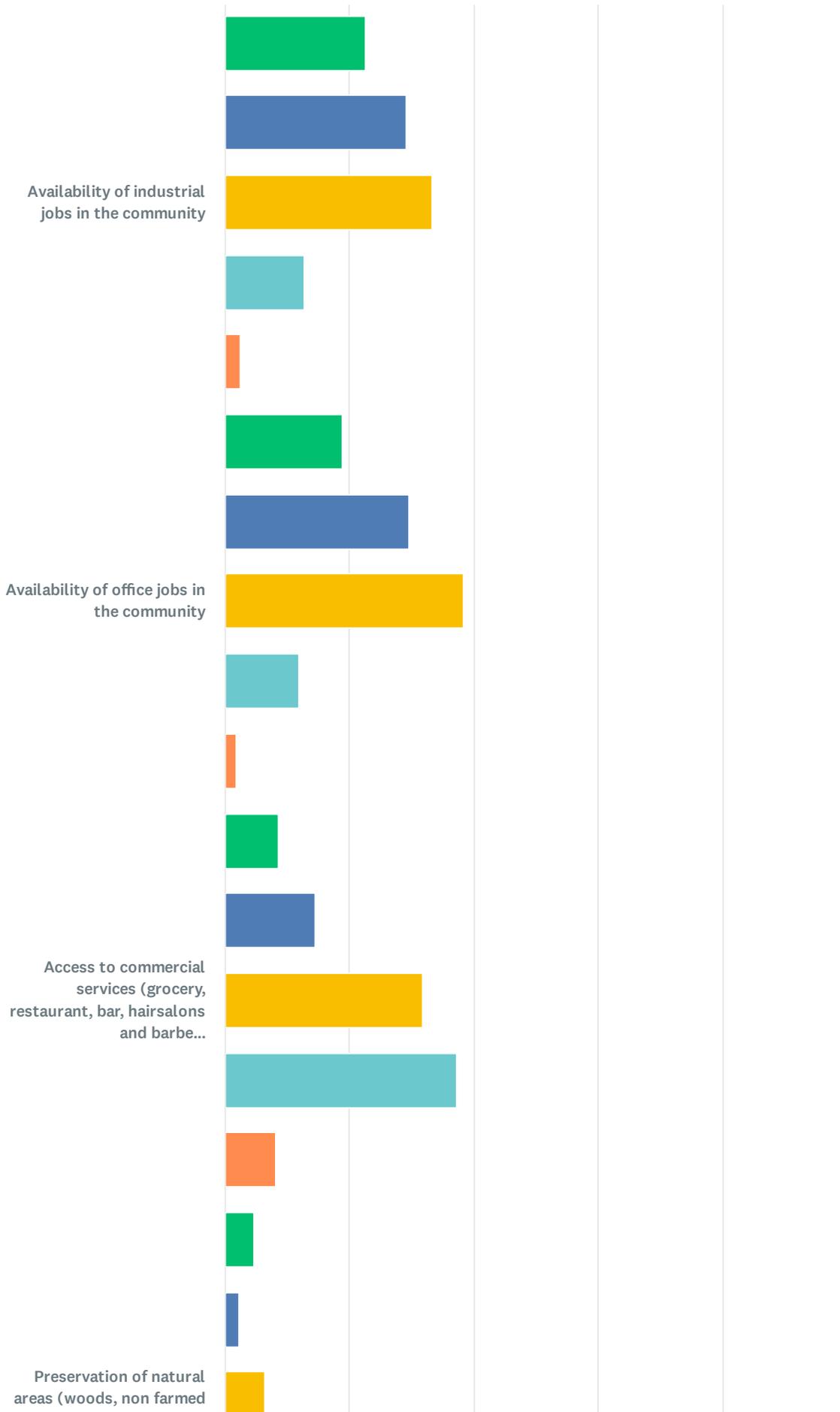
	 Terrible	 Poor	 Neutral	 Good	 Excellent	Total
<b>Recreational Opportunities</b>	1.22% 7	7.12% 41	31.77% 183	51.22% 295	8.68% 50	576
<b>Good educational opportunities</b>	1.04% 6	4.51% 26	34.03% 196	46.01% 265	14.41% 83	576
<b>Access to shopping amenities</b>	1.22% 7	10.76% 62	25.35% 146	48.78% 281	13.89% 80	576
<b>Access to healthcare facilities</b>	3.30% 19	12.33% 71	34.20% 197	40.10% 231	10.07% 58	576
<b>Access to job opportunities</b>	1.39% 8	8.16% 47	47.40% 273	36.28% 209	6.77% 39	576
<b>Diverse housing Options</b>	3.13% 18	8.85% 51	49.65% 286	30.21% 174	8.16% 47	576
<b>Availability of quality, affordable housing</b>	3.65% 21	17.88% 103	44.27% 255	28.47% 164	5.73% 33	576

# Q6 Please rate each of the following items in regard to how important they are to you.

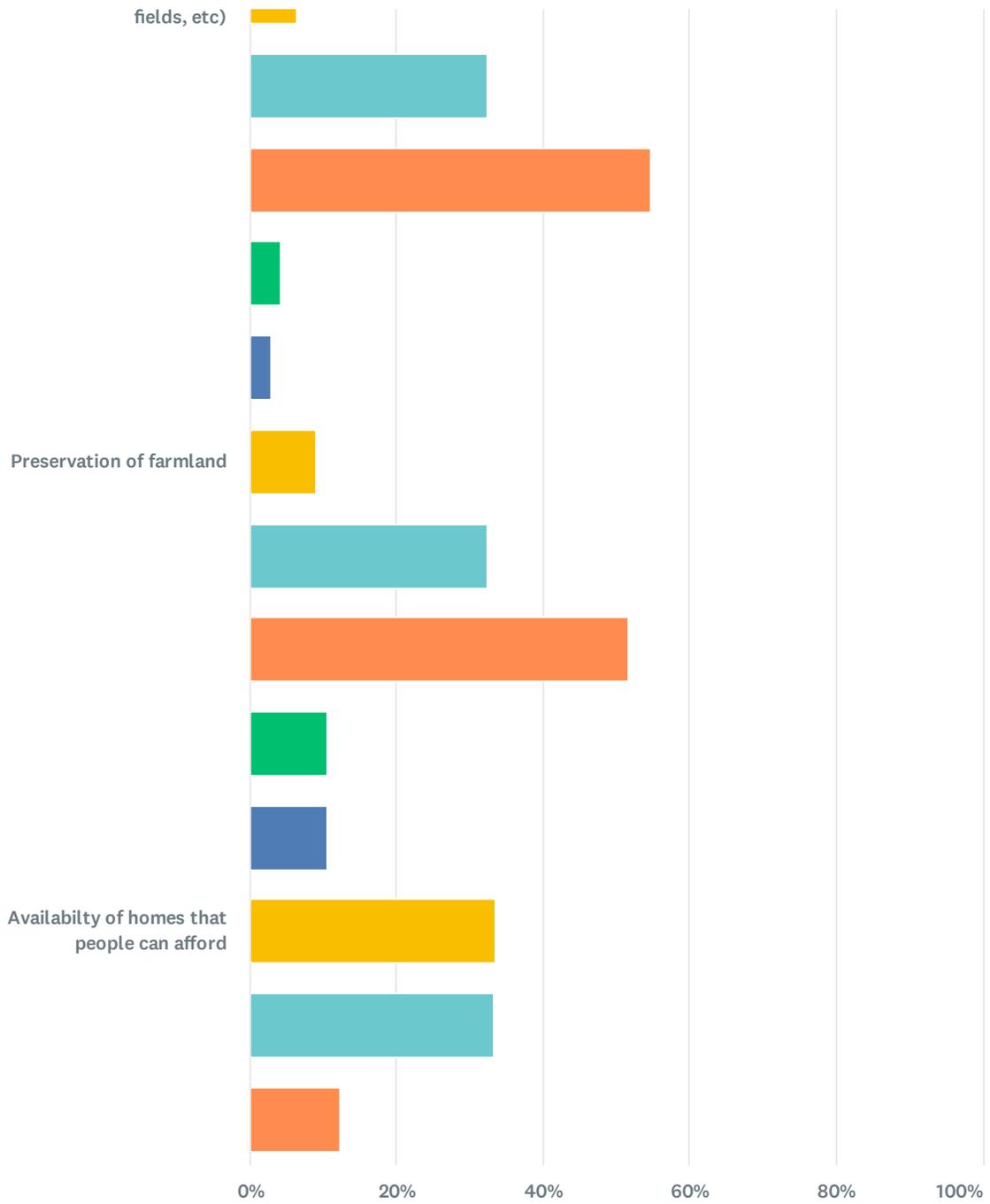
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



	Very Unimportant	Unimportant	Neutral	Important	Very Important	Total

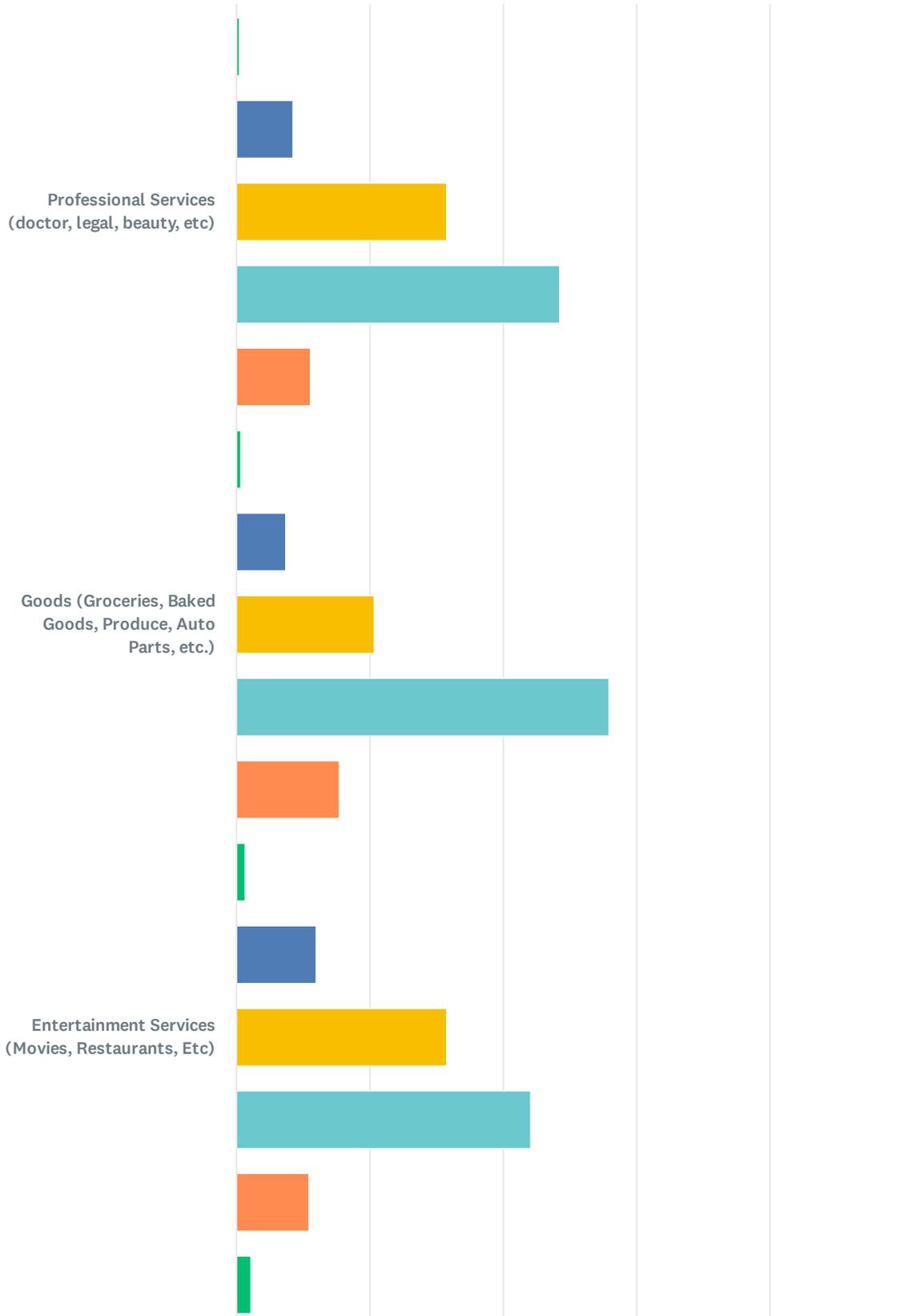
5184

Tallmadge 2026 Master Plan Survey

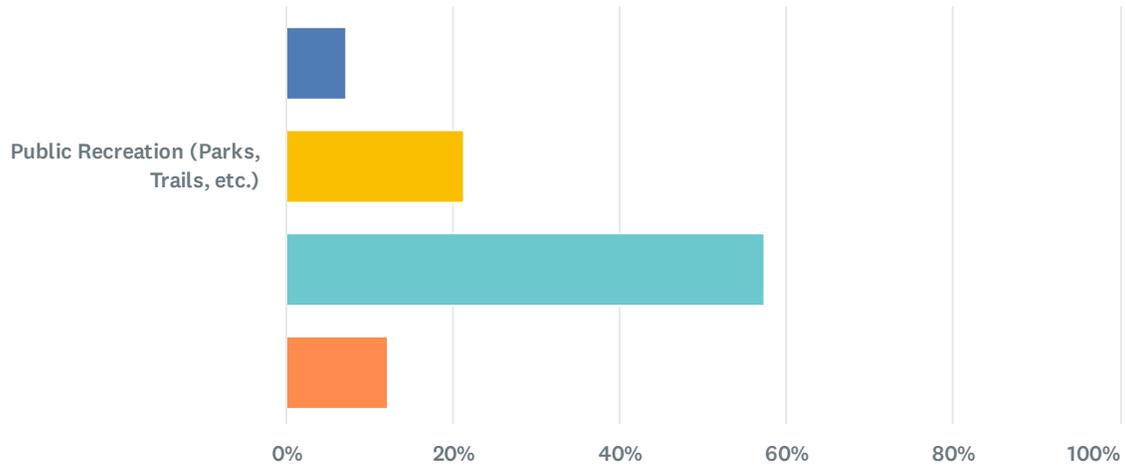
	 Very Unimportant	 Unimportant	 Neutral	 Important	 Very Important	Total
<b>Condition of roads</b>	0.69% 4	0.69% 4	10.94% 63	65.80% 379	21.88% 126	576
<b>Access to public water and sanitary sewer</b>	18.58% 107	17.19% 99	25.17% 145	23.96% 138	15.10% 87	576
<b>Availability of public parks and recreational opportunities</b>	4.34% 25	8.85% 51	25.17% 145	41.49% 239	20.14% 116	576
<b>Availability of industrial jobs in the community</b>	22.57% 130	29.17% 168	33.16% 191	12.67% 73	2.43% 14	576
<b>Availability of office jobs in the community</b>	18.75% 108	29.51% 170	38.19% 220	11.81% 68	1.74% 10	576
<b>Access to commercial services (grocery, restaurant, bar, hairsalons and barbers, etc.)</b>	8.51% 49	14.41% 83	31.77% 183	37.15% 214	8.16% 47	576
<b>Preservation of natural areas (woods, non farmed fields, etc)</b>	4.51% 26	2.26% 13	6.25% 36	32.29% 186	54.69% 315	576
<b>Preservation of farmland</b>	4.17% 24	2.95% 17	9.03% 52	32.29% 186	51.56% 297	576

# Q7 Please rate your satisfaction with the availability of the following.

Answered: 576 Skipped: 0



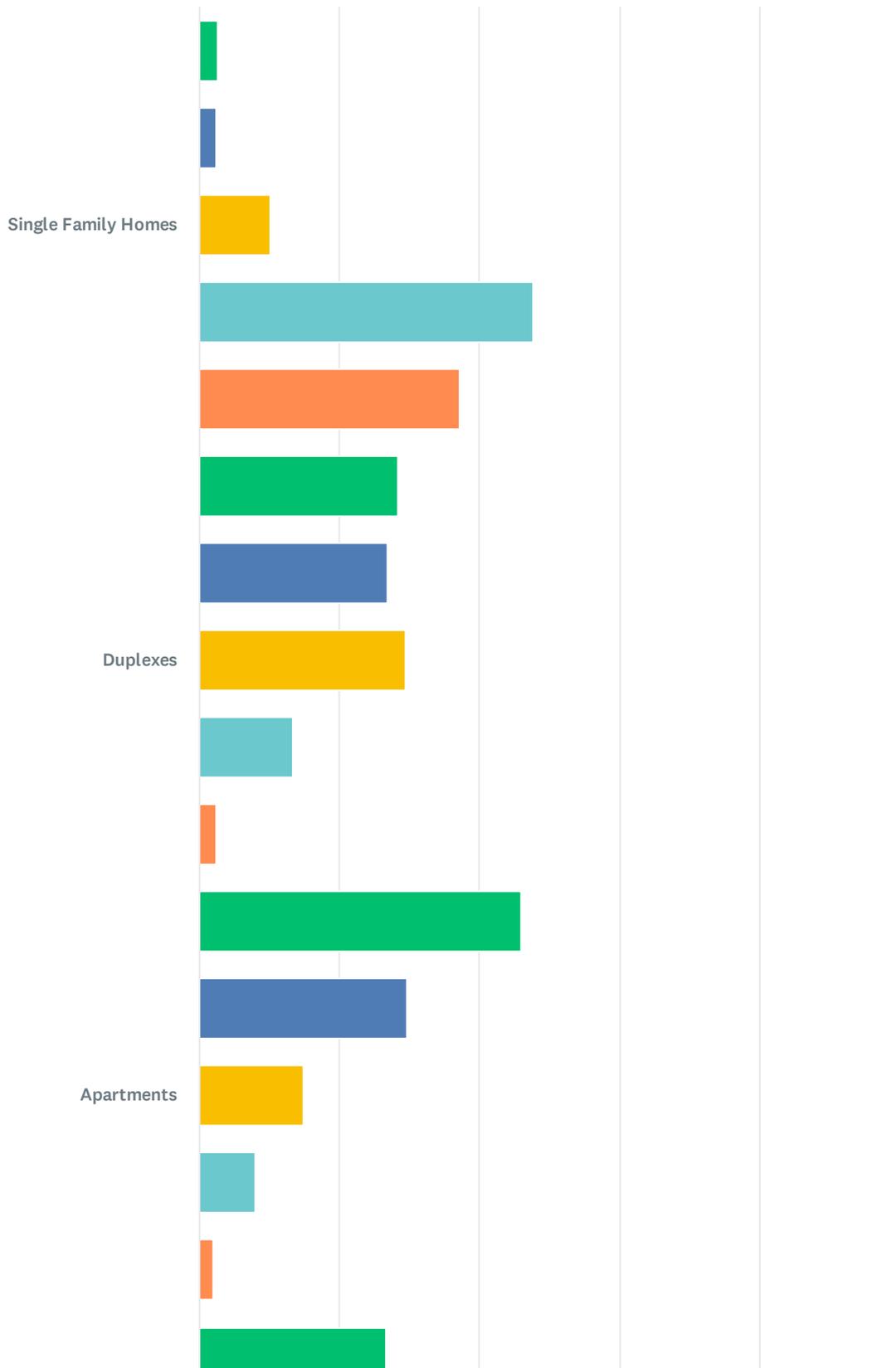
## Tallmadge 2026 Master Plan Survey



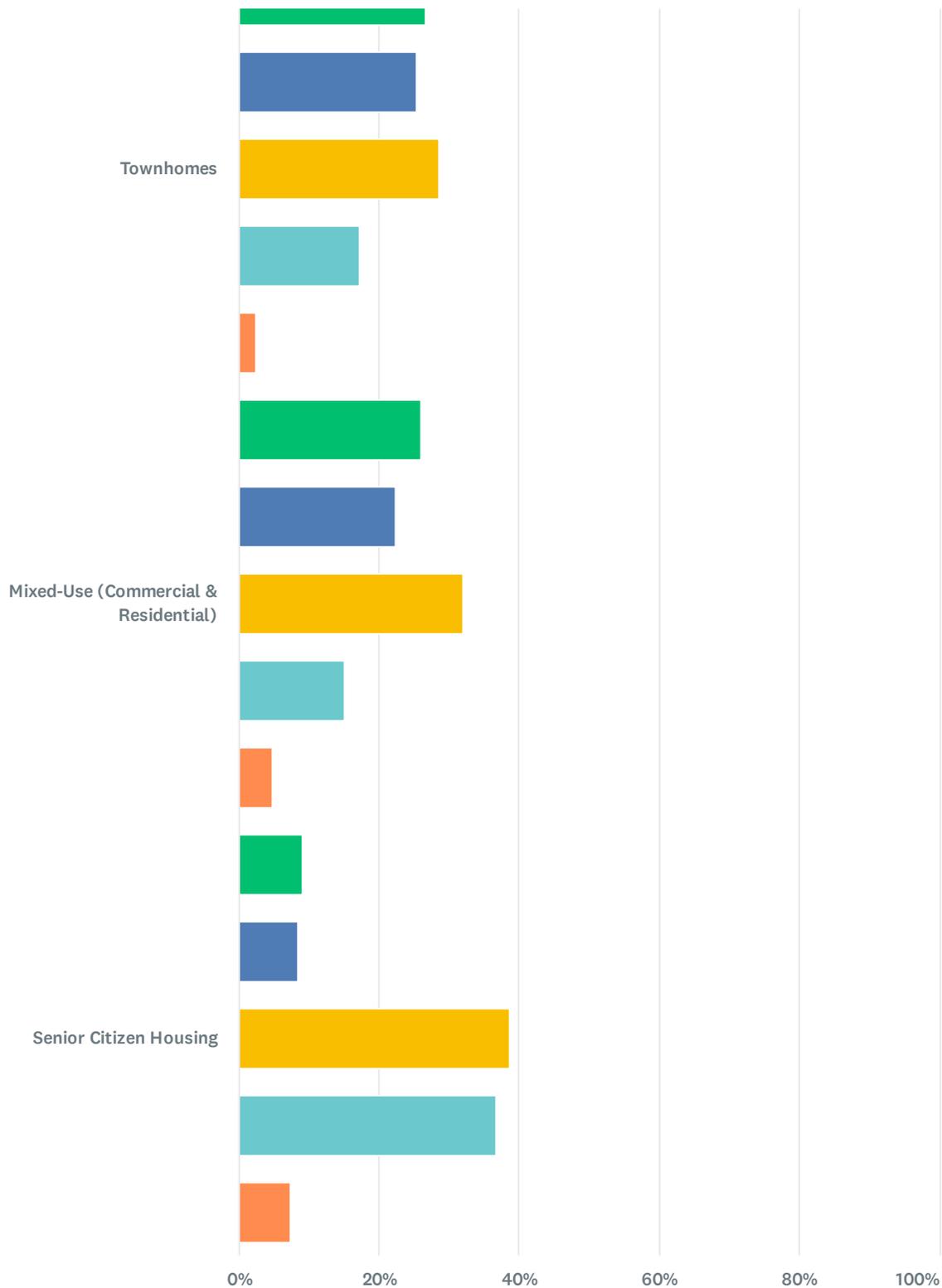
	●	●	●	●	●	Total
	Very Unsatisfied	Unsatisfied	Neither satisfied or unsatisfied	Satisfied	Very Satisfied	
Professional Services (doctor, legal, beauty, etc)	0.52% 3	8.51% 49	31.42% 181	48.44% 279	11.11% 64	576
Goods (Groceries, Baked Goods, Produce, Auto Parts, etc.)	0.69% 4	7.29% 42	20.66% 119	55.90% 322	15.45% 89	576
Entertainment Services (Movies, Restaurants, Etc)	1.39% 8	11.98% 69	31.60% 182	44.10% 254	10.94% 63	576
Public Recreation (Parks, Trails, etc.)	2.08% 12	7.12% 41	21.35% 123	57.29% 330	12.15% 70	576
						<b>2304</b>

# Q8 How supportive are you of the following types of residential structures?

Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



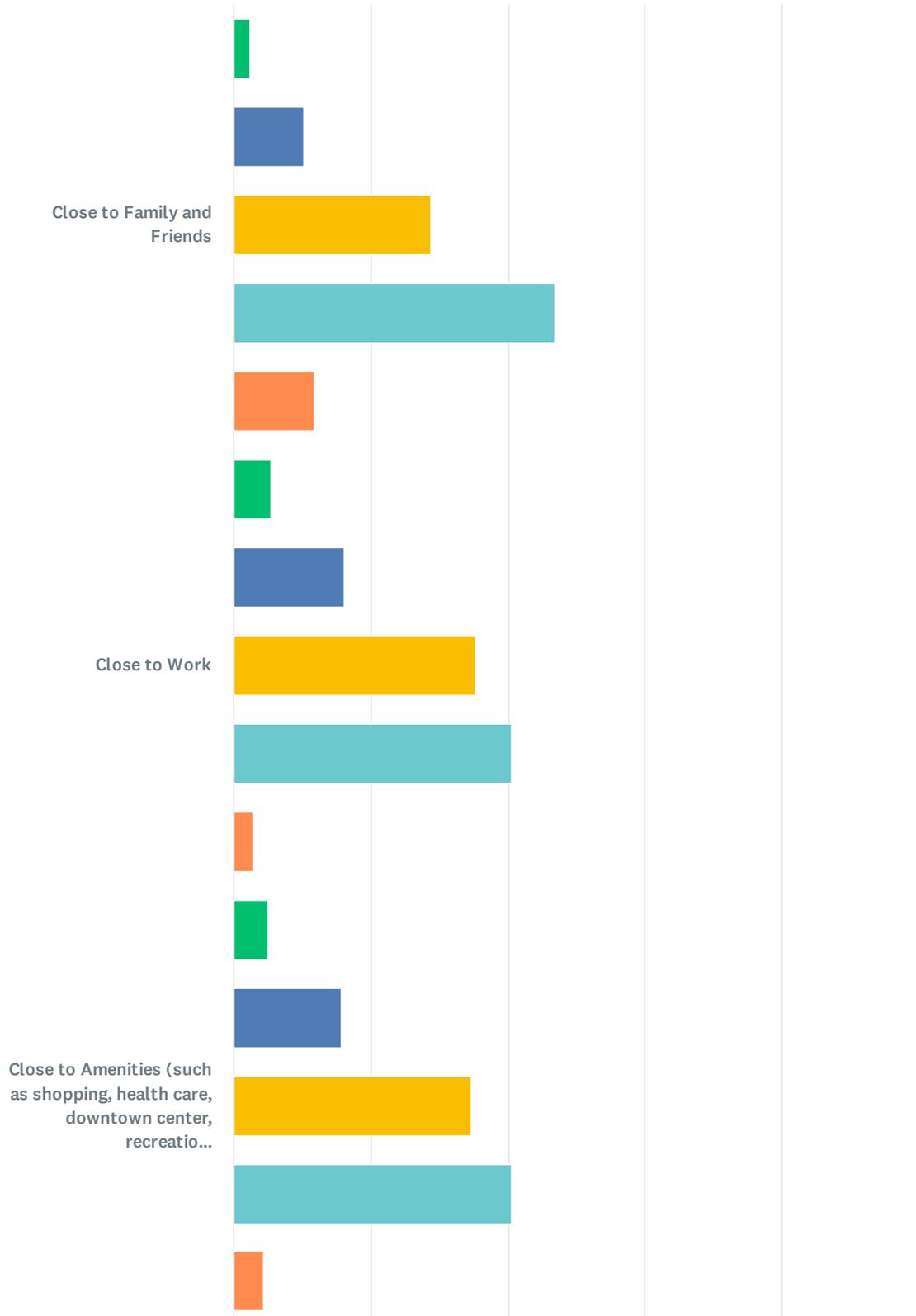
	● Strongly Opposed	● Opposed	● Neutral	● Supportive	● Very Supportive	Total
--	--------------------	-----------	-----------	--------------	-------------------	-------

Tallmadge 2026 Master Plan Survey

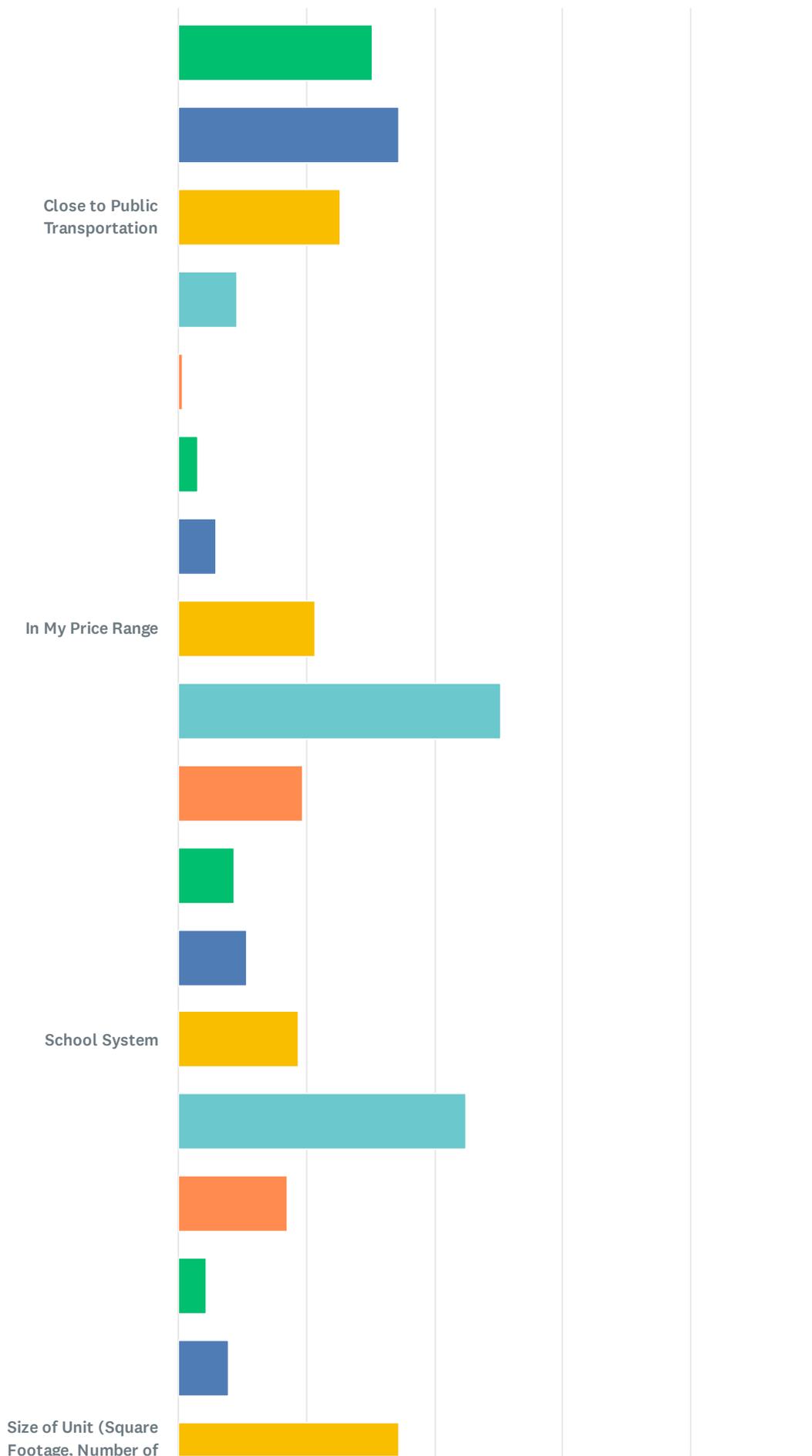
	 Strongly Opposed	 Opposed	 Neutral	 Supportive	 Very Supportive	Total
<b>Single Family Homes</b>	2.60% 15	2.43% 14	10.07% 58	47.74% 275	37.15% 214	576
<b>Duplexes</b>	28.30% 163	26.74% 154	29.34% 169	13.37% 77	2.26% 13	576
<b>Apartments</b>	45.83% 264	29.51% 170	14.76% 85	7.99% 46	1.91% 11	576
<b>Townhomes</b>	26.56% 153	25.35% 146	28.47% 164	17.19% 99	2.43% 14	576
<b>Mixed-Use (Commercial &amp; Residential)</b>	26.04% 150	22.22% 128	31.94% 184	15.10% 87	4.69% 27	576
<b>Senior Citizen Housing</b>	9.03% 52	8.33% 48	38.72% 223	36.63% 211	7.29% 42	576
						<b>3456</b>

# Q9 Indicate your level of importance for the following characteristics when choosing a neighborhood to live in.

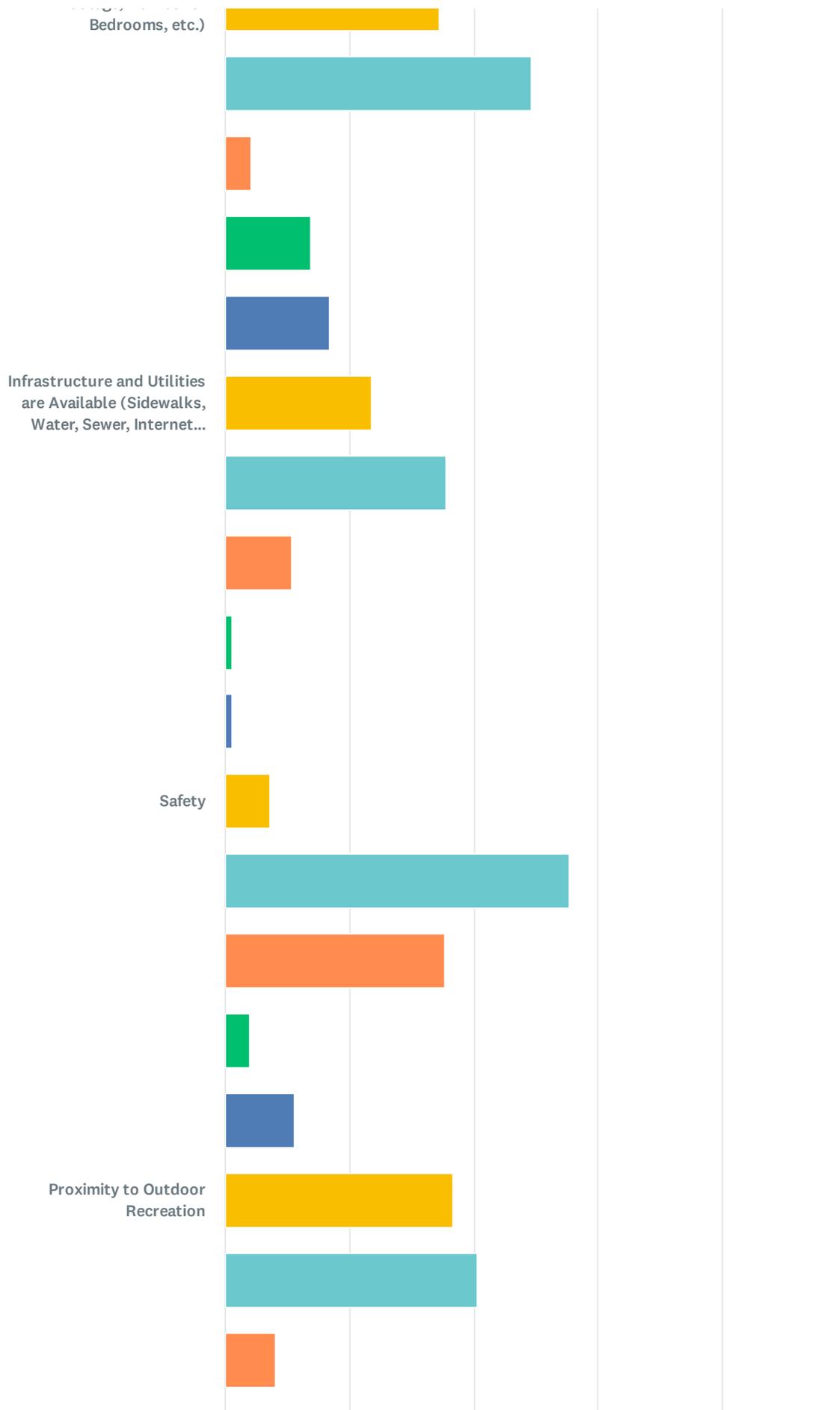
Answered: 576 Skipped: 0



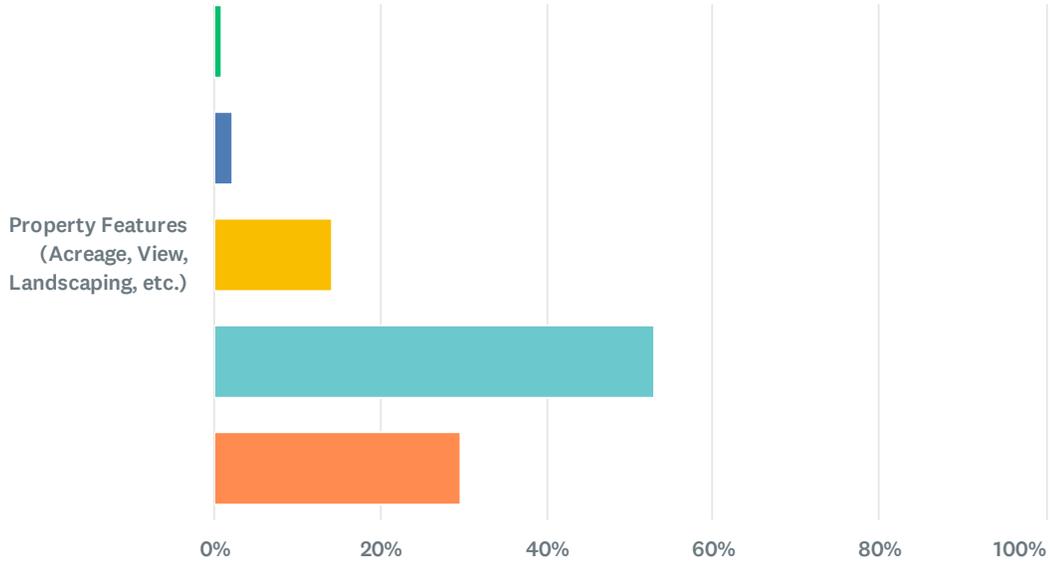
# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



## Tallmadge 2026 Master Plan Survey



	● Very Unimportant	● Unimportant	● Neutral	● Important	● Most Important	Total
<b>Close to Family and Friends</b>	2.43% 14	10.24% 59	28.65% 165	46.88% 270	11.81% 68	576
<b>Close to Work</b>	5.38% 31	16.15% 93	35.24% 203	40.45% 233	2.78% 16	576

6336

Tallmadge 2026 Master Plan Survey

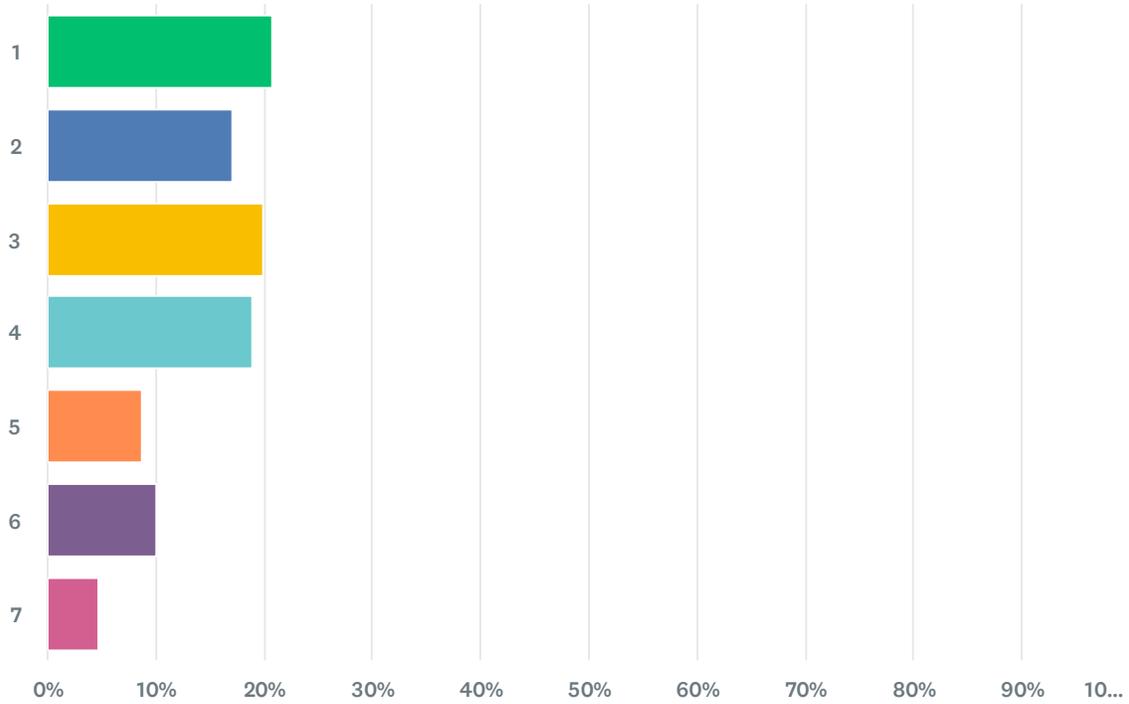
	 Very Unimportant	 Unimportant	 Neutral	 Important	 Most Important	Total
Close to Amenities (such as shopping, health care, downtown center, recreational areas, etc.)	5.03% 29	15.63% 90	34.55% 199	40.45% 233	4.34% 25	576
Close to Public Transportation	30.38% 175	34.38% 198	25.35% 146	9.20% 53	0.69% 4	576
In My Price Range	2.95% 17	5.90% 34	21.35% 123	50.35% 290	19.44% 112	576
School System	8.68% 50	10.59% 61	18.75% 108	44.97% 259	17.01% 98	576
Size of Unit (Square Footage, Number of Bedrooms, etc.)	4.34% 25	7.81% 45	34.38% 198	49.31% 284	4.17% 24	576
Infrastructure and Utilities are Available (Sidewalks, Water, Sewer, Internet, etc.)	13.72% 79	16.67% 96	23.61% 136	35.42% 204	10.59% 61	576
Safety	1.04% 6	1.04% 6	7.29% 42	55.38% 319	35.24% 203	576
Proximity to Outdoor Recreation	3.82% 22	11.11% 64	36.63% 211	40.45% 233	7.99% 46	576
						6336

Tallmadge 2026 Master Plan Survey

	 Very Unimportant	 Unimportant	 Neutral	 Important	 Most Important	Total
Property Features (Acreage, View, Landscaping, etc.)	0.87% 5	2.26% 13	14.24% 82	52.95% 305	29.69% 171	576
						6336

## Q10 Based on the map below, where in Tallmadge Township do you reside?

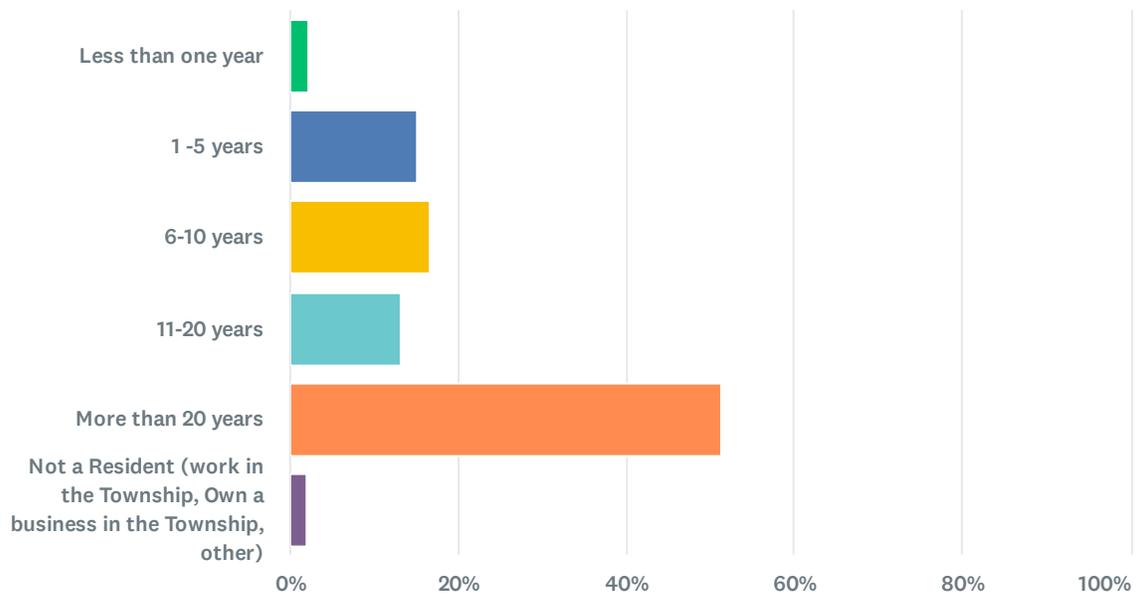
Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
● 1	20.66%	119
● 2	17.01%	98
● 3	19.97%	115
● 4	18.92%	109
● 5	8.68%	50
● 6	10.07%	58
● 7	4.69%	27
<b>Total</b>		<b>576</b>

## Q11 How long have you lived in Tallmadge Township?

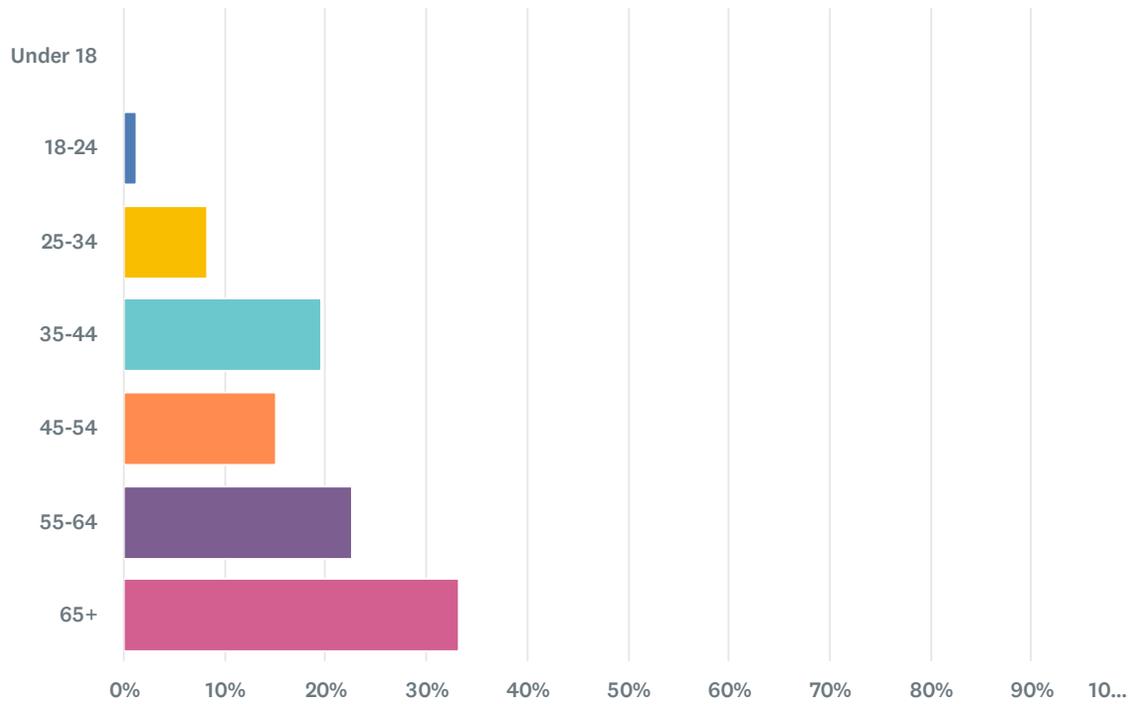
Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Less than one year	2.08%	12
<span style="color: blue;">●</span> 1-5 years	15.10%	87
<span style="color: yellow;">●</span> 6-10 years	16.49%	95
<span style="color: teal;">●</span> 11-20 years	13.19%	76
<span style="color: orange;">●</span> More than 20 years	51.22%	295
<span style="color: purple;">●</span> Not a Resident (work in the Township, Own a business in the Township, other) <a href="#">Show responses</a>	1.91%	11
<b>Total</b>		<b>576</b>

## Q12 What is your age?

Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Under 18	0%	0
<span style="color: blue;">●</span> 18-24	1.22%	7
<span style="color: yellow;">●</span> 25-34	8.33%	48
<span style="color: teal;">●</span> 35-44	19.62%	113
<span style="color: orange;">●</span> 45-54	15.10%	87
<span style="color: purple;">●</span> 55-64	22.57%	130
<span style="color: pink;">●</span> 65+	33.16%	191
<b>Total</b>		<b>576</b>

## Q13 Do you have any additional comments or concerns?

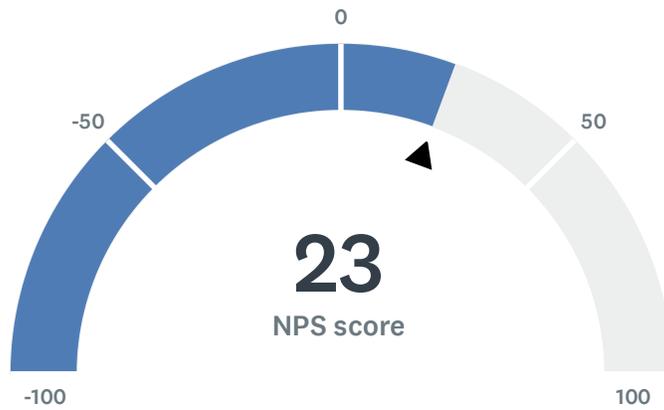
Answered: 274 Skipped: 302

Q14 If you would you like to receive updates about the Master Plan, please provide an email address below.

Answered: 310 Skipped: 266

# Q1 How likely is it that you would recommend living in Tallmadge Township to a friend or colleague?

Answered: 576 Skipped: 0



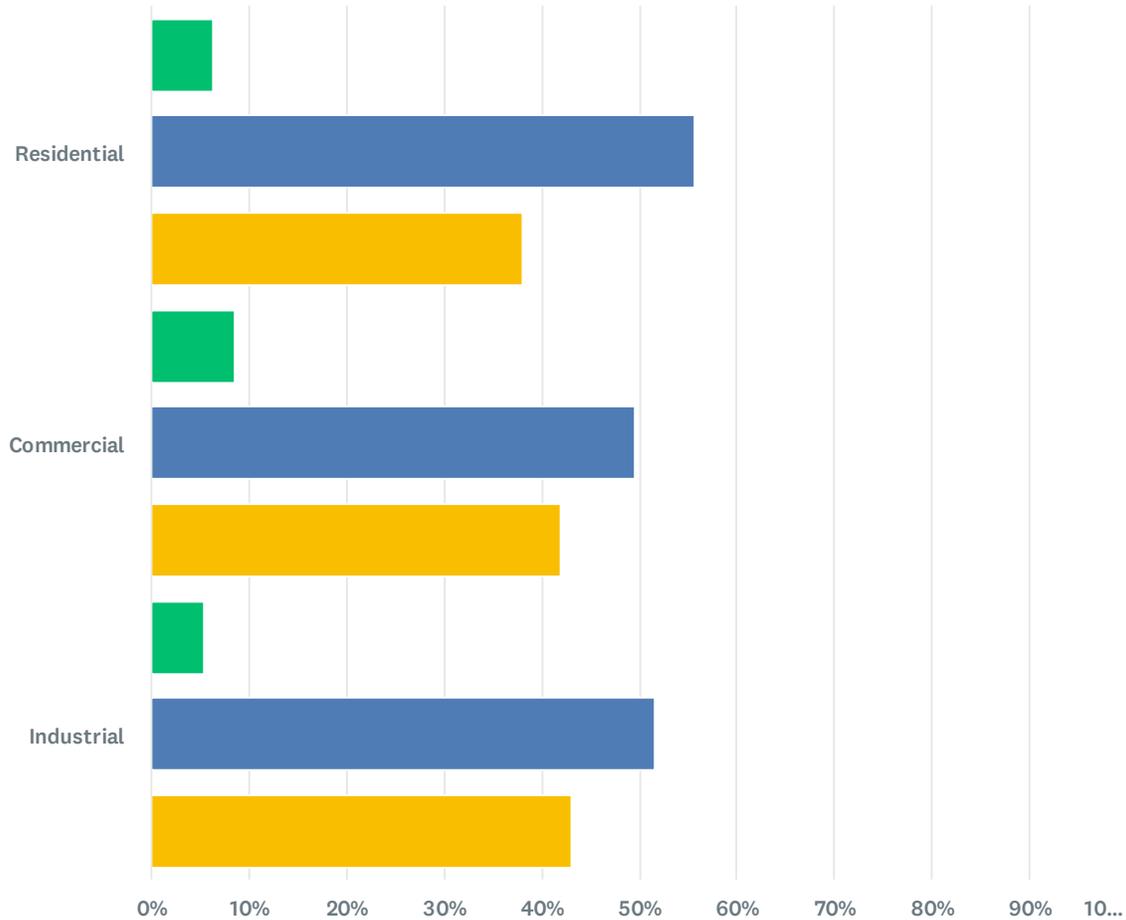
### NPS distribution



Answer Choices	Percentage	Responses
<span style="color: red;">●</span> Detractors	20.14%	116
<span style="color: yellow;">●</span> Passives	37.15%	214
<span style="color: green;">●</span> Promoters	42.71%	246
<b>Total</b>		<b>576</b>

## Q2 How would you characterize the rate of the following types of development?

Answered: 576 Skipped: 0



Too Slow	About Right	Too Fast	Total
----------	-------------	----------	-------

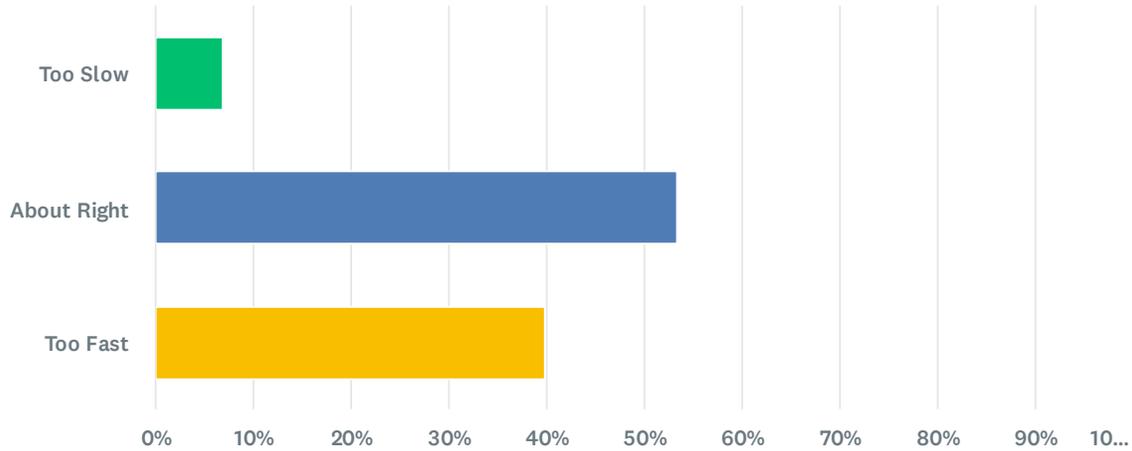
1728

Tallmadge 2026 Master Plan Survey

	 Too Slow	 About Right	 Too Fast	Total
<b>Residential</b>	6.25%	55.73%	38.02%	
	36	321	219	576

### Q3 How would you characterize the overall rate of development in Tallmadge Township?

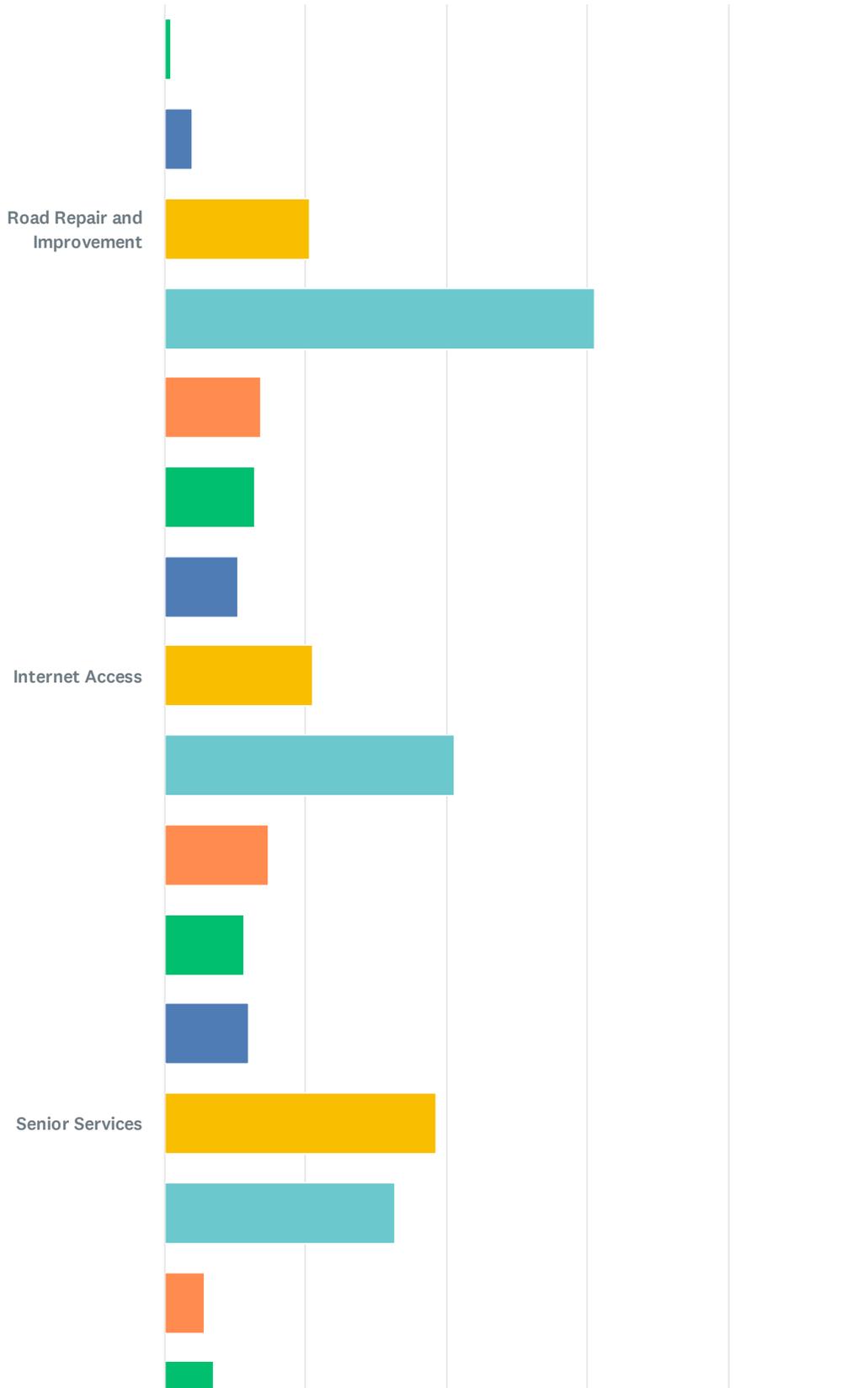
Answered: 576 Skipped: 0



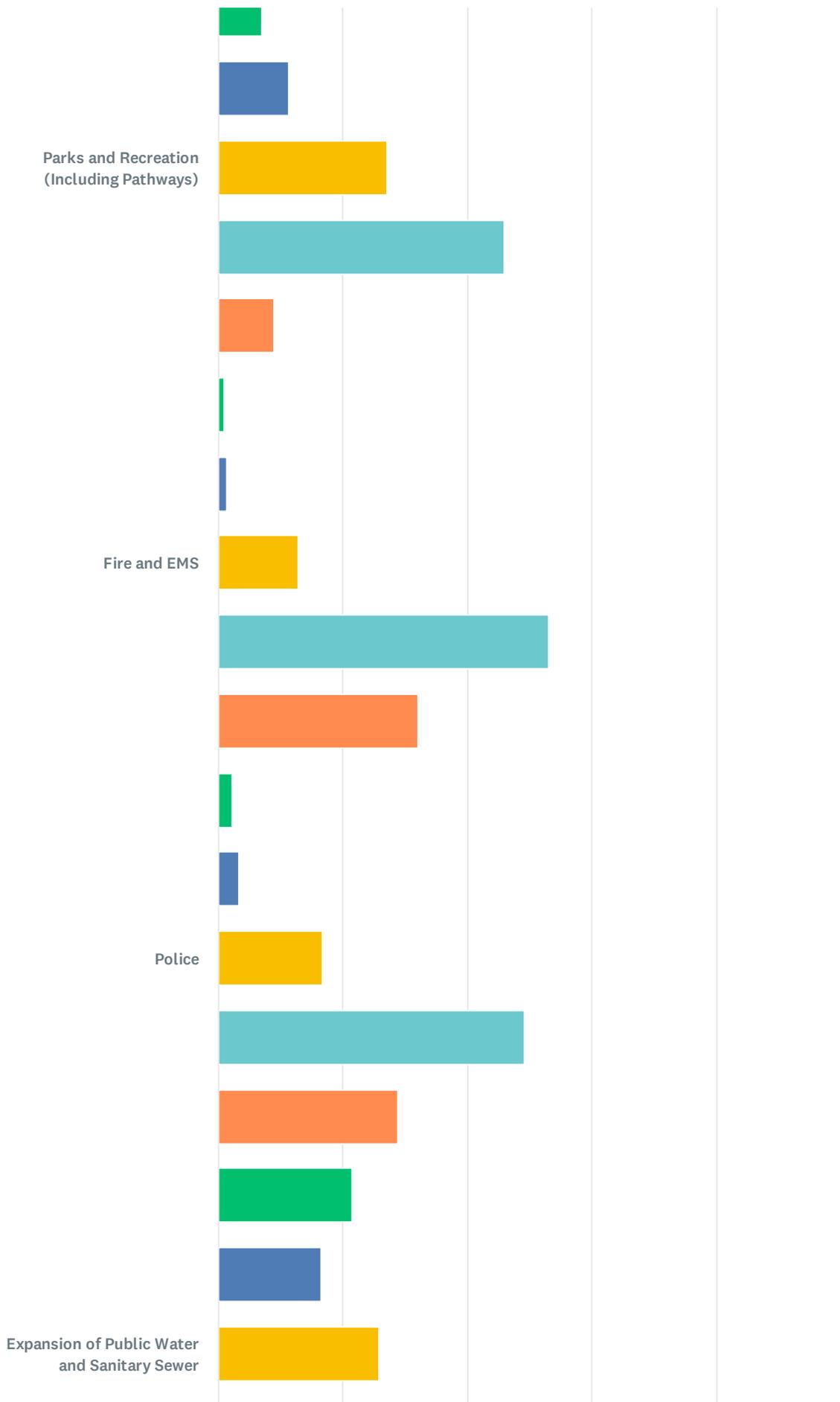
Rating	Percentage	Responses
Too Slow	6.94%	40
About Right	53.30%	307
Too Fast	39.76%	229
<b>Average</b> 2.33		<b>576</b>

# Q4 How would you prioritize the use of your tax dollars?

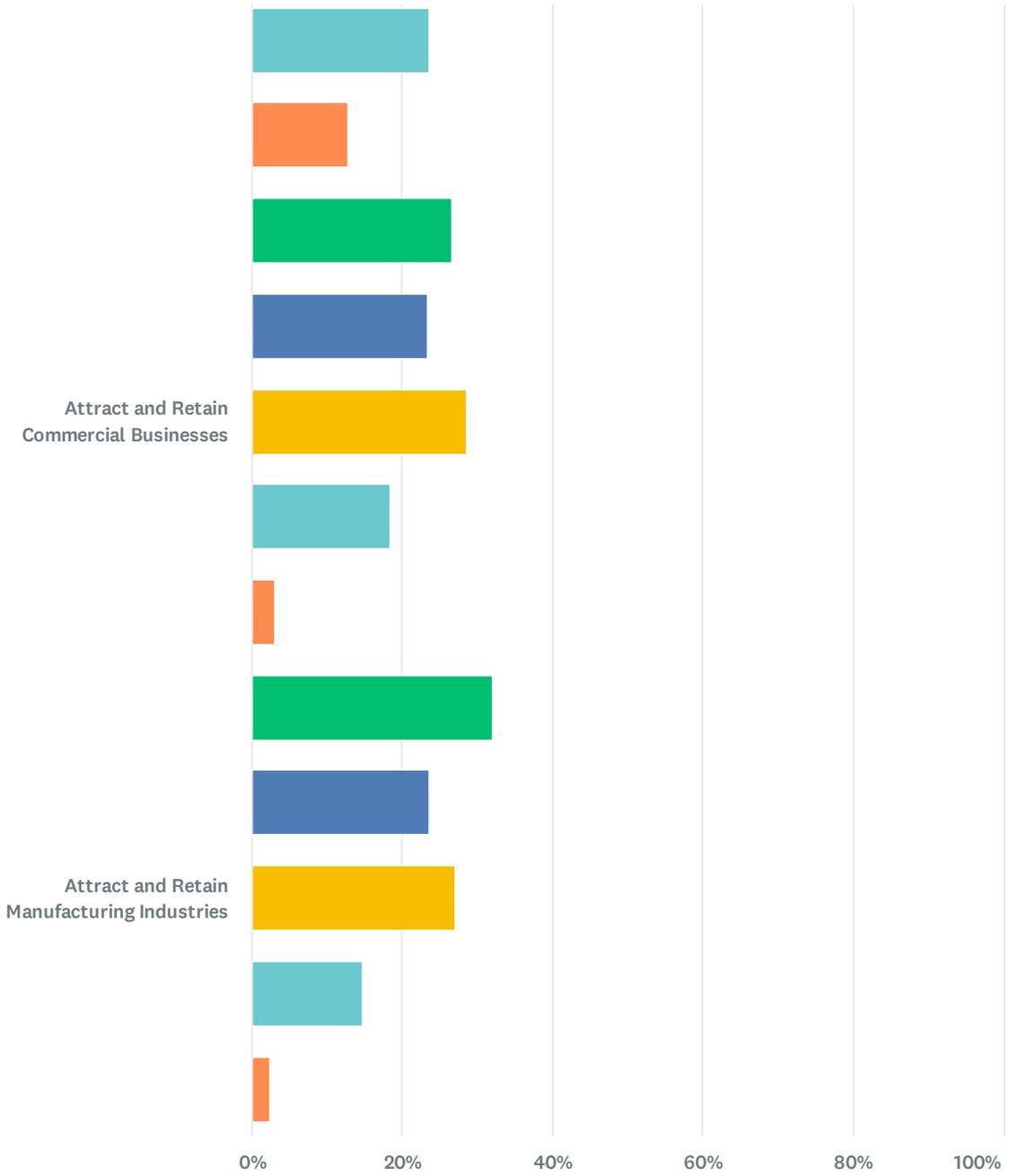
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



### Tallmadge 2026 Master Plan Survey



	● Not Important	● Less Important	● Neutral	● Important	● Most Important	Total
Road Repair and Improvement	0.87% 5	3.82% 22	20.66% 119	61.11% 352	13.54% 78	576

5184

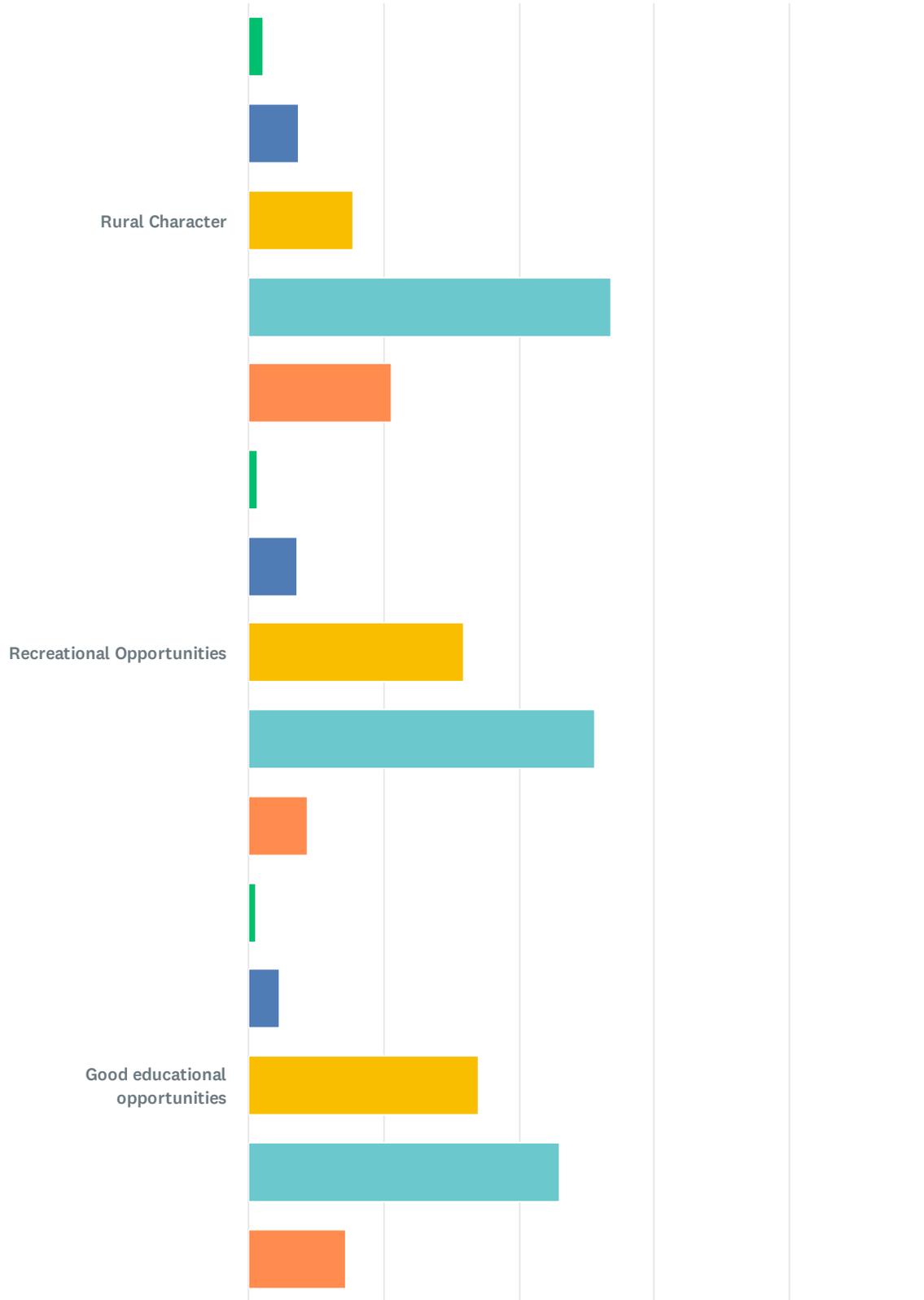
Tallmadge 2026 Master Plan Survey

	 Not Important	 Less Important	 Neutral	 Important	 Most Important	Total
<b>Internet Access</b>	12.67%	10.42%	21.01%	41.15%	14.76%	576
	73	60	121	237	85	
<b>Senior Services</b>	11.28%	11.98%	38.54%	32.64%	5.56%	576
	65	69	222	188	32	
<b>Parks and Recreation (Including Pathways)</b>	6.94%	11.28%	27.08%	45.83%	8.85%	576
	40	65	156	264	51	
<b>Fire and EMS</b>	0.87%	1.22%	12.67%	53.13%	32.12%	576
	5	7	73	306	185	
<b>Police</b>	2.08%	3.30%	16.67%	49.13%	28.82%	576
	12	19	96	283	166	
<b>Expansion of Public Water and Sanitary Sewer</b>	21.53%	16.49%	25.69%	23.61%	12.67%	576
	124	95	148	136	73	
<b>Attract and Retain Commercial Businesses</b>	26.56%	23.44%	28.65%	18.40%	2.95%	576
	153	135	165	106	17	
<b>Attract and Retain Manufacturing Industries</b>	32.12%	23.61%	27.08%	14.76%	2.43%	576
	185	136	156	85	14	
						<b>5184</b>

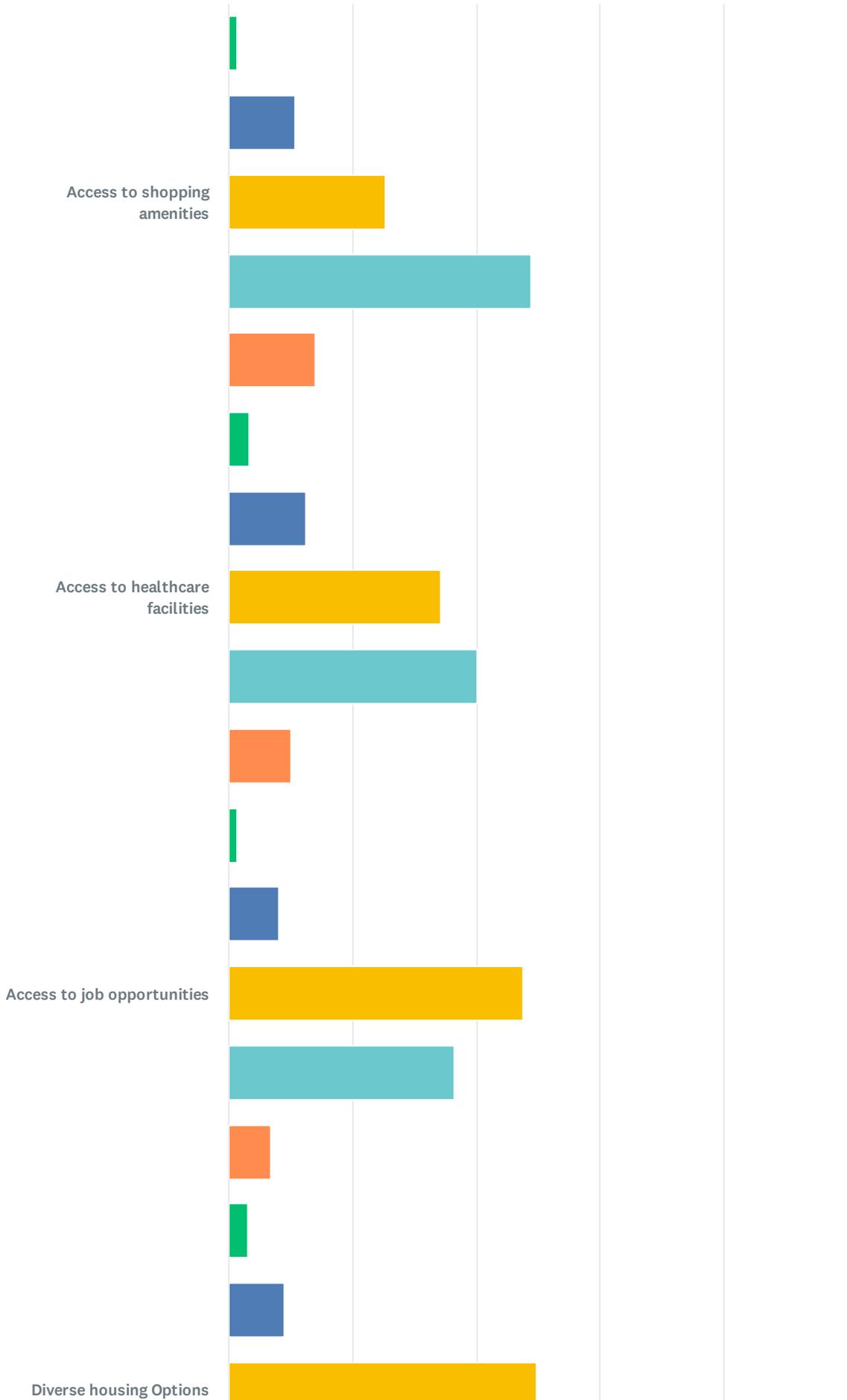
 [Show comments](#)

# Q5 Please rate each of the following characteristics of Tallmadge Township.

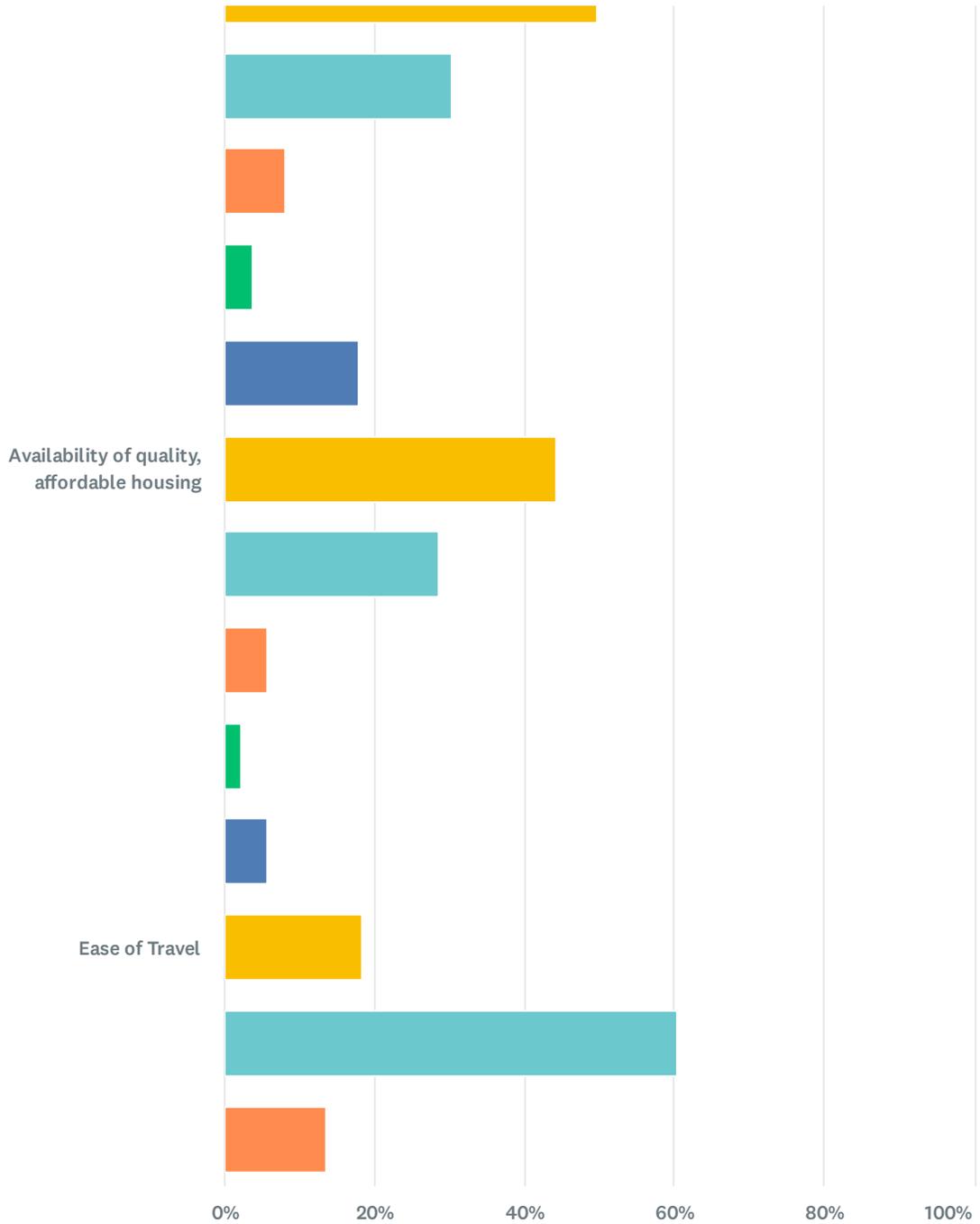
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



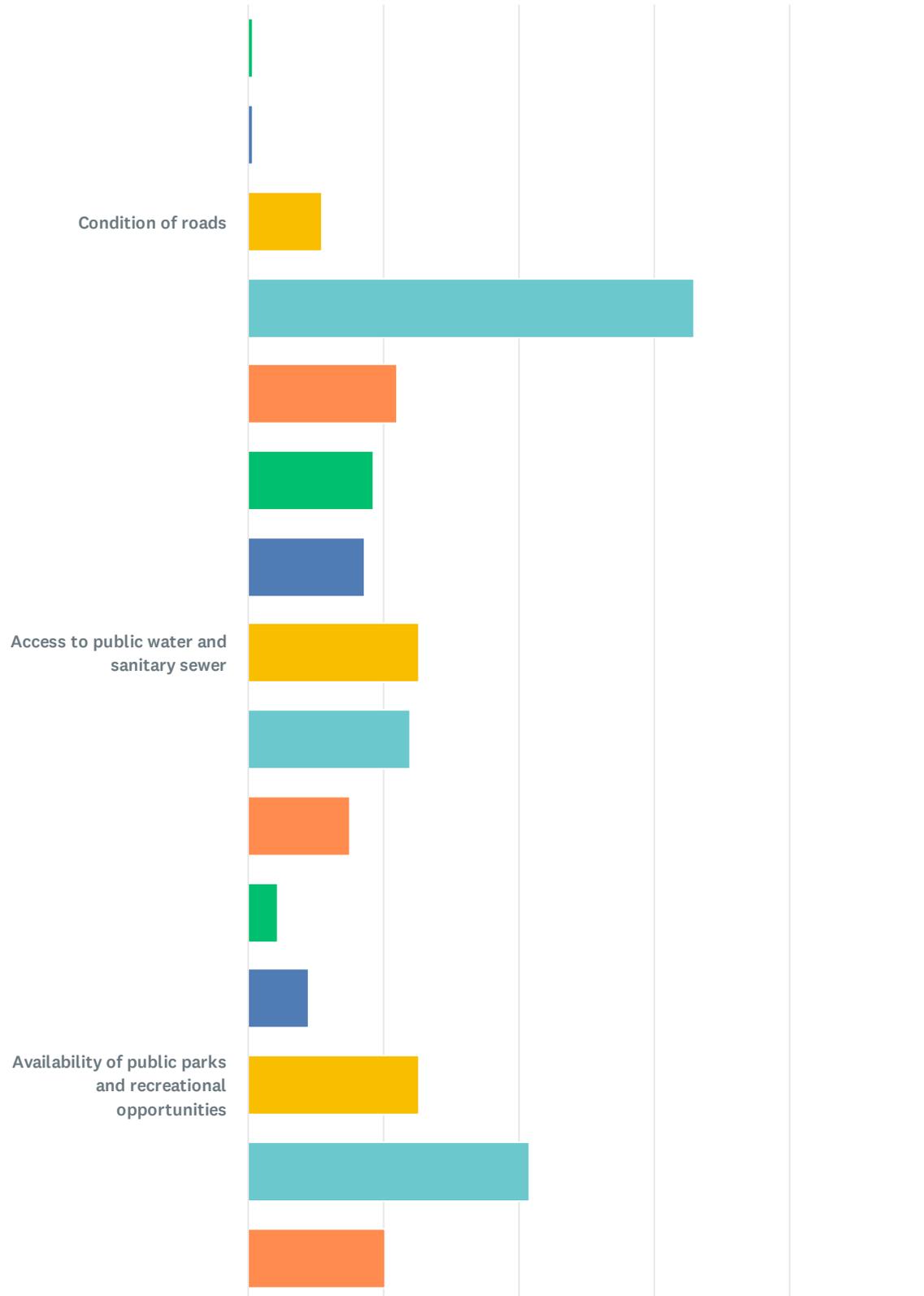
	● Terrible	● Poor	● Neutral	● Good	● Excellent	Total
Rural Character	2.26% 13	7.47% 43	15.45% 89	53.65% 309	21.18% 122	576
						5184

Tallmadge 2026 Master Plan Survey

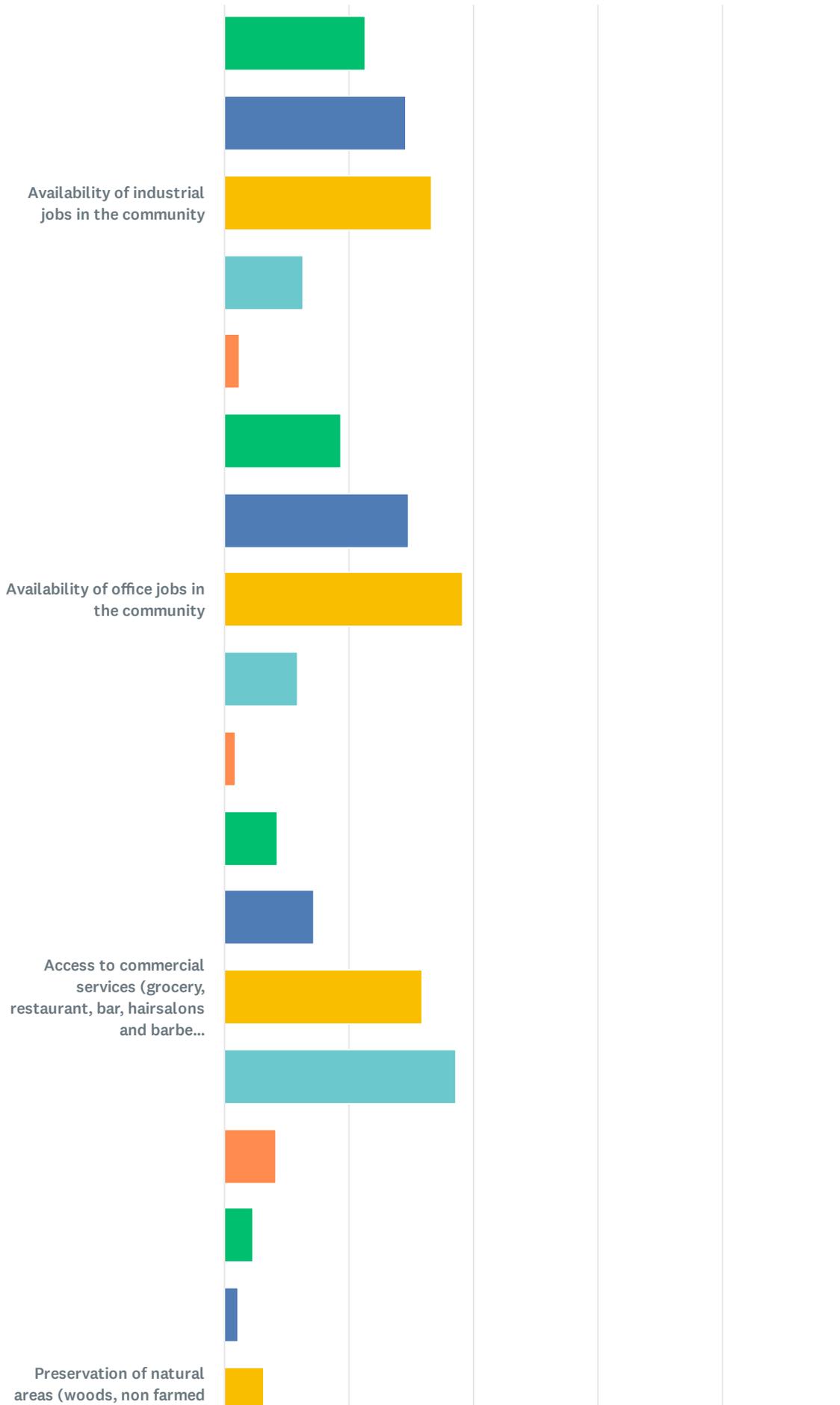
	 Terrible	 Poor	 Neutral	 Good	 Excellent	Total
<b>Recreational Opportunities</b>	1.22% 7	7.12% 41	31.77% 183	51.22% 295	8.68% 50	576
<b>Good educational opportunities</b>	1.04% 6	4.51% 26	34.03% 196	46.01% 265	14.41% 83	576
<b>Access to shopping amenities</b>	1.22% 7	10.76% 62	25.35% 146	48.78% 281	13.89% 80	576
<b>Access to healthcare facilities</b>	3.30% 19	12.33% 71	34.20% 197	40.10% 231	10.07% 58	576
<b>Access to job opportunities</b>	1.39% 8	8.16% 47	47.40% 273	36.28% 209	6.77% 39	576
<b>Diverse housing Options</b>	3.13% 18	8.85% 51	49.65% 286	30.21% 174	8.16% 47	576
<b>Availability of quality, affordable housing</b>	3.65% 21	17.88% 103	44.27% 255	28.47% 164	5.73% 33	576

# Q6 Please rate each of the following items in regard to how important they are to you.

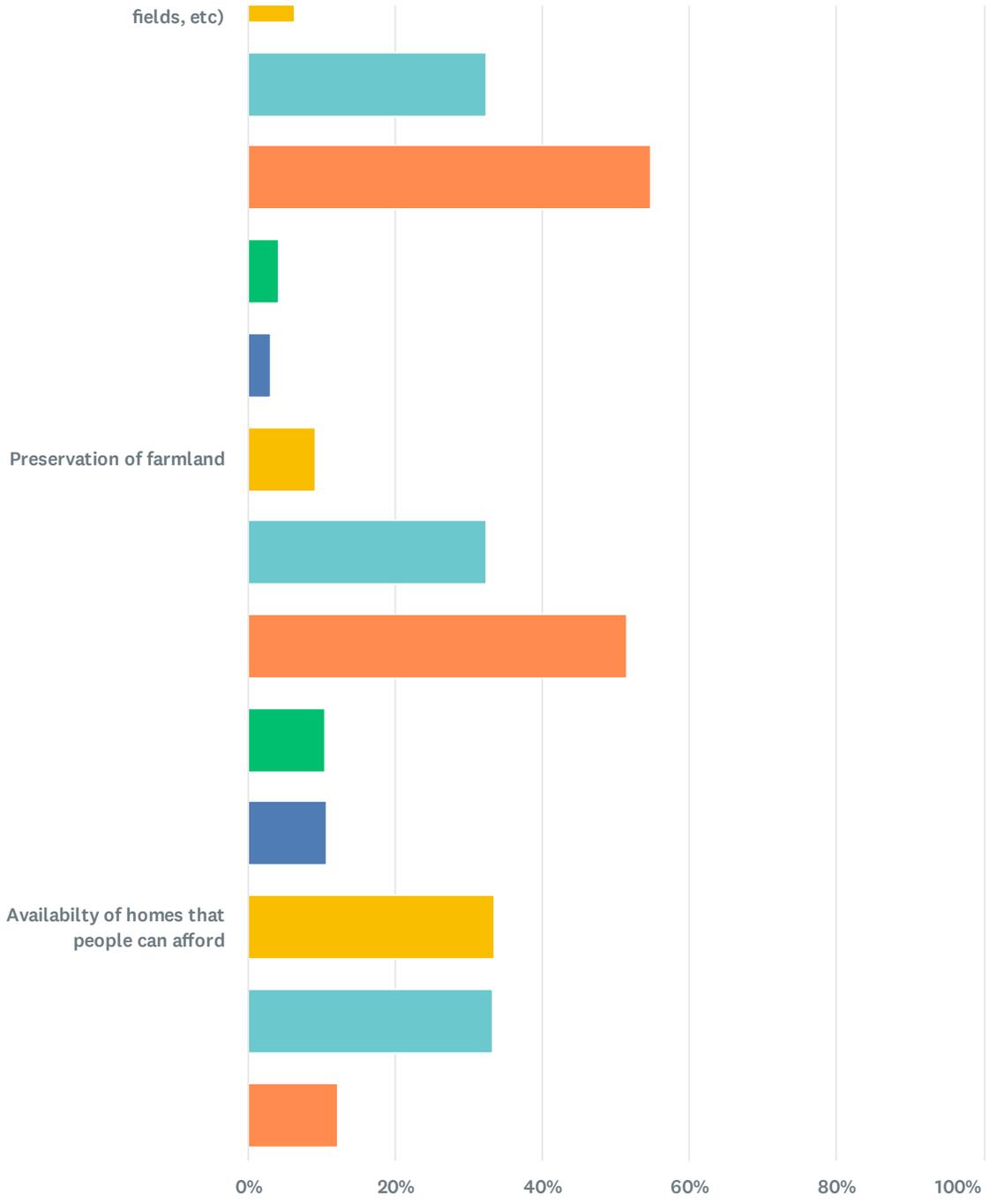
Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



	Very Unimportant	Unimportant	Neutral	Important	Very Important	Total

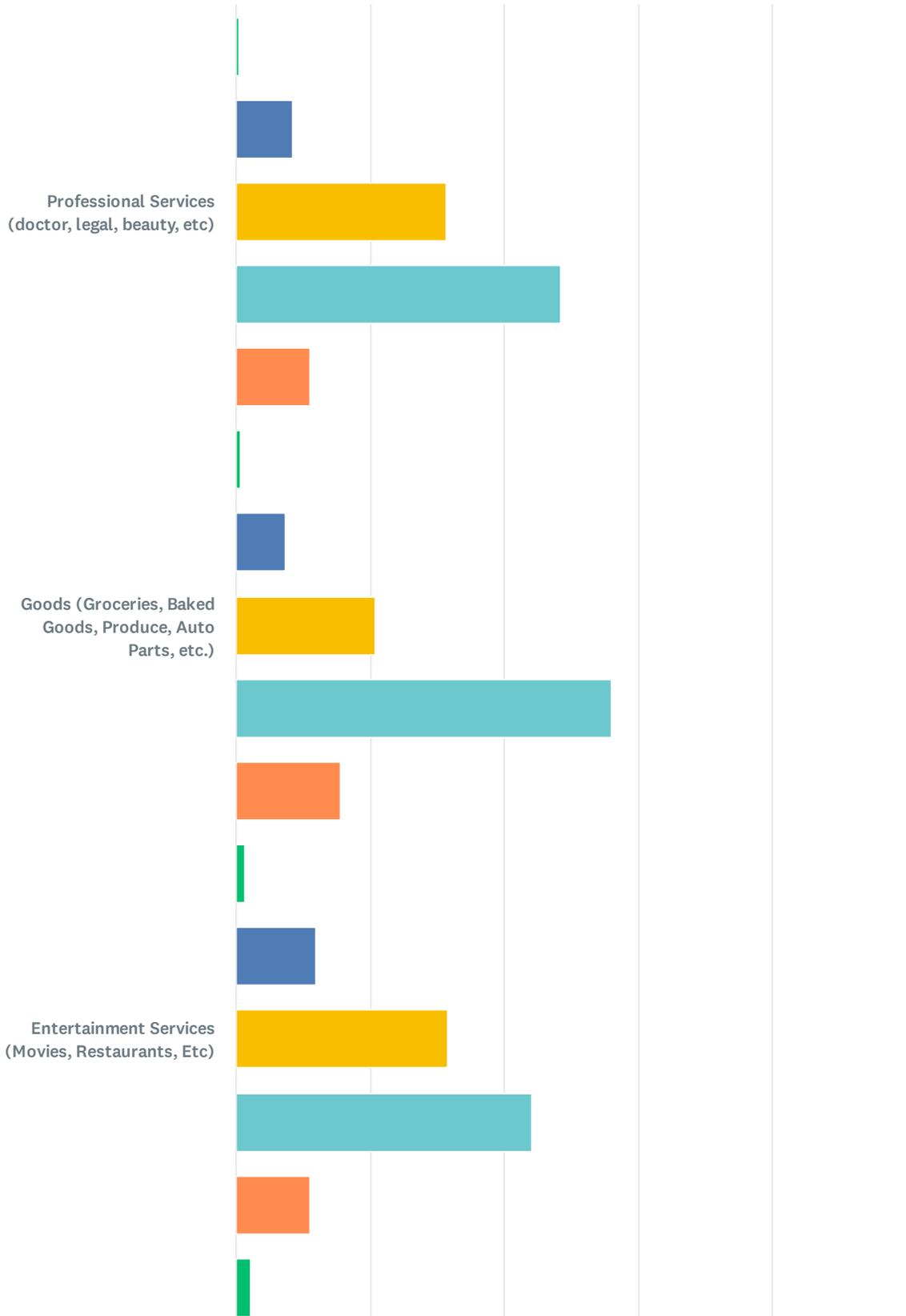
5184

Tallmadge 2026 Master Plan Survey

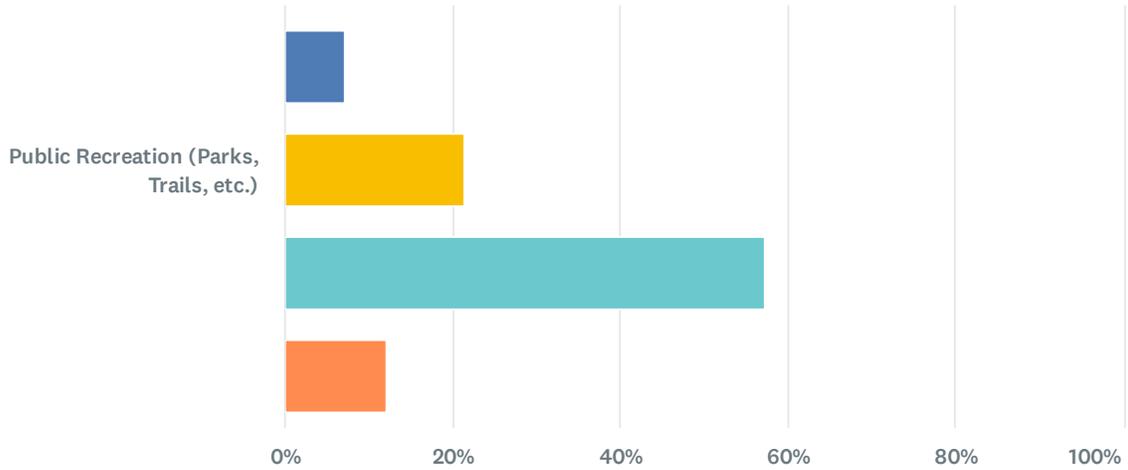
	 Very Unimportant	 Unimportant	 Neutral	 Important	 Very Important	Total
<b>Condition of roads</b>	0.69% 4	0.69% 4	10.94% 63	65.80% 379	21.88% 126	576
<b>Access to public water and sanitary sewer</b>	18.58% 107	17.19% 99	25.17% 145	23.96% 138	15.10% 87	576
<b>Availability of public parks and recreational opportunities</b>	4.34% 25	8.85% 51	25.17% 145	41.49% 239	20.14% 116	576
<b>Availability of industrial jobs in the community</b>	22.57% 130	29.17% 168	33.16% 191	12.67% 73	2.43% 14	576
<b>Availability of office jobs in the community</b>	18.75% 108	29.51% 170	38.19% 220	11.81% 68	1.74% 10	576
<b>Access to commercial services (grocery, restaurant, bar, hairsalons and barbers, etc.)</b>	8.51% 49	14.41% 83	31.77% 183	37.15% 214	8.16% 47	576
<b>Preservation of natural areas (woods, non farmed fields, etc)</b>	4.51% 26	2.26% 13	6.25% 36	32.29% 186	54.69% 315	576
<b>Preservation of farmland</b>	4.17% 24	2.95% 17	9.03% 52	32.29% 186	51.56% 297	576

# Q7 Please rate your satisfaction with the availability of the following.

Answered: 576 Skipped: 0



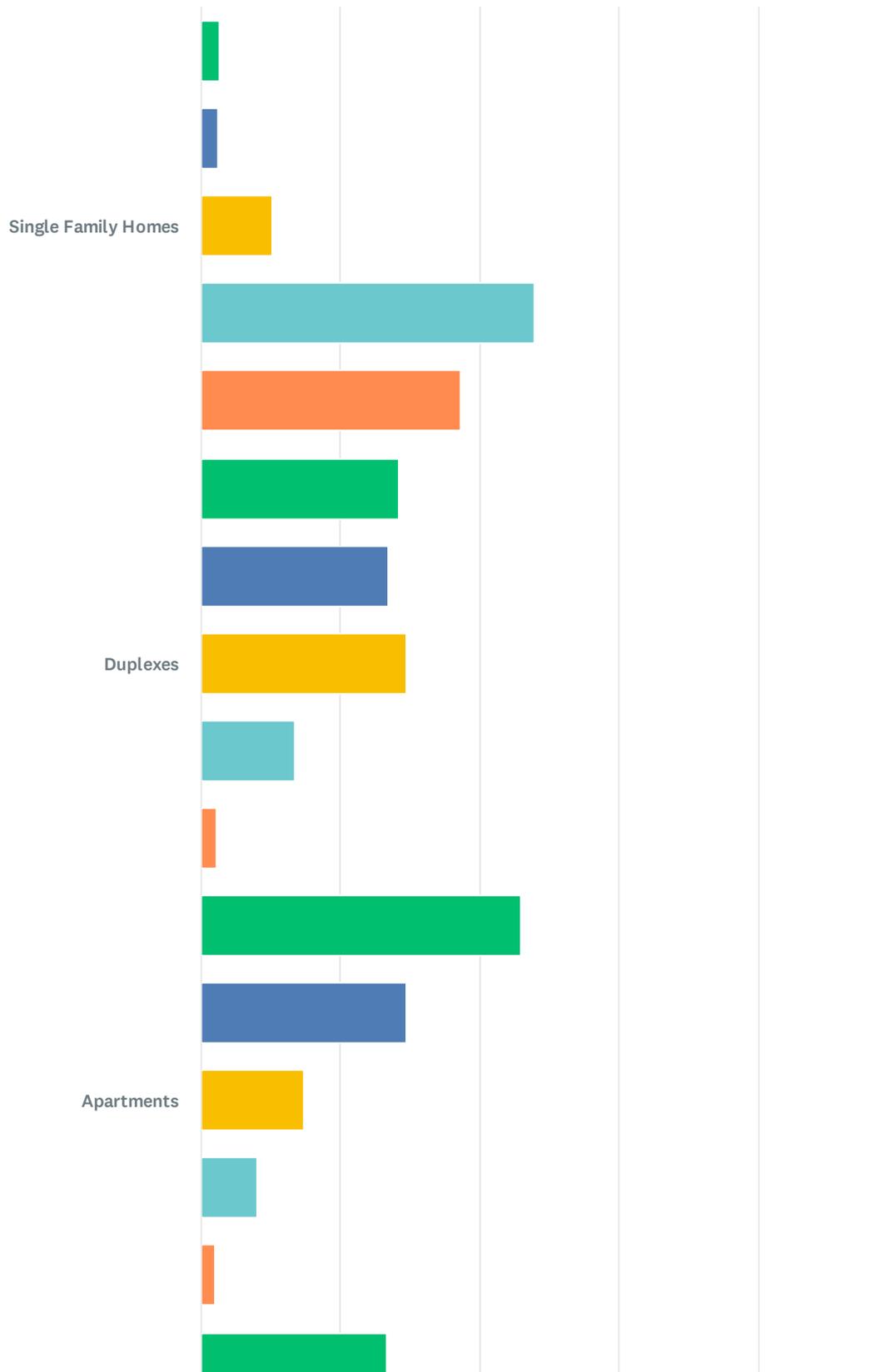
## Tallmadge 2026 Master Plan Survey



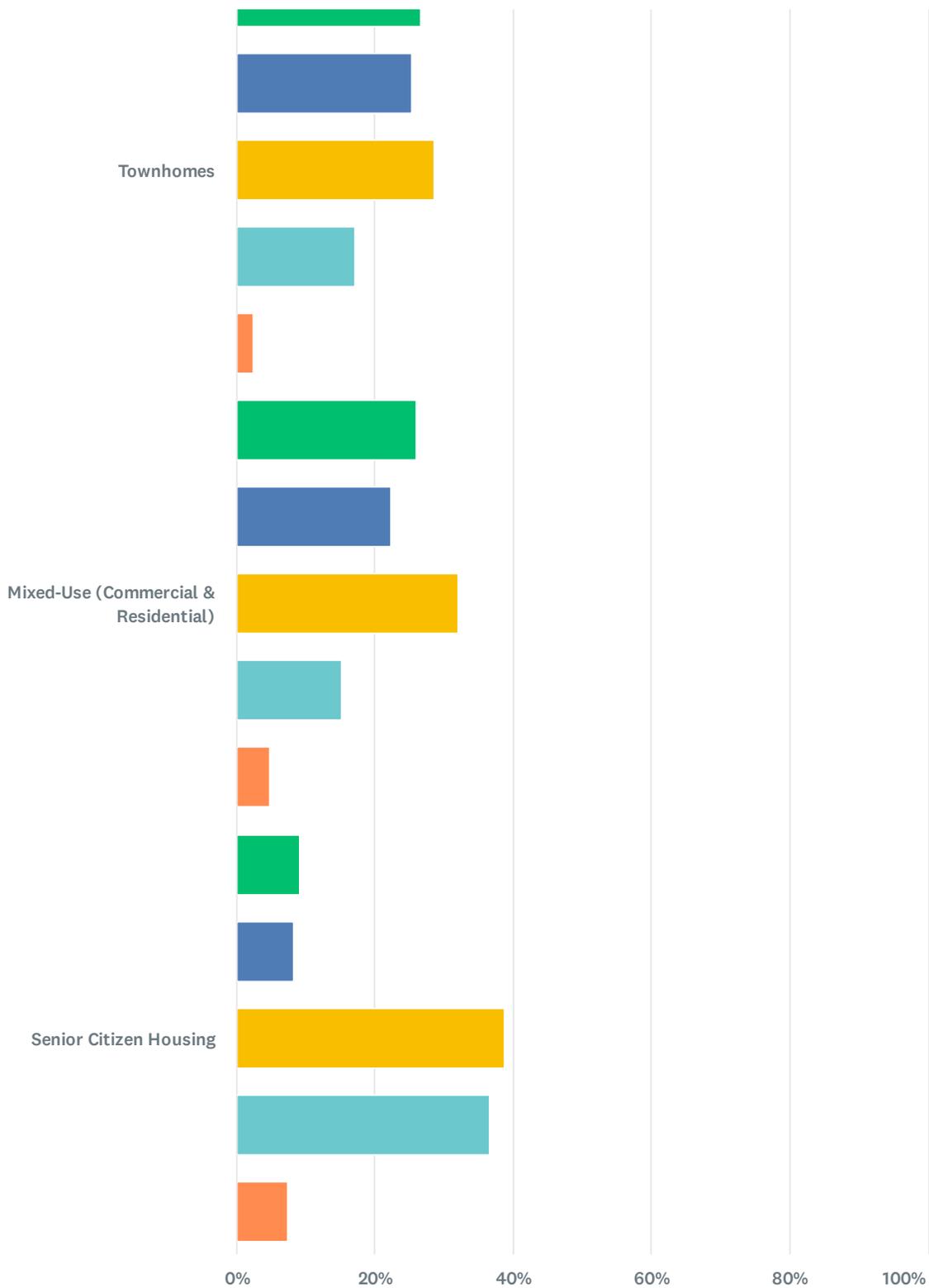
	●	●	●	●	●	Total
	Very Unsatisfied	Unsatisfied	Neither satisfied or unsatisfied	Satisfied	Very Satisfied	
Professional Services (doctor, legal, beauty, etc)	0.52% 3	8.51% 49	31.42% 181	48.44% 279	11.11% 64	576
Goods (Groceries, Baked Goods, Produce, Auto Parts, etc.)	0.69% 4	7.29% 42	20.66% 119	55.90% 322	15.45% 89	576
Entertainment Services (Movies, Restaurants, Etc)	1.39% 8	11.98% 69	31.60% 182	44.10% 254	10.94% 63	576
Public Recreation (Parks, Trails, etc.)	2.08% 12	7.12% 41	21.35% 123	57.29% 330	12.15% 70	576
						<b>2304</b>

# Q8 How supportive are you of the following types of residential structures?

Answered: 576 Skipped: 0



# Tallmadge 2026 Master Plan Survey



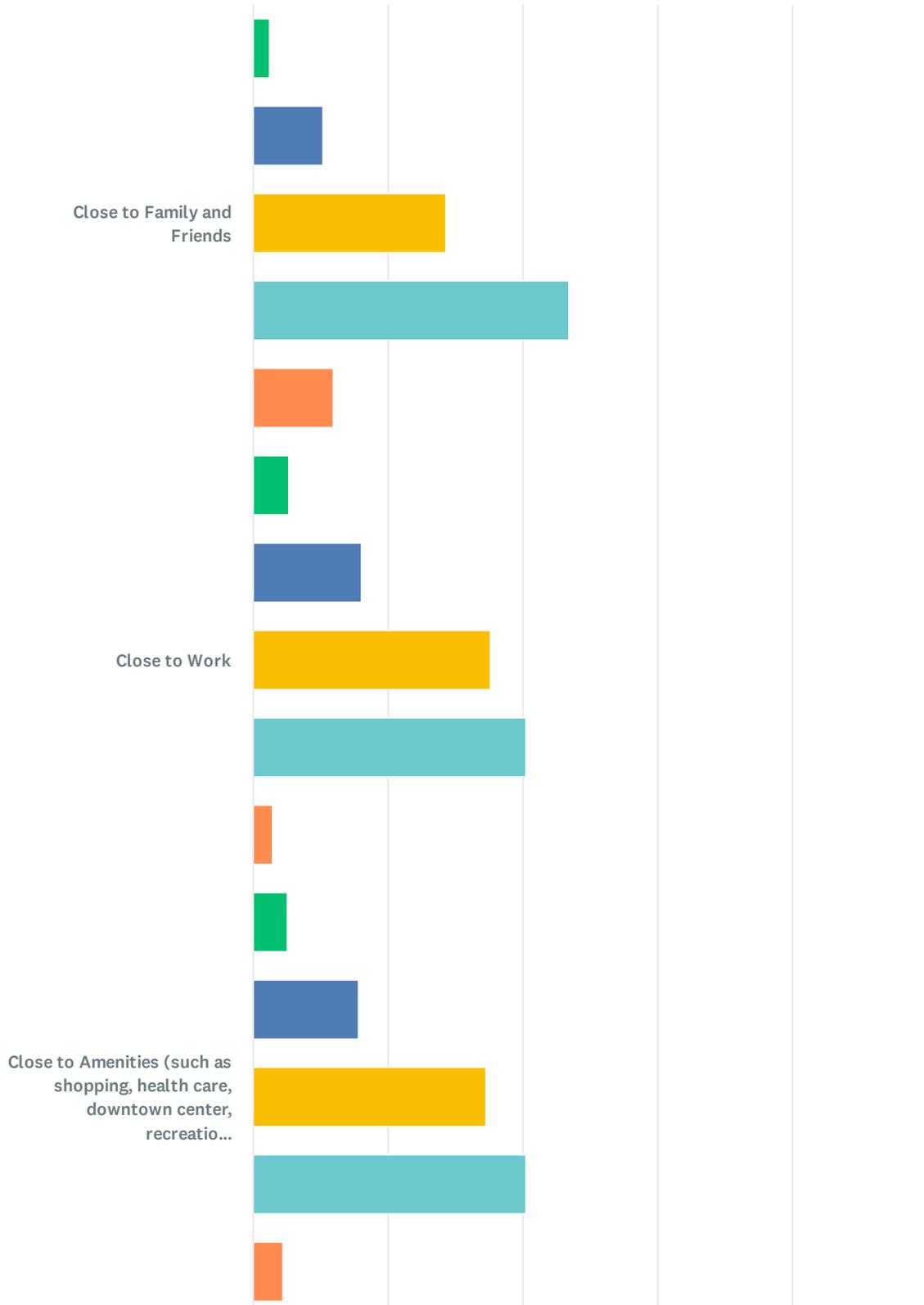
	● Strongly Opposed	● Opposed	● Neutral	● Supportive	● Very Supportive	Total
--	--------------------	-----------	-----------	--------------	-------------------	-------

Tallmadge 2026 Master Plan Survey

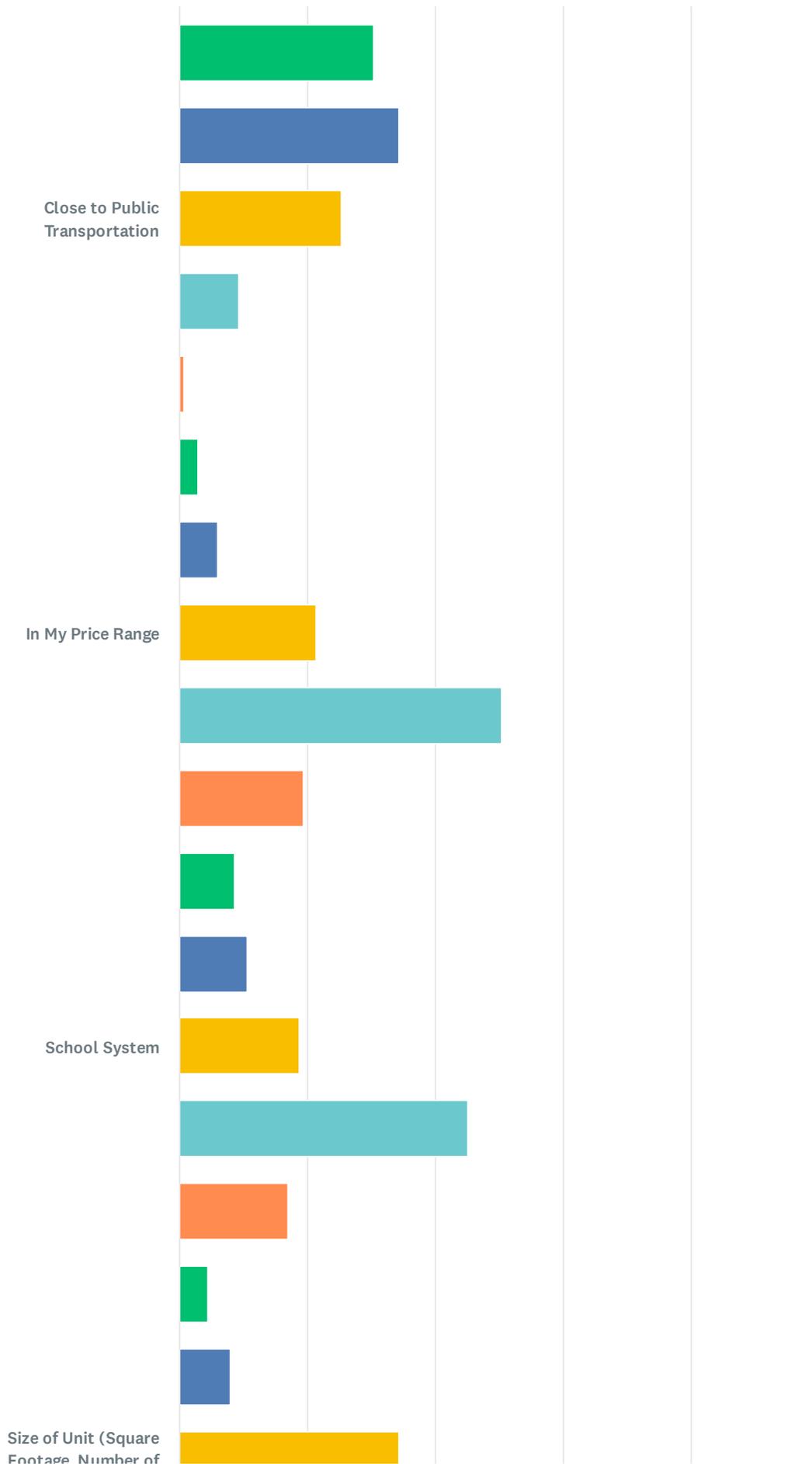
	 Strongly Opposed	 Opposed	 Neutral	 Supportive	 Very Supportive	Total
<b>Single Family Homes</b>	2.60% 15	2.43% 14	10.07% 58	47.74% 275	37.15% 214	576
<b>Duplexes</b>	28.30% 163	26.74% 154	29.34% 169	13.37% 77	2.26% 13	576
<b>Apartments</b>	45.83% 264	29.51% 170	14.76% 85	7.99% 46	1.91% 11	576
<b>Townhomes</b>	26.56% 153	25.35% 146	28.47% 164	17.19% 99	2.43% 14	576
<b>Mixed-Use (Commercial &amp; Residential)</b>	26.04% 150	22.22% 128	31.94% 184	15.10% 87	4.69% 27	576
<b>Senior Citizen Housing</b>	9.03% 52	8.33% 48	38.72% 223	36.63% 211	7.29% 42	576
						<b>3456</b>

# Q9 Indicate your level of importance for the following characteristics when choosing a neighborhood to live in.

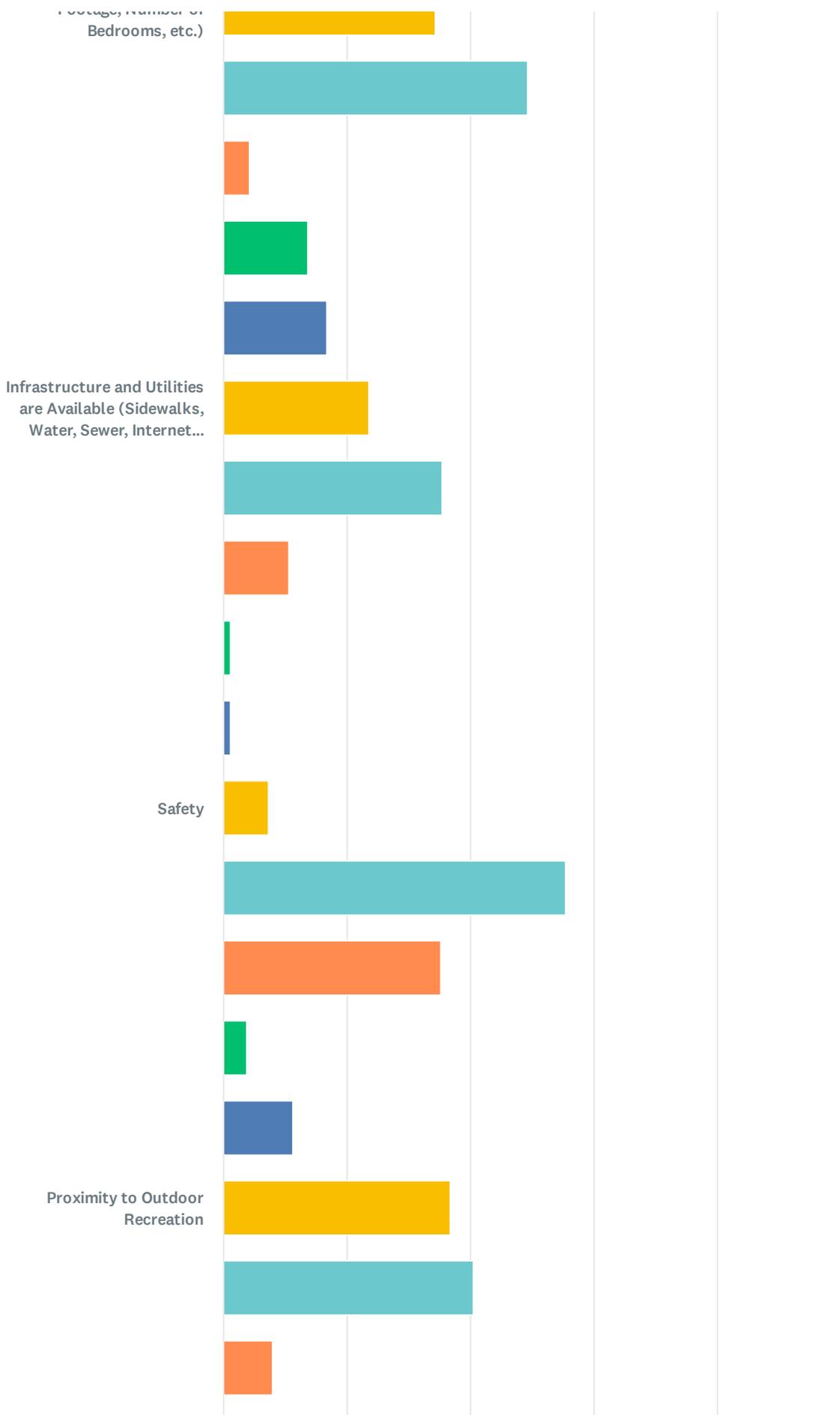
Answered: 576 Skipped: 0



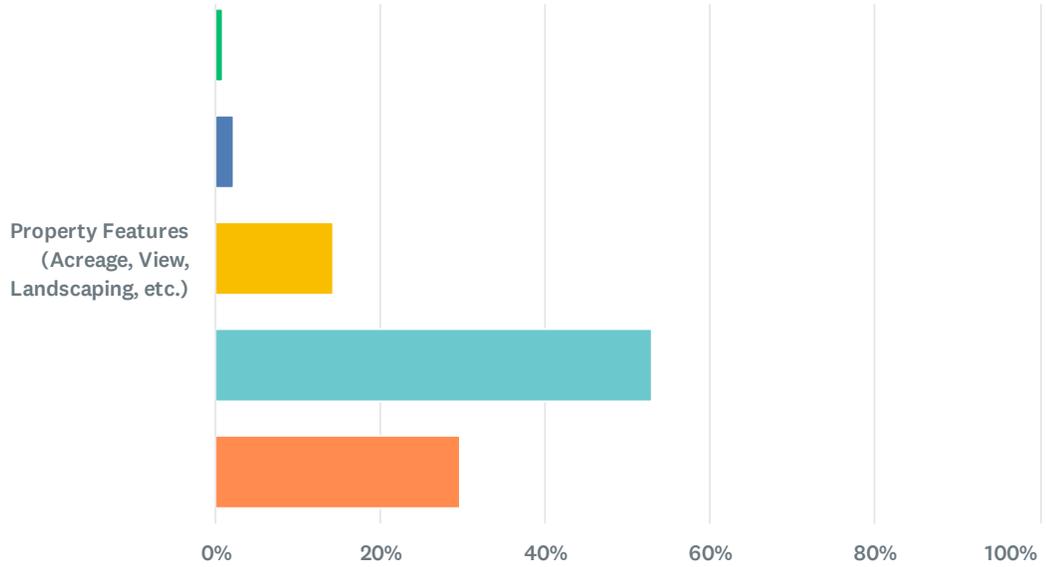
# Tallmadge 2026 Master Plan Survey



# Tallmadge 2026 Master Plan Survey



## Tallmadge 2026 Master Plan Survey



	● Very Unimportant	● Unimportant	● Neutral	● Important	● Most Important	Total
<b>Close to Family and Friends</b>	2.43% 14	10.24% 59	28.65% 165	46.88% 270	11.81% 68	576
<b>Close to Work</b>	5.38% 31	16.15% 93	35.24% 203	40.45% 233	2.78% 16	576

6336

Tallmadge 2026 Master Plan Survey

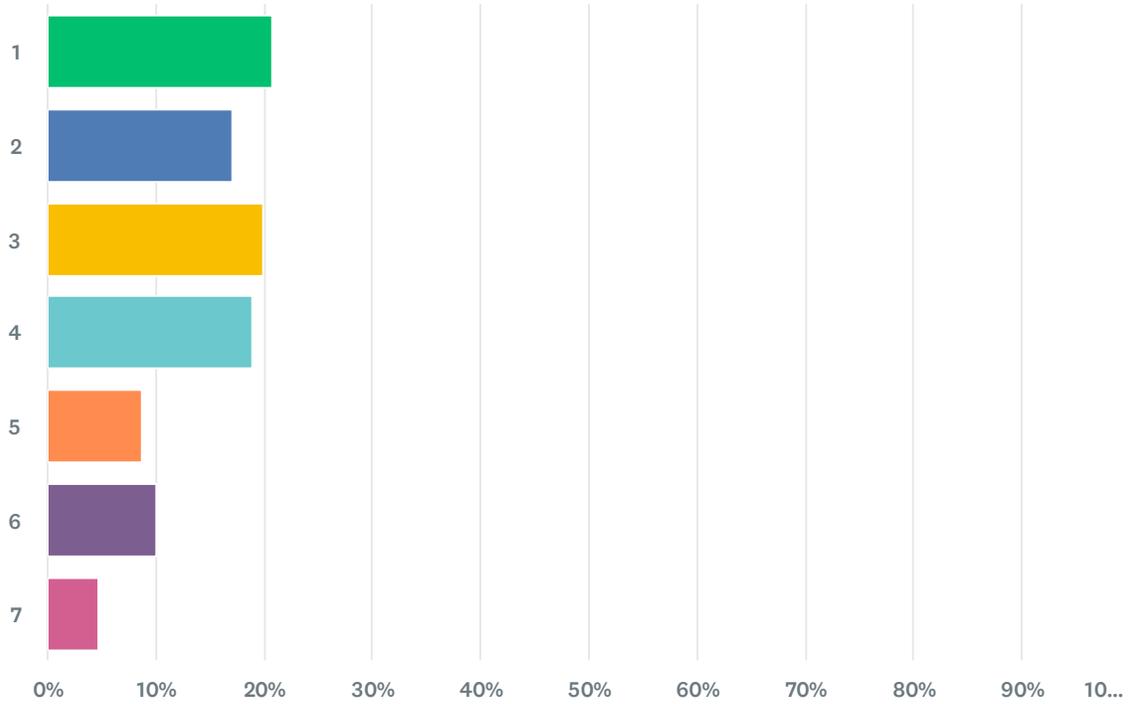
	 Very Unimportant	 Unimportant	 Neutral	 Important	 Most Important	Total
Close to Amenities (such as shopping, health care, downtown center, recreational areas, etc.)	5.03% 29	15.63% 90	34.55% 199	40.45% 233	4.34% 25	576
Close to Public Transportation	30.38% 175	34.38% 198	25.35% 146	9.20% 53	0.69% 4	576
In My Price Range	2.95% 17	5.90% 34	21.35% 123	50.35% 290	19.44% 112	576
School System	8.68% 50	10.59% 61	18.75% 108	44.97% 259	17.01% 98	576
Size of Unit (Square Footage, Number of Bedrooms, etc.)	4.34% 25	7.81% 45	34.38% 198	49.31% 284	4.17% 24	576
Infrastructure and Utilities are Available (Sidewalks, Water, Sewer, Internet, etc.)	13.72% 79	16.67% 96	23.61% 136	35.42% 204	10.59% 61	576
Safety	1.04% 6	1.04% 6	7.29% 42	55.38% 319	35.24% 203	576
Proximity to Outdoor Recreation	3.82% 22	11.11% 64	36.63% 211	40.45% 233	7.99% 46	576
						6336

Tallmadge 2026 Master Plan Survey

	 Very Unimportant	 Unimportant	 Neutral	 Important	 Most Important	Total
Property Features (Acreage, View, Landscaping, etc.)	0.87% 5	2.26% 13	14.24% 82	52.95% 305	29.69% 171	576
						6336

## Q10 Based on the map below, where in Tallmadge Township do you reside?

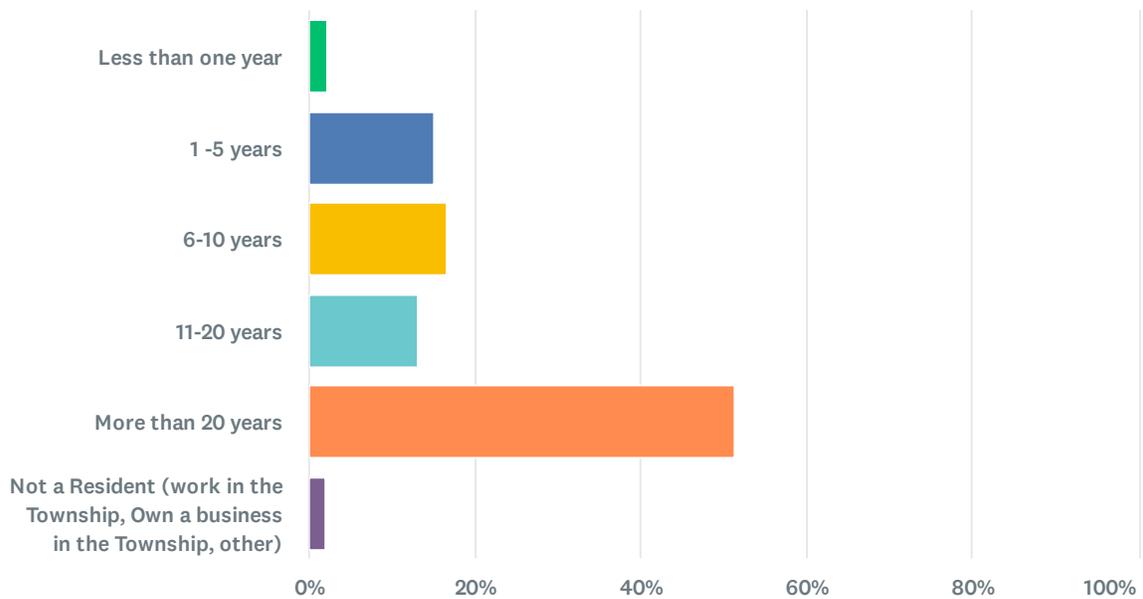
Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
● 1	20.66%	119
● 2	17.01%	98
● 3	19.97%	115
● 4	18.92%	109
● 5	8.68%	50
● 6	10.07%	58
● 7	4.69%	27
<b>Total</b>		<b>576</b>

## Q11 How long have you lived in Tallmadge Township?

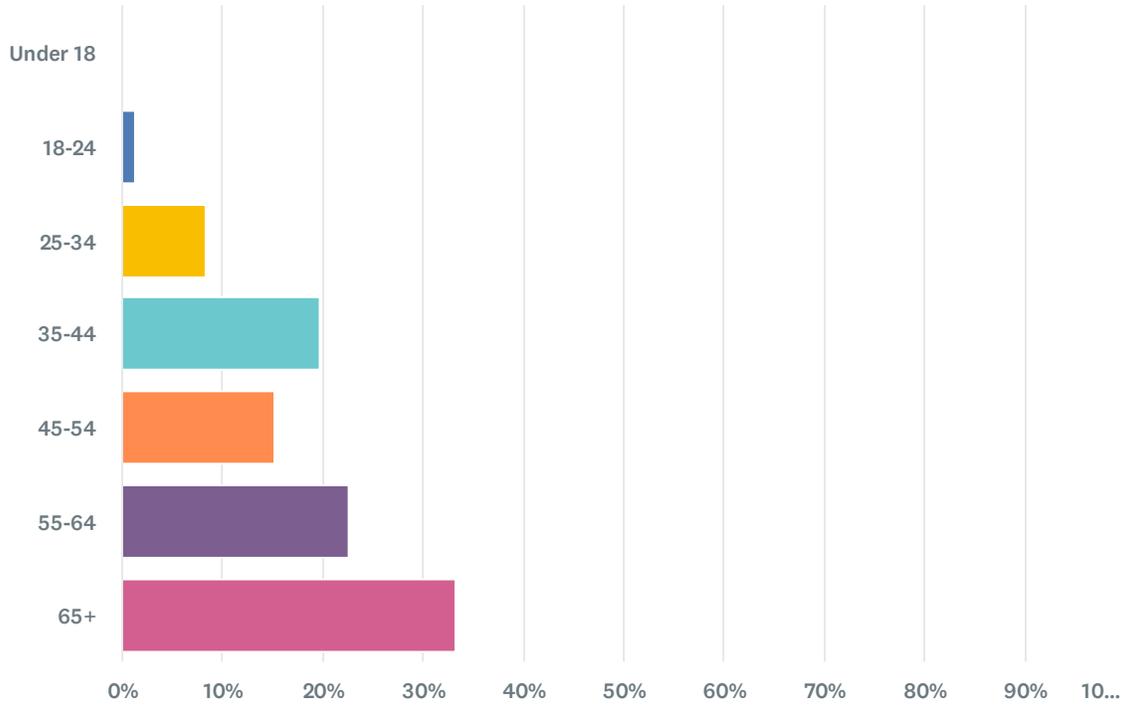
Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
● Less than one year	2.08%	12
● 1 -5 years	15.10%	87
● 6-10 years	16.49%	95
● 11-20 years	13.19%	76
● More than 20 years	51.22%	295
● Not a Resident (work in the Township, Own a business in the Township, other) <a href="#">Show responses</a>	1.91%	11
<b>Total</b>		<b>576</b>

## Q12 What is your age?

Answered: 576 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Under 18	0%	0
<span style="color: blue;">●</span> 18-24	1.22%	7
<span style="color: yellow;">●</span> 25-34	8.33%	48
<span style="color: teal;">●</span> 35-44	19.62%	113
<span style="color: orange;">●</span> 45-54	15.10%	87
<span style="color: purple;">●</span> 55-64	22.57%	130
<span style="color: pink;">●</span> 65+	33.16%	191
<b>Total</b>		<b>576</b>

## Q13 Do you have any additional comments or concerns?

Answered: 274 Skipped: 302

Q14 If you would you like to receive updates about the Master Plan, please provide an email address below.

Answered: 310 Skipped: 266

## Q13 Do you have any additional comments or concerns?

Answered: 274 Skipped: 302

#	RESPONSES	DATE
1	No return envelope?	9/16/2025 11:07 AM
2	Go back to 10-acre requirement to build! Like country living. This is why we like it here! Keep it rural, go back to 10 acre requirement to build. We are close to all, no need to have in township.	9/15/2025 2:53 PM
3	Keep Tallmadge rural. No removing farms for housing developments, no apartments, no duplexes, no condos!	9/15/2025 2:45 PM
4	We will need city water soon	9/15/2025 2:39 PM
5	<span style="background-color: black; color: black;">[REDACTED]</span> This was an individual's personal email. It has been removed to protect privacy.	9/15/2025 2:25 PM
6	Many people walk, run, and bicycle on Luce from Kenowa to Lake Michigan Drive and Linden and the excessive speed and the tail gating of cars, trucks, and motorcycles makes it very dangerous. The speed limit of 50 is too high with most vehicles exceeding that speed. I have tried to feth. I have never seen a police officer.	9/15/2025 2:20 PM
7	Tallmadge township is in close proximity to schools, shopping, recreation, healthcare, commercial, industrial, and job opportunities. So, there is no need to duplicate these things in the township. Let's keep the rural atmosphere!	9/15/2025 2:14 PM
8	Leave rural preserve as is plus notify all of any resoneing	9/15/2025 11:31 AM
9	NO	9/15/2025 11:20 AM
10	New houses are being built everywhere way too fast, we do live in a rural area remember. Traffic is unbelievable.	9/15/2025 11:08 AM
11	Sidewalk funds should only be used where they make useful sense to install, 200 feet sections. Where they can be utilized by runners and walkers. Need to set sidewalk zones residential areas and park areas. No more sidewalks to no where. Accessory building size should be relative to size of property of parcel percentage of square feet of land and home.	9/15/2025 10:54 AM
12	Another gas station on the north side would be nice	9/14/2025 11:38 AM
13	Mountain bike trail along the Grand River. dan.	9/13/2025 10:47 PM
14	Like the rule feel of zone seven	9/13/2025 8:25 PM
15	We are losing the allure of country here. I would not move here today.	9/13/2025 8:17 PM
16	For being a township, freedom of choice when intending to develop a property seems restricted. Realistically, people may enjoy the township as a way to avoid the overcrowding of the main city and most close suburbs/cities. Avoiding overcrowding is desireable	9/13/2025 3:29 PM
17	I feel as though during the recent town hall meetings about potential housing developments, the concerns of residents about overcrowding were never listened to or addressed. It is also downright abhorrent that the council purposely made it difficult to learn about these plans to begin with. The blatant corruption is also sickening since many members of the council had stake in the development, whether they were transparent about it or not. All in all we have lost complete faith in this council. They clearly only care about the profit they are making under the table and never truly had any interest in actually supporting this community.	9/13/2025 1:50 PM
18	For the love of god, do something at lmd and 8th. I have never seen a ticket for running light red in 25 years. Why????	9/12/2025 10:08 AM
19	I feel its very important to keep rural feel. Current acreage to housing 2 1/2 should remain	9/12/2025 9:30 AM
20	Growing to fast	9/12/2025 9:25 AM
21	It would be great to have side walks/ bike pathways to safely connect the township to existing	9/12/2025 9:24 AM

## Tallmadge 2026 Master Plan Survey

	sidewalk infrastructure and public transportation in Kent county- specifically along Leonard.	
22	Too much traffic	9/12/2025 9:21 AM
23	Excessive speed from motorcycle traffic past our residence during warm season.	9/12/2025 9:17 AM
24	I have concerns for the amount of traffic	9/12/2025 9:13 AM
25	Commercial rezone on LMD west of 8th avenue is hopscotched	9/12/2025 9:09 AM
26	Better care of roads, pave all gravel roads with township money. Don't make residents pay for paving roads. They are traveled by everyone. This is how our tax money should be used.	9/12/2025 9:05 AM
27	The reason we decided to build in tallmadge: 1. taxes, 2. rural area	9/12/2025 9:00 AM
28	Please keep rural feel - less dense housing - commercial in proper areas	9/11/2025 9:14 PM
29	A nice park with public access to the grand river for fishing and boating would be nice	9/11/2025 8:41 PM
30	I am very opposed to large scale housing developments and apartments in general.	9/11/2025 1:44 PM
31	Keep Rural Preserve – Very important. Standale & Allendale have all the commercial services / amenities / apartments / industry we need – there is no need to provide that in Tallmadge since we have access in Standale & Allendale. Lack of reliable, high speed broad band service. GVSU overloads the wireless communication, ISP are not keeping up with demand. Would like to see you work with Ottawa County and 123NET company/program Big concerns about development / growth along the Lake Michigan Drive Corridor. We are strongly opposed to development because of the impact to the rural community. We are seeing significant traffic increase and reckless driving on Lake Michigan drive. 8th ave & Lake Mi Drive intersection needs a turn signal - please make that a high priority. Thanks for providing this survey.	9/11/2025 11:02 AM
32	I DONT FEEL TALLMADGE TOWNSHIP NEEDS TO HAVE RENTAL COMMUNITIES MIXED IN WITH CURRENT RESIDENTIAL/ SINGLE FAMILY HOMES. STRONGLY OPPOSED TO PLANNED RENTAL DEVELOPMENT ON LEONARD NEAR MEADOW VERDE DEVELOPMENT.	9/10/2025 9:51 PM
33	The vision on the 4mile/ 8th Ave exit area during construction was very disappointing! Lack of planning for the effects of Fruit Ridge updating was very disappointing.	9/10/2025 6:52 PM
34	Need much better enforcement of vehicle traffic laws by sheriff's department. Too many individual driving recklessly and violating the law. Need stricter noise ordinance. Residents should not have to tolerate loud music and loud vehicles. Sheriff should enforce township restricted truck ordinance on designated roads.	9/10/2025 10:49 AM
35	This is likely evident from my answers above, but the most important policy for both long-term growth and long-term sustainability is to figure out public water access for both new-builds and for existing neighborhoods. There does not appear to be any county-wide or township-wide plan to combat the declining groundwater levels that have been ongoing at this point for literal decades, and this shortage is going to continue to get worse. We cannot continue to kick the can down the road on this.	9/10/2025 10:38 AM
36	At times, building spec requires appear to be far more stringent than other neighboring townships. Example: pole barn building requirements	9/10/2025 8:54 AM
37	Preserve the farm land and slow down sub-divisionals	9/9/2025 5:04 PM
38	Our property taxes are way too high Raising our assessed values or taxable values because you can is simply greedy. Give homeowners a break from these increases, please!	9/9/2025 3:09 PM
39	let commercial build without so many rules on how it looks	9/8/2025 4:22 PM
40	Putting up developments too fast, not enough water to support the number of houses going in!	9/8/2025 10:21 AM
41	Keep Tallmadge rule and open / green space. Need better internet service.	9/7/2025 9:08 PM
42	No apartments. This is a "country" community and we do not need people moving here complaining about the racetrack noise and the manure smell. If they want to live in GR, stay in GR.	9/7/2025 7:02 PM
43	We do not want developments in this area. We chose to live out here to be more remote.	9/7/2025 3:19 PM
44	All development requests and zoning changes or splits should have an immediate property tax	9/7/2025 12:18 PM

## Tallmadge 2026 Master Plan Survey

increase or transaction fee levied on both the buyer and the seller that goes directly to the township to cover increases to services and infrastructure needs.

45	I would like to see restrictions on outbuildings be more relaxed. if you barn/garage doesn't affect your direct neighbors then why does Tallmadge restrict size? isn't this still a free country?	9/7/2025 9:24 AM
46	I would like the township to stay more rural preserve. So our wells do not dry up from added housing.	9/7/2025 8:06 AM
47	What is left of the rural nature is important to me	9/6/2025 7:58 PM
48	I live just off from Leonard Street close to the Walker city border. I would strongly suggest that there be walking/bicycling trail(s) built in This area, particularly on Leonard Street. Not only for pedestrians walking in the area, but also for bicycles which are very much in use on Leonard Street and if there was a path there they would be used even more. In Ottawa county it is clear that much more money has been spent on the west side of the county for bicycle and pedestrian paths then on the east side of the county. There is much room for improvement on this condition.	9/6/2025 4:33 PM
49	Absolutely oppose the proposed duplexes off Leonard. Concerns with traffic, availability of safety resources, property values. If they go in, when will my property taxes be reduced?	9/6/2025 12:45 PM
50	We love Tallmage as a rural township to live in while maintaining access Grand Rapids, Grand Haven, etc. We appreciate the sense of small community and would prefer not to see large development projects that detract from the appeal of Talmadge. We also greatly appreciate the access to and amenities of Talmadge township park and the care that goes into maintaining this.	9/6/2025 9:27 AM
51	We have a nice industrial park. Would be nice if you stepped up and took care of your road in the park.	9/6/2025 8:50 AM
52	Water rates are unreal. When first building we were told as the area grows with more development our water rates would go down. The development is full & water rates are outrageous. My son owns a car wash in Wyoming, MI & I pay more for water than he pays for the car wash... time to reduce the rates. \$200-\$500 water bills are ridiculous & I'm the only one here & have to be careful about how much water I use. Amen!	9/5/2025 11:23 PM
53	Talkmadge is and should remain a bedroom community of Grand Rapids. Should remain rural, all services are available within 20 minutes. Don't let it become like the East side of GR where traffic is ridiculous. Water and sewer service needs to be in the plotted areas, but let's promote rural preserve with minimum acreages for single homes	9/5/2025 11:24 AM
54	Would like to see zoning regulations enforced regarding signs in yards	9/5/2025 7:33 AM
55	Property taxes are too high	9/4/2025 7:03 PM
56	Would like to see Tallmadge Township remain rural country as amenities are not that far to travel whether to Standale, Walker, Coopersville, Allendale, Grandville, Grand Rapids. Also wish we had been notified of the Dollar General. There are two "dollar stores" already right down Remembrance.	9/4/2025 2:46 PM
57	no more developepment!	9/4/2025 7:58 AM
58	Please offer residents city water hookup. We have extremely hard water and poor water quality.	9/3/2025 7:00 PM
59	Slow down development in Area #1 !!!	9/3/2025 4:06 PM
60	No	9/3/2025 12:27 PM
61	How many more accident need to occur at lk mi dr and 8th and before a left turn signal is put there? Need more policing on speeding and reculas driving on lk mi dr. It's out of hand!!!!	9/3/2025 8:24 AM
62	I think that conserving wooded areas and not building apartments on every corner will help this area to not be so overpopulated. The wildlife are running out of areas to live.	9/2/2025 9:12 PM
63	My interests are preserving land, having access to healthy groceries and high quality restaurants, and having nice parks for scenic walks and outdoor spaces for kids.	9/2/2025 6:06 PM
64	Our farms are disappearing.. we should be more concerned about preserving rural spaces and	9/2/2025 3:57 PM

## Tallmadge 2026 Master Plan Survey

less concerned about development. Being rural, gives Tallmadge its charm. There should be some sort of incentive to keep agricultural operations alive and thriving in our township.

65	No	9/2/2025 2:31 PM
66	Lived here 57 years, things have changed!	9/2/2025 2:21 PM
67	Traffic on 8th ave speed and weishi rist. Speed on RDS M-45 from wniken to allendale, more police patrol	9/2/2025 2:14 PM
68	Keep Tallmadge rural.	9/2/2025 1:59 PM
69	Recreation, shopping, services, etc. are all available in nearby cities. We should not try to compete in those areas, but rather leverage our strength: the rural character of the township. We need to preserve this through strict controls on any commercial/industrial/residential developments.	9/2/2025 1:22 PM
70	No	9/2/2025 1:07 PM
71	Apartments bring a "renter mentality " . No respect for property or others around them. Also brings crime , theft and lack of public safety.	9/2/2025 11:57 AM
72	Not the charming city we first moved to. Developing way too fast. Too many businesses, apartments, condos, traffic congestion, industrial sites going up unsupervised. Can't even get thru town without numerous traffic lights. The home town ambiance is gone. What a shame.	9/2/2025 11:15 AM
73	We need more public transit, affordable housing and I would love to see Tallmadge be a Sanctuary City. Immigrants should feel safe in our neighborhood.	9/1/2025 7:32 PM
74	Stop worry about how you can add people and things to the township . Take time to maintain the things you already have for the people who have been here .	9/1/2025 4:39 PM
75	While continuing to plan, please continue to protect the rural character of our township. Also, once farmland is lost, it's gone forever - this happened in Allendale. The farming industry (including food processing, trucking, etc) is one of Ottawa County's top economic producers and positively affects all of us. We have appreciated the level of planning our township has taken to "build smart" - looking at the surrounding areas as you plan for now and into the future. Keeping the more rural areas rural and allowing for building of commercial and industry where there is already buildings for that. Thank you for sending the postcard/survey so that our feedback can be taken into consideration.	9/1/2025 3:51 PM
76	In 1992 you had to have 10 acres to build a house. Now it's down to 2.5 acres. We moved to get away from the city. Please feel free to reach out to me as id like to be more involved - Bob Stanitzek - 616-885-8568	9/1/2025 10:28 AM
77	I don't like Lake Michigan drive becoming the next alpine or 28th street. We moved out to the country for a reason, would hate to see this are become overdeveloped. I also hate the loud industrial trucks that drive back and forth on 24th ave. Let us keep our peaceful country setting please.	9/1/2025 9:49 AM
78	We need more police presence on Lake Michigan Drive, we need more speed limit signs on Lake Michigan Drive, can we PLEASE get speed limit signs that flash when going over the speed limit like other areas have? It is so unsafe.	9/1/2025 8:45 AM
79	Love the park facilities behind the city building. Do wish there was another path through the middle to give more length options.	9/1/2025 8:33 AM
80	Sewer needs to come down Johnson to 8th Ave and travel back to Ironwood.	9/1/2025 7:59 AM
81	I would like the township to focus on spending reasonably to support the residents who live here, not focus on spending based on the residents and businesses they could attract here. What attracts me to Tallmadge township is the rural, quiet nature of the area, and most of my neighbors feel the same way.	8/30/2025 3:05 PM
82	The quality and preservation of our groundwater and aquifers!	8/30/2025 11:15 AM
83	There have been increasing numbers of splits of residential properties. This negatively impacts the quiet, rural and private atmosphere of our township.	8/29/2025 5:18 PM
84	We are losing the country setting/feeling and have prioritized commercial development ahead of water, sewer and traffic safety. I appreciate this survey, thank you!	8/29/2025 4:34 PM

## Tallmadge 2026 Master Plan Survey

85	Respecting wilderness is important.	8/29/2025 2:16 PM
86	No	8/29/2025 11:40 AM
87	What is being done, if anything, about the water table concerns happening throughout Ottawa County?	8/29/2025 9:23 AM
88	Stop building apartments, this is not the community for it. Panic alarms and people trespassing is not Tallmadge township.	8/29/2025 9:03 AM
89	Green space is Extremely Crucial. Maybe have incentives for farmland to be turned into a recreational area or park; similar to Millennium Park off Butterworth. Aman Park is wonderful but is owned by Grand Rapids.	8/29/2025 8:32 AM
90	Please...we will never see public infrastructure here, continue to be reliant on groundwater. STOP ALLOWING CONSTRUCTION, in particular subdivisions, in areas that are on well water. PLEASE!!! Every new house out here watering their lawns 6 hours a day during a DROUGHT.	8/29/2025 12:51 AM
91	Not at this time.	8/28/2025 7:08 PM
92	I am extremely opposed to losing the ruralness of this area!	8/28/2025 5:24 PM
93	Love this area and have concerns about traffic increases and accidents on Lake Michigan drive and 8th Ave. Would like to see the area continue to enforce no large trucking and possibly increase the bike lane as there are many bikers and Leonard street is very narrow. I also wonder about how we could limit noise of helicopters and low flying planes - do we have air rights or ways to protect our air space?	8/28/2025 5:20 PM
94	I moved here for the rural views and peace and quiet. I do not want to see apartment, condos or townhouses in our area.	8/28/2025 5:12 PM
95	The rural atmosphere of the township is what keeps us here. Developments will change everything. Keep it rural!!!!	8/28/2025 4:13 PM
96	Would like to see more interest for the township to take regarding homes and areas not kept up. Many places are tearing down the beauty of the township.	8/28/2025 12:26 PM
97	Would love current neighborhoods to be preserved and avoid excessive commercial developments.	8/28/2025 11:48 AM
98	I hope you are not trying to play the games of politics like Ottawa county and our nation is into right now. There are real issues we have with things like: education resources funding cuts, our volunteer fire crews in tallmadge/wright are short staffed and people just want to talk about immigration when the economy sucks right now. We have real issues, if we don't address these real issues who cares if there are immigration issues because we will all be out of jobs and paying higher taxes.	8/28/2025 9:05 AM
99	Would love sidewalks all along Lake MI Dr to connect to the trails at Riverside Park	8/28/2025 8:28 AM
100	It is not important to provide jobs and shopping opportunities in Tallmadge township because they are all available in neighboring communities. Tallmadge should preserve its semi-rural character as a great place to live, with space for outdoor recreation.	8/27/2025 10:13 PM
101	Rezoning land to commercial and industrial needs to stop. It increases demand on our services and the residents pay for it. We are tired of the tax increases only to give the developers tax breaks and have the residents pay for the infrastructure. We do not live here to watch bulldozers clear our neighborhoods. The master plan needs to be ripped up. We demand more respect!	8/27/2025 8:40 PM
102	Daling Ct has holes and definitely needs paving	8/27/2025 6:42 PM
103	I am opposed to any new housing development in the vicinity of Kenowa Ave and Riverbend. There is already a high volume of traffic in this area and many drivers exceed the posted speed limits. Many drivers utilize Kenowa Ave as a bypass when traffic is backed up on Wilson Ave between the Grand River and Standale. Many drivers are unaware of the speed limit through residential areas when there is not a posted speed limit sign (when not posted vehicle speed through residential areas is 25 MPH). The excess speeds in this area poses a threat to local residents as they enjoy extracurricular activities (while walking, running, and biking on secondary roadways) outdoors. There is also an environmental concern if a new	8/27/2025 3:41 PM

## Tallmadge 2026 Master Plan Survey

housing development is built in this area. Do to sale of much of the farm land over the years and houses are built on repurposed farm land, the water aquaphor that supplies well water to many existing homes in area has dropped substantially. Adding more wells to supply water for new homes would only add to the strain on the aquaphor.

104	I hope this doesn't raise property taxes as they are already very high	8/27/2025 2:54 PM
105	slow down speeds on 8th ave. people use it as a hwy from Lake MI Drive to the freeway. (including commercial vehicles) **come up with a plan to detour it?	8/27/2025 1:41 PM
106	Please keep Tallmadge a rural and quiet community. Love it here. Don't want to become another Hudsonville or Byron center suburb of GR. No cookie cutter neighborhoods. No added traffic. I like that the heavy traffic stays on the outskirts of the township for the most part, leaving the interior nice and peaceful.	8/27/2025 1:41 PM
107	Trucking traffic on non-trucking routes. (8th Ave)	8/27/2025 12:52 PM
108	Love rural community living with the ability to commute to Grand Rapids as well as Lake Michigan.	8/27/2025 11:14 AM
109	We need more sidewalks	8/27/2025 9:53 AM
110	I don't understand why township meeting minutes arent posted the next day, if not the same week, as the meeting. Not all of us can attend meetings and waiting a month for outdated information makes zero sense in 2025.	8/27/2025 8:59 AM
111	Reduce high density housing, allow land owners to build barns despite master plan zoning, reduce cheap stores like dollar general.	8/26/2025 7:04 PM
112	Prior to plans, you need to inform more people before development	8/26/2025 5:04 PM
113	Tallmadge Township is a nightmare right along with Walker. I am not sure why I paid half a million dollars to live in a neighborhood where ordinances are not enforced and streets are not plowed. We do not need more housing or development. Leonard Street, Wilson and Lake Michigan Drive are a nightmare of traffic. Please stop it. Walker is bad enough. You can tell that this side of town (NW) is obviously lower income since there are plenty of Dollar General stores and no decent restaurants. Everyone here is sick of ruffraff and students. Quit developing this area. Walker has ruined it enough for everyone already.	8/26/2025 3:36 PM
114	Why is 26th Avenue and Winans not paved? A lot of money is being spent maintaining a gravel road that deteriorates after about a week. The chemicals also damages our vehicles	8/26/2025 2:28 PM
115	Seems like some newer properties are not following the 2 acre rule that I thought was in place...	8/26/2025 2:02 PM
116	No	8/26/2025 1:05 PM
117	Excessive car speed on Luce and 8th	8/26/2025 10:57 AM
118	My concern is that our leadership sells out and we become a township that was once rural, and instead we become completely subdivided like Hudsonville, Allendale, etc, etc. I hope Tallmadge is willing to continue to take a stand for it's rural character and the residents who are interested in keeping it that way.	8/26/2025 10:51 AM
119	Do not put in developments or commercial properties.	8/26/2025 10:11 AM
120	Generally very happy with Tallmadge Township. The park improvements have been great. Would like to see cluster housing used with greater farmland/woodland preservation in order to maintain rural appearance while providing accessible housing.	8/26/2025 9:43 AM
121	Would like to see better traffic enforcement. I believe we need to hire an additional deputy to handle increased traffic and population	8/26/2025 8:32 AM
122	These surveys should've been sent out long before this.	8/26/2025 7:51 AM
123	Please address lowering water levels.	8/26/2025 6:49 AM
124	We love the fact that we have larger size parcels instead of every being on top of each other	8/25/2025 9:03 PM
125	Keep the rural feel.	8/25/2025 8:42 PM
126	Please no new commercial/manufacturing development. I love that this is still a very much	8/25/2025 8:40 PM

## Tallmadge 2026 Master Plan Survey

rural community. I do think adding sidewalks to major roads such as 24th Ave would be amazing and allow more of our residents to enjoy our beautiful setting.

127	This community is one of the last truly rural areas on the outskirts of Grand Rapids and I would prefer to see it stay that way. Our township is already well served by amenities/businesses/employment the neighboring Walker/Standale/Allendale areas and any additional commercial or high density residential development would diminish the value we looked for when moving to Tallmadge township in 2023. I am from Hudsonville/Jamestown originally and looking at the rate of development in Jamestown township recently it's clear what too much or too quick of those types of development can do to an area. Tallmadge is a bedroom community and it is best kept that way. There are some improvements which would be welcome, such as new bike/walking paths along major roads (and connecting to Aman park), increased availability to public utilities like water/sewer and expansion/preservation of natural areas and I wholeheartedly support any property tax measures required to enable those things. Please help to keep Tallmadge the quiet, peaceful community it is now.	8/25/2025 8:38 PM
128	Very concerned about having tons of traffic on Leonard die to 57 units proposed 300 feet away.	8/25/2025 8:36 PM
129	We love Tallmadge Township and the "rural feel" with urban proximity. Best of both worlds. Would love to see public water and sanitary sewer, but understand that this might create pressure on development of the area. Certainly don't want to lose all the wooded areas and farmland, but a moderate increase in density wouldn't be the end of the world in my opinion. Thank you for your work on this and soliciting input!	8/25/2025 7:36 PM
130	Need more sit down restaurants with alcohol & servers	8/25/2025 5:09 PM
131	Lots on private drives that were developed before rules became more strict should be grandfathered in to be able to be built on	8/25/2025 4:54 PM
132	keep very rural. don't push housing	8/25/2025 4:38 PM
133	why major bike routes on the 55 mph roads have no bicycle areas on both sides of the roads. In addition when they maintain these roads they have not been adding these features to make it safe for the bicyclers and auto traffic. Also, do you seem to be ok to allow vehicle traffic to avoid the M45/M11 intersection by going through linden/luce/fennessy/kenowa/hall street loop. The high traffic in the am and pm along with the walkers, atv traffic, and that a good part of this route is a favorite with bicyclers and some running groups.	8/25/2025 2:19 PM
134	My only comment or concern is approval of any townhomes/condos/apartments going in. We do not need these! Please! Single family homes only please!!! We have heard rumors of more condos going in near us, and unfortunately, it makes us want to consider moving.	8/25/2025 1:33 PM
135	It's impossible to ride a bike around Tallmadge Township. I think bike paths down Leonard would a very good selling point to people wanting to join our community. Also, I think the building requirements need to be more relaxed so alternative dwellings would be allowed. Such as ADU's and small square footage home developments. We don't need anymore micro mansions.	8/25/2025 12:50 PM
136	Yes stop buliding and developing.	8/25/2025 11:48 AM
137	Would love to see more sports parks with turf fields. A multi use turf football and soccer field would be great for the community.	8/25/2025 11:15 AM
138	I live on Johnson st, between 8th Ave and 16th Ave, and it is always dusty and HORRENDOUS to travel. It is consistently full of very deep chatter bumps over this entire area and could use attention every week to keep it graded, but it seems to be an after thought and only happens once every 3-4 weeks. It is a very heavily traveled road and the road conditions deteriorate very quickly. There are also people who drive through and will do burn outs on purpose and there are often deep ruts at the intersection or randomly on the road where an ATV has ground deep ruts in the road. This section of road used to be considered a 'natural beauty road' and we were told years ago it couldn't be paved because of this. But that's not accurate, I've looked at the details of this category of road and I believe the amount of dust that's created would far exceed any amount allowed for healthy living. It also isn't beautiful, it's dingy and drab from all the dust. I've also noticed the 'natural beauty road' signs are no longer there. Does this mean it no longer falls under this category? It would be a significant value to the township to have this section of road paved since so many people drive it and it's highly likely some of the farms nearby will be developed in the next 20 years.	8/25/2025 10:22 AM

## Tallmadge 2026 Master Plan Survey

139	We would love to see sidewalks or trails that tie into the sidewalks/trails in Walker/Standale. Since moving to the Township, the lack of access is one of our disappointments.	8/25/2025 9:36 AM
140	Let's keep Tallmadge a small town family friendly town.	8/25/2025 8:16 AM
141	Use common sense when you keep doubling the rule book Marxism is telling people everything, believing that government always know best!!	8/25/2025 8:03 AM
142	Keep rural atmosphere going	8/25/2025 5:51 AM
143	Minimum 2.5 acres per lot should stay in place for residential. No more large multifamily like kensington	8/24/2025 10:03 PM
144	Stop raising our taxes every chance you get.	8/24/2025 9:30 PM
145	Paving of our roads. Linden is an embarrassment to our community. Motorcycle traffic through Lamont is dangerous for all. Tree trimming over Leonard needs to be a priority. Keep Lamont rural! We love our small community! City water and sewer would be welcomed by us just off of Leonard.	8/24/2025 8:23 PM
146	Need to make single-family residence a priority for land use. We also need to address the aquifer and the use of it and consider bringing in city water	8/24/2025 7:30 PM
147	Too much development of farm/wooded land is occurring. The under ground water situation needs to be a top priority. Many homes on wells without any access to public water, and many homes that it would not make financial sense to run public water to every house. Money should be spent to solve this issue. Plenty of houses are current or recently being built, we don't need more (especially no apartments!) Great job last few years with keeping up on road maintenance.	8/24/2025 7:28 PM
148	I love Tallmadge township my only complaint is poor internet and phone service where I live. The hubs are out dates and run very slow. I can't even talk in my own home on the phone. It went bad during Covid and has never improved. I'd love to see us get fiber optics like some of the other rural areas in Coopersville. It's a dangerous that I can't even use my phone and I've tried multiple carriers only getting same results. Super frustrating	8/24/2025 6:51 PM
149	Lack of access to high speed internet has been detrimental to my business	8/24/2025 5:57 PM
150	I would rather not see Talmadge township be developed further, I chose to live here because of the rural and natural characteristics that are easily commutable to grocery stores and businesses in neighboring townships.	8/24/2025 4:49 PM
151	Please run fiber Internet!	8/24/2025 4:12 PM
152	Sadly the current board of directors seems to be focusing on short term financial gains rather than a continuation of the qualities that a rural setting provides.	8/24/2025 3:53 PM
153	Would love to see dirt roads paved.	8/24/2025 3:18 PM
154	Strong interest in township water/sewer lines coming to our subdivision off of 8th ave.	8/24/2025 11:15 AM
155	I do not like the zoning. I live in Lamont, my address is in Coopersville. I have difficulty receiving my mail, as computers change my address to Coopersville. Even my voting registration was sent back. (Return to sender)	8/24/2025 10:53 AM
156	No more multi family !	8/24/2025 10:40 AM
157	I've been living here for a little over a year. Most of this survey was confusing to me. Bottom line, I don't want to see massive apartment complexes or giant senior care facilities built. Our grocery stores, doctors, schools, and places of work are in other cities nearby which is fine. Keep traffic light and pipe in some city water. My biggest concern currently is the quality of the water we put in our bodies on a daily basis. If it is destroying my water heater, what is it doing to my and my family's health?	8/24/2025 10:40 AM
158	No tiny houses! Should increase buildable lot size to a minimum of 5 acres. We don't want to look like Walker. Talmadge should remain to look like Talmadge, not a small city with houses stacked on top of each other.	8/24/2025 9:46 AM
159	Stand alone condos near woods would be highly desirable!!! Like the ones on Kinney Ave in Walker. They are also affordable and well constructed. But no natural woods.	8/24/2025 9:45 AM

## Tallmadge 2026 Master Plan Survey

160	Please do something to attract better restaurants to this area. We have nothing decent and end up driving to Hudsonville or Spring Lake for a nice meal.	8/24/2025 8:53 AM
161	We would like the township to have some standards about properties that have abandoned vehicles, more than one camper, tires and general clutter. For example, we used to be able to look out our front window and see trees and deer, now we look out and see a racecar with grass growing around it, two campers that have never left the yard, scrap tires, lawnmowers that are no longer being used, etc. I understand the township is vigilant about placement and size of outbuildings, how about letting people have as big a building as they need, but all equipment must be stored in them. I understand we don't want "property association" type rules, but there's no denying my property value is negatively affected by my neighbor's junky looking yard.	8/24/2025 8:48 AM
162	Don't want any large subdivisions neighborhoods being put in.	8/24/2025 8:32 AM
163	Would love be to see a study for a flashing red light during rush hour at Sessions Dr & Lake Michigan Dr. (Suspect this will become a larger concern as more business move into lots on Sessions Dr)	8/24/2025 8:29 AM
164	We pay way too much for property taxes for seniors. We can't afford living in Tallmadge Township	8/24/2025 8:00 AM
165	No	8/23/2025 9:13 PM
166	I do not want Tallmadge to grow. I especially don't want city water and sewer. We need to stop growing and stay rural. No businesses, apartments or housing complexes. Everything we need is close enough. If I wanted to be closer to shopping, professional services, sidewalks, recreation or public transportation I would move to a city. Between school mileage and property taxes we already pay enough we don't need higher taxes.	8/23/2025 7:15 PM
167	Very concerned about PUD housing where there is no public water. We have a well and are very concerned about our aquifer. Every home with a well should be required to have 2.5 acres. It makes no sense for Allendale to have restrictions but Tallmadge, right next door does not.	8/23/2025 7:01 PM
168	Stop pushing commercial in ag land and no large apartment complexes taking away the land and real life	8/23/2025 6:32 PM
169	Keep it small. We don't need to be a big city.	8/23/2025 4:02 PM
170	Fennessee to Luce to Linden is a major touring bicycle and running/walking route. Would love a dedicated shoulder or sidewalk path. It's so dangerous with cars going 60 plus and the curves and hills. Please consider this recreational pathway! Also Kenowa Ave from Fennessee to Riverbend same! So narrow with no dedicated path for all the recreational uses of running and biking.	8/23/2025 3:14 PM
171	Minimize the aquafer draw down, keep water pure and keep rural character of the township.	8/23/2025 3:06 PM
172	We have loved Tallmadge and have raised our family here. It feel like in recent years we've begun to lose the rural / country feel that attracted us. Many people still desire this opportunity to raise a family in. We are looking to move further out if development continues at the current pace.	8/23/2025 3:05 PM
173	Really against the development on Leonard by Crowley st. Completely against what everybody loves about living in Tallmadge township. Seems like a money grab for a select few.	8/23/2025 2:39 PM
174	I've lived here 40 years. Tallmadge has grown slowly. I feel it has not been overwhelming and a safe community. I would like to see it continue to grow slowly. I've seen other Townships grow to the point where it's unmanageable. If you have more people you need more services. And then taxes go up. I appreciate the low tax base. And yet we still support schools in cities. Coopersville Grandville for example. A farming community and Education, I feel is more important then industry.	8/23/2025 2:18 PM
175	Building codes to allow more freedom of use in rural preserve. I really want to build a barn/house combo. But the way the code is setup and from what my builders have said it is very strict	8/23/2025 12:51 PM
176	Rural areas allowed to develop without infrastructure for city water. As water table decreases because of new housing who pays to lower wells? Residents are allowed to change the classification of their land with no consideration for neighboring properties.	8/23/2025 11:54 AM

## Tallmadge 2026 Master Plan Survey

177	Very concerned with the rate of very HIGH speeds motorcycles and vehicles, including the high decibel levels they operate on Luce St.	8/23/2025 10:44 AM
178	Would like to see a little more recreation opportunities within the township, possibly a system of shared use paths located adjacent to major corridors (such as Leonard Street, 8th Avenue, Ironwood Drive, Lake Michigan Drive) that also provide connectivity to similar systems in adjacent communities including the Musketawa Trail and White Pine Trail. Commercial and through traffic should be discouraged from using local streets. An example is 24th Avenue between Lake Michigan Drive and Leonard Street which has seen a significant increase in traffic and speeds which makes it more dangerous for pedestrians and residents who live along the local street. Suggest adding a restroom at the Tallmadge Township Park near the tennis/pickleball courts and pavilion.	8/23/2025 10:34 AM
179	N/a	8/23/2025 10:23 AM
180	The traffic and speeding on 8th Ave is awful. My trash cans have been hit 3 times and I'm consistently picking up beer cans and liquor bottles from people throwing them out of their car. There needs to be more patrols, lower speed limits, and enforcement.	8/23/2025 9:57 AM
181	It would be nice to get some of the dirt roads paved such as Johnson St. The dirt and gravel gets very rutted and makes for rough travel.	8/23/2025 9:35 AM
182	We are so close to GR we have a great place to live. Let's remember the importance of water, sewer and safety.	8/23/2025 9:30 AM
183	Reduced speed on 14th Ave. Cars drive way too fast and with the new homes there are many kids in the area and its dangerous how fast people drive.	8/23/2025 9:30 AM
184	Rode in front of my house has been in poor shape since I moved here. I was told it was going to be repaired 7 years ago. Can't even use my driveway because the shoulder of the road has sunk so bad that everybody's car bottoms out going in or out of the driveway. Taxes are far too high for the services we receive in this township.	8/23/2025 8:50 AM
185	I love living in tallmadge township. I think it's most important to maintain a lower population density. Large lots with nice homes, family farms, and maintenance of our current industrial and commercial properties. Apartments, and rental properties only devalue what we have here.	8/23/2025 8:28 AM
186	No	8/23/2025 8:26 AM
187	Unfair Zoning for accessory bldgs. On large parcels.	8/23/2025 6:33 AM
188	Keep it like it's always been. Small town living close to the city. Duplexes, apartments, townhomes, affordable housing would make a lot of us who have lived here for years leave. Tallmadge has good ol' boys still. Leave it be	8/22/2025 8:50 PM
189	Taxes seem to to be getting so high that people can't afford to live here	8/22/2025 8:43 PM
190	-gravel roads need to continue to be maintained/addressed regularly -adapting the regulations to be able to build a barn taller than the house structure	8/22/2025 8:31 PM
191	PLEASE GIVE US SIDEWALKS ON JOHNSON AND IRONWOOD ROADS, REMEMBRANCE ALL THE WAY DOWN TO FIRE STATION. The lack of sidewalks around here is so frustrating and dangerous.	8/22/2025 8:26 PM
192	Stop wasting my tax dollars. Our taxes are so expensive and there's hardly anything to show for it.	8/22/2025 8:17 PM
193	Need more access to bike trails. Parking lots	8/22/2025 7:31 PM
194	Yes, the traffic on 24th is horrible and extremely dangerous. I am considering leaving the area I've lived in my entire life due to over building and destroying the country living. Sorry for the negativity, but the growth needs to stop.	8/22/2025 7:16 PM
195	No	8/22/2025 7:01 PM
196	Paving 40th street between Leonard and Johnson, please	8/22/2025 6:15 PM
197	Preservation of farmland and wooded areas is extremely important and the reason we moved here. Our biggest concern would be significant development like subdivisions in our areas	8/22/2025 5:51 PM
198	Take care of this Indian church like the community has asked on Linden Dr	8/22/2025 4:46 PM

## Tallmadge 2026 Master Plan Survey

199	I would like to see Tallmadge Industrial park repaved (1st Ave / Steele/ 3rd) - we pay a lot of taxes and our road is in very poor shape...I would like to see some of that tax money go to new pavement. It is not a good impression for our customers when they visit.	8/22/2025 4:40 PM
200	Please consider as much green space as possible and affects expansion would have on roads and traffic. People moved and built out here for the country setting. Don't let this become walker or Standale.	8/22/2025 3:51 PM
201	Paved walking paths along Leonard?	8/22/2025 3:24 PM
202	Keeping tallmadge farm and single unit homes is a must. The city is close as it is. The feel we have is a "world away" but yet we're right there.	8/22/2025 2:51 PM
203	We need access to the Rapid Bus. I live in an apartment complex right on the county line with 1,000+ residents and no Rapid bus will stop in the apartment complex. Ridiculous. And that new Dollar Store on the corner is HORRIBLE. No one needs another low-quality Dollar Store that preys on low-income people. There are like 2-3 just within 3-5 miles already. Shame on who ever approved that build...probably someone who doesn't even live near it.	8/22/2025 2:08 PM
204	Property taxes are way too high. Eliminate property taxes.	8/22/2025 2:07 PM
205	Again, the increase in traffic and the impact — especially on Lake Michigan Drive and when GVSU students are in school.	8/22/2025 1:53 PM
206	I would love to see more fiber internet options as well as I would strongly support a paved walking trail or sidewalks that connects tallmadge park or goes along Leonard. A splash of would also be a great idea for our community park.	8/22/2025 1:48 PM
207	We DO Not want all this fast growing, modern commercialized, multi housing developments, low income stuff. Be picky. Leave us unusual, farm land & rural, value what we havent already totally wrecked. gd old fashion fresh. Educational by being untouched. pleasant to look @ & enjoy. Thanks for asking us. Don't stop asking. Please listen.	8/22/2025 1:42 PM
208	Need more parks, restaurants and shopping in Coopersville. Housing is not very affordable. Schools are fantastic.	8/22/2025 1:09 PM
209	Would love the opportunity for connection to city water and sewer.	8/22/2025 12:57 PM
210	My property taxes are way too high. The annual increase to my property taxes seems way out of line with the surrounding communities.	8/22/2025 12:29 PM
211	No	8/22/2025 12:26 PM
212	It would be nice to have a family restaurant. Only options are Marne, Allendale, and Coopersville. Same with a grocery store. I think it's important to preserve farm land and woods. Less opportunity for development as the Ottawa county water level is poor for wells. Don't want it getting any worse with new developments. Also, should there be a notice for this in the summer months so people limit or don't use sprinklers?	8/22/2025 12:11 PM
213	An antenna ordinance that conforms to MCL-125.3205a and FCC PRB-1. I pointed out to the Admin and Zoning Adm in 2018 that the proposed ordinance, prior to 2nd reading, conflicted with State and Federal law. The response was that they plan to ignore the law until the issue is forced. I also pointed out that the ordinance conflicts with Section 207 of the Telecommunications Act of 1996. Ordinance 3.26 still conflicts with state and federal law and is explicitly preempted by the FCC and the State of Michigan, which is a sad state of affairs for Tallmadge.	8/22/2025 11:43 AM
214	We do NOT want the development across from Lauren Lane.	8/22/2025 11:31 AM
215	not much for seniors here	8/22/2025 11:27 AM
216	Ethnic diversity is a big asset to a community. The township would benefit from increased diversity	8/22/2025 10:28 AM
217	No apartments no public transportation I don't want to live in a city no PUD STOP THE COMMERCIAL AND INDUSTRIAL DEVELOPMENT THE DEVELOPERS ARE CRIMINALS AND LIE LIKE HELL I HAVE EXPERIENCED IT FIRST HAND KEPP TALLMADGE AS RURAL AS POSSIBLE ZONE EVERY THING RURAL PERSEVERE 40 races to build anything there is lots of land in Walker GR Kentwood with all the infrastructure necessary in case u don't know it there is a shortage of well water in Ottawa county so slow the growth stop	8/22/2025 10:02 AM

## Tallmadge 2026 Master Plan Survey

ALL DEVELOPMENT AND DEVELOPERS AND BUILDERS SAVE THE TOWNSHIP FROM BECOMING Walker/Grand Rapids / Grandville etc . put speed bumps 500 ft in each direction from Leonard and 8th traffic is to fast and to much get a full time Sheriff on patrol here enforce the no trucks on 8th ave

218	Would love to see more bike trails specifically along remembrance road to connect both bike trail systems. Also I think there is importance in getting younger families to move here but this would be made possible with more parks/splash pads/ bike trails/ childcare/better schools/family activities like outdoor concerts.	8/22/2025 10:02 AM
219	Still waiting for affordable broadband that was talked about years ago...	8/22/2025 8:50 AM
220	1) Please keep in mind that this has been, and should continue to be, a farming community. Family farms and farmers should be the priority, and, as such, you should be attempting to keep regulations on them as minimal as possible, while keeping taxes as low as possible for the rest of us. 2) STOP allowing HARMFUL solar "farms" and do NOT allow DANGEROUS battery storage facilities in our township! 3) Other than that, there are plenty of jobs, recreational opportunities, and shopping nearby, within easy driving distance (and sometimes walking distance). I would say that the roads are generally well cared-for, and thank you to the road commission workers!	8/22/2025 8:26 AM
221	I would strongly oppose any future projects pushing low income housing within Tallmadge township. Keeping Tallmadge a more rural community should be a high priority.	8/21/2025 9:32 PM
222	No	8/21/2025 9:09 PM
223	Protection of the rural preserve zoning is important.	8/21/2025 8:50 PM
224	Taxes are too high. Restrictions on building barns or anything are too extreme. More common sense would be great.	8/21/2025 8:49 PM
225	Policing of the semi traffic on 8th Ave and speeding . Quit building and putting subdivisions on farmlands! We don't need sidewalks in tallmadge township. We are beyond happy with our well and septic. The taxes are too high. Take developers off the board !	8/21/2025 8:40 PM
226	Preserving the natural areas, woodlands, and farmlands is very important to me.	8/21/2025 8:26 PM
227	Do not want commercial any further west on Lake MI Dr (west of 8th Ave). Do not want city water/sewer.	8/21/2025 8:22 PM
228	Really would like to see expansion of water/sewer and internet	8/21/2025 8:09 PM
229	Worried about commercial and water usage-limit building unless city water available	8/21/2025 7:48 PM
230	Totally opposed to "parallel highway" when we have M45 and M50 available. Using Luce and Kenowa at highway speeds seems dangerous and anti family.	8/21/2025 7:43 PM
231	Chickens should be permitted on less than 2 1/2 acres. City lots allow chickens in other parts of Ottawa county. A minimum of 3/4 acre should be considered to allow chickens. Update the ordinance on allowing chickens. Several residents in Tallmadge have chickens on less than 2 1/2 acres. Either go after every resident who violates the ordinance for allowing chickens or update and change the ordinance to reflect what other townships and cities in Ottawa county, and near by Walker city, that allow chickens on small lots.	8/21/2025 7:15 PM
232	I think the best use of funds is utility and road development allowing more places to build homes. But keep high lot to home ratio to maintain rural feel	8/21/2025 7:13 PM
233	Maybe you could consider changing zone restrictions to let a small artist community prosper in Lamont rather than make it completely unavailable to run a small business due to zoning and taxes. How about letting rural zoned homes do as they please wth their damn land. Maybe you should focus less on bulls**t trash residential build ups and provide small things like a damn library.... just for starts.	8/21/2025 7:00 PM
234	Wilson from the grand river to Lake Michigan NEEDS to be widened to 4 lanes asap	8/21/2025 6:41 PM
235	The actions that the township board and their business associates have been performing over the last several years has been thoroughly documented and will continue to be until everyone supporting the destruction of Tallmadge Township has resigned in disgrace with a written apology to the residents. I realize, though, that this is not a reality. At this point, just keep	8/21/2025 6:31 PM

## Tallmadge 2026 Master Plan Survey

doing what you are doing and we will continue to document the destruction of a once fine community.

236	Ultimately we would like to see no additional housing development or rezoning to anything under 10 acres.	8/21/2025 6:06 PM
237	I strongly oppose the multiple apartment buildings that Walker city allowed in Standale with no infrastructure to support the traffic. Too many people and cars in too small of an area. Don't do that to Tallmadge!	8/21/2025 5:54 PM
238	No more apartments. New gravelly roads instead of asphalt, sucks. We paved LMD when it wasn't necessary. (Waste of \$\$)	8/21/2025 5:54 PM
239	Please could we get internet. Across the street which is Walker they have it! Also, change out dead end roads to 35 miles per hour because not posted so is 55 miles and hour.	8/21/2025 5:52 PM
240	Re: attracting and keeping commercial and manufacturing, only if there are NO tax abatements. Affordable housing is becoming unrealistic due to the tax values of existing homes always increasing every year. We are now looking to move away from my childhood homestead due to tax increase of home value.	8/21/2025 5:31 PM
241	Yes, I have a concern. How are we doing with preserving our history, old buildings built before the 1900s, old farmsites? We need to keep the rural agricultural character of Tallmadge. Let's not build up businesses and industry like Walker and get out of control. No more apartments or residential sites. Figure out how we can save wells from drying up and preserve our aquifers. I believe in no more building at all in Tallmadge.	8/21/2025 5:28 PM
242	I would love a few more street lights (8th and Ponderosa) and a wishlist would be a sidewalk on 8th.	8/21/2025 5:26 PM
243	I think it would be great if you would pave the dirt section of Luce St by Kenowa. The road needs serious maintenance as-is and the long term maintenance requirements would decrease significantly if it was paved.	8/21/2025 5:23 PM
244	Concerned about over-sized/over-weight traffic on roads - specifically Linden Dr & Leonard Ave	8/21/2025 5:20 PM
245	Road on 8 th Ave to busy and way to fast speed	8/21/2025 5:11 PM
246	I have had a decent experience living in Tallmadge township	8/21/2025 5:08 PM
247	My family has lived in Tallmadge township since 1963. While growth is inevitable, I would like it to remain a rural first area. It has easy access to amenities so I hope the township resists the temptation of business tax dollars	8/21/2025 5:04 PM
248	The "more" ( public services ) we allow the ( more ) communist we become, the higher our taxes go, the less personal responsibility we get.	8/21/2025 4:46 PM
249	Please leave ag zoning alone	8/21/2025 4:41 PM
250	No	8/21/2025 4:20 PM
251	Repaving of side streets. Our taxes should fix these roads as well.	8/21/2025 4:18 PM
252	Would like to keep Tallmadge as non-commercial as possible.	8/21/2025 4:14 PM
253	Please keep Tallmadge Township a rural community! On infrastructure: Sidewalks are not necessary, but Internet in the GRiver valley is poor, and options are limited.	8/21/2025 4:04 PM
254	Tallmadge Twp is an agriculture and residential area. No apartments are needed, nor industrial.	8/21/2025 4:04 PM
255	Bike trails would be nice	8/21/2025 3:46 PM
256	Would like to see a major chain home improvement store. Limit apartment housing.	8/21/2025 3:33 PM
257	We moved here to AVOID the big city feel. Now we have 4 new homes jammed on our one dead end street in the last 5 yrs.	8/21/2025 3:20 PM
258	Fennesey lake is used by the public, but we have no public money to maintain it. If we have to share our lake with the public, then tax dollars should be used to maintain it. Or let us make it private.	8/21/2025 3:12 PM
259	Would love sidewalks or bike paths down LMD further	8/21/2025 3:00 PM

## Tallmadge 2026 Master Plan Survey

260	Somemore bike trails would be wonderful. The Tallmadge Trail is awesome.	8/21/2025 2:12 PM
261	Lesson social justice.. Stay rural ...	8/21/2025 1:58 PM
262	I am concerned for the multi-family apartment complex you are planning to build along Leonard. Buying a home gives people ownership, privacy, home equity, a sense of pride, and encourages home owners to become a part of the community and really invest in this community. By investing in short term rentals this community gets none of that. You are placing a bandaid on a problem instead of finding a real solution all in the name of having more "affordable housing options." News flash. In a year or two when the landlord decides to jump the rental rate on these tenants, those units will no longer be affordable. I lived in Alpine township when we were told about the great housing project that was being built to provide tax revenue and "affordable housing" to the township. I can tell you now that the stain that York creek has place on the public services of the community has far outweighed any tax benefit the township has received. That great housing project has left a once tight knit community divisive and full of animosity towards each other. I would hate to see the same thing happen to this community in the name of being progressive.	8/21/2025 1:44 PM
263	There should be no more development until M45 from 1st Ave to 26th St and Wilson from 3 Mile to 28th St are Boulevards!!!!!!.	8/21/2025 1:34 PM
264	Would like to see a few less regulations on small business building projects in order to make it affordable to make improvements to their existing property in order to offer their services competitively with surrounding communities.	8/21/2025 1:27 PM
265	1) Strongly consider paving 40th between Johnson and Leonard. You did it with 42nd... make it consistent. 2) How about property tax relief, especially for seniors? I pay \$12k a year and it continues to skyrocket to the point I may no longer be available to afford it. Enough.	8/21/2025 1:23 PM
266	I like tallmadge being a generally low tax rural enclave of GR	8/21/2025 1:16 PM
267	Please don't let the aquifer be depleted so we run out of water. It's extremely vulnerable and so important.	8/21/2025 12:51 PM
268	Loved the rural feeling when we moved here, however, that has changed to rapid growth. I also believe the township could do a much better job of regulating the wretched conditions of the occupied and delapidated existing homes in the area. Cluttered with rusted cars and equipment and selling wood and lawnmowers as a business. Are these deemed commercial or residential areas? It looks terrible along Leonard Avenue!	8/21/2025 12:47 PM
269	Don't screw up Talmadge keep it a farm community don't turn it into a place like Jenison , or Ada	8/21/2025 12:45 PM
270	Please get some traffic enforcement—the speeding in Tallmadge is ridiculous.	8/21/2025 12:34 PM
271	When will 24th Ave N of Leonard get upgraded/repaved	8/21/2025 12:20 PM
272	Country Lane Drive NEEDS to be completely redone. Please stop just filling potholes, it is TERRIBLE.	8/21/2025 12:10 PM
273	There appears to be little enforcement of existing zoning standards - there should be followup on reported issues and proactive enforcement. I value the rural character of Tallmadge but its trending more 'trashy' than bucolic these days.	8/21/2025 11:48 AM
274	I love this township. Close to work and the City, but still feels like the country	8/21/2025 11:17 AM