



AGENDA

Park Township Planning Commission Regular Meeting

April 24, 2025
6:30 p.m.

MISSION: Park Township's rich heritage will be sustained by focusing on community, recreation, and nature.

The public is invited to **attend the meeting in person or view via webinar by following this link.**

Webinar ID: 857 6584 9335 Passcode: 868459

All materials in the agenda packet are posted to the **Park Township website**, normally one week prior to the meeting. Public comment can be made in person or via email to planning@parktownship.org. If you are commenting in person, please remember to direct your comments to the chairperson rather than the public.

****Each comment will be limited to 3 minutes****

Please turn off or set to silent mode all cellphones and other electronic devices.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes: March 27, 2025
4. **Public Comment**
5. **Public Hearing:** Rezoning Request
A map amendment (rezoning) request from BauVan Land Co., LLC to rezone 3453 N. 144th Ave. (parcel number 70-15-12-400-089) from AG Agricultural and Permanent Open Space District and R-3 Low-Density Single-Family Residence District, to R-5 Low Density Multiple-Family Residence District.
6. Other Business and Announcements
7. Adjourn



PARK TOWNSHIP PLANNING COMMISSION MEETING

Meeting Minutes - DRAFT

March 27, 2025

Item 1 CALL TO ORDER: 6:33 p.m.

Dennis Eade	Present	Member
Dave Kleinjans	Present	Chairperson
Dave Koppenaal	Present	Member
Tom Luiz	Present	Vice Chairperson
Len Pilon	Present	Member
Stephanie Trela	Present	Secretary
Shar Clark	Absent with Notice	Board Representative

Meika Weiss	Present	Community Development Director
Lorna Milstead	Present	Planning and Zoning Assistant

Item 2 APPROVAL OF AGENDA

Motion made by Eade.

Motion supported by Trela.

Voice Vote: Ayes 6; Nays 0

Motion Carried.

Item 3 APPROVAL OF MINUTES – February 27, 2025

Trela proposes an addition on Page 10, to include “for lifeguards” when mentioning the pilot project proposal for clarity.

Motion made by Eade to approve with the proposed addition.

Motion supported by Luiz.

Voice Vote: Ayes 6; Nays 0

Motion Carried.

Item 4 PUBLIC COMMENT

Kleinjans opens and closes public comment at 6:35 p.m. with no comments.

Item 5 PUBLIC HEARING: Trail View Final PUD Development Plan

A request by Baumann Building to construct a Site Condominium Planned Unit Development consisting of 20 single-family homes, in accordance with Sec. 38-515, and Sec. 38-363 through Sec. 38-379, of the Park Township Code of Ordinances. The

proposed plan includes a pond, to be constructed in accordance with Sec. 38-504 of the Park Township Code of Ordinances. This parcel is located near the northwest corner of 160th Ave. and James St. (no address assigned, parcel #70-15-15-400-024) and in the R-1 Rural Estates Residential District.

Kleinjans opens the public hearing on this issue.

Weiss included a letter from Hoyt from Nederveld in the packet, for clarity surrounding the items that were added in response to last month's meeting. This includes the two additional buffer trees as well as the landscape buffer on James Street.

There is also a resolution and report that will go to the Board of Trustees, with minor changes. This includes replacing "detention pond" with "retention pond," changing "appears to be met" to "has been met," and adding verbiage regarding the tree lines.

Weiss states that everyone is familiar with this project, as it has been an extensive project. The developer spent quite a bit of time working with Ottawa County Parks, Park Township staff, and the Planning Commission to create a quality development. It is staff's opinion that they have met the requirements and requests that have been made by the planning commission. It is now up for discussion and the hope is that the commission will be making a recommendation to the Township Board. The Township Board will be making the final decision on the project.

Kleinjans states that this project has been discussed many times, and that the last meeting the topic of discussion was trees, specifically the tree buffers along James and the west side of the property. At the end of the previous meeting, the applicant was asked to add a requirement of two trees per lot on the west side to be part of the buffer. They added items to the by-laws on Page 31. Item 4 includes the requirement of two additional trees per unit, and Item 5 includes the requirement that the developer will install improvements along the buffer easement within units 1 and 20. The landscape buffer shall be maintained by the association, rather than the homeowner. The two trees per unit along the west will be maintained by the homeowner once they are put in. Those are the changes that have been made since the February 27 meeting.

Hoyt thanks the Commission for the opportunity to present the application again. He states that the product Nederveld is creating is better because of the work that has been done by Township staff and the Planning Commission. With the updates included after the February 27 meeting, Hoyt believes that they have a plan that should satisfy everyone. The resolution, recommendations, and suggested conditions were found to be acceptable by Nederveld. They are looking forward to the Commission's approval.

Kleinjans states that he has a question regarding a comment the Planning Commission received, asking about the potential for flooding in the retention pond.

Hoyt ensures the commission that water should not overflow, as the retention pond is designed well above the requirements for the impervious area in the PUD. This was reviewed and approved by the Ottawa County Water Commission. The pond is just under 5 acres, which is a massive pond for 20 units.

Kleinjans guesses it will flow to ditch on James Street, based on the grades.

Hoyt confirms that the ponds would be safe from overflowing unless the area experienced biblical-level flooding.

Weiss points out resolution on Page 2 of the excerpt of minutes, for Kleinjans to read.

Kleinjans makes a motion according to the resolution.

Whereas, BauVan West Land Company LLC, a Michigan limited liability company whose registered address is 297 Douglas Avenue, Holland, MI 49424 (the "Developer") has applied to the Township for approval of a Planned Unit Development site condominium project consisting of 20 sites to be located on those lands and premises located generally on the northern side of James Street, West of 160th Avenue in Park Township, Ottawa County, Michigan, currently identified as Tax Parcel ID #: 70-15-15-400-024, and described specifically on Exhibit B (the "Project"); and

Whereas, the Developer submitted and the Planning Commission reviewed the preliminary PUD development plan for the Project, and the Planning Commission made recommendations to the Developer as provided in Sec. 38-373(e) of the Park Township Zoning Ordinance (the "Zoning Ordinance"); and

Whereas, the Developer then submitted a Final PUD development plan as provided in Sec. 38-373(f) of the Zoning Ordinance; and

Whereas, the Planning Commission held a public hearing on the Final PUD development plan on March 27, 2025 as provided in Sec. 38-373(h) of the Zoning Ordinance; and

Whereas, the Planning Commission has reviewed this resolution and the attached report (Exhibit A) and has determined to recommend that the Township Board approve the Project as a Planned Unit Development subject to the conditions contained in the report.

THE PARK TOWNSHIP PLANNING COMMISSION RESOLVES THAT:

1. The Park Township Planning Commission adopts the attached Report (Exhibit A), and recommends to the Park Township Board that the Project be approved as a Planned Unit Development, subject to the conditions contained in the report
2. All resolutions in conflict in the whole or in part with this Resolution are revoked to the extent of such conflict.

Motion supported by Eade.

Roll Call:

Kopennaal: Yes
Luiz: Yes
Trela: Yes
Eade: Yes
Pilon: Yes
Kleinjans: Yes

Motion carried.

There are no comments from the public.

Pilon makes a motion to close public hearing.

Motion supported by Luiz.

Voice Vote: Ayes 6; Nays 0

Motion Carried.

Item 6 OTHER BUSINESS AND ANNOUNCEMENTS

Eade states that the ZBA approved setback of 8ft where 10ft was required, as well as approving an expansion within an existing nonconforming setback of 24ft where 28ft are required. Both of these decisions were logical as they were in a non-conforming neighborhood, and it presented no problems to neighbors.

Weiss states that Monday, March 31 is the date that the Zoning Board of Appeals will be hearing the short-term rental appeals interpretation. This will be at Beechwood Church at 5:30pm.

Item 7 ADJOURN

Motion made by Eade to adjourn the meeting.

Motion supported by Luiz.

Voice Vote: Ayes 6; Nays 0

Motion carried. Meeting is adjourned.

Respectfully submitted by: Lorna Milstead and Meika Weiss



MEMORANDUM

To: Park Township Planning Commission
From: Meika Weiss, Community Development Director
Date: April 14, 2024
Re: 3453 - 144th Ave. Rezoning Request

Map Amendment Request

General Information

Applicant: BauVan Land Co., LLC

Property Address: 3453 N. 144th Ave.

Parcel Number: 70-15-12-400-089

Request: A map amendment (rezoning) request from BauVan Land Co., LLC to rezone 3453 N. 144th Ave. (parcel number 70-15-12-400-089) from AG Agricultural and Permanent Open Space District and R-3 Low-Density Single-Family Residence District, to R-5 Low Density Multiple-Family Residence District.

Staff recommendation: Staff recommends approval

Adjacent Zoning	
North	R-4 Medium-Density Single- and Two-Family Residential
East	R-3 Low-Density Single-Family Residential, then Holland Charter Township (C-2 Community Commercial, PUD, R-1 Low-Density Residential)
South	R-3 Low-Density Single-Family Residential
West	AGR Agriculture and Permanent Open Space

Adjacent Land Use	
North	Twin Oaks duplex condominiums
East	Single-family homes
South	Single-family homes
West	Single-family homes on larger lots

Background and Site Description

The parcel under consideration is located on the west side of 144th, near the Family Fare and just north of Butternut Dr. Below are aerial views of the property, both in neighborhood context and closer-up.

A similar request for the same parcel was heard by the Planning Commission at the February meeting. The request at that point was for a map amendment to R-4 Medium-Density Single- and Two-Family Residential. The Planning Commission's recommendation to the Township Board was for approval of that request.

Prior to approval by the Township Board, the developer decided to resubmit a revised request for rezoning to R-5 Low-Density Multi-family Residential. They conveyed to staff that as they continued the process of parcel evaluation and concept development, they determined that the additional flexibility allowed by the R-5 district would be helpful. The developer will be available to answer more detailed questions on this at the meeting.

A question was raised by one of your members on the “low density” designation of the R-5 district, given that it is the highest-density district currently permitted in Park Township. This appears to be a linguistic carryover from an earlier iteration of the ordinance. When this ordinance was approved in 1974, there was an additional zoning district: R-6, Medium-Density Multi-Family Residential District. The primary difference between the R-5 and former R-6 district was that for multifamily residences, the parcel was required to have a minimum of 3,630 sq. ft. per dwelling unit. In the R-5 Low-Density Residential District, both then and now, the minimum parcel square footage per dwelling unit is 4,500 sq. ft.

The parcel is as shown below:



Figure 1. In neighborhood context.



Figure 2. Aerial view.

The figures below show where the parcel is located on both the Zoning Map (left, Figure 3) and the Future Land Use Map (right, Figure 4). As you can see, the current zoning is AGR and R-3, while the Future Land Use map indicates that the preferred future for this parcel is HDR, or High-Density Residential.

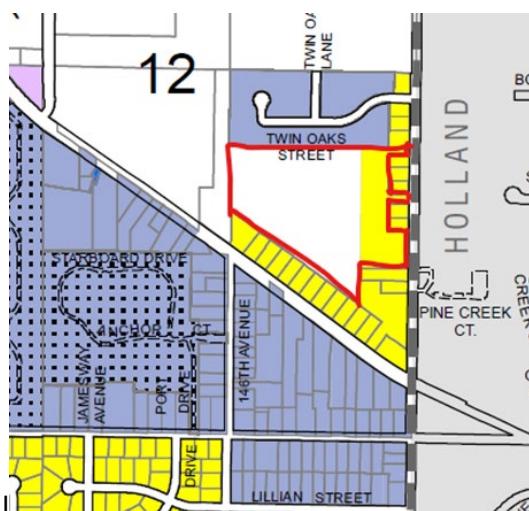


Figure 3. Zoning Map.

White = AGR, Yellow = R-3, Purple = R-4, Lilac = R-5,
Gray = Holland Charter Township



Figure 4. Future Land Use Map.

Brown = High Density Residential, Purple = Commercial, Yellow = Low- and Medium-Density Residential

As shown below in this excerpt from the Park Township Master Plan, the HDR designation on the Future Land Use Map translates to the R-5 Low-Density Multifamily Residence District on the Zoning Map.

 HDR High Density Residential	R-5 Low-Density Multifamily Residence District	R-5 Low Density Multifamily Residence District: Multiple family lots in the R-5 District must provide 4,500 square feet per dwelling unit, which is an effective density of just above 8 units per acre. This is a slightly higher density than recommended for the multi-family land use designation (6-8 units per acre). The Zoning Ordinance should be reviewed to determine if minimum lot area per unit should be increased. The existing manufactured housing park adjacent to the High School campus is also located within this designation. This development is licensed by the State Manufactured Housing Commission and is subject to the rules of the Commission.
	P Public Lands and Open Space	P, Public Lands and Open Space: This may be appropriate if parcels become available that could serve as playgrounds or other smaller community-based purposes.

Rezoning (Map Amendment) Criteria

Sec. 38-129 of the Park Township Code of Ordinances outlines the criteria and standards for map amendments. The criteria are included below, with staff comment beside the listed criteria.

<p><i>Whether there is consistency with the goals, policies and future land use map of the master plan, including any sub area or corridor studies. If conditions have changed significantly since the master plan was adopted, then consistency with recent development trends in the area shall also be considered.</i></p>	<p>As shown above, the Master Plan designates this area as HDR High-Density Residential. HDR translates to R-5 on the Zoning Map. This is the change recommended by the Master Plan. The rezoning proposal also aligns with Goal 4: Promote infill and redevelopment where infrastructure already exists, as well as Goal 5: Promote a variety of attainable housing types.</p>
<p><i>Whether there is compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.</i></p>	<p>There is a creek that passes through the parcel, but no regulated wetlands or flood hazard areas. The topography of the parcel is quite flat and there are no other notable environmental features on to adjacent to the site.</p>
<p><i>Whether there is evidence that if the current zoning remains enforced, the restriction may preclude the use of the property for any purpose to which it is reasonably adapted.</i></p>	<p>This parcel is zoned for agricultural activity, but the current use is a single-family home with a barn. Surrounding parcels have over the years been converted to residential use, so there are no longer any active agricultural activities adjacent to the parcel.</p>
<p><i>Whether there is compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic safety impacts, aesthetics, infrastructure, utilities, potential influence on property values, and the general health, safety and welfare of the Township.</i></p>	<p>Once a property is rezoned it can be used for any purpose permitted in the new zoning district. The Appendix, below, includes the text of both the R-4 and R-5 zoning districts for your consideration (R-4 because that was previously recommended for approval by the Planning Commission, R-5 because it reflects the current request).</p> <p>The primary uses in the R-5 district are for single-family residential homes on minimum 8,500 sq. ft. parcels, two-family homes on minimum 15,000 sq. ft. parcels, and multifamily dwellings at one dwelling unit per 4,500 sq. ft. of site area.</p> <p>The location is adjacent to primary roadways and a commercial district in neighboring Holland Charter Township, with utility connections nearby. Roadway improvements would be likely to be required by the Ottawa County Road Commission.</p>

	<p>The Tree Preservation ordinance will be relevant to any future development. Because it is in an interior parcel the aesthetic impact on the public view will be limited, but consideration will need to be given in site plan review to buffers for residents of adjacent parcels.</p>
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Recommendation

Following a public hearing, staff recommends a motion to recommend that the Township Board approve the proposed map amendment from AG Agriculture and Permanent Open Space and R-3 Low-Density Single-Family Residential, to R-5 Low-Density Multifamily Residential District.

Appendix: Zoning Districts

R-4 Medium Density Single- and Two-Family Residence District

Sec. 38-303. Description and purpose. [Ord. No. Z, eff. 2-7-1974]

The R-4 Medium Density Single- and Two-Family Residence District is intended for medium density single- and two-family uses.

Sec. 38-304. Use regulations. [Ord. No. Z, eff. 2-7-1974; Ord. No. Z-14, eff. 4-19-1982; Ord. No. Z-23, eff. 7-17-1989; Ord. No. Z-56, eff. 8-22-2006]

Land, buildings or structures in the R-4 Medium Density Single- and Two-Family Residence District may be used for the following purposes only:

- (1) Any use permitted in the R-3 Low Density Single-Family District, subject, except as specifically provided otherwise in this division, to the same conditions, restrictions and requirements as are provided in said R-3 Zoning District.
- (2) Two-family dwelling.
- (3) Home occupations when authorized in accordance with Section 38-506.
- (4) Bed-and-breakfast operations when authorized by the Planning Commission as a special use. In considering such authorization, the Planning Commission shall consider the following standards:
 - a. The number of bed-and-breakfast sleeping rooms;
 - b. The effect of the proposed operation on the adjoining properties and the surrounding neighborhood;
 - c. Potential traffic that will be generated by the proposed bed-and-breakfast operation;
 - d. Available parking; and
 - e. The ability of the proposed bed-and-breakfast operation to comply with all requirements of Chapter 8, pertaining to bed-and-breakfast establishments, as amended.

Sec. 38-305. Height regulations. [Ord. No. Z, eff. 2-7-1974]

No building or structure shall exceed 35 feet or 2 1/2 stories in height.

Sec. 38-306. Area regulations. [Ord. No. Z, eff. 2-7-1974; Ord. No. Z-2, eff. 11-18-1974; amended by Ord. No. ZO16-1, eff. 6-16-2016]

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements:

- (1) Front yard. There shall be a front yard of not less than 40 feet.
- (2) Side yard. There shall be total side yards of not less than 20 feet; provided, however, that no yard shall be less than seven feet.
- (3) Rear yard. There shall be a rear yard of not less than 25 feet; provided, however, that in the case of lakefront lots, the rear yard shall be not less than 50 feet. **[Amended by Ord. No. 2018-1, eff. 3-23-2018]**
- (4) Lot area and width (single-family). The minimum lot area and width for a single-family dwelling shall be 8,500 square feet and 85 feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be 15,000 square feet and 90 feet, respectively, and that the minimum lot area for lots served with public water but not served with public sewer shall be 10,000 square feet.

(5) Lot area and width (two-family). The minimum lot area and width for a two-family dwelling shall be 15,000 square feet and 100 feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be 30,000 square feet and 100 feet, respectively, and that the minimum lot area for lots served with public water but not served with public sewer shall be 20,000 square feet.

Sec. 38-307. Minimum floor area. [Ord. No. Z, eff. 2-7-1974; Ord. No. Z-6, eff. 9-7-1978; Ord. No. Z-16, eff. 9-7-1983; Ord. No. Z-18, eff. 2-13-1986]

(a) Single-family dwellings shall have a minimum of 1,000 square feet of usable floor area; provided, however, that all single-family dwellings with more than one floor level shall meet the following requirements: 1,100 square feet of usable floor area for a 1 1/2-story dwelling, 1,000 square feet of usable floor area in the main and upper level floors of a tri-level dwelling, and 1,400 square feet of usable floor area for a two-story dwelling. Each dwelling unit in a two-family dwelling shall have a minimum of 1,000 square feet of usable floor area; provided, however, if both units in the dwelling have an attached garage with 300 square feet of area, then the minimum usable floor area for each dwelling shall be 860 square feet.

(b) The basement floor area of a dwelling, or any portion thereof, may not be included for purposes of determining compliance with the floor area requirements of this section. Notwithstanding the requirements included in the Subsection (a) of this section, on lots of record as of February 13, 1986, of less than 12,500 square feet, a single-floor dwelling may be constructed with a minimum of 864 square feet, provided it has an attached garage with a minimum width of 18 feet and 400 square feet in area.

R-5 Low Density Multifamily Residence District

Sec. 38-333. Description and purpose. [Ord. No. Z, eff. 2-7-1974]

The R-5 Low Density Multifamily Residence District is intended for low density residential and group housing.

Sec. 38-334. Use regulations. [Ord. No. Z, eff. 2-7-1974; Ord. No. Z-14, eff. 4-19-1982; Ord. No. Z-23, eff. 7-17-1989; Ord. No. Z-56, eff. 8-22-2006]

Land, buildings or structures in the R-5 Low Density Multifamily Residence District may be used for the following purposes only:

- (1) Any use permitted in the R-4 Medium Density Single- and Two-Family Residence District, subject, except as specifically provided otherwise in this division, to the same conditions, restrictions and requirements as are provided in the said R-4 Zoning District.
- (2) Multifamily dwellings provided they are served by public water.
- (3) Home occupations when authorized in accordance with Section 38-506.
- (4) Bed-and-breakfast operations when authorized by the Planning Commission as a special use. In considering such authorization, the Planning Commission shall consider the following standards:
 - a. The number of bed-and-breakfast sleeping rooms;
 - b. The effect of the proposed operation on the adjoining properties and the surrounding neighborhood;
 - c. Potential traffic that will be generated by the proposed bed-and-breakfast operation;
 - d. Available parking; and
 - e. The ability of the proposed bed-and-breakfast operation to comply with all requirements of Chapter 8, pertaining to bed-and-breakfast establishments, as amended.

Sec. 38-335. Height regulations. [Ord. No. Z, eff. 2-7-1974]

No building or structure shall exceed 35 feet or 2 1/2 stories in height.

Sec. 38-336. Area regulations. [Ord. No. Z, eff. 2-7-1974; Ord. No. Z-2, eff. 11-18-1974; amended by Ord. No. ZO16-1, eff. 6-16-2016]

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements:

- (1) Front yard. There shall be a front yard of not less than 40 feet.
- (2) Side yard. There shall be total side yards as follows:
 - a. For single- and two-family dwellings, the total side yards shall be not less than 20 feet; provided, however, that no side yard shall be less than seven feet.
 - b. For multifamily dwellings and all other permitted uses, each side yard shall be not less than 20 feet.
- (3) Rear yard. There shall be a rear yard of not less than 25 feet provided, however, that in the case of lakefront lots, the rear yard shall be not less than 50 feet. **[Amended by Ord. No. 2018-1, eff. 3-23-2018]**
- (4) Lot area and width (single-family). The minimum lot area and width for a single-family dwelling shall be 8,500 square feet and 85 feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be 15,000 square feet and 90 feet, respectively, and that the minimum lot area for lots served with public water but not

served with public sewer shall be 10,000 square feet.

- (5) Lot area and width (two-family). The minimum lot area and width for a two-family dwelling shall be 15,000 square feet and 100 feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be 30,000 square feet and 100 feet, respectively, and that the minimum lot area for lots served with public water but not served with public sewer shall be 20,000 square feet.
- (6) Lot area and width (other than one- and two-family). The minimum lot width shall be 100 feet. The minimum lot area for multifamily dwellings shall be 4,500 square feet per dwelling unit; provided, however, that the minimum lot area for multifamily dwellings not served with public sewer shall be 10,000 square feet per dwelling unit. The minimum lot area for all other permitted uses shall be 15,000 square feet.

Sec. 38-337. Minimum floor area. [Ord. No. Z, eff. 2-7-1974; Ord. No. Z-16, eff. 9-7-1983; Ord. No. Z-18, eff. 2-13-1986]

- (a) Each single-family and two-family dwelling shall have minimum usable floor area as is required by Section 38-307. Each multifamily dwelling shall have minimum usable floor area as follows: one-bedroom unit, 650 square feet per unit; two-bedroom unit, 750 square feet per unit; three-bedroom unit, 900 square feet per unit; additional bedrooms require an additional 100 square feet of usable floor area for each additional bedroom.
- (b) The basement floor area of a dwelling, or any portion thereof, may not be included for purposes of determining compliance with the floor area requirements of this section. Notwithstanding the requirements included in the Subsection (a) of this section, on lots of record as of February 13, 1986, of less than 12,500 square feet, a single-floor dwelling may be constructed with a minimum of 864 square feet, provided it has an attached garage with a minimum width of 18 feet and 400 square feet in area.

MAP AMENDMENT

List the name, address and interest of every person who has a legal or equitable interest in any land to be rezoned (map amendment).

BauVan Land Co, LLC

Brad Vanderzwaag

Tom Witteveen

What is the current zoning of any property requested to be rezoned?

AGR and R-3

What is the proposed zoning of any property requested to be rezoned?

R-5

Parcel Number of property requested to be rezoned:

70-15-12-400-089

Provide a scaled map of the property, fully-dimensioned and correlated with the legal description, showing the following:

1. The land which would be affected by the proposed amendment;
2. If the land proposed for rezoning does not include the entire parcel or lot, the land and legal description of the portion of the parcel or lot which is proposed for rezoning and the portion of the parcel or lot which is not proposed for rezoning;
3. The present zoning of the land proposed for rezoning;
4. The present zoning of all abutting lands; and
5. All public and private rights-of-way and easements bounding and intersecting the land proposed for rezoning.

Attach the legal description of the property.

ADDITIONAL INFORMATION

Please provide proof of ownership. If ownership is pending a purchase agreement that is conditional to the Zoning Amendment request, please provide proof of said agreement.

REQUEST FOR ZONING ORDINANCE AMENDMENT

REQUEST FEE: \$1,200.00 (+\$3,000 escrow¹)

CHECK THE APPLICABLE REQUEST

MAP AMENDMENT (Rezoning)

TEXT AMENDMENT

All petitions for an amendment to the Zoning Ordinance or the Zoning Map shall include the following information.

SECTION 38-127 – PETITION PROCEDURE

Name of Petitioner:

BauVan Land Co, LLC

Address of Petitioner:

2763 120th Ave

Holland MI 49424

Telephone: 616 796-6623

Email: jenna@baumannbuilding.com

What is the Petitioner's interest in making this petition?

The petitioner is the land owner of the parcel.

What is the nature and effect of the proposed amendment?

The current zoning of this parcel is a combination of Agricultural and Permanent Open Space(AGR)

and Low Density One Family Residence District (R-3). The Master Plan identifies this parcel as

High Density Residential (HDR). The applicant therefore requests a re-zoning to R-5 Low Density
Multifamily Residence District in accordance with the Master Plan.

¹ Escrow funds are used to reimburse planning, engineering, and legal fees incurred. If the fund drops below 10% of the deposit, an additional deposit will be required to continue. Any funds remaining will be refunded when the project is complete. Any approvals will be subject to requiring any outstanding funds due are paid in full.

In the instance there is an alleged error in the Ordinance which would be corrected by the proposed amendment, provide a detailed explanation of such alleged error and detailed reasons why the proposed amendment would correct the same:

There is no alleged error in the Ordinance. However, the parcel currently exists within two

separate zone districts. This is not an ideal condition, which would be resolved with the rezone.

State the changed or changing conditions in the area or in the Township that make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare:

The need for additional housing units within the region, county, and municipality continues to be a condition identified by housing needs assessments. The proposed amendment would promote the construction of quality housing within a region in need, therefore improving the general welfare of

the community. The R-5 zoning provides the most flexibility to meet those needs.

State all other circumstances, factors and reasons which the petitioner offers in support of the proposed amendment:

The Master Plan identifies a relatively small area for High Density Residential Future Land Use

There is also a high need for additional housing in the entire region. As such, it is incumbent upon

the municipality to support rezoning requests which support additional housing units and are consistent with the Master Plan

TEXT AMENDMENT

Provide the exact text you are proposing with Section numbers (or new section number if a new section is proposed). Separately, provide text that shows all proposed changes, which include deletions and/or additions.

PARK TOWNSHIP DEVELOPMENT APPLICATION AGREEMENT

****AFFIDAVIT:**

I agree to comply with the statements below, and if I fail to comply, this development application and subsequent decision may be voided.

The cost to the Township in reviewing applications for various development or zoning approvals differs greatly between applications, and may be significant when there are additional out-of-pocket expenses (such as professional planning consultant, engineering, and/or legal review) above and beyond what is associated with the typical zoning review of minor projects. This cost cannot always be accurately projected at the time an application is made. The Township Board has determined that it is reasonable and appropriate to pass the charges for the actual costs and expenses associated with reviewing such applications, except for the routine expenses, on to the applicant rather than having the taxpayers of the Township subsidize the application. The Township has therefore established an appropriate fee schedule, which includes an escrow account/fee in addition to the base fee for some application when deemed by Township staff to be appropriate.

The basic application fee set forth in the Township's fee schedule covers general expenses such as the initial review of the application by the zoning administrator, and the publication and mailing of the required legal notice for a single public hearing held at a regularly scheduled meeting of the public body. Any other fees and expenses incurred by Park Township as a part of the review process (including but not limited to planning, engineering, and/or legal fees) will be transmitted and charged to the applicant for timely payment. This is a legal requirement for development review in Park Township. The Township does not fund the private development utilizing taxpayer monies. Failure to timely pay the escrow fee or escrow charges may result in the application being put on hold, no action being taken by the Township, or subsequent building or occupancy permits being denied.

I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the Park Township Zoning Ordinance, and Michigan Construction Code will be complied with. Further, I agree to notify the Park Township Building Dept. for inspections when required. Further, I agree to give permission for officials of Park Township, the County of Ottawa and the State of Michigan to enter the property subject to this permit application for purposes of inspection. Finally, I understand this is a planning commission application, and any permit issued conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, deed restriction, or other property rights.



**Signature of Applicant

**Signature of Property Owner

3/11/25

Date

Date



PARK TOWNSHIP

Ottawa County

52 – 152nd Avenue, Holland, Michigan 49424

Planning Commission Procedures and Deadlines

Deadline: The deadline to submit materials for a Planning Commission Meeting is by 5:00 p.m., 47 days prior to the next scheduled meeting date. The materials must be dropped off at the Park Township Office, 52 S. 152nd Avenue, Holland, MI 49424.

Meeting: The Planning Commission meets the fourth Thursday of the month at 6:30 p.m. at the Park Township Office Board Room. If there is no agenda by the deadline, there is no meeting that month.

Cost: Fees are listed on the application form.

Submittal: Twelve identical packets must be submitted to the Township along with the fee by the deadline. They should be folded in 8 ½" by 11" sizes. The packets should contain any supporting documents such as proof of ownership, surveys, site plans, drawings, pictures, and narratives. When the site plan reaches the Township Board, eight (8) additional packets are required to be submitted to the Township, at least one week in advance of said meeting.

Please call the Building/Zoning Department with any questions. 616-738-4244

DO NOT DISCARD THIS PAGE. YOU MUST SUBMIT THIS PAGE WITH YOUR APPLICATION

For office use

Date Received: _____ Payment of: _____ Via Check: _____ Cash: _____



LEGAL DESCRIPTION

PART OF E 1/2 OF SE 1/4 COM 549 FT S & 43 FT W OF E 1/4 COR, TH S 33 FT, W 150 FT, S 300 FT, E 150 FT, S 66 FT, TH W 150 FT, S 200 FT, TH E 193 FT, S 270 FT, TH W 386.35 FT, S 267.95 FT, TH N 53D 18M 20S W 1188.28 FT ALG N'LY LI & EXTN OF ARTHUR G KNOLL'S SUB, TH N 440.94 FT ALG E 18 LI, TH E 1304.24 TO TO BEG. SEC 12 T5N R16W

3453 N 144TH AVE

REZONE PLAN
project number: 24200716

0' 40' 80' 160' scale 1"=

 NEDERVELD