



APPLICATION FOR SPECIAL USE APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name Adam Tuffs
Address 3975 Clay Ave SW
Grand Rapids, MI 49548

Company _____
Phone _____
Email _____

Owner Information

Contact Name West Michigan Tractor
Address 4300 Lincoln Rd

Company _____
Phone _____
Email _____

Plan Preparer Information

Contact Name Dave Hanco
Address 3145 Prairie St SW
Grandville, MI 49418

Company Feenstra & Assoc
Phone _____
Email _____

Property Information

Address or Location 11283 Chicago Dr, Holland, Michigan 49424
Parcel Number 70 - 16 - 22 - 400 - 038 Zoning District C-2 General Commercial
Present Use(s) auto repair

Description of Special Use (attach additional pages as needed): Retail sales and service of Kioti tractors

The undersigned does hereby request a public hearing before the Holland Charter Township Planning Commission for consideration of Special Use approval.

A hearing fee of \$350.00 shall be submitted with eleven (11) complete copies of: this form, the site plan review requirements list including a response to each item listed, and the site plan including an electronic copy of the site plan on CD or other file sharing device.

Site plans required for Special Use consideration MUST be submitted with this form. Applications submitted without the required site plans shall not be accepted. **The copies must be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date.**

NOTE: You are required to be present at the hearing to present your application. You will be notified as to date and time. Your neighbors within 300 feet will also be notified concerning this hearing.

Property Owner's Certification

I, the undersigned owner of the above-described property, certify that I understand conditions and restrictions may be placed upon this special use approval as deemed necessary by the Holland Charter Township Planning Commission and hereby agree to conform to and abide by any and all such conditions and restrictions.

I, acknowledge there are Specific Special Land Use Approval Standards in addition to those outlined in Section 15.3 (below) that apply to the following uses and by selecting a use below further acknowledge they have reviewed the associated standards and have addressed each of them in this submittal:

- | | |
|--------------------------|--|
| ☐ | Special Use – Earth-sheltered Building |
| ☐ | Special Use – Mineral Extraction |
| ☐ | Special Use – Wireless Communications |

I further agree to authorize members of the Planning Commission and representatives from the Holland Charter Township Building Department to enter my property in order to review the particulars of my request.

Signature of Applicant
Date

Signature of Owner
Date

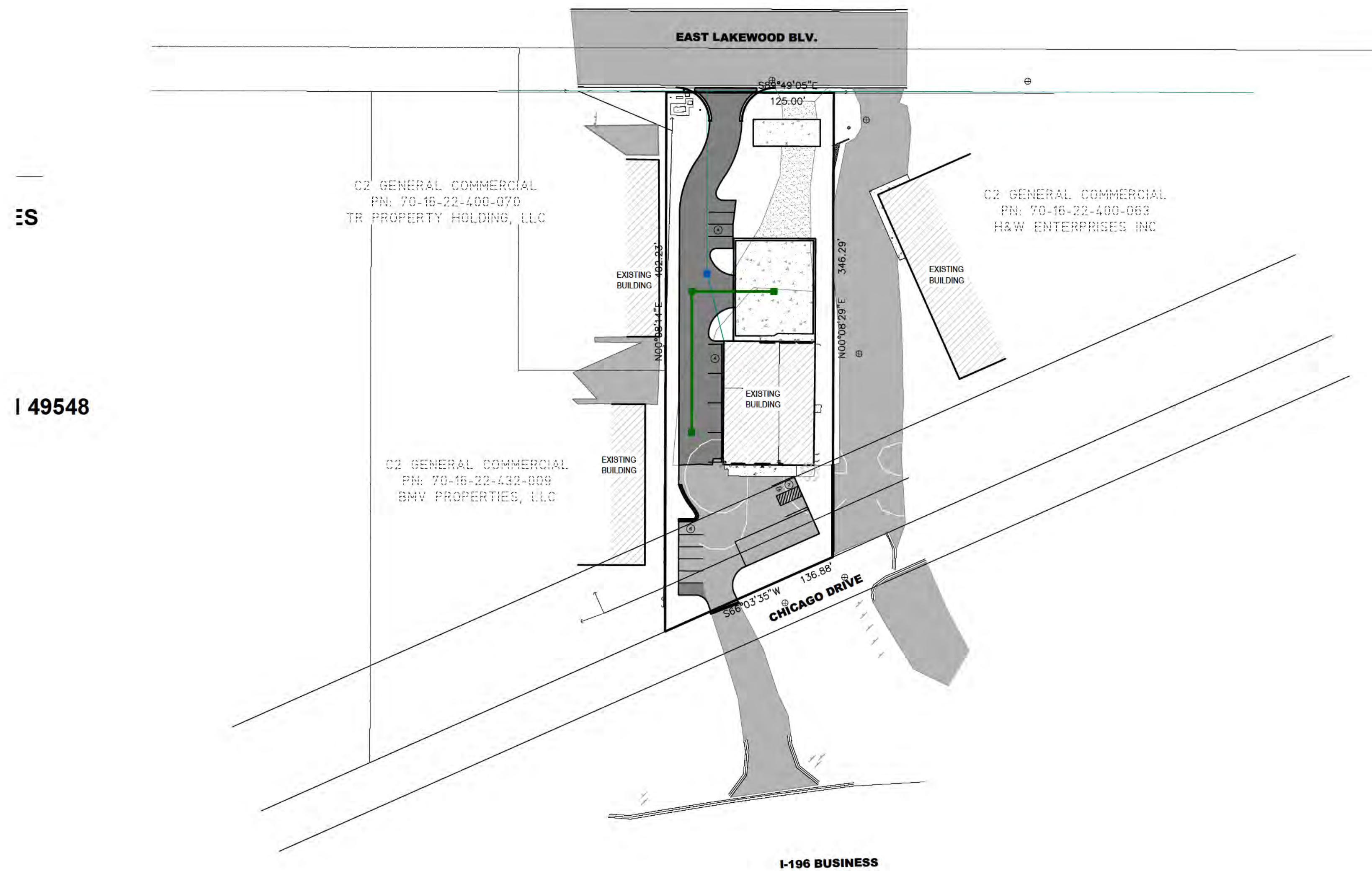
Section 15.3 - General Standards of Approval.

- A. Standards of Approval. The Planning Commission shall review the particular circumstances and facts applicable to each proposed special land use with respect to the following standards:
1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.
 2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools..
 3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.
 4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.
 5. The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographic modifications, which result in maximum harmony with adjacent areas.
 6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.
 7. There is need for the proposed use within the township, and the use will not be detrimental to the community.
- B. Approval. If the Planning Commission finds that the standards in general have been met, in addition to confirming compliance with all other zoning requirements, the permit shall be issued.

WEST MICHIGAN TRACTORS AND EQUIPMENT
11283 CHICAGO DR, HOLLAND MICHIGAN

HOLLAND Township, OTTAWA County

SPECIAL USE PLANS



LOCATION MAP

NOT TO SCALE



SHEET INDEX

- | | |
|----|---------------------------------|
| C0 | COVER SHEET |
| S1 | EXISTING CONDITIONS / DEMO PLAN |
| C1 | SITE PLAN |
| C2 | GRADING & DRAINAGE PLAN |
| C3 | LANDSCAPING PLAN |

[illegible]

**EXISTING CONDITIONS/ DEMO PLAN
WEST MICHIGAN TRACTOR & EQUIPMENT
11283 CHICAGO DR, HOLLAND, MICHIGAN**

FOR: ADAM TUFFS, QUEST DESIGN BUILD
3975 CLAY AVE SW
GRAND RAPIDS, MICHIGAN 49548

PART OF THE SOUTHEAST 1/4, SECTION 22, T5N, R15W,
(HOLLAND TOWNSHIP), OTTAWA COUNTY, MICHIGAN



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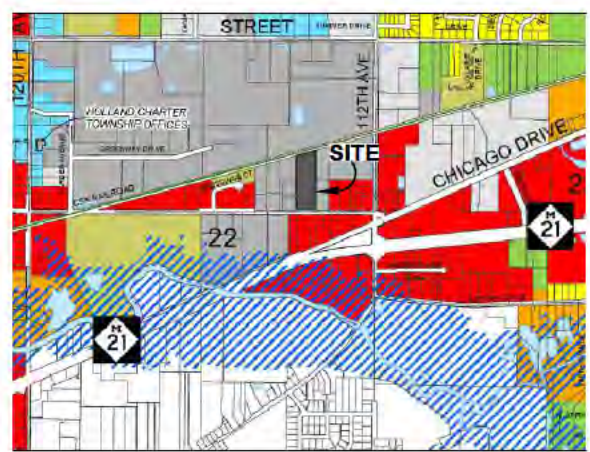
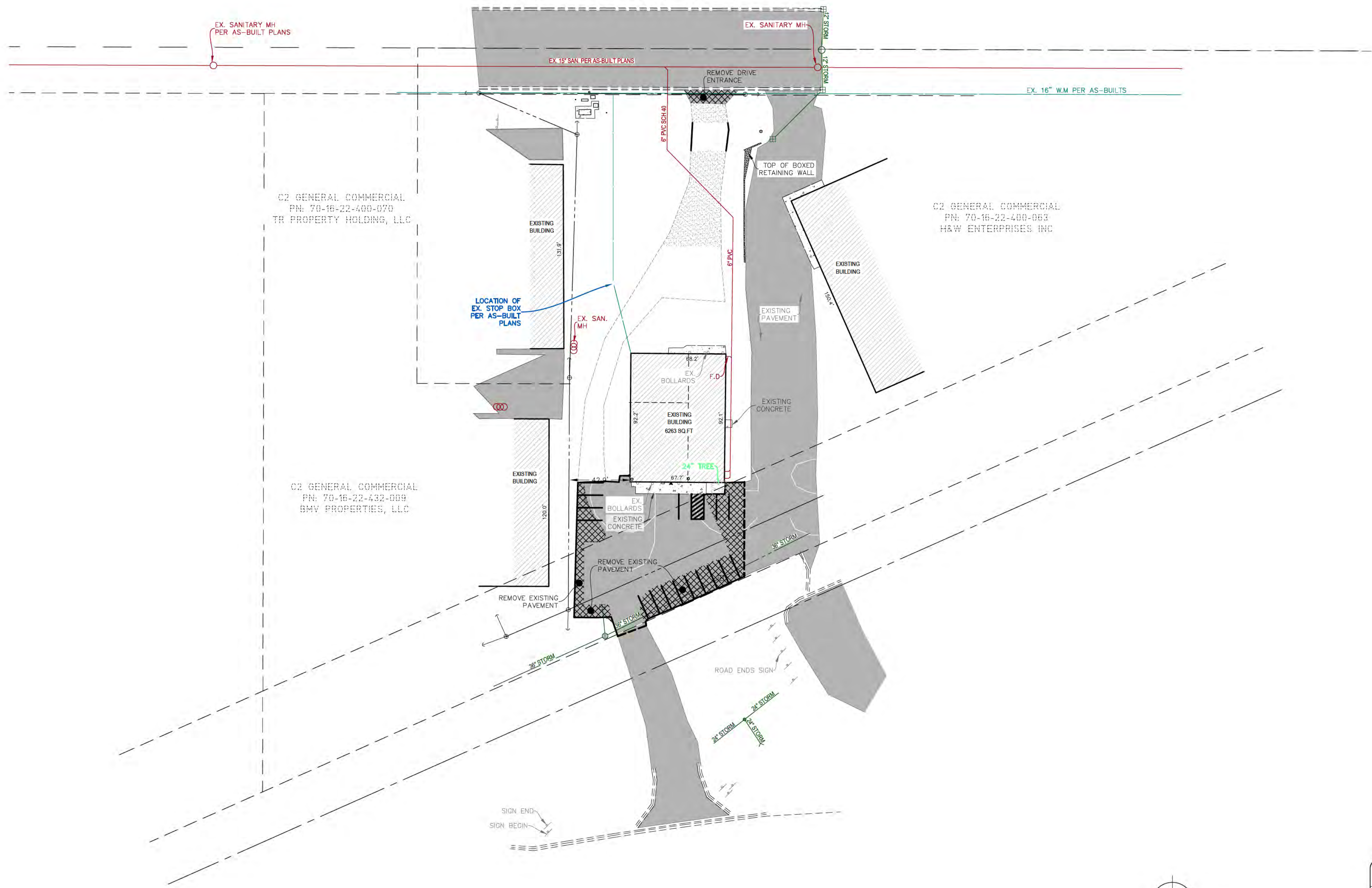
DATE: 8/26/26
NJ #1461

PROPERTY DESCRIPTION:

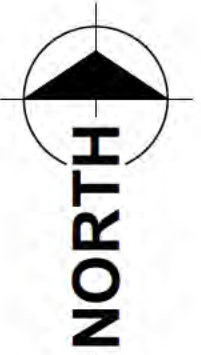
PPN# 71-16-22-400-038
11283 CHICAGO DR
Owner: ONDERSMA MARVIN S TRUST

Tax Description: Part GOV lot 1 COM 33 FT S & 559 FT W OF E 1/4 COR, TH W 125 FT, TH S TO N LHWY M-21, TH NE'LY ALG M-21 TO PT OF S BEG, TH N TO BEG. SEC 22 T5N R15W.
Said parcel contains approximately 49,658 square feet (1.14 acres).

C2 GENERAL COMMERCIAL
PN: 70-16-22-200-015
SPRING BROOK PROPERTIES, LLC



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 40'



LEGEND	
T	TOWN
R	RANGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC.	SECTION
P.O.B.	POINT OF BEGINNING
PROPOSED BLACKTOP	
PROPOSED CONCRETE	
EXISTING BLACKTOP	
EXISTING CONCRETE	
BUILDING	
SECTION CORNER	
SET CAPPED IRON	
FOUND IRON OR NAIL	
STORM SEWER MANHOLE	
SANITARY SEWER MANHOLE	
CATCH BASIN	
HYDRANT	
VALVE	
UTILITY POLE	
GUY WIRE	
LIGHT POLE	
WALL MOUNTED LIGHT	
PEDESTAL	
TRANSFORMER	
SIGN	

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PART OF THE SOUTHEAST 1/4, SECTION 22, T5N, R15W,
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leenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
www.leenstra-inc.com

S1

DATE: 8/26/26
PROJ #1461

Notes : 1 Contraction Joints shall be placed every 10 ft.
2 Expansion Joints shall be placed at 350 ft Min and at all Radius Points

7.5"

12"

24"

6.5"

1"

2 1/2"

1"

1/4"

GUTTER

CURB

NOT TO SCALE

PROPERTY DESCRIPTION:

Tax Description: Part GOV lot 1 COM 33 FT S & 559 FT W OF E 1/4 COR, TH W 125 FT, TH S TO N LHWY M-21, TH NE'LY ALG M-21 TO PT OF S BEG, TH N TO BEG. SEC 22 T5N R15W.
Said parcel contains approximately 49,658 square feet (1.14 acres).

1. PROJECT DESCRIPTION:

2. ZONING: C-2 (GENERAL COMMERCIAL AREA) ZONING

3. PARKING REQUIREMENTS:
PARKING REQUIRED BY ZONING:

TOTAL PARKING SPACES PROVIDED: 16 SPACES

4. SIGN: EXISTING WALL SIGN (4'x8') SHALL BE REPLACED. SIZE OF THE SIGN SHALL REMAIN THE SAME.

5. PROPERTY DOES NOT LIE WITHIN FEMA ESTABLISHED FLOODPLAIN.

6. LIGHTING: EXISTING LIGHTS SHALL REMAIN.

7. DRAINAGE: THREE LEACH BASINS WILL BE ADDED TO COLLECT RUNOFF FROM THE ADDITIONAL IMPERVIOUS AREA.

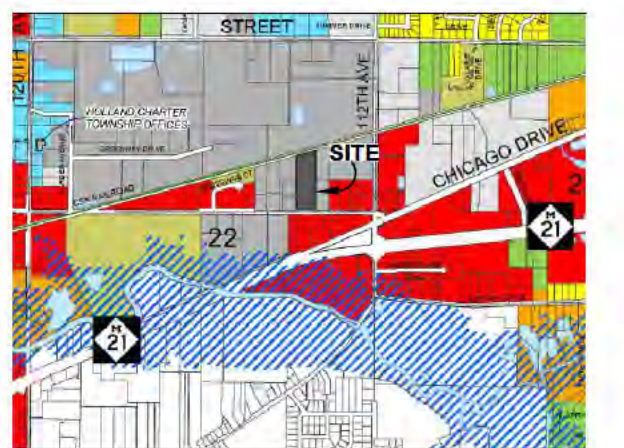
1. All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
2. All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
3. Remove all demolition materials and debris from the site and dispose of properly offsite.
4. Do not bury any debris, roots, topsoil or other materials.
5. Adequately protect the site, adjoining property, and utility services.
6. Contractor shall field verify all utilities prior to commencing work on new utility connections.
7. Install all utilities in accordance with local specifications and requirements.
8. Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
9. Damage to existing utilities by the contractor shall be repaired at the contractor's expense.

1 ENTRANCE PER OCRC STANDARDS.

[2] PROPOSED BITUMINOUS.

3 STORAGE YARD, CRASHED CARS ENCLOSED IN 6' HIGH SOLID FENCE.

4 DISPLAY AREA.



NOT TO SCALE

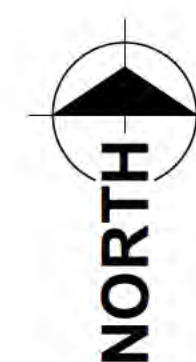
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C1
TE: 8/26/26
DJ #1461

T	—	TOWN	⬆	SECTION CORNER
R	—	RANGE	⬆	SET CAPPED IRON
N	—	NORTH	⬆	FOUND IRON OR NAIL
S	—	SOUTH	○	STORM SEWER MANHOLE
E	—	EAST	○	SANITARY SEWER MANHOLE
W	—	WEST	田	CATCH BASIN
SEC.	—	SECTION	⊕	HYDRANT
POB	—	POINT OF BEGINNING	○	VALVE
		PROPOSED BLACKTOP	⊕	UTILITY POLE
		PROPOSED CONCRETE	←	GUY WIRE
		EXISTING BLACKTOP	⊕	LIGHT POLE
		EXISTING CONCRETE	⊕	WALL MOUNTED LIGHT
			⊕	PEDESTAL
		BUILDING	⊕	TRANSFORMER
			⊕	SIGN



SCALE: 1" = 40'



I-196 BUSINESS



It shall be the responsibility of the property owner and all other persons participating in, causing or being factually or legally responsible for any earth change to provide soil erosion and sedimentation control to adequately prevent soil from being eroded and discharged onto adjacent properties, or into a City Stormwater Drainage System, a public street or right-of-way, wetland, creek, stream, water body, or floodplain. Non-compliance with this will result in violation notices with re-inspection fees.



GRADING & DRAINAGE PLAN

WEST MICHIGAN TRACTOR & EQUIPMENT

112823 CHICAGO DR, HOLLAND, MICHIGAN

FOR: ADAM TUFFS, QUEST DESIGN BUILD
3975 CLAY AVE SW
GRAND RAPIDS, MICHIGAN 49548

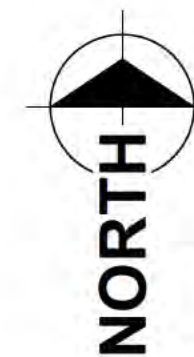
PART OF THE: SOUTHEAST 1/4, SECTION 22, T5N, R15W,
(HOLLAND TOWNSHIP), OTTAWA COUNTY, MICHIGAN

Feeustra
— and Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

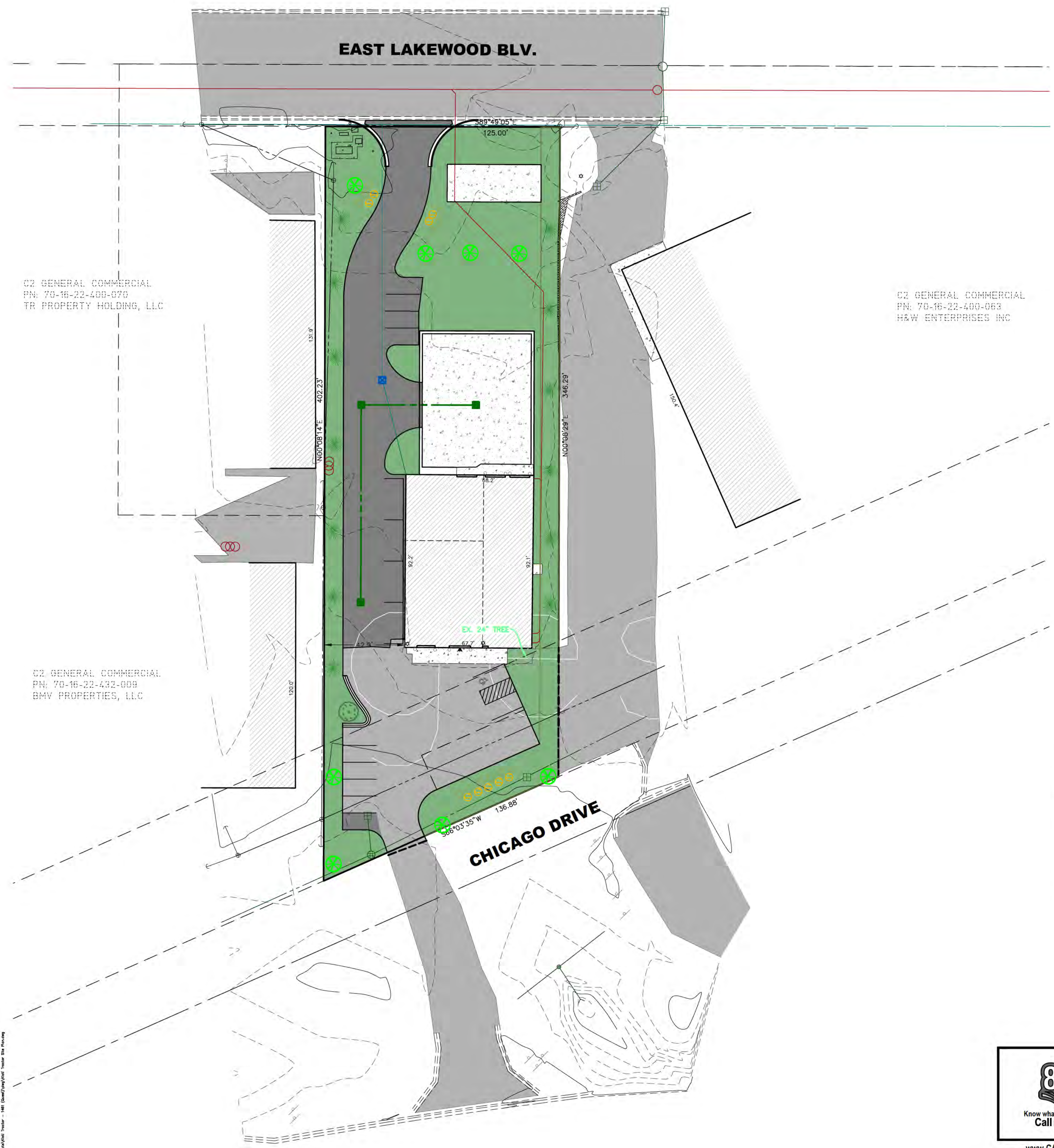
3145 Prairie St SW
Grandville, MI 49418
www.feeustranc.com

C2

DATE: 8/26/26
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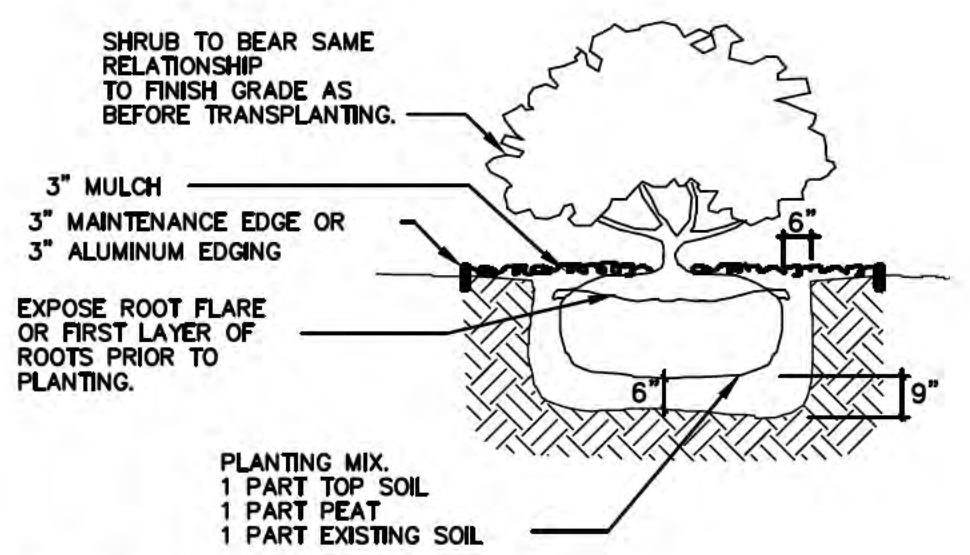


SCALE: 1" = 30'

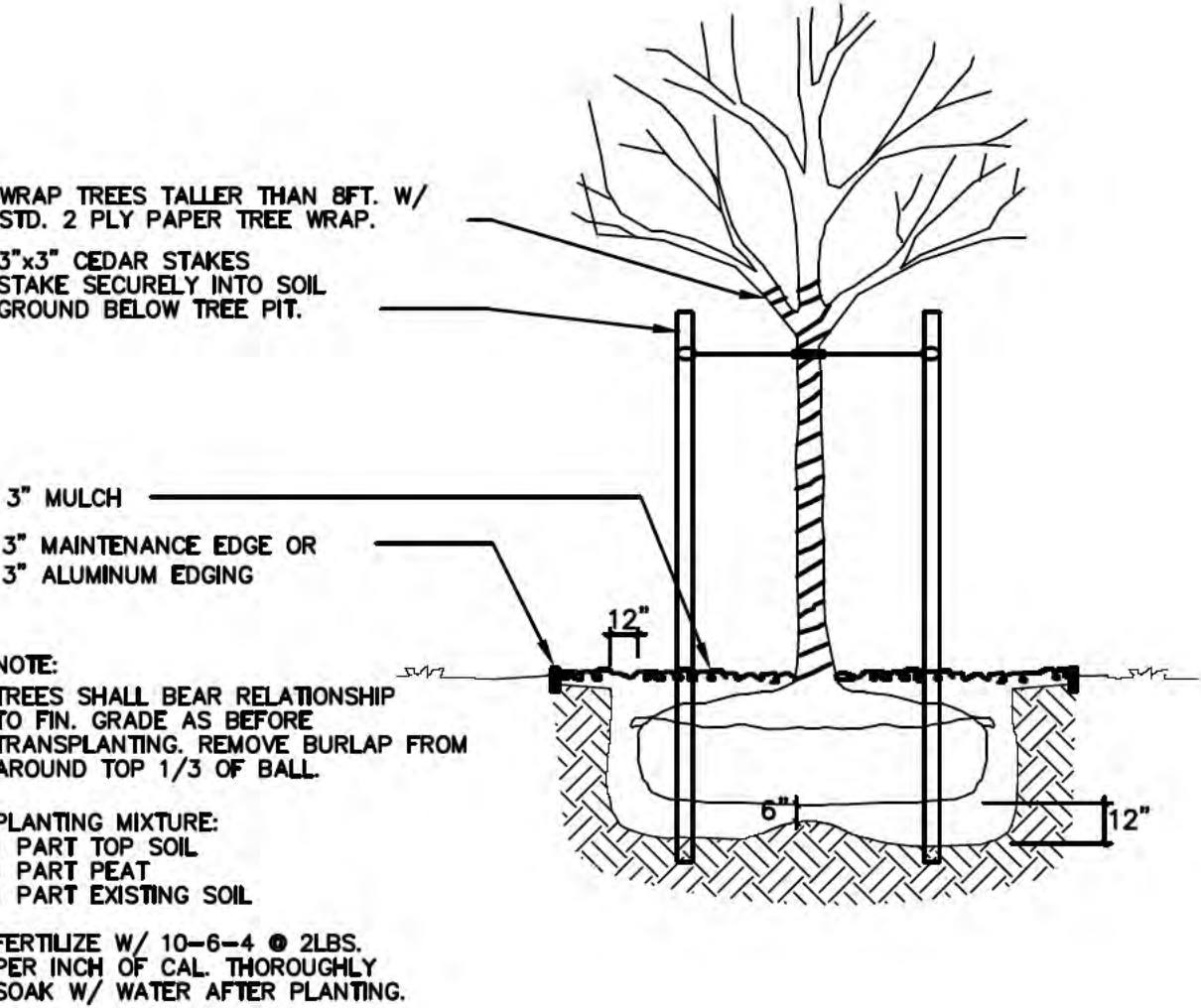


LANDSCAPING LEGEND:

- Grass Seeding Mix
- Canopy Trees
- 1 Ulmus Americana 'Valley Forge' / American Elm
 - 8 Hamamelis virginiana / Witch Hazel
- Evergreen Trees
- 16 Thuja occidentalis smaragd / Emerald Green Arborvitae
- Shrubs
- 11 Spiraea japonica / Gold Mound Spirea
 - 10 Itea virginica / Henry's Garnet Itea



SHRUB PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

BENCHMARK:

ELEVATION 611.89
South flange bolt on hydrant on the North side of Bridge St. and Indiana Ave.

LANDSCAPE REQUIREMENTS:

PARKING LOT LANDSCAPING (TYPE IV)
FIVE OR MORE PARKING SPACES SHALL BE PROVIDED WITH ONE CANOPY TREE AND 100 SQUARE FEET OF LANDSCAPING PER 12 SPACES

TOTAL NUMBER OF PARKING SPACES = 16 SPACES
CANOPY TREES REQUIRED = 2
CANOPY TREE PROVIDED = 1 CANOPY TREE, 1 EXISTING 24" TREE

ISLANDS OR PENINSULAS CONTAINING CANOPY TREES SHALL BE A MINIMUM OF NINE FEET WIDE AND SHALL HAVE NO MORE THAN ONE TREE PER 15 FEET OF LENGTH. LANDSCAPE AREA PROVIDED = 196 SF

LANDSCAPE AREAS SHALL BE PROTECTED BY RAISED ISLANDS.

FRONT YARD LANDSCAPING:

TREES 1 PER 40 LF OF FRONTAGE
SHRUBS 3 PER 40 LF OF FRONTAGE OR FRACTION THEREOF

138 FEET ALONG SOUTH PROPERTY LINE
REQ'D TREES 1/40 X 137 LF = 4 TREES
REQ'D SHRUBS 3/40 X 137 LF = 11 SHRUBS

125 FEET ALONG NORTH PROPERTY LINE
REQ'D TREES 1/40 X 125 LF = 4 TREES
REQ'D SHRUBS 3/40 X 125 LF = 10 SHRUBS

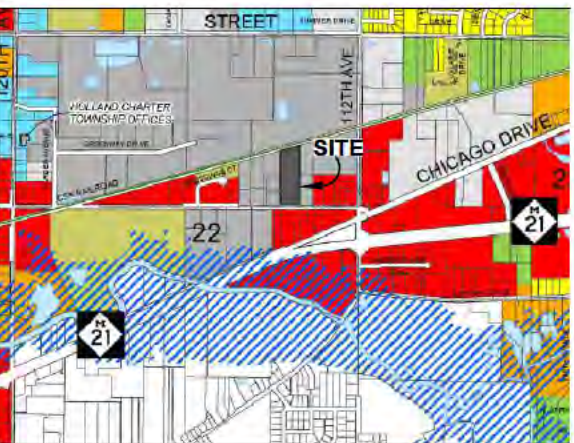
BUFFER YARD TO COMMERCIAL USES

BUFFER WIDTH 10 FEET
CANOPY OR EVERGREEN TREES 1 PER 60 LF OF FRONTAGE

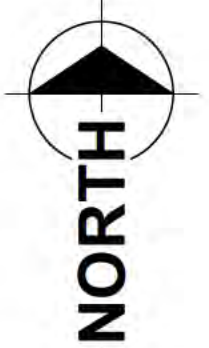
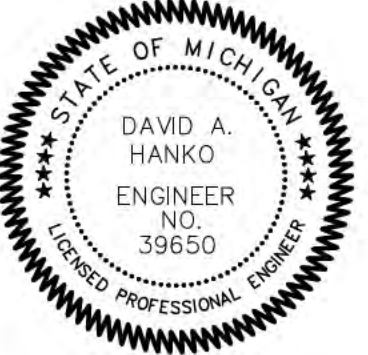
748 FEET ALONG EAST AND WEST PROPERTY LINES
REQ'D TREES 1/40 X 748 LF = 13 TREES

LANDSCAPING NOTES:

- All landscaping to be installed by a qualified Landscape Contractor.
- All plantings shall be mulched with 3" shredded hardwood bark mulch.
- Trees and shrubs shall be planted with a plant mix consisting of 1 part topsoil, 1 part peat, and 1 part existing soil.
- Lawn areas shall receive 4" topsoil and seed.
- Lawn and planting areas shall be irrigated.
- Maintenance of the landscape shall be provided for by the owner and include: watering, fertilizing of lawn and plants, yearly pruning, and top dressing of mulch areas every other year.
- Plant material shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 30'

LEGEND	
T	TOWN
R	RANGE
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SEC.	SECTION
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PROPOSED BLACKTOP	
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HYDRANT	
VALVE	
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LANDSCAPING PLAN

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