



## APPLICATION FOR ZONING MAP AMENDMENT (REZONING)

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

Please complete all the information on this form and return it with the appropriate fee to the Township Office. To be considered, all statements and accompanying materials must be complete and accurate. Note, errors and omissions will result in delays and the possible necessity of additional public hearings and additional fees to be paid by the Owner and/or Authorized Agent.

An application fee of \$500.00 shall be submitted with eleven (11) complete copies of this form and any additional supporting documents, such as a scaled map indicating the subject property. The copies must be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date.

Contiguous parcels being considered for rezoning may be considered as one request provided all property being considered is to be placed in the same zoning district. Parcels separated by a street are not considered contiguous.

If contiguous or single parcels being considered for rezoning are to be placed in two or more zoning districts, each district is to be considered as a separate request and requires separate applications and fees.

The Planning Commission will hold a public hearing for all zoning map amendment requests and evaluate each request using the following criteria from the Holland Charter Township Zoning Ordinance:

### Article 21 – Amendments

#### Section 21.4 [A] - Criteria for Map Amendments

1. Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.
2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.
3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.
4. Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.
5. Other factors deemed appropriate by the Planning Commission or Township Board.

The proponents are expected to attend the public hearing at which their request is considered.

The Planning Commission recommendation is then forwarded to the Township Board for action. The Township Board is required to have two "readings" on the request. Depending upon timing and other factors, finalization of the rezoning request may not occur until one or two months after the Planning Commission hearing.

### Contact Information (Please print or type):

Name of Current Owner(s) of Record\*\*: Jacob Essenburg Co (Myra Keuning)

Address: 648 S. Point Ridge Phone: (616)405-0707

Holland, MI 49423 E-mail: myrakeuning@gmail.com

Name of Authorized Agent(s): Space Source Inc (Logan Dykgraaf)

Address: 240 E. 8th St Phone: 616-403-8098

Holland MI 49423 E-mail: ldykgraaf@spacesource.net

On an additional sheet, list the name(s), address(es) and interest of every person having legal or equitable interest in the land subject to this application, including partners or principles for companies and corporations.

Map Change Request (Please print or type):

- 1. Property Address(s): 0 James Street, Holland MI 49424
- 2. Legal Description of property to be rezoned: See attached survey.

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- 3. Is any of the above-described property located within a floodplain? No  
 If yes, provide FEMA Panel No.: \_\_\_\_\_
- 4. Parcel Number(s): 70-16-20-126-058
- 5. Acreage: 3.93
- 6. Current zoning: I-2 General Industrial
- 7. Proposed zoning: I-1 Light Industrial
- 8. Current use of property: Vacant
- 9. Proposed use of property: Small business and storage condominiums. See attached narrative for more information.


Conditional Rezoning (Article 21- Amendments, Section 21.5). It is recognized that there are certain instances where it would be in the best interests of the township, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this section to recognize the provisions of Section 405 of the Michigan Zoning Enabling Act (MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

Property Owner's Certification

I hereby certify that I have a legal or equitable interest in all land subject to this application and that all statements and accompanying materials are complete and accurate according to the best of my knowledge.

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

Name: Logan Dykgraaf, Space Source Inc  
(Printed name of Owner of Record or Authorized Agent)

Signature:   
(Owner of Record or Authorized Agent)

Date: September 3, 2024

\*\* If ownership has changed within the last sixty days please provide a copy of the deed showing proof of ownership \*\*



## REZONING APPLICATION NARRATIVE

Parcel #70-16-20-126-058

0 James St

D&A #2310447.1A

September 3, 2024

### **Introduction:**

Space Source Inc proposes to rezone the existing vacant 3.93 acre parcel, Parcel #70-16-20-126-058, located on the south side of James Street approximately 800 feet east of 136<sup>th</sup> Avenue, from I-2 General Industrial, to I-1 Light Industrial. The purpose of this request is to better align the zoning requirements with the developer's intended use, which will include small business and storage condominiums.

The parcel directly to the east is currently zoned I-2 General Industrial, and is in use as a small manufacturing facility (Holland Bowl Mill) with outdoor storage. East of Holland Bowl Mill are several parcels on both sides of James Street that are zoned either I-1 or I-2, extending to 132<sup>nd</sup> Avenue. These parcels are actively in use with facilities that are industrial or semi-industrial in nature, including manufacture of wood flooring, custom furniture, building supplies, and warehousing/storage. This group of industrial parcels on James Street is directly contiguous to the industrial park to the north that includes Manufacturer's Drive and Commerce Court.

To the west of the subject parcel are several parcels zoned O-S, Office and Service, which are actively in use for such purposes as a salon, dentist office, and other similar businesses, with predominantly commercial properties further to the west.

The adjacent parcels to the south are R-2, Moderate Density Residential. These parcels are all developed as single family homes fronting on Burke Avenue.

The parcels across James Street to the north are zoned R-2, Moderate Density Residential, and are all developed as single family homes fronting on either James Street or SunnyJune Avenue.

### **Criteria for Map Amendments:**

Per Section 21.4A, the following criteria shall be used in the consideration of a Zoning Map Amendment.

1. *Whether or not the proposed rezoning is consistent with the goals, policies, and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.*

The future land use map categorizes this parcel as residential. However, recent development in this area has solidified the industrial, office/service, and commercial nature of this segment of the James Street corridor. Holland Bowl Mill has completed improvements and upgrades to their facility to support their growing business. Other small industrial businesses and facilities in this vicinity have been and continue to be thriving. The office/service district to the west, and the commercial district to the west of that, are likewise healthy, thriving districts that provide valuable opportunities for goods and services to township residents. Meanwhile, all residential land within the vicinity is fully developed as single family homes, and redevelopment in the foreseeable future is unlikely.

2. *Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological, and other environmental features of the site.*

This site is a relatively flat, vacant parcel, with no floodplains or wetlands present. Soils are predominantly sandy, groundwater is deep, and there are no trees on the parcel, except at the very edge adjoining other parcels to the west and south. Development of this parcel into any of the I-1



compatible uses, which are inherently less intensive than those in the parcel's current I-2 district, would not adversely impact the environmental features of the site. Development of this site for any I-1 use will require minimal earthwork, minimizing impacts to surrounding areas, and will not cause adverse hydrological impacts to surrounding properties as stormwater can and will be easily managed on-site through infiltration, given the sandy soils and deep groundwater.

- 3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.*

The site is currently zoned I-2, General Industrial. Rezoning to I-1, Light Industrial, would provide for less intensive industrial uses, which would be more compatible with the transitional nature of this location, given the O-S districts to the west, and the R-2 districts to the north and south. And yet, it would maintain consistency with the mix of I-2 and I-1 districts to the east and northeast.

Uses allowed in I-2 such as heavy manufacturing, salvage/impound operations, and waste management would become prohibited.

With the less intensive nature of allowed uses in the I-1 district vs I-2, the impacts to the community, influence on property values, and traffic impacts would all be reduced, while density would remain unchanged given that maximum building coverage for both I-1 and I-2 uses is the same at 40%. While setbacks are smaller in the I-1 district vs. I-2, this is appropriate for the less intensive uses allowed in I-1, and the fact that setbacks are smaller demonstrates that I-1 uses are understood to be less intrusive than many of those allowed in I-2.

- 4. Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.*

Adequate infrastructure exists within James Street to support any potential I-1 use. James Street and nearby cross streets such as 136<sup>th</sup> and Butternut to the west, and Beeline to the east, provide an adequate transportation network. Water and sanitary sewer utilities, lighting, and an existing bike path on the north side of the road are all well developed and adequate to support this development. As noted above, the site conditions allow for on-site management of stormwater without reliance upon public infrastructure, and without adverse impact to surrounding properties. Notwithstanding all of the above, any I-1 use will place less demand on public infrastructure than many I-2 uses, which are currently allowed on the parcel.

- 5. Other factors deemed appropriate by the Planning Commission or Township Board.*

Rezoning of this parcel from I-2, General Industrial, to I-1, Light Industrial, would be consistent with the goals and purpose of the Zoning Ordinance. By moving it from a more intensive district to a less intensive (more restrictive) one, it is improving the ability of the township to protect and ensure the public health, safety, and welfare of the public and adjacent landowners, while still providing opportunities for economic growth and job creation.

In general, I-1 uses have less potential than many I-2 uses to generate conditions that will be detrimental to others due to noise, smoke, fumes, glare, vibration, odors, or light. Therefore, given the transitional location of this parcel between I-2 on the east, O-S on the west, and R-2 on the south, it would be appropriate and beneficial to rezone this parcel to I-1.



**Summary:**

The subject parcel is currently zoned I-2, and a request is being made to rezone to I-1. This would result in the development of the parcel consistent with the less intensive industrial uses allowed in I-1, while providing for a logical transition between adjacent zoning districts. Though it is not directly compatible with the Comprehensive Plan, it is very consistent with existing development trends within this area, and moves the parcel's zoning in a favorable direction. Development of this parcel into any I-1 use will not have adverse impacts to the site itself, to surrounding properties, or to public infrastructure, and will result in the most intensive industrial uses being prohibited on the site.

C:\Users\John.Tenpas\DAI Dropbox\Standard Documents\Civil\Project Management\Rezoning Narrative.doc

August 29, 2024

Holland Charter Township  
353 North 120<sup>th</sup> Avenue  
Holland, MI 49424

**Re: Letter of Authority for Rezoning Application**


To Whom it May Concern:

Please accept this letter as authorization for Space Source, Inc. / Logan Dykgraaf (collectively "Agent") to act as the agent of Jacob Essenburg Co (the "Owner") in regard to the existing vacant 3.93 acre parcel, Parcel #70-16-20-126-058, located on the south side of James Street approximately 800 feet east of 136<sup>th</sup> Avenue ("Property"). Agent is authorized on behalf of Owner to sign an application seeking to rezone the Property and to otherwise act on behalf of Owner in the rezoning process.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

Yours Truly,

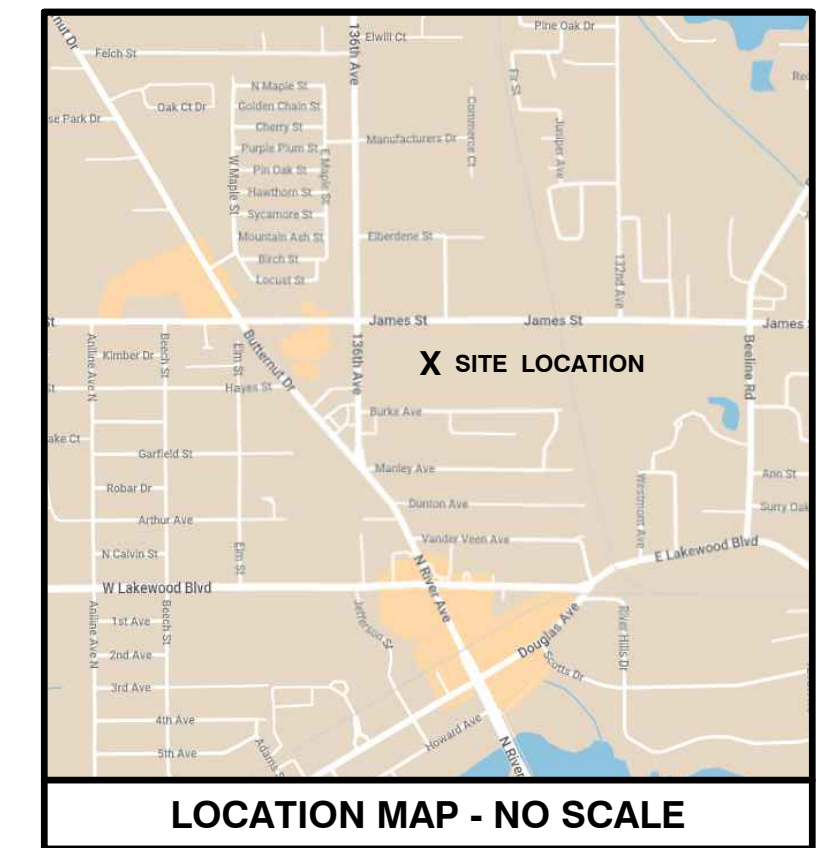
**JACOB ESSENBURG CO**

  
Jacob Essenburg, Manager

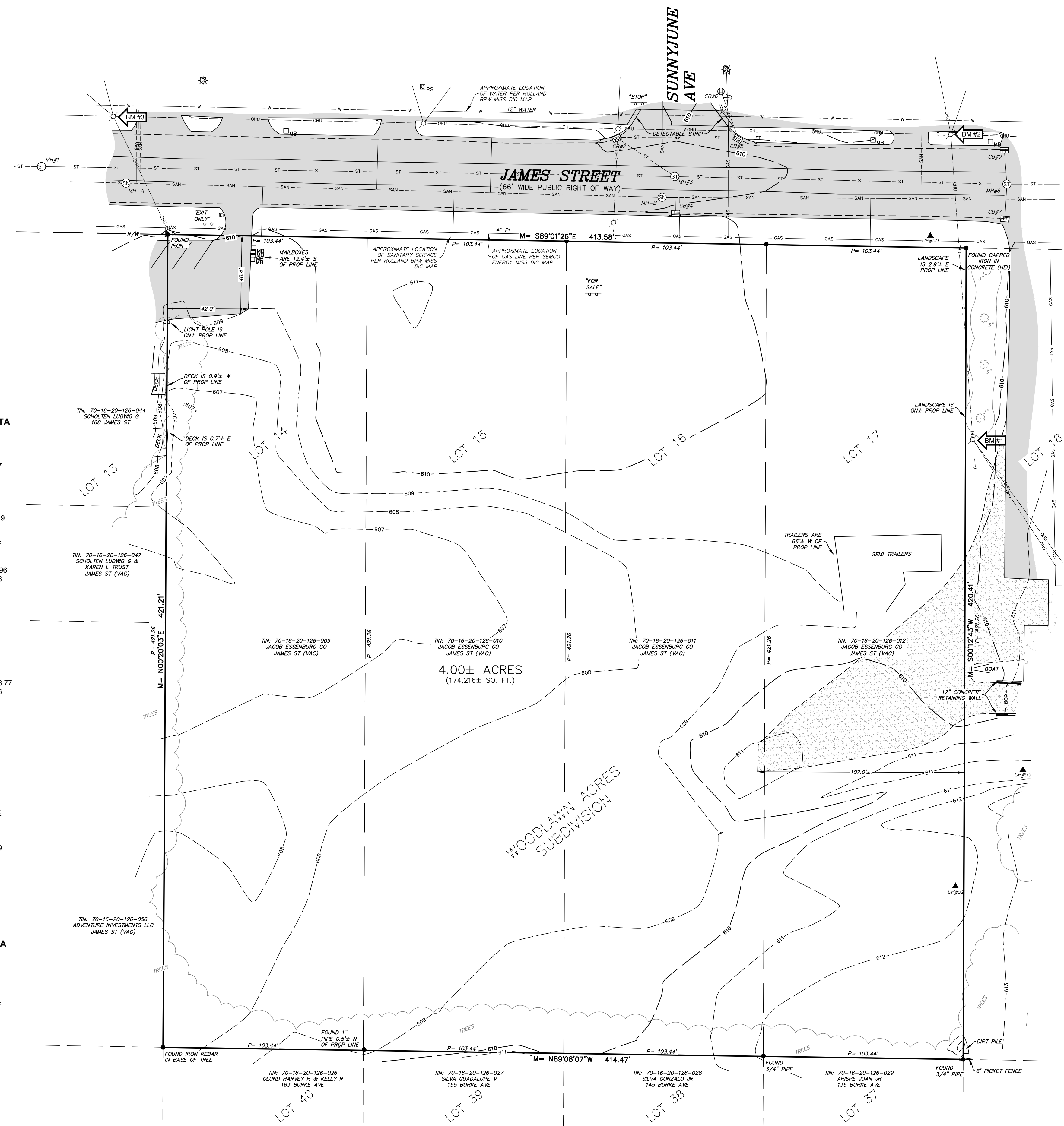
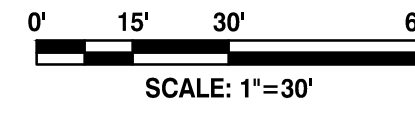
*\* document expires Nov 30, 2024  
JE*



# TOPOGRAPHIC / BOUNDARY SURVEY



LOCATION MAP - NO SCALE



**SCHEDULE "A" LEGAL DESCRIPTION**  
 FROM: TRANSNATION TITLE AGENCY OF MICHIGAN LAKESHORE DIVISION  
 FILE NO.: 415068LKS (EFFECTIVE DATE: JUNE 06, 2023)

LOCATED IN THE TOWNSHIP OF HOLLAND, COUNTY OF OTTAWA, STATE OF MICHIGAN, OTTAWA COUNTY, MICHIGAN, AS RECORDED IN LIBER 9 OF PLATS, PAGE 67, OTTAWA COUNTY RECORDS.

**SCHEDULE B-II MATTERS CONCERNING THE PROPERTY**  
 FROM: TRANSNATION TITLE AGENCY OF MICHIGAN LAKESHORE DIVISION  
 FILE NO.: 415068LKS (EFFECTIVE DATE: JUNE 06, 2023)

NO EASEMENTS TO DEPICT

**BENCHMARK DATA**

- NAVD '88 AS DERIVED FROM GPS OBSERVATIONS UTILIZING VRS CONUS 188
- BM #1 EL= 611.25' (NAVD 88)  
SET RAIL ROAD SPIKE IN NORTH SIDE OF POWER POLE, LOCATED ALONG EAST PROPERTY LINE 100'± SOUTH OF THE CENTER LINE OF JAMES STREET
  - BM #2 EL= 611.70' (NAVD 88)  
SET RAIL ROAD SPIKE IN EAST SIDE OF POWER POLE, LOCATED 30'± NORTH OF THE CENTERLINE OF JAMES STREET AND 60'± NORTH OF THE NORTHEAST PROPERTY CORNER.
  - BM #3 EL= 611.68' (NAVD 88)  
SET NAIL IN THE SOUTH SOUTHWEST SIDE OF UTILITY POLE, LOCATED 21'± NORTH OF THE CENTERLINE OF JAMES STREET AND 69'± WEST OF THE CENTERLINE OF DRIVEWAY TO HOUSE #163 JAMES STREET.

**SURVEYOR'S NOTES**

- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
- CONTOUR INTERVAL = 1 FOOT.
- THE FIELD WORK WAS COMPLETED ON JUNE 05, 2022.
- HORIZONTAL AND VERTICAL BASED ON PREVIOUS DRIESENGA & ASSOCIATES PROJECT NO.: 2010408.5A, DATED 06-15-2020.
- PARCEL BOUNDARY BASED ON PREVIOUS SURVEY PREPARED BY HOLLAND ENGINEERING, PROJECT NO.: 15-09-042, DATED NOVEMBER 04, 2015.

**SURVEY CONTROL**

POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (NAVD 88)
50	483013.4970'	12654658.4180'	610.02'
51	482989.0220'	12654989.5420'	611.72'
52	482676.4280'	12654671.4240'	612.14'
53	482709.9040'	12654960.4770'	612.17'
54	482606.0170'	12654836.8720'	614.58'
55	482736.7190'	12654706.3940'	610.62'

**MISS DIG INFORMATION**

- MISS DIG SURVEY TICKET # 2023060101775-00  
 (INCLUDES INFORMATION RECEIVED THROUGH 06/08/2023)
- HOLLAND TOWNSHIP DEPT OF PUBLIC WORKS - 06/01/2023 (MAPS PROVIDED)
  - SEMCO ENERGY - 06/01/2023 (MAPS PROVIDED)
  - AT&T - 06/06/2023 (MAPS PROVIDED)
  - CCI SYSTEMS - 06/05/2023 (MAPS PROVIDED)
  - HOLLAND BPW - 06/02/2023 (MAPS PROVIDED)

**LEGEND**

BENCHMARK	EXISTING
FOUND IRON	BM #1
CONTROL POINT	▲
PLATTED	P
MEASURED	M
STORM SEWER MANHOLE	⊕
CATCH BASIN	⊕
SANITARY SEWER MANHOLE	⊕
FIRE HYDRANT	⊕
VALVE (WATER & GAS)	⊕
GAS METER	⊕
UTILITY RISERS	⊕
UTILITY POLE	⊕
LIGHT POLE	⊕
GUY ANCHOR	⊕
SIGN	⊕
POST	⊕
UNDERGROUND GAS LINE MARKER	⊕
FENCE LINE	— X —
OVERHEAD UTILITIES	— OHU —
GAS LINE	— GAS —
EXISTING WATER LINE	— W —
EXISTING STORM SEWER	— ST —
EXISTING SANITARY SEWER	— SAN —
BITUMINOUS SURFACE	▒
CONCRETE SURFACE	▒
GRAVEL SURFACE	▒
DECIDUOUS TREE	⊕

**STORM STRUCTURE DATA**

- CB #1 - 4"Ø CONCRETE  
RIM 610.57  
INV (E) 30" RCP=605.22  
INV (W) 30" RCP=604.67  
SUMP=604.61
- CB #2 - 4"Ø CONCRETE  
RIM 609.49  
INV (E) 14" RCP=605.22  
INV (SE) 12" RCP=605.19  
SUMP=603.64
- MH #3 - 4"Ø CONCRETE  
RIM 610.22  
INV (E) 24" RCP=604.84  
INV (NW) 12" RCP=604.96  
INV (W) 24" RCP=604.78  
INV (S) 12" RCP=604.82  
SUMP=605.77
- CB #4 - 4"Ø CONCRETE  
RIM 609.72  
INV (N) 12" RCP=605.62  
SUMP=603.92
- CB #5 - 2"Ø CONCRETE  
RIM 609.61  
INV (E) 12" RCP=605.41  
INV (NNW) 12" PVC=606.77  
INV (W) 14" RCP=605.46  
SUMP=603.16
- CB #6 - 2"Ø CONCRETE  
RIM 609.20  
INV (N) 12" RCP=607.00  
INV (S) 12" RCP=606.96  
SUMP=606.80
- CB #7 - 4"Ø CONCRETE  
RIM 609.07  
INV (N) 12" RCP=605.90  
SUMP=604.37
- MH #8 - 4"Ø CONCRETE  
RIM 609.57  
INV (E) 24" RCP=605.07  
INV (N) 12" RCP=605.05  
INV (W) 24" RCP=605.09  
INV (S) 12" RCP=605.07  
SUMP=603.07
- CB #9 - 4"Ø CONCRETE  
RIM 609.21  
INV (S) 12" RCP=606.31  
SUMP=605.26

**SANITARY STRUCTURE DATA**

- MH-A - 4"Ø CONCRETE  
RIM 610.49  
INV (E) 8" PVC=599.74  
INV (W) 8" PVC=599.69
- MH-B - 4"Ø CONCRETE  
RIM 610.09  
INV (E) 8" PVC=600.59  
INV (W) 8" PVC=600.54  
INV (N) 8" PVC=601.54

**DRIESENGA & ASSOCIATES, INC.**  
 Engineering  
 Surveying  
 Testing  
 www.driesenga.com  
 Holland, MI  
 616-396-0255  
 Grand Rapids, MI  
 616-249-3800  
 Kalamazoo, MI  
 269-544-1455  
 Lansing, MI  
 517-889-6210  
 Ypsilanti, MI  
 734-368-9483

**LOTS 14-17 WOODLAWN ACRES SUBDIVISION**  
 JAMES STREET (VACANT)  
 SECTION 20, T05N, R15W, HOLLAND TWP., OTTAWA CO.  
 -FOR-  
**ESSENBERG INVESTMENT CO**  
 561 OTTAWA AVE, SUITE 300, HOLLAND, MI 49423

**REVISIONS**

NO.	DESCRIPTION
1	

Drawn By: **MJD**  
 Scale: 1"=30'  
 Date: **06-09-2023**  
 Project #: **2310447.5A**  
 Sheet Title:

**TOPOGRAPHIC / BOUNDARY SURVEY**  
 Sheet # **V-101**  
 1 of 1



Tax Parcel No.: 70-16-20-126-009, 70-16-20-126-010, 70-16-20-126-011 & 70-16-20-126-012

**MARC ELWOOD LOHELA II**  
 PROFESSIONAL SURVEYOR  
 NO. 4001062695

Marc Elwood Lohele II P.S. No. 4001062695

TOPOGRAPHIC SURVEY DATA IS REFERENCED TO SECTION LINES AND/OR RIGHT-OF-WAYS FOR GRAPHICAL PURPOSES ONLY. IT DOES NOT REPRESENT A PROPERTY LINE SURVEY, NO CORNERS WERE SET, AND IT SHALL NOT BE RELIED UPON FOR THE ESTABLISHMENT OF ANY PROPERTY LINES, THE LOCATION OF FENCES, WALLS, OR OTHER INDICATIONS OF OCCUPANCY ALONG OR NEAR BOUNDARY LINES IS APPROXIMATE ONLY.