

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**: _____

Address: _____

Phone: _____

E-mail: _____

Name of Authorized Agent(s): _____

Address: _____

Phone: _____

E-mail: _____

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): _____

2. Legal Description of property to be rezoned: _____

3. Is any of the above-described property located within a floodplain? _____

If yes, provide FEMA Panel No.: _____

4. Parcel Number(s): _____

5. Acreage: _____

6. Current zoning: _____

7. Proposed zoning: _____

8. Current use of property: _____

9. Proposed use of property: _____

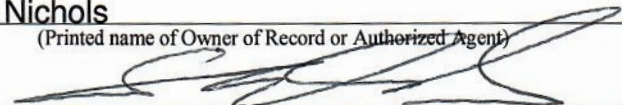
Conditional Rezoning (Article 21- Amendments, Section 21.5). It is recognized that there are certain instances where it would be in the best interests of the township, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property 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: Sam Nichols
(Printed name of Owner of Record or Authorized Agent)

Signature: 
(Owner of Record or Authorized Agent)

Date: 8/4/24

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



John Whitten, AIA, NCARB
924 Fulton West
Grand Rapids, MI 49504

October 16, 2024

Corey Broersma, Community Development Director
Holland Charter Township
353 N. 120th Avenue
Holland, MI 49424

Re: [Revised] Re-Zoning Request for MSA Lakeshore - 12429 Ransom St, Holland, MI 49424 (Parcel #: 70-16-04-100-008)

Dear Mr. Broersma and members of the Holland Charter Township Planning Commission,

Michigan Sports Academies (MSA) is experiencing growth in the youth sports programming they offer in Holland Charter Township (HCT). As a result, MSA is hoping to expand their existing facility to include additional indoor athletic court(s) an indoor turf field and a full-sized outdoor soccer field. Additional parking, spectator amenities and site improvements would be included as well.

The property is located at 12429 Ransom Street Holland, MI 49424 and currently zoned AG. The adjacent properties are a mix of PUD or recently rezoned as I-1 Light Industrial. It is our understanding that, with the exception of a single residence directly south of the existing building, all of the adjacent properties are currently or are intended to be used for commercial, industrial or youth sports related purposes. Through discussions with adjacent property owners, we understand that vacant parcels to the east and north are likely to be developed for light industrial uses.

When MSA originally purchased the property in 2022 the parcel immediately to the east was owned by West Ottawa Schools and it was assumed that the property would be developed for the school district's use. In 2023 that parcel was sold and has been rezoned for Industrial use. While we understand that rezoning MSA's property to C-2 may not cleanly align with the township's master plan, the facility was originally constructed and has only operated as a commercial indoor recreation facility - a use that would have been complimentary to future school district development at the time of original purchase – in fact, it was a primary reason for the purchase of the current property. Despite changes in ownership and uses of adjacent parcels, MSA does not intend to vacate the property as they currently serve a large population of Holland Charter Township through their programming.

If it weren't for increasing demand for outdoor fields and the programming MSA offers, rezoning of the property would not be necessary. Commercial outdoor recreation is not allowed in either the AG zone or in Industrial zones. Through discussions with planning staff, we believe that seeking rezoning from AG to C-2 makes the most sense as it would allow for subsequent special land use application for an outdoor field. If approved, we would then submit for site plan review and a seek a special land use permit to construct the outdoor field and programmatic elements shown in the attached site master plan.

Below we have summarized the existing conditions and tried to detail MSA's desired master plan for the site. At this time, we are only seeking rezoning, but hopefully the following information provides necessary context for this request even though it is more specific to a special land use application.

Existing Conditions:

- Current Zone: AG
- Building: A 20,250 GSF pre-engineered steel building is currently built on the site and includes two indoor basketball courts with restrooms, storage, mechanical and circulation space. It has a gabled roof with a crown elevation 35' above grade.

- **Parking:** There are 104 existing parking spaces accessed using an improved driveway from Ransom Street. Through discussions with the original owner and based on the calculated parking values in the zoning ordinance, it is our belief that the existing parking lot was constructed to anticipate a future building addition. Using Table 10.3 we believe that the current building only requires 60 parking spaces based on calculations assuming the worst-case scenario for two basketball courts (neither of which have permanent seating). Using this calculation, we believe there are 44 excess parking spaces in the existing parking lot.

Proposed Addition:

Michigan Sports Academies is proposing an addition to the existing facility. The addition would add a third hard court for basketball and volleyball, an indoor synthetic turf field for field sports and would be sized to accommodate 7v7 soccer. Additionally, the new addition would provide code required restrooms, add a concession stand and include administrative office space, storage and mechanical. We are proposing matching existing construction by utilizing a pre-engineered metal building that would likely include some conventional construction to break down the scale of the building for pedestrians. The proposed building addition is 54,150 square feet.

Improvements to 124th Ave:

The design team and owner are anticipating some level of improvement to 124th Ave. There have been some initial discussions with the property owner to the east about their needs and whether or not it makes sense to share costs to improve 124th or try and abandon the road all together. Additional discussion with the township, road commission and adjacent property owners will be necessary.

Sidewalk/Pathway Construction:

Shall comply with township ordinances.

Parking Lot:

We have calculated the anticipated parking needs using Article 10, Table 10.3 for Recreation use.

Methodology: We studied parking demand using all three ratios allowed in the ordinance and believe that using 30 spaces per indoor court yields the highest number of required parking spaces for the facility. For the indoor programs we have calculated the need for 120 parking spaces (3 basketball courts and 1 indoor mini soccer field).

We used all the three parking calculation methods in Article 10 to calculate required parking values for a future outdoor field. It is our belief that none of the acceptable methods yields enough parking spaces for the outdoor field based on the expected demand. No calculation exceeded 30 spaces, but we anticipate needing at least 50 parking spaces to support that program area. Additionally, we have included five spaces for non-coaching staff members for a total, site-wide parking count requirement of 170 spaces. Calculated values are as follows:

Outdoor Soccer:

Roster Size	Coaches	Officials	Spectators	Outdoor Field Qty:	Zoning Requirement:	Total Spaces Required:
20 [only 18 can dress] (x2) Total: 40:	2 per team (x2) 4	3 per field/ court max.	2/ athlete (1) vehicle	1	15 spaces/ field	50 cars field

Indoor Soccer Field:

Roster Size	Coaches	Officials	Spectators	Outdoor Field Qty:	Zoning Requirement:	Total Spaces Required:

12 (x2) Total: 24:	2 per team (x2) 4	1 per field/ court max.	2/ athlete (1) vehicle	1	30 spaces/ field	30
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Basketball / Volleyball:

Roster Size	Coaches	Officials	Spectators	Court Qty:	Zoning Requirement:	Total Spaces Required:
10: x2 [20]	2 per team (x2) [4]	3 per field/ court max.	2/ athlete vehicle	3	30 spaces/ court	90

While the parking calculations show a demand for 170 spaces, the site master plan proposes constructing 201 parking spaces. This will allow for unanticipated events or uses where demand might be higher than typical daily use. It also provides a buffer for families to arrive and depart at scheduled game and practice times leading to safer site circulation for both vehicles and pedestrians.

Landscaping:

Landscaping shall comply with Township ordinances for the zone being proposed. Final site designs shall include all required parking lot landscaping items as well as general requirements for green space and plantings.

Outdoor Site Lighting:

Parking lot and pedestrian pathway lighting shall comply with the HCT Zoning Ordinance, and the design team shall provide photometric plans for final design.

The following information is for reference and would be included in a special land use permit application if zoning change is approved:

Exterior Athletic Field:

Upon approved rezoning, Michigan Sports Academies will seek special land use to allow construction of an outdoor athletic field. The field would be constructed with permeable synthetic turf and be lined for a variety of field sports including soccer, lacrosse and football. The primary user of the field will be Michigan Football Academies and focuses on youth soccer. There is however growing demand for lacrosse and football fields in the area and the fields would be lined to accommodate multiple uses.

Outdoor Field Support Building:

Because the property is extremely long and narrow, it is our intent to provide new parking between the field and the building in an attempt to limit pedestrian travel to one or the other for users coming to the facility. This orientation creates an issue in which the maximum allowable travel distance from the most remote portion of the outdoor field to restroom facilities in the main building is exceeded. Additionally, requiring users, most of whom are youth athletes to traverse a parking lot to access restroom facilities from the field is dangerous and ill advised. We are seeking approval to construct a small, three season support building adjacent to the outdoor athletic field that would include appropriately sized restroom facilities, concessions and storage for field equipment.

Fencing:

It is the owner's intent to construct a 6' fence in accordance with the Township's requirements around the outdoor soccer field for access control. If allowed by special land use, Backstops would be provided behind soccer goals to prevent balls from leaving the field of play and entering either 124th

Ave on the east side of the site or the wetland area on along the north and west edge of the property. A backstop along the south end line would prevent balls from entering the parking lot.

Athletic Field Lighting:

Athletic Field Lighting is not specifically addressed in the HCT Zoning ordinance (that is not unique to HCT). Because schools represent the majority of property owners that install athletic field lighting and are also exempt from complying with local zoning ordinances per Section 123.1045 of the Michigan Legislature, many local zoning ordinances do not specifically address or regulate these systems. And, while the majority of property owners with field lighting systems are schools, there is growing demand for access to fields with artificial light for the general public. School district fields are seeing more demand than they have capacity to rent to the public – especially in shoulder seasons when there are less daylight hours.

Michigan Sports Academies is requesting permission to install exterior field lights to extend the usage of the outdoor field. If approved, we intend to utilize the Musco Total Light Control System (or similar). This system has been deployed nationwide in areas where light pollution, glare and spillover are a concern – including Quincy Park. Our design team has extensive experience installing this type of field lighting system on multiple projects nationwide. This includes fields that are immediately adjacent to residential neighborhoods, parks, interstate highways, and nature preserves where glare, and spillover could have a significant impact on safety, quality of life or natural habitat. Using Total Control Lighting Systems, the team has the ability to control light pollution and spillover with surgical precision, illuminating only the field surfaces intended for play.

We anticipate needing 4 to 6 light poles that could be up to 65 feet tall. A full photometric study will be completed, and light poles will only be constructed to the height necessary to light the field. Light heads would be adjusted to prevent light from spilling beyond the property lines.

Public Address System:

Public address systems are not specifically addressed in the HCT Zoning Ordinance. Michigan Sports Academies will request permission to install a public address system that shall be operated in accordance with Holland Charter Township Municipal Code Article III, Section 18-63 – Noise Control.

Anticipated use of outdoor field:

During the spring and fall the field could be used up to 60 hours a week for practices and competition. During winter months and again from June to August, the outdoor field would see minimal use based on the natural ebb and flow of the sports seasons and the realities of our weather in west Michigan. During peak times, most of the vehicle traffic to and from the facility will occur between the hours of 3pm and 10pm Mon-Fri, 8a-10p Saturday and 8a-7p Sunday (when youth athletes are not in school).

Please note that while we have had initial discussions with some of the adjacent property owners, we have held off having conversations with additional governmental agencies including the fire marshal and road commission until the zoning process has been completed.

Upon approval of the re-zoning request, our design team intends to immediately schedule meetings to review the project with all agencies having jurisdiction including but not limited to the Fire Marshal, Road Commission, Drain Commission, and EGLE. We would then submit for site plan review and a special land use permit.

We look forward to collaborating closely with Township staff to ensure that conditions of the re-zoning are met, and all other township ordinances are addressed in a subsequent special land use application.

We welcome any questions you might have about this exciting project.

Sincerely,

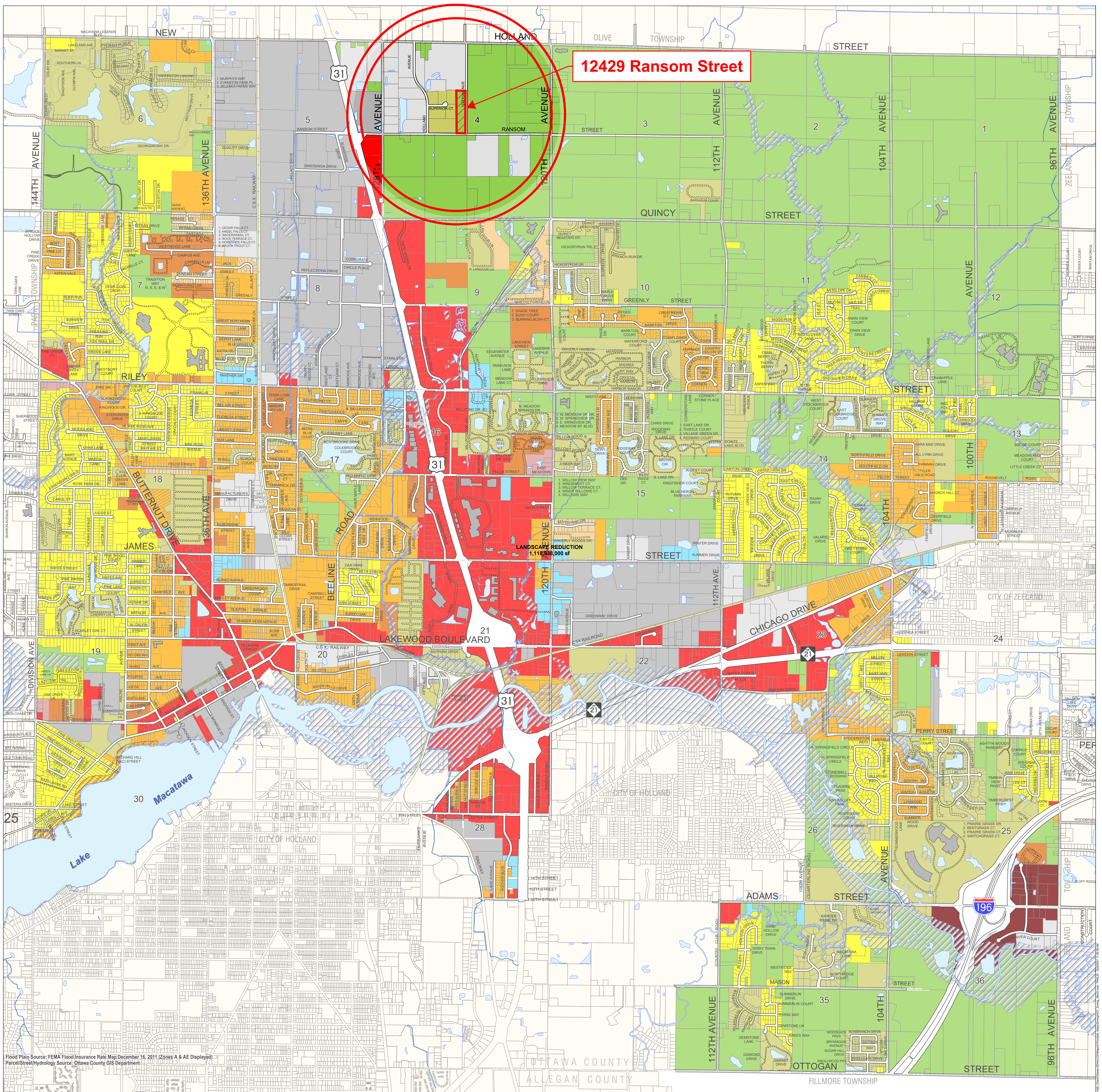


John Whitten, AIA, NCARB

principal architect, owner

Attachments:

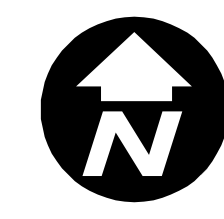
- HCT Zoning Map with Parcel location identified.
- Proposed Site Master Plan



Flood Plain Source: FEMA Flood Insurance Rate Map December 15, 2011 (Zones A & AE Displayed)
 Parcel/Street/Hydrology Source: Ottawa County GIS Department

LEGEND

- | | | | |
|--|---|--|--|
| | Flood Plain | | C-1 - Neighborhood Commercial District |
| | Macatawa Residential Setback Overlay | | C-2 - Community Commercial District |
| | AG - Agricultural District | | C-3 - Highway Commercial District |
| | R-1 - Low Density Residential District | | O-S - Office and Service District |
| | R-2 - Moderate Density Residential District | | I-1 - Light Industrial District |
| | R-2A - Medium Density Residential District | | I-2 - General Industrial District |
| | R-3 - High Density Residential District | | Planned Unit Development |



0 1,000 2,000 4,000
 Feet

SCALE: 1" = 1000'



Holland Charter Township
 Ottawa County, Michigan

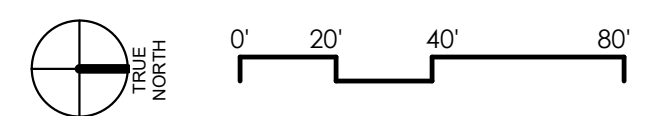
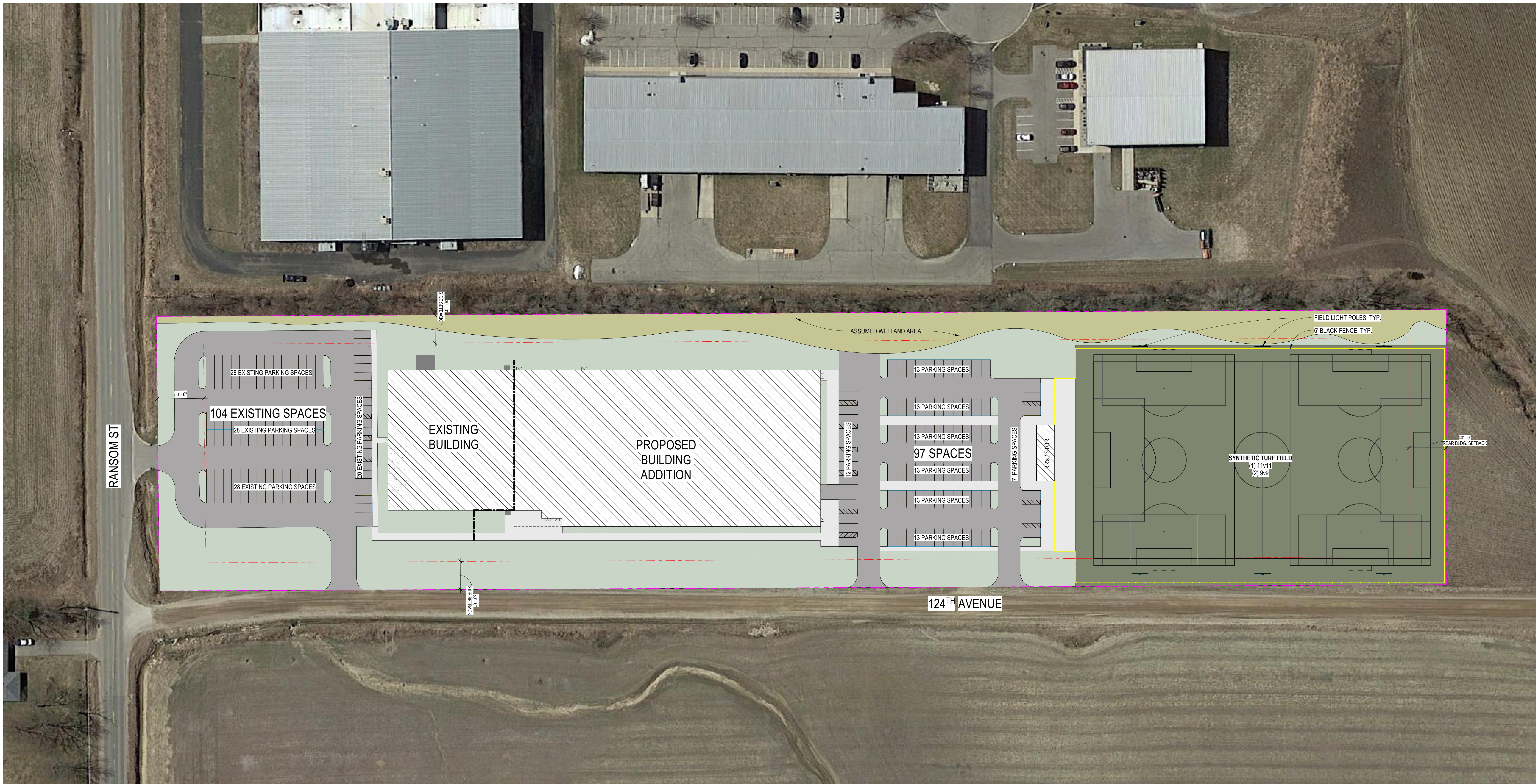
ZONING

October 2021

Frein & Newhof
This map is intended for reference only. Holland Charter Township and Prein & Newhof are not liable for errors or omissions.



SITE COVERAGE REQUIREMENTS	
ZONING REQUIREMENTS FOR THE DISTRICT:	
PROPOSED CONDITIONAL RE-ZONE COMMERCIAL (C-2):	
• MIN. FRONT SETBACK (FT.)	NON-RESIDENTIAL: 50'
• MIN. SIDE SETBACK (FT.)	NON-RESIDENTIAL: 15' PLUS 1' PER 1' HT BEYOND 35'
• MIN. REAR SETBACK (FT.)	NON-RESIDENTIAL: 25' PLUS 1' PER 1' HT BEYOND 35'
• MAX. BLDG. COVERAGE	NON-RESIDENTIAL: 25%
• MAX. LOT COVERAGE	NON-RESIDENTIAL: N/A
• MAX. HEIGHT (FT.):	NON-RESIDENTIAL: 50'
BUILDING FOOTPRINT:	
EXISTING BLDG:	20,250 SF
ADDITION SIZE:	54,150 SF
TOTAL BLDG:	74,400 SF
EXPECTED MAX. PARKING REQUIREMENTS:	
EXISTING SPACES:	104
MAX. PROPOSED NEW SPACES:	097
TOTAL SPACES PROVIDED:	201 (170 REQ'D)
SITE COVERAGE:	
EXISTING PARKING LOT:	405,600 SF (9.3 ACRES)
EXISTING SIDEWALKS:	44,925 SF
EXISTING BUILDING:	1,330 SF
EXISTING SITE COVERAGE:	20,250 SF (16.4% COVERAGE)
PROPOSED PARKING LOT:	38,850 SF (NEW)
PROPOSED SIDEWALKS:	18,690 SF (NEW)
PROPOSED BUILDING:	54,150 SF (NEW)
PROPOSED SITE COVERAGE:	111,695 SF (NEW)
TOTAL PARKING LOT:	83,775 SF
TOTAL SIDEWALKS:	20,020 SF
TOTAL BUILDING:	74,400 SF (18.34% COVERAGE) COMPLIES < 25%
PROPOSED SITE COVERAGE:	178,195 SF (43% TOTAL SITE COVERAGE)



PRELIMINARY & ADVISORY, NOT FOR CONSTRUCTION



PROPOSED BUILDING ADDITION
 MICHIGAN SPORTS ACADEMIES - LAKESHORE FACILITY
 12429 RANSOM STREET
 HOLLAND, MI 49424

PROPOSED SITE PLAN - OPTION 07

OCTOBER 08, 2024



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