

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.

	10/7/25		10/7/25
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.

IMMANUEL CHURCH

SPECIAL LAND USE NARRATIVE

Our Special Land Use request is to expand the existing 'place of worship' use for Immanuel Church on the 'AG – Agricultural District' parcel on the southwest corner of 104th Avenue and Mason Street. The site currently consists of the existing church building which generally sits central to the parcel, a parking lot field on the northeast side of the building, a playground on the south side and a multi-purpose field on the southwest side of the building.

The proposed project consists of expansion to the existing church building over a few phases of construction. The first phase includes construction of a new pole barn storage building located on the north side of the church for additional miscellaneous storage. The second phase is an office expansion as well as a new youth classroom located on the west side of the church. The third and final phase of the proposed expansion includes construction of new bathrooms on the south side of the church, adjacent to the existing playground and multi-purpose field.

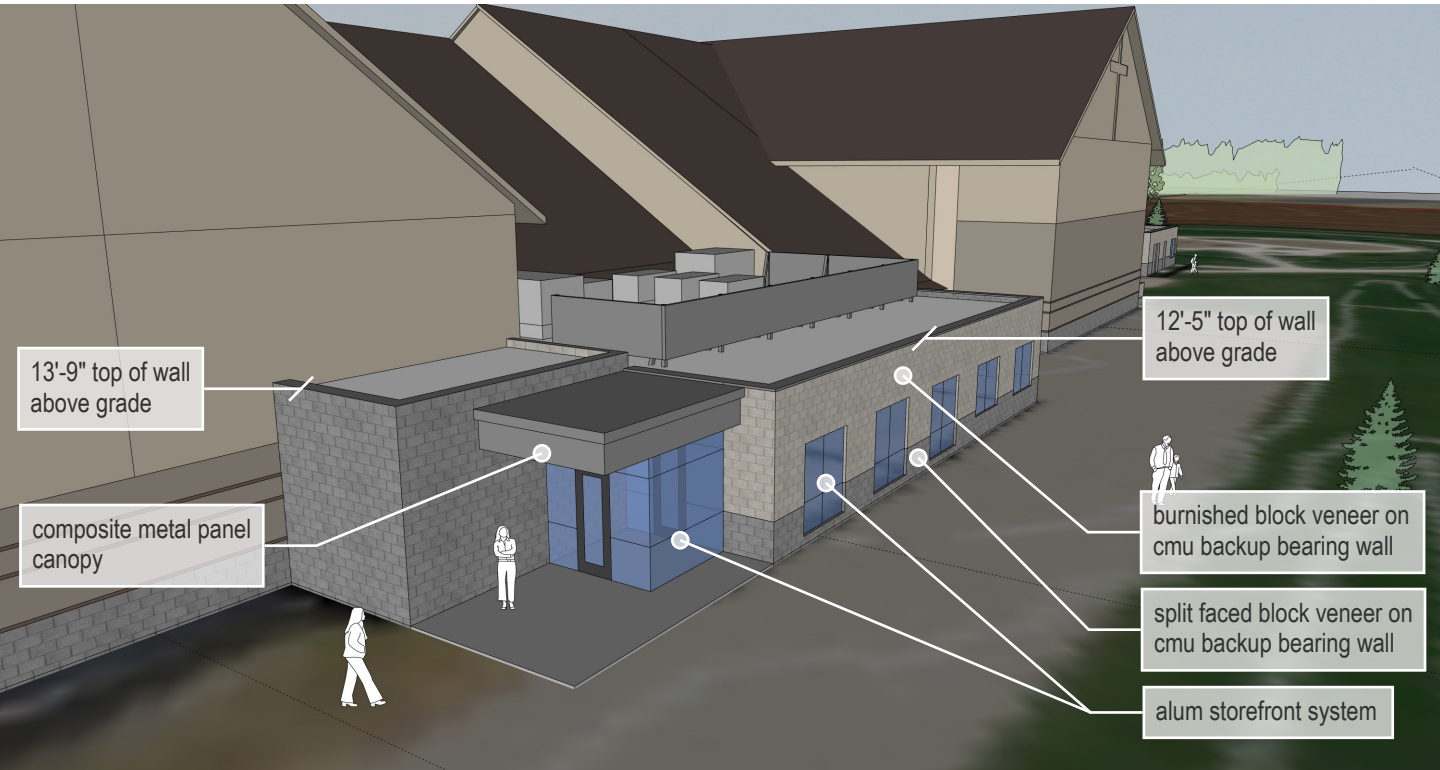
The existing parking lot is adequately sized for all phases of the proposed expansion and utility service to the new building additions will come from the existing church building. The following narrative is provided to further describe how the proposed amendment to the existing Special Land Use adheres to the Special Land Use Standards.

1. ***The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.*** The proposed expansion at Immanuel church will be harmonious with the existing land uses in the general vicinity of the project. This additions to the building are relatively minor as compared to the existing church and will not increase the traffic to the site.
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.*** The proposed use will be adequately serviced by public services and facilities. Places of worship do not require extensive police or fire services. The development fits within the parcel with sufficient size to provide adequate storm water management facilities. Water and sewer facilities are already serviced to the property. Lastly, there will be no impact to local 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, vibrations or odors.*** The proposed use does not include any of the above-mentioned nuisances which may affect any persons, property, or the general welfare.
4. ***The use will be consistent with the intent and purpose of this ordinance and the Holland Charter Township Comprehensive Plan.*** The proposed use is consistent with the Comprehensive Plan as it identifies this parcel as Public/Quasi -public.
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 topographical modifications, which result in maximum harmony with adjacent areas.*** The proposed building additions are all located

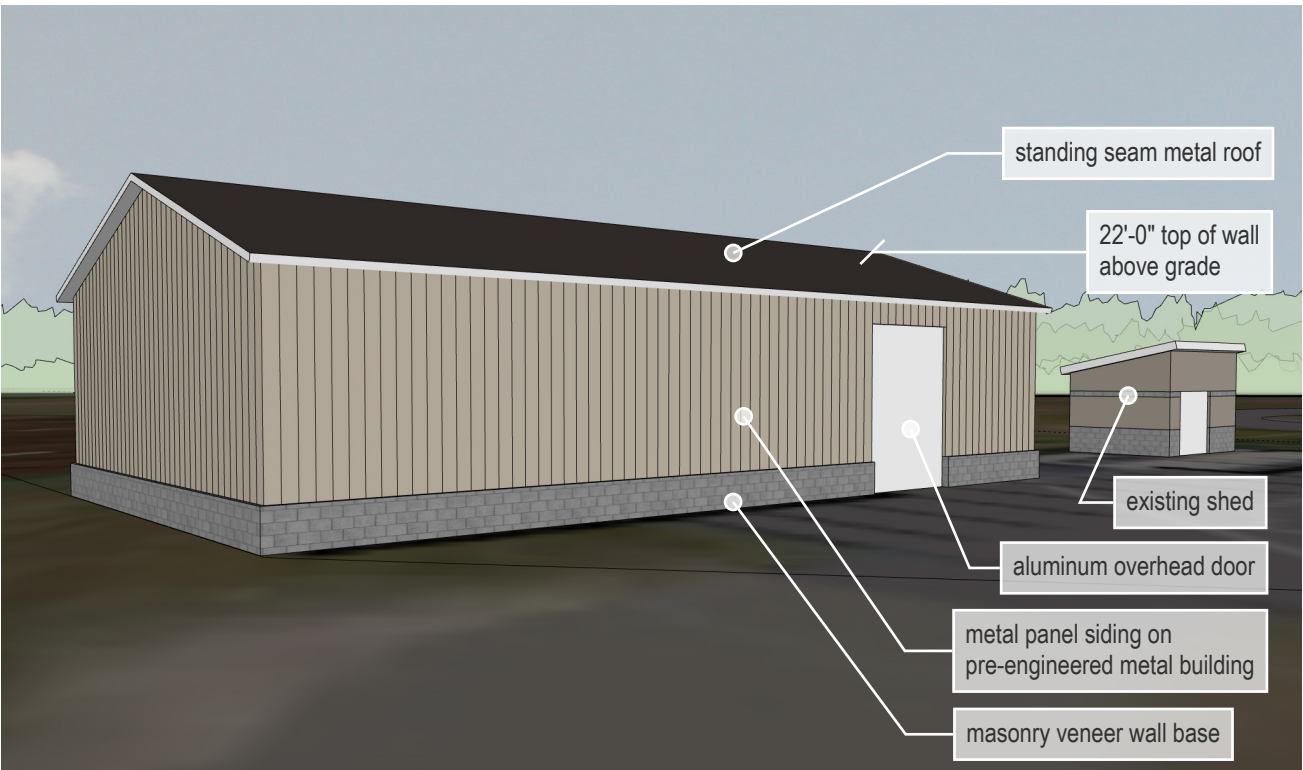
within previously disturbed property on the overall site so no additional impacts to environmental features are proposed.

6. ***The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.*** The proposed expansion is not anticipated to increase the peak trip generation to the site.
7. ***There is need for the proposed use within the Township, and the use will not be detrimental to the community.*** Immanuel Church has been a part of the community for many years and the proposed expansion is necessary for their future goals. The use will not tax the community's services and infrastructure and will not be detrimental to the community.

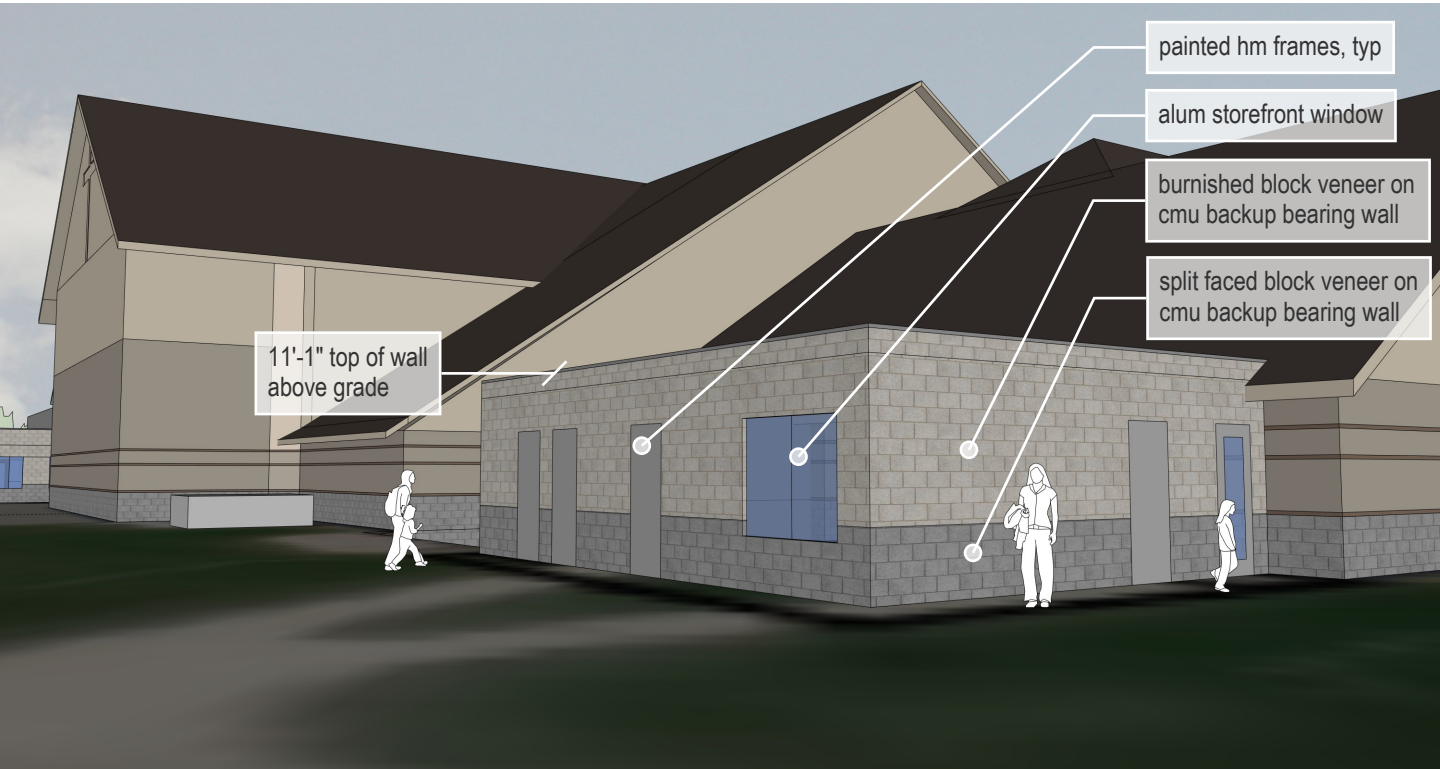




office + youth classroom addition | 3d view



pole barn | 3d view



stair + bathroom addition | 3d view



picnic shelter concept | 3d view