

Text Change Request (Please print or type):

What specific section (s) of the zoning ordinance is proposed to be changed? Article 3, Article 9, and Sec. 22.2

Reason (s) for the requested change(s): _____

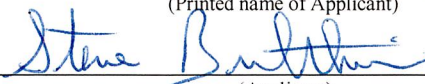
Establish a "Wetland Mitigation Bank" use and related Special Land Use regulations for the
use when it is located within the AG Agricultural zoning district. Revising definitions to further
define public and private streets.

Proposed change(s) (if more space is needed, attach another sheet of paper): _____

See attached.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rest with the applicant.

Name: Steve Bulthuis, Township Manager
(Printed name of Applicant)

Signature: 
(Applicant)

Date: October 7, 2025

ORDINANCE NO. ____

**ZONING TEXT AMENDMENT
ORDINANCE**

AN ORDINANCE TO AMEND THE HOLLAND CHARTER
TOWNSHIP ZONING ORDINANCE BY PROVIDING THE
FOLLOWING AMENDMENTS; AND TO PROVIDE FOR
THE EFFECTIVE DATE OF THIS ORDINANCE.

THE CHARTER TOWNSHIP OF HOLLAND, COUNTY OF OTTAWA, AND STATE
OF MICHIGAN, ORDAINS:

Section 1. Schedule of Uses. Table 3.2 in Section 3.2 of the Holland Charter Township Zoning Ordinance (the “Zoning Ordinance”) shall be amended by adding in alphabetical order the following references to a restated Section 9.28 allowing for the regulation of Wetland Mitigation Banks as a permitted use (the subsequent uses in alphabetical order in Table 3.2 shall be renumbered accordingly).

Table 3.2 Schedule of Uses: Agricultural District		
Use	AG	Other
Wetland Mitigation Bank	S	9.28
Wind energy	S	9.28 9.29
Wind energy- anemometer	P	9.28 9.29
Wind energy- MWET, LWET	S	9.28 9.29
Wind energy- SSMWET, STMWET	S	9.28 9.29
Wireless communications	S	9.29 9.30
Wireless communications, collocation/limited increases	P	9.29 9.30

Section 2. Wetland Mitigation Bank. Section 9.28 of the Zoning Ordinance shall be added to read in its entirety as follows (the subsequent Specific Use Requirements listed in alphabetical order within sections 9.28 and 9.29 of the Zoning Ordinance shall become sections 9.29 and 9.30, respectively).

Section 9.28 Wetland Mitigation Bank

- A. *Purpose and Intent.* The purpose and intent of this section is to recognize the value of wetland mitigation banks for stormwater management, sedimentation control, and wildlife habitat while also recognizing a wetland bank may limit the use of land for food production, employment facilities, or residential dwellings in order to allow such items to be established elsewhere in the Township or outside of the Township. The regulation of wetland mitigation banks is necessary to ensure consistency with the Township Comprehensive Plan and distribution of utility services.
- B. *Minimum Area.* A Wetland mitigation bank shall be located on a lot of record ten (10) acres or greater in area.

- C. *State Regulations.* State of Michigan rules, regulations, and standards governing conservation and maintenance shall apply to all wetland mitigation banks.
1. *Conservation Easement.* Easement shall not prohibit improvements such as non-motorized trails, boardwalks, overlooks, or similar amenities accessible to the general public, unless prohibitions are authorized by the Planning Commission.
- D. *Access.* Wetland mitigation banks shall be accessed from a public or private street with an approved driveway meeting Ottawa County Road Commission standards.
- E. *Parking.* Adequate parking shall be determined as a condition of a Special Land Use Permit.

Section 3. Definitions. Section 22.2 of the Zoning Ordinance shall be amended by adding or revising in alphabetical order the following definitions (the rest of Section 22.2 shall remain unchanged).

Alley. A publicly controlled right-of-way or privately controlled access easement not more than 30 feet wide affording vehicular access to abutting lots and land and which is not intended for general traffic circulation.

Street, Private. A privately maintained thoroughfare constructed on a private street easement used for travel by vehicles which affords general traffic circulation and may provide access to more than one (1) lot of record, not including alleys.

Street, Public. A publicly maintained thoroughfare constructed on a public street right-of-way used for travel by vehicles which affords general traffic circulation and may provide access to more than one (1) lot of record, not including alleys. For the purposes of this ordinance, US-31, M-121, and I-196 shall be considered public streets.

Wetland Mitigation Bank. A site where wetlands are restored, created, or, in exceptional circumstances, preserved expressly for the purpose of providing compensatory mitigation in accordance with the provisions of the Natural Resources and Environmental Protection Act (NREPA) in advance of authorized, unavoidable impacts to wetlands.

Yard. An open space at grade between a building and the adjoining lot lines.

1. ***Yard, Front.*** An open space between a principal building and a front lot line, generally adjacent to a public street right-of-way or private street easement, and extending the full width of the lot of record.
2. ***Yard, Lake Macatawa Waterfront.*** An open space between a principal building and Lake Macatawa extending the full width of the lot of record.
3. ***Yard, Primary Front.*** The narrower of the two (2) front yards. Where the lot lines are of equal length, and/or the primary front yard is not evident, the Zoning Administrator shall determine the primary front yard.
4. ***Yard, Rear.*** An open space between the rear of a principal building and the rear lot line and extending the full width of the lot of record.
5. ***Yard, Side.*** An open space between the side of a principal building and the side lot line extending from the front yard to the rear yard.

Section 4. Effective Date. The foregoing amendment to the Holland Charter Township Zoning Ordinance was approved and adopted by the Township Board of Holland Charter Township, Ottawa County, Michigan on _____, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after a first reading on _____. This Ordinance shall be effective on _____, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Russell TeSlaa, Township Supervisor

Michael Dalman, Township Clerk

CERTIFICATE

We, Russell TeSlaa and Michael Dalman, the Supervisor and Clerk, respectively, for the Charter Township of Holland, Ottawa County, Michigan, certify that the foregoing Amendments to the text of the Holland Charter Township Code of Ordinances, Appendix A - Zoning was adopted at a regular meeting of the Township Board held on _____. The following members of the Township Board were present at the meeting:

_____.

The following members of the Township Board were absent: _____.

The Ordinance was adopted by the Township Board with all members present voting in favor and none voting in opposition. The Notice of Adoption of the Ordinance was published in the *Holland Sentinel* on _____.

Russell TeSlaa, Township Supervisor

Michael Dalman, Township Clerk