



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 Angel Manuel Rios
Address 2490 Van Ommen Dr.
Holland MI 49424

Company A&J Automotive LLC
Phone [REDACTED]
Email [REDACTED]

Owner Information

Contact Name Jeremy Fogg
Address 7035 114th Ave
Fennville MI 49408

Company Greentrust Capital Mngmt LLC
Phone [REDACTED]
Email [REDACTED]

Plan Preparer Information

Contact Name Jeremy Fogg
Address 7035 114th Ave
Fennville MI 49408

Company Greentrust Capital Mngmt LLC
Phone [REDACTED]
Email [REDACTED]

Property Information

Address or Location 2490 Van Ommen Dr. Holland MI 49424
Parcel Number 70 - 16 - 16 - 377 - 010 Zoning District C-2, General Commercial
Present Use(s) Automotive Repair

Description of Special Use (attach additional pages as needed):
Automotive Repair + Vehicle Sales

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

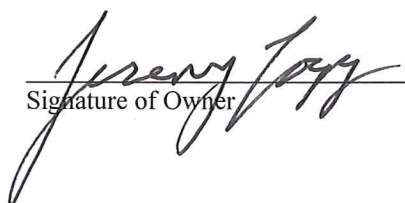
I, the undersigned owner of the above-described property, certify that I understand conditions and restrictions may be placed upon this special use approval as deemed necessary by the Holland Charter Township Planning Commission and hereby agree to conform to and abide by any and all such conditions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

 8/28/25
Signature of Applicant Date

 8/28/2025
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.

PREPARED FOR:

Fogg Hold Co
Jeremy Fogg
135 Elberdene Street
Holland, MI 49424

CREATED:

Drawn: NH

Date: 9-23-25

REVISIONS:

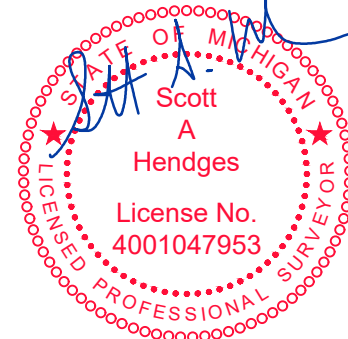
Rev: _____
Drawn: _____ Date: _____

2490 VanOmmen Dr

SITE PLAN

2490 VanOmmen Dr
PART OF LOT 5, VANOMMEN PLAT, SECTION 16, T5N, R15W
HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



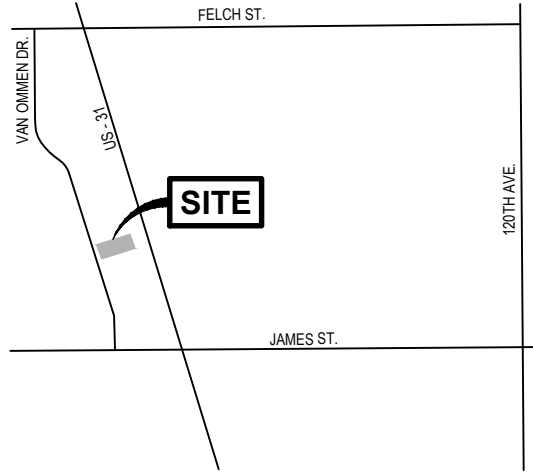
PROJECT NO:

24200090

SHEET NO:

SP

SHEET: 1 OF 1



LOCATION MAP

NOT TO SCALE



SCHEDULE B - SECTION II NOTES

No survey items to depict.

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260492, Panel Number 26139C0305E, with an Effective Date of 12-16-2011, shows this parcel to be located in Zone "X" (subject to map scale uncertainty). ***No field surveying was performed to determine this zone.***
- 2) Gross Land Area 0.81 Acres
- 3) Note to the client, insurer, and lender - Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 4) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 5) **Note: Improvements shown hereon are from previous Nederveld, Inc. project no. 24200090, dated 1-25-24.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Lighthouse Title Commitment No. CCU23-12316003 Revision 2, dated January 10, 2024

TITLE DESCRIPTION

The land referred to in this commitment, situated in the Township of Holland, County of Ottawa, and State of Michigan, is described as follows:

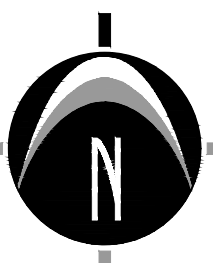
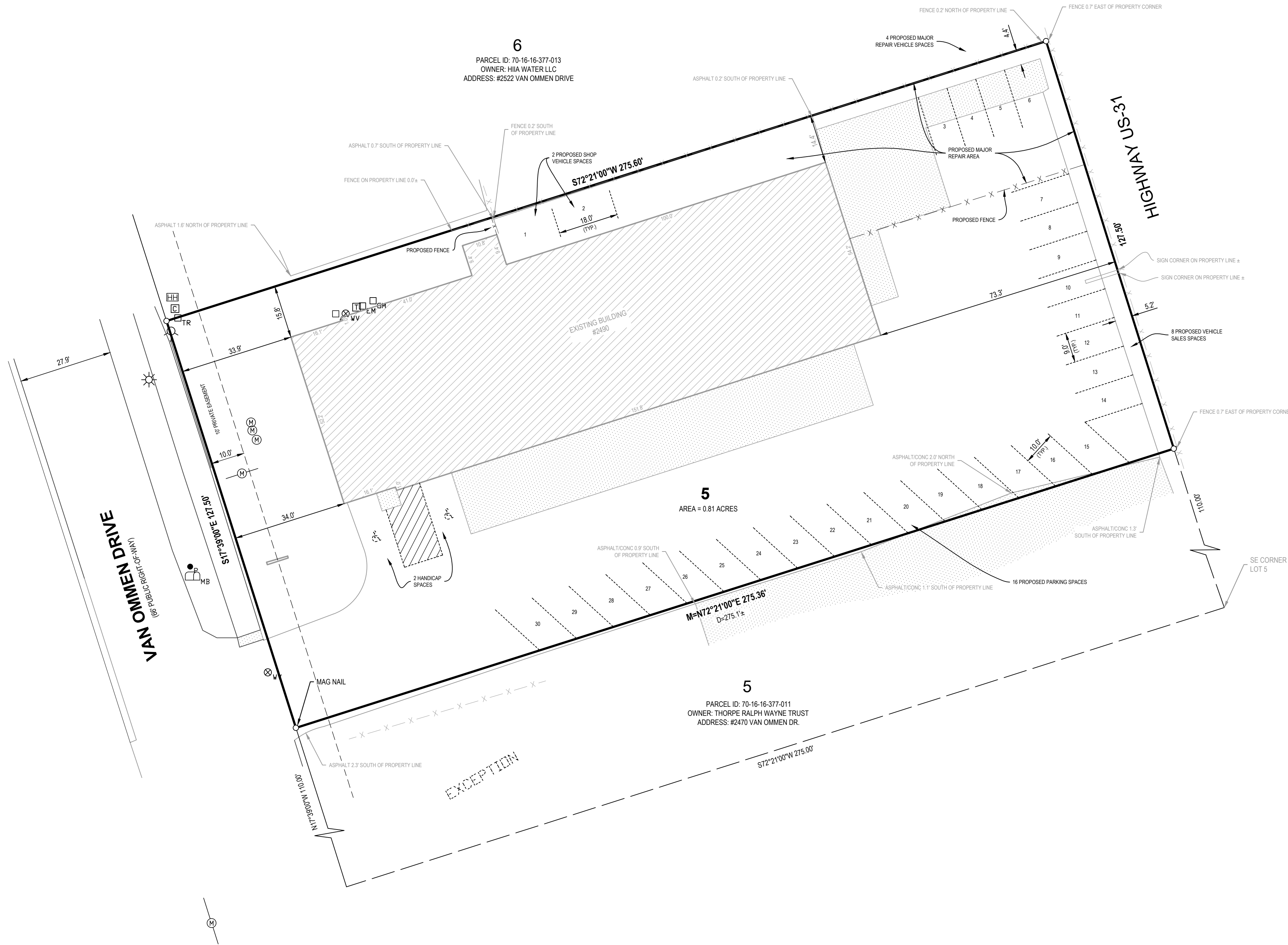
Lot 5, Van Ommen Plat, part of the Southwest 1/4 of Section 16, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, according to the recorded plat in Liber 20 of Plats, Page 61, Ottawa County Records, except that part described as: Commencing at the Southeast corner of said Lot 5; thence South 72 degrees 21 minutes(?) 275.0 feet along the South lot line; thence North 17 degrees 39 minutes West 110.0 feet; thence North 72 degrees 21 minutes East 275.1 feet, more or less, to the East line of said Lot 5; thence Southerly 110 feet, more or less, along said East line to the place of beginning.

Parcel No.: 70-16-16-377-010

(?) NOTE: There appears to be a typo in the description provided. "South72 degrees 21 minutes" should be "South72 degrees 21 minutes West"
Further deed research is recommended.

LEGEND

- | | |
|-------|-------------------|
| □ AC | Air Conditioning |
| □ CR | Cable Riser |
| □ EM | Electric Meter |
| □ GM | Gas Meter |
| □ HH | Handhole |
| ○ | Hydrant |
| ○ | Iron-Found |
| ☀ | Light Pole |
| □ MB | Mailbox |
| ○ MH | Manhole |
| ● P | Post |
| □ PR | Phone Riser |
| □ TR | Transformer |
| ⊗ WV | Water Valve |
| -X-X- | Fence |
| ■ | Asphalt |
| ▨ | Existing Building |
| ▤ | Concrete |
| M= | Measured |
| D= | Deeded |



0' 10' 20' 40'
SCALE: 1" = 20'



Know what's below.
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.