

NOV 05 2024



APPLICATION FOR ZONING MAP AMENDMENT (REZONING)

HOLLAND TWP.

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**: Thomas Kraal

Address: 10135 Riley Street Phone: (616) 218-6309

Holland, MI 49464 E-mail: tomk@excelelectricinc.com

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): 10135 Riley Street
- 2. Legal Description of property to be rezoned: The East 220 feet of the West 440 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 12, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan
- 3. Is any of the above-described property located within a floodplain? No
If yes, provide FEMA Panel No.: _____
- 4. Parcel Number(s): 70-16-12-300-015
- 5. Acreage: 3.35 acres +/- (including Riley Street R.O.W.)
- 6. Current zoning: AG
- 7. Proposed zoning: R-1
- 8. Current use of property: single family residential
- 9. Proposed use of property: Property to be split in to two parcels.
Existing house and garage to remain on one parcel. Remainder property to be sold.

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: Thomas Kraal
(Printed name of Owner of Record or Authorized Agent)

Signature: Thomas A Kraal
(Owner of Record or Authorized Agent)

Date: 11/4/2024

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

811 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.

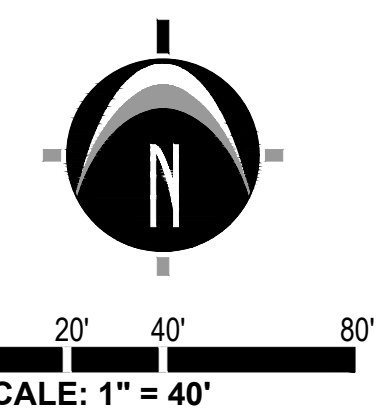
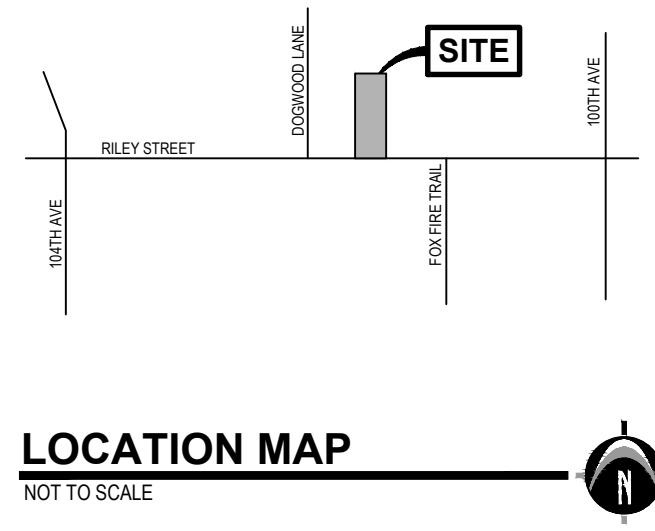
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD

www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.275.9199

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS



PREPARED FOR:
Thomas Kraal

10135 Riley Street
Holland, MI 49464
Phone: 616.218.6309

REVISIONS:

Title: Rezone Plan	Checked: SW	Date: 11/01/24
Title: Rezone Plan	Checked: SW	Date: 11/04/24

- GENERAL NOTES**
- EXISTING ZONING OF PROPERTY: AG - AGRICULTURAL
AG ZONING REQUIREMENTS:
MINIMUM LOT AREA = 5 ACRES
MINIMUM LOT WIDTH = 325 FT
MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
MAXIMUM ALLOWED BUILDING COVERAGE = 50% (FOR SINGLE FAMILY RESIDENTIAL)
MINIMUM ALLOWED BUILDING SETBACKS:
FRONT YARD = 50 FT (FOR SINGLE FAMILY RESIDENTIAL)
SIDE YARD = 25 FT (FOR SINGLE FAMILY RESIDENTIAL)
REAR YARD = 50 FT (FOR SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING OF PROPERTY: R-1 RESIDENTIAL
R1 ZONING REQUIREMENTS:
MINIMUM LOT AREA = 10,500 SF (FOR SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT WIDTH = 70 FT
MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
MAXIMUM ALLOWED IMPERVIOUS COVERAGE = 50% (FOR SINGLE FAMILY RESIDENTIAL)
MINIMUM ALLOWED BUILDING SETBACKS:
FRONT YARD = 35 FT (FOR SINGLE FAMILY RESIDENTIAL)
SIDE YARD = 7 FT (FOR SINGLE FAMILY RESIDENTIAL)
REAR YARD = 35 FT (FOR SINGLE FAMILY RESIDENTIAL)
 - SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 3.35 ACRES (APPROXIMATELY 146,033 SF INCLUDING ROAD R.O.W.)
= 3.18 ACRES (APPROXIMATELY 138,489 SF EXCLUDING ROAD R.O.W.)
B) THE PROPERTY WILL CONTINUE TO BE USED AS RESIDENTIAL.
C) ZONING OF SURROUNDING PARCELS TO EAST, WEST, NORTH, AND SOUTHWEST = AG TO SOUTHEAST = R-1
 - THIS PROJECT IS NOT IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
 - THE PERMANENT PARCEL NUMBER FOR THE PARCEL IS 70-16-12-300-015. THE PARCEL ADDRESS IS 10135 RILEY STREET.

Rezone - 10135 Riley St.

Rezone Plan
10135 Riley Street
PART OF THE SOUTHWEST 1/4 OF SECTION 12, T5N, R15W,
HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
21201686

SHEET NO:
Rezon
SHEET: 1 OF 1

PROPERTY DESCRIPTION/REZONE DESCRIPTION:

The following described premises situated in the Township of Holland, County of Ottawa, State of Michigan:
The East 220 feet of the West 440 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 12, Town 5 North, Range 15 West, Township of Holland, County of Ottawa, State of Michigan.
(Warranty Deed, Document No. 2020-0029697, dated July 22, 2020, Ottawa County Register of Deeds)

