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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\*\*: Bauvanwitt Land Co, LLC

Address: 2763 120th Ave. Phone: 616-298-0210

Holland, MI 49424 E-mail: tomw@baumannbuilding.com

Name of Authorized Agent(s): Tom Witteveen

Address: 2763 120th Ave. Phone: 616-298-0210

Holland, MI 49424 E-mail: tomw@baumannbuilding.com

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): 3385 120th Ave, Holland MI 49424

2. Legal Description of property to be rezoned: PART OF SE 1/4 OF SE 1/4 COM NE COR, TH S 264 FT, W 660 FT, N 264 FT, E 660 FT TO BEG. SEC 9 T5N R15W 4 A

3. Is any of the above-described property located within a floodplain? NO

If yes, provide FEMA Panel No.: \_\_\_\_\_

4. Parcel Number(s): 70-16-09-400-014

5. Acreage: 4

6. Current zoning: AG

7. Proposed zoning: R2-A

8. Current use of property: Residential

9. Proposed use of property: Development meeting the R2-A guidelines


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.

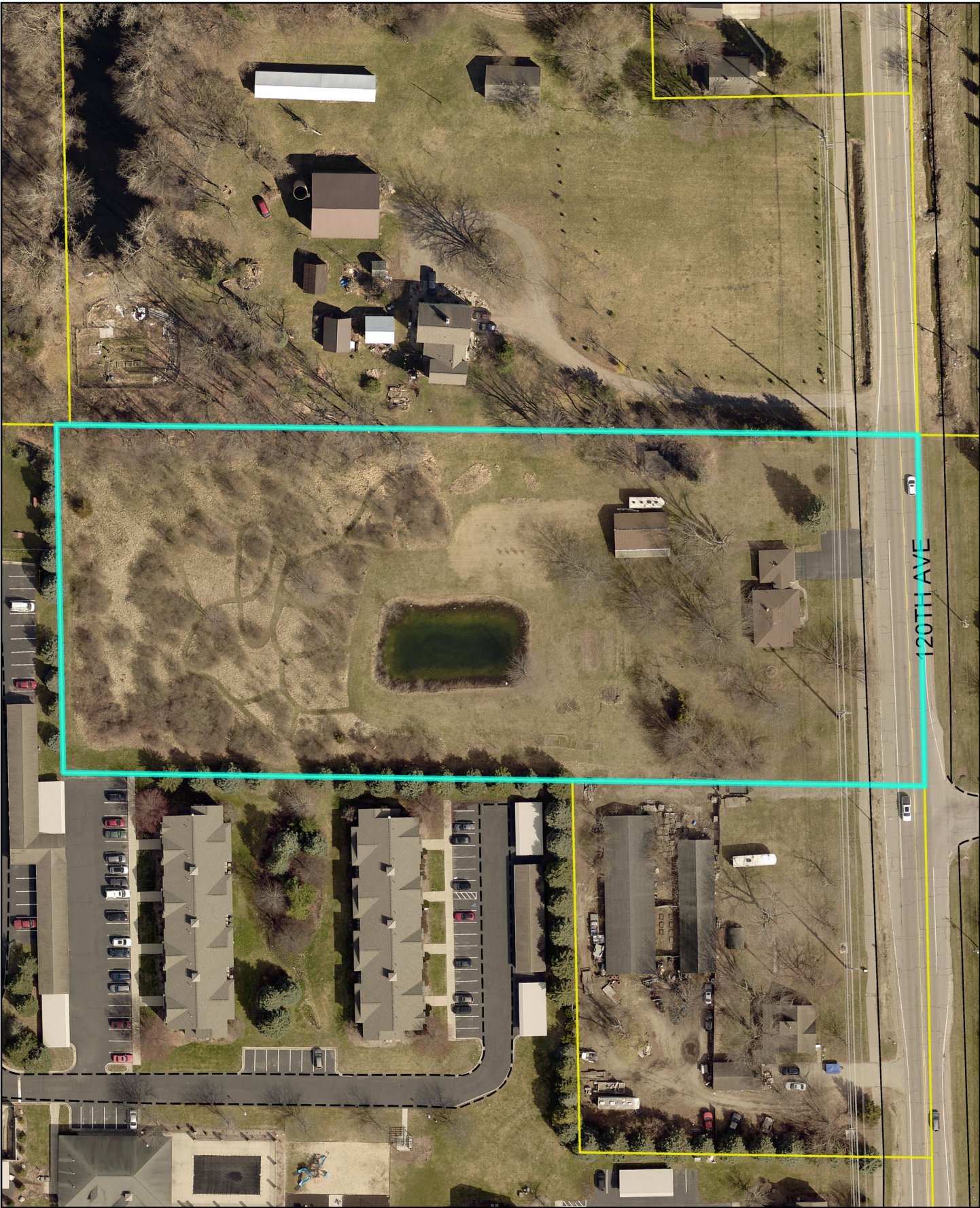
Name: Tom Witteveen  
(Printed name of Owner of Record or Authorized Agent)

Signature:   
(Owner of Record or Authorized Agent)

Date: 03/03/2025

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





120TH AVE



1 inch = 100 feet

**Holland Charter Township**  
Ottawa County, Michigan