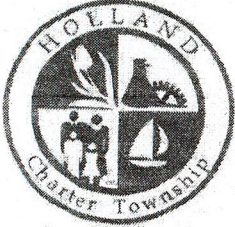


RECEIVED

MAY 06 2025

HOLLAND TWP.



## 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 Brian Halblaub  
Address 3500 Patterson Ave SE STE D  
Grand Rapids MI, 49512

Company CBH Building & Development LLC  
Phone 616-318-4832  
Email Brianh@cbhbuilding.com

### Owner Information

Contact Name Matt Haverdink  
Address \_\_\_\_\_  
\_\_\_\_\_

Company Yard Games LLC  
Phone 616-836-4711  
Email Mhaverdink@gmail.com

### Plan Preparer Information

Contact Name Rick Postema, PE  
Address 1580 44th st. SW  
Wyoming, MI 49509

Company Richard Postema Associates, P.C  
Phone 616-531-3850  
Email Jenny@rpaae.com

### Property Information

Address or Location 454 Bay Park Dr Holland, Mi 49424  
Parcel Number 70 - 16 - 21 - 330 - 006 Zoning District C-2 Community Commercial  
Present Use(s) New Construction, Personal Pickleball Court

Description of Special Use (attach additional pages as needed): Personal Indoor Pickleball court  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

 3/17/25 Matt Haverdink 5/6/2025  
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.

**Project Narrative – Special Use Approval**

Yard Gym – Holland Charter Township  
454 Baypark Drive

Yard Games LLC is constructing a mixed-use building at 454 Baypark Drive. One of the proposed uses of the building is a private pickleball court which will be used by the owner and limited friends and acquaintances. An affidavit has been provided by the owner of the building outlining the anticipated use of this space (see attached affidavit). No retail sales are planned for this space.

The township has determined that this use falls under the Recreation Facility, Commercial, Indoor use which requires a special use approval for this zone.

**General Standards of Approval:**

1. *The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.* The building and parking lot are designed to handle the anticipated uses and with the indoor nature of the court, most of the surrounding areas won't be affected.
2. *The use will be served adequately by public services and facilities.* The building is already served with public sanitary sewer and water services. The building also has adequate access for police and fire available with the public and private roadways adjacent.
3. *The use will not involve operations, materials and equipment that we be detrimental, hazardous or disturbing.* Since the pickleball court is indoors, there won't be any noise issues that would carry over to the neighboring properties.
4. *The use will be consistent with the intent and purposes of the zoning ordinance and Township Comprehensive Plan.* It is my opinion that this standard is met.
5. *The use will ensure that the environment will be preserved as practicable.* No additional impact to the environment will occur with this use.
6. *The use will not result in traffic congestion.* The small anticipated uses for this facility will not result in any traffic congestion.
7. *There is a need for the proposed use within the township.* Pickleball is a popular recreation option for people and this space give them an option to play during the entire year.

AFFIDAVIT

STATE OF MICHIGAN

COUNTY OF OTTAWA

I, Matthew Haverdink, being duly sworn, depose and say:

1. That I am 18 years old or older. I am authorized on behalf of Matthew Haverdink Private Pickleball, as its Owner to execute this Affidavit. I have actual knowledge of the facts stated herein.

2. This affidavit is given in support of maintaining a single, unisex toilet and eliminating the requirement for a drinking fountain to serve the proposed The Matthew Haverdink Private Pickleball, located at 454 Baypark Drive, Holland, Michigan 49424.

3. Pursuant to Section 403, 403.1, Exception Number 1, of the 2021 Michigan Plumbing Code ("Plumbing Code"), "the actual number of occupants can be determined by a supporting affidavit from the Owner or Agency."

4. Pursuant to Footnote 'T' in Table 403.1 of the Plumbing Code, "drinking fountains are not required for an occupant load of 15 or fewer. "

5. The Matthew Haverdink Private Pickleball will be the owner and operator of this facility. Given the private nature of the spaces use, we do not expect to exceed the following maximum occupancies:

1. Pickleball Players — 4
2. Basketball Players — 4
3. Observers — 2
4. Owner — 1

6. The Matthew Haverdink Private Pickleball space can service a maximum of eleven (11) people at once. We anticipate a need of a maximum of five (5) parking spaces. The remainder of the parking spaces that appear on the plans prepared by our civil engineer, Excel Engineering, are dedicated to the use of the overall building to service the adjacent leased spaces.

7. The Matthew Haverdink Private Pickleball total occupant load would be a maximum of fifteen (15) or less individuals.

8. Our anticipated normative use would calculate to an average of four (4) Pickleball Players inside the building.

9. Please accept this as an affidavit, and allow us approval based on the single, unisex toilet and no water fountain as indicated on the plans prepared by our architect, Richard Postema Associates, P.C .

Further, affiant sayeth not.

Matthew Haverdink  
Matthew Haverdink

Signed and sworn to be me in Ottawa County, Michigan  
on the 11<sup>th</sup> of July, 2024

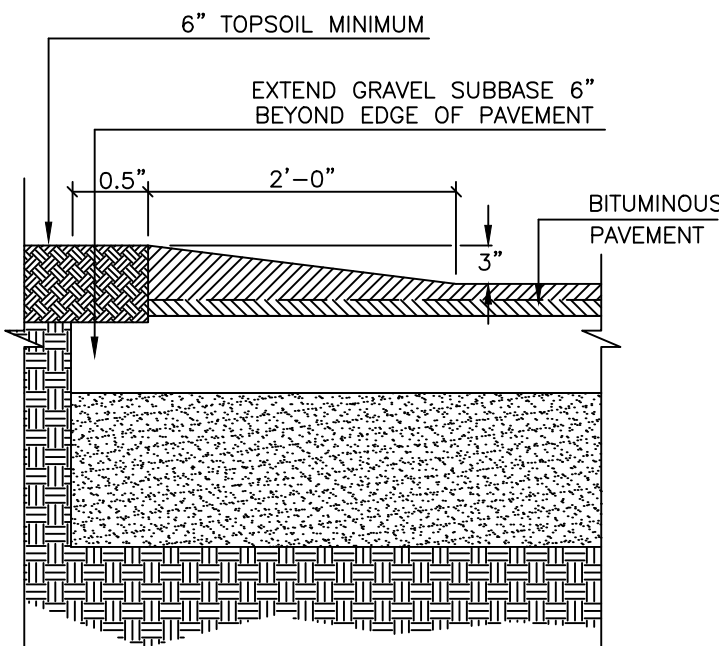
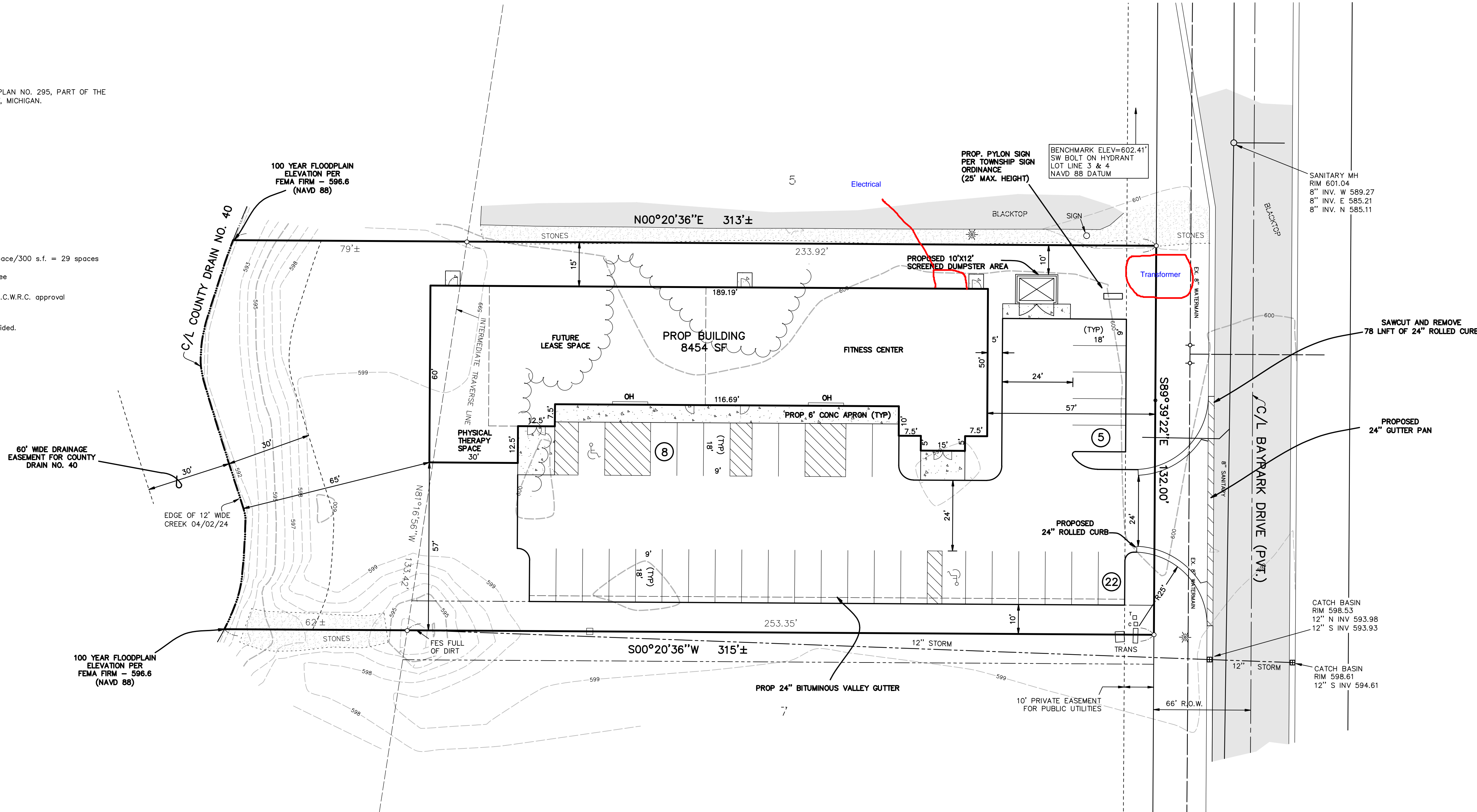
Notary Signature: Paige Lamar  
Notary Printed Name: Paige Lamar  
Notary Public, State of Michigan, County of Allegan  
My Commission Expires: 11-15-28  
Acting in the County of: Ottawa

PAIGE LAMAR NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF ALLEGAN My Commission Expires November 15, 2028 Acting in the County of <u>Ottawa</u>
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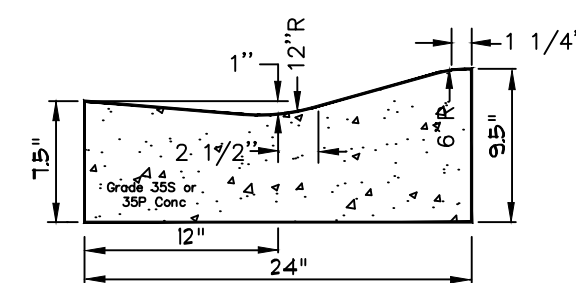
GENERAL NOTES:

- LEGAL DESCRIPTION:  
UNIT 6, LAKEWOOD COMMERCIAL PARK, OTTAWA COUNTY SUBDIVISION PLAN NO. 295, PART OF THE SE 1/4 OF SECTION 21, T5N, HOLLAND TOWNSHIP, R15W, OTTAWA COUNTY, MICHIGAN.
- EXISTING ZONING: PUD (Planned Unit Development)
- ZONING REQUIREMENTS:
  - Front Yard Setback: 50' (MIN.)
  - Side Yard Setback: Abutting residential: 50' (MIN.)  
All others: 15' (MIN.)
  - Rear Yard Setback: Abutting residential: 50' (MIN.)  
All others: 25' (MIN.)
  - Building coverage: 25% (MAX.)
  - Building height: 50' (MAX.)
- PARKING:
  - Required Parking:  
Office/Physical Therapy/Fitness Center/Future: 8454 s.f. at 1 space/300 s.f. = 29 spaces
  - Total parking spaces provided = 35 spaces including 2 barrier free
- Storm water runoff will be directed to the existing drainage system. O.C.W.R.C. approval is required.
- Site lighting per the requirements of the zoning ordinance will be provided.

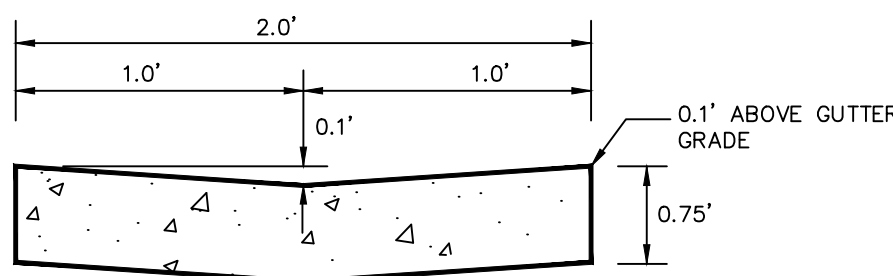


BITUMINOUS VALLEY GUTTER

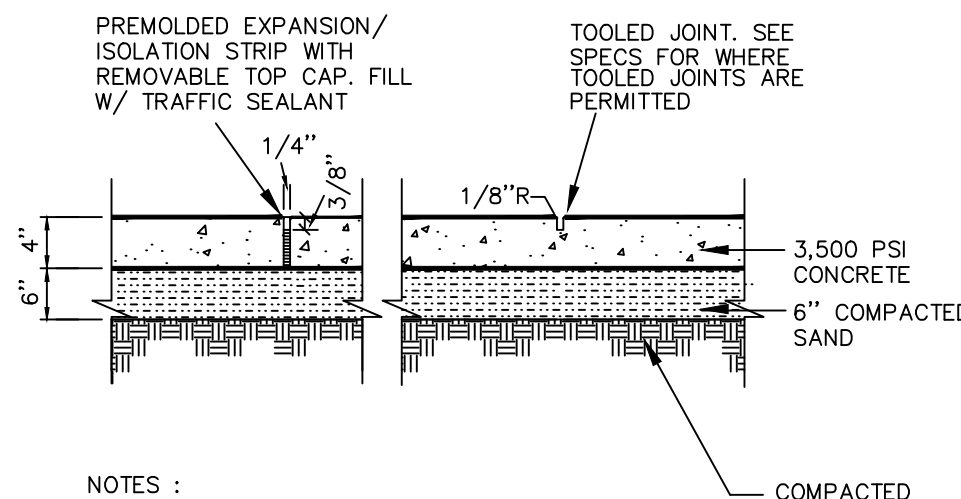
Notes : 1 Contraction Joints shall be placed every 10 ft  
2 Expansion Joints shall be placed at 350 ft Min and at all Radius Points



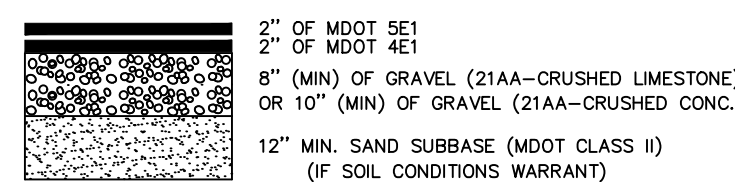
24" CONC ROLLED CURB DETAIL (PITCHED IN)



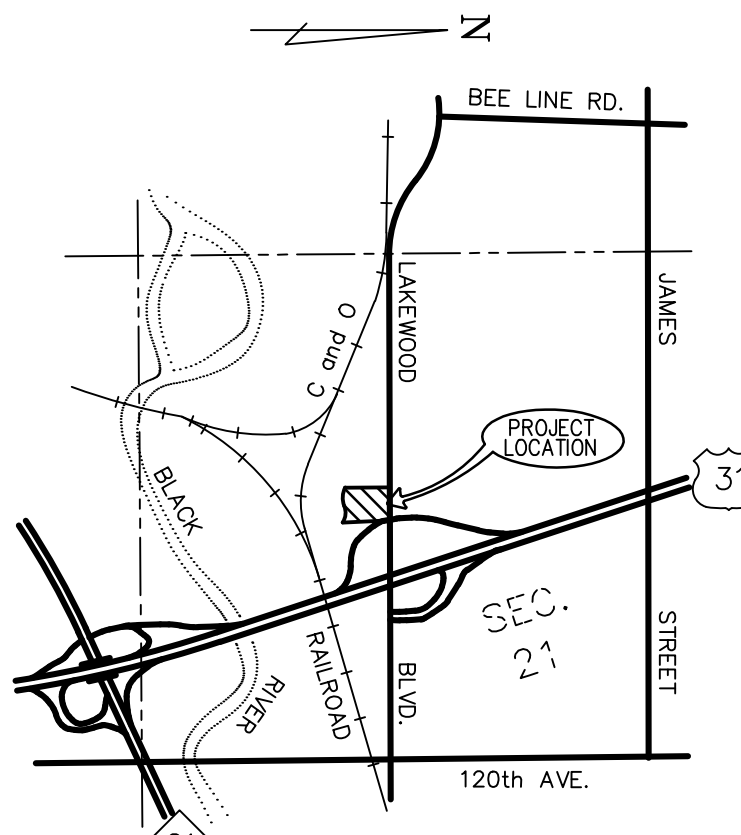
24" CONC GUTTER PAN AT APPROACH



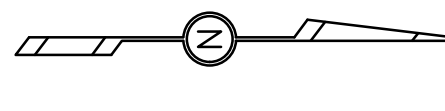
4" CONCRETE WALKWAY DETAIL



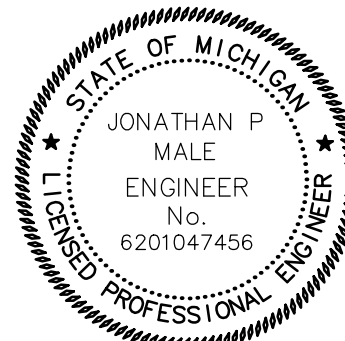
STANDARD DUTY PAVING SECTION (PARKING LOT AREA)



LOCATION MAP



SCALE: 1" = 20'



SITE DEVELOPMENT PLAN

454 BAYPARK DR

FOR: CBH BUILDING & DEVELOPMENT, LLC

ATTN: BRIAN HALBLAUB

3500 PATTERSON AVENUE SE, SUITE D

GRAND RAPIDS, MI 49512

PART OF THE SE 1/4, SECTION 21, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

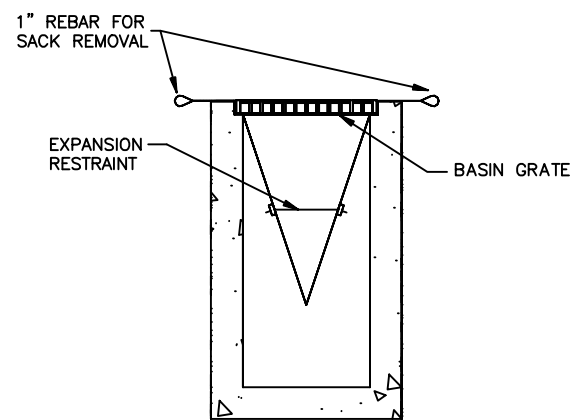
8/13/24	REVISED PER OWNER	CJK	DRAWN BY: CJK	PROJ. ENG.: JM
7/19/24	REVISED FOR PERMIT SUBMITTAL	CJK	APPROVED BY: JM	PROJ. SURV.: JM
DATE	REVISION	BY	FILE NO.: 241207E	DATE: 04/26/2024



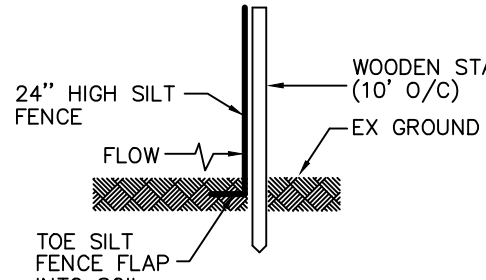


SOIL EROSION CONTROL NOTES:

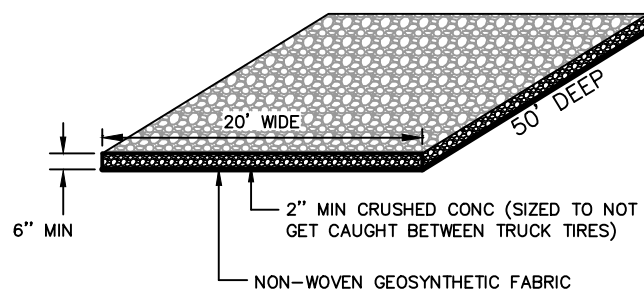
1. TOTAL AREA OF DISTURBANCE = 0.8 ACRES
2. THE OWNER SHALL OBTAIN THE SOIL EROSION CONTROL PERMIT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOIL EROSION CONTROL PERMIT.
3. ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED, AS NECESSARY, UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ALL DISTURBED NON-PAVED AREAS SHALL BE PERMANENTLY STABILIZED WITH AT LEAST 4" OF TOPSOIL AND BE SEED.
5. THE CONSTRUCTION ENTRANCE IS OFF BAYPARK DRIVE. PREVENT TRACKING SOIL OFF-SITE. IF TRACKING OCCURS, SWEEP SOIL IMMEDIATELY.
6. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS DAILY AND AFTER EACH SIGNIFICANT RAINFALL EVENT.
7. PLACE SILT SACKS ON CATCH BASINS AFFECTED BY SITE CONSTRUCTION AND REMOVE WHEN SITE IS STABILIZED. INSTALL SILT SACKS PER MANUFACTURERS RECOMMENDATIONS.
8. CLEAN OUT CATCH BASIN SUMPS AND DETENTION BASIN AREAS UPON PROJECT COMPLETION.
9. PLACE SILT FENCE, AS SHOWN ON PLAN AND PER DETAIL AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. THE MAINTENANCE NECESSARY FOR THE PERMANENT SOIL EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE OWNER.
11. SITE SOILS ARE SAND BASED ON PREVIOUS SOIL BORINGS.



SILT SACK DETAIL



SILT FENCE DETAIL



CONSTRUCTION ACCESS ROAD DETAIL

FOR WATER & SANITARY SEWER IN HOLLAND TOWNSHIP :

1. Before digging, call Miss Dig @ 1-800-482-7171 for private underground utility locations.
2. All sanitary sewer and watermain construction testing and materials shall conform to the standard specifications and details of Holland Charter Township.

GENERAL STORM SEWER NOTES:

CATCH BASINS

1. ALL 4' DIA. CATCH BASINS (CB) WITHIN 2' BLACKTOP VALLEY GUTTER SHALL HAVE 2' SUMPS AND USE E.J.I.W. #7065 CASTING WITH TYPE M1 GRATE.

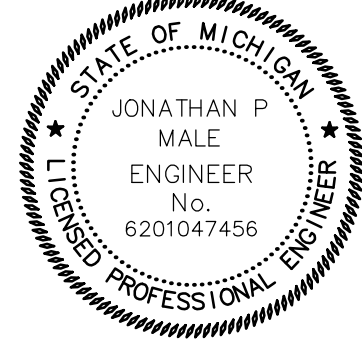
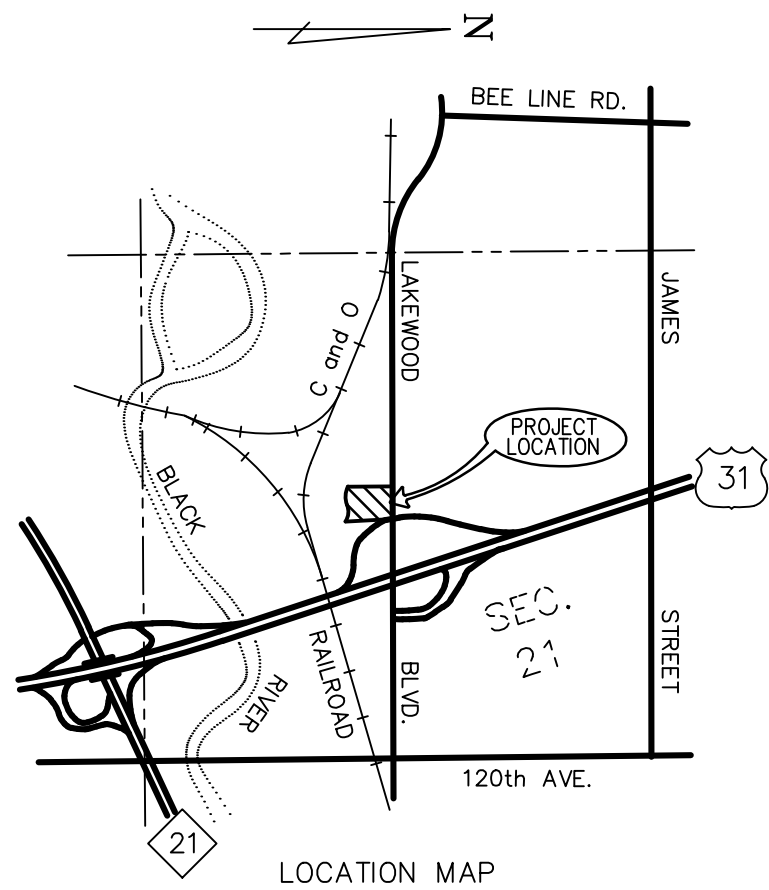
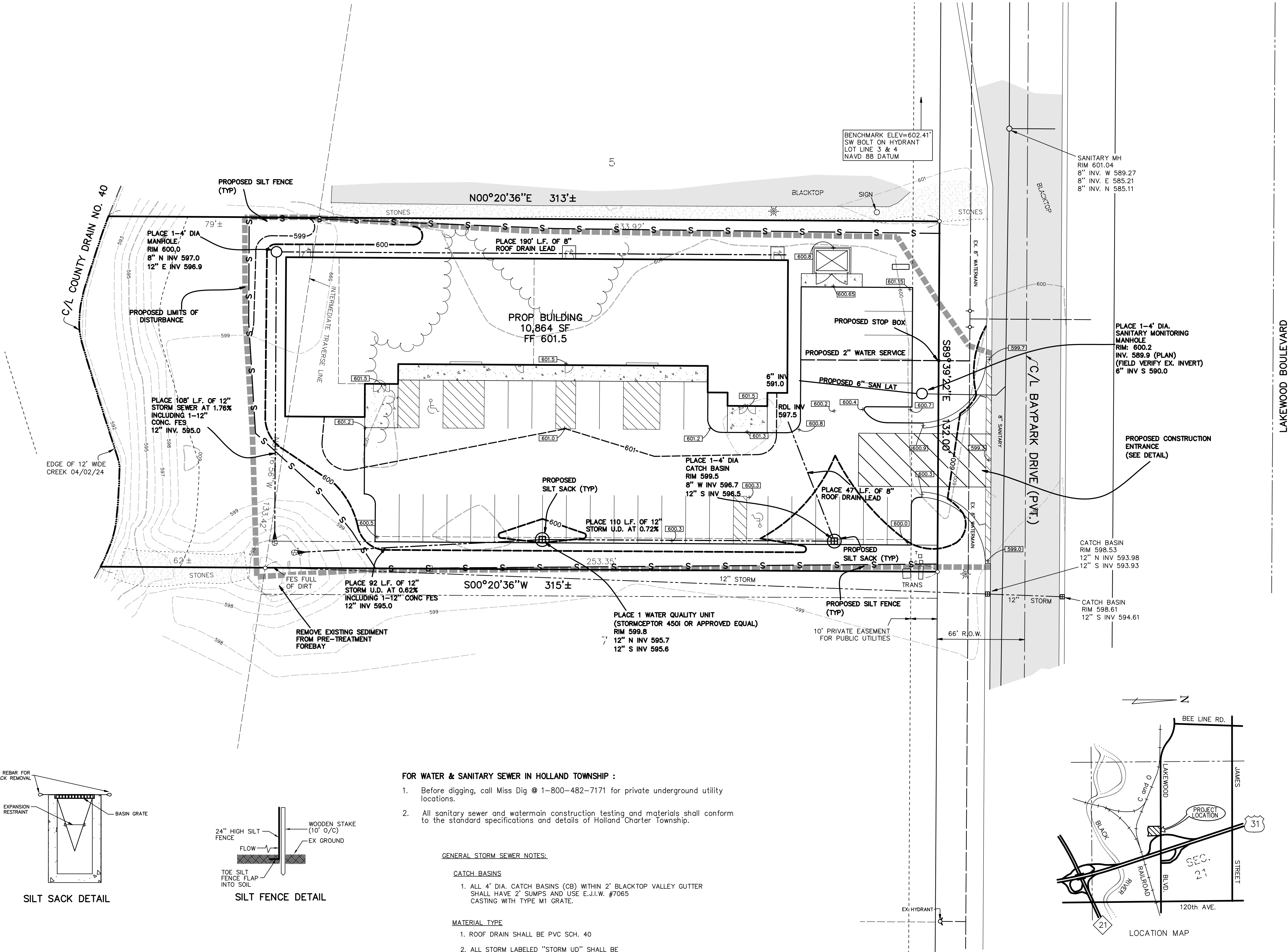
MATERIAL TYPE

1. ROOF DRAIN SHALL BE PVC SCH. 40
2. ALL STORM LABELED "STORM UD" SHALL BE SMOOTH-LINED CORRUGATED PLASTIC PIPE (SLOPP), PERFORATED W/ SOCK. (ADS N-12, HANCOR HI-Q OR APPROVED EQUAL)

OTHER

1. ALL 12" (SLOPP) PIPE SHALL HAVE A SILT TIGHT, SURE-LOCK TYPE COUPLER.

PLACE: 63 LIN FT OF COPPER WATER SERVICE & 1 SET OF 2" CORP CURB STOP & BOX TOTAL THIS SHEET



SITE UTILITY & GRADING PLAN

454 BAYPARK DR

FOR: CBH BUILDING & DEVELOPMENT, LLC

ATTN: BRIAN HALBLAUB

3500 PATTERSON AVENUE SE, SUITE D

GRAND RAPIDS, MI 49512

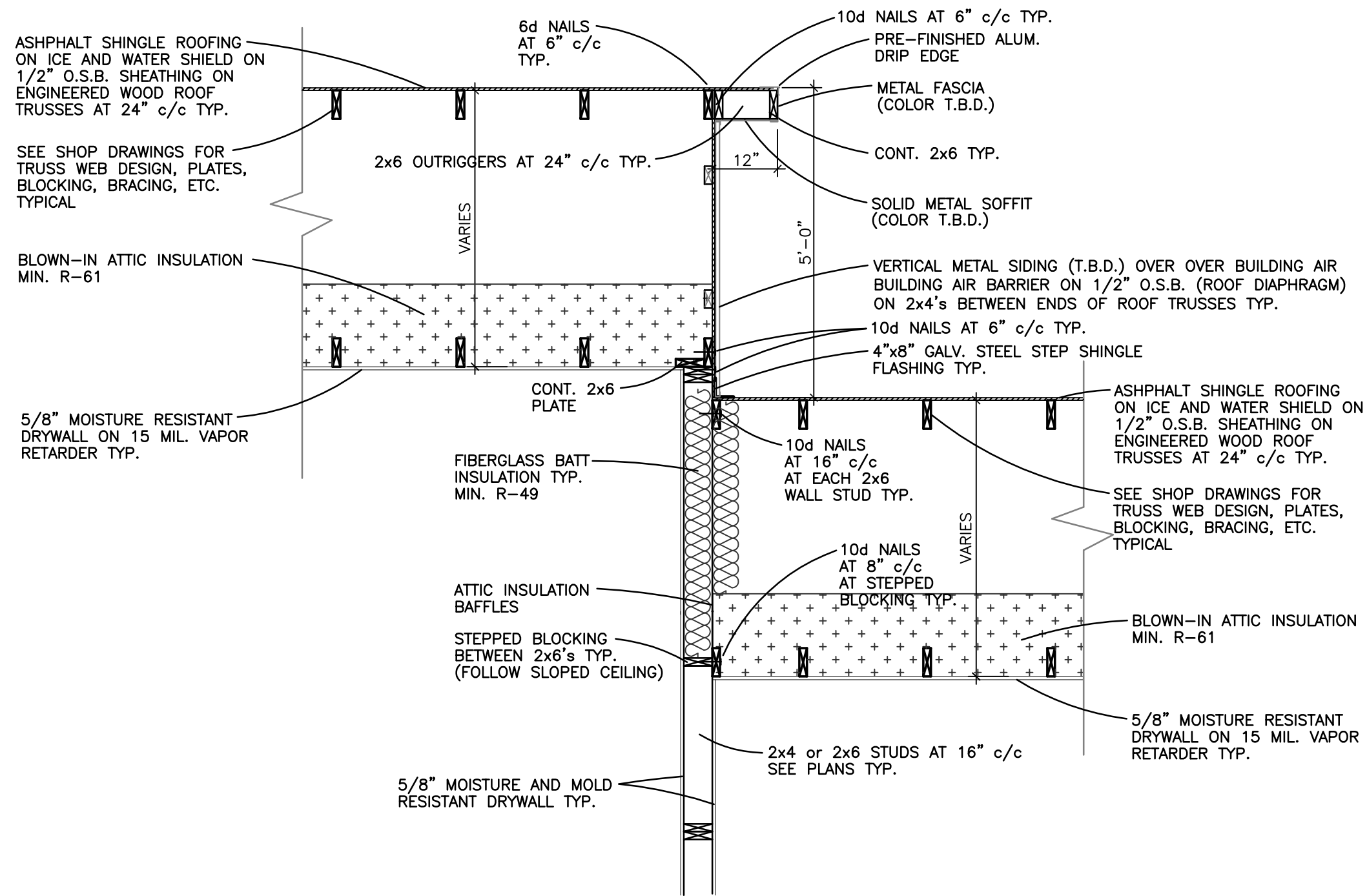
PART OF THE SE 1/4, SECTION 21, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	REVISION	BY
8/13/24	REVISED PER OWNER	CJK
7/19/24	REVISED FOR PERMIT SUBMITTAL	CJK

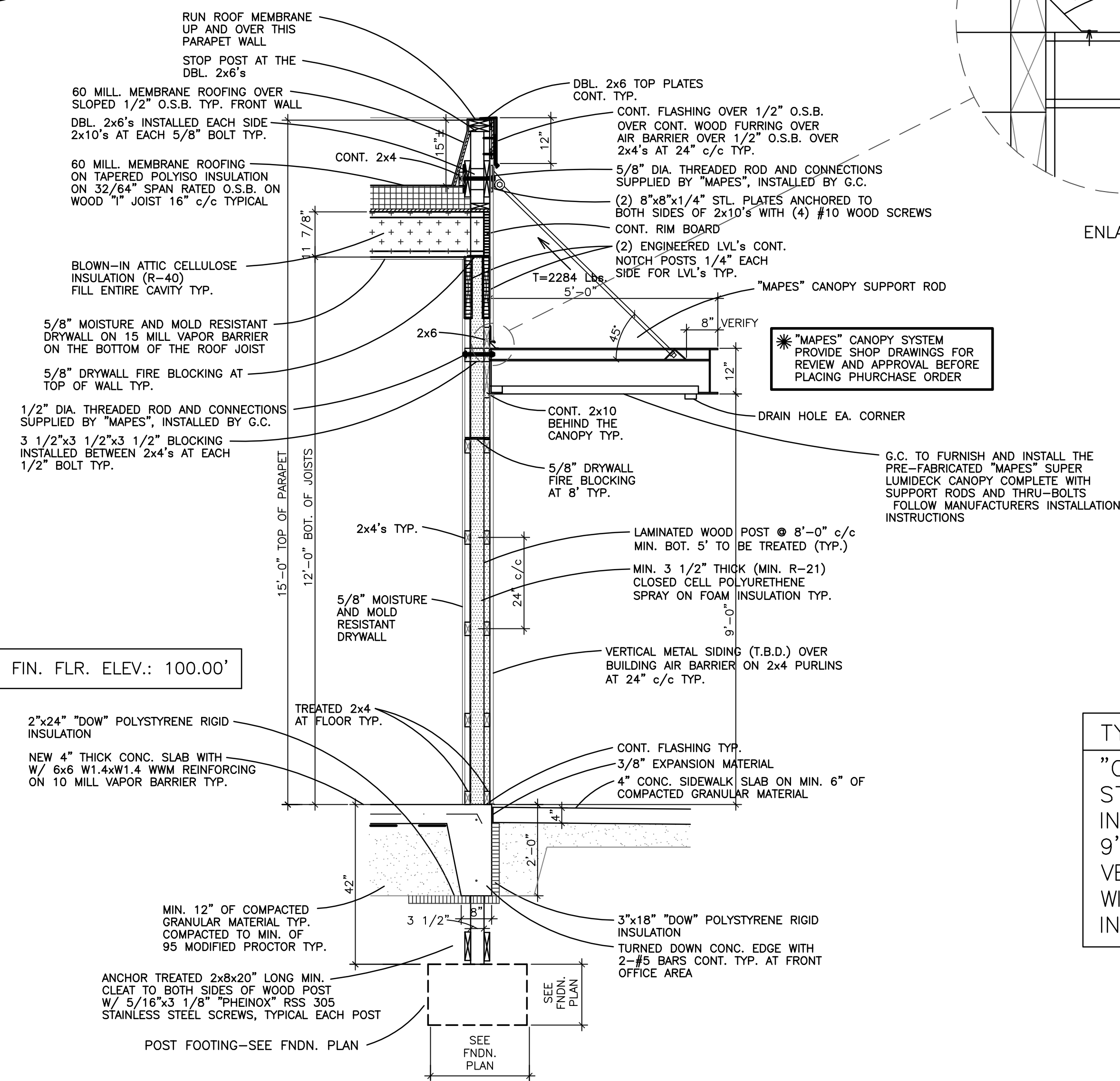
DRAWN BY: CJK	APPROVED BY: JM	PROJ. ENG.: JM	SHEET 2 of 2
FILE NO.: 241207E	DATE: 04/26/2024		







**2 TYP. SECTION AT ROOF ELEVATION CHANGE**  
SCALE: 1/2" = 1'-0"



**VENTING**

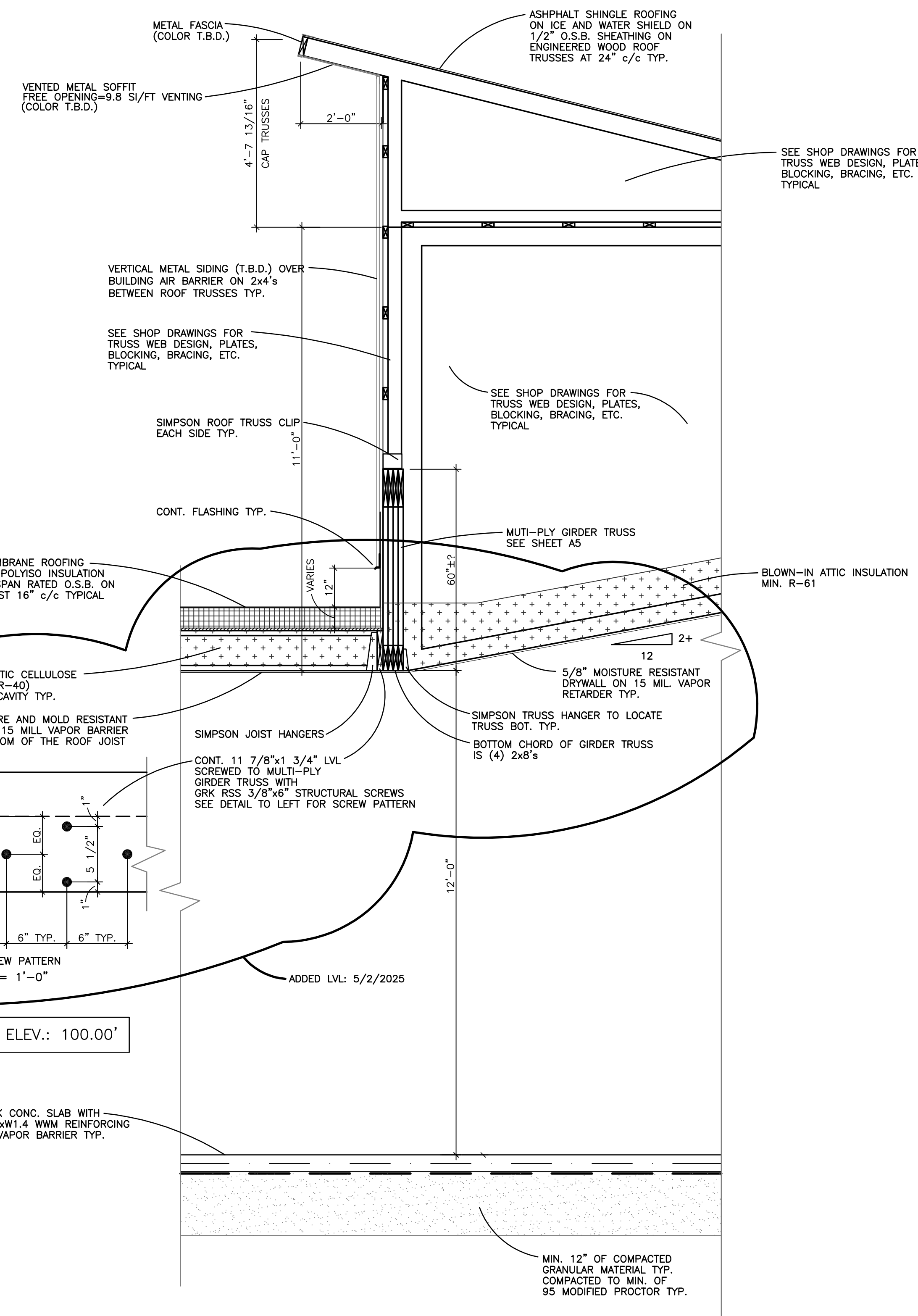
ATTIC VENTING CALCULATIONS:  
WITH METAL CEILING AND  
CLASS 1 VAPOR RETARDER = 1:300

$A_v = 40SF/LF/300$

TOTAL VENT =  $40SF/LF/300$   
=  $0.133SF/LF = 19.2 \text{ S.I./LF}$

RIDGE VENT = 50% OF TOTAL  
=  $.5 \times 19.2 \text{ S.I./LF}$   
=  $9.6 \text{ S.I./LF}$

SOFFIT VENT = 50% OF TOTAL  
=  $.5 \times 19.2 \text{ S.I./LF}$   
=  $9.6 \text{ S.I./LF}$



**TYPICAL PRE-FINISHED METAL SIDING:**

"CLASSIC-RIB" PRE-FINISHED, 29 GA.,  
STEEL RIBBED SIDING, 9" c/c RIBS,  
INSTALED WITH #9x1 1/2" SCREWS AT  
9" c/c HORIZONTALLY and 24" c/c  
VERTICALLY IN STRICT COMPLIANCE  
WITH MANUFACTURERS INSTALLATION  
INSTRUCTIONS TYPICAL

GENERAL NOTE: DuPONT TYVEK HOME WRAP TO  
BE USED ON THIS PROJECT FOR THE WATER-RESISTIVE  
AND AIR BARRIER AND SELF-ADHERED FLASHING  
PRODUCTS.  
TO BE INSTALLED IN STRICT COMPLIANCE WITH DuPONT'S  
INSTALLATION GUIDELINES

**3 WALL SECTION • "MAPES" CANOPIES**  
SCALE: 1/2" = 1'-0"

**RICHARD POSTEMA ASSOCIATES**  
ARCHITECTS, DESIGNERS, & ENGINEERS  
1850 4th ST., S.W.  
GRAND RAPIDS, MICHIGAN 49509  
PH. 616 531 3850

**THE YARD**  
454 BAY PARK DR.  
HOLLAND TOWNSHIP, MICHIGAN

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written consent of  
Richard Postema Associates P.C.

**JOB NO.**  
529724

**DATE**  
6/17/24  
8/27/24  
PERMIT: 10/7/24  
12/9/24  
4/9/25: SPECIAL USE  
ADDED LVL: 5/2/2025

**SHEET NO.**  
**A7**