

The following Zoning Amendment Ordinance was introduced and a first reading completed at the Holland Charter Township Board meeting on June 20, 2024.

ORDINANCE NO. _____

ZONING MAP AMENDMENT ORDINANCE

AN ORDINANCE to amend certain portions of the Zoning Ordinance and Map of Holland Charter Township, Ottawa County, Michigan, for the purpose of adding certain lands to the R-2A Medium Density Residential zoning district.

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

Section 1. Rezoning to R-2A Medium Density Residential.

That the Zoning Ordinance and Map of the Charter Township of Holland, Ottawa County, Michigan, said map being incorporated by reference in the Zoning Ordinance for the Charter Township of Holland pursuant to Section 2.2 thereof, be and the same is hereby amended, changed and altered so that hereafter the lands hereinafter described shall be zoned as and included in the R-2A Medium Density Residential zoning district on said Zoning Map. Said lands are described as being in the Charter Township of Holland, Ottawa County, Michigan, described as follows:

PART OF SE 1/4 COM N 01D 09M W 794.73 FT FROM SE SEC COR, TH N 01D 09M W 285 FT N 89D 28M 31S W 270 FT, S 01D 09M E 285 FT, TH S 89D 28M 31S E 270 FT TO BEG. SEC 9 T5N R15W FROM 16-09-400-013 3/96.

Said land is located at 3329 120th Avenue, described more specifically as Parcel Number 70-16-09-400-026.

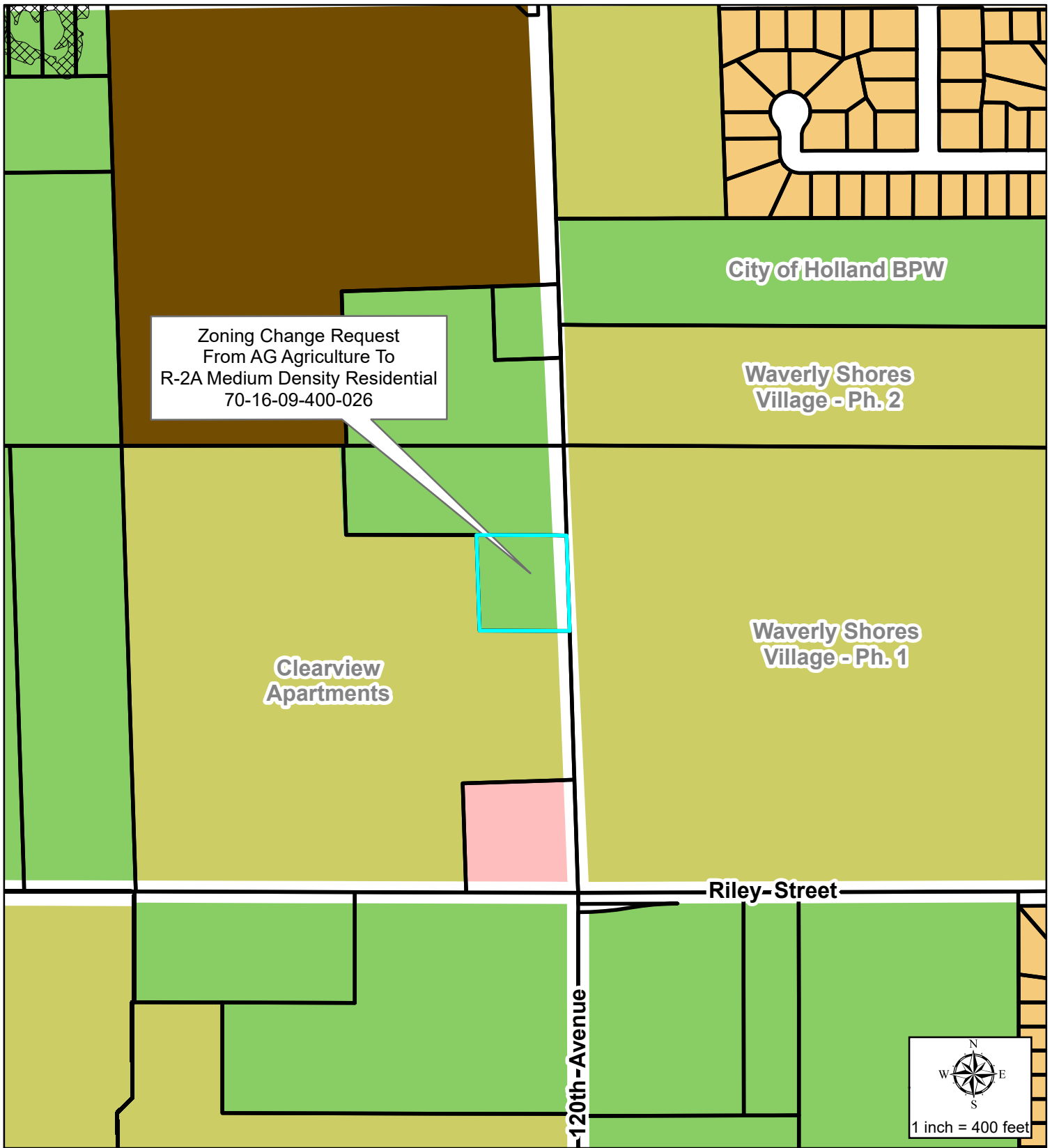
Section 2. Effective Date.

That the foregoing amendment to the Holland Charter Township Zoning Ordinance and Zoning Map was approved and adopted by the Township Board of Holland Charter Township, Ottawa














County, Michigan, on _____, after initiation and a public hearing by the Planning Commission on June 4, 2024, as required pursuant to the Michigan Act 110 of 2006, as amended, and after introduction and a first reading by the Township Board on June 20, 2024, and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, which date is more than 7 days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

Township Supervisor

Township Clerk



Legend - Existing Zoning

- | | |
|---|--|
|  Agricultural (AG) |  Planned Unit Development (PUD) |
|  Low Density Residential (R-1) |  Office/Service (O-S) |
|  Moderate Density Residential (R-2) |  Neighborhood Commercial (C-1) |
|  Medium Density Residential (R2-A) |  Community Commercial (C-2) |
|  High Density Residential (R-3) |  Highway Commercial (C-3) |
|  Floodplain |  Light Industrial (I-1) |
| |  General Industrial (I-2) |

Holland Charter Township

Zoning Change Request
 From
 AG Agricultural
 To
 R-2A Medium Density Residential
 70-16-09-400-026

The following is an excerpt from the minutes of the Regular Meeting of the Holland Charter Township Planning Commission held on June 4, 2024:

Chairman Kortering opened a public hearing for consideration of a Zoning Ordinance Map Amendment, submitted by Caroline Rayburn of West Coast Real Estate Inc. on behalf of Davis M. Hipolito. Said lands are located at 3329 120th Ave., described more specifically as Parcel Number 70-16-09-400-026. To change the subject property from AG Agriculture to R-2A Medium Density Residential.

Present for this request was Ms. Caroline Rayburn of West Coast Real Estate Inc.

Ms. Rayburn stated that Mr. Hipolito owns the property and wants to rezone it to be able to sell part of the property while retaining a portion of the property with the house on it. The desire is to change the zoning from AG Agricultural to R2-A Medium Density Residential. Ms. Rayburn explained that there are no plans to build on the site as the site will be for sale.

The Commissioners discussed with Staff what the Future Land Use Map designation is for this parcel and what benefits there would be to change the zoning to R2-A. Staff explained that the Future Land Use Map designation is for High Density Residential R3. Rezoning to R2-A allows the applicant to keep the single-family house on the property, as R3 would not allow the house to remain. Staff noted that R2-A is the most diverse classification.

Chairman Kortering opened the meeting for public comment.

There was no one from the public present to speak to this request.

** It was moved by Becker and supported by VanderMeulen to close the public hearing. All in favor. Motion carried.

The Commissioners went over the following Zoning Map Amendment Criteria:

- 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 in the area.**

The Commissioners confirmed it is consistent.

- 2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.**

Given the surrounding uses, this is not an issue.

- 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.**

This use is compatible.

- 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.**

This is not a large site so there will not be a huge demand on infrastructure.

- 5. Other factors deemed appropriate by the Planning Commission or Township Board.**

This feels like a natural progression of future land use happening at this location.

** It was moved by Becker and supported by Barajas to recommend approval to the Township Board of Trustees to change the subject land from AG Agriculture to R-2A Medium Density Residential. A roll call vote was taken. Yes – 6, No – 0, Absent - 1. Motion carried.