

APPLICATION FOR SPECIAL USE APPROVAL

RECEIVED

JUN 10 2024

HOLLAND TWP.

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name Jason Lohman
Address 3507 E Racine St.
Janesville, WI 53547

Company Blain Supply
Phone 608-754-2821-X5177
Email jlohman@blainsupply.com

Owner Information

Contact Name Jason Lohman (Representative)
Address PO Box 5391
Janesville, WI 53547

Company Farm and Fleet of Janesville, WI
Phone 608-754-2821-X5177
Email jlohman@blainsupply.com

Plan Preparer Information

Contact Name Jason Lohman
Address 3507 E Racine St
Janesville, WI 53547

Company Blain Supply
Phone 608-754-2821-X5177
Email jlohman@blainsupply.com

Property Information

Address or Location 3940 West Shore Drive

Parcel Number 70 - 16 - 09 - 100 - 027

Zoning District C-2

Present Use(s) Commerical Business

Description of Special Use (attach additional pages as needed): Please see attached Letter

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.

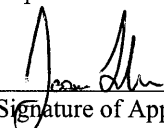
Property Owner's Certification

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.

 _____ Signature of Applicant	<u>6/5/24</u> _____ Date	<u>Representative</u> _____ Signature of Owner	 _____ Date
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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.

Blain's FARM & FLEET®

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HOLLAND TWP.

June 6, 2024

Holland Charter Township
353 North 120th Avenue
Holland MI 49424

Attn: Corey Broersma
Community Development Director

Re: Holland Charter Township – Application for Special Use Approval

Business Name: Blains Farm and Fleet of Holland
3940 West Shore Drive
Holland, MI 49424

Parcel PIN: 70-16-09-100-027

Dear Corey-

Blain's Farm and Fleet of Holland, located at 3940 West Shore Drive, is requesting Special Use Approval to conduct outdoor sales at the above referenced address. Currently the Property is Zoned C-2, and a Special Use Permit is required for "Outdoor display, sales, no including vehicle and equipment sales" as per Section 5.2 "Schedule of Uses" and Section 9.19 "Outdoor Display, sales, and rental" per the Zoning Ordinance. Blains Farm and Fleet is requesting this Special Use Zoning to sell small trailers in the North-West corner of the parking lot, per the attached Site Plan. A sample of how these trailers are sold in our other stores, is below.



Approval of said Special Use request, will allow Blains Farm and Fleet of Holland, to sell small trailer products, that are being requested by the store customers, in a more visible location. It is our belief that this Special Use Application will meet the listed "Standards of Approval." If you have any questions, please let me know.

Sincerely-

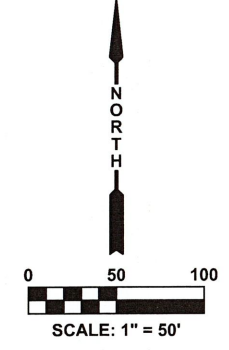
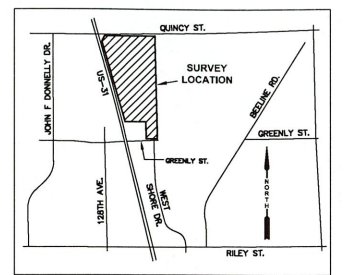
Handwritten signature of Jason Lohman.

Jason Lohman
Sr. Construction Project Manager
Blain's Supply
jlohman@blainsupply.com
P: 608-754-2821 x 5177

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70-16-09-100-015
 RIVER STREET DEVELOPMENT LLC
 OSB #11

QUINCY STREET
 (A 66' WIDE PUBLIC RIGHT OF WAY)



BENCHMARKS

ELEVATION - 624.92
 SE CORNER OF 8'x20' CONCRETE BOX CULVERT, LOCATED 40± SOUTH OF QUINCY STREET & 140± EAST OF C/L NORTH BOUND US-31.

ELEVATION - 625.51
 RAILROAD SPIKE IN SW SIDE UTILITY POLE, LOCATED 28' SOUTH OF QUINCY STREET & 5' EAST OF C/L OF EAST DRIVEWAY TO #12755 QUINCY STREET.

ELEVATION - 629.00
 RAILROAD SPIKE IN WEST SIDE UTILITY POLE, LOCATED 30' SOUTH OF C/L QUINCY STREET & 50' WEST OF C/L OF DRIVEWAY TO #12580 QUINCY STREET.

ELEVATION - 628.73
 TOP OF NE FLANGE BOLT UNDER THE "E" OF "E.W." ON HYDRANT LOCATED 31± NORTH OF CENTERLINE GREENLY ST. & 475± EAST OF NORTHBOUND US-31 LANE.

ELEVATION - 629.37
 SQUARE CUT ON THE TOP NORTH SIDE OF A 30" CONC LIGHT POLE BASE LOCATED 70± EAST OF WEST SHORE DRIVE & 230± SOUTH OF CENTERLINE GREENLY ST.

ELEVATION - 624.73
 SET BENCHMARK ON THE MOST NORTHEAST CORNER OF SOUTHERLY 8' CONCRETE WING A BOX CULVERT LOCATED 800± SOUTHEAST QUINCY STREET AND 27± EASTERLY OF EAST OF PAVEMENT TO NORTHBOUND HIGHWAY US-

CONTROL POINTS

CP#11 M&B RED CAP N 5261.0747 E 4233.2133 ELEV 627.79	CP#12 M&B RED CAP N 5264.1512 E 4047.8760 ELEV 627.63	CP#13 M&B RED CAP N 5276.3271 E 3342.6009 ELEV 626.39	CP#14 M&B RED CAP N 5276.3119 E 4026.0379 ELEV 627.34
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- SITE PLAN GENERAL NOTES:**
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
 - THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH OTTAWA COUNTY ROAD COMMISSION STANDARD CONSTRUCTION SPECIFICATIONS.
 - ALL STORM SEWER PIPE SHALL BE ADS N-12 PERFORATED PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
 - ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
 - THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:
 12" MDOT CL-2 SAND SUBBASE (C.I.P.)
 6" 21AA GRAVEL BASE (C.I.P.)
 2"-3C HMA LEVELING COURSE
 2"-4E1 HMA WEARING COURSE
 - ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
 12" MDOT CL-2 SAND SUBBASE (C.I.P.)
 6" 21AA GRAVEL BASE (C.I.P.)
 2" 3C HMA LEVELING COURSE
 1 1/2" LVSP HMA WEARING COURSE
 - THE REINFORCED CONCRETE TRUCK DOCK AREAS SHALL BE CONSTRUCTED WITH:
 8" MDOT CL II SAND (C.I.P.)
 8" MDOT GRADE P1/25, 4,000 PSI, 28 DAY CONCRETE, 5-7% AIR ENTRAINED, BROOM FINISH
 - THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
 - THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
 - THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
 - THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
 - THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

SETBACKS:

FRONT YARD: 50'
 SIDE YARD: 15'
 REAR YARD: 25'

PARKING:

REQUIRED SPACES: 1 SPACE/300 SFT X 105,800 SFT = 353 SPACES
 SPACES PROVIDED: 353
 FUTURE SPACES: 53

SHEET SCHEDULE

- EXISTING SITE SURVEY PLAN
- PROPOSED SITE LAYOUT PLAN
- PROPOSED SITE PRIVATE UTILITY PLAN
- PROPOSED SITE PUBLIC UTILITY PLAN
- PROPOSED SITE GRADING AND SOIL EROSION CONTROL PLAN
- PROPOSED SITE LANDSCAPING PLAN
- PROPOSED DETAILS

CONSTRUCTION SCHEDULE:

PROPOSED GROUND BREAKING: NOV. 1, 2018
 PROPOSED STORE OPENING: SEPT. 15, 2019
 (SUBJECT TO CHANGE)

PLAN REVISIONS	PLAN REVISIONS
03-07-19 ADD PUBLIC WM THRU SITE	08/16/18-FOR PRICING ONLY
04-22-19 REV. SOUTH TRUCK DOCKS & STORM SEWER	08/24/18-REV DRIVE WIDTH @ BLDG ENTRANCE
	10/12/18-BUILDING PERMIT
	12/06/18-BULLETIN #1
	01/09/19-BULLETIN #2
	02/01/19-REV. STORM BASIN
	02/21/19-REV. OUTLET/RIMS

PROPOSED SITE LAYOUT PLAN
 FOR
BLAIN'S FARM & FLEET
 HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

MOORE & BRUGGINK, INC.
 Consulting Engineers
 2020 Monroe Avenue N.W.
 Grand Rapids, Michigan 49505-6298
 Phone: (616) 363-9801 Web: www.mbce.com

FIELD SURVEY / DATE: M&B / 3-19-18
 DESIGNED BY: MJK
 DESIGN DRAWN BY: JFL
 CHECKED BY: JFL
 PLAN DATE: JULY 10, 2018
 PROJECT NO.: 180154.01
 SHEET NUMBER: 2 OF 7

P:\180154.01 Blains-Holland\CADD\DWG\180154_SITE PLAN SHEETS.dwg_4/22/2019 4:27:52 PM EMILY ABBOTT



Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)