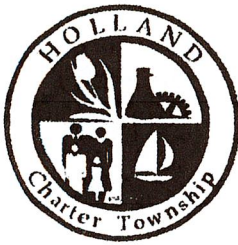


RECEIVED

MAY 07 2024

HOLLAND TWP.



APPLICATION FOR ZONING MAP AMENDMENT (REZONING)

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**: Davis M Hipolito

Address: 3329 120th Ave
Holland MI 49424

Phone: 616 422 9187

E-mail: _____

Name of Authorized Agent(s): Caroline "Joyce" Rayburn/West Coast Real Estate 2,

Address: 113 W 29th St
Holland, MI 49423

Phone: 616-836-3358

E-mail: joyce.rayburn@gmail.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): 3329 120th Ave Holland, MI 49424

2. Legal Description of property to be rezoned: _____

DESCRIPTION:

PER TAX DESCRIPTION FOR PARCEL NUMBER 70-16-09-400-026, OTTAWA COUNTY, MICHIGAN.

PART OF THE SOUTHEAST 1/4 COMMENCING NORTH 01 DEGREES 09 MINUTES WEST 794.73 FEET FROM THE SOUTHEAST SECTION CORNER; THENCE NORTH 01 DEGREES 09 MINUTES WEST 285 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 31 SECONDS WEST 270 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES EAST 285 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 31 SECONDS EAST 270 FEET TO BEGINNING. SECTION 9, 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 09 400 026

5. Acreage: 1.769

6. Current zoning: Agricultural

? 7. Proposed zoning: R2A

? 8. Current use of property: residential

9. Proposed use of property: Multi family

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.

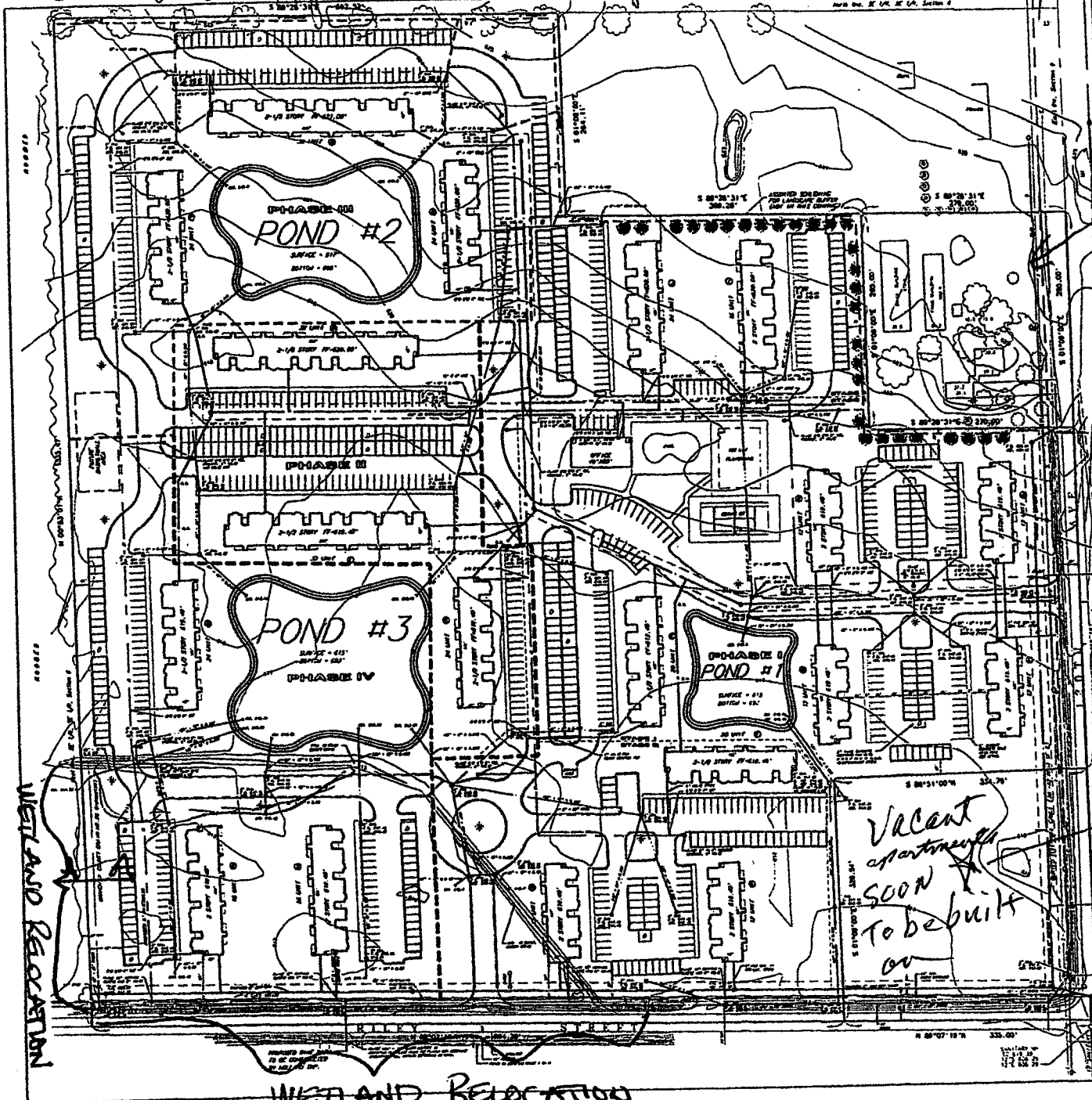
Name: Davis M. Hipolito
(Printed name of Owner of Record or Authorized Agent)

Signature: [Signature]
(Owner of Record or Authorized Agent)

Date: 05/07/2024

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

Clearview Apts Holland Twp Ottawa County



PROPOSED DETENTION PONDS (3)

7329
 NOTE: RELOCATION OF DRAIN #28 IS REGULATED UNDER PART 303 OF ACT 451 OF 1994; WETLAND PROTECTION. BECAUSE DRAIN 28, AT THIS LOCATION, IS NOT A STREAM, POND CONSTRUCTION IS NOT REGULATED. SEE FOLLOWING DRAWINGS FOR DETAILS

 COPY

~~3329~~ 120th
 Davis Hippito Sr



9-5-95
 95-9-443
 10F2

SCALE: NONE

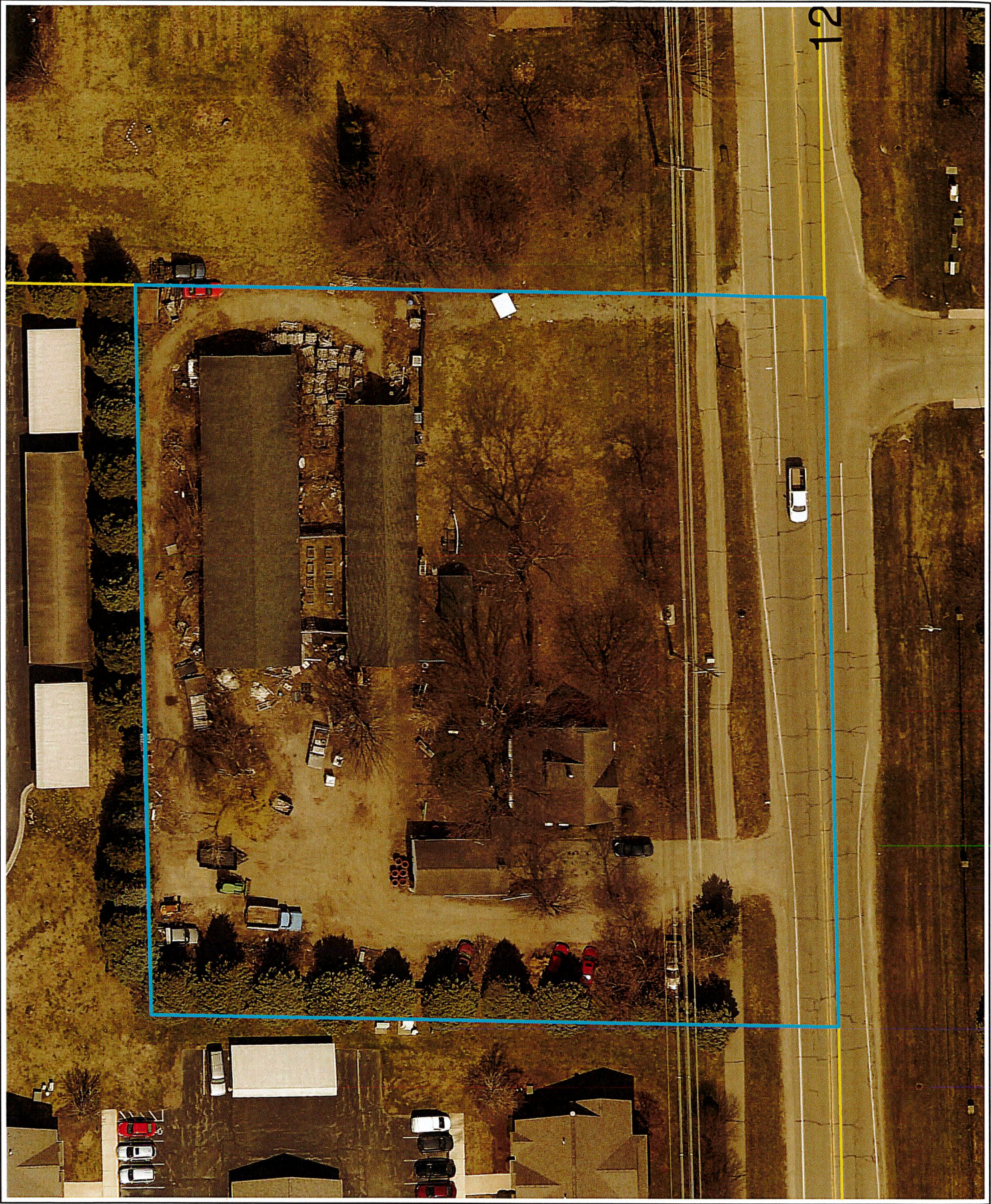
PLAT NO. 100-107-107
 333.00'

1/4 SECTION 9
 T42N R10E
 HOLLAND TOWNSHIP
 OTTAWA COUNTY
 MICHIGAN

CLEARVIEW APARTMENTS INVESTMENT PROPERTY ASSOCIATES, INC. 700 WASHINGTON PLACE S.W. #1100 GRAND RAPIDS, MICHIGAN 49503-1442	
DATE: 9/5/95	PROJECT: CLEARVIEW APARTMENTS
DRAWN BY: J. HOLLAND	CHECKED BY: J. HOLLAND
SCALE: AS SHOWN	DATE: 9/5/95
HOLLAND ENGINEERING, INC. ONE QUINCY ROAD GRAND RAPIDS, MICHIGAN 49503-1442	
DATE: 9/5/95	PROJECT: CLEARVIEW APARTMENTS

WETLAND RELOCATION

WETLAND RELOCATION



1 inch = 50 feet

Holland Charter Township
Ottawa County, Michigan

CERTIFICATE OF SURVEY

DESCRIPTION:

PER TAX DESCRIPTION FOR PARCEL NUMBER 70-16-09-400-026, OTTAWA COUNTY, MICHIGAN.

PART OF THE SOUTHEAST 1/4 COMMENCING NORTH 01 DEGREES 09 MINUTES WEST 794.73 FEET FROM THE SOUTHEAST SECTION CORNER; THENCE NORTH 01 DEGREES 09 MINUTES WEST 285 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 31 SECONDS WEST 270 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES EAST 285 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 31 SECONDS EAST 270 FEET TO BEGINNING. SECTION 9, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

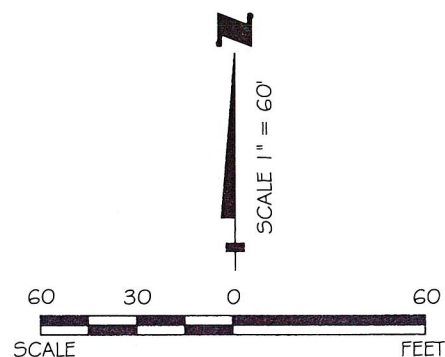
GENERAL NOTES:

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

ALL IMPROVEMENTS, UTILITIES, DITCHES, DRIVES, TWO-TRACKS AND/OR FENCES, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9 AS BEING: NORTH 01°09'00" WEST.

DATE OF FIELD SURVEY: JUNE 14, 2017.



LEGEND:

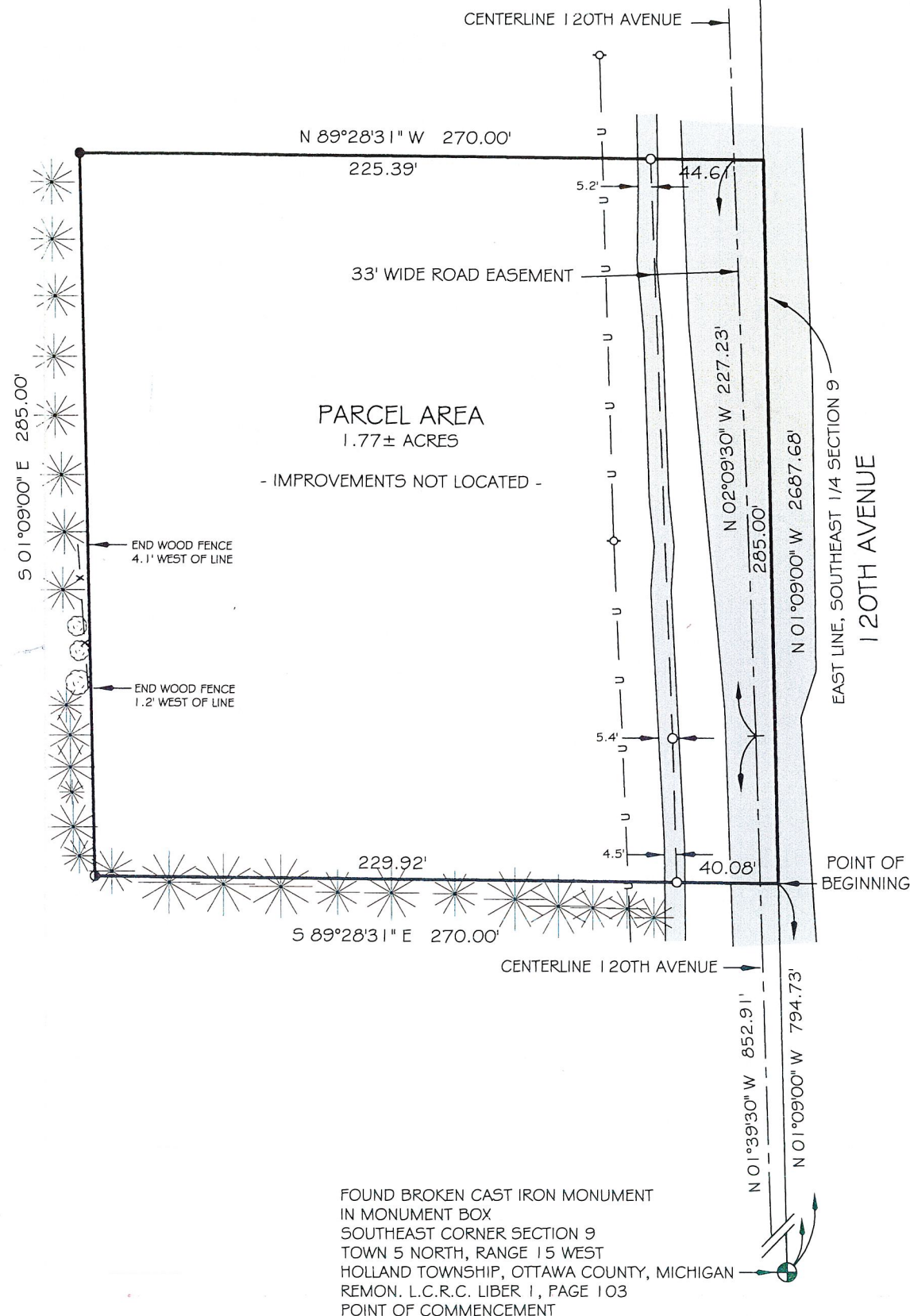
- SET MAG NAIL
- SET 1/2" STEEL ROD WITH CAP #45500
- FOUND 1/2" STEEL ROD - ILLEGIBLE CAP
- ◇ UTILITY POLE
- ✱ CONIFEROUS TREE
- ⊙ BUSH
- x — x — WOOD FENCE
- u — u — OVERHEAD UTILITY LINES
- ▭ ASPHALT PAVEMENT
- REMON. - REMONUMENTATION
- L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE

HOLLAND ENGINEERING, INC.
220 HOOVER BLVD.
HOLLAND, MI 49423
616-392-5938



Mark O. Scovill
MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #45504

FOUND 3/4" STEEL ROD WITH OTTAWA COUNTY REMON. CAP IN MONUMENT BOX EAST 1/4 CORNER SECTION 9 TOWN 5 NORTH, RANGE 15 WEST HOLLAND TOWNSHIP OTTAWA COUNTY, MICHIGAN REMON. L.C.R.C. LIBER 1, PAGE 104



FOUND BROKEN CAST IRON MONUMENT IN MONUMENT BOX SOUTHEAST CORNER SECTION 9 TOWN 5 NORTH, RANGE 15 WEST HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN REMON. L.C.R.C. LIBER 1, PAGE 103 POINT OF COMMENCEMENT

HOLLAND ENGINEERING
ENGINEERING | SURVEYING | PIPELINE SERVICES
220 Hoover Boulevard, Suite 2
Holland, Michigan 49423-5766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any negligence, gross negligence, or malpractice shall be deemed limited to an amount no greater than the service fee.

CLIENT:
DAVIS M. HIPOLITO, SR.
3329 120TH AVENUE
HOLLAND, MICHIGAN 49424

PROJECT LOCATION:
3329 120TH AVENUE
HOLLAND, MICHIGAN 49424
PART OF THE SOUTHEAST 1/4 OF SECTION 9
TOWN 5 NORTH, RANGE 15 WEST
HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN

Issued for:	
Date	Description
06-21-17	CERTIFICATE OF SURVEY

Project Manager MARK O. SCOVILL	
Vertical Datum NA	Horz. Datum HEI-96
Drawn by MARC VANDER MEULEN	
Checked by Survey MOS	Date 06-21-17

HEI Project Number
17-05-046

Sheet Title
CERTIFICATE OF SURVEY

Sheet No.
1 OF 1