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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\*\*: Ridge Point Community Church Attn: Scott Potter, Executive Pastor

Address: 340 - 104th Avenue

Phone: (616) 395-2600

Holland, MI 49423

E-mail: scott@fearlessfollower.org

Name of Authorized Agent(s): Agora Flats, Inc. Attn: Stephanie Hoekstra

Address: 3977 Tall Grass East Court

Phone: (616) 786-0999

Holland, MI 49424

E-mail: stephanie.k.hoekstra@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): East side of 104th, 1/4 mile north of Ottogan Street
2. Legal Description of property to be rezoned: See attached survey
3. Is any of the above-described property located within a floodplain? No  
If yes, provide FEMA Panel No.: \_\_\_\_\_
4. Parcel Number(s): part of 70-16-25-300-015
5. Acreage: 7.05
6. Current zoning: AG - Agricultural
7. Proposed zoning: R-2A - Conditional - Future Land Use designation: Medium Density Residential
8. Current use of property: Vacant - farmed
9. Proposed use of property: Multi-family Development

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: Scott Potter  
(Printed name of Owner of Record or Authorized Agent)

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

Date: 5.7.24

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

Agora Flats/Ridge Point Community Church

Conditional R2-A Rezoning

Proposed Conditions:

1. The 7.05 acre rezoning parcel will be created through a lot line adjustment after rezoning approval.
2. Any buildings within the future development will be restricted to 2 stories and 35 feet max height.
3. The total number of dwelling units will be restricted to 50 for the entire development.

70-16-36-300-016  
RIDGE POINT COMMUNITY CHURCH

N. LINE, S. 1/2, SW 1/4, SEC. 36

N88°43'26"E  
100.00'

N01°16'34"W  
235.00'

S01°16'34"E  
136.28'

S. LINE, N. 200', S. 1/2, SW 1/4, SEC. 36  
(BY PERPENDICULAR MEASUREMENT)  
N89°54'29"E 831.22'

200'

94.9'

70-16-36-300-015  
RIDGE POINT COMMUNITY CHURCH

P.O.B.

S88°43'26"W 285.00'

**AREA TO BE REZONED  
TO R-2A**  
7.05 ACRES

70-16-36-300-014  
JANSSEN IDA

N01°16'34"W 726.66'

ARC=1035.04'  
RAD=11356.16'  
CHD=S37°21'41"W  
1034.68'

33' R.O.W.

104TH AVENUE

W. LINE, SW 1/4, SEC. 36

N01°16'34"W 1020.00'

HIGHWAY I-196 R.O.W.

OTTOGAN STREET

SW COR.  
SEC. 36  
T5N, R15W

S. LINE, SW 1/4, SEC. 36

**Description of Area to be rezoned:**

Part of the SW 1/4, Section 36, T5N, R15W, Holland Township, Ottawa County, Michigan, described as:  
Commencing at the SW corner of Section 36; thence N01°16'34"W 1020.00 feet along the West line of said SW 1/4 to the PLACE OF BEGINNING of this description; thence N01°16'34"W 235.00 feet along said West line; thence N88°43'26"E 100.00 feet; thence S01°16'34"E 136.28 feet to the South line of the North 200.00 feet of the South 1/2 of said SW 1/4 (by perpendicular measurement); thence N89°54'29"E 831.22 feet along said South line to the Westerly line of Highway I-196; thence Southwesterly 1035.04 feet along said Westerly line on a 11,356.16 foot radius curve to the right, the chord of which bears S37°21'41"W 1034.68 feet; thence N01°16'34"W 726.66 feet; thence S88°43'26"W 285.00 feet to the Place of Beginning.



Scale 1" = 150'

- = Set iron stake
- = Found iron stake
- ⊙ = Concrete monument

**exxel engineering, inc.**  
planners • engineers • surveyors  
5252 Clyde Park, S.W. • Grand Rapids, MI 49509  
Phone: (616) 531-3660 www.exxelengineering.com

FILE NO.: 241054E      DATE: 4/23/2024

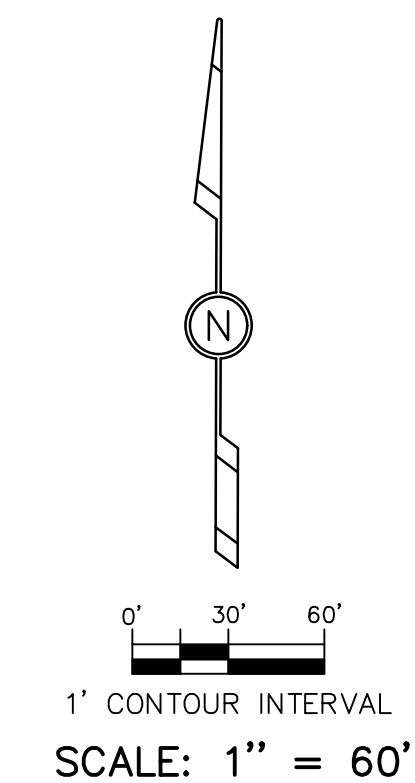


**LEGAL DESCRIPTION: PP#70-16-36-300-015 (11.68 AC.)**  
 PART OF SW 1/4 COM N 01D 16M 34S W 1020 FT FROM SW SEC COR, TH N 01D 16N 34S W 300.83 FT, N 89D 54M 29S E 1071.46 FT, SW'LY 1278.94 FT ALG A 11356.16 FT RAD CURVE TO RT (CHD BEARS S 36D 45M 04S W 1276.27 FT), N 01D 16M 34S W 726.66 FT, TH S 88D 43M 26S W 285 FT TO BEG. SEC 36 T5N R15W

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**GENERAL NOTES:**

1. CURRENT AGRICULTURAL DISTRICT (AG) ZONING
2. R-2A ZONING REQUIREMENTS:  
 MIN WIDTH: 80'  
 FRONT: 35'  
 SIDE: 20'  
 REAR: 25'



<b>REZONE MAP</b>			
<b>AGORA FLATS</b>			
FOR: INTERACTIVE STUDIOS			
ATTN: DWAYNE WASSELINK			
100 CESAR E. CHAVEZ AVE SW STE 201			
GRAND RAPIDS, MI 49503			
PART OF THE SW 1/4, SECTION 36, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN			
DRAWN BY: CLK		PROJ. ENG.: TRS	
APPROVED BY: TRS		PROJ. SURV.:	
DATE:		DATE: 4/29/2024	
REVISION:		FILE NO.: 241054E	
BY:		SHEET 1 of 1	

