



APPLICATION FOR PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN APPROVAL

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

Applicant Information

Contact Name Michael Lewis
Address 5200 Buffington Road
Atlanta, GA 30349

Company Chick-Fil-A, Inc.
Phone [REDACTED]
Email [REDACTED]

Owner Information

Contact Name Michael Lewis
Address 5200 Buffington Road
Atlanta, GA 30349

Company Chick-Fil-A, Inc.
Phone [REDACTED]
Email [REDACTED]

Plan Preparer Information

Contact Name Jason Toole
Address 500 W Fulton Street
Sanford, Florida 32771

Company CPH
Phone [REDACTED]
Email [REDACTED]

Property Information

PUD Project Name Chick-Fil-A #3605 Holland
Address or Location 2332 North Park Dr. & 2352 North Park Dr. Holland, MI 49424
Parcel Number 70 - 16 - 21 - 100 - 046 & 045 Zoning District C-2 Commercial District
Acreage of Parcel 1.51 / 1.39 Acreage to be Developed 2.9
Present Use (s) Restaurant (Parcel 1 - Chick-Fil-A) Car Wash (Parcel 2 - Essenburg)
Description of Proposed Use (attach additional pages as needed): See Exhibit B.

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.


Signature of Applicant

12/8/25
Date


Signature of Owner

12/3/25
Date

DO NOT WRITE BELOW THIS LINE
[REDACTED]

Date Received _____ Amount of Fee Paid \$ _____ Check No. _____

Planning Commission 1st Discuss on _____ / _____ / _____ Planning Commission Action on _____ / _____ / _____

Application Accepted by _____

Preliminary PUD Submittal Procedures

The owner and/or Applicant shall attend a pre-application conference with the Zoning Administrator to review the concept and determine the eligibility of the request.

Eligible requests may be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date with the Planning Commission. Each request shall include a hearing fee of \$600.00 and eleven (11) complete copies of:

1. This application;
 - a. One (1) original signature copy of the application must be submitted; the other ten (10) may be copies.
 - b. The Owner and Applicant must sign the preliminary application. In the event that the Developer of project is not currently the Owner of record for the property, proof that the Owner of record agrees to the PUD must be submitted in written form.
2. The preliminary development plan including the required content noted in Section 16.5.B. One (1) set of plans shall bear the original seal and signature of the architect or engineer who prepared them; the other ten (10) may be copies.
3. A narrative statement clearly captioned NARRATIVE STATEMENT;
 - a. The document must describe the overall objective of the development and how submission satisfies the intent, qualifying conditions, and standards of approval for a PUD.
4. An electronic copy of the entire submittal on CD or other file sharing device.

Any PUD submission found to be deficient shall be rejected and will not be scheduled for Planning Commission review.

ALL pages of ALL documents submitted in conjunction with the preliminary PUD shall be labeled with the following (in addition to any other labeling requirement):

PRELIMINARY PUD
(Project Name)
(Date and revised date(s), if applicable)
(Page __ of __)

Rolled documents shall not be accepted. All documents must be folded to a size no larger than 9" x 12". If submittal contains multiple documents, the documents must be collated into "packets". Each packet shall be secured by clips, or rubber bands if necessary.

The Owner and/or Applicant are required to be present at the scheduled public hearing to present your application.

Preliminary PUD Standards of Approval (Section 16.8)

A preliminary PUD development plan shall only be approved if it complies with each of the following standards as well as applicable standards established elsewhere in this article:

- A. Intent and Qualification. The proposed PUD complies with the intent and the applicable qualifying conditions of Sections 16.1 C and 16.2 C of this article, respectively.
- B. Uses. The uses conducted within the proposed PUD, the PUD's impact on the community, and other aspects of the PUD are consistent with the Holland Charter Township Comprehensive Plan.
- C. Design. The proposed PUD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.
- D. Character. The PUD shall not change the essential character of the surrounding area.
- E. Impact. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
- F. Public Service Capacity. The PUD shall not place demands on public services and facilities more than current or anticipated future capacity.
- G. Utilities. Underground utilities, including telephone and electrical systems, are required within the limits of all PUDs. Appurtenances to these systems, which can be effectively screened, may be exempt from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.

Exhibit A

The owner of Parcel 2, Essenburg Car Wash of North Park, LLC, whose contact information appears below, hereby consents to and joins in the attached PUD Application. The undersigned represents and warrants that they are duly authorized to execute this consent on behalf of the owner.

Contact Name: Mandi Brower
Address: 661 East Lakewood Blvd.
Holland, Michigan 49424

Company: Essenburg Car Wash of North
Park, LLC

Phone: [REDACTED]

Email: [REDACTED]

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

Essenburg Car Wash of North Park, LLC

By: Mandi Brower

Mandi Brower
Its Chief Operating Officer

Date: 11-26-2025

Exhibit B

Description of Proposed Use:

The proposed Planned Unit Development would create a dual-use development to supplement the currently operating restaurant, Chick-Fil-A, and car wash, Essenburg Car Wash of North Park. The PUD would allow Chick-Fil-A to expand their outdoor meal delivery operation by creating a second drive-thru lane. Current zoning and setback requirements frustrate this development. With the executed easement agreement between the two applicants and approval of this PUD, development of the second drive-thru can begin, allowing for improved customer convenience and reduced vehicle stacking throughout the commercial corridor on North Park Drive.

VARNUM

Bridgewater Place | Post Office Box 352
Grand Rapids, Michigan 49501-0352

Telephone 616 / 336-6000 | Fax 616 / 336-7000 | www.varnumlaw.com

David T. Caldon

Direct 616 / 336-6232
dtcaldon@varnumlaw.com

December 4, 2025

Planning Commission
Holland Charter Township
353 North 120th Ave.
Holland, Michigan 49424
(616) 396-2345

Regarding:

PUD Narrative Statement
Chick-Fil-A # 3605
2332 N. Park Drive
Holland, Michigan 49424

Dear Commissioners,

We represent Chick-Fil-A Inc., ("Chick-Fil-A") and are writing to you today in connection with the request by co-owners, Chick-Fil-A and Essenborg Car Wash of North Park, LLC ("ECW") for a Planned Unit Development ("PUD") that encompasses two adjacent parcels located at 2332 and 2352 North Park Drive, Holland, Michigan 49424. Approval of the PUD would create a dual-use development for the currently operating restaurant and car wash. Presently, both parcels are zoned as C-2 Commercial and have both site plan approvals and ECW has special use approval as required by Section 5.2 of the Holland Charter Township Zoning Ordinance (the "Ordinance") to operate their respective businesses. Therefore, the already approved uses for the C-2 Commercial zoning district will continue consistent with the Holland Charter Township Comprehensive Plan.

Chick-Fil-A and ECW entered into an Easement Acquisition Agreement (the "Agreement"). The Agreement grants Chick-Fil-A an exclusive easement of approximately 1,075sq.ft. of land from ECW's parcel along the shared border of the properties. The easement is for the purpose of creating a second Chick-Fil-A drive-thru lane. Current zoning of the parcel makes this development project impracticable as it would violate the underlying C-2 Commercial District setback and landscape buffering requirements. The proposed PUD would allow for design flexibility and deviation from the underlying requirements effectuating the development, as allowed under Section 16.3.C. In turn, the development will create broad benefits to the parcels and greater community, for example, operational efficiency, improved traffic flow and reduced congestion, and overall safety which cannot be achieved under the conventional zoning of the parcels due to lot configuration and the existing developments.

As noted above, the overall objective of this PUD is to support the current operations at each adjacent parcel and facilitate construction of an expanded OMD lane on the Chick-Fil-A parcel. Currently, the two drive-thru lanes used for ordering merge into a single delivery lane. With the

Agreement from ECW and this PUD, Chick-Fil-A would alter the single lane into a dual lane pathway consistent with the rest of the drive-thru operation. This will effectuate faster meal delivery, reduce vehicle stacking onto public streets, and will promote safety and convenience for Chick-Fil-A patrons and Team Members.

This proposed PUD satisfies the intent and purpose of PUD developments outlined in Section 16.1 of the Ordinance. By approving the proposed PUD, the Commission would be providing permitting flexibility that promotes and encourages development of the parcels. Further, there are no compatibility issues with the adjacent land uses, as the two affected parcels will continue their established commercial uses in uniformity with the commercial uses of all surrounding properties in the corridor. Section 16.1 establishes that the purpose of a PUD is to provide innovative land development, efficient use of land, minimize traffic impacts and accommodate safe and efficient pedestrian access and circulation, and ultimately use and improve land where site conditions make development under conventional zoning difficult. This PUD meets all of the aforementioned purposes. By approving the proposed PUD land development will occur in the form of the additional drive-thru lane that would otherwise be frustrated by the conventional zoning setback requirements. This is an efficient use of the land and promotes greater capacity, efficient customer flow, and thus, increased business for the local Chick-Fil-A owner, and all businesses in the corridor. Finally, as alluded to above, the PUD would reduce traffic impacts where vehicles back up on North Park Drive by allowing Chick-Fil-A Team Members to expediently deliver to vehicles, resulting in a lower wait time and minimized public street encumbrance.

Section 16.2 states the qualifying conditions that a proposed PUD must meet. First, the proposed PUD is consistent with the Holland Charter Township Comprehensive Plan. Chapter 1 of the Comprehensive Plan includes a spatial framework map that indicates the proposed PUD area was designated for commercial activity as part of the US-31 corridor. This proposed PUD promotes the economic commercial activity along this corridor, allowing greater access to, from, and through, the restaurant parcel, and all other business that require access to North Park Drive. Chapter 2 of the Comprehensive Plan indicates the Goals and Objectives of Holland Charter Township. These include maintaining the Township's vehicular transportation network and investing in improving connectivity, using developmental design to increase economic development opportunities, encourage economic development that responds to the changing economy, and utilize prime geographic location and access for promoting tourism and visitors. The proposed PUD promotes connectivity, its prime location along the US-31 corridor brings in visitors, and the additional development overall increases economic prosperity.

Following approval of the proposed PUD, the drive-thru development would remove some current landscaping buffers between the two adjacent properties. However, Chick-Fil-A will provide additional enhanced landscape buffering with use of native plants in other locations on the parcel in a thoughtful and meaningful way. This is consistent with the Comprehensive Plan goal of enhancing landscaping while also promoting flexibility of renovations for existing sites.

Second, a proposed PUD must be under unified control by a group of owners. This proposed PUD meets this criterion as seen by the co-applicant/owner participation of this proposal. Further, the Agreement between the applicants shows the agreed upon development.

Third, the proposed PUD meets at least four of the stated site design elements which could not be attained through conventional zoning. Each are addressed in turn.

Design Elements	PUD Conformance
<p>"Shared vehicular and pedestrian access between properties or uses." Section 16.2.C.10.</p>	<ul style="list-style-type: none"> The site plan shows the addition of a second drive-thru lane for Chick-fil-A, which will cross onto the adjacent car wash parcel via an easement. This arrangement creates a coordinated, shared access system between two separately operated businesses, reducing the need for redundant curb cuts and improving internal circulation. The shared driveway and cross-access are not possible under conventional zoning, which would require each parcel to meet its own setback and buffering requirements, precluding this level of integration. This design will also facilitate safer and more efficient vehicle movement, reducing potential traffic conflicts on North Park Drive and within the commercial center.
<p>"Efficient consolidation of poorly dimensioned lots of record or property with difficult site conditions (e.g. topography, shape, etc.)." Section 16.2.C.8.</p>	<ul style="list-style-type: none"> The Chick-fil-A parcel is constrained by its existing development, drive-thru configuration, and the need to expand drive-thru capacity to meet operational demand. The only feasible way to add a second drive-thru lane is to utilize a portion of the adjacent car wash parcel, which itself is already developed and has limited excess land. The PUD approach allows the two parcels to be planned as a single unit, overcoming the limitations imposed by their individual shapes, sizes, and existing improvements. This consolidation enables a site layout that would not be possible if each parcel

	were required to meet all C-2 setbacks and buffering independently.
"High quality architectural design beyond the site plan requirements of this Ordinance." Section 16.2.C.3.	<ul style="list-style-type: none"> • The project will deliver a higher level of site and architectural design than would be required for two stand-alone parcels. • The site plan indicates coordinated site improvements, including enhanced landscaping, and upgraded site features that will create a more unified and attractive appearance for both businesses. • The PUD process allows the applicant to propose architectural and site design enhancements that exceed the minimum requirements of the C-2 district, such as coordinated signage, lighting, and façade treatments.
"Extensive landscaping beyond the site plan requirements of this Ordinance." Section 16.2.C.4.	<ul style="list-style-type: none"> • The project can offer a landscaping package that is more thoughtful and effective than what currently exists. • The site plan shows preservation of existing landscape islands and the addition of new landscape buffers where feasible, despite the tight site constraints. • The PUD process allows the applicant to propose alternative landscaping solutions that, while deviating from strict setback/buffer requirements, may provide more meaningful and attractive green space than the Ordinance minimums. • The applicant can commit to enhanced plantings, upgraded materials, and maintenance standards as part of the PUD approval.
"Mitigation to offset impacts on public facilities (such as street improvements)." Section 16.2.C.11.	<ul style="list-style-type: none"> • The project will mitigate impacts on public streets through improved site design and traffic flow. • By improving internal circulation, the project will help mitigate traffic stacking on North Park Drive and the surrounding road network.

Given the above conditions, the proposed PUD meets at least four of the site design elements.

Finally, the proposed PUD complies with all other approval standards in Section 16.8 of the Ordinance. The proposed PUD is not hazardous to the adjacent properties and does not involve uses, activities, materials, or equipment that are detrimental to the health, safety, or welfare of persons or property. The proposed PUD does not alter the current uses of the parcels or essential character of the commercial corridor in anyway. Moreover, with the approval of this PUD, traffic stacking may be reduced with the allowance of greater flow of vehicles as detailed above, this is consistent with goals of the Comprehensive Plan. Additionally, the proposed PUD does not create any greater interference with public services or facilities and may result in less traffic on surrounding streets for vehicles entering the Chick-Fil-A parcel. There are no utility complications to consider as all utilities required are currently in operation at the two adjacent parcels.

Chick-Fil-A is closed on Sundays and anticipates the minimal construction to be performed during the weekly closure or after hours. Construction for the drive-thru development will not impact the car wash business. All construction will be completed as quickly as possible for the benefit of the business corridor and Chick-Fil-A.

Chick-Fil-A and ECW are excited about this opportunity to provide a safer and more convenient experience for their customers. The co-owners believe that the additional drive-thru lane is a necessary improvement to this site and are looking forward to working with the Holland Charter Township Planning Commission and Township Staff to ensure that the commercial corridor and their businesses remain assets to the community for decades to come.

Very truly yours,

VARNUM



David T. Caldon

DTC/hns

CONSTRUCTION PLANS FOR



2332 N PARK DR, HOLLAND, OTTAWA, MICHIGAN 49424

STORE # 03605

SECTION 21 - TOWNSHIP 05 NORTH- RANGE 15 WEST

PARCEL ID: 70-16-21-100-045



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

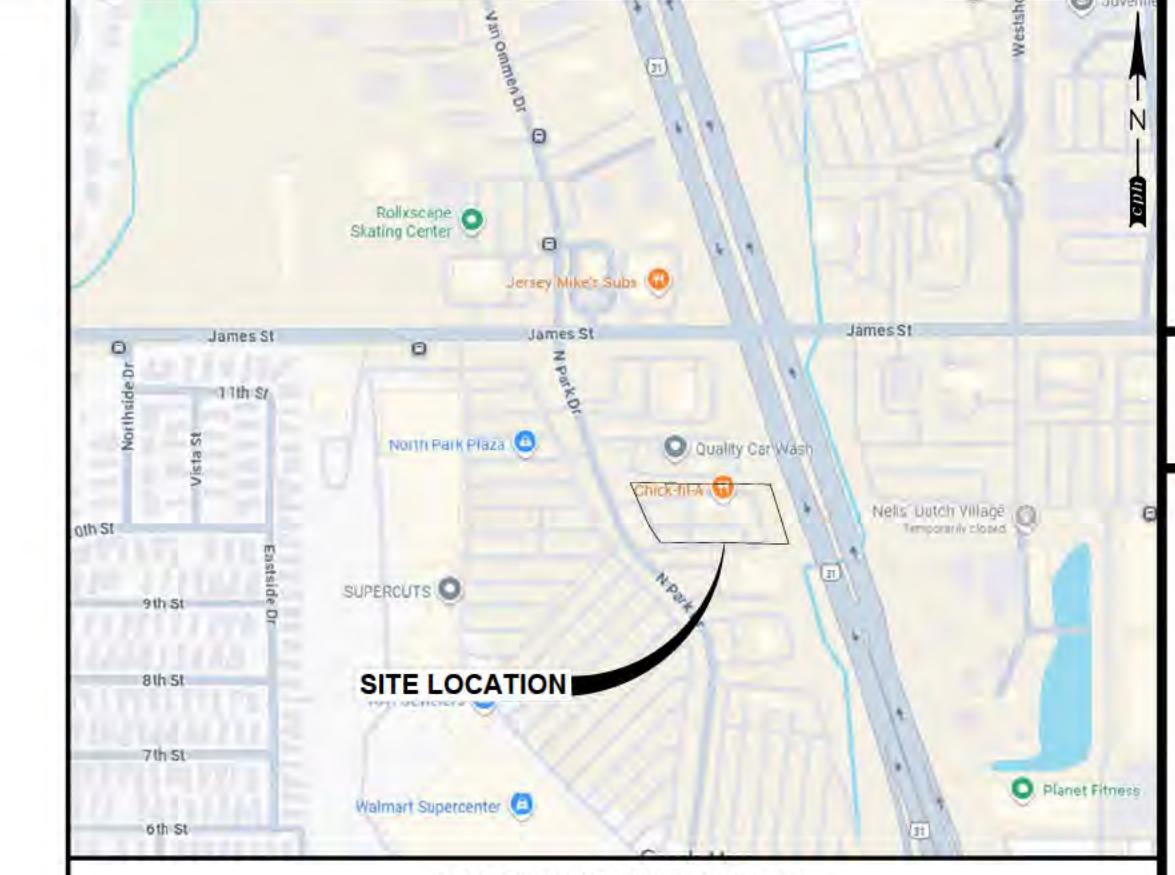


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500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

CONSULTANTS	UTILITY PROVIDERS	APPROVAL AGENCIES	INDEX OF SHEETS	MAPS
OWNER CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GEORGIA 30349 ATTN.: MICAH DOWDY (678) 764-6637 micah.dowdy@cfacorp.com	ELECTRIC HOLLAND BPW 625 HASTINGS AVENUE, HOLLAND, MI 49423 ATTN.: MICHEAL WISE (616) 355-1613 mwiese@hollandbtw.com	CITY OF HOLLAND HOLLAND CHARTER TOWNSHIP COMMUNITY DEVELOPMENT 353 NORTH 120TH AVE HOLLAND, MI 49424 ATTN.: KATE WHITE, ASSISTANT PLANNER/ZONING ADMINISTRATOR (616) 395-0196 katew@hct.holland.mi.us	C-1.0 COVER SHEET C-0.1 CAR WASH SURVEY C-0.1 CFA SUREVY C-2.0 PUD PLAN 1 C-2.1 PUD PLAN 2	 VICINITY MAP SCALE: 1" = 3,000'
ENGINEER CPH, LLC. 1031-C WEST 23RD STREET PANAMA CITY, FLORIDA 32405 ATTN.: JASON L. TOOLE, P.E. (850) 563-1490 jtoole@cphcorp.com	WATER & SEWER HOLLAND CHARTER TOWNSHIP 353 NORTH 120TH AVE, HOLLAND, MI 49424 ATTN.: AARON NYBOER, DIRECTOR OF PUBLIC WORKS (616) 395-0078 aaronn@hct.holland.mi.us	STORM DRAINAGE OTTAWA COUNTY WATER RESOURCES STORMWATER 12220 FILLMORE, RM 141, WEST OLIVE, MI 49460 ATTN.: JESSICA PIERI, DEVELOPMENT REVIEW COORDINATOR (616) 994-4523 jpieri@miottawa.org		 LOCATION MAP SCALE: 1" = 500'
SURVEYOR YOUNG-HOBBS & ASSOCIATES 1202 CROSSLAND AVE, CLARKSVILLE, TN 37040 (931) 801-9469 dave@hobbsurveying.com	WATER MANAGEMENT DISTRICT COUNTY OF OTTAWA SOIL EROSION & SEDIMENTATION CONTROL AGENCY 12220 FILLMORE, RM 141, WEST OLIVE, MI 49460 ATTN.: JON BRAXMAIER, EROSION CONTROL AGENT (616) 994-4528 jonbraxmaier@miottawa.org	GAS SEMCO ENERGY GAS COMPANY 1411 THIRD STREET, SUITE A, PORT HURON, MI 48060 ATTN.: GABE RAMIREZ (888) 300-5064 customer.service@semcoenergy.com		
		NOTES		

CHICK-FIL-A
3605 Holland
2332 N PARK DR, HOLLAND,
OTTAWA MICHIGAN 49424
OTTAWA COUNTY MICHIGAN

FSR#03605

BUILDING TYPE / SIZE: PIX LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION
△△△△△

CONSULTANT PROJECT # C2500695

PRINTED FOR Project Status

DATE 12/01/2025

DRAWN BY CPH Inc.

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SHEET COVER SHEET

SHEET NUMBER

C-1.0



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

cph
www.cphcorp.com

**Building Better
Communities Together**

500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

JASON L. TOOKE, P.E.
6281311849

This item has been digitally signed and sealed by Jason L. Tooke, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A

3605 Holland

2332 N PARK DR, HOLLAND, OTTAWA MICHIGAN 49424 OTTAWA COUNTY MICHIGAN

FSR#03605

BU LD NG TYPE / SIZE: PIX LS LRG
RELEASE: vXX.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION
△△△△△

CONSULTANT PROJECT # C2500695
PRINTED FOR Project Status
DATE 12/01/2025
DRAWN BY CPH Inc.

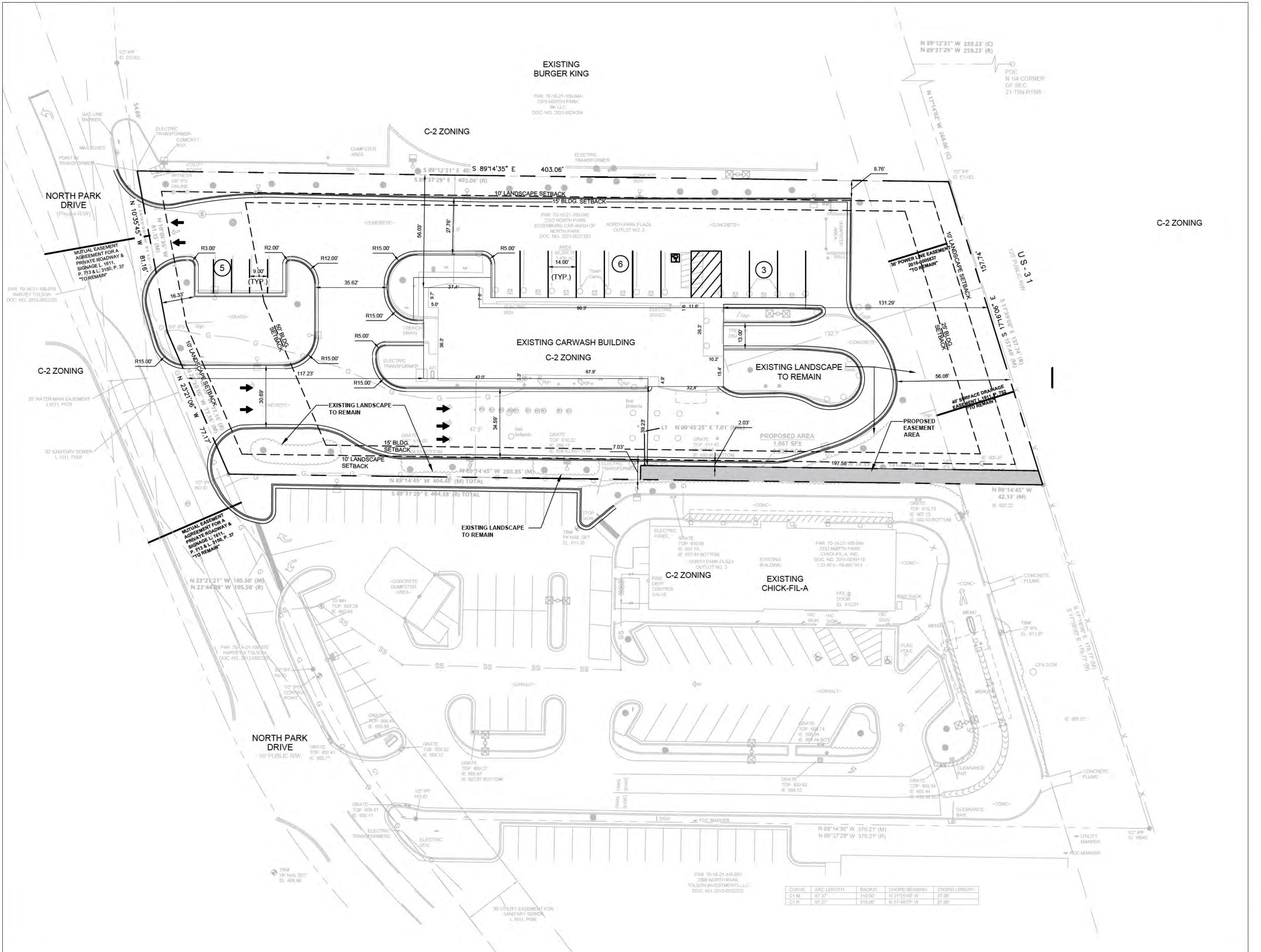
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SHEET
PUD PLAN 2

Graphic Scale in Feet

SHEET NUMBER

C-2.1



SITE DATA:

PROJECT NARRATIVE: EXISTING CARWASH WILL REMAIN UNCHANGED. THERE IS A PROPOSED REDUCTION IN SOUTH SIDE BUFFER WHERE EXISTING PROPERTY IS BEING PROPOSED TO BE ADDED TO THE ADJACENT CHICK-FIL-A PARCEL.

ZONING - C-2 COMMUNITY COMMERCIAL DISTRICT

PARCEL SIZE - 1.40 ACRES

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
FRONT (WEST)	50'	117.23'
LEFT SIDE (NORTH)	15'	56.03'
RIGHT SIDE(SOUTH)	15'	39.23'
REAR (EAST)	25'	131.29'

LANDSCAPE BUFFERS/SETBACKS:	REQUIRED:	PROVIDED:
FRONT (WEST)	10'	16.33'
LEFT SIDE (NORTH)	10'	8.76'
RIGHT SIDE(SOUTH)	10'	2.03'
REAR (EAST)	10'	56.10'

FEMA FLOOD ZONE NOTE:-

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26139C0312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGAL DESCRIPTION:-

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OTTAWA, TOWNSHIP OF HOLLAND.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 259.23 FEET ALONG THE NORTH LINE OF SECTION 21; THENCE SOUTH 17 DEGREES 39 MINUTES 00 SECONDS EAST 266.06 FEET ALONG THE WESTERLY LINE OF HIGHWAY US-31 RIGHT-OF-WAY TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 17 DEGREES 39 MINUTES 00 SECONDS EAST 157.74 FEET ALONG SAID WESTERLY LINE; THENCE LEAVING SAID WESTERLY LINE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 404.37 FEET; THENCE NORTH 23 DEGREES 44 MINUTES 09 SECONDS WEST 77.16 FEET THENCE NORTH 10 DEGREES 58 MINUTES 38 SECONDS WEST 81.16 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 403.06 FEET TO THE PLACE OF BEGINNING.

EXISTING PARKING TO REMAIN

REGULAR	14 SPACES
HANDICAP	01 SPACES
TOTAL	15 SPACES

