



APPLICATION FOR SPECIAL USE APPROVAL

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

RECEIVED

FEB 26 2026

HOLLAND TWP.

Applicant Information

Contact Name Mike Bocks
Address 12350 James Street
Holland, MI 49424

Company Dutch Village
Phone [REDACTED]
Email [REDACTED]

Owner Information

Contact Name Joe Nelis
Address 12350 James Street
Holland, MI 49424

Company Dutch Village
Phone [REDACTED]
Email [REDACTED]

Plan Preparer Information

Contact Name Marc Lohelo
Address 12330 James St., Ste. H80
Holland, MI 49424

Company Driesenga & Assoc.
Phone [REDACTED]
Email [REDACTED]

Property Information

Address or Location 12350 James Street
Parcel Number 70 - 16 - 21 - 200 - 083
Present Use(s) Theme Park

Zoning District C-2

Description of Special Use (attach additional pages as needed): Replacement of theme park attractions.

SEE ATTACHED

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.

PETITION FOR SPECIAL USE APPROVAL

The proposed new attractions are to replace existing attractions that have deteriorated beyond repair or have aged out for some reason of their useful lives. The Village is in the middle of a replace, repair, and add new phase; and this is part of the orchestrated master plan to make relevant its new model after having lost a huge percentage of their original market over the last several decades. These new proposed attractions are to guarantee many more years of increased attendance and customer satisfaction, especially since the master plan is working well.

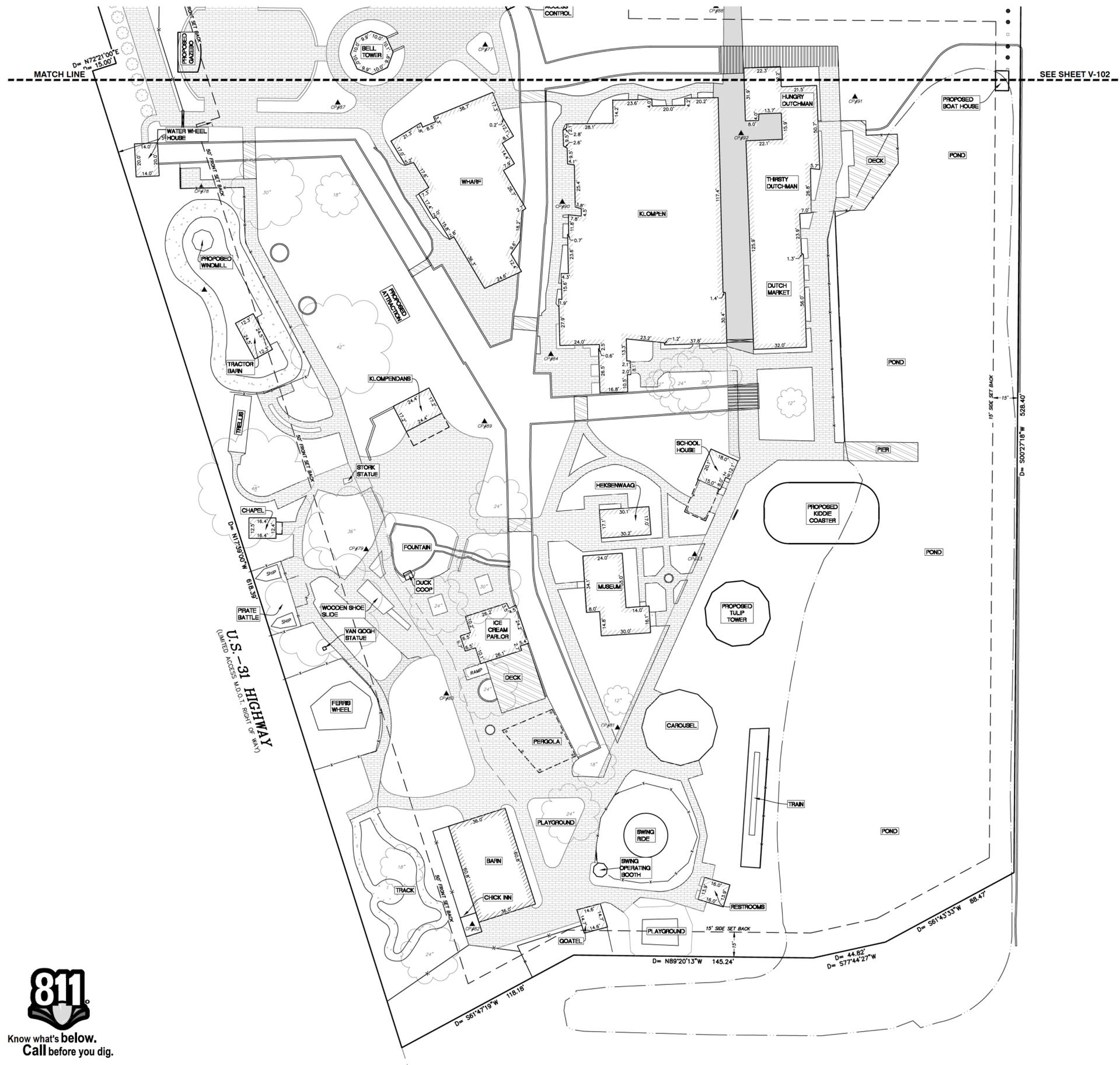
Standards:

1. Dutch Village is one of only a very few theme parks in west Michigan. It has operated at this location since 1958. They were the first business located on US-31 other than a concrete ready-mix company in Holland Charter Township. One might ask if other properties are harmonious and appropriate with Dutch Village.
2. Dutch Village is currently served with adequate public services and other facilities. In fact, many of the recent improvements were replacing and upgrading utilities and other services.
3. The construction and operation of these attractions will not have any harmful implications. Of course, the operation is meant to appeal to the public.
4. The comprehensive plan accommodates for outdoor and indoor recreation within Dutch Village's zoning designation.
5. No topographical changes are proposed. No trees will be removed. Several trees will be added. And, of course, no small animals or children will be harmed. Only smiles, laughter, and lasting great memories are proposed.
6. The Village is located on a major arterial with more than adequate parking. It has existed for 67 years already with no deleterious effects.
7. Granting the requested special use variance is not contrary to the public interest. The spirit of the ordinance will be observed, public safety secured, and justice will be served for all property owners and visitors of Holland Charter Township. The intent is to bring great pleasure to all.



TULIP TOWER

SURVEY SKETCH



0' 15' 30' 60'
SCALE: 1"=30'

LEGEND	
CONTROL POINT	EXISTING
DESCRIBED	▲
UNKNOWN MANHOLE	Ⓜ
GATE	X
FENCE LINE	X
BITUMINOUS SURFACE	▨
CONCRETE SURFACE	▩
BRICK PAVERS	▧
DECIDUOUS TREE	☁

PARTIAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 05 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

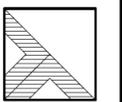
SURVEYOR'S NOTES

- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26139C0312E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2011. ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS IS NOT INTENDED OR REPRESENTED TO BE A BOUNDARY SURVEY AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENT, NOR IS IT INTENDED TO DEPICT A FULL REPRESENTATION OF ALL SITE IMPROVEMENTS LOCATED ON THE PARCEL. LEGAL DESCRIPTION WAS NOT PROVIDED & NO PROPERTY CORNERS WERE SET.
- SOME OF THE IMPROVEMENTS SHOWN HEREON ARE PROPOSED AND HAVE NOT BEEN FIELD VERIFIED OR LOCATED. FURTHERMORE, PORTIONS OF THE IMPROVEMENTS ARE SHOWN BASED ON CLIENT COMMENTS AND DIRECTION.

Tax Parcel No.: 70-16-21-200-083



Marc Elwood Lohela II
P.S. No. 4001062695



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DUTCH VILLAGE
12350 JAMES STREET, HOLLAND, MI 49424
SECTION 21, T05N, R15W, HOLLAND TWP., OTTAWA CO.
-FOR-
NELIS, INC.
12350 JAMES STREET, HOLLAND, MI 49424

REVISIONS

NO.	REVISIONS
1	REVISED PER CLIENT COMMENTS, 01/22/2024, MJD
2	REVISED PER CLIENT COMMENTS, 02/26/2026, MJD

Drawn By: MJD
Scale: 1"=30'
Date: 02-26-2026
Project #: 1810777.5A
Sheet Title:

SURVEY SKETCH

Sheet #

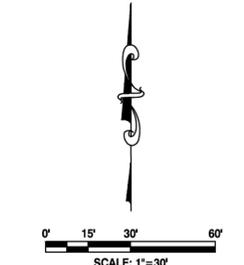
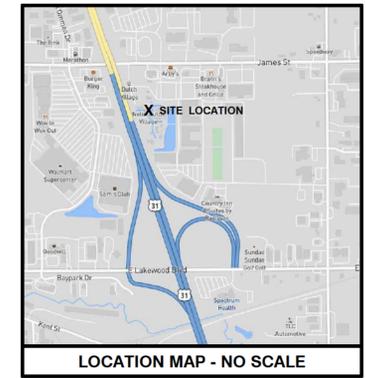
V-101
1 of 2



Know what's below.
Call before you dig.

File Name: Z:\Shared\Projects\Projects\1810777.5A\1810777.5A.dwg User: MJD Date: 2/26/2026 12:45:05 PM

SURVEY SKETCH

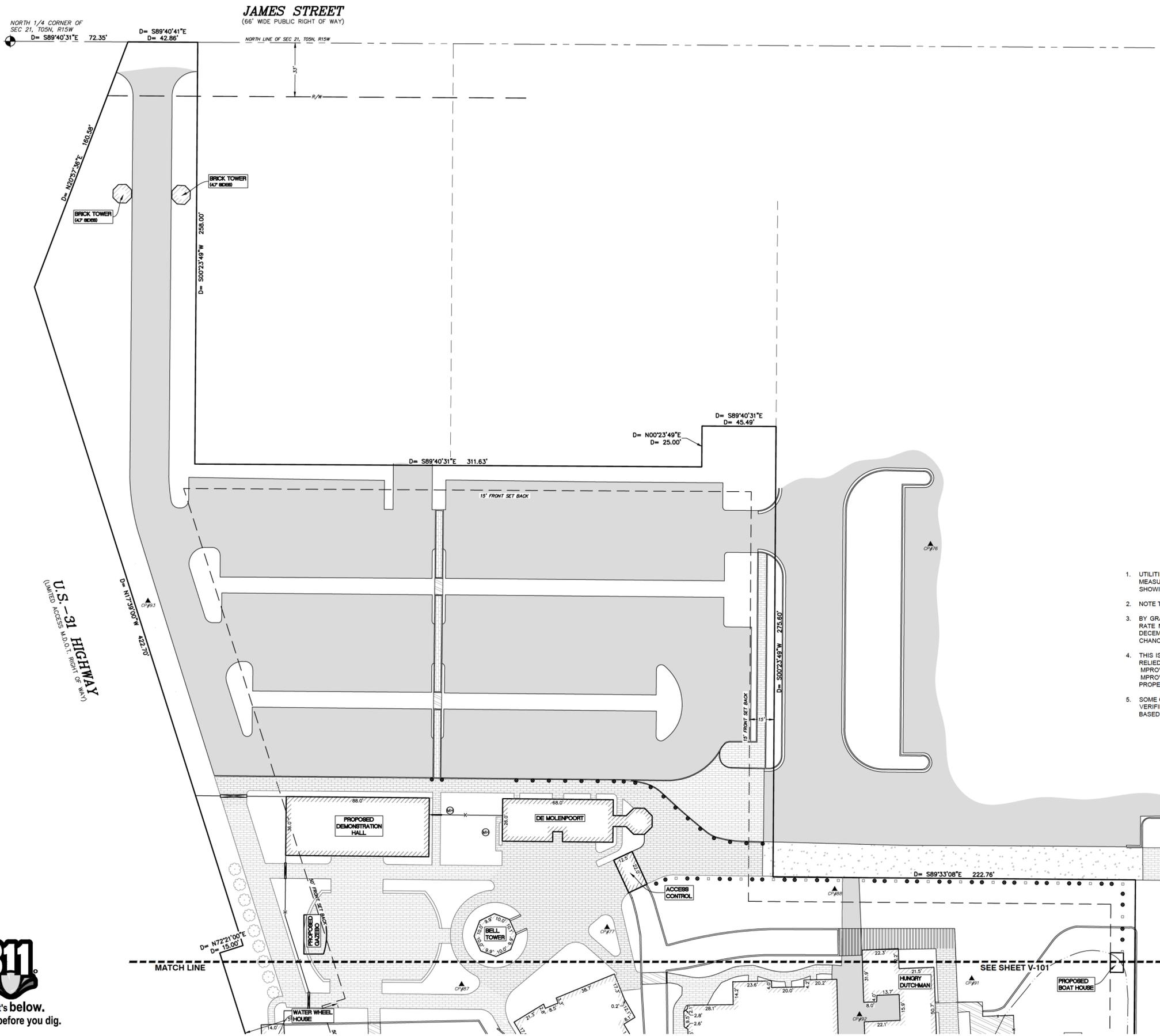


LEGEND

CONTROL POINT	DESCRIBED	EXISTING
UNKNOWN MANHOLE	GATE	CONCRETE SURFACE
FENCE LINE	BITUMINOUS SURFACE	BRICK PAVERS
DECIDUOUS TREE		

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TOPOGRAPHIC SURVEY DATA IS REFERENCED TO SECTION LINES AND/OR RIGHT-OF-WAY'S FOR GRAPHICAL PURPOSES ONLY. IT DOES NOT REPRESENT A PROPERTY LINE SURVEY, NO CORNERS WERE SET, AND IT SHALL NOT BE RELIED UPON FOR THE ESTABLISHMENT OF ANY PROPERTY LINES, THE LOCATION OF FENCES, WALLS, OR OTHER INDICATIONS OF OCCUPANCY ALONG OR NEAR BOUNDARY LINES IS APPROXIMATE ONLY.

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 Project #: 1810777.5A
 Sheet Title: SURVEY SKETCH
 Sheet #: **V-102**
 2 of 2

File Name: Z:\Projects\Survey\Projects\2026\1810777.5A\Fig\1810777-1000_MICE_COMMENTS_REV.dwg
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