



APPLICATION FOR SPECIAL USE APPROVAL

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

RECEIVED

FEB 03 2026

HOLLAND TWP.

Applicant Information

Contact Name Troy Bertsch

Address 12800 N Pennsylvania, Suite 300

Carmel, IN 46032

Company Leo Brown Group

Phone [REDACTED]

Email [REDACTED]

Owner Information

Contact Name Same as above

Address _____

Company _____

Phone _____

Email _____

Plan Preparer Information

Contact Name Justin Longstreth, P.E.

Address 2020 Monroe Avenue NW

Grand Rapids, MI 49505

Company Moore & Bruggink, Inc.

Phone [REDACTED]

Email [REDACTED]

Property Information

Address or Location 12300 Quincy Street

Parcel Number 70 - 16 - 09 - 200 - 044

Zoning District R-2A

Present Use(s) Assisted living facility

Description of Special Use (attach additional pages as needed): _____

See attached sheet

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.

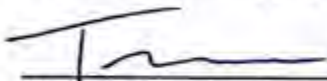
Property Owner's Certification

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

01/30/26

Date

Signature of Owner

Date

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.

QUINCY PLACE SENIOR LIVING

SPECIAL LAND USE NARRATIVE

Our Special Land Use request is to develop a 'housing, independent and assisted living' on a R-2A zoned parcel on Quincy Street. The parcel is located on the south side of Quincy Street at 12300 Quincy Street, and immediately west of the Authentix apartment development. The first phase of this project, located on the northern portion of the subject property, was completed in 2022 project and included construction of an assisted living facility, independent living facility and memory care unit. The second phase of the project, which includes 20 independent living units contained within 10 separate structures, was recently approved by the Planning Commission with constructed slated to start in 2026. The third and final phase, and the subject of this request, includes an expansion to the original building to provide an additional 34 independent living units and 9 additional memory care units. Parking is provided adjacent to the building addition to provide 1 parking space per proposed independent living unit. Reserve parking spaces are shown on the plan to demonstrate how the balance of the parking could be constructed in the future to achieve 1.5 spaces per IL unit. Based on current and expected use patterns on site, it is not anticipated that the reserve parking spaces are necessary. Utility service will be provided through the existing building and storm water management will be provided in accordance with current standards. The following narrative is provided to further describe how the proposed assisted living development adheres to the Special Land Use Standards.

1. ***The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.*** The proposed independent living units will be harmonious with the existing land uses in the general vicinity of the project. This development is an expansion of the current use on site.
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.*** The proposed use will be adequately serviced by public services and facilities. Independent living facilities typically do not require extensive police or fire services. The development fits within the parcel and was master planned during the initial site development. Storm water management facilities were designed and constructed originally with this expansion in mind. Refuse disposal for phase 3 will be handled by construction of an additional dumpster enclosure on the south side of the existing garages. Water and sewer will be extended through the existing building to provide service to the new additions. Lastly, there will be no impact to local 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, vibrations or odors.*** The proposed use does not include any of the above-mentioned nuisances which may affect any persons, property, or the general welfare.
4. ***The use will be consistent with the intent and purpose of this ordinance and the Holland Charter Township Comprehensive Plan.*** The proposed use is consistent with the Comprehensive Plan as it identifies this parcel as medium density residential and is simply an expansion of the existing land use.

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 topographical modifications, which result in maximum harmony with adjacent areas.*** The existing site is developed and the proposed building addition will occur in an lawn area that was originally master planned for this expansion. The proposed use will preserve the existing trees on site. There will be no impacts to existing wetlands or drainage course on site. Adjustments of the site topography will be limited to the relatively flat nature of the existing site. As best can be accomplished, the fill material will come from on-site by over excavating the storm water detention basin. Site grades will be harmonious with the adjacent parcels at the site boundary.
6. ***The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.*** The proposed use is a minor traffic trip generator.
7. ***There is need for the proposed use within the Township, and the use will not be detrimental to the community.*** Market studies completed for the project show that there is a need for the proposed use within the Township. The facility currently holds a waiting list for new residents. The use will not tax the community's services and infrastructure and will not be detrimental to the community.

SITE PLAN SET

QUINCY PLACE PHASE 3

HOLLAND TWP.

OTTAWA COUNTY, MICHIGAN

-2026-

UTILITY COMPANIES

WATER & SANITARY SEWER
HOLLAND CHARTER TOWNSHIP
353 NORTH 120TH AVENUE
HOLLAND, MI 49424
(616) 396-2345

STORM SEWER
OTTAWA COUNTY WATER RESOURCE COMMISSION
12220 FILLMORE STREET
WEST OLIVE, MI 49460
(616) 994-4530

ELECTRIC
CITY OF HOLLAND BOARD OF PUBLIC WORKS
625 HASTINGS AVE.
HOLLAND, MI 49423
(616) 355-1620

TELEPHONE
AT&T
245 24th ST.
HOLLAND, MI 49423
(616) 392-9966

CONSUMERS ENERGY
17000 CROSWELL ST.
WEST OLIVE, MI 49460
(800) 477-5050

CABLE
CHARTER SPECTRUM
(855) 446-8247

ZEELAND BOARD OF PUBLIC WORKS
350 EAST WASHINGTON AVE.
ZEELAND, MI 49464
(616) 772-6212

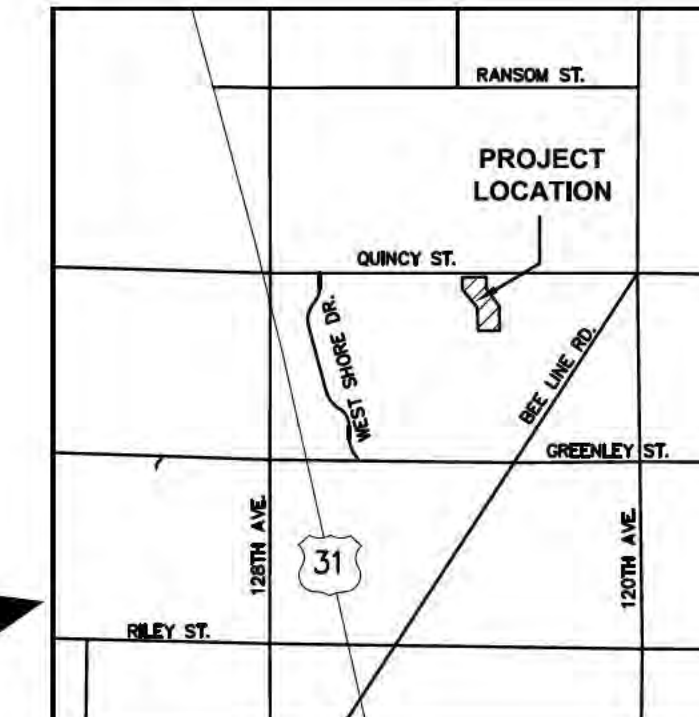
WEST MICHIGAN REGIONAL AIRPORT
1581 S. WASHINGTON AVE.
HOLLAND, MI 49423
(616) 392-7831

GAS
SEMCO ENERGY
739 PAW PAW DR.
HOLLAND, MI 49423
(616) 392-8060 EX. 5769

FIBER
HOLLAND BOARD OF PUBLIC WORKS
625 HASTINGS AVE.
HOLLAND, MI 49423
(616) 355-16-24



PROJECT LOCATION MAP



PREPARED FOR:
HOLLAND SENIOR PARTNERS LLC
12411 N. PENNSYLVANIA SUITE 300
CARMEL, IN 46032
ATTN: MR. TROY BERTSCH
PH: (317) 689-8404
WWW.LEOBROWNGROUP.COM

QUINCY PLACE PHASE 3

SURVEYED & DESIGNED BY:

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801

DATE
PREPARED UNDER SUPERVISION OF
JUSTIN F LONGSTRETH, P.E.

ENGINEER, P.E.

55281

REGISTRATION NO.

Moore+Bruggink

ORGANIZATION

2020 MONROE NW GRAND RAPIDS, MI 49505

ADDRESS

SHEET SCHEDULE
1 COVER SHEET
2 OVERALL SITE PLAN
3 SURVEY & REMOVAL PLAN
4 SITE & UTILITY PLAN
5 POND EXPANSION PLAN

SHEET NUMBER

1

JOB NUMBER: 200220.02



Know what's below.
Call before you dig.



C:\Users\dhullen\DC\ACCD\Desa\H-B\20020.02 Quincy Place Phase 2\Project Files\CAD\DWG\20020.02 Quincy AL EXPANSION OA SIT.dwg, 2/3/2026 10:24:43 AM, DAVID BULTEN

BENCHMARKS

ELEVATION 632.97
NE BOLT, TOP FLANGE OF HYDRANT, LOCATED ON NORTH SIDE OF SERVICE DRIVE ON THE SOUTH END OF BUILDINGS OF #12300 QUINCY STREET & 72'± NORTH OF NORTH EDGE OF WATER OF POND.

CONTROL POINTS - NAD83

CP#101	CP#102	CP#106
PK NAIL	PK NAIL	M+8 RED CAP
N 7702.0340	N 7971.0260	N 7185.7061
E 6527.2630	E 6698.6050	E 6385.7562
ELEV 631.39	ELEV 631.22	ELEV 628.00

EXISTING UNDERGROUND UTILITY DATA

STORM CB#5 (MAY 4, 2023)
RM 630.87
24" CPP INV NW 624.72 24" CPP
INV SW 624.72 BOTTOM
STRUCTURE 621.77 2'x2' SQ RM
4" DIA PRECAST STRUCTURE

STORM CB#6 (MAY 4, 2023)
RM 630.02
15" CPP INV NE 624.62
15" CPP INV SW 624.62 BOTTOM
STRUCTURE 621.77 2'x2' SQ RM
4" DIA PRECAST STRUCTURE

STORM CB#7 (MAY 4, 2023)
RM 626.02
12" CPP INV NE 621.77
WATER LEVEL 624.62
2" DIA RM
4" DIA PRECAST STRUCTURE
CANT SEE INVERT WEST
UNDER WATER

STORM M+8 (MAY 4, 2023)
OUTLET CONTROL STRUCTURE
RM 626.11
8" CPP INV E 623.56
30" CPP INV SW 622.81
BOTTOM STRUCTURE 622.76
5.25' DIA RM
6" DIA PRECAST STRUCTURE
OUTLET STRUCTURE

STORM CB#9
(PER STORM SEWER
AS-BUILT 190189.1)
RM 627.46
12" INV S 624.25

STORM CB#10
(PER STORM SEWER
AS-BUILT 190189.1)
RM 627.99
12" INV N 625.19
12" INV S 625.19

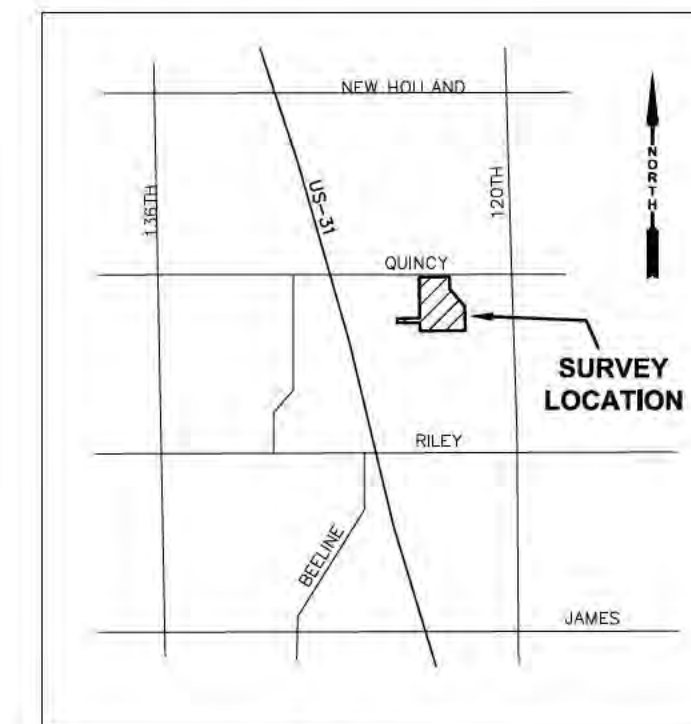
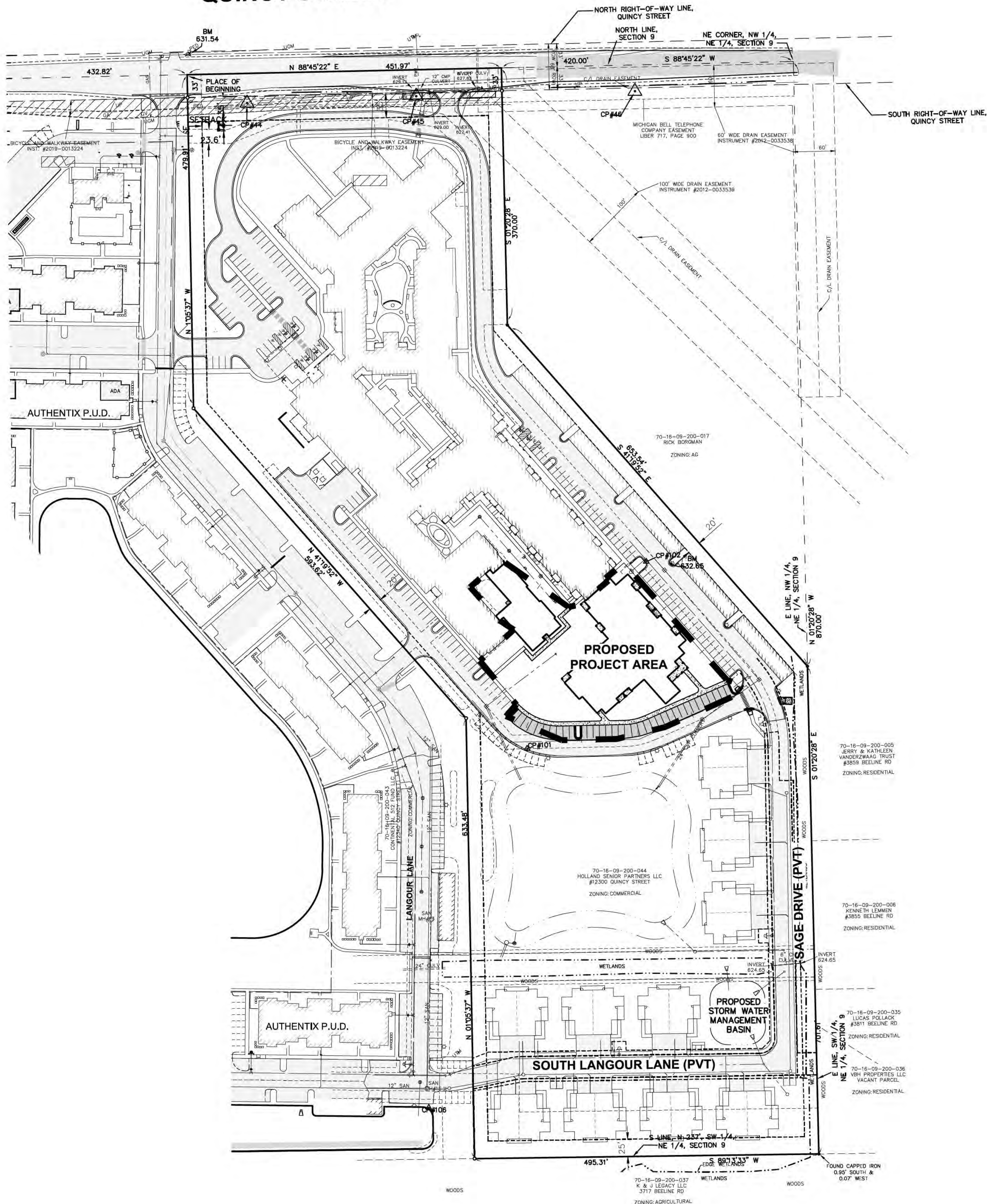
STORM CB#11
(PER STORM SEWER
AS-BUILT 190189.1)
RM 628.79
12" INV N 624.84
12" INV S 624.84

STORM CB#12
(PER STORM SEWER
AS-BUILT 190189.1)
RM 627.83
12" INV N 625.52

STORM CB#14 (MAY 4, 2023)
RM 630.38
24" CPP INV SE 623.38
24" CPP INV NE 623.38
24" CPP INV NW 623.38 BOTTOM
STRUCTURE 620.58 2'x2' SQ RM
4" DIA PRECAST STRUCTURE

SANITARY M+15 (JUNE 26, 2025)
RM 627.68
12" PVC INV N 614.38 (ON 13.3')
12" PVC INV E 614.18 (ON 13.5')
12" PVC INV W 613.98 (ON 13.7')

QUINCY STREET



LOCATION MAP
NO SCALE:

PROPERTY DESCRIPTION

That part of the Northeast one-quarter of Section 9, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, described as: BEGINNING on the North line of said Section 9 at a point being North 88°45'22" East 432.82 feet from the North one-quarter corner of said section; thence North 88°45'22" East 451.97 feet along the North line of said section; thence South 01°20'28" East 370.00 feet parallel with the East line of the Northwest one-quarter of the Northeast one-quarter of said section; thence South 41°19'52" East 653.54 feet; thence South 01°20'28" East 701.61 feet along the East line of the West one-half of the Northeast one-quarter of said section; thence South 89°13'33" West 495.31 feet along the South line of the North 237.00 feet of the Southwest one-quarter of the Northeast one-quarter of said section; thence North 01°05'37" West 633.48 feet parallel with the North-South one-quarter line of said section; thence North 41°19'52" West 593.62 feet; thence North 01°05'37" West 479.91 feet parallel with the North-South one-quarter line of said section to the place of beginning.

17.9702 acres including right-of-way
17.6277 acres excluding right-of-way

SHEET SCHEDULE

- 1 COVER SHEET
- 2 OVERALL SITE PLAN
- 3 SURVEY & REMOVAL PLAN
- 4 SITE & UTILITY PLAN
- 5 POND EXPANSION PLAN

PREPARED FOR:
LEO BROWN GROUP
802 EAST 86TH STREET
INDIANAPOLIS, INDIANA 46240
ATTN: MR. TROY BERTSCH
PH: (317) 668-6404
WWW.LEOBROWNGROUP.COM



PLAN REVISIONS



OVERALL SITE PLAN
FOR
QUINCY PLACE PHASE 3
HOLLAND TWP., OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M+B

PROJECT NO.:
200220.02

DESIGN DRAWN BY:
MJK, ESA

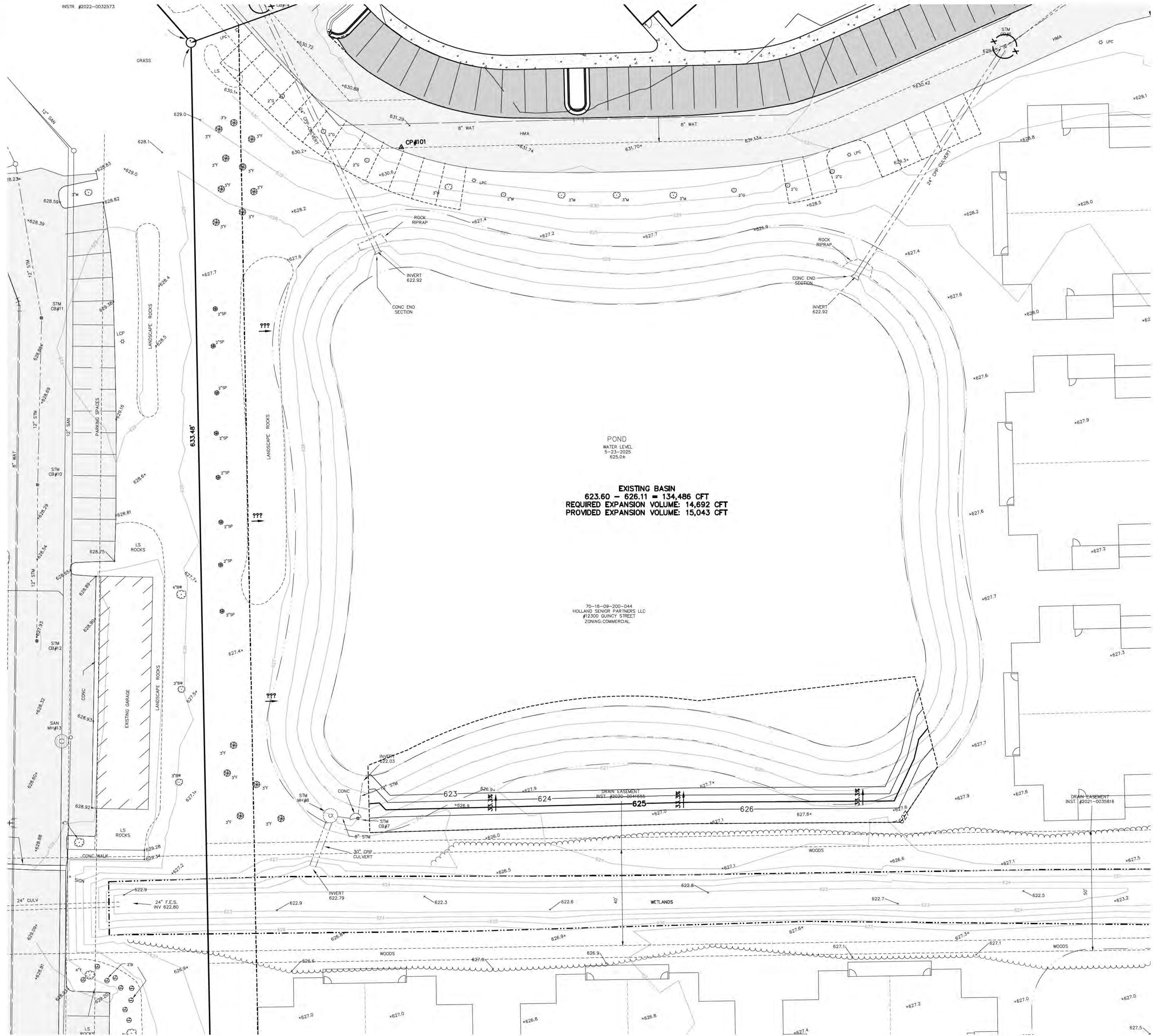
DESIGNED BY:
JFL

CHECKED BY:
JFL

PLAN DATE:
JANUARY 29, 2026

SHEET NUMBER
2 OF 6

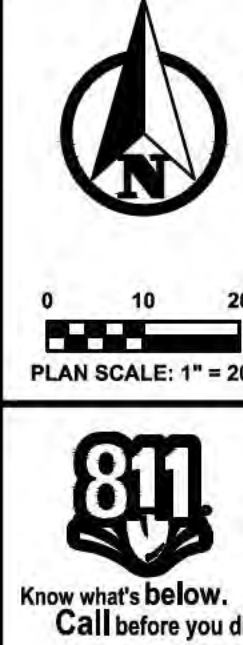
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EXISTING STAGE STORAGE TABLE		
ELEV	CUMULATIVE VOLUME (CFT.)	CUMULATIVE VOLUME (AC-FT)
623.55	0.00	0.00
624.00	19223.00	0.44
625.00	70649.00	1.62
626.00	127830.00	2.93
626.11	134486.00	3.09

PROPOSED STAGE STORAGE TABLE		
ELEV	CUMULATIVE VOLUME (CFT.)	CUMULATIVE VOLUME (AC-FT)
623.55	0.00	0.00
624.00	2752.00	0.06
625.00	9033.00	0.21
626.00	14507.00	0.33
626.11	15043.00	0.35
REQUIRED STORAGE VOLUME = 14,692 CFT = 0.34 AC-FT		

PREPARED FOR:
LEO BROWN GROUP
802 EAST 86TH STREET
INDIANAPOLIS, INDIANA 46240
ATTN: MR. TROY BERTSCH
PHONE: (317) 669-8404
WWW.LEOBROWNGROUP.COM



PLAN REVISIONS



Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49503
(616) 365-9801



POND EXPANSION PLAN
FOR
QUINCY PLACE PHASE 3
HOLLAND TWP., OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M+B
PROJECT NO.:
200220.02
DESIGN DRAWN BY:
MJK, ESA
DESIGNED BY:
JFL
CHECKED BY:
JFL

PLAN DATE:
JANUARY 29, 2026
SHEET NUMBER
6 OF 6

