

RECEIVED

MAR 02 2026

645 Douglas Ave  
Holland 49424



HOLLAND TWP.

**APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT**

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, as required. The copies must be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date.

The Planning Commission will hold a public hearing for all zoning text amendment requests and evaluate each request using the following criteria from the Holland Charter Township Zoning Ordinance:

Article 21 – Amendments

Section 21.4 [B] - Criteria for Text Amendments

1. The proposed text amendment would clarify the intent of the ordinance.
2. The proposed text amendment would correct an error or oversight in the ordinance.
3. The proposed text amendment would address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan.
4. The proposed text amendment would promote compliance with changes in other County, State or Federal regulations.
5. In the event the amendment will add a use to a district, that use shall be fully consistent with the intent of the district and the character of the range of uses provided for within the district.
6. The amendment will not create incompatible land uses within a zoning district, or between adjacent districts.
7. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
8. As applicable, the proposed change shall be consistent with the township's ability to provide adequate public facilities and services.
9. The proposed change shall be consistent with the township's desire to protect the public health, safety, and welfare of the community.

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 will also hold a public hearing on the amendment. If the amendments are adopted by the Township Board; they usually become law 15 days after the Township Board's action.

**Contact Information** (Please print or type):

Name of Applicant(s) Requesting Change: Emily Johnson

Mailing Address: PO Box 56 Phone: [REDACTED]

New Era, MI 49446 E-mail: [REDACTED]

Contact Person if different than applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_ E-mail: \_\_\_\_\_

**Text Change Request** (Please print or type):

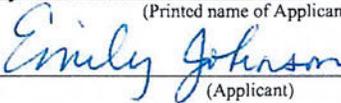
What specific section (s) of the zoning ordinance is proposed to be changed? 9.20 Outdoor display, sales, tempor

Reason (s) for the requested change(s): Clarify Sec. 9.20 to distinguish short term temporary sales  
from seasonal outdoor retail display accessory to permitted commercial use. The current 14  
day limit does not reflect contemporary seasonal merchandising practices.

Proposed change(s) (if more space is needed, attach another sheet of paper): The amendment establishes a  
defined seasonal period (April 1–October 31) while preserving all existing parking, safety, and  
site development standards and requiring Special Land Use approval. See attached document  
for full justification addressing the nine criteria of section 21.4B

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rest with the applicant.

Name: Emily Johnson  
(Printed name of Applicant)

Signature:   
(Applicant)

Date: 2-26-26

I am requesting a text amendment to Section 9.20 to allow seasonal outdoor display and sales within the C-1 zoning district between April 1 and October 31, subject to Special Land Use approval and continued compliance with all existing parking, pedestrian access, and safety standards.

The current fourteen-day limitation appears intended for short-term promotional events and residential yard sales. It does not distinguish between those temporary activities and seasonal retail merchandising that is customary in commercial districts.

The proposed amendment does not introduce a new land use. Seasonal outdoor display of products such as flowers, greenhouse items, mulch, and landscaping materials is directly accessory to permitted retail uses in the C-1 district.

Holland Charter Township has strong agricultural and horticultural roots, and seasonal outdoor retail of these products reflects the established commercial character of the community.

Importantly, the amendment preserves all existing safety standards, parking requirements, and clear vision protections, and it requires Special Land Use approval, ensuring continued Planning Commission oversight.

This proposal simply provides clearer seasonal standards within the C-1 district while maintaining the integrity of the ordinance.

Thank you for your consideration.

Note:

For historical context, the Planning Commission granted a one-year approval for a temporary greenhouse structure on the property in 1993. Township records do not indicate subsequent extensions of that approval. Upon acquiring the property, we evaluated the structure and determined that it had deteriorated and no longer met appropriate safety standards. The greenhouse was removed in fall 2025 to ensure compliance with safety expectations and protect the public.

Section 21.4 [B] - Criteria for Text Amendments

**1. The proposed text amendment would clarify the intent of the ordinance.**

- **9.20 Seasonal Outdoor Display and Sales – C-1 Neighborhood Commercial**

**E. Seasonal Outdoor Display and Sales – C-1 Neighborhood Commercial**

Notwithstanding subsection D(2), properties located within the C-1 Neighborhood Commercial zoning district may conduct seasonal outdoor display and sales accessory to a permitted retail use between April 1 and October 31 of each calendar year, subject to the following:

1. The outdoor display and sales activity shall be clearly incidental and subordinate to the principal retail use conducted within the building on the same lot.
2. Merchandise displayed outdoors shall be limited to items customarily sold within the principal retail building.
3. All applicable requirements of this section, including pedestrian access, parking availability, clear vision areas, and fire safety standards, shall be maintained at all times.
4. No permanent outdoor storage, structures, or fixtures shall be permitted.
5. Seasonal outdoor display and sales conducted under this subsection shall require Special Land Use approval by the Planning Commission.

**2. The proposed text amendment would correct an error or oversight in the ordinance.**

- The fourteen (14) day limitation appears intended to regulate short-term events and temporary promotional sales. It does not distinguish between residential yard sales, short-term commercial promotions, and seasonal merchandising practices common within commercial districts. The proposed amendment corrects this oversight by establishing a defined seasonal framework for accessory outdoor retail activity within the C-1 district while preserving the existing fourteen (14) day limitation for other temporary sales.

**3. The proposed text amendment would address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan.**

- The amendment remains consistent with the Michigan Zoning Enabling Act, which permits regulation of land uses through standards and special land use procedures.

**4. The proposed text amendment would promote compliance with changes in other County, State or Federal regulations.**

- The amendment does not remove any existing regulatory standards and will remain fully subject to all applicable Special Land Use and zoning requirements.

**5. In the event the amendment will add a use to a district, that use shall be fully consistent with the intent of the district and the character of the range of uses provided for within the district.**

- The proposed amendment is fully consistent with the intent and character of commercial zoning districts within Holland Charter Township, which are established to accommodate retail sales and related commercial activities serving the community. Seasonal outdoor display of merchandise such as flowers, greenhouse products, mulch, landscaping materials, etc. is directly accessory and subordinate to the principal retail use and does not introduce a new or separate land use. Holland Charter Township and the surrounding area are widely recognized for their greenhouse industry and horticultural heritage, including local greenhouse operations and the broader regional celebration of floral traditions such as the annual Tulip Time Festival. Allowing seasonal outdoor retail display of horticultural products within commercial districts reflects the established economic and cultural character of the community, supports local business vitality, and maintains compliance with all existing safety and site development standards.

**6. The amendment will not create incompatible land uses within a zoning district, or between adjacent districts.**

- The proposed amendment will not create incompatible land uses within a zoning district or between adjacent districts because the seasonal outdoor display remains accessory and subordinate to an existing permitted retail use within C-1 zoning districts. The amendment does not introduce a new principal use, expand zoning boundaries, or permit outdoor activity in residential districts. All existing standards related to parking, pedestrian access, clear vision areas, and safety will continue to apply. As such, the character of commercial districts and the relationship between adjacent zoning districts will remain unchanged.

**7. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.**

- The amendment is supported by contemporary commercial development practices in which seasonal outdoor display areas are integrated into site planning while maintaining compliance with parking, access, drainage, and safety requirements. Horticultural and landscaping products are commonly displayed outdoors due to functional characteristics such as bulk, weather tolerance, and customer inspection needs. The proposed change aligns the ordinance with these established retail and site design standards.

**8. As applicable, the proposed change shall be consistent with the township's ability to provide adequate public facilities and services.**

- The amendment does not increase density, expand infrastructure, or require additional public services. Seasonal outdoor sales are accessory to existing commercial uses and rely on already established public facilities and services; therefore, the Township's service capacity will not be impacted.

**9. The proposed change shall be consistent with the township's desire to protect the public health, safety, and welfare of the community.**

- The proposed amendment remains fully consistent with the Township's responsibility to protect public health, safety, and welfare. All existing standards related to parking availability, pedestrian walkways, clear vision areas, fire access, and building code compliance will continue to apply. The amendment does not authorize permanent outdoor storage or expansion of principal uses, but rather allows seasonal outdoor display accessory to permitted retail operations within commercial districts. By maintaining existing safety and site development requirements, the amendment ensures continued protection of the community while supporting appropriate commercial activity.