



APPLICATION FOR SPECIAL USE APPROVAL

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

Applicant Information

Contact Name Brian Johnson

Address 500 Chicago Dr, Holland MI 49423

Company Mannes Body Shop

Phone 616-566-1004

Email brian@mannesbodyshop.com

Owner Information

Contact Name Juan Pablo Perez

Address 1000 Abernathy Rd NE
Atlanta GA 30328

Company MPS Printery Inc

Phone _____

Email _____

Plan Preparer Information

Contact Name Josh Molnar

Address 730 Chicago Dr, Holland MI 49423

Company Nederveld

Phone 616-393-0449

Email jmolnar@nederveld.com

Property Information

Address or Location 79 Clover Ave, Holland MI

Parcel Number 70 - 16 - 28 - 276 - 042

Zoning District C-2

Present Use(s) Commercial Unoccupied

Description of Special Use (attach additional pages as needed): To change the use to vehicle repair use
as an expansion of the adjacent Mannes Body Shop. See Narrative for supplemental
information.

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.


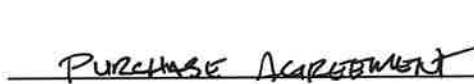
Property Owner's Certification

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.

| | | | |
|---|--------|--|------|
|  | 3/4/25 |  | |
| Signature of Applicant | 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.

79 CLOVER AVE

HOLLAND CHARTER TOWNSHIP



Project Narrative

Special Land Use 79 Clover Ave, Holland Township, MI 49423

PROJECT OVERVIEW: Brian Johnson is requesting Special Land Use approval from the Planning Commission for the implementation of expanding their existing operations of Mannes Body Shop, located immediately adjacent at 510 Chicago Dr (70-16-28-252-061). Below is a description of proposed use and the standards of approval:

- 1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.**

The proposed use will be harmonious and appropriate given the surrounding context of similar uses. The site is to remain in its existing form. The exception being a proposed 4ft connector sidewalk for employees to walk to the existing Mannes Body Shop at 510 Chicago Dr as to avoid lawn degradation. Future building modifications to provide additional bay doors for service stalls will be submitted separately with building improvement applications.

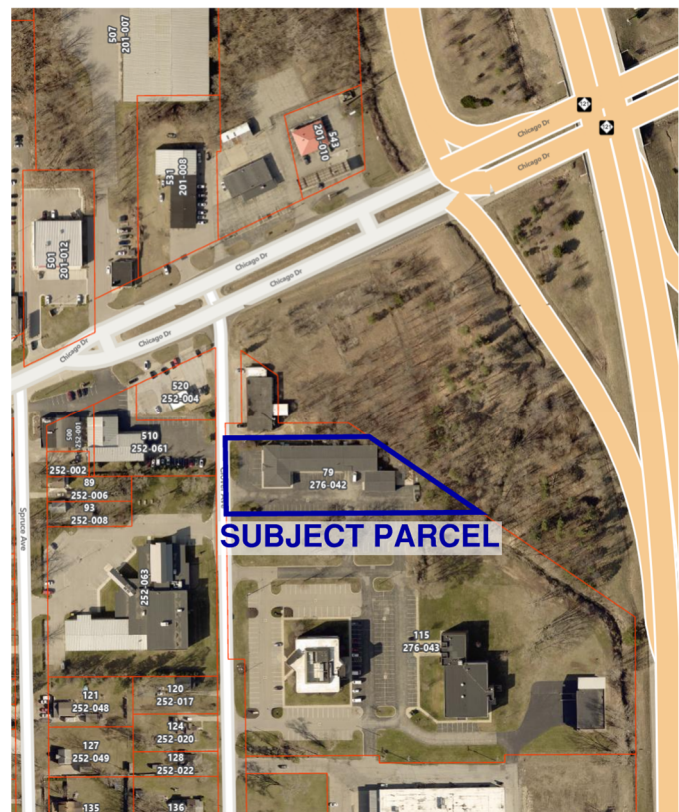
- 2. The use will be served adequately by public services and facilities, including, but not limited to, streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities, and schools**

There is no anticipated increase to existing public services already afforded to the subject parcel. Existing water and sewer infrastructure is in place and functioning as intended and adequately for the use change.

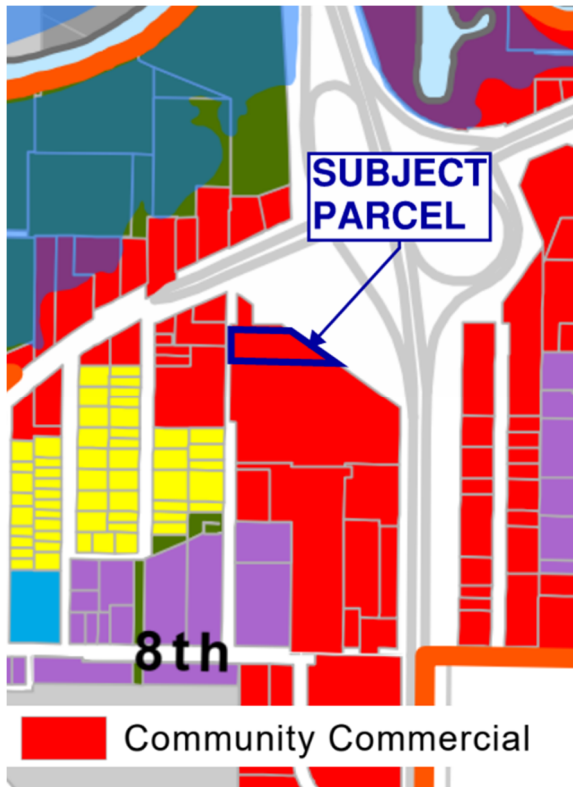
- 3. The use will not involve operations, materials and equipment that will be detrimental, hazardous, or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibration, or odors.**

The use will not involve any hazardous operations or materials that are detrimental to persons or the environment outside standard vehicle repair functions conducted entirely within the interior of the existing building. Standard operating procedures that Mannes Body Shop implements at their existing

Site Context Map



Holland Charter Township Future Land Use Map



facility for any chemicals or materials associated with vehicular repair will continue to be implemented in a fashion meeting or exceeding regulating standards of the various materials.

4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.

The subject parcel's existing zoning is C-2 Community Commercial, and the proposed use continues to utilize that designation in a manner consistent with the future land use map. The subject parcel has sat empty and has been under-utilized. The proposed use change plans to reintroduce purpose to the subject parcel and to utilize all the existing facilities preventing any potential for non-use degradation. prevent

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.

The existing paved areas are sufficient to facilitate the

proposed use. There are currently no plans to alter existing landscape areas, site vegetation, or topographic features. The connector sidewalk to the adjacent property across Clover Ave will be of insignificant impact to site infrastructure or environmental features.

6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.

The use will not exacerbate traffic concerns in the area. The on-site parking will be primarily for a small number of employees arriving and leaving at normal work hours. It is not intended to act as turn-over parking or traffic for clients. Those operations will continue as they're currently functioning at their primary facility.

7. There is need for the proposed use within the township, and the use will not be detrimental to the community.

The proposed use on the subject parcel is in response to Mannes Body Shop outgrowing their current facility due to the demand for their services exceeding available existing space. Indicating the need for their continued success as a community provider of service and employment opportunities.



| NOTES | | | |
|------------------|---|----------------------------------|--|
| Site Location: | | 79 Clover Ave Holland Twp, MI | |
| Site Area | = | 1.39 ac. | |
| Ex Building Area | = | 15,066 sf | |
| Ex Parking Total | = | 37 spaces | |



500 Chicago Dr
Holland, MI 49423

Title: HCT SLU Submittal
Drawn: JIM Checked: JIM Date: 3/4/25

[illegible]

799 Clover Ave

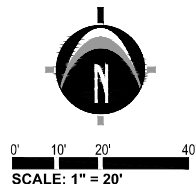
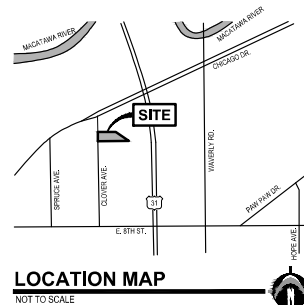
SLU Site Plan

PART OF THE NORTHEAST 1/4 OF SECTION 28, T5N, R15W,
HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
24201498

SHEET NO:
C-205



PART OF LOT 6 VILLAGE OF CEDAR SWAMP COM N 89D 43M 56S E 931.69 FT & N 01D 04M 34S W 1394.9 FT FROM CEN 1/4 COR, TH N 01D 04M 34S W 150 FT, E 290.4 FT, S 55D 50M 21S E 272.87 FT TH N 89D 43M 56S W 514.34 FT TO BEG. VILLAGE OF CEDAR SWAMP FROM 16-28-276-003,039 4/95

BENCHMARK #309 ELEV. = 605.12 (NAVD 88)
Flange bolt under "E" on hydrant 32' ± West of a flagpole and 15' ± South of the North property line of the subject property.

BENCHMARK #1102 ELEV. = 604.40 (NAVD 88)
Finish Floor of building at West Entrance, 42' ± South of the Northwest building corner.

- 1) ZONING OF PROPERTY: C-2 COMMUNITY COMMERCIAL DISTRICT
C-2 ZONING REQUIREMENTS
 - A) MINIMUM LOT AREA = 15,000 SQ.FT.
 - B) MINIMUM LOT WIDTH = 30 FT.
 - C) MAXIMUM BUILDING HEIGHT = 30 FT.
 - D) MAXIMUM BUILDING COVERAGE = 25%
- 2) SETBACKS
 - A) FRONT YARD = 50 FT.
 - B) SIDE YARD = 15 FT.
 - C) REAR YARD = 25 FT.
- 3) SUMMARY OF LAND USE:
 - A) TOTAL ACREAGE = 1.39 ACRES (60,339 SQ.FT.)
 - B) AREA OF EXISTING BUILDING = 15,066 SQ.FT.
 - C) EXISTING BUILDING COVERAGE = 25%
 - D) ZONING OF PARCELS TO WEST = C-2 & R-2
ZONING OF PARCELS TO NORTH AND SOUTH = C-2
- 4) PARKING REQUIREMENTS:
 - A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9x18' (24' ASILE)
 - B) TYPICAL PARKING SPACE PROVIDED = 6x18' (24' ASILE)
 - C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11x18' WITH 5' ASILE
 - D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 6x18' WITH 5' ASILE
 - E) TOTAL NUMBER OF SPACES REQUIRED = 9
OFFICE PARKING SPACES REQUIRED = 10 (BASED ON TWP REQUIREMENTS OF 1 SPACE / 300SF OFFICE, 3,000 SF OFFICE ANTICIPATED)
 - OFFICE PARKING SPACES REQUIRED = 16 (BASED ON TWP REQUIREMENTS OF 2 SPACE / SERVICE STALL, 8 SERVICE STALLS ANTICIPATED)
 - F) NUMBER OF SPACES PROVIDED = 37
- 5) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 6) NO LIGHTING MODIFICATIONS ARE PROPOSED AT THIS TIME. IF FUTURE BUILDING IMPROVEMENTS INCLUDE PROPOSED LIGHTING ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES WITH PHOTO-METRIC PLANS AND FUTURE TO BE SPECIFIED BY LIGHTING CONSULTANT.
- 7) NO PARKING LOT PAVEMENT ADDITIONS ARE PROPOSED AT THIS TIME.
- 8) NO FENCES OR WALLS ARE PROPOSED AT THIS TIME.

