

RECEIVED

MAR 14 2024

HOLLAND TWP.



PETITION FOR NONUSE VARIANCE
HOLLAND CHARTER TOWNSHIP ZONING BOARD OF APPEALS

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

To the Petitioner: A nonuse variance (also known as a dimensional variance) is a variance granted upon showing of "practical difficulty" created by a dimensional requirement in a zoning ordinance. If granted, the variance is a license to violate the zoning law. Dimensional variances typically involve setbacks, height limitations, bulk, lot area and other numerical standards in an ordinance.

The Michigan Courts have set standards to be used when considering nonuse variances. These standards require the petitioner to demonstrate a "practical difficulty" unique to the property - not the petitioner - in order to qualify.

Please print or type:

Applicant's Name: Kids' Food Basket Phone: 616.235.4532

Applicant's Address: 652 Hastings Ave E-mail: kim.moore@kidsfoodbasket.org
Holland, MI 49423

Property Address: Kids' Food Basket Farm 340 104th Ave., Holland, MI 49423

Parcel Number: 70 - 16 - 36 - 300 - 016 Zoning: F9952 T15165

Owner's Name: Ridge Point Community Church Phone: 616.395.2600

Owner's Address: 340 104th Ave., Holland, MI 49423 E-mail: scottp@fearlessfollower.org

Ordinance Section Number(s) Relative To This Appeal: Section 13.7

Provide a Brief Description of Your Request: Since 2015, Kids' Food Basket (KFB) has provided healthy evening meals to children in Ottawa Co. In 2020, KFB secured a permanemnt home in Holland to expand its nutrition programming to more than 1,100 kids in Ottawa and Allegan counties. In order to provide more equitbale access to healthy food for lakeshore families KFB secured a farm. The KFB farm is a 10-acre shared property in partnership with Ridge Point Community Church. KFB leases the land to grow produce for its Nourish program and community partners to increase healthy food access in Ottawa Co.

Standards for Granting of Variance. No variance in the provisions or requirements of this ordinance (Zoning Ordinance) shall be authorized by the Zoning Board of Appeals unless it is found from the evidence that all the following conditions exist:

1. That compliance with the Zoning Ordinance would result in practical difficulties due to exceptional, extraordinary, or unique characteristics or conditions of the land or lot of record, including but not limited to:
 - a. Exceptional narrowness of the width or depth of a lot of record, or an irregular shape.
 - b. Exceptional natural or topographic features located on the lot of record, such as steep slopes, water, existing significant trees, or other unique or extreme physical conditions of the land.
 - c. Extraordinary location of an existing building or structure that allows no other practical or feasible location for expansion because of exceptional features of the land.
 - d. Other exceptional or extraordinary dimensional conditions or characteristics of land or lot of record.
2. That the unusual circumstances do not apply to most other lots of record in the same manner or to the same extent to other lots of record in the same zoning district.
3. That the variance is necessary for the preservation and enjoyment of a substantial property right. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.
4. That the granting of the variance will not be of substantial detriment to adjacent and nearby land uses and properties.
5. That the applicant shall not have created the problem for which the variance is being sought.
6. That the granting of the variance will not be contrary to the public interest and that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done for both the applicant and other property owners in the district.

Describe how this petition meets all of the above conditions (attach additional sheets as necessary):

Kids' Food Basket Farm is a separate entity from Ridge Point Community Church. Currently, there is no visual recognition or signage that identifies KFB's Farm to community stakeholders and potential volunteers. The location of the KFB farm, barn and greenhouse is not visible to motorists. KFB hosts hundreds of students, volunteers & community members daily, the need for signage and visibility is critical to our work in the community. We are constantly told that volunteers have difficulties locating our facility because there is not signage that identifies KFB or distinguishes it from Ridge Point Community Church. The proposed signage will not be a detriment to Ridge Point Community Church or the adjacent neighbors and businesses.

A filing fee of \$400.00 must be submitted along with nine (9) complete copies of: this form, related documentation, and the site plan including an electronic copy of the site plan on CD or other file sharing device. This petition must be submitted as least four (4) weeks before the scheduled hearing date. Incomplete applications will not be scheduled for a hearing.

You or your authorized agent must be present at the hearing to present your petition. You will be notified as to the date and time. Your neighbors within 300 feet will also be notified concerning your hearing.

Property Owners Certification

I hereby certify that I am the owner of the above-described property and have authorized the applicant to seek this variance on my behalf. I further understand that conditions and restrictions may be placed upon this property by the Holland Township Zoning Board of appeals and hereby agree to conform to and abide by any and all such conditions.

I further agree and authorize representatives from Holland Charter Township to enter my property in order to review the particulars of my request.

Property Owner's Signature: Monica Juchter Date: 2.21.24

OFFICE USE ONLY:

69" Width of sign, including frame



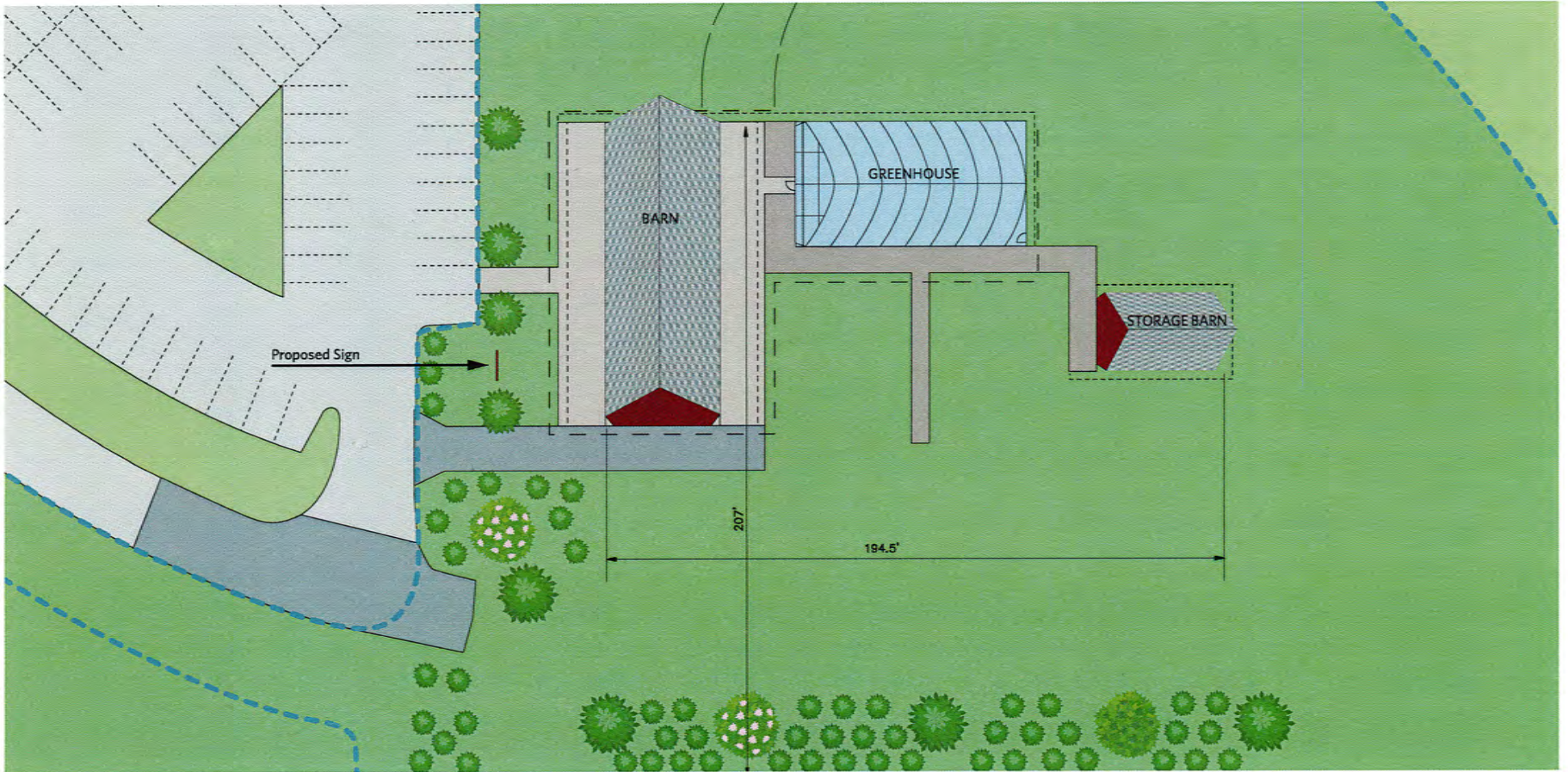
18" Height of sign, including frame

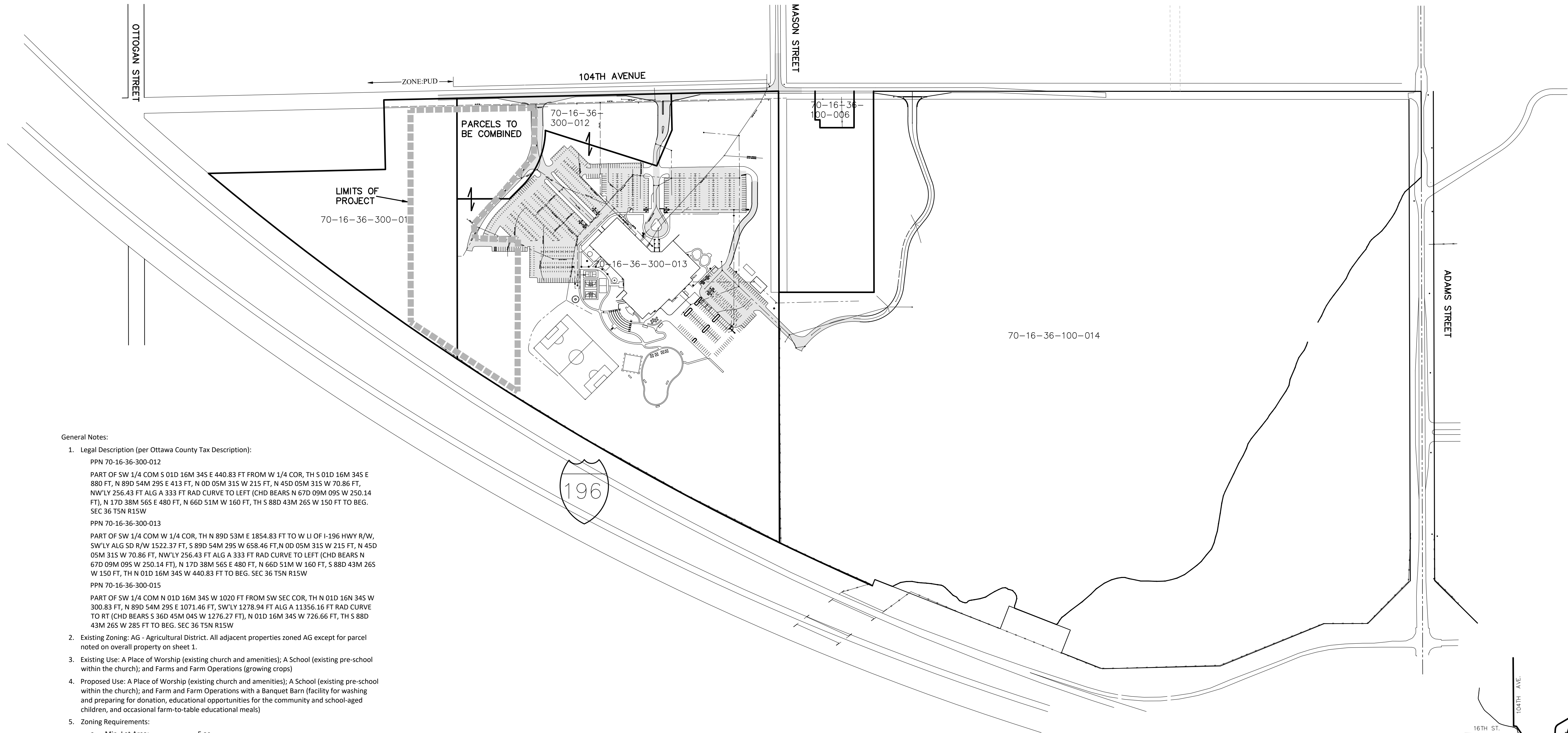
12" Base

HOLLAND TWP.

MAR 25 2024

RECEIVED



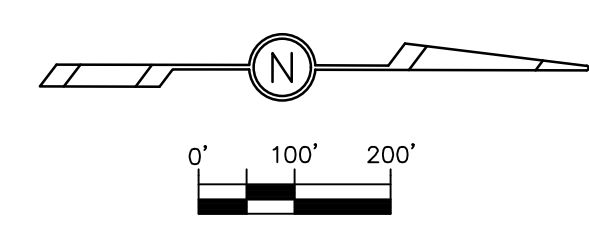


General Notes:

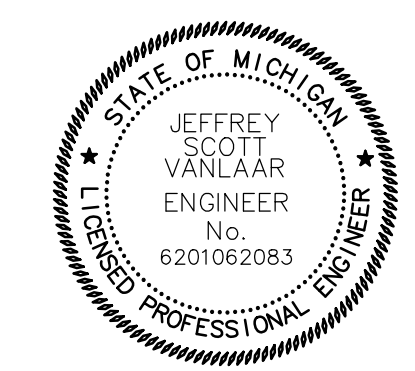
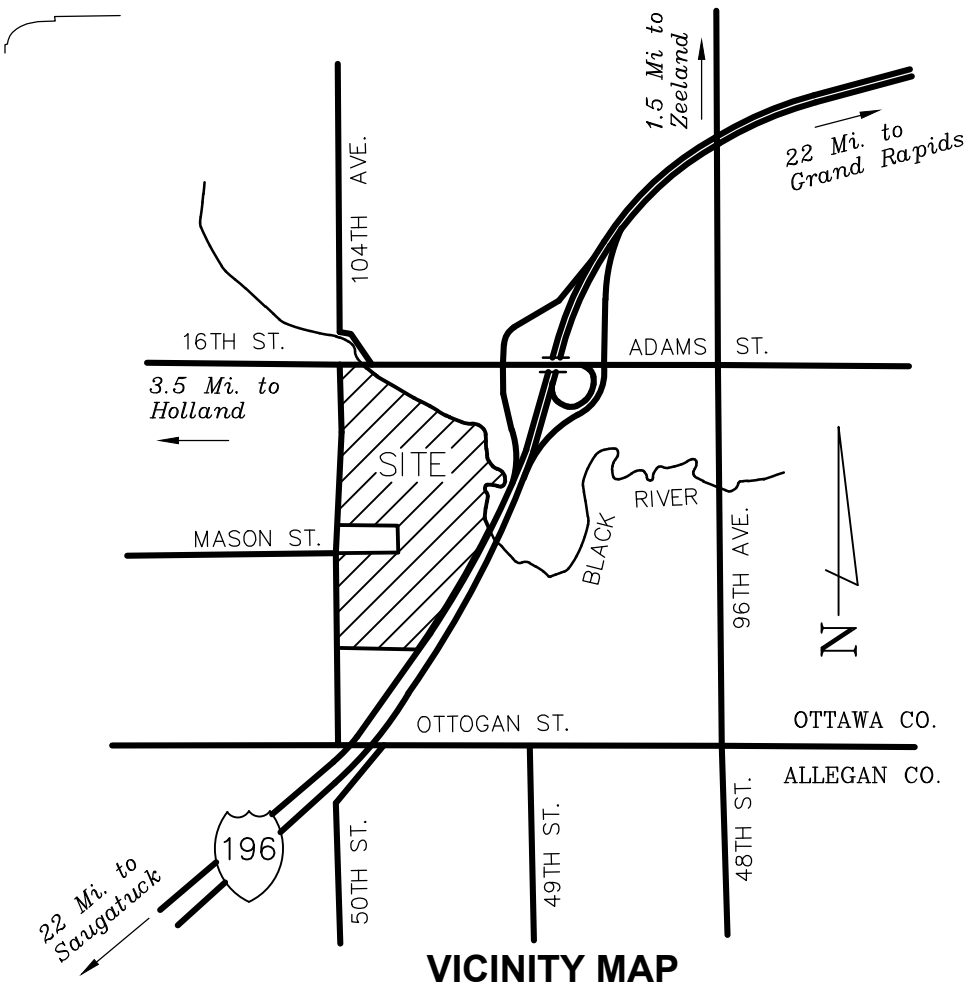
- Legal Description (per Ottawa County Tax Description):
 - PPN 70-16-36-300-012
PART OF SW 1/4 COM S 01D 16M 34S E 440.83 FT FROM W 1/4 COR, TH S 01D 16M 34S E 880 FT, N 89D 54M 29S E 413 FT, N 0D 05M 31S W 215 FT, N 45D 05M 31S W 70.86 FT, NW'LY 256.43 FT ALG A 333 FT RAD CURVE TO LEFT (CHD BEARS N 67D 09M 09S W 250.14 FT), N 17D 38M 56S E 480 FT, N 66D 51M W 160 FT, TH S 88D 43M 26S W 150 FT TO BEG. SEC 36 T5N R15W
 - PPN 70-16-36-300-013
PART OF SW 1/4 COM W 1/4 COR, TH N 89D 53M E 1854.83 FT TO W LI OF I-196 HWY R/W, SW'LY ALG SD R/W 1522.37 FT, S 89D 54M 29S W 658.46 FT, N 0D 05M 31S W 215 FT, N 45D 05M 31S W 70.86 FT, NW'LY 256.43 FT ALG A 333 FT RAD CURVE TO LEFT (CHD BEARS N 67D 09M 09S W 250.14 FT), N 17D 38M 56S E 480 FT, N 66D 51M W 160 FT, S 88D 43M 26S W 150 FT, TH N 01D 16M 34S W 440.83 FT TO BEG. SEC 36 T5N R15W
 - PPN 70-16-36-300-015
PART OF SW 1/4 COM N 01D 16M 34S W 1020 FT FROM SW SEC COR, TH N 01D 16M 34S W 300.83 FT, N 89D 54M 29S E 1071.46 FT, SW'LY 1278.94 FT ALG A 11356.16 FT RAD CURVE TO RT (CHD BEARS S 36D 45M 04S W 1276.27 FT), N 01D 16M 34S W 726.66 FT, TH S 88D 43M 26S W 285 FT TO BEG. SEC 36 T5N R15W
- Existing Zoning: AG - Agricultural District. All adjacent properties zoned AG except for parcel noted on overall property on sheet 1.
- Existing Use: A Place of Worship (existing church and amenities); A School (existing pre-school within the church); and Farms and Farm Operations (growing crops)
- Proposed Use: A Place of Worship (existing church and amenities); A School (existing pre-school within the church); and Farm and Farm Operations with a Banquet Barn (facility for washing and preparing for donation, educational opportunities for the community and school-aged children, and occasional farm-to-table educational meals)
- Zoning Requirements:
 - Min. Lot Area: 5 ac.
 - Min. Lot Width: 325 ft.
 - Min. Front Setback: 100 ft.
 - Min. Side Setback: 60 ft.
 - Min. Rear Setback: 100 ft.
 - Max. Building Coverage: 35% (prop on PPN -013, 6% +/-)
 - Maximum Lot Coverage: 65% (prop on PPN -013, 29% +/-)
 - Max. Height: 35 ft.
- Detention: New detention requirements will be minimal and are anticipated to be provided through previously created floodplain storage adjacent to river.
- Water services (one per building) to be provided as shown.
- Sanitary service to be provided from sewer main in 104th Ave. as shown. A grease interceptor is anticipated due to presence of food washing station.
- Gas and electric services are anticipated to be provided, extending from 104th Ave.
- Roof and footing drain leads will be provided to service barn and greenhouse.
- No additional parking is proposed. Three existing spaces are to be restriped into two spaces and designated as barrier free. The lease agreement between Ridge Point Community Church and Kids' Food Basket to provide for shared parking.
- No new emergency drives are proposed. Existing driveways and parking aisles provide for emergency access and adequate circulation.
- Final site grading to be prepared for site plan review process. Existing site drainage patterns will be maintained.
- See sheet 5 for proposed landscaping.
- No additional site lighting is proposed.
- Any signage will be permitted separately and conform to township requirements.
- No dumpster is proposed. Waste will be handled with curbside bins. All waste bins will be stored inside.
- Project to commence upon site plan approval and issuance of building permits. Project anticipated to be constructed in 2022.

NOTES:

- Utility structures visible on the ground surface have been located and shown per actual measurements.
- Underground utility lines have been shown per available records and should not be interpreted as the exact location nor the only utilities in this area.
- No title work was furnished for this survey. A commitment for title insurance should be obtained in order to determine easements, restrictions and other covenants which may affect this property.



SCALE: 1" = 200'



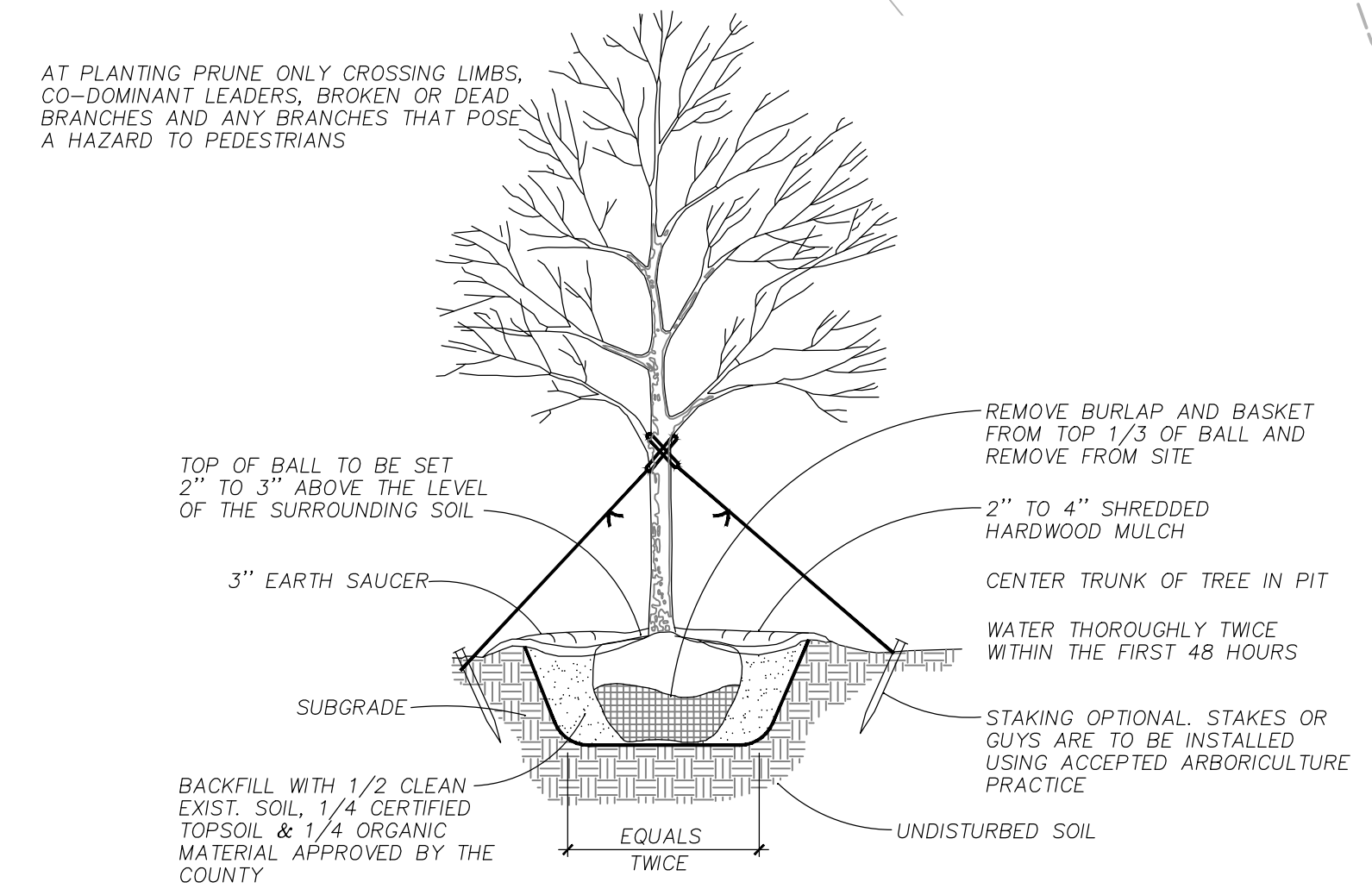
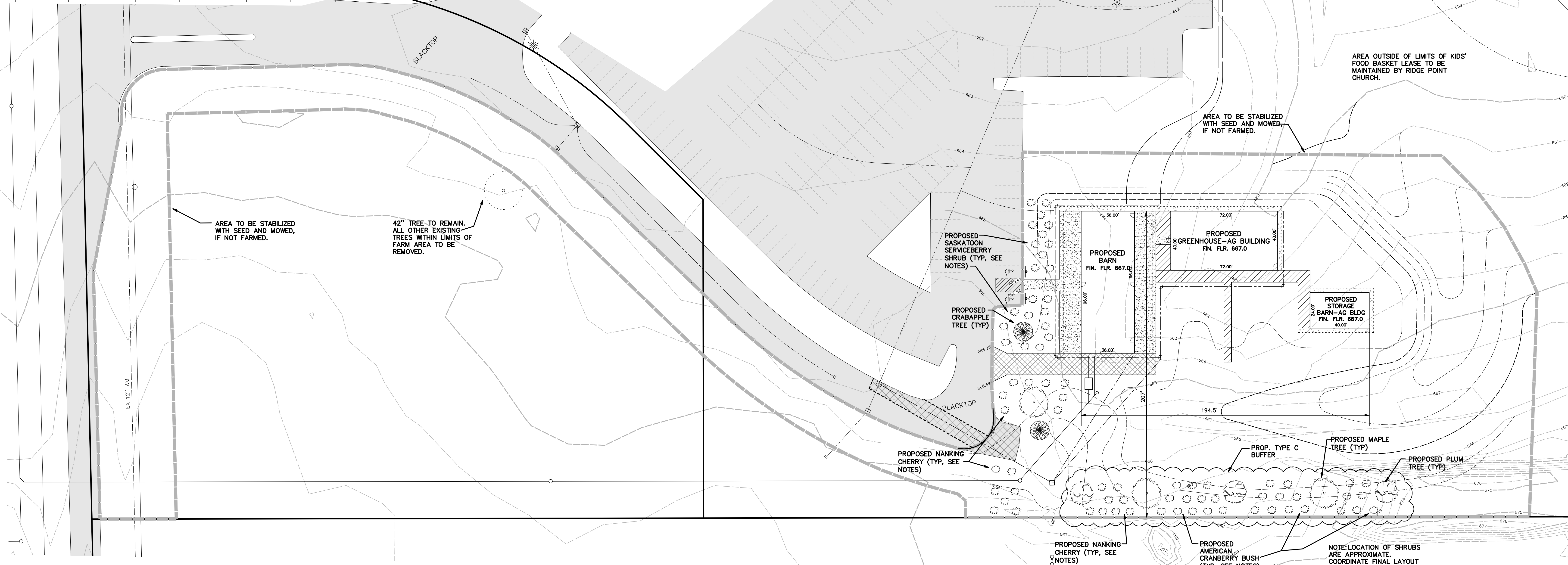
OVERALL PROPERTY MAP			
RIDGE POINT COMMUNITY CHURCH-KIDS' FOOD BASKET			
FOR: KIDS' FOOD BASKET			
ATTN: JASON LUNDBERG			
1300 PLYMOUTH AVENUE NE			
GRAND RAPIDS, MI 49505			
PART OF SECTION 36, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN			
10/27/22	REV. PER PRICING	JDR	
10/05/22	REV. GREENHOUSE LOC PER TWP	JSV	
09/27/22	REV. BLDG SIZES PER CLIENT	JDR	
09/12/22	REV. PER ENGINEER AND OWNER	JSD	
06/29/22	REV. PER TWP AND OWNER	JSD	
06/03/22	REV GRADING NOTES	JSV	
06/02/22	REV PER AGENCY REVIEW	JSD	
DATE	REVISION	BY	FILE NO.:
			221076E
DRAWN BY:	JDR	PROJ. ENG.:	DDG
APPROVED BY:	JSV	PROJ. SURV.:	VAD
DATE:	05/10/2022		
			SHEET 1 of 5



PLANTING DATA					
COMMON NAME	SCIENTIFIC NAME	QTY	INSTALLATION SIZE	MATURE HEIGHT	MATURE WIDTH
Plum Tree	Prunus Salicina	3	2.5" Caliper	25'	20'
Maple Tree	Acer	3	2.5" Caliper	70'	50'
Crabapple Tree	Malus	2	2.5" Caliper	25'	20'
Saskatoon Serviceberry	Amelanchier alnifolia	22	4 Gallon	6'	6'
Nanking Cherry	Prunus tomentosa	22	4 Gallon	10'	10'
American Cranberry Bush	Viburnum opulus L. var. americanum Aiton	28	4 Gallon	10'	10'

Landscaping Calculation and Notes:

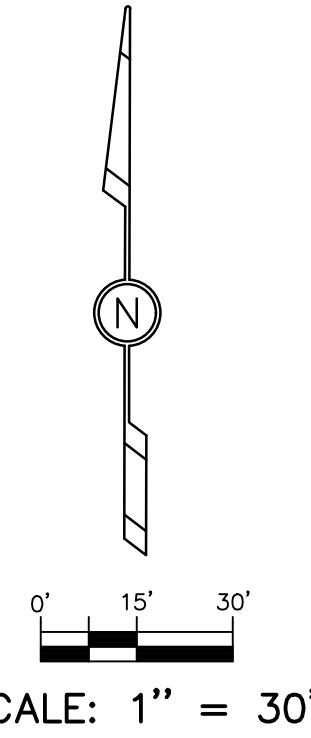
- Front yard landscaping:
 - o Trees: 1 per 40' of frontage = 5 trees for 207'. One tree greater than 8" to be saved providing credit for two trees. Three new trees are required and to be a mix of ornamental and canopy trees. See image for view from 104th Ave.
 - o Shrubs: 7 per 40' of frontage = 36 shrubs for 207'
- Buffer: Type C required along South property line
 - o Trees: 1 canopy tree per 40' = 5 trees for 203'
 - o Shrubs: 7 per 40' = 36 shrubs for 203'
- Shrubs to be mix of Serviceberry, Cranberry, and Nanking Cherry. If preferred species differs from plants selected, owner to coordinate changes with township.
- Ornamental trees to be planted at 2" caliper.
- Canopy trees to be planted at 2.5" caliper.
- Maintenance of the landscaping shall be provided by the owner and include necessary fertilizing and watering of lawn to maintain stabilization, pruning of trees and shrubs, and refreshing of mulch as necessary.
- Diseased, damaged, or dead materials shall be replaced in accordance with Holland Charter Township standards.



TYPICAL TREE PLANTING DETAIL



Know what's below.
Call before you dig.



LANDSCAPING PLAN
RIDGE POINT COMMUNITY CHURCH-KIDS' FOOD BASKET
 FOR: KIDS' FOOD BASKET
 ATTN: JASON LUNDBERG
 1300 PLYMOUTH AVENUE NE
 GRAND RAPIDS, MI 49505
 PART OF SECTION 36, TSN, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

10/27/22	REV. PER PRICING	JDR
10/05/22	REV. GREENHOUSE LOC PER TWP	JSV
09/27/22	REV. BLDG SIZES PER CLIENT	JDR
09/12/22	REV. PER ENGINEER AND OWNER	JSD
06/29/22	REV. PER TWP AND OWNER	JSD
06/03/22	REV GRADING NOTES	JSV
06/02/22	REVISED PER AGENCY REVIEW	JSD
DATE	REVISION	BY

APPROVED BY: JSV
 FILE NO.: 221076E

PROJ. ENG.: DDG
 PROJ. SURV.: VAD
 DATE: 05/10/2022

exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

SHEET 5 of 5

P:\Projects\2022\221076\Drawings\221076.dwg, SUG-LSP, 10/27/2022, 11:21:01 AM, jvanhar