



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 WET HOLL
Address 4508 128th AVE UNIT #2
HOLLAND, MI 49424

Company LANDTECH WMI, LLC
Phone (616) 928-0786 cell (616) 836-2286
Email wrt@landtechwmi.com

Owner Information

Contact Name TROY ELENBAAS
Address PO Box 8
Jenison, MI 49429

* Company ELENBAAS PROPERTIES, INC
* Phone 616-813-8335
Email troy@elenbaas.com

Plan Preparer Information

Contact Name WET HOLL
Address 4508 128th AVE UNIT #2
HOLLAND, MI 49424

Company LANDTECH WMI, LLC
Phone (616) 928-0786 cell (616) 836-2286
Email wrt@landtechwmi.com

Property Information

Address or Location 4508 128th AVE HOLLAND, MI 49424
Parcel Number 70 - 16 - - - - - Zoning District I-1
Present Use(s) GEO-TECHNICAL / SITE WORK CONTRACTOR - COMMERCIAL / RESIDENTIAL

Description of Special Use (attach additional pages as needed): 1) TRAILER PARKING BEHIND BUILDING, ON CUSHED CONCRETE PAD ON GEO-TEXTILE 2) STEEL STORAGE BUILDING 14'x24' ON GRAVEL PAD - PAINTED TO MATCH MAIN BUILDING 22' REAL STRUCK (3) COMMERCIAL GRADE LUMBER, PIPE AND STUCK STEEL STORAGE RACKS ALONG TRUCK DOCK / BACKSIDE OF MAIN BUILDING

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.

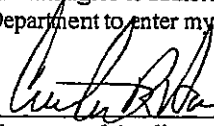
Property Owner's Certification

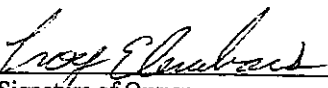
I, the undersigned owner of the above-described property, certify that I understand conditions and restrictions may be placed upon this special use approval as deemed necessary by the Holland Charter Township Planning Commission and hereby agree to conform to and abide by any and all such conditions 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.

 Land Technician, Inc. 5/16/24
Signature of Applicant Date

 5/10/24
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.



LandTechwmi



Colossians 3:23

Geo-technical Site Work □ Excavation □ Construction □ Hardscapes □ Landscaping

ShoreTechwmi

Bio-engineered Shorelines □ Seawalls □ Stone Revetment □ Wetlands □ Docks/Boat lifts □ Floating Structures

Aesthetics Function Stewardship

To Holland Charter Twp:

5/7/2024

I have reached out to Troy Elenbaas for his signature and information as the owner of Unit #2 which is the LandTech is leasing. Troy is apparently out of town and not responding to my emails.

In order building to meet the submittal deadline, I am submitting the application package without Troy's signature and misc information. Once, Troy is back in town, I will get that form signed by him and will drop it off at the Township office, well before the June meeting.

Troy has approved the submitted site plan, as has the North Holland Association, with the exception of the proposed gravel truck turnaround area noted on the NE corner of the property. This is a recent idea and intended to help Pioneer Systems incoming and out-going truck traffic only. This gravel turn around area does not directly affect LandTech operations.

I was observing an incoming semi truck/trailer trying to back into Dock #1 for Pioneer Systems late last week and noticed that when truck pulls in head first and tries to back into the dock pit from the south direction, it is extremely difficult for the driver to see the dock pit. This could be easily remedied by providing a truck turn around area that would allow the driver coming in off 128th Ave, to turn the truck to facing north and to use his driver side mirror to navigate the trailer back down into the dock pit much easier.

Thank you,

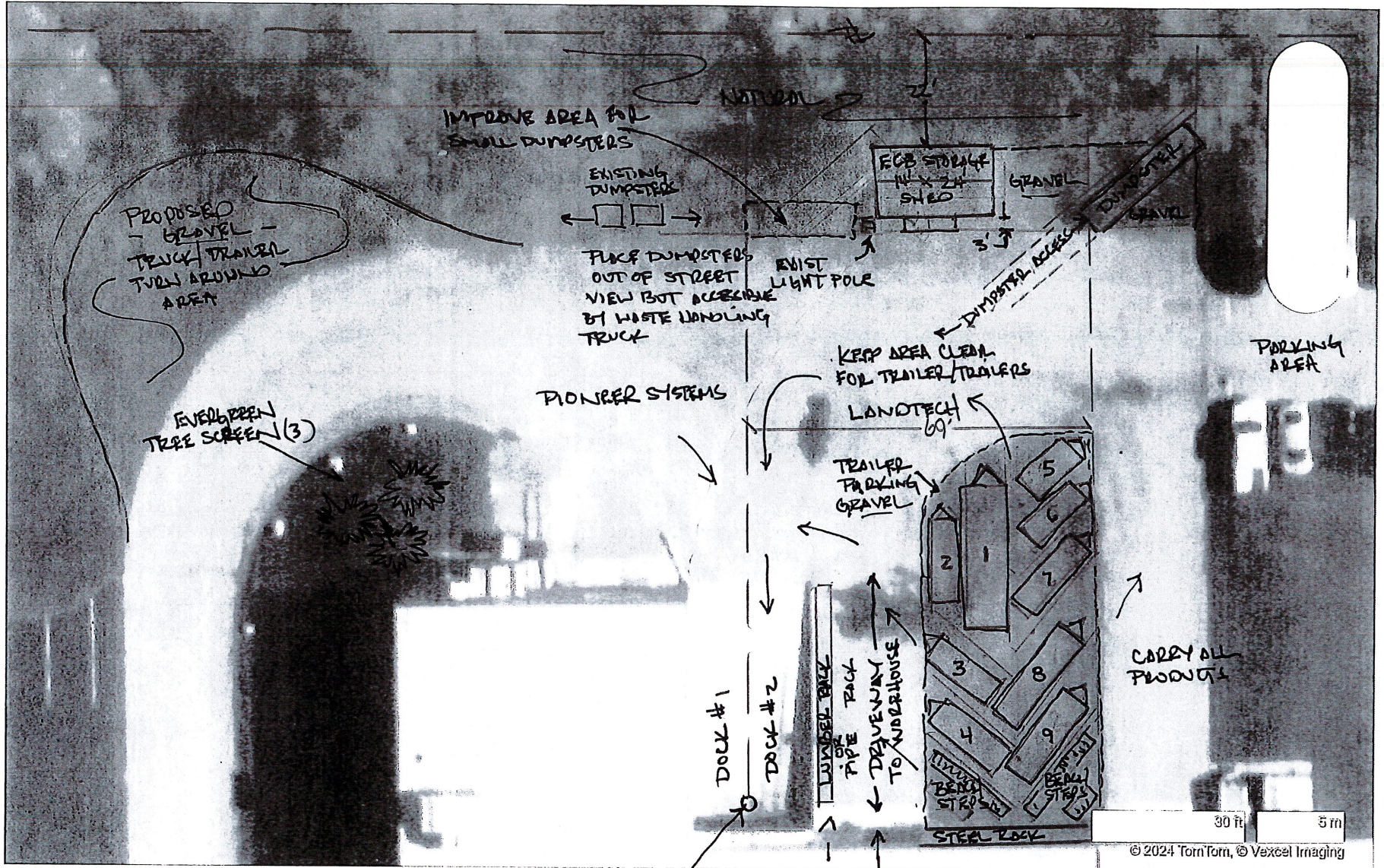
Curt Hall, Owner / Gen. Mgr.
LandTechwmi, llc

RECEIVED

MAY 07 2024

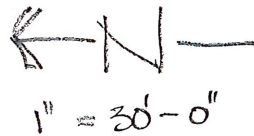
HOLLAND TWP.

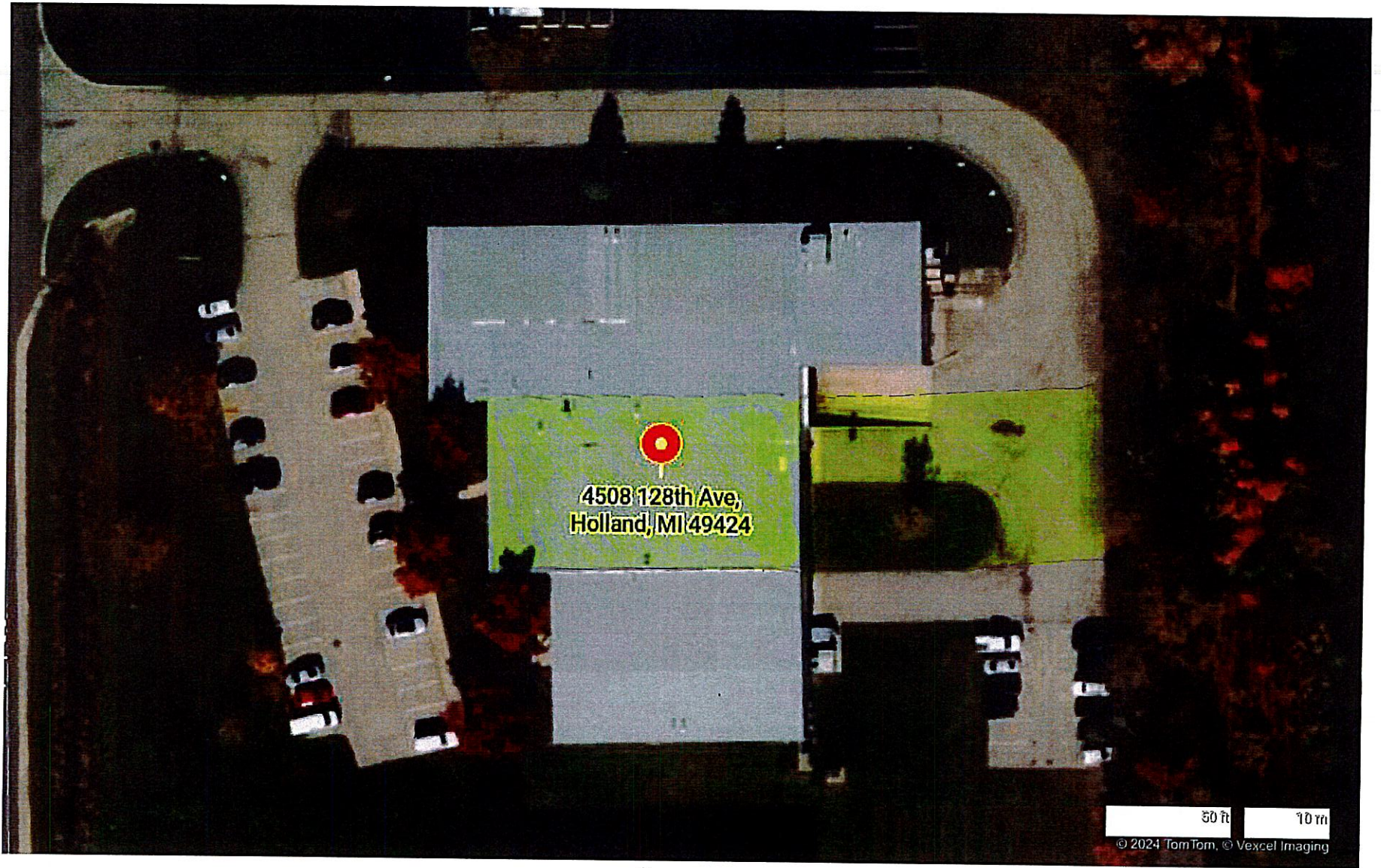
RETENTION POND



LANOTECH
 PROPOSED SITE PLAN
 REVISED 6/6/24

STORM DRAIN
 TO RETENTION POND
 EAST OF EAST PROPERTY
 LINE





LANDTECH
4508 128th AVE
HOLLAND, MI 49424



RECEIVED
SEP 23 2002
HOLLAND TWR

11522 JAMES STREET
HOLLAND, MICHIGAN 49424
PHONE (616) 392-5823
FAX (616) 392-7747



North Holland Industrial Condominiums
4498 - 4508 - 4518 128th Avenue Holland Township

ISSUED FOR: CONSTRUCTION
DATE: 10-20-02
JOB #: 10-20-02
DRAWN BY: JH
SHEET # 1

ZONING
2-1 LIGHT INDUSTRIAL
50' FRONT YARD
15' REAR YARD
10' SIDE YARD

USE GROUP
F1 FACTORY
G1 STORAGE
P BUSINESS
NOT PERMITTED MIXED USE.

CONSTRUCTION TYPE
ALL NEW CONSTRUCTION UNLESS NOTED
WITH EXISTING STRUCTURES

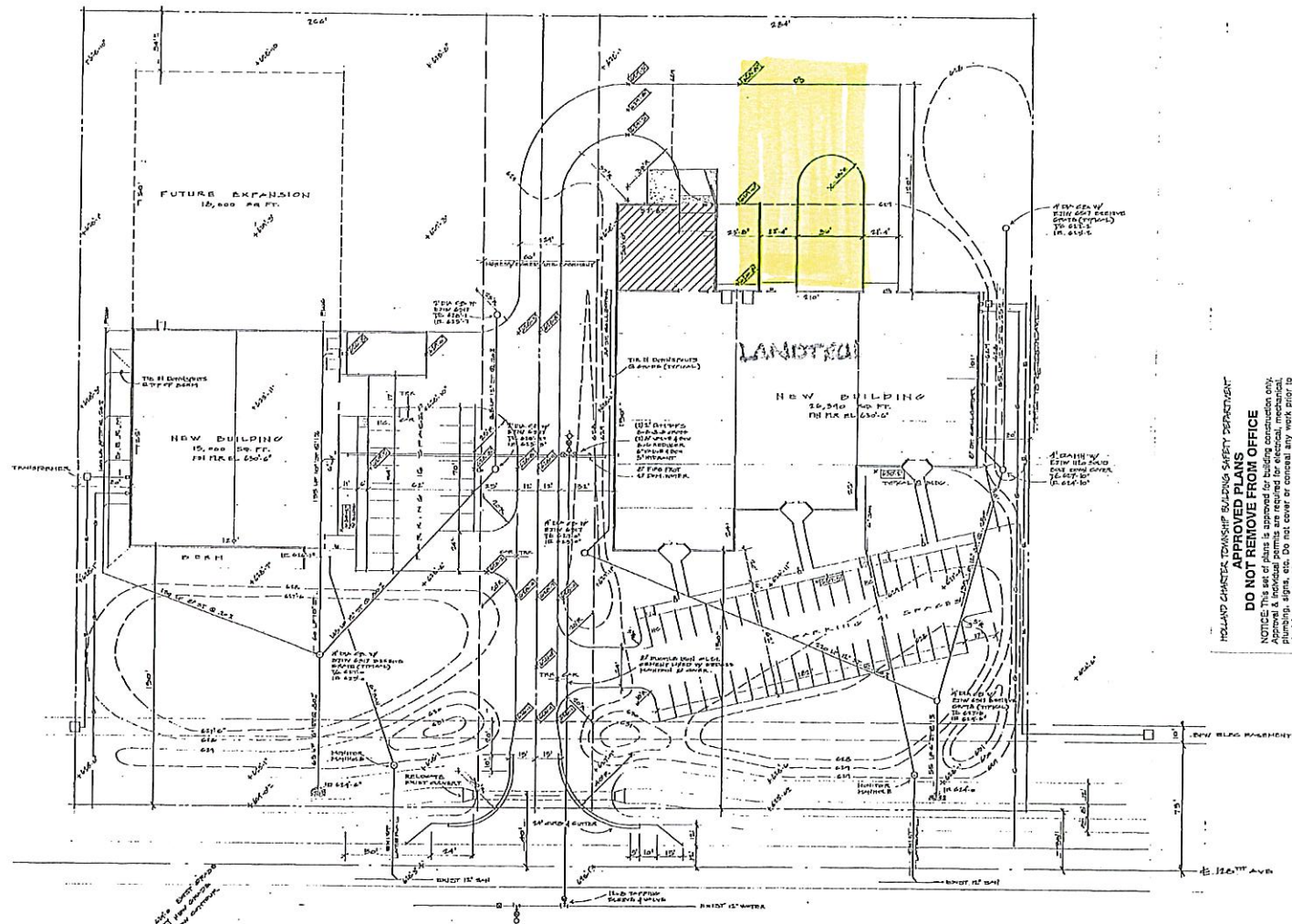
DESIGN LOADS
GROUND LEVEL SURFACE
ROOF SLAB 20 PSF
SLAB EXPOSED SURFACE 10
ROOF OVER LOBBY 20 PSF
YIELD POINT 60,000 PSI
WIND EXPOSURE 2
SEISMIC LOAD 5 PSF

PARKING REQUIREMENT
REQUIRED - ONE SPACE PER
UNITARY AIR CONDITIONING
UNIT - NORTH TO SOUTH
SOUTH OF DRIVE
TOTAL 15

SITE LIGHTING
1. PROVIDE LIGHT FIXTURES
2. PROVIDE LIGHT FIXTURES
3. PROVIDE LIGHT FIXTURES

UTILITY CODES
THIS BUILDING COMPLIES WITH
THE MICHIGAN ENERGY CODE

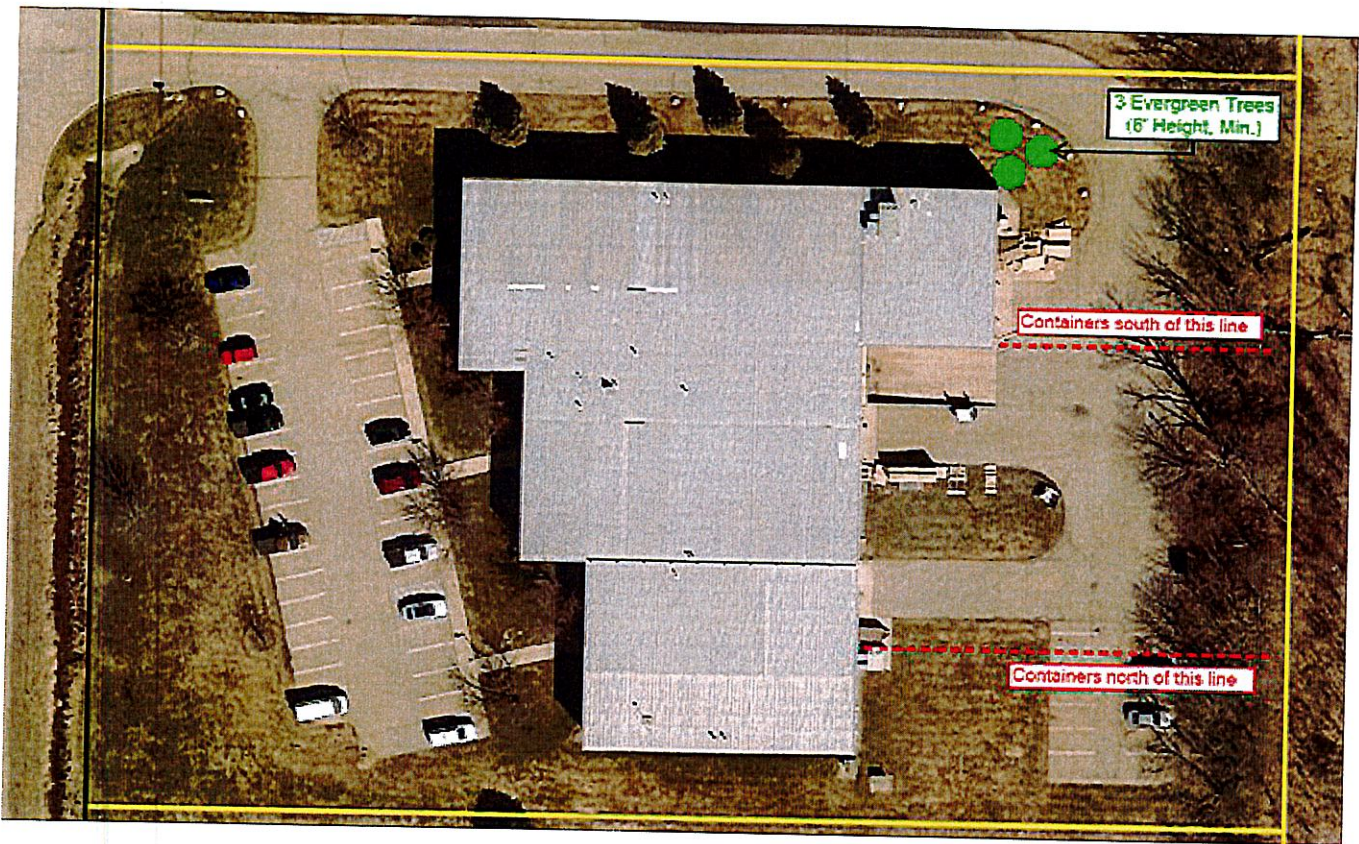
NOTES
1. THIS TEMPORARY SIGN SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING CONSTRUCTION.
2. ALL EXISTING UTILITIES SHALL BE DELETED FROM THE SITE PRIOR TO COMMENCING CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE DELETED FROM THE SITE PRIOR TO COMMENCING CONSTRUCTION.
4. ALL EXISTING UTILITIES SHALL BE DELETED FROM THE SITE PRIOR TO COMMENCING CONSTRUCTION.
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SITE PLAN NORTH SCALE 1" = 30'

HOLLAND CHARLES TOWNSHIP BUILDING SAFETY DEPARTMENT
APPROVED PLANS
DO NOT REMOVE FROM OFFICE
NOTICE: This set of plans is approved for building construction only. Approval & individual permits are required for electrical, mechanical, plumbing, and fire protection. No deviation from this set of plans is permitted without prior permission from the Building Safety Dept.
IT IS A VIOLATION OF STATE LAW TO USE OR PERMIT THE USE OF THIS STRUCTURE PRIOR TO OBTAINING AN OCCUPANCY PERMIT

Signature



I will review the findings of today's inspection with Code Enforcement and work to set a new compliance date.

If you have any questions about this information, feel free to contact our office.

Thank you,

Corey J. Broersma, PLA
Community Development Director
Holland Charter Township
353 N. 120th Avenue
Holland, MI 49424
Phone: (616) 395-0151 x 3 x 1

Questions? Contact us at or noreply@leonardusa.com

VIEW IN YOUR SPACE

SHARE

Total Estimate: \$10,575



Pilot SF - 12x24

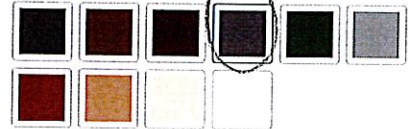
HOME SCENE LEFT RIGHT IN OUT UNDO RESET INTERIOR

- BUILDINGS & SHEDS
- SIZE
- BUILDING LAYOUT OPTIONS
- COLORS

Colors are approximate. We are happy to provide you with an exact color sample, upon request.

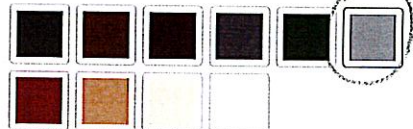
Metal Roofing

Selected: Dark Gray - Winter



Metal Siding

Selected: Light Gray



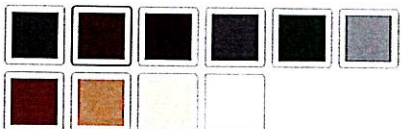
Metal Trim

Selected: Dark Gray - Winter



Shutters

Selected: Brown - Earth



YOUR ESTIMATE: \$10,575 (expand for details)

EMAIL LINK

SUBMIT FOR QUOTE

From: [chuck rademacher](#)
To: [Kate White](#); [Corey Broersma](#); [Curt Hall](#); [Troy Elenbaas](#); [Ryan Bracken](#)
Subject: Approval of the site plan
Date: Thursday, May 9, 2024 1:08:27 PM

You don't often get email from carryallproducts@yahoo.com. [Learn why this is important](#)

Kate, Corey;
Good Afternoon.

This an approval of the site plan @ 4508 128th Ave, Holland , Mi 49424, designed by Curt Hall.

In addition to the plan Please note the proposed gravel truck/trailer turn around area in the N/W corner of our lot.

Thank you
Chuck Rademacher
President North Holland Association

To: Holland Township

From: Elenbaas Properties LLC

RE: 4508 128th Ave

I am the property manager for 4508 128th Ave. We currently have a lease agreement with Buffoli North America, Inc. and they have a sub-lease agreement with LandTechWMI LLC. We have reviewed and approved their site proposal to improve the property and help facilitate their business. This is in agreement with Ryan Bracken with Pioneer Systems LLC and Chuck Rademaker with Carry All Products. We approve the land site proposal presented on May 6, 2024.

↓
BRACKEN PROPERTIES, LLC.

Sincerely,



Troy Elenbaas, Property Manager

Elenbaas Properties LLC



Ryan Bracken

~~Pioneer Systems LLC~~

BRACKEN PROPERTIES, LLC.

Chuck Rademaker

Carry All Products