

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	<u>DAVID CALLARI</u>	Company	<u>DC BATTERY HUB-MI, LLC</u>
Address	<u>4554 128th Ave</u>	Phone	<u>616.582.5128</u>
	<u>Holland, MI 49424</u>	Email	<u>d.callari@dcbatteryhub.com</u>

Owner Information

Contact Name	<u>RODGER COLLINS</u>	Company	<u>R COLLINS HOLDINGS, LLC</u>
Address	<u>1356 Linwood Dr</u>	Phone	<u>708.774.1669</u>
	<u>Holland, MI 49424</u>	Email	<u>rodgercollins@sbcglobal.net</u>

Plan Preparer Information

Contact Name	<u>DAVID CALLARI</u>	Company	<u>DC BATTERY HUB-MI, LLC</u>
Address	<u>4554 128th Ave</u>	Phone	<u>616.582.5128</u>
	<u>Holland, MI 49424</u>	Email	<u>d.callari@dcbatteryhub.com</u>

Property Information

Address or Location 4554 128th Ave, Holland, MI 49424

Parcel Number 70 - 16 - 04 - 156 - 002 Zoning District J-1

Present Use(s) Warehouse distribution and light manufacturing

Description of Special Use (attach additional pages as needed): 60'x 24' concrete pad to be used to store excess pallets and empty 55 gallon drums. There is a 6' privacy fence up on two sides. A third will be added if need be. All the items stored outside will be below the top of the fence.

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.

David Callan 3/11/24
Signature of Applicant Date

[Signature] 03/11/24
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.

SITE PLAN FOR:
GLOBAL PARTS SOURCE, INC.

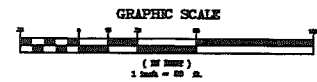
THAT PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWN 5 NORTH,
RANGE 15 WEST, TOWNSHIP OF HOLLAND, OTTAWA COUNTY, MICHIGAN

OWNER:
GLOBAL PARTS SOURCE, INC.
4554 128TH AVENUE
HOLLAND, MI 49424
(616) 399-9025

CONTRACTOR/DEVELOPER:
LAMAR CONSTRUCTION COMPANY
4606 66TH STREET
HOLLAND, MI 49423
(616) 335-5833
fax (616) 335-5904

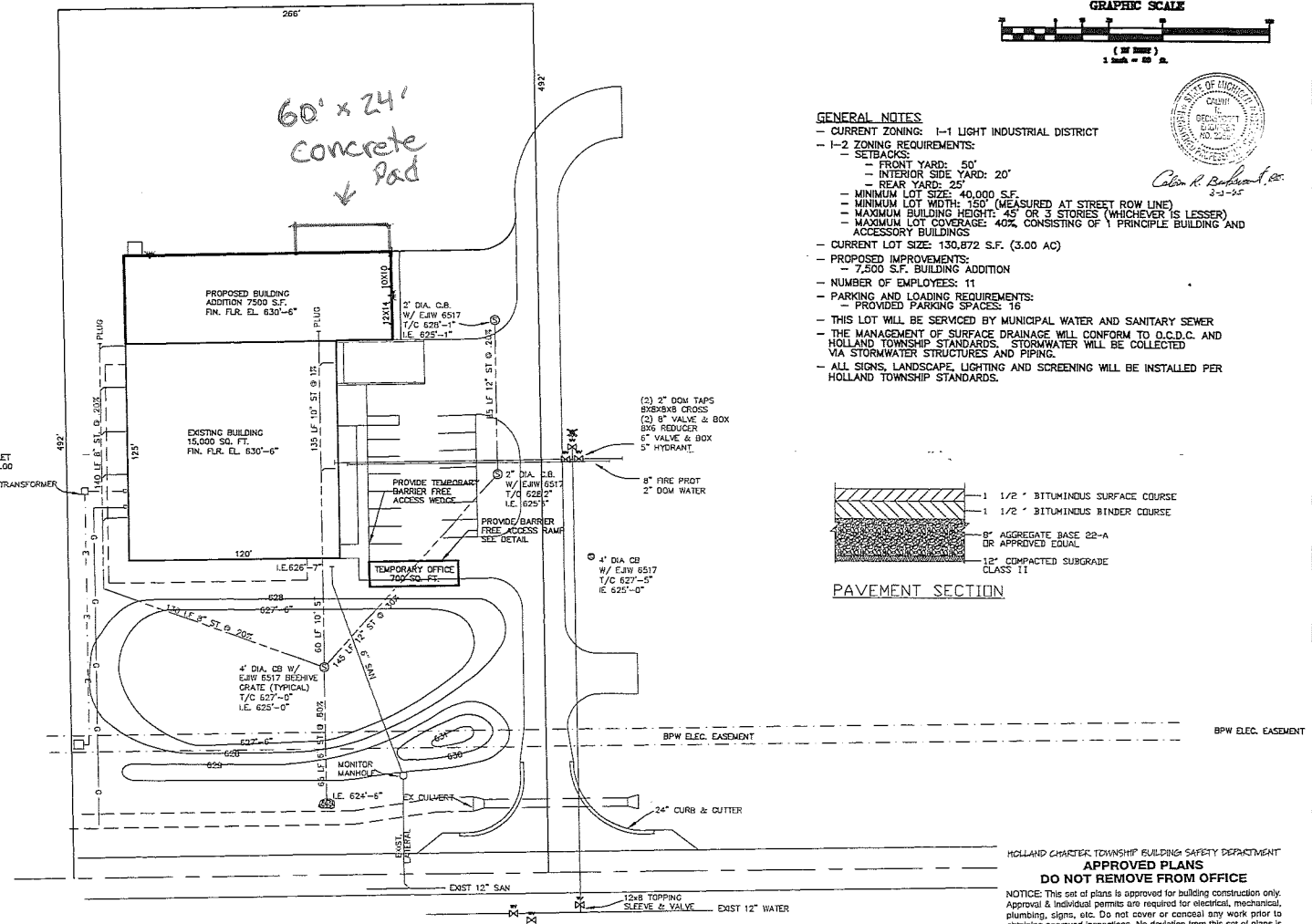
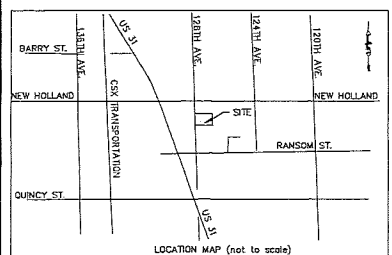
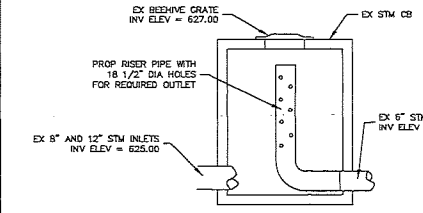
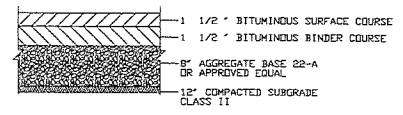
ENGINEER/SURVEYOR:
LATITUDE ENGINEERING & SURVEYING, INC.
7885 BYRON CENTER AVENUE SW, SUITE D
BYRON CENTER, MI 49315
(616) 583-1601
fax (616) 583-1605

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GENERAL NOTES

- CURRENT ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
- 1-2 ZONING REQUIREMENTS:
 - SETBACKS:
 - FRONT YARD: 50'
 - INTERIOR SIDE YARD: 20'
 - REAR YARD: 25'
 - MINIMUM LOT SIZE: 40,000 S.F.
 - MINIMUM LOT WIDTH: 150' (MEASURED AT STREET ROW LINE)
 - MAXIMUM BUILDING HEIGHT: 45' OR 3 STORES (WHICHEVER IS LESSER)
 - MAXIMUM LOT COVERAGE: 40%, CONSISTING OF 1 PRINCIPLE BUILDING AND ACCESSORY BUILDINGS
- CURRENT LOT SIZE: 130,872 S.F. (3.00 AC)
- PROPOSED IMPROVEMENTS:
 - 7,500 S.F. BUILDING ADDITION
 - NUMBER OF EMPLOYEES: 11
 - PARKING AND LOADING REQUIREMENTS:
 - PROVIDED PARKING SPACES: 16
- THIS LOT WILL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER
- THE MANAGEMENT OF SURFACE DRAINAGE WILL CONFORM TO D.C.D.C. AND HOLLAND TOWNSHIP STANDARDS. STORMWATER WILL BE COLLECTED VIA STORMWATER STRUCTURES AND PIPING.
- ALL SIGNS, LANDSCAPE, LIGHTING AND SCREENING WILL BE INSTALLED PER HOLLAND TOWNSHIP STANDARDS.



HOLLAND CHARACTER 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, signs, etc. Do not cover or conceal any work prior to obtaining approved inspections. 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

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GLOBAL PARTS SOURCE
TEMPORARY OFFICE
SITE PLAN

LAMAR
CONSTRUCTION COMPANY
4606 66TH STREET
HOLLAND, MI 49423
616.335.5833

LATITUDE
ENGINEERING & SURVEYING, INC.
7885 Byron Center Ave SW, Suite B
Byron Center, MI 49315
616.583.1601

REVISIONS

NO.	DATE	REVISION	BY	CHKD
1	03-03-05	AS SHOWN	AM	AM
2	03-03-05	AS SHOWN	AM	AM

GLOBAL PARTS SOURCE - L04049 - 03-03-0505

EAST SIDE PROPERTY LINE

↑
110'
↓

EXISTING 6'
PRIVACY FENCE

24'

EXISTING ASPHALT
& CONCRETE PAD

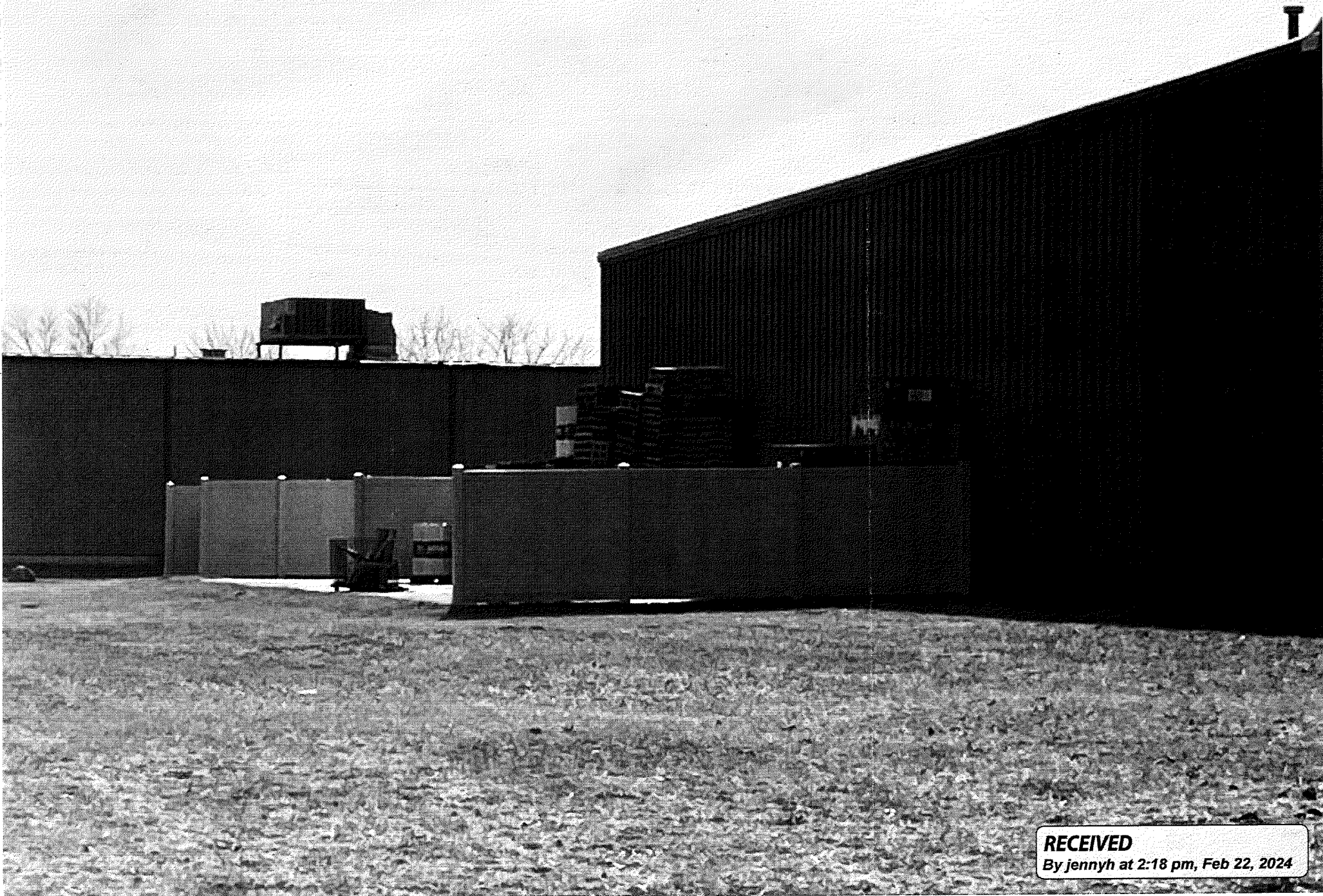
60'

↑
EXISTING 6'
PRIVACY FENCE

← 150' →

WAREHOUSE
4554 128th Ave.

1" = 20'



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By jennyh at 2:18 pm, Feb 22, 2024