



TALLMADGE CHARTER TOWNSHIP

Ottawa County

O-1451 Leonard Street, Grand Rapids, Michigan, 49534

ZONING MAP OR TEXT AMENDMENT

For an application to be considered complete, all requested information must be provided. If an item is not applicable to your application, please state "not applicable" and provide an explanation why it is not applicable.

- **Review Body:** Planning Commission
- **Meeting Frequency:** Fourth Tuesday of every month
- **Application Deadline:** Forty-eight (48) calendar days prior to the fourth Tuesday meeting at which you desire your application to be considered.
- **Township Office Review:** Following review by township personnel, if any required materials are deemed missing the applicant will be notified and must provide said material, which must result in a complete application at least thirty (30) calendar days prior to said meeting for consideration.
- **Initial Submission Requirements:** One (1) electronic copy and Four (4) copies folded to a size no larger than 11"x14". No rolled plans shall be accepted.
- **Final Plan Submission Requirements:** One (1) electronic and Twelve (12) copies of all final plan materials for distribution to the Review Body are required to be folded to a size no larger than 11" x 14" and shall be clipped or otherwise secured in twelve (12) equal groups. No rolled plans shall be accepted.

**DO NOT DISCARD THIS PAGE
YOU MUST SUBMIT A COPY OF THIS PAGE WITH YOUR APPLICATION**

For office use

Date Received: 2/20/21 Payment of: 9,500.00 Via Check: OK # 1080 Cash: — (500' MZEA? Sunset to yr 2018 OCty)



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Ottawa County

O-1451 Leonard Street, Grand Rapids, Michigan, 49534

ZONING MAP OR TEXT AMENDMENT APPLICATION

REQUEST FEE: \$1,500.00

+\$5,000 minimum escrow (Please make separate check)

PROCEDURE:

Name of Applicant: Eric Boluyt

Address of Applicant: 11365 8th Ave

Grand Rapids, MI 49534

Email: eric@grandvalleyelectrical.com Telephone: 616-293-1705

Property Location: 11365 8th Ave

Name of Owners: Eric J Boluyt Trust

Address of Owners: 11365 8th Ave

Email: same as applicant Telephone: _____

Permanent Parcel Number: 70-10-23-400-046

Legal Description: attached

Parcel Size: 10 Current Zoning: RP Requested Zoning: C-2

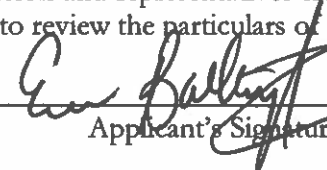
Point of Contact Name(POC)*: Dave Hanko, Feenstra & Associates, Inc.

*Point of Contact shall be the only person contacted by the township regarding the application

POC Telephone: 616-457-7050 POC Email: dave@feenstrainc.com

I agree to authorize members of the Planning Commission and representatives from the Zoning or Building Department to enter my property in order to review the particulars of my request.

2-22-21
Date


Applicant's Signature

REQUIRED MATERIALS:

SECTION 22.02. AMENDMENT PETITION PROCEDURE. All petitions for amendment to this Ordinance shall be in writing, signed, and filed in triplicate with the Zoning Administrator for presentation to the Planning Commission. Such petitions shall include the following:

- (b) The nature and effect of the proposed amendment;

Rezone 1.75 acres as shown.

- (c) If the proposed amendment would require a change in the Zoning Map, a fully dimensioned map showing;

- 1. The land which would be affected by the proposed amendment,
- 2. A legal description of such land,
- 3. The present zoning district of the land,
- 4. The zoning district of all abutting lands and,
- 5. All public and private rights-of-ways and easements bounding and intersecting the land to be rezoned.

- (d) The alleged error in the ordinance which would be corrected by the proposed amendment, with a detailed explanation of such alleged error and detailed reason why the proposed amendment will correct the same; (if not applicable, indicate "N/A")

N/A

* For a text amendment application, provide the exact text being proposed including any deletions from the current text being proposed.

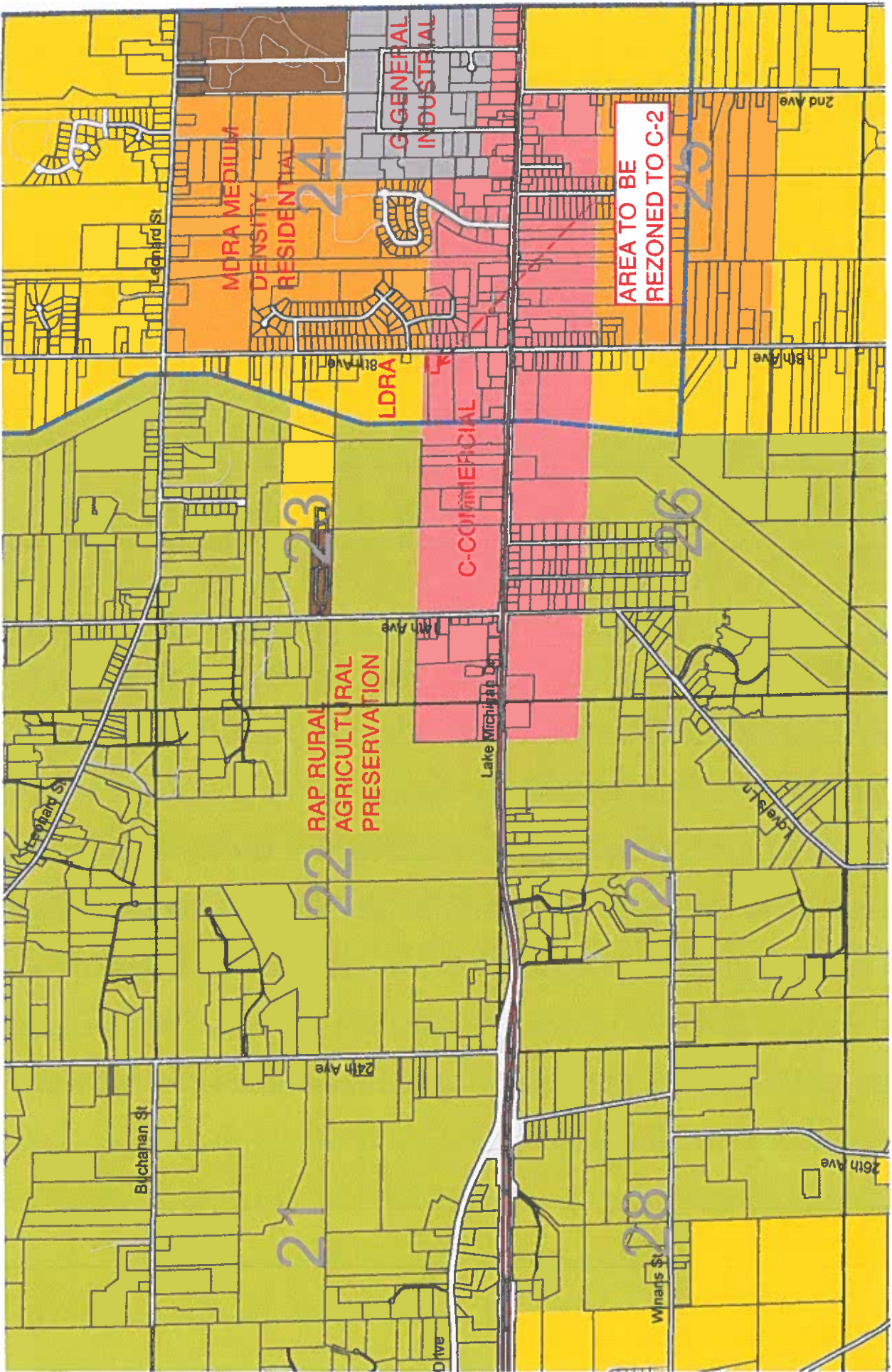
- (e) The changed or changing conditions in the area or in the Township that make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare;

Master planned as commercial. Property is on 8th Avenue, a major thoroughfare,

and close to Lake Michigan Drive.

-
-
- (f) All other circumstances, factors, and reasons which the petitioner offers in support of the proposed amendment.

Between the subject property and Lake Michigan drive is a 10 acre parcel
with a residence that is approximately 825 feet from 8th Avenue and a
church and church parking lot.



MDRA MEDIUM
DENSITY
RESIDENTIAL

LDRA

RAP RURAL
AGRICULTURAL
PRESERVATION

C-COMMERCIAL

G-GENERAL
INDUSTRIAL

AREA TO BE
REZONED TO C-2

Buchanan St

Lehigh St

24th Ave

25th Ave

Lake Michigan Dr

26th Ave

Winans St

29th Ave

30th Ave

2nd Ave

21

23

22

27

28

26

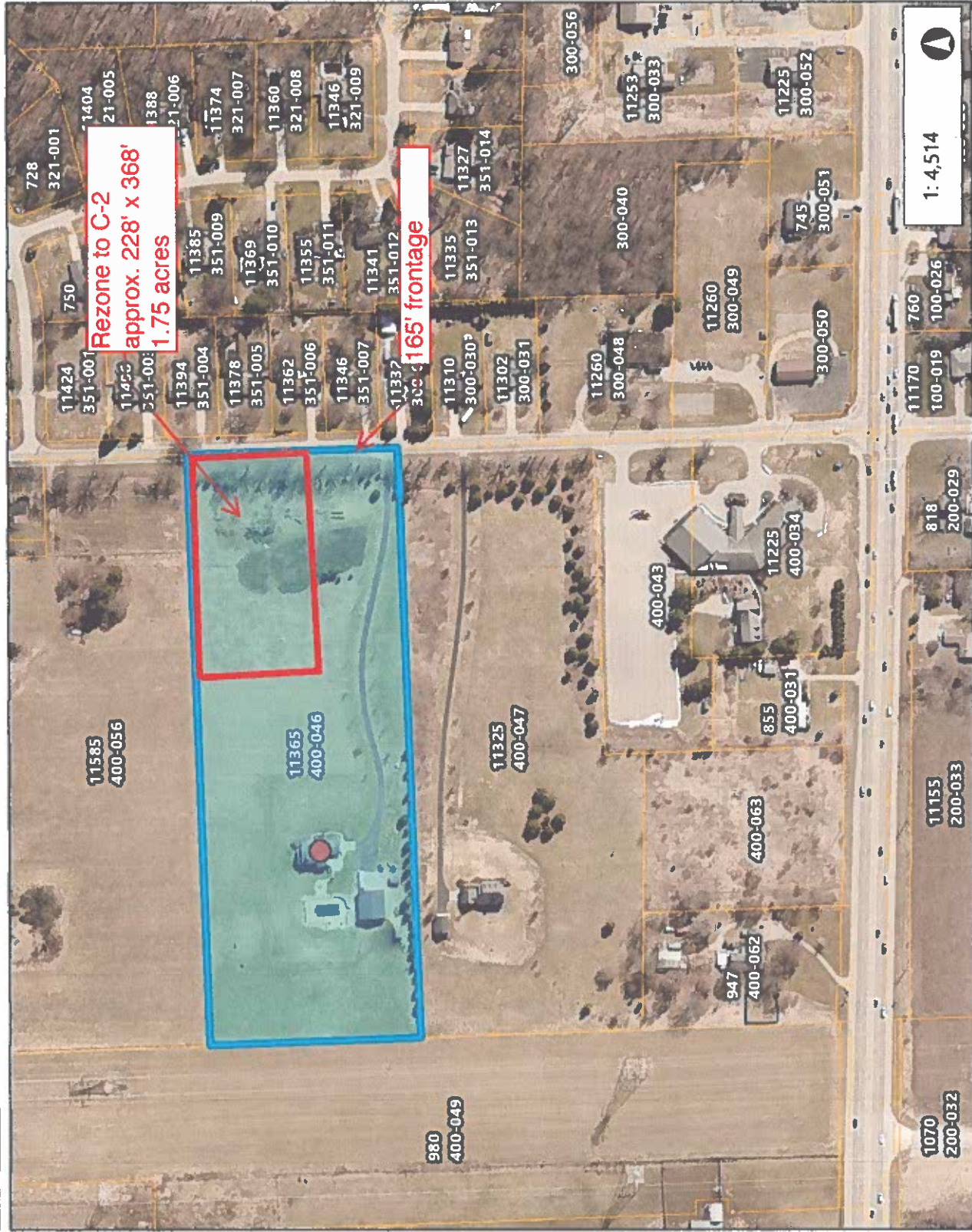
25



Legend

- Parcels
- Basemap Labels
- Basemap Labels
- Basemap Labels
- Basemap Labels
- Basemap Labels

Notes



Rezoned to C-2
approx. 228' x 368'
1.75 acres

165' frontage

1: 4,514

752.3 Feet

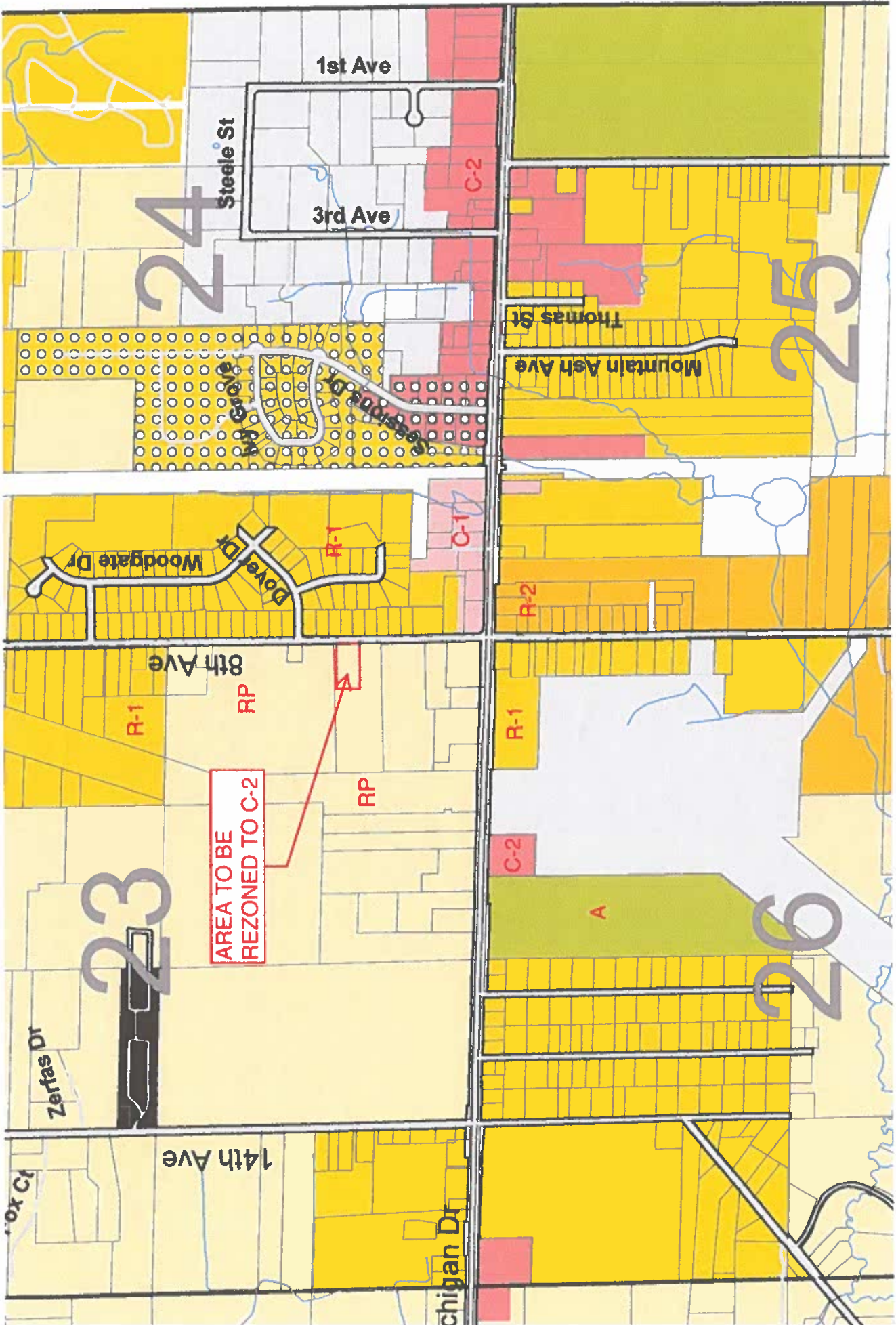
376.17

0

752.3

0

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



AREA TO BE REZONED TO C-2

1st Ave

3rd Ave

Steele St

24

25

Thomas St

Mountain Ash Ave

Woodgate Dr

Doye Dr

8th Ave

R-1

RP

RP

R-1

R-2

C-2

A

23

26

Zerfas Dr

14th Ave

chigan Dr

ox Ct

SKETCH SURVEY

FOR: Eric Bokuyt
11365 8th Ave, NW
Grand Rapids, MI 49534

DESCRIPTION OF AREA TO BE REZONED: Part of the Southeast 1/4 of Section 23, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, described as: Beginning at a point on the East line of the Southeast 1/4 of said Section which is S00°48'48"E 1382.74 feet from the East 1/4 corner of said Section; thence S00°48'48"E 228.15 feet along the East line of the Southeast 1/4 of said Section; thence S89°11'12"W 368.00 feet; thence N00°48'48"W 228.15 feet; thence N89°11'12"E 368.00 feet to the place of beginning. Containing 1.93 acres.

PROPERTY ADDRESS: 11365 8th Ave

This sketch is for mortgage purposes only. It is not a land or boundary survey and is not to be used for the establishment of any property lines, fences, or improvements. The location of fences, walls and other indications of occupancy along or near the property lines are not shown.

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Phone: 616.457.7050
www.feenstrainc.com
7482 Main Street
Jenison, MI 49428

Proj 1038

File G.V. Elec.

Date 2/18/2021

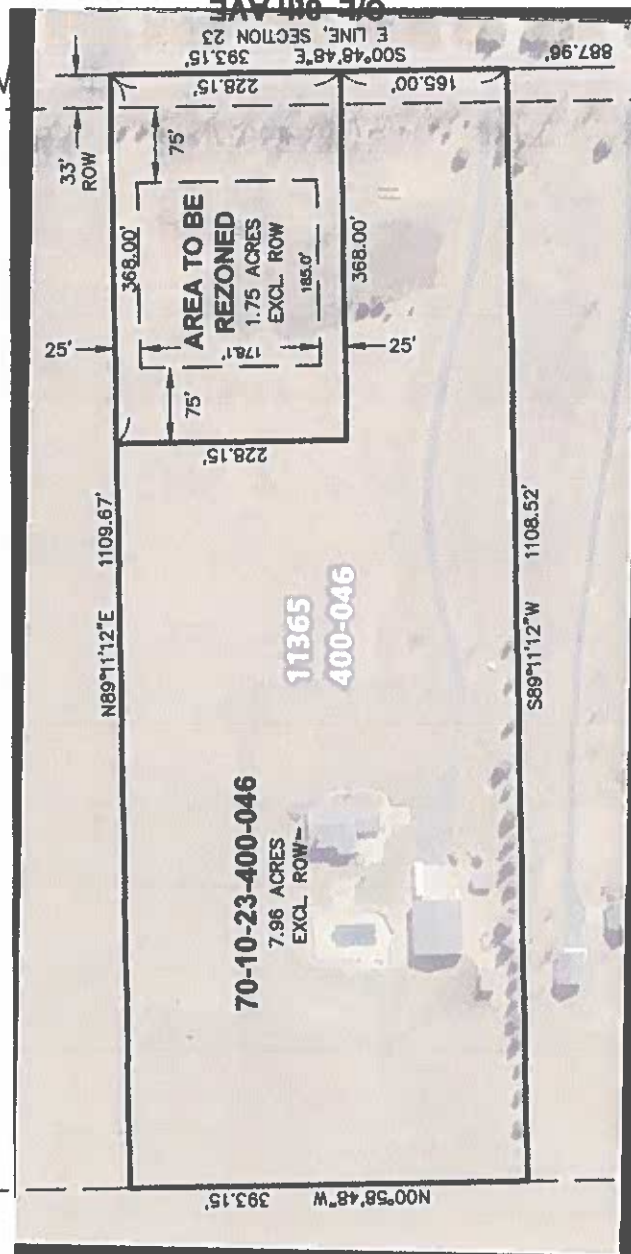
E 1/4 COR,
SECTION 23,
T7N, R13W



Scale 1" = 150'

LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- x-x- Fence Line
- D = Deeded
- P = Platted
- M = Measured
- ▨ Building
- ▩ Deck
- ▧ Concrete
- ▦ Asphalt
- ▤ Gravel



SE CORNER,
SECTION 23,
T7N, R13W

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.