



# TALLMADGE CHARTER TOWNSHIP

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: Daniel C. Nyenhuis, Jr.

Address of Applicant: 10145 Kenowa Ave., Grand Rapids, MI 49534

Email: dan@goodmotorco.com Telephone: 616-437-9181

Property Location: 10145 Kenowa Ave., Grand Rapids, MI 49534

Name of Owners: Daniel Charles Nyenhuis Jr.

Address of Owners: 10145 Kenowa Ave., Grand Rapids, MI 49534

Email: dan@goodmotorco.com Telephone: 616-437-9181

Permanent Parcel Number: 70-10-36-200-042

Legal Description: See Exhibit A.

Parcel Size: 2.81 acres Current Zoning: R-1 Requested Zoning: RP

Point of Contact Name(POC)\*: Tyler D. Gaastra

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

POC Telephone: 616-454-3883 POC Email: tyler@dwlawpc.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.

11/08/2022  
Date

Daniel C. Nyenhuis Jr. (Rev. 8, 2021) 47 EST  
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;

The applicant is requesting to change the zoning class of his property to

the Rural Preserve (RP) classification. The RP classification will give him

more flexibility for the building of an additional accessory building and other uses.

- (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;

The location and size of the subject property makes the RP classification reasonably

necessary to the promotion of the public health, safety, and general welfare of the community.

The subject property meets the intended purpose of the RP district, preserves the

the semi-rural lifestyle of the area, and provides a buffer between agricultural and residential areas.

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

- Subject property provides an appropriate transition between Agricultural District and

higher density single-family residential districts.

-Subject property meets the minimum lot size for the RP classification.

-The RP classification has more appropriate requirements for accessory buildings given the size of the subject property.

-The RP classification will increase the value and utility of the subject property.

- The subject property borders Kenowa Ave. and the township boundary. There will be no impact on the rest of the township.

- The City of Walker zoning classification for the properties on the east side of Kenowa Ave. are zoned as "AA: Agricultural."

## **Exhibit A**

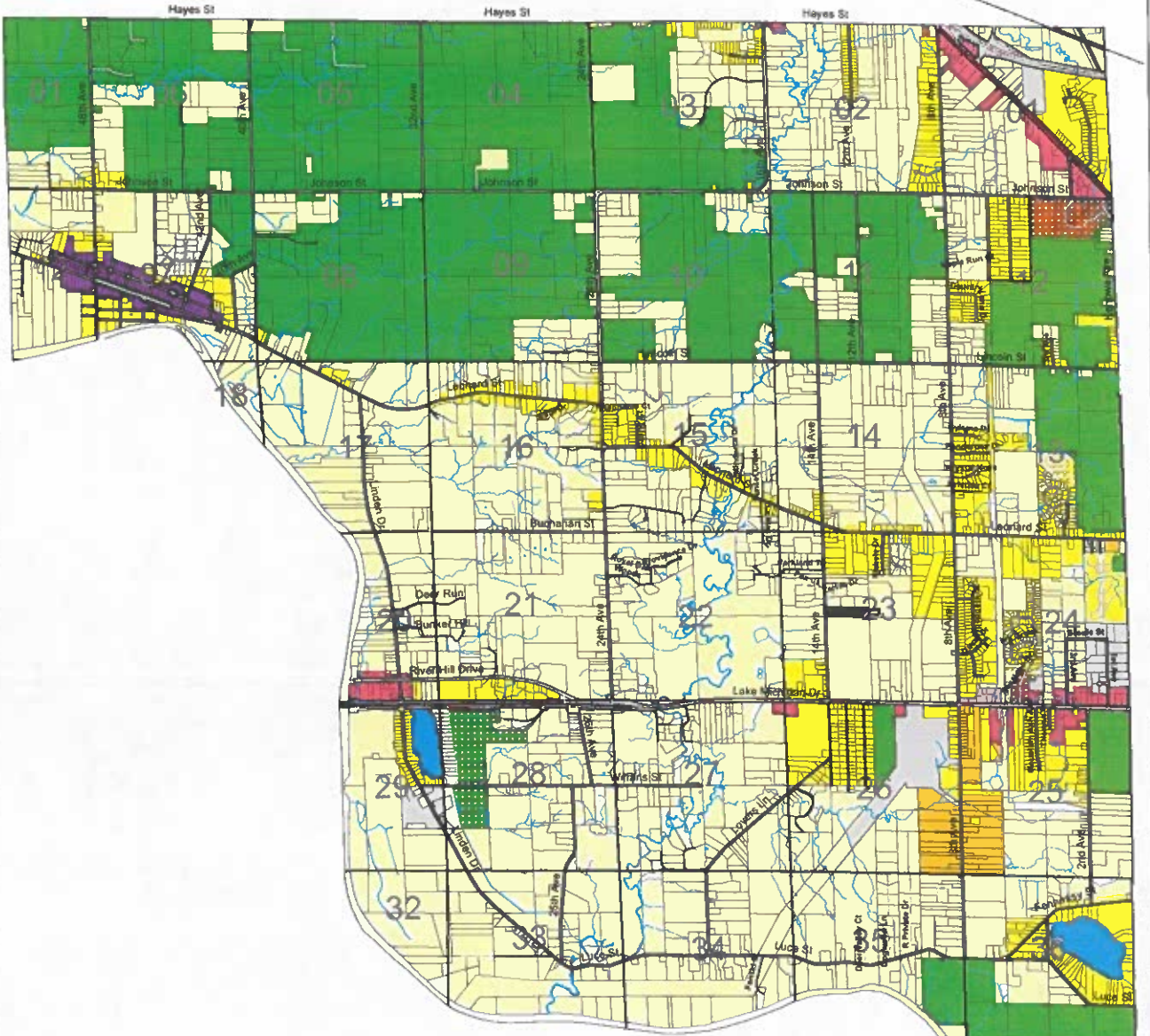
Part of the Northeast 1/4 of Section 36, Town 7 North, Range 13 West, Tallmadge Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence North  $03^{\circ}10'00''$  West 620.00 feet along the East line of said Section to the Point of Beginning; thence continuing North  $03^{\circ}10'00''$  West 235.00 feet along said East line; thence North  $81^{\circ}58'44''$  West 322.57 feet; thence South  $62^{\circ}04'48''$  West 284 feet, more or less, to the water's edge of Fennessy Lake; thence Southeasterly along said water's edge to a line bearing North  $87^{\circ}10'00''$  West from the Point of Beginning; thence South  $87^{\circ}10'00''$  East 343 feet, more or less, to the Point of Beginning. Subject to highway right-of-way for Kenowa Avenue over the most Easterly 33.0 feet thereof.

Commonly Known as: 10145 Kenowa Ave

Parcel ID: 70-10-36-200-042



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Legend	
	Parcel
	Lake
Zoning Class and Code	
	Rural Preserve PUD (RP PUD)
	Agricultural (A)
	Clustered Residential (PUD C)
	Rural Preserve (RP)
	Single Family Residential (R-1)
	Planned Unit Development (PUD)
	Medium Density Residential (R-2)
	Multi-Family Residential (R-3)
	Multi-Family PUD (R-3 PUD)
	Mobile Home District (R-4)
	Industrial (I-1)
	Commercial Service (C-1)
	General Commercial (C-2)
	C-2 PUD
	L Village of Lamont

# Tallmadge Township Zoning Map



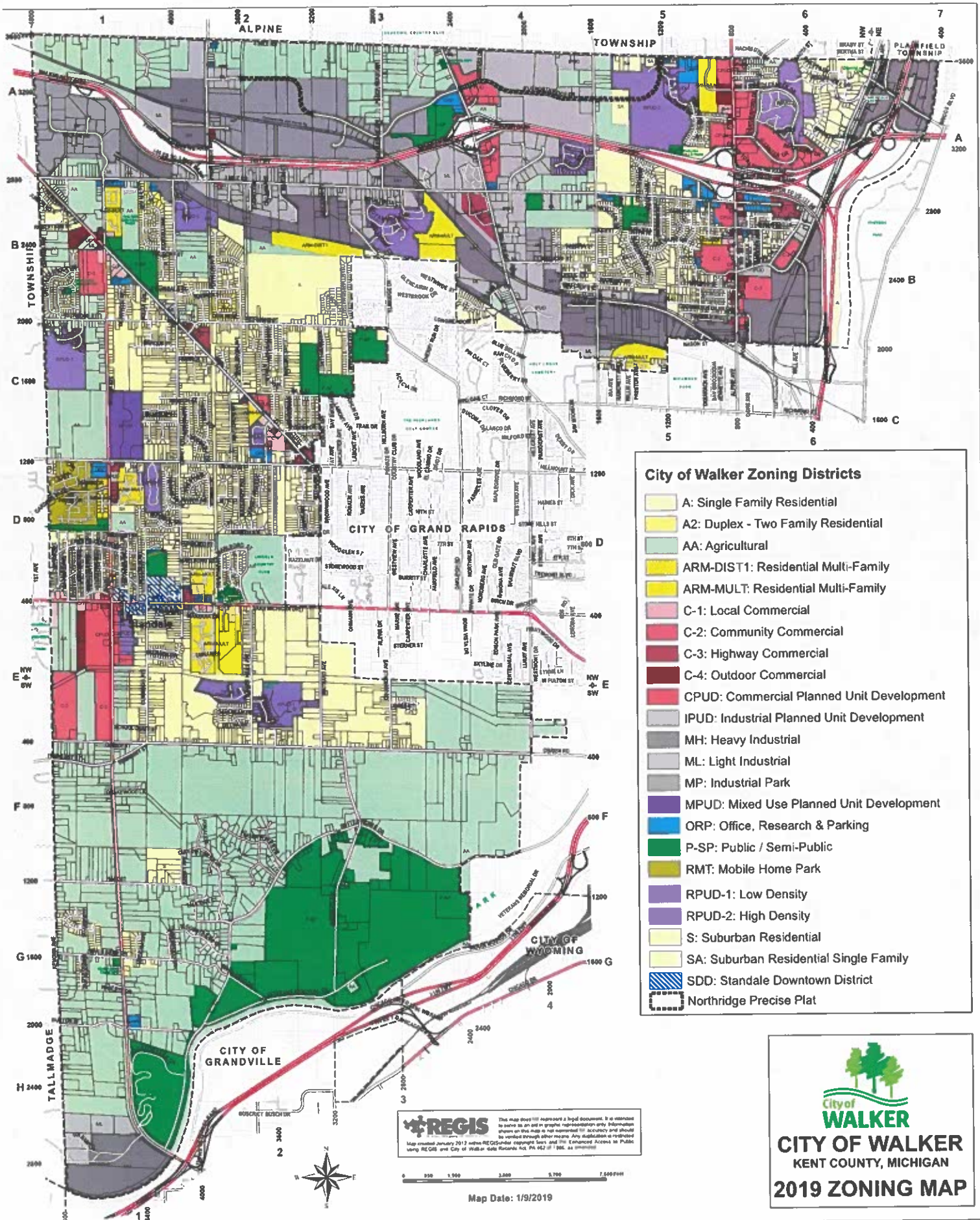
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 www.gis.mtottawa.org

T6N - R13W, T7N - R13W, & T7N - 14W



Print Date: 07/04/2022



- ### City of Walker Zoning Districts
- A: Single Family Residential
  - A2: Duplex - Two Family Residential
  - AA: Agricultural
  - ARM-DIST1: Residential Multi-Family
  - ARM-MULT: Residential Multi-Family
  - C-1: Local Commercial
  - C-2: Community Commercial
  - C-3: Highway Commercial
  - C-4: Outdoor Commercial
  - CPUD: Commercial Planned Unit Development
  - IPUD: Industrial Planned Unit Development
  - MH: Heavy Industrial
  - ML: Light Industrial
  - MP: Industrial Park
  - MPUD: Mixed Use Planned Unit Development
  - ORP: Office, Research & Parking
  - P-SP: Public / Semi-Public
  - RMT: Mobile Home Park
  - RPUD-1: Low Density
  - RPUD-2: High Density
  - S: Suburban Residential
  - SA: Suburban Residential Single Family
  - SDD: Standale Downtown District
  - Northridge Precise Plat

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Map Date: 1/9/2019

**CITY OF WALKER**  
KENT COUNTY, MICHIGAN  
**2019 ZONING MAP**