



TALLMADGE CHARTER TOWNSHIP

Ottawa County

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

ZONING MAP OR TEXT AMENDMENT

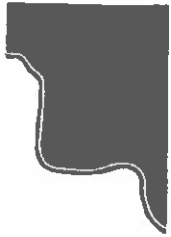
For an application to be considered complete, all requested information must be provided. If an item is not applicable to your application, please state "not applicable" and provide an explanation why it is not applicable.

- **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: 3/29/23 Payment of: \$ 1,500⁰⁰ Via Check: 2040 Cash: _____ (500' MZEA? Sunset to yr 2018 (OC))
+ 5,000 2039



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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: Laurie Zokoe Zokoe Team LLC

Address of Applicant: 12685 14th ave

GR, MI 49534

Email: scottzokoe@gmail.com Telephone: 616.745.7196

Property Location: 0-250 Lake michigan Dr GR, 49534

Name of Owners: Laurie Zokoe

Address of Owners: 12685 14th ave GR, MI 49534

Email: " Telephone: "

Permanent Parcel Number: 70 10 25 000 028

Legal Description:

PART OF NE 1/4 COM S 87D 13M E 904.9 FT FROM N 1/4 COR, TH S 87D 13M E 120 FT, S 250 FT, N 87D 13M W 120 FT, TH N 250 FT TO BEG. SEC 25 T7N R13W .68 A
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Parcel Size: .69 Current Zoning: R-5 Requested Zoning: Commercial (-2)

Point of Contact Name(POC)*: Scott Zokoe

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

POC Telephone: 616 745 7196 POC Email: scottzokoe@gmail.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.

4/27/23
Date

Scott Zokoe
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;

Office space for Real Estate

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

- The land which would be affected by the proposed amendment,
- A legal description of such land,
- The present zoning district of the land,
- The zoning district of all abutting lands and,
- 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")

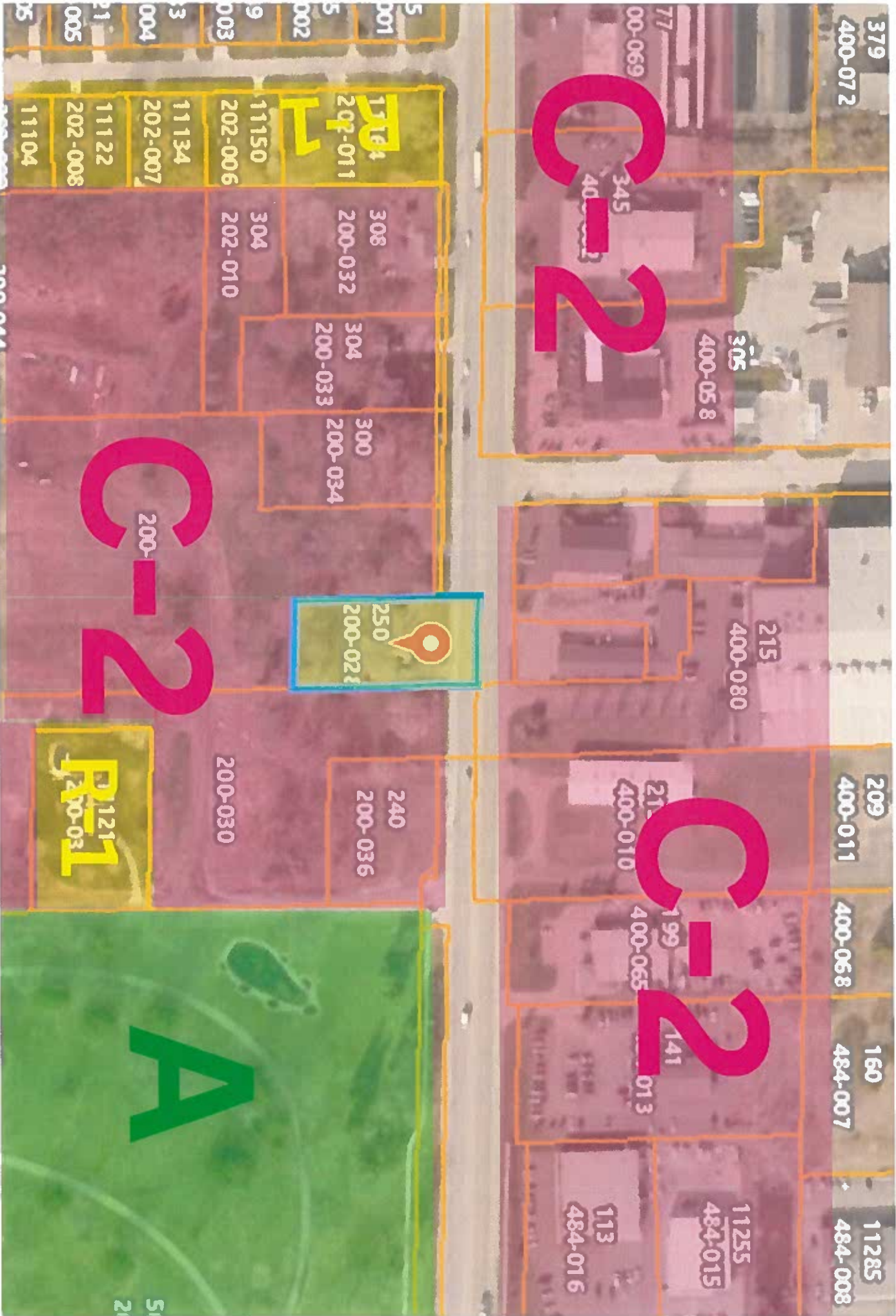
N/A

* 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;

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

The master and current plan already have all the surrounding buildings zoned as C-2.



379
400-072

305
400-058

215
400-080

209
400-011

400-068

160
484-007

11285
484-008

77
00-069

345
400-043

211
400-010

199
400-065

141
013

113
484-016

11255
484-015

C-2

C-2

C-2

A

R1
200-011

308
200-032

304
200-033

300
200-034

250
200-024

240
200-036

200-030

R1
200-031

5
001
11164
200-011

9
003
11150
202-006

3
004
11134
202-007

21
005
11122
202-008

05
11104

51
20

PART OF NE 1/4 COM S 87D 13M E 904.9 FT FROM N 1/4
COR, TH S 87D 13M E 120 FT, S 250 FT, N 87D 13M W 120
FT, TH N 250 FT TO BEG. SEC 25 T7N R13W .68 A

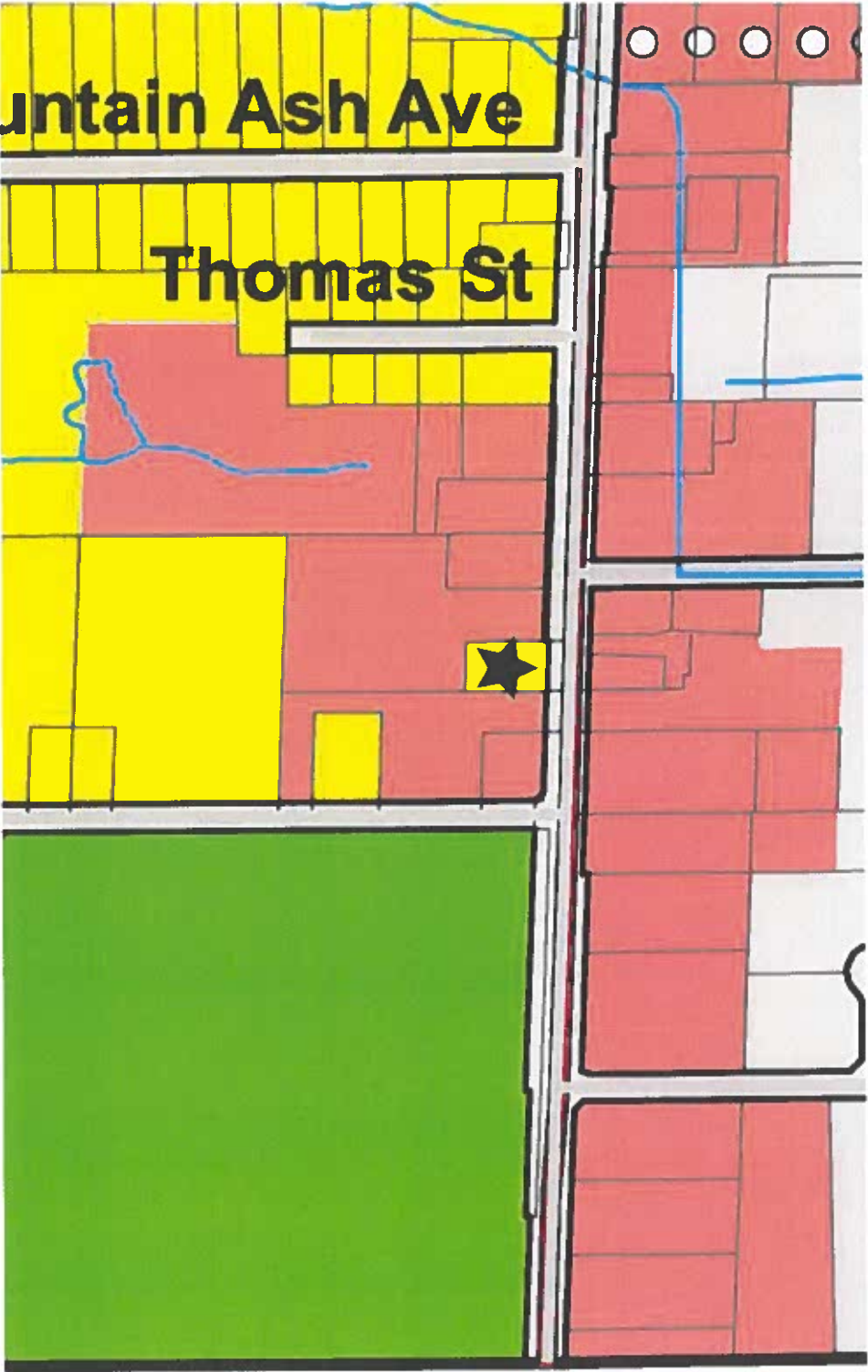
Current Zoning is R-1

Desired Zoning of C-2



Potential MDOT easement

250
200-028



★0-250 Lake Michigan Dr