

TALLMADGE CHARTER TOWNSHIP

Ottawa County

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

ZONING MAP OR TEXT AMENDMENT

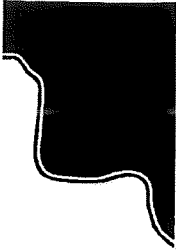
For an application to be considered complete, all requested information must be provided. If an item is not applicable to your application, please state "not applicable" and provide an explanation why it is not applicable.

- **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: _____ Payment of: _____ Via Check: _____ Cash: _____ (500' MZEA? Sunset to yr 2018 OCty)



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: Dewey Bultsma

Address of Applicant: O-308 Lake Michigan Drive,
Grand Rapids, MI 49534

Email: Duke@bultsmaexcavating.com Telephone: 616-735-5530

Property Location: 550 Lake Michigan Drive NW, GR 40534

Name of Owners: Dewey Bultsma

Address of Owners: O-308 Lake Michigan Drive, Grand Rapids, MI 49534

Email: Duke@bultsmaexcavating.com Telephone: 616-735-5530

Permanent Parcel Number: 70-10-25-100-035

Legal Description: E 12 ACRES OF W 22 ACRES OF E 1/2 OF NW 1/4,
EXC M-45 R/W SEC 25 T7N R13WE

Parcel Size: 11.78 AC Current Zoning: C2 Requested Zoning: I-1

Point of Contact Name(POC)*: Matthew LaRue

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

POC Telephone: 616-335-4793 POC Email: matt@bultsmaexcavating.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.

4/3/2025

Date

Dewey Bultsma
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;

See Attached

- (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;

See Attached

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

See Attached

0-308 Lake Michigan Drive
Grand Rapids, MI 49534
(616)-735-5530
Matt@bultsmaexcavating.com

ZONING MAP AMENDMENT APPLICATION SUPPLEMENTAL

Planning Commission,
Tallmadge Charter Township
O-1451 Leonard Street NW
Grand Rapids, MI 49534

Thursday, April 03, 2025

Subject Parcel: 550 Lake Michigan Drive NW, Grand Rapids, MI 49534 (11.78 Acres)

PPN 70-10-25-100-035

Current Zoning: C2 Partition

Proposed Zoning: I-1 Partition

Nature & effect of the proposed amendment:

- The parcel is currently split zoned C2 & R1 with the C2 commercial zoned section along the frontage of Lake Michigan Drive.
- The majority of the frontage along Lake Michigan Drive is taken up by a public utility sanitary lift station.
- The Owner and Applicant proposes converting the C2 commercial partition to I-1 industrial

The changed or changing conditions in the area or the Township that make the proposed amendment reasonably necessary to the promotion of public health, safety, & welfare:

- The subject parcel is unsuitable for commercial and or residential purposes being that the majority of the frontage along Lake Michigan Drive is taken up by a public utility lift station.

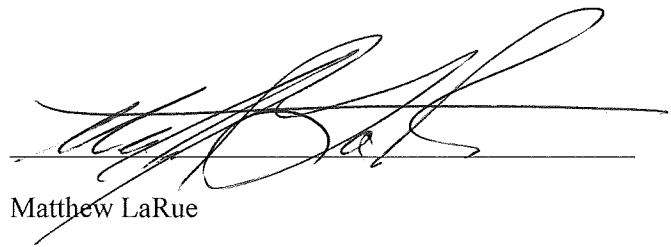
All other circumstances, factors, and reasons which the petitioner offers in support of the proposed amendment:

- The western and northern borders of the parcel is non-zoned public utility property (Consumers Energy).
- The R-1 residential parcel to the east is majority regulated wetlands and unsuitable for development

- The remaining R1 zoned partition of the subject parcel is unsuitable for residential development because it is majority regulated wetlands.
- The subject parcel is unsuitable for commercial and or residential purposes being that the majority of the frontage along Lake Michigan Drive is taken up by a public utility lift station.

If the zoning is approved, the owner, his successors, and assigns agree to the conditions stated hereof:

- None

A handwritten signature in black ink, appearing to read "Matthew LaRue", is written over two horizontal lines. The signature is stylized with a large, looped "M" and "L".

Matthew LaRue