

January 5, 2026

Alexis Gulker
Fresh Coast Planning
119 ½ Washington Avenue, Studio B
Grand Haven, MI 49417

RE: Proposed Use and Parking for 13953 Ironwood

Dear Alexis,

I am writing to help define the uses for the proposed buildings included in the site plan application. As you may know, the site plan for a very similar development (same speculative uses) was proposed and approved at the Planning Commission meeting on June 25th, 2019. At the time Kurt Andrews was the owner of the land and I was facilitating the development for him. I now own the land.

Firstly, I would like to help clarify the ownership/applicant relationship. Paul Henderson mistakenly noted that I controlled P.I.G. LLC. I do not control P.I.G. LLC nor am I a member of that LLC. **The partners in that LLC are Matt Purvis and Matt Isard.** I am personally the owner of the land and plan to partner with the applicant to develop the site as proposed.

An existing local company called Encompass is planning to occupy the office area and the first 2 bays in the western building "B". They specialize in the design and construction of cleanrooms for various types of processes. The remainder of that building will be for speculative rental to various users. The entirety of the eastern building "A" will be built on a speculative basis. Therefore, the uses are unknown currently for much of the proposed spaces. Some of the potential uses, for example, may be a home builder, plumber, electrician, etc.

From the previous approval, since the users were unknown, it was made a condition that as building permits are issued for the occupancy of each space, the owner would be obligated to reevaluate the necessary parking and submit it to the Township for review to ensure that there is adequate on-site parking. It is my hope that this will be the agreed upon mechanism to ensure compliance.

Sincerely,



Ken VerWoert