



February 6, 2026

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

RE: Resubmittal for Site Plan Approval for
13953 Ironwood Drive

Dear Ms. Gulker:

I am writing to accompany the submittal of revised plans for the two proposed commercial buildings. The buildings are being built for speculative purposes except for the one known user Encompass. Encompass is a local company that specializes in the design and construction of cleanrooms for various types of processes. The exact uses and/or users or the number employees for the remaining spaces are unknown currently. Some of the potential users may be for example a homebuilder, electrician, plumber or similar trade as allowed by the ordinance.

Based on the review comments received regarding parking requirements, the building and parking layouts at the front of the buildings have been revised to provide more parking. To provide more parking the office areas are no longer in front of the units. The offices will be internal to the front unit of each building.

It is understood that it is difficult to determine the adequacy of the proposed onsite parking without knowing the exact use or number of employees. The owner and applicant will agree to the following requirement when building permit applications are submitted to build out the spaces as they are leased. A summary of all existing users will be provided along with the proposed new tenant that demonstrates that the site provides adequate parking based on the parking requirements in chapter 15 of the zoning ordinance in general and in section 15.06 in particular. If the required onsite parking cannot be provided, then the potential user will not be allowed to occupy the space. You will note on the site plan that since the number of future employees is unknown, we have used the method calculated from floor space as that is the only thing we know currently.

Immediate buildout for office space is no longer part of the plan. Based on excess parking I have calculated the amount of office space that parking would support. Once you added office space to the building you would also be able to deduct warehouse space. I am not going to go that far with the parking calculations currently.

It is our opinion that this submittal addresses all the review comments received in review letters and subsequent emails. However, the following items are not being provided at this time.

- 1) *Provide specification sheet with dimensions and elevations for proposed ground mounted and wall signs.*

The applicant has not decided on what type of sign will be preferred. Sign approval is a separate permit, and they would prefer to wait to provide this information when they apply for a building permit

- 2) *Please provide easement access documents to the east and west properties. This may either exist already, or a new draft document(s) is needed*

There will be several mutual agreements required for the development of these properties as proposed. They include, for example driveway access, parking, drainage and storm water management. The applicant wants to wait until the site plan is approved before retaining legal council to prepare these documents and for us to prepare the legal descriptions and exhibits for the necessary agreement(s)

Should you have any questions, please feel free to contact me at (616) 361-0765.

Sincerely,
ROOSIEN & ASSOCIATES



Paul G. Henderson, P.E.