



# 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: 3/24/16 Payment of: 1500.00 Via Check: 1670 Cash: \_\_\_\_\_ (500' MZEA? Sunset to yr 2018 OCty)  
500.00



# 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: GARY Johnson

Address of Applicant: 4080 Johnson St.  
Coopersville Mich.

Email: GWJCH.GJ@GMAIL Telephone: 616 8625456  
gwjch.gj@gmail.com

Property Location: \_\_\_\_\_

Name of Owners: GARY Johnson

Address of Owners: 4080 Johnson St.

Email: gwjch.gj@gmail Telephone: 616 8625456

Permanent Parcel Number: 70-10-07-200-026

Legal Description: PART OF THE NORTHEAST 1/4 OF SECTION 7, T7N R13W  
Tallmadge Township Ottawa County Mich. REMON L3 P582

Parcel Size: 10 ac. Current Zoning: Aq Requested Zoning: RURAL PRESERVE

Point of Contact Name(POC)\*: GARY Johnson  
\*Point of Contact shall be the only person contacted by the township regarding the application

POC Telephone: 616 8625456 POC Email: gwjch.gj@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.

2-16-28  
Date

Gary Johnson  
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;

SON Building House GRANDSON Building House  
-Would allow for the construction of an  
additional single-family residence on  
the property.-

(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;

This would allow family members to reside on the  
property. The additional residence would not affect  
the surrounding properties.

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

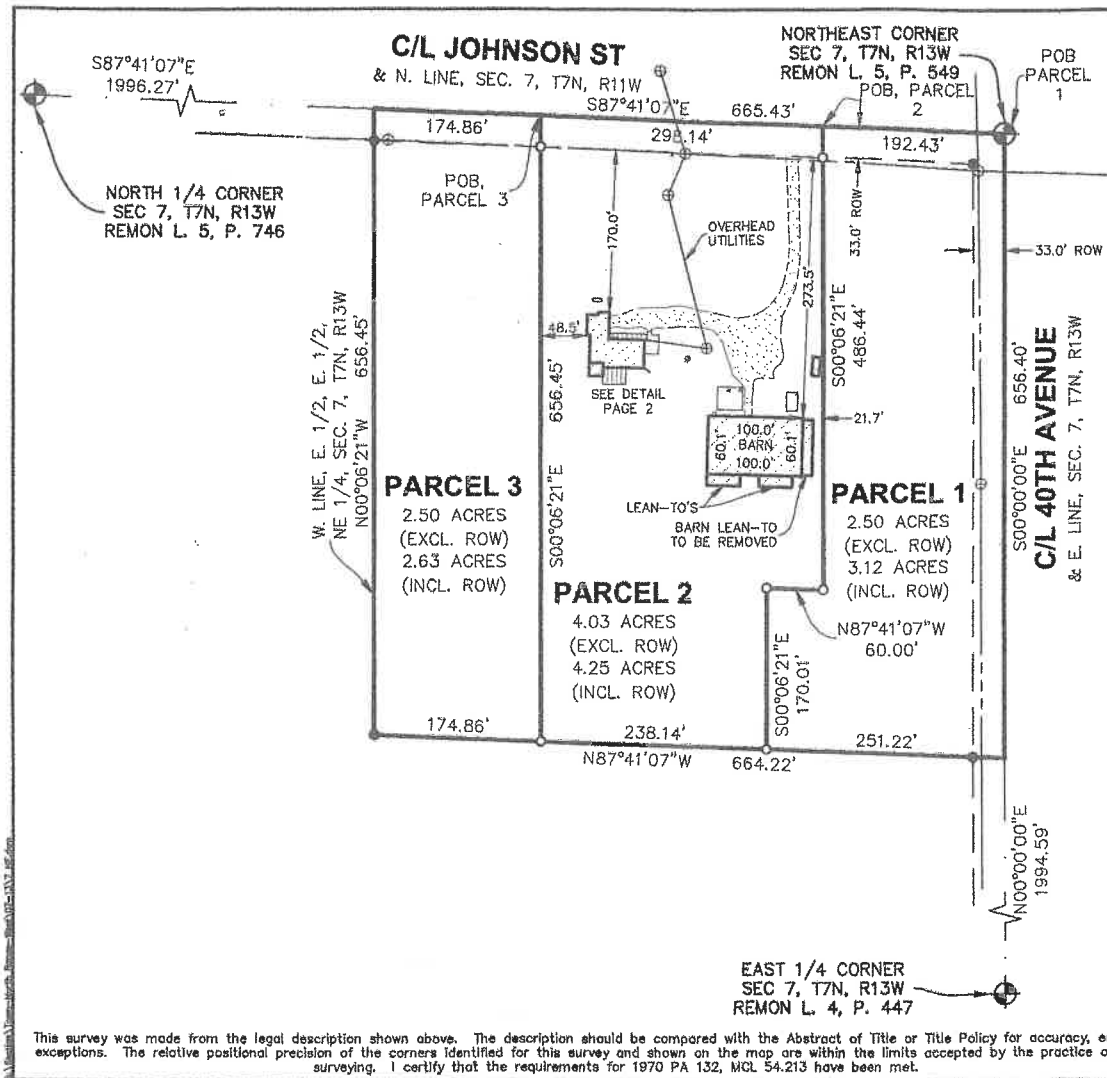
This request ~~is~~ supports family housing needs and fits the surrounding area without any negative impacts. The property has the appropriate space for an additional family.

4130  
200-039

4110  
200-040

4080  
200-026

13570  
100-032



**CERTIFICATE OF SURVEY**

FOR: Gary Johnson  
 4080 Johnson St  
 Marne, MI 49435

DESCRIPTION: Part of the Northeast 1/4 of Section 7, T7N, R13W, Tallmadge Township, Ottawa County, Michigan. See page 2 of 2 for full descriptions.

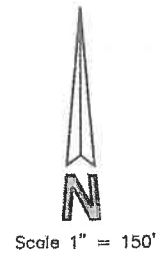
PROPERTY ADDRESS: 4080 Johnson St  
 PP#70-10-07-200-026

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that this survey has been prepared in conformance with the requirements of Act No. 132, P.A. 1970 and of Act 280, P.A. 1972, and that the survey error of closure is no greater than 1:5000.

3-20-2026  
 Date *Justin R. Brands*  
 Justin R. Brands  
 Professional Surveyor,  
 State of Michigan  
 PLS #4001071372



- LEGEND**
- Found Iron Stake
  - Set Iron Stake
  - Set Wood Stake
  - ⊕ Utility Pole
  - x-x- Fence Line
  - D = Deeded
  - P = Platted
  - M = Measured
  - [Building Symbol] Building
  - [Deck Symbol] Deck
  - [Concrete Symbol] Concrete
  - [Asphalt Symbol] Asphalt
  - [Gravel Symbol] Gravel



PAGE 1 OF 2

**feenstr**  
 & Associates, Inc.  
 CIVIL ENGINEERS & SURVEYORS

3145 Prairie St SW Phone: 616.457.7050  
 Grandville, MI 49418 www.feenstrinc.com

Proj	240666
File	7-7-13
Date	03/20/2026

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.