

TALLMADGE CHARTER TOWNSHIP

Ottawa County

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

ZONING MAP OR TEXT AMENDMENT

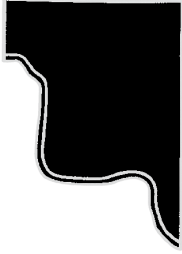
For an application to be considered complete, all requested information must be provided. If an item is not applicable to your application, please state “not applicable” and provide an explanation why it is not applicable.

- **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)



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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: Jeff Schut, Visser Brothers

Address of Applicant: 1946 Turner Ave NW, Grand Rapids, MI 49504

Email: jschut@visserbrothers.com Telephone: 616-510-3129

Property Location: 13925 Ironwood Dr

Name of Owners: Kurt C Andrews Trust

Address of Owners: 13925 Ironwood Dr

Email: _____ Telephone: _____

Permanent Parcel Number: 70-10-01-400-054

Legal Description: see attached

Parcel Size: 9.09 ac Current Zoning: C2,RP Requested Zoning: I-1
(in overlay district)

Point of Contact Name(POC)*: Dave Hanco, Feenstra & Assoc.

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

POC Telephone: 616-457-7050 POC Email: dave@feenstrainc.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.

Date

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;

To rezone the property within the Ironwood Overland District from RP and C2 to I-1.

- (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")

- * 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;

The intent of the Overlay District is to encourage the controlled growth of
commercial and industrial development along Ironwood Drive to serve the

local and regional needs of the community and the region.

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

The entire property is master planned as Ironwood Drive Corridor which supports the development as an Industrial property

PROPERTY DESCRIPTION:

PPN# 70-10-01-400-047
13925 Ironwood Drive
Owner: Kurt C Andrews Trust

That part of the Southeast 1/4 of Section 1, T7N, R13W, Tallmadge Township, Ottawa County, Michigan described as: Commencing at the South 1/4 Corner of said Section; thence N04°53'00"W 1100.00 feet along the West line of the Southeast 1/4 to the Place of Beginning of this Description; thence N04°53'00"W 862.94 feet along the West line of the Southeast 1/4; thence N90°00'00"E 196.90 feet; thence N04°53'00"W 453.24 feet to the South Right-of-Way line of Ironwood Drive (M-11); thence Southeasterly 130.98 feet along a 22839.31 foot radius curve to the right the chord of which bears S45°55'51"E 130.98 feet along said Right-of-Way line; thence continuing along said Right-of-Way line S45°46'00"E 168.32 feet; thence S04°53'00"E 1106.81 feet to a point that is 1100.00 feet N04°53'00"W from the South line of the Southeast 1/4 of Section 1; thence S90°00'00"W 393.80 feet to the Point of Beginning.

EXCEPT: Part of the Southeast 1/4 of Section 1, T7N, R13W, Tallmadge Township, Ottawa County, Michigan described as: Commencing at the South 1/4 corner of said Section thence N04°53'00"W 1962.94 feet along the North-South 1/4 line of said Section; thence N90°00'00"E 196.90 feet to the place of beginning; thence N04°53'00"W 453.24 feet parallel with said 1/4 line to the Southerly right of way line of Ironwood Drive (aka M-11) (158 feet wide); thence Southeasterly 38.02 feet along said right of way line on a 22839.31 foot radius curve to the right, the long chord of which bears S45°59'45"E 38.02 feet; thence South 04°53'00"E 426.72 feet parallel with the North-South line; thence South 90°00'00"W 25.09 feet to the place of beginning.

Contains 396,007 SF or 9.09 Acres.

