



**STUDY SESSION** from 4:00 p.m. - 5:00 p.m.

- I. 337 Fairbanks Ave - Holland Rec Center
- II. 633 E 24th St. - Proposed Development - Meijer mExpress Store/Gas Station
- III. 93 W 7th St.
- IV. UDO Battery Storage

**REGULAR MEETING** at 5:00 p.m.

- I. Call to Order**
- II. Approval of Minutes** for the March 10, 2026 regular meeting
- III. Communications from the Audience**  
This is for items not listed as a public hearing on the agenda
- IV. New Business**
  - a. \*493 W 32nd St. – Proposed development consisting of five townhome-style condominium buildings, totaling 25 units.
- V. Communications and Petitions**
  - a. Scheduling of Public Hearings
  - b. Communications from Commission members.
  - c. Communications from Staff
- VI. Adjournment**

**Next Meeting Date:** Tuesday, May 12, 2026.

Questions regarding this agenda can be directed to Community & Neighborhood Services by calling (616) 355-1330 or emailing [planningcomment@cityofholland.com](mailto:planningcomment@cityofholland.com).

\* Denotes a required public hearing

Public Hearing Procedure:

1. Identification of Agenda Item by Chairperson.
2. Presentation by Applicant, questions from Commission & Staff.
3. Comments by Staff, questions from Commission.
4. Public Hearing: Comments and questions from individuals in the audience.
5. Individuals approach the microphone and state name, address.
6. All comments and questions should be directed to the Chairperson.
7. Comments and questions from individuals should be limited to 5 minutes.

8. Chairperson will close the public hearing.
9. Commission discussion and action on the request.

The City of Holland will provide necessary services and auxiliary aids, such as signers for hearing impaired and audiotapes of printed materials, to individuals with disabilities, upon receipt of seven days prior notice. Person with disabilities requiring auxiliary aids services should contact the City of Holland by writing or calling: Esther Fifelski, Human/Community Relations Coordinator, 270 S River Avenue Holland, MI 49423, telephone (616) 616.355.1300. Document(s) available for translation upon request.

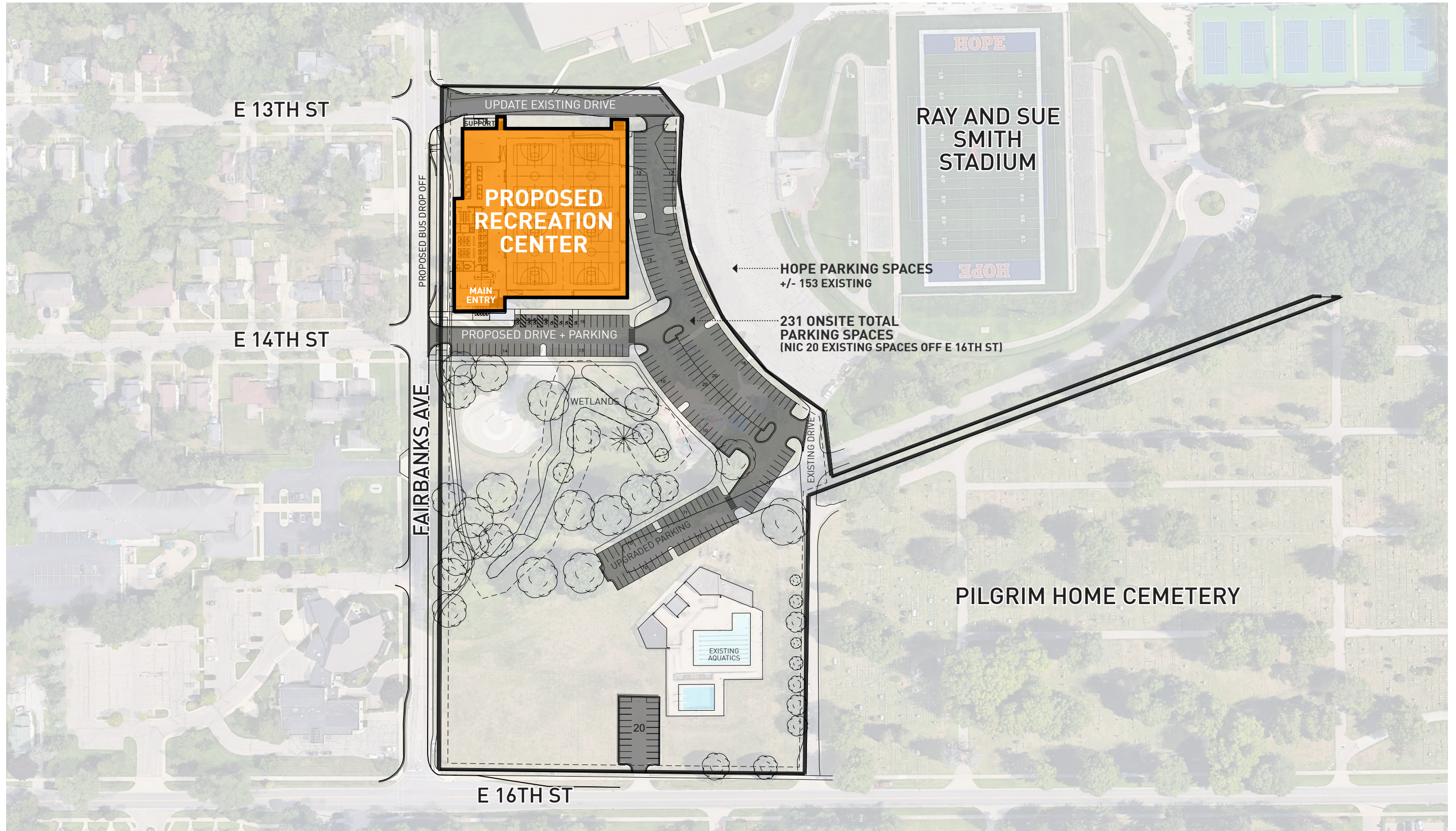
La Ciudad de Holland proporcionará servicios necesarios y ayudas auxiliares, tales como personas que usan lenguaje de señas para aquellos con discapacidad auditiva y cintas de audio de materiales impresos, a las personas con discapacidad, con un aviso previo de siete días de anticipación. Las personas con discapacidades que necesiten servicios de ayudas auxiliares deben ponerse en contacto con la Ciudad de Holland escribiendo o llamando a: Human/Community Relaciones comunicándose con Esther Fifelski, 270 S River Avenue, Holland, MI 49423, teléfono 616.355.1300. Documento(s) en traducción disponible(s) a petición.

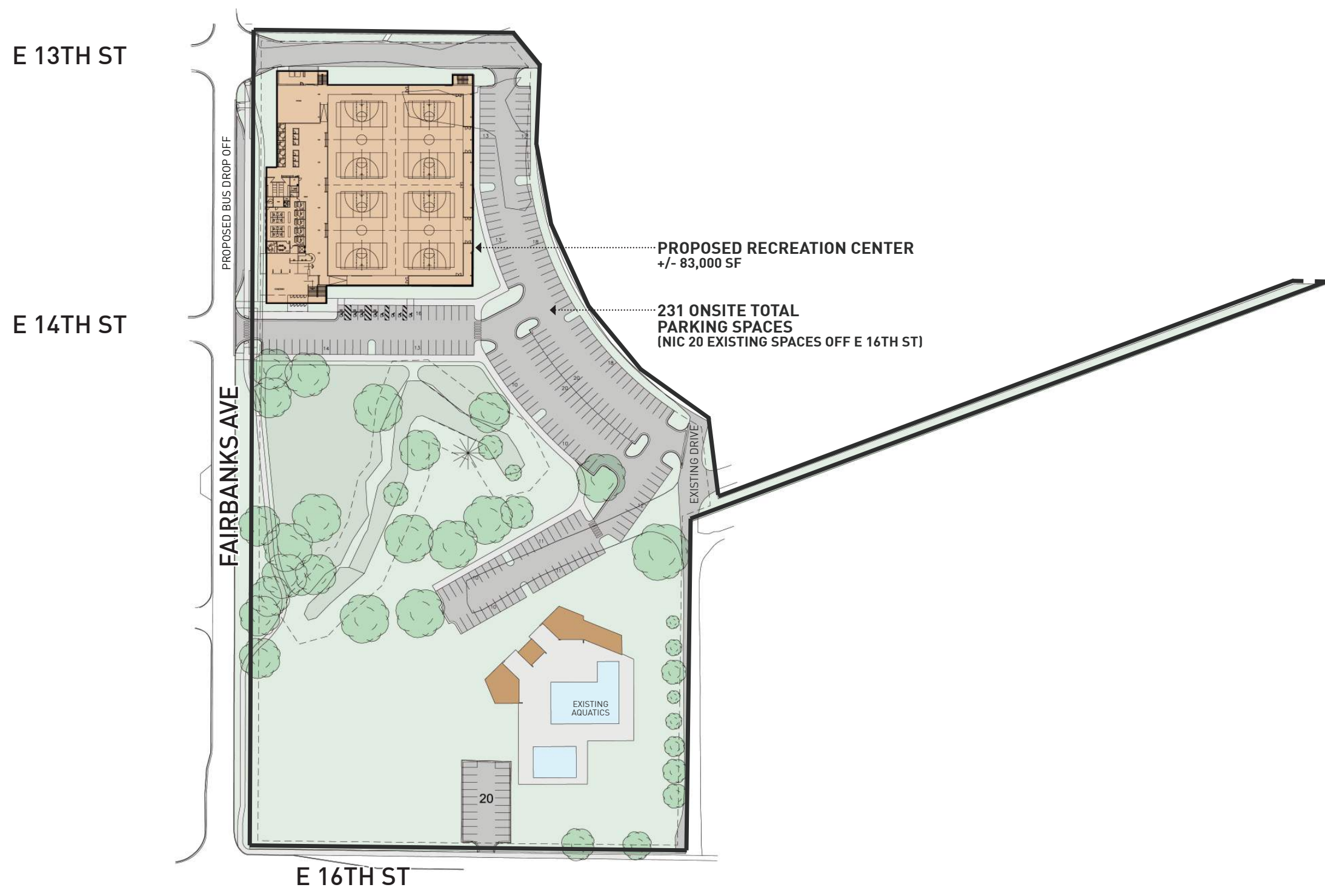
# CITY OF HOLLAND RECREATION CENTER

HOLLAND, MI

CITY WORK SESSION  
14 APRIL 2026







E 13TH ST

E 14TH ST

PROPOSED BUS DROP OFF

FAIRBANKS AVE

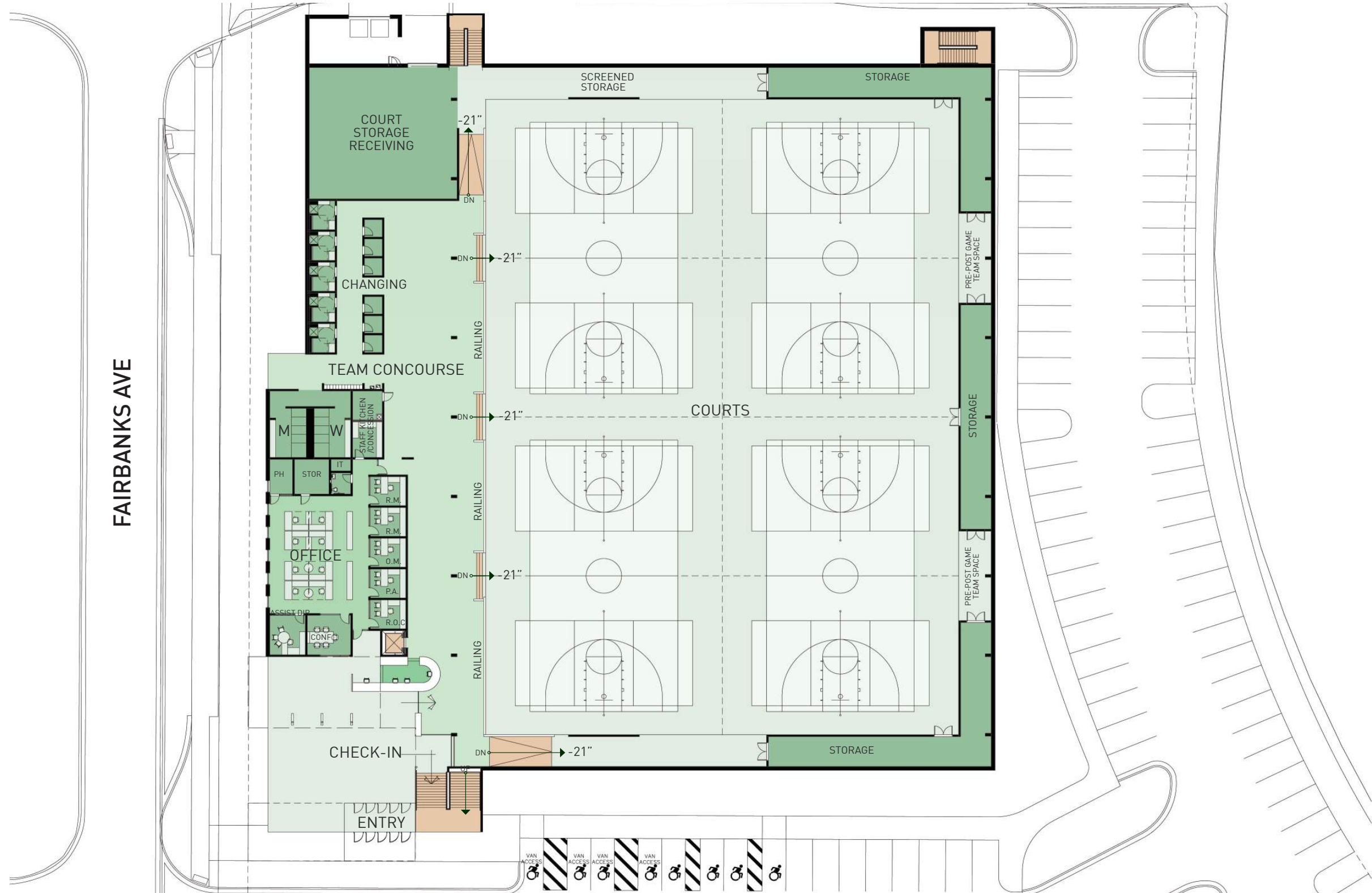
PROPOSED RECREATION CENTER  
+/- 83,000 SF

231 ONSITE TOTAL  
PARKING SPACES  
(NIC 20 EXISTING SPACES OFF E 16TH ST)

EXISTING  
AQUATICS

20

E 16TH ST



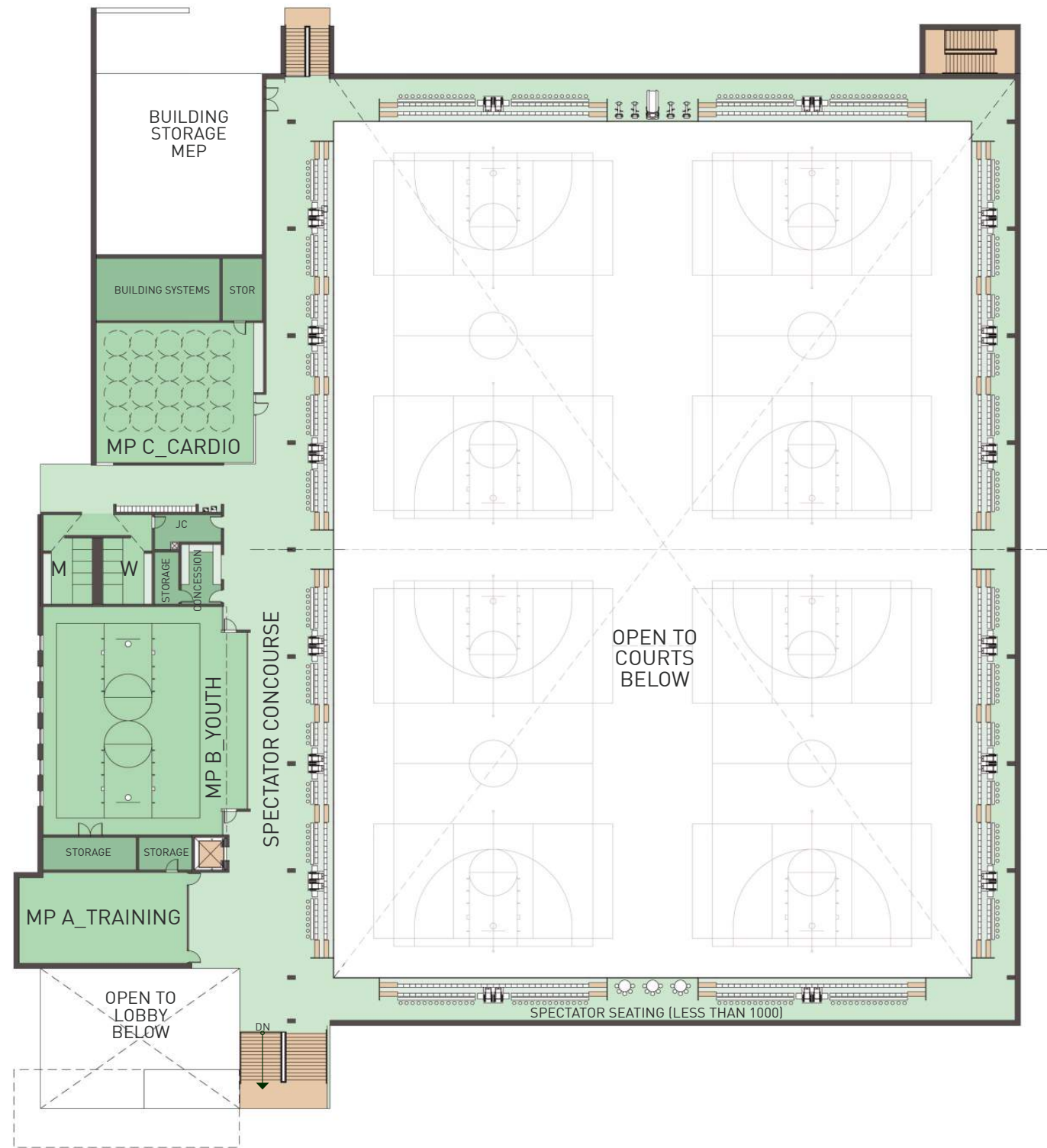
FAIRBANKS AVE

SCHEMATIC | PLAN LEVEL 1  
 +/- 61,150 GSF



CITY OF HOLLAND RECREATION CENTER

14 APRIL 2026  
 20240902













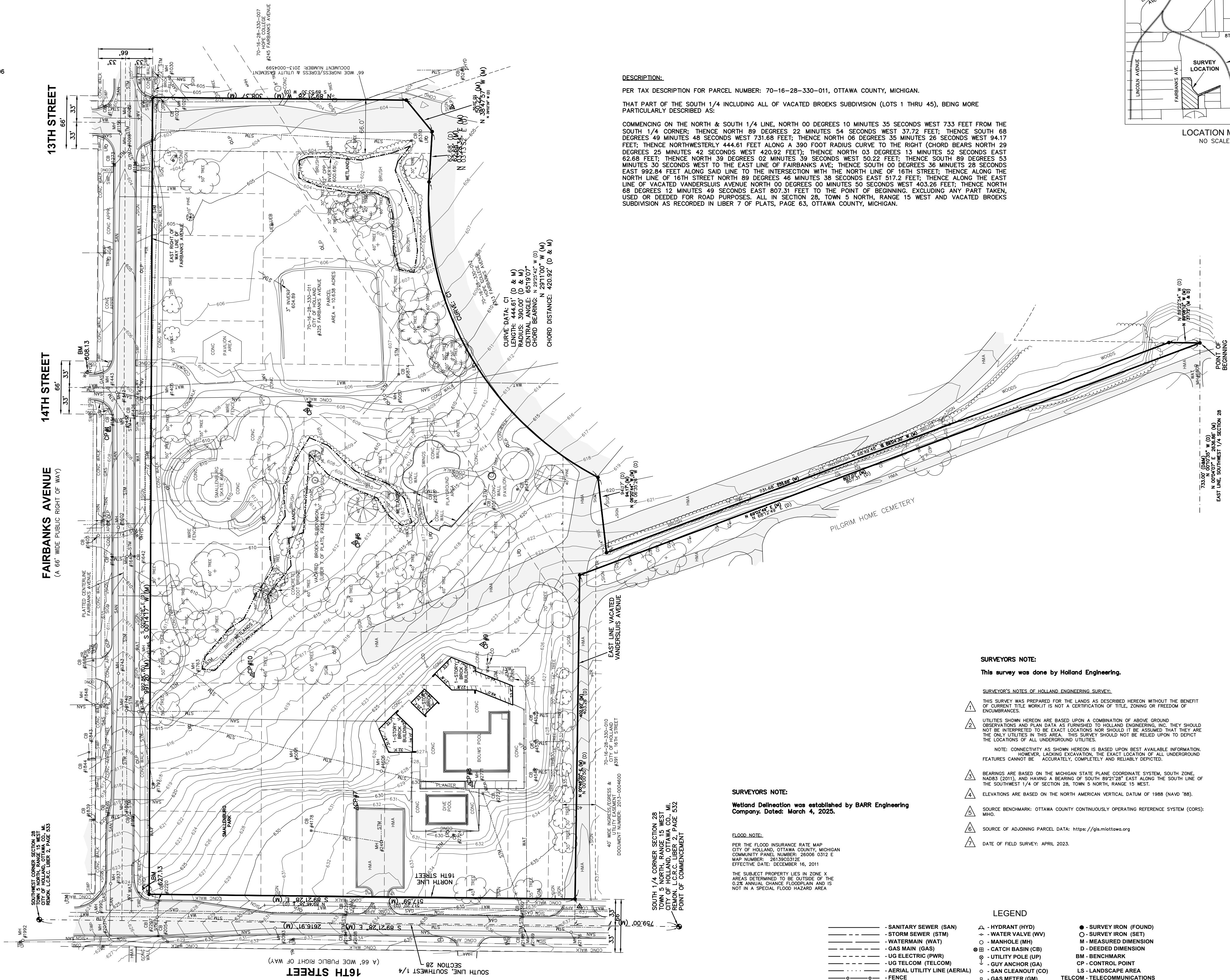
**BENCHMARKS - NAVD88**

BENCHMARK 608.13  
NORTHEASTERLY BOLT ON HYDRANT  
FLANGE, LOCATED AT THE NW CORNER  
OF 14TH STREET & FAIRBANKS AVENUE.

BENCHMARK 627.13  
SOUTHEASTERLY BOLT ON HYDRANT  
FLANGE, LOCATED AT THE NE CORNER  
OF 16TH STREET & FAIRBANKS AVENUE.

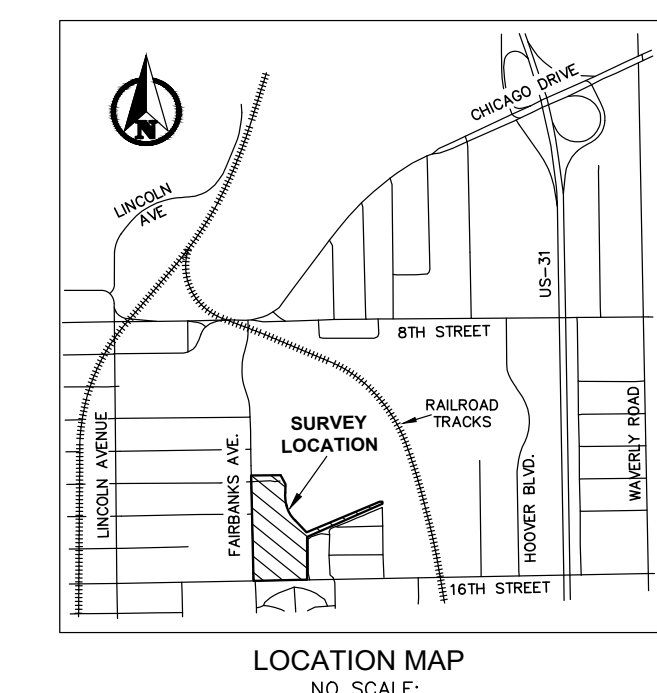
**CONTROL POINTS - MI SOUTH SPCS NAD83**

CP#1 UNKNOWN N 472969.2540 E 12660134.5290 ELEV: 607.63	CP#4 UNKNOWN N 472992.5468 E 12660374.0164 ELEV: RUN BM LOOP	CP#6 UNKNOWN N 472982.3952 E 12660432.3759 ELEV: RUN BM LOOP	CP#7 UNKNOWN N 472498.1567 E 12660435.2606 ELEV: 632.28
CP#8 UNKNOWN N 472927.5119 E 12660074.2104 ELEV: 630.22	CP#9 UNKNOWN N 472701.1742 E 12660087.9883 ELEV: RUN BM LOOP	CP#10 UNKNOWN N 472663.3000 E 12660509.1400 ELEV: RUN BM LOOP	



**DESCRIPTION:**  
PER TAX DESCRIPTION FOR PARCEL NUMBER: 70-16-28-330-011, OTTAWA COUNTY, MICHIGAN.  
THAT PART OF THE SOUTH 1/4 INCLUDING ALL OF VACATED BROOKS SUBDIVISION (LOTS 1 THRU 45), BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING ON THE NORTH & SOUTH 1/4 LINE, NORTH 00 DEGREES 10 MINUTES 35 SECONDS WEST 733 FEET FROM THE SOUTH 1/4 CORNER, THENCE NORTH 89 DEGREES 22 MINUTES 54 SECONDS WEST 37.72 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 48 SECONDS WEST 731.68 FEET; THENCE NORTH 06 DEGREES 35 MINUTES 28 SECONDS EAST 94.17 FEET; THENCE NORTHWESTERLY 444.61 FEET ALONG A 390 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 29 DEGREES 25 MINUTES 42 SECONDS WEST 420.92 FEET); THENCE NORTH 03 DEGREES 13 MINUTES 52 SECONDS EAST 62.68 FEET; THENCE NORTH 39 DEGREES 02 MINUTES 39 SECONDS WEST 50.22 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST TO THE EAST LINE OF FAIRBANKS AVE.; THENCE SOUTH 00 DEGREES 36 MINUTES 28 SECONDS EAST 92.84 FEET ALONG SAID LINE TO THE INTERSECTION WITH THE NORTH LINE OF 16TH STREET; THENCE ALONG THE NORTH LINE OF 16TH STREET NORTH 89 DEGREES 46 MINUTES 38 SECONDS EAST 517.2 FEET; THENCE ALONG THE EAST LINE OF VACATED VANDERSLUIS AVENUE NORTH 00 DEGREES 00 MINUTES 50 SECONDS WEST 403.26 FEET; THENCE NORTH 68 DEGREES 12 MINUTES 49 SECONDS EAST 807.31 FEET TO THE POINT OF BEGINNING, EXCLUDING ANY PART TAKEN, USED OR DECIDED FOR ROAD PURPOSES. ALL IN SECTION 28, TOWN 5 NORTH, RANGE 15 WEST AND VACATED BROOKS SUBDIVISION AS RECORDED IN LIBER 7 OF PLATS, PAGE 63, OTTAWA COUNTY, MICHIGAN.



0 30 60  
PLAN SCALE: 1" = 60'

Know what's below.  
Call before you dig.

PLAN REVISIONS


**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave  
Grand Rapids, MI 49505  
(616) 383-3861  
mailto:info@mbce.com

**SURVEY PLAN FOR**  
**HOLLAND REC CENTER**  
CITY OF HOLLAND, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE  
HOLLAND ENG. 04/23

PROJECT NO.: 250151.01

DESIGN DRAWN BY: ESA

DESIGNED BY: JFL

CHECKED BY: JFL

PLAN DATE: 04-01-2021

SHEET NUMBER  
**1 OF 4**

**SURVEYORS NOTE:**  
This survey was done by Holland Engineering.

**SURVEYOR'S NOTES OF HOLLAND ENGINEERING SURVEY:**  
THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.  
UTILITIES SHOWN HEREIN ARE BASED UPON A COMBINATION OF ABOVE GROUND OPERATIONS AND PLAN DATA AS FURNISHED TO HOLLAND ENGINEERING, INC. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DETECT THE LOCATIONS OF ALL UNDERGROUND UTILITIES.  
NOTE: CONNECTIVITY AS SHOWN HEREIN IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.  
BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), AND HAVING A BEARING OF SOUTH 89°23'38" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWN 5 NORTH, RANGE 15 WEST.  
ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).  
SOURCE BENCHMARK: OTTAWA COUNTY CONTINUOUSLY OPERATING REFERENCE SYSTEM (CORS); MHO.  
SOURCE OF ADJOINING PARCEL DATA: <https://gis.michigan.gov>  
DATE OF FIELD SURVEY: APRIL, 2023.

**SURVEYORS NOTE:**  
Wetland Delineation was established by BARR Engineering Company, Dated: March 4, 2025.

**FLOOD NOTE:**  
FOR THE FLOOD INSURANCE RATE MAP  
CITY OF HOLLAND, OTTAWA COUNTY, MICHIGAN  
COMMUNITY PANEL NUMBER: 4908 0332 E  
MAP NUMBER: 261302032E  
EFFECTIVE DATE: DECEMBER 16, 2011  
THE SUBJECT PROPERTY LIES IN ZONE X  
AREAS DETERMINED TO BE OUTSIDE OF THE  
0.2% ANNUAL CHANCE FLOODPLAIN AND IS  
NOT IN A SPECIAL FLOOD HAZARD AREA

**LEGEND**

- SANITARY SEWER (SAN)	△ - HYDRANT (HYD)	● - SURVEY IRON (FOUND)
- STORM SEWER (STM)	- WATER VALVE (WV)	○ - SURVEY IRON (SET)
- WATERMAIN (WAT)	○ - MANHOLE (MH)	M - MEASURED DIMENSION
- GAS MAIN (GAS)	⊕ - CATCH BASIN (CB)	D - DEEDED DIMENSION
- UTILITY POLE (UP)	⊕ - UTILITY POLE (UP)	BM - BENCHMARK
- UG ELECTRIC (PWR)	⊕ - GUY ANCHOR (GA)	CP - CONTROL POINT
- UG TELECOM (TELCOM)	⊕ - SAN CLEANOUT (CO)	LS - LANDSCAPE AREA
- AERIAL UTILITY LINE (AERIAL)	⊕ - GAS METER (GM)	TELCOM - TELECOMMUNICATIONS
- FENCE	⊕ - GAS VALVE (GV)	GS - GRAVE STONE
	X - UG GAS MARKER (UGM)	○ - STEEL POST (SP)
	⊕ - ELECTRIC METER (EM)	□ - TRANSFORMER (TRN)
	⊕ - ELECTRIC BOX (EB)	⊕ - LIGHT POLE (LP)
	⊕ - TELECOM RISER (TR)	⊕ - HAND HOLE (HH)
■ - HOT MIX ASPHALT SURFACE (HMA)		

P:250151.01 Holland Rec Center CADDWG 250151.DESIGN\_SHEETS.dwg, 4/12/2025 7:31:16 PM, EMILY ABBOTT

Utility locations are approximate only. Please contact "Miss Dig" three working days prior to the start of construction for exact locations. (1-800-482-7171)

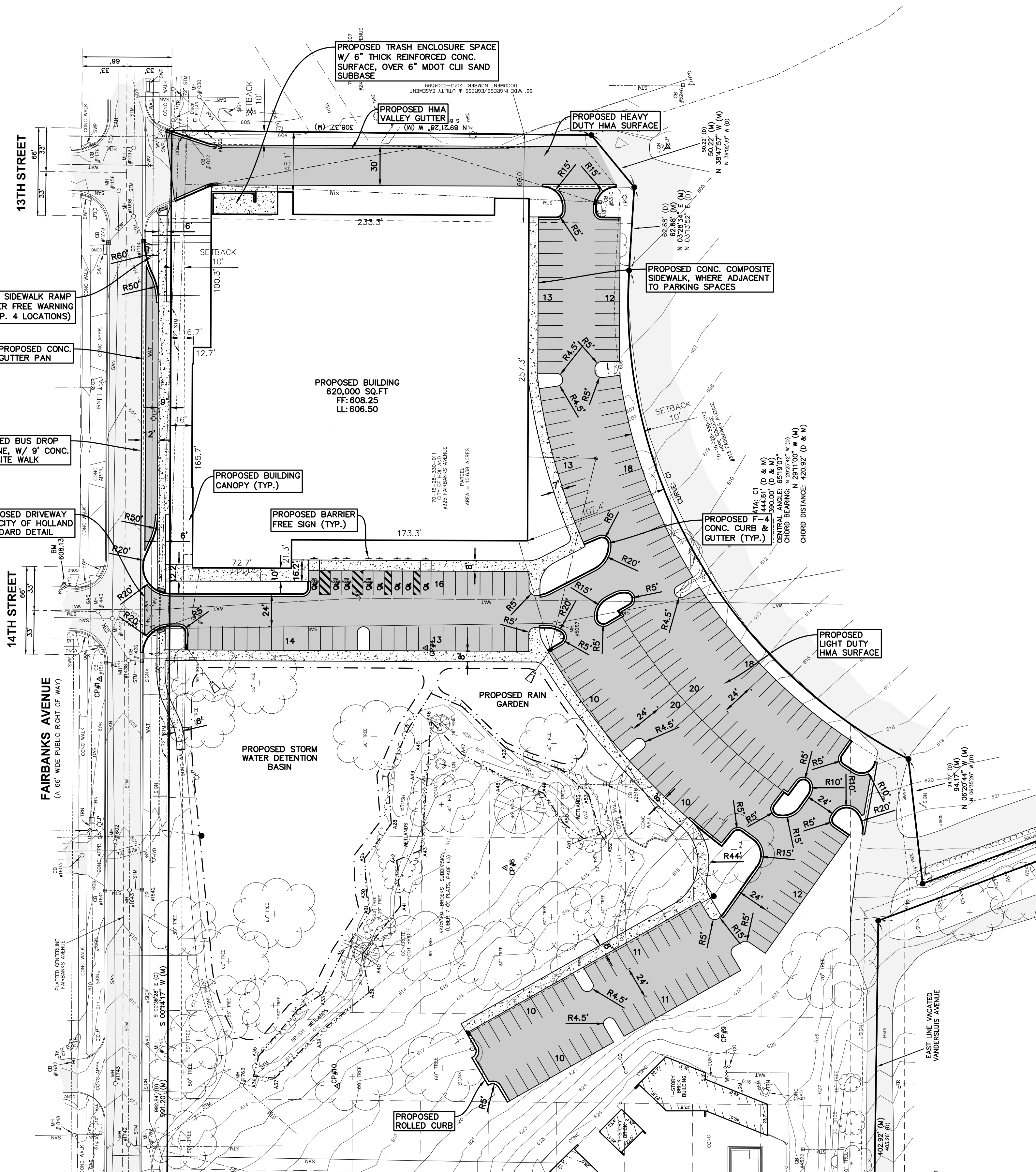
**BENCHMARKS - NAVD88**

BENCHMARK 608.13  
NORTHEASTERLY BOLT ON HYDRANT  
FLANGE, LOCATED AT THE NW CORNER  
OF 14TH STREET & FAIRBANKS AVENUE.

BENCHMARK 627.13  
SOUTHEASTERLY BOLT ON HYDRANT  
FLANGE, LOCATED AT THE NE CORNER  
OF 16TH STREET & FAIRBANKS AVENUE.

**CONTROL POINTS - MI SOUTH SPCS NAD83**

CP#1	CP#4	CP#7	CP#8	CP#9	CP#10
UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN
N 472369.2540	N 472392.5468	N 472327.3952	N 472498.1567	N 472498.1567	N 472498.1567
E 12660134.5290	E 12660374.0164	E 12660432.3759	E 12660435.2606	E 12660435.2606	E 12660435.2606
ELEV: 607.63	ELEV: RUN BM LOOP	ELEV: RUN BM LOOP	ELEV: RUN BM LOOP	ELEV: RUN BM LOOP	ELEV: 632.28



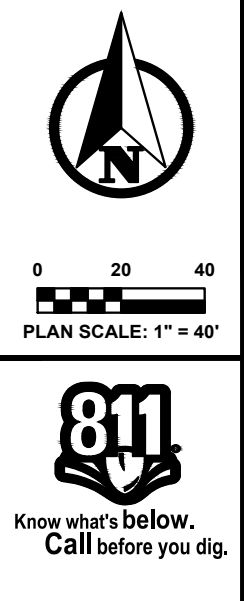
**SITE PLAN GENERAL NOTES:**

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH CITY OF HOLLAND STANDARD CONSTRUCTION SPECIFICATIONS.
4. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
5. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
6. UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:  
8" MDOT CL-2 SAND SUBBASE (C.I.P.)  
8" MDOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH  
2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
7. THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:  
12" MDOT CL-2 SAND SUBBASE (C.I.P.)  
8" 21AA GRAVEL BASE (C.I.P.)  
2" 3EL HMA LEVELING COURSE  
2" 3EL HMA WEARING COURSE
8. ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:  
12" MDOT CL-2 SAND SUBBASE (C.I.P.)  
6" 21AA GRAVEL BASE (C.I.P.)  
1 1/2" 3EL HMA LEVELING COURSE  
1 1/2" 3EL HMA WEARING COURSE
9. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
10. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
11. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
12. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER MANAGEMENT SYSTEM AS SHOWN AND SPECIFIED.
13. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

TOTAL PROPERTY AREA: 463,396 SQ.FT.  
EXISTING IMPERVIOUS: 84,482 SQ.FT. (18.2%)  
PROPOSED IMPERVIOUS: 198,341 SQ.FT. (42.8%)

223 PARKING SPACES  
4 HANDICAP VAN  
4 HANDICAP  
231 PARKING SPACES TOTAL

ZONING DISTRICT: OPEN SPACE ZONING  
ZONING SETBACK:  
FRONT: 10'  
SIDE: 10'  
REAR: 10'  
BUILDING HEIGHT: 10' MIN. - 35' MAX.



PLAN REVISIONS

NO.	DESCRIPTION

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave  
Holland, MI 49424  
(616) 383-3861  
mbr@moorebruggink.com

**SITE PLAN FOR**  
**HOLLAND REC CENTER**  
CITY OF HOLLAND, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	HOLLAND ENG. 04/23
PROJECT NO.	250151.01
DESIGN DRAWN BY:	ESA
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	04-01-26

SHEET NUMBER  
**2 OF 4**

PREPARED FOR:  
INTEGRATED ARCHITECTURE  
840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

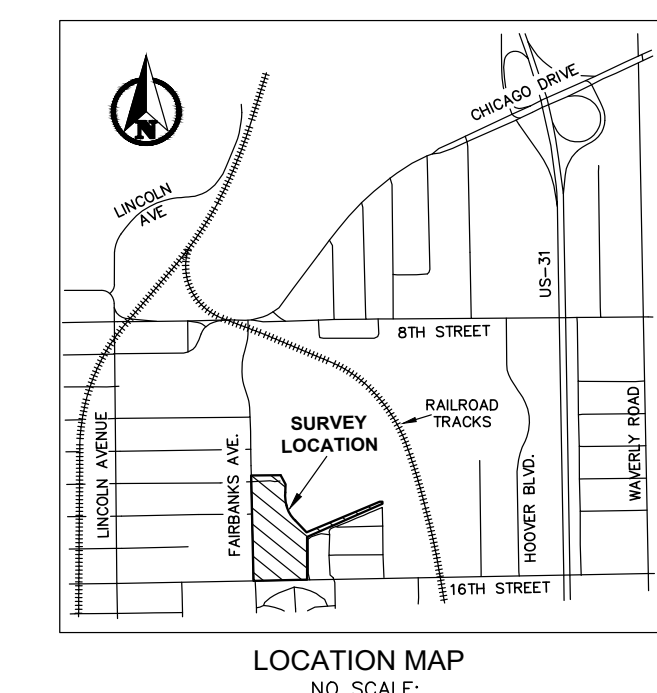
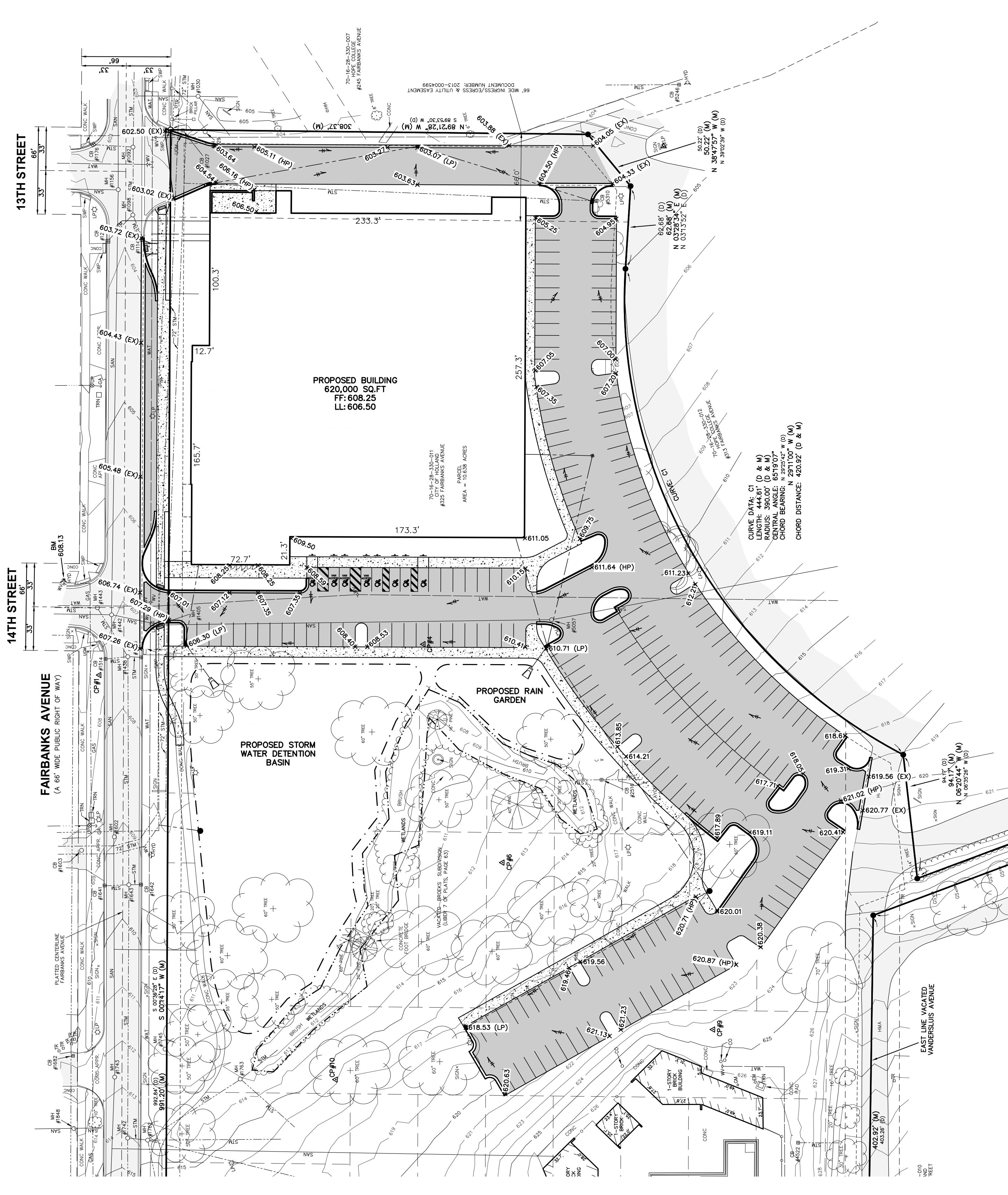
**BENCHMARKS - NAVD88**

BENCHMARK 608.13  
NORTHEASTERLY BOLT ON HYDRANT  
FLANGE, LOCATED AT THE NW CORNER  
OF 14TH STREET & FAIRBANKS AVENUE.

BENCHMARK 627.13  
SOUTHEASTERLY BOLT ON HYDRANT  
FLANGE, LOCATED AT THE NE CORNER  
OF 16TH STREET & FAIRBANKS AVENUE.

**CONTROL POINTS - MI SOUTH SPCS NAD83**

CP#1	CP#4	CP#7	CP#8	CP#9	CP#10
UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN
N 472369.2540	N 472392.5468	N 472327.3952	N 472527.5119	N 472701.1742	N 472663.3000
E 12660134.5290	E 12660374.0164	E 12660432.3759	E 126605074.2104	E 126605087.9883	E 126605091.1400
ELEV: 607.63	ELEV: RUN BM LOOP	ELEV: RUN BM LOOP	ELEV: RUN BM LOOP	ELEV: RUN BM LOOP	ELEV: RUN BM LOOP



0 20 40  
PLAN SCALE: 1" = 40'

Know what's below.  
Call before you dig.

**SOIL EROSION CONTROL NOTES:**

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINCK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CITY OF HOLLAND LIDS PERMIT, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK) PER CITY OF GRAND RAPIDS APPROVED MANUFACTURERS (H-FLOW AND/OR ACF BRANDS). CONTRACTOR SHALL PROVIDE PRODUCT INFORMATION TO THE CITY PRIOR TO INSTALLATION.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM FAIRBANKS AVENUE.
19. EXISTING SOIL CONDITIONS: SAND

PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave  
Grand Rapids, MI 49503  
(616) 383-3861  
mail@moorebruggink.com

**GRADING & S.E.S.C. PLAN**  
FOR  
**HOLLAND REC CENTER**  
CITY OF HOLLAND, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	HOLLAND ENG. 04/23
PROJECT NO.	250151.01
DESIGN DRAWN BY:	ESA
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	04-01-26

SHEET NUMBER  
**3** OF **4**

PREPARED FOR:  
INTEGRATED ARCHITECTURE  
840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

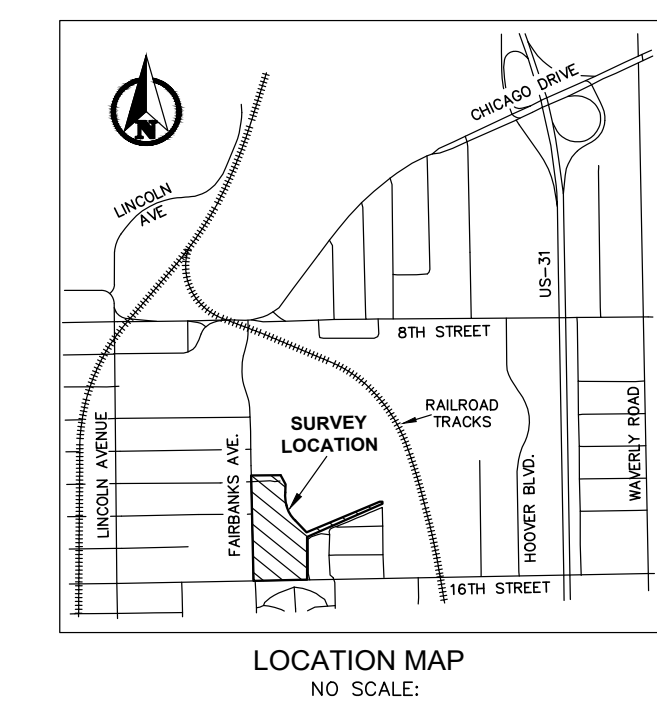
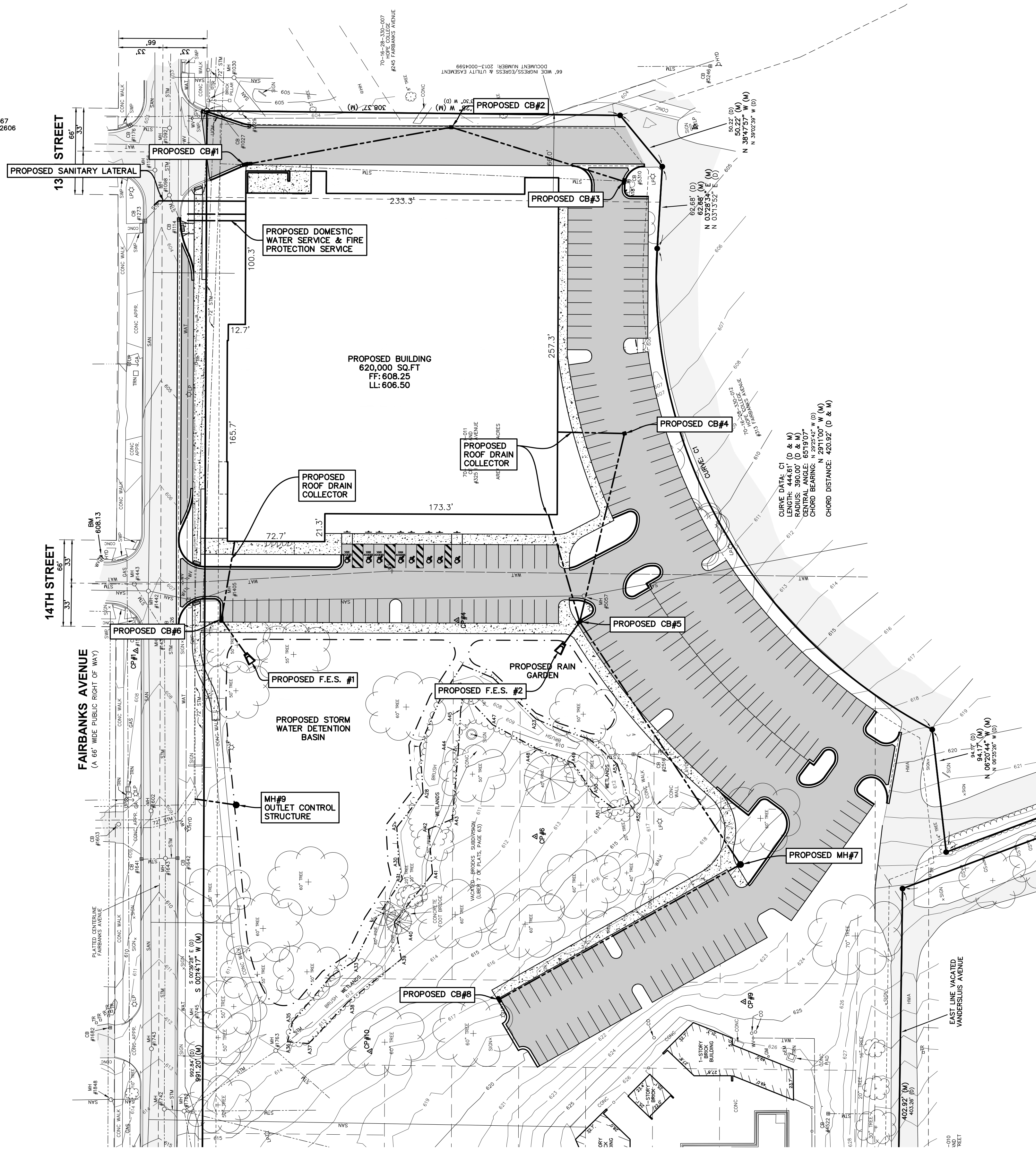
**BENCHMARKS - NAVD88**

BENCHMARK 608.13  
NORTHEASTERLY BOLT ON HYDRANT  
FLANGE, LOCATED AT THE NW CORNER  
OF 14TH STREET & FAIRBANKS AVENUE.

BENCHMARK 627.13  
SOUTHEASTERLY BOLT ON HYDRANT  
FLANGE, LOCATED AT THE NE CORNER  
OF 16TH STREET & FAIRBANKS AVENUE.

**CONTROL POINTS - MI SOUTH SPCS NAD83**

CP#1 UNKNOWN N 472369.2540 E 12660134.5290 ELEV: 607.63	CP#4 UNKNOWN N 472392.5468 E 12660374.0164 ELEV: RUN BM LOOP	CP#6 UNKNOWN N 472327.3952 E 12660432.3759 ELEV: RUN BM LOOP	CP#7 UNKNOWN N 472498.1567 E 12660435.2606 ELEV: 632.28
CP#8 UNKNOWN N 472527.5119 E 12660574.2104 ELEV: 630.22	CP#9 UNKNOWN N 472701.1742 E 12660587.9883 ELEV: RUN BM LOOP	CP#10 UNKNOWN N 472663.3000 E 12660509.1400 ELEV: RUN BM LOOP	



0 20 40  
PLAN SCALE: 1" = 40'

Know what's below.  
Call before you dig.

**UTILITY PLAN GENERAL NOTES:**

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER MANAGEMENT SYSTEM AS SHOWN AND SPECIFIED.
7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS' CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave  
Grand Rapids, MI 49503  
(616) 383-3861  
mailbox@mbce.com

**UTILITY PLAN FOR**  
**HOLLAND REC CENTER**  
CITY OF HOLLAND, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	HOLLAND ENG. 04/23
PROJECT NO.	250151.01
DESIGN DRAWN BY:	ESA
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	04-01-26

SHEET NUMBER  
**4 OF 4**

PREPARED FOR:  
INTEGRATED ARCHITECTURE  
840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503



**Proposed Development  
Meijer mExpress Store/Gas Station  
633 E. 24<sup>th</sup> Street**

City of Holland

April 14, 2026



# Proposed Site Plan

- Summary
  - 3,650 SF
  - 6 Pump Islands/12 Pumps
  - C-store
  - Dumpster Enclosure
  - Site and Landscape Improvements



BUILDING BREAKDOWN

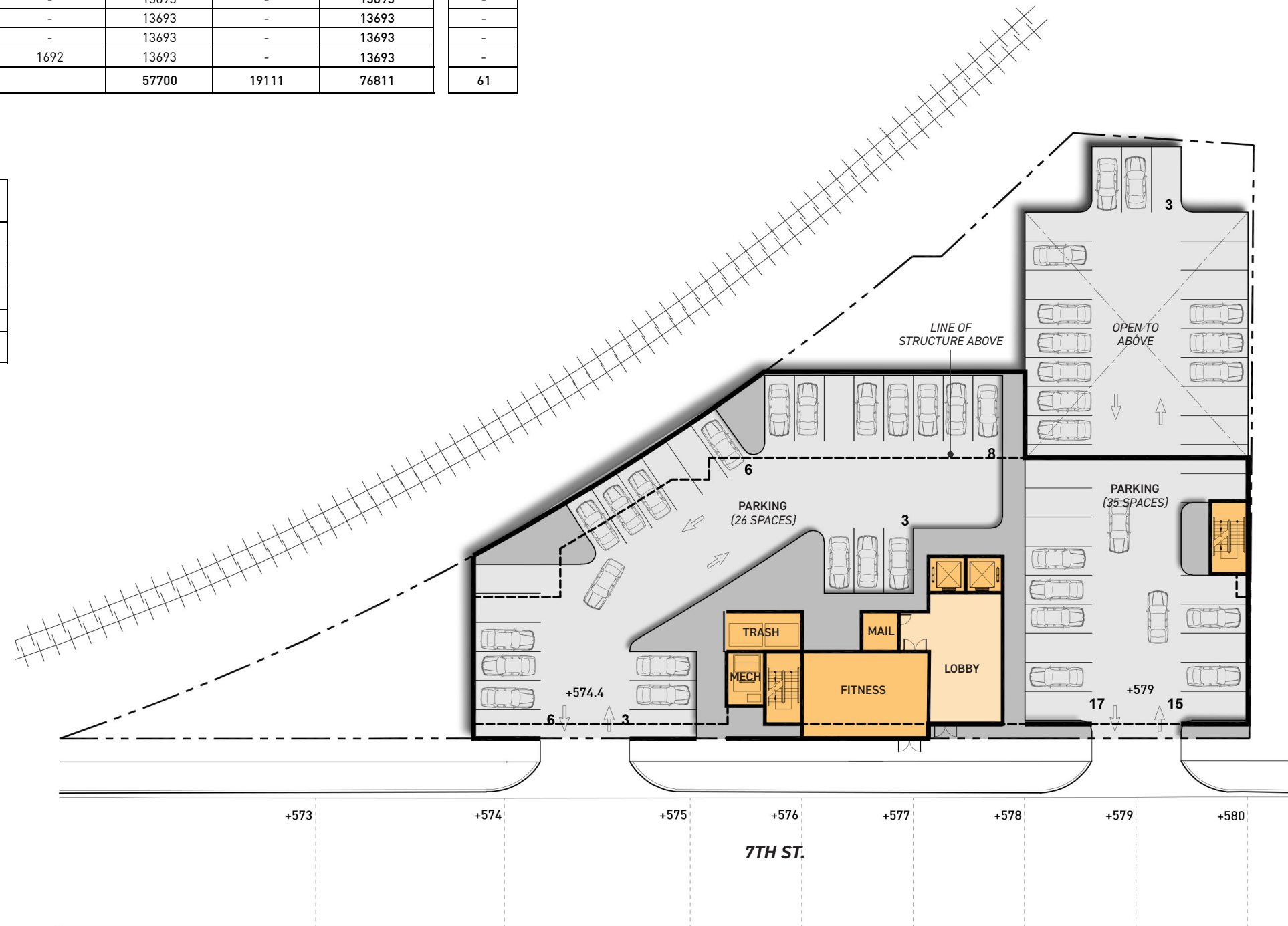
FLOOR	RESIDENTIAL AREA				PARKING AREA (GSF)	TOTAL AREA (GSF)	PARKING COUNT
	RENTABLE (GSF)	COMMON (GSF)	LOUNGE/PATIO	TOTAL (GSF)			
1	-	2928	-	2928	19111	22039	61
2	11579	2114	-	13693	-	13693	-
3	11579	2114	-	13693	-	13693	-
4	11579	2114	-	13693	-	13693	-
5	9887	2114	1692	13693	-	13693	-
<b>TOTAL</b>	<b>44624</b>	<b>11384</b>		<b>57700</b>	<b>19111</b>	<b>76811</b>	<b>61</b>

77% 20%

UNIT BREAKDOWN

FLOOR	1-BR (~670 GSF)	2-BR (~1050 GSF)	TOTAL
1	-	-	0
2	11	4	15
3	11	4	15
4	11	4	15
5	10	3	13
<b>TOTAL</b>	<b>43</b>	<b>15</b>	<b>58</b>

74% 26%



BUILDING BREAKDOWN

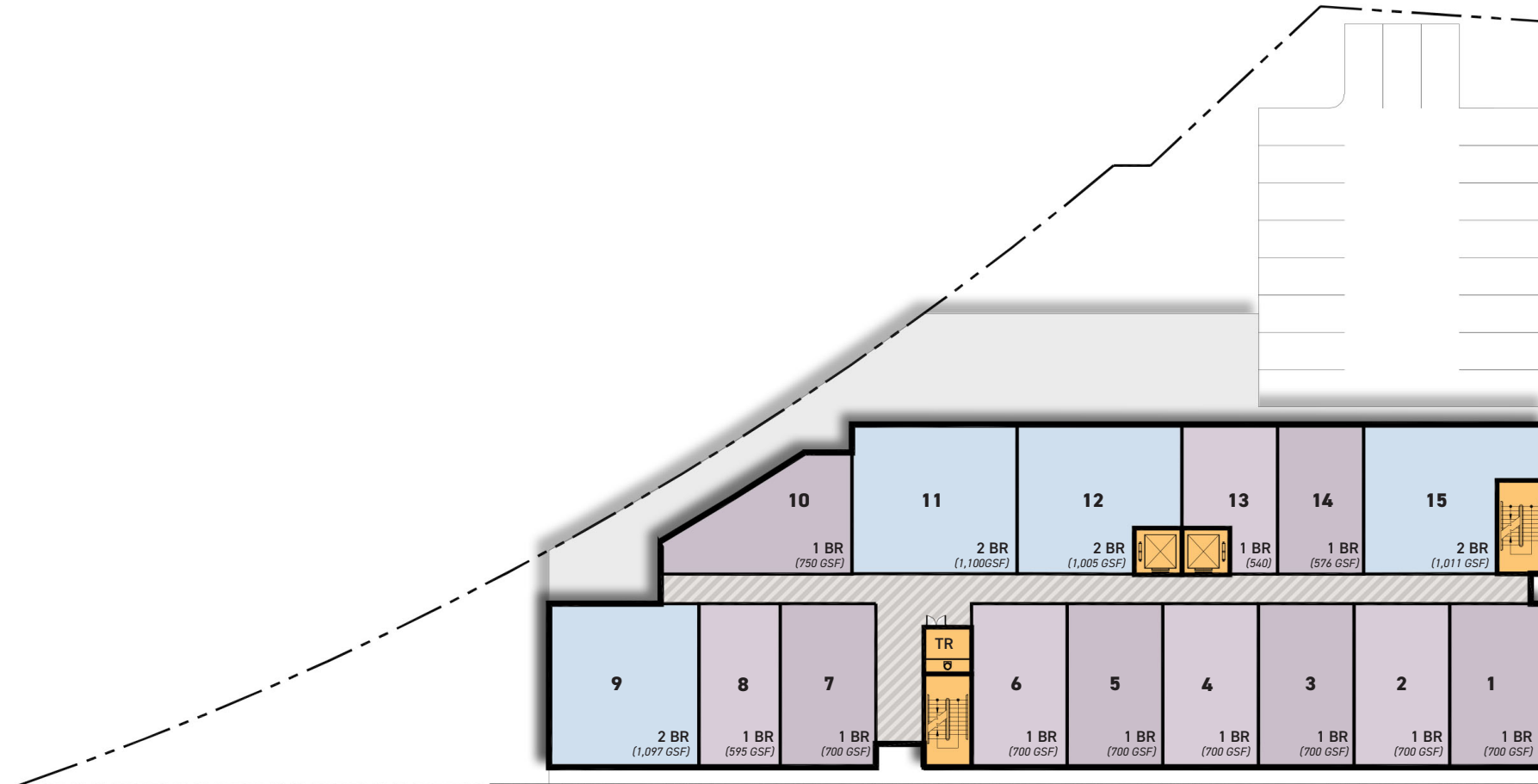
FLOOR	RESIDENTIAL AREA				PARKING AREA (GSF)	TOTAL AREA (GSF)	PARKING COUNT
	RENTABLE (GSF)	COMMON (GSF)	LOUNGE/PATIO	TOTAL (GSF)			
1	-	2928	-	2928	19111	22039	61
2	11579	2114	-	13693	-	13693	-
3	11579	2114	-	13693	-	13693	-
4	11579	2114	-	13693	-	13693	-
5	9887	2114	1692	13693	-	13693	-
<b>TOTAL</b>	<b>44624</b>	<b>11384</b>		<b>57700</b>	<b>19111</b>	<b>76811</b>	<b>61</b>

77%      20%

UNIT BREAKDOWN

FLOOR	1-BR (~670 GSF)	2-BR (~1050 GSF)	TOTAL
1	-	-	0
2	11	4	15
3	11	4	15
4	11	4	15
5	10	3	13
<b>TOTAL</b>	<b>43</b>	<b>15</b>	<b>58</b>

74%      26%



BUILDING BREAKDOWN

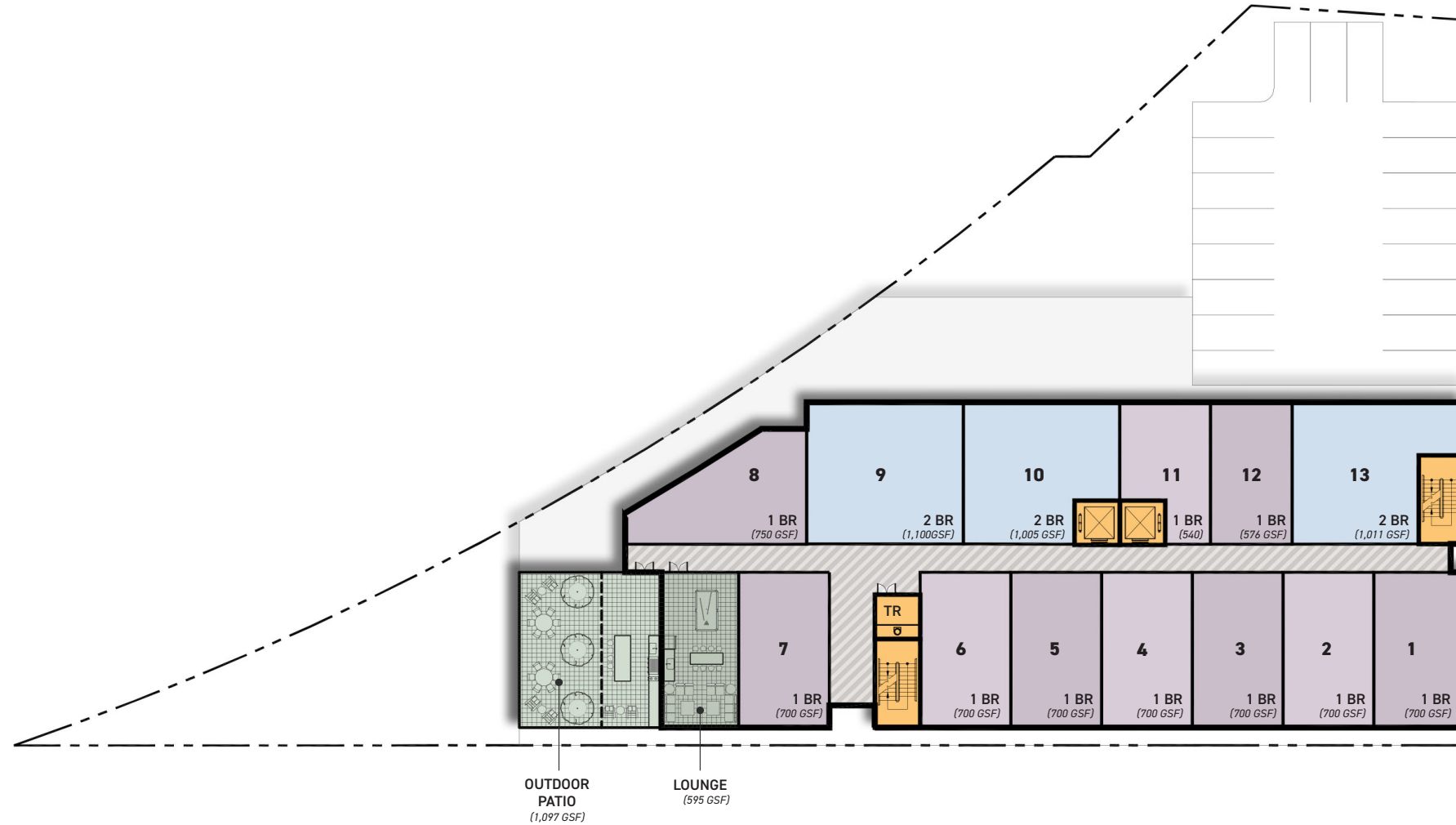
FLOOR	RESIDENTIAL AREA				PARKING AREA (GSF)	TOTAL AREA (GSF)	PARKING COUNT
	RENTABLE (GSF)	COMMON (GSF)	LOUNGE/PATIO	TOTAL (GSF)			
1	-	2928	-	2928	19111	22039	61
2	11579	2114	-	13693	-	13693	-
3	11579	2114	-	13693	-	13693	-
4	11579	2114	-	13693	-	13693	-
5	9887	2114	1692	13693	-	13693	-
<b>TOTAL</b>	<b>44624</b>	<b>11384</b>		<b>57700</b>	<b>19111</b>	<b>76811</b>	<b>61</b>

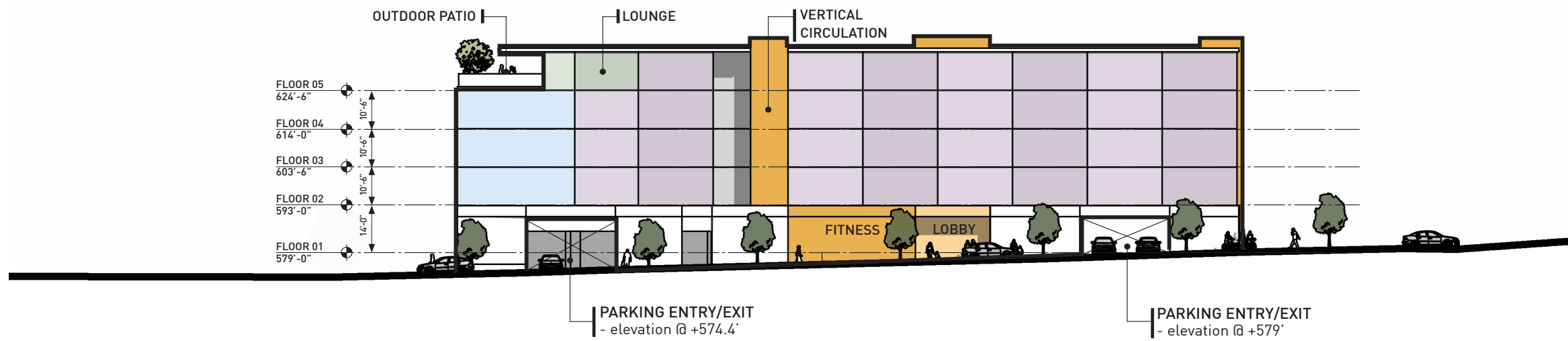
77% 20%

UNIT BREAKDOWN

FLOOR	1-BR (~670 GSF)	2-BR (~1050 GSF)	TOTAL
1	-	-	0
2	11	4	15
3	11	4	15
4	11	4	15
5	10	3	13
<b>TOTAL</b>	<b>43</b>	<b>15</b>	<b>58</b>

74% 26%







### 39-4.02 BB

BB. Battery Energy Storage System (BESS) up to or equal to 60 k Wh aggregate energy capacity (Small Scale and Accessory)

1. Zone District Permitted: All Zone Districts as an accessory use
2. Approving Authority: Zoning Administrator
3. Additional Review Process: Special Land Use for large scale and in I zone district as a principal use (Section 39.4.04.O)
4. Standards
  - a. Setbacks –equipment shall maintain a 5 foot setback to all property lines and shall be located in the side or rear yard.
  - b. Height – equipment shall not exceed 6 feet in height in any residential zone and 10 feet in any other zone district.

### 39-4.04 O

O. Battery Energy Storage System (BESS) greater than 60 k Wh aggregate energy storage capacity (Large Scale or Principal Use)

1. Zone District Permitted as Special Land Use: As an accessory use in HDR, CMU, RMU, PUD, NMU, ED and A; as a principal use in I Zone District
2. Approving Authority: Planning Commission
3. Additional Review Process: small scale permitted as an accessory use per Section 39-4.02 BB
4. Standards
  - a. The Basic Special Land Use Standards in Section 39-4.03.B and 39-12.08 shall be met.
  - b. Setbacks – equipment shall be located in the side and rear yard for any accessory use
  - c. All equipment shall maintain a 25 foot setback to all property lines and shall be located a minimum of 300 feet from any residentially occupied building.
    - 1) Height – equipment shall not exceed 10 feet for accessory use and 25 feet for principal use.
    - 2) Screening – equipment that is an accessory use shall be screened from view as determined by the Approving Authority. (Section 39-6.02 and 39-9.08 for applicant regulations).

BESS P\* All zoning districts as small scale and accessory use  
 S\* Large Scale and Accessory in CMU RMU PUD NMU HDR ED A  
 S\* Principal use only in I.

USES		LDR	CNR	MDR	TNR	HDR	MHR	NMU	CMU	RMU	GMU	ED	I	A	OS	PUD	F
Industrial Uses	Alternative Energy - Solar	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*		P*/S*	P*/S*	P*/S*
	Alternative Energy - Wind	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*	P*/S*		P*/S*	P*/S*	P*/S*
	Manufacturing - Low Intensity	-	-	-	-	-	-	-	S	S	-	-	P		-	-	-
	Manufacturing - High Intensity	-	-	-	-	-	-	-	-	-	-	-	S*		-	-	-
	Oil and Gas Drilling	-	-	-	-	-	-	P*	P*	P*	P*	-	P*		-	-	-
	Power Plant (Not Wind or Solar)	-	-	-	-	-	-	-	-	-	-	-	S		-	-	-
	Recycling Collection Centers	-	-	-	-	-	-	-	-	-	-	-	P*		-	-	-
	Research and Development	-	-	-	-	-	-	-	P	P	S	P	P		-	-	-
	Self Storage Facilities	-	-	-	-	-	P*	-	P*	P*	-	-	P*		-	-	-
	Transportation and Logistics	-	-	-	-	-	-	-	S	-	-	-	P		-	-	-
	Warehousing	-	-	-	-	-	-	-	P*	P*	-	P	P*		-	-	-
Other Uses	Campground	-	-	-	-	-	-	S*	-	-	-	-	-		S*	S*	-
	Cemetery (Public)	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-
	Cemetery (Private)	-	-	-	-	-	-	-	-	-	-	-	-		P*	-	-
	Greenhouses	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*
	Government/Municipal Services	S	S	S	S	S	S	S	S	S	S*	S	S		P	S	S
	Institutions of Higher Education	S	S	S	S	S	S	S	S	S	P/S	P	S		-	-	S
	K-12 Schools	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S		-	-	P/S
	Kennels	-	-	-	-	-	-	-	P*	-	-	-	-		-	-	-
	Marinas	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*		S*	S*	S*
	Parking Lots as a Principal Use	-	-	-	-	-	-	-	S*	-	-	P*	P*		-	-	S*
	Parking Structures as the Principal Use	-	-	-	-	-	-	-	S*	-	S	P*	P*		-	P*	S*
	Recreation - Indoor	-	-	-	-	P	P	P	P	P	P	P	P		S	P	P
	Recreation - Outdoor	-	-	-	-	P	P	P	P	S	S	P	-		P	P	S
	Religious Institutions	P	P	P	P	P	P	P	P	S	S	P	S		-	P	S
	Sexually Oriented Businesses	-	-	-	-	-	-	-	S*	-	-	-	-		-	-	-
Wireless Communication Facilities	P*	P*	P*	P*	P*	P*	P*	P*/S*	P*	P*	P*	P*/S*		P*/S*	P*	P*	

See Section 39-2.17 for allowed uses

- P Permitted, see the Zone District
- P\* Permitted with Restrictions, see the Zone District and [Section 39-4.02](#)
- S Special Land Use, see the Zone District and [Section 39-4.03](#)
- S\* Special Land Use with Restrictions, see the Zone District, [Section 39-4.03](#) and [Section 39-4.04](#)

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

6. **Effect of Zoning Pending a Determination.** While a request for reasonable accommodation is pending, all *zoning* regulations, policies, practices, and procedures otherwise applicable to the property that is the subject of the request shall remain in full force and effect.
7. **Appeals.** An *applicant* may appeal a decision by the *Board of Appeals* as provided by statute.

## SECTION 39-9.11 BOARDERS

- A. **Intent.** The intent of this section is to enable a property *owner* to rent out **1 room in their dwelling unit to a single boarder** in addition to rooms occupied by a single *family*. Compliance with this section is required prior to renting a room.
- B. **Application.** To request permission for **1 boarder**, the property *owner* shall submit the following information:
  1. **A written description** of the request that includes the property address, property *owner's* name, address, and phone number;
  2. **A dimensioned Site Plan**, delineating areas designated for *off-street parking*, with one *parking space* designated for the boarder;
  3. **A dimensioned building floor plan** of the *dwelling unit*, delineating a minimum of **200 square feet** of area that will be dedicated for use by the boarder;
  4. **A written summary** of any physical changes that will be made to the *building* to accommodate the boarder. Physical changes resulting in additional *dwelling units* shall be prohibited.
- C. **Approval Criteria.**
  1. **The Zoning Administrator shall review** the request and ensure that the property conforms in all respects with *zoning*, housing, *building*, plumbing, heating, and electrical codes, including *Historic District* regulations if applicable, and any other codes or regulations of the City applicable to the construction or rental of residential *dwelling units*. The property shall be registered and inspected as required by **Chapter 14** of the Code of Ordinances.

2. **Habitable Floor Area.** The floor area of the dwelling, exclusive of unfinished *basement* or attic space, shall have a minimum of **200 square feet** of habitable area dedicated exclusively for use by the boarder. Areas dedicated to the boarder shall have interior access to common areas, including living and kitchen areas.
3. **Utilities shall not be separately metered** for each sleeping room.
4. Allowing a boarder **shall not increase** the number of *dwelling units*.
5. Boarders **shall not be allowed** in the **Hope Neighborhood Overlay District**. See Section 39-2.21.
- D. **Approval Time Frame.** Within **5 business days** of receiving a written request, the *Zoning Administrator* shall review the approval criteria and provide a written notification to the property *owner* either approving or denying the request and shall provide the reasons if denied.
- E. **Penalty.** Violations of this Section shall be administered as provided in Sections 14-4.34 (a) and 14-4.38 of the City's Code of Ordinances.

## SECTION 39-9.12 ESSENTIAL SERVICES

- A. **Definition.** See Article 39-14 Definitions.
- B. **Examples.** Utility wires and pipes, electrical transformers, lift stations, etc.
- C. **Zone Districts permitted.** *Essential Services* are allowed in all *Zone Districts* without *zoning* approval. This includes BESS that are installed or operated in conjunction with a utility substation for the primary purposes of off-site use through the electrical grid.

## SECTION 39-9.13 MEDICAL MARIHUANA (MARIJUANA)

- A. **Definitions.** The following definitions shall apply to this section:
  1. **Marihuana.** This term shall have the meaning given to it in Section 7601 of the Michigan Public Health Code, 1978 PA 368, MCLA § 333.7106, as is referred to in the Michigan Medical Marihuana Act, PA 2008,

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

**Note:** Commonly used and technical terms that are **italicized** in *UDO* are defined in this Article. In the event that a word or phrase is not defined in this Article, the City shall use the definition as stated in the most recent edition of Webster’s New World Dictionary.

**A**

**Accessible:** Public spaces, buildings, and facilities that accommodate people with special needs or disabilities.

**Accessory Building or Structure:** A subordinate building or structure on the same property as a principal building, such as a shed, garage, or carport.

**Accessory Dwelling Unit:** An *Accessory Dwelling Unit* (ADU) is a detached *dwelling unit* that is permitted only on properties with a single detached principal *dwelling unit*. ADUs are a lesser size than the principal *dwelling unit* and include a kitchen, a sleeping area, and full bathroom facilities.

**Accessory Use:** A use naturally and normally incidental to, subordinate to, and devoted exclusively to the principal use on the same property.

**Adaptive Reuse:** Conversion of a building into a use other than what it was designed for, such as changing a warehouse into gallery space or housing.

**Adult Foster Care Facility:** A dwelling or establishment that provides supervision, assistance, protection, or personal care and room and board to an adult these facilities are typically licensed by the State. This does not include a licensed home for the aged, nursing home, or a mental hospital.

**Air Easement:** The ownership or control of airspace development rights over property, such as a building or balconies projecting over public right-of-way areas, such as streets.

**Alley:** A public or private right-of-way that provides access from a street to the rear or side yards of properties. Alleys are usually located at mid-block locations between two street and provide access to garages and yard areas. An alley is not considered a street.

**Amenity:** Design features that are valued by the users of a building or public space, such as open space, clubhouses, landscaping, outdoor seating, and public art.

**Americans with Disabilities Act of 1990 (ADA):** The Federal law that requires public buildings and facilities, including transportation facilities and private property that is open to the public, to be accessible to persons with disabilities.

**Applicant:** The person or entity requesting an approval under UDO. The owner of a property that is subject to an application for approval under UDO shall always be considered the applicant, although they may designate a representative to complete the application and communicate with the Approving Authority on their behalf.

**Approving Authority:** The person, agency, committee, or entity responsible for reviewing and making a determination on an application under UDO.

**Average Daily Traffic (ADT):** The average number of vehicles passing a fixed point in a 24-hour period; a conventional measurement of traffic volume.

**Awning:** A rooflike shelter of canvas or other material extending over a doorway that is meant to provide protection from precipitation and the sun.

**B**

**Balcony:** An open-air outdoor portion of an upper floor that typically projects from a building wall, but may also be recessed with the building mass.

**Basement:** The portion of a building that is partly or wholly below finished grade. A basement shall not be counted as a floor or story.

**Bay or Bay Window:** An interior portion of a building that extends beyond the building’s exterior wall and is not supported from below by vertical columns or piers.

**Bed and Breakfast:** An owner-occupied single detached dwelling unit licensed to provide overnight sleeping accommodations and to serve breakfast to paying guests.

**Bike Locking Capacity:** The total number of bicycles that can be locked to the Bike Locking Facilities provided on a site, per the manufacturer’s specifications.

**Battery Energy Storage System (BESS):** One or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building, equipment or to the electrical grid.

**Engineered Plan:** Less flexible than a Concept Plan, but not as concrete as a Site Plan, this plan type provides utility and stormwater details and dimension lines for all setbacks and street widths.

**Environmental Impact:** Influence of a development on the natural or built environment; Environmental Impact Statements (EIS) are designed to measure the impact of a proposal and to recommend appropriate mitigation strategies.

**Essential Services:** A public or private utility or service that provides electricity, water, sewage removal, gas, communication services, or other similar services. **Includes a Public Utility as defined in PA 299 of 1972 (MCL 460.111)**

**Event Venue:** Commercial use designed for temporary gatherings of people for entertainment, collaboration, celebration, or other reasons. Examples include: Banquet facilities, community centers, and meeting facilities.

The following uses **shall not fall** under this definition: movie theaters, bowling alleys, arcades, and similar uses, which shall be considered “Recreation – Indoor” and religious institutions, which shall be considered “Religious Institutions.”

**F**

**Feature Zones:** The individual parts of a street or other transportation corridor that are designed for a specific function, in order to allow for safe travel by automobiles, pedestrians, transit, and non-motorized vehicles. Examples of Feature Zones include the Walking Zone, the Furnishing Zone, the Parking Zone, and the Vehicle Travel Zone.

**Form Based Code:** An ordinance that regulates the form and scale of buildings in the private realm in relation to the public realm. The Code is presented in written and diagrammatic form. The Form Based Code (F) Zone District is organized by Regulating Maps and their designation of Sub-Districts, Building Types, Building Frontages, and Building Envelopes, and is located in Article 39-3 of UDO.

**Building Envelope:** The area a building can be constructed within after accounting for setback and height requirements.

**Building Frontage Type:** Architectural features that dictate how a building interacts with the street and generally the pedestrian

users of that street. **Form Based Code Building Frontage Types:** Shopfront, Lobby, Forecourt, Arcade, and Common Yard.

**Building Type:** The type of building that includes the uses a building is designed to include. **Form Based Code Building Types:** Mixed Use, Commercial, Multifamily (5 Units or More), Multifamily (2-4 Units), Townhouse, Parking Structure, Parking Lot, and Landmark Building.

**Regulating Plans:** Zoning Maps that only depict the Form Based Code Sub-Districts and the building height maximums for each Sub-District.

**Sub-District:** The 9 Sub-Districts that comprise the Form Based Code (F) Zone District.

**Family:** A person or group of people meeting at least one of the following descriptions:

1. A person living alone;
2. 2 or more people related by blood, marriage, adoption, or guardianship customarily living together as a single housekeeping unit in a dwelling unit using common cooking facilities as distinguished from a group occupying a hotel, club, religious or institutional building, boarding or lodging house, or fraternity or sorority house;
3. 1 or 2 people living together, with or without children related by birth, adoption or guardianship, as a single housekeeping unit in a dwelling unit using common cooking facilities as distinguished from a group occupying a hotel, club, religious or institutional building, boarding- or lodging house, or fraternity or sorority house; or
4. Up to 4 unrelated people (including boarders) living together as a single housekeeping group in a dwelling unit using common cooking facilities.

**Fence:** A barrier, railing, buffer or other upright structure, typically of wood, metal or vinyl, enclosing an area of ground, marking a boundary, screening an activity, or creating a visual or physical barrier.

**Firearms and Archery Range:** An indoor facility that provides opportunities for the safe shooting of firearms and/or arrows.

1	Toolbox
2	Zone Districts
3	Form Based Code
4	Add'l Use Standards
5	Site Design Review Standards
6	Landscaping/ Green Inf.
7	Lighting
8	Signage
9	General Standards
10	Streets/ Sidewalks/ Driveways
11	Subdivision of Land
12	Processes/ Admin.
13	Non-conformities
14	Definitions

**CITY OF HOLLAND**  
**DRAFT SUMMARY OF DECISIONS OF PLANNING COMMISSION**  
**March 10, 2026**

**Members Present:** Chair Brooke Anderson, Vice Chair Nate Bosch, Vince Boileau, Jennifer Orme, Dave DeBlock, Alec Miller, and Kim Rowan.

**Members Absent:** Mayor Bocks and Jennifer Owens.

**Staff Present:** Senior City Planner Steve Peterson, Assistant Director Tricia Dreier, Preservation Planner Anna Schutter, Assistant Planner Mark Kornelis, and Planning Department Assistant Miranda Neyens.

**STUDY SESSION** from 4:00 p.m. – 5:00 p.m.

I. *493 W 32nd Street Concept Review:*

Bryan McDowell, with Fishbeck Engineering, presented a concept plan on behalf of AMK Properties for the redevelopment of 493 W 32nd Street, the former Heartland nursing home site. The property is zoned High Density Residential. The proposal includes six townhome-style buildings totaling 27 units. The proposed units would include attached single-car garages and additional guest parking on-site, with the intent for the units to be owner-occupied rather than rental. The concept plan includes two primary access drives from 32nd Street, utilizing existing access points. A six-foot wood privacy fence is proposed along the north, east, and west property lines, and a central sidewalk connection is planned through the development connecting to the sidewalk along 32nd Street.

Chair Anderson inquired about the style and size of the units. The applicant advised that center units would likely be smaller than the end units and that the buildings are anticipated to be three stories (including a lower level). Specific square footage was not available. McDowell noted the units would include single-car garages and are anticipated to be market-rate homes.

DeBlock noted that building elevations were not included in the concept plan; McDowell advised that elevations would be provided with the formal site plan submission.

Orme asked whether garage access would be located at the front or rear of the units. The applicant advised the garages would be located at the front. Orme also asked if the units would include porches; the applicant stated that front porches and rear patios are anticipated.

Chair Anderson inquired about the number of parking spaces. The applicant indicated there would be one garage space and one driveway space per unit, along with approximately one guest parking space per unit, totaling roughly 54 spaces. Anderson noted the surrounding neighborhood includes duplexes and multifamily uses, suggesting the development could be compatible with the area. Anderson expressed concern regarding the limited green space on the site and suggested the developer consider reducing the number of units, by two, to allow additional green space. Anderson also voiced appreciation for the use of the existing access points and sidewalk connectivity, given the high pedestrian use along 32nd Street, and suggested considering entry/exit design adjustments to improve traffic flow.

Boileau asked whether all units would be for sale or if any would be rentals. McDowell stated he

believed the units would be for sale, but would confirm with the developer.

Orme expressed support for the townhome product type, noting it can serve as an affordable first home or a downsizing option while still providing amenities such as garages and outdoor space.

Boileau asked about the speed limit along 32nd Street and general walkability of the area, particularly given the nearby church and Holland Christian Middle School. Commissioners discussed nearby intersections and noted that crossing opportunities exist at nearby signalized intersections, though the immediate area may experience heavier traffic during school hours.

Chair Anderson encouraged the developer to review other high-density townhome developments in the City, such as those along 16th Street, which received criticism for limited green space, as a reference when refining the design.

McDowell also noted he and AMK are currently working with the Fire Marshal on fire access requirements and believe they are close to a solution.

Staff asked about the anticipated timeline for the project. The applicant indicated they hope to submit a formal site plan application within the next week for consideration for the upcoming April meeting.

Chair Anderson asked about stormwater management. The applicant explained that the site will utilize a dry detention basin with infiltration, as soil borings indicate sandy soils suitable for infiltration. There is no storm sewer directly adjacent to the site, so stormwater will be managed on-site.

II. UDO Battery Storage:

Peterson introduced potential amendments to the Unified Development Ordinance (UDO) related to battery energy storage systems (BESS). He explained that staff is seeking to establish a clear local review process for any future battery storage proposals and to ensure the City has a workable ordinance in place should such applications arise. Peterson noted that recent state legislation may allow certain projects to bypass local zoning review and proceed directly to the Michigan Public Service Commission if a compatible local ordinance is not in place.

Peterson shared examples of battery energy storage systems, noting that installations can range from small-scale residential systems to larger utility-scale facilities. He explained that staff reviewed existing alternative energy regulations, particularly those related to solar energy systems, as a framework for regulating battery storage within the UDO.

Under the draft concept, battery storage would be permitted as an accessory use in all zoning districts, similar to solar installations, and as a principal use in the Industrial zoning district through the special land use process. Peterson also noted that staff is proposing corrections to existing solar language in the ordinance to ensure consistency between the use table and ordinance text.

Peterson reviewed draft standards including setback and height requirements, noting that accessory systems would follow dimensional requirements similar to other accessory equipment, while

principal battery storage facilities would be limited to the Industrial district and subject to additional setbacks, including a 300-foot separation from residentially occupied buildings.

Dave Koster, General Manager of Holland Board of Public Works (BPW), provided additional context regarding BPW's interest in battery storage. Koster explained that BPW is evaluating smaller-scale battery storage systems as part of its long-term planning efforts and in response to increasing clean energy and renewable energy standards. Potential locations being considered include BPW substations, such as the Industrial Substation on 48th Street and the East Point Substation on Waverly Ct.

Commissioners discussed how battery storage should be regulated, particularly regarding the distinction between accessory and principal uses and the potential proximity of accessory systems to residential properties. Concerns were raised regarding public perception, safety considerations, and potential community pushback if battery storage systems were located near homes. It was noted that additional fire and electrical codes, including NFPA standards, would also apply to these installations.

Commissioners also discussed whether smaller battery systems located inside homes or garages would be more appropriately addressed through building and fire codes rather than zoning regulations.

Following discussion, Commissioners expressed interest in further review and refinement of the draft language, including consideration of whether battery storage should be limited to industrial areas or if additional residential setbacks should be required. Peterson indicated staff would revisit the draft ordinance and return with revised language for additional discussion prior to scheduling a public hearing.

**REGULAR MEETING** at 5:00 p.m.

**I. Call to Order**

Chair Anderson called the regular meeting to order at 5:01 p.m.

**II. Approval of Minutes**

Motion by DeBlock with support from Bosch to approve the minutes from the February 10, 2026 regular meeting.

Upon voice vote the minutes were **approved** unanimously.

**III. Communications from Audience**

Wendell and Tracy Garvelink, 3513 Keppel Lane, Saugatuck, addressed the Planning Commission regarding their property at 596 Crescent Avenue. The residents, who currently live in Saugatuck, own a cottage in Holland and requested the Planning Commission consider revisiting the City's cap of 25 short-term rental permits. They noted the limit was established approximately 15 years ago and may not

reflect the City's growth and tourism activity. The residents suggested the City consider increasing the number of permits or implementing a lottery system to allow additional property owners the opportunity to obtain a permit. They stated the property has previously been used as a long-term rental and that their intent is to operate in compliance with City regulations, noting they have recently made improvements to the property and eventually plan to move back into the home.

#### **IV. New Business**

- a. \*49 W 3rd Street - Holland Board of Public Works (HBPW) Water Reclamation Facility (WRF) Ultraviolet (UV) Disinfection Building Addition. The project requires a street vacation (2nd Street) and rezoning of the parcel to industrial.

Alex Craigmile, BPW Planning Engineer and Project Manager, presented a request related to the BPW Water Reclamation Facility. Craigmile explained that BPW previously acquired the southern parcel south of the West Plant and has maintained it with the long-term intention of incorporating it into future wastewater facility operations.

Craigmile noted the proposal includes three requests: approval of a site plan for a new UV treatment building, a recommendation to City Council to rezone the parcel from Form-Based Code North Downtown to Industrial, and a recommendation to City Council to vacate Second Street, which currently divides the property. Vacating the street would allow BPW to utilize the full parcel for wastewater utility operations.

Craigmile explained the new building is proposed to accommodate ultraviolet (UV) disinfection technology for wastewater treatment. During COVID-19, BPW conducted an analysis comparing existing chlorine-based chemical treatment with UV technology. Due to increased chemical costs and supply concerns, the study determined that UV technology would be a more cost-effective and reliable long-term solution. The existing chemical feed building cannot accommodate the required UV system configuration, necessitating construction of a new building south of the existing structures. The proposed building would be approximately 1,500 square feet and would allow BPW to maintain the existing treatment process as a backup if needed.

Craigmile also explained that BPW intends to reconfigure the property lines and separate the substation parcel from the wastewater facility parcel, which will better align parcels with their respective utility uses and simplify future development.

DeBlock clarified that the request before the Commission was primarily related to land configuration and rezoning, rather than detailed building design. Craigmile confirmed that the current request is to prepare the property for the project, although building plans are approximately 90% complete.

Staff Peterson explained the Planning Commission was being asked to consider three separate actions: Approve the site plan for the UV building. Recommend to City Council the rezoning of the property to Industrial. Recommend to City Council the vacation of Second Street.

Peterson noted the facility qualifies as an essential service, which is permitted in all zoning districts; however, staff believes Industrial zoning is the most appropriate classification for the parcel and that the change would better align with the City's Master Plan and surrounding utility uses.

Chair Anderson advised this will be three separate motions.

Chair Anderson opened public hearing.

No comments received.

Chair Anderson closed public hearing.

Motion by Bosch with support from Orme to **approve** the site plan as presented with the recommendations from staff. Upon voice vote the request was approved unanimously.

Motion by DeBlock with support from Boileau to **recommend** a positive recommendation to City Council for the vacation of 2<sup>nd</sup> Street. Upon voice vote the request was approved unanimously.

Motion by DeBlock with support from Bosch to **recommend** a positive recommendation to City Council for the rezoning to industrial. Upon voice vote the request was approved unanimously.

**V. Communications and Petitions**

- a. Scheduling of Public Hearings – None.
- b. Communications from Commission Members – None.
- c. Communications from Staff –
  - i. Administrative Site Plan reviews – None.

**VI. Adjournment**

Upon motion by DeBlock supported by Bosch the meeting was unanimously adjourned at 5:22 pm.

Recorded by: Steve Peterson, Senior City Planner and Miranda Neyens, Planning Department Assistant.

JPC 260002

Planning Commission Meeting, April 14, 2026

**GENERAL INFORMATION**

**Applicant:** Jack Brown – AMK properties  
**Address:** 493 W 32<sup>nd</sup> St  
**Project:** Site plan review request for a 25-unit Townhome project.  
**Application Date:** March 16, 2026  
**Zoning:** HDR, High Density Residential – Permitted Use  
**Recommendation:** Approve site plan with conditions

**PROJECT DESCRIPTION**

**Project Narrative:** The proposed development consists of a total of 25 units that are made up of five, 5-unit buildings. These townhome condominiums are planned to be for sale, market rate units.

The Townhome project is permitted by right in the HDR zone but does require Planning Commission approval since the include 5-unit buildings. The project also includes associated stormwater, parking and landscape improvements. The developer is also planning some type of greenspace amenity for the development in the NE corner but is undecided at this time what it will be. The internal sidewalk from 32<sup>nd</sup> St will end at the amenity.

The townhome buildings are broken down as follows:

Two Bedroom	15 units ~ 1,250 sq ft	one car attached garage
Three Bedroom	10 units ~ 1,589 sq ft	two car attached garage.
Total	25 Units	

The buildings are all 2 story structures with basements and are about 28 feet tall to the midpoint. The HDR zone permits 45 feet tall buildings. The buildings will be addressed off of three new private street names that have been approved by the Assessing Dept/Transportation Dept.

This project did not require a public workshop, since it is permitted by right in the current zone district.



**Zone District:** HDR (High Density Residential District)

**Adjacent Zoning:**  
 N - MDR  
 S - LDR  
 E - MDR  
 W - LDR

**Adjacent Land Use:**  
 N - Residential  
 S - Holland Christian Middle School  
 E - Residential  
 W - Church

**Zoning**



The entire development is about 5 acres.

**Dimensional and Design Review Standards:**

	<b>Required</b>	<b>Proposed</b>	<b>Complies</b>
Front Yard	25' min / 75' max	55'	Yes
Side Yard	20'	40'	Yes
Rear Yard	25'	115'	Yes
Height	45' max	28'	Yes

**A. Landscaping, Screening & Buffering:**

- The landscape plan submitted is in compliance with our requirements. The plan has provided adequate quantity of street landscaping, parking area and interior landscape in addition to providing a fence for the residential buffer requirements.

**B. Streets, Drives, & Traffic Flow:**

- The project intends to use the existing curb cuts to 32<sup>nd</sup> St. These are the same curb cuts that serviced the nursing home that occupied the site previously. A traffic study was conducted and found that no improvements were required for 32<sup>nd</sup> St.

**C. Lighting:**

- A lighting plan that has been submitted meets our requirements. Light levels and light pole height are approved

**D. Parking, Loading & Unloading: [Sections 39-5.08; 39.2; 39-6.02.D; and 39-**

	<b>Parking Setback proposed</b>	<b>Required</b>	<b>Complies</b>
Front Yard	-	-	Yes
Side Yard	10'	10'	Yes
Rear Yard	-	-	Yes
*Parking Spaces	50 total spaces provided including garage spaces	1 per dwelling unit (25 required spaces)	Yes

**E. Bicycle Parking:**

- They are providing two bike racks for short-term bike parking. The attached garages will qualify for the required bike parking.

**F. Signage :**

- Monument sign shown in the 32<sup>nd</sup> St ROW will have to be relocated to the private property side of the ROW; any proposed signage will need to comply with Article 8 of the UDO.

**G. Building Materials & Environmental Quality:**

- Elevation plans indicate they are using fiber cement siding. For the buildings that are located within 200 feet of 32<sup>nd</sup> St they have submitted the Sound Transmission Classification Assessment Tool summary.

**H. Dumpsters & Waste Disposal Receptacle:**

- Individual garbage bins are planned, no dumpster proposed.

## ADDITIONAL CITY/HBPW DEPARTMENT COMMENTS

### Transportation:

- A stormwater permit is required for the proposed site improvements. A stormwater permit may be obtained from the City of Holland Transportation Department. The developer will be required to post a deposit for all stormwater consultant review fees in addition to paying for the permit fee.
- A soil erosion and sediment control (SESC) permit may be required for the site work, contact the Ottawa County Water Resources Commission to obtain prior to the start of any sitework, as applicable.
- A permit from the Holland Transportation Department is required prior to performing any work within the public ROW along 32nd St, contact the City Transportation Department to obtain a ROW permit.
- An abbreviated traffic evaluation shall be conducted, as required by the City of Holland UDO. The traffic evaluation shall include expected trips in and out of the development, as well as show where snow will go during the winter.
- There shall not be a monument sign placed in the public ROW.

### Fire:

- Hydrant distances are acceptable.
- Road widths are acceptable.
- Hose line distance from the drives to the buildings is acceptable.
- Aerial access is acceptable.
- Dead ends are acceptable.
- Snow removal may not obstruct fire apparatus turn arounds or lanes.

### Water/Sewer:

- **General**
- Water and sewer appear to both be private. Please confirm this and notate on the plans as such.
- **Water**
- A BPW crew will tap the water main at a fee to the property owner. A safe



excavation must be provided by the property owner. All Plan call outs for the taps to main shall include "BPW to Tap Main" .

- Please contact the Water Department at 616.355.1643 to discuss meter, assessment and trunkage fees and specifications relevant to the site. Fee is based on meter size.
- The meter location should be approved by the Water Department prior to construction. A path to the exterior of the building shall be provided for MTU wiring, ½" diameter conduit is requested.
- New commercial fire service installation to be inspected by HBPW staff, owner to coordinate inspection. Inspection included in the tapping fee. Fire service to be installed per BPW specifications. Fire services to have tracer wire from the main to the interior of the building.
- Backflow preventer testing must be completed prior to meter installation. Backflow preventer installation shall be reviewed by BPW personnel. Paperwork must be on file with HBPW prior to occupancy.
- Fire service to be pressure tested to NFPA requirements.
- The BPW must be contacted for inspection prior to the installation of any fire service pipe. Fire Services to have tracer wire similar to public main, terminating at the first flange inside the building.
- Prior to the start of utility connection placement a pre-construction meeting must be held, this can be an informal meeting onsite with the construction crew and BPW personnel.
- Water Service to tee of Fire Service and run into building perpendicular to maintain valve key handle alignment for crew use.
  - **Sewer**
- A BPW crew will tap the sewer main for a fee to the property owner. The property owner must provide a safe excavation exposing the main for the BPW crew to complete the work. The property owner will be responsible for piping from the main to connection on private property.
- Sanitary to have monitoring manhole per pollution control.
- Monitoring manhole shall be placed at point downstream of all onsite flow and upstream of BPW sanitary main. Location should have straight through pipe (no main coming into structure at angle).



**Assessing:**

- Will require a master deed and land division application to create the 25 condo units.
- There are not 25 individual addresses available unless there is a private road - currently there will have to be 5 addresses with STE numbers.

**Zoning:**

- The sign location is shown in the public right of way. All signs must be located on private property and meet the setback requirements of the sign ordinance. A separate review and permit is required.
- The fence drawing shows a 6 foot fence with a 2 - 5 inch gap at the bottom. As measured from grade, the finished height of the fence may not exceed 6 feet in height. The fence must be set back 30 feet from the property line, or behind the front face of the building.
- I see that there will be individual garbage service for each unit; dumpsters are not provided. The residents can individually choose to participate in the City of Holland garbage program, which comes with a 90 gallon garbage cart and a 90 gallon recycling cart. Where will the residents store these carts? And where will carts be placed for garbage & recycling pick up?
- Lighting levels on the West side of the project appear to exceed the max .5FC at the property line.

**STAFF RECOMMENDATION**

Staff would recommend that you approve the site plan with the comments and conditions noted in the staff report.

Attachments: Site plans



### Site Plan Review Application

Name of Applicant: \_\_\_\_\_

Email & Phone Number of Applicant: \_\_\_\_\_

Name & Address of Owner: \_\_\_\_\_

Legal Interest of Applicant in Subject Property: \_\_\_\_\_

Address of Subject Property: \_\_\_\_\_

Permanent Parcel No: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Lot Dimensions/Acreage: \_\_\_\_\_

Description of Proposed Site Plan with Square Footage: \_\_\_\_\_

\_\_\_\_\_

- SUBMITTAL REQUIREMENTS**
- A completed site plan review application
  - Application fee
  - One digital PDF copy
  - Two folded hardcopies of the site plan
  - Written project summary
  - Sustainability Principles Checklist
  - Public Outreach Workshop summary (if applicable)

- Required Site Plan Details:**
- North arrow; scale bar; date of plan & revisions
  - Legal description; address; property tax parcel number
  - Clear legend, call hydrants out in plan
  - Plans based on accurate land survey
  - Property lines & dimensions included
  - Existing & Proposed Structures: Location, square footage & dimensions
  - Acreage & square footage
  - Elevation drawings of all façades & height dimensions; construction materials specified

➤ **A written project summary including:**

- Percentage of site allocated to impervious surfaces
- Key Sustainability Principles included
- Number, type & density of dwelling units, bedrooms, and the proposed market to be served (if residential)
- Impact on Public Services including: Schools, police, fire protection, utilities & traffic
- Expected phases of development
- List of all State, Federal, or other regulatory approvals
- Discussion of relationship to surrounding properties & uses
- Discussion of any impacts such as noise, vibration, smoke, light, glare, etc.
- Other information may be requested to evaluate the site plan

Signature of Applicant: \_\_\_\_\_ Date: 3/13/2026

*I hereby state that all the above statements and all the accompanying information are true and correct.*

**Please note:** Planning Commission meets every second Tuesday of the month. Applications are due by **5:00 p.m. 28 days prior to the meeting.**

**Fees:** All costs to be paid by the applicant

**SITE PLAN, DEVELOPMENT PLAN, OR SITE CONDOMINIUM REVIEW**

- Application for Planning Commission Review: \$500.00
- Amendments requiring Planning Commission approval: \$300.00
- Administrative Site Plan Review: \$400.00

**ZONING ORDINANCE AMENDMENTS** (Please also complete the [Rezoning Application](#))

- Rezoning **with** concurrent development or site plan review: \$700.00  
*Rezoning only: \$500.00*

**SPECIAL LAND USES** (Please also complete the [Special Land Use Application](#))

- Application for Planning Commission Review **with** concurrent development or site plan review: \$600.00

**Questions?**

Contact Senior City Planner, Steve Peterson, Community & Neighborhood Services by calling (616) 355-1330 or emailing [planningcomment@cityofholland.com](mailto:planningcomment@cityofholland.com).

March 17, 2026  
Project No. 2501289

Steve Peterson  
Senior City Planner  
City of Holland  
270 S River Avenue, Third Floor  
Holland, MI 49423

**Gezellig Place – Site Plan Approval Project Summary**  
**493 32nd Street – Holland, Michigan 49423**

On behalf of AMK Properties, Fishbeck is pleased to present this Site Plan Approval application for the proposed residential development on permanent parcel number 70-16-31-300-094 located at 493 32nd Street in Holland, Michigan. This letter is provided to describe in detail the proposed use of the property in accordance with the published checklist of required documents.

If granted Site Plan Approval, AMK Properties intends to construct a 25 unit, 5 building residential development featuring 5-unit townhome style condominiums per building. These individual units would be intended for resale for individual ownership. Each building features 5 units total; three, 2-bedroom units ~1,250 SF and two, 3-bedroom units ~1,589 SF. The 2-bedroom units feature an attached one-car garage. The 3-bedroom units feature an attached two-car garage. The property is zoned High Density Residential and the proposed application is a permitted use and fits the surrounding community. There are Medium Density Residential neighborhoods directly east and north of the site. Additionally, there are Low Density Residential zones directly west and south of the site. The Calvary Baptist Church is directly west of the site including a combination of residences and a school transportation facility. The site features approximately 52% impervious area, less than the required 70% maximum.

The development will positively impact the community, providing additional residential home ownership opportunities, increasing school attendance, and increasing economic growth for the City of Holland and surrounding areas. The property intends to utilize the existing driveway access points along 32nd Street and will be modified as required for proposed turning movements. The traffic volumes are intended to be similar to the previous use of a nursing home. The development should have minimal disturbances to the community aside from construction itself. We will work with our construction partners to ensure noise and disturbances are limited to the greatest extent possible. Once the development is constructed, no disturbances are anticipated. The development is anticipated to be completed in one phase.

Key sustainable principles for the development include Low Impact Development strategies for stormwater management, high efficiency heating and cooling, low-flow water fixtures, infrastructure for electrical vehicle charging in townhome garages, and recycling existing onsite pavement that will be removed. The site features sandy soil and stormwater will be managed exclusively via infiltration into the sandy subsoils onsite, as there is no available storm sewer outlet surrounding the site. Utilizing a combination approach of an infiltration retention basin and infiltration throughout stormwater conveyance piping, the site will manage all runoff up to a 100-year storm event without any offsite discharges. Additional sustainability principles for the project are listed above.

If you have any questions or require additional information, please contact me at 269.544.6956 or [bamcdowell@fishbeck.com](mailto:bamcdowell@fishbeck.com).

Sincerely,

A handwritten signature in black ink that reads "Bryan A. McDowell". The signature is written in a cursive, flowing style.

**Bryan A. McDowell, PE**

Civil Engineer

By email and UPS

Copy: Jack Brown – AMK Properties

Dan Boggs – Daniel Boggs Architect

# AMK Properties Gezellig Place

493 32nd Street  
Holland, MI

Issued for Site Plan Approval, March 17, 2026  
Project Number: 2501289



fishbeck.com 1515 Arboretum Drive  
800.456.3824 Grand Rapids, Michigan



**GENERAL**

G001 COVER

**CIVIL**

- C101 EXISTING CONDITIONS
- C201 SITE LAYOUT PLAN
- C301 GRADING PLAN
- C310 STORMWATER MANAGEMENT PLAN
- C401 UTILITY PLAN
- C501 DETAILS

**ELECTRICAL**

C801 SITE PHOTOMETRIC PLAN

**LANDSCAPE**

L101 LANDSCAPE PLAN

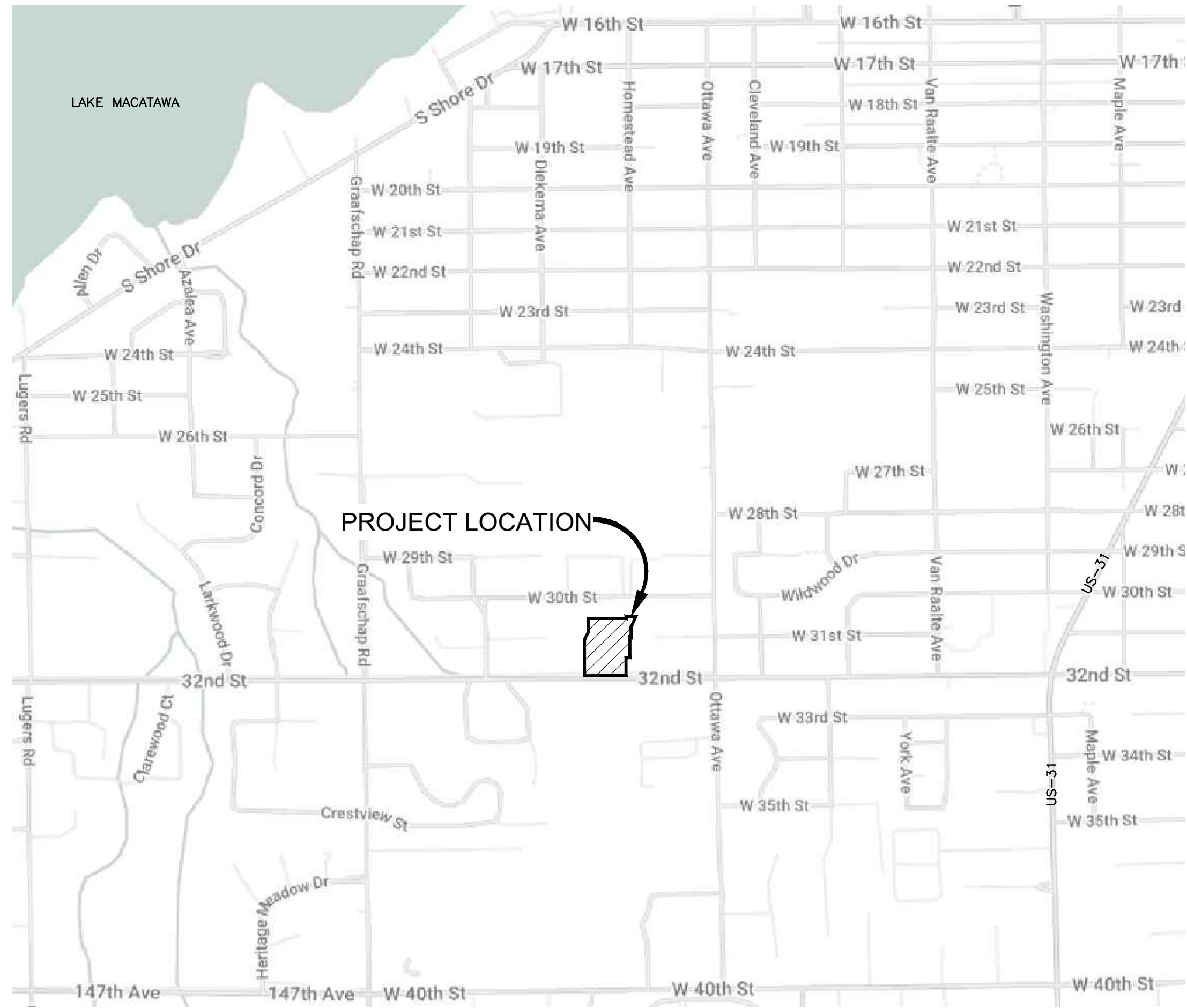
**ARCHITECTURAL**

- A-T ARCHITECTURAL TITLE SHEET
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS

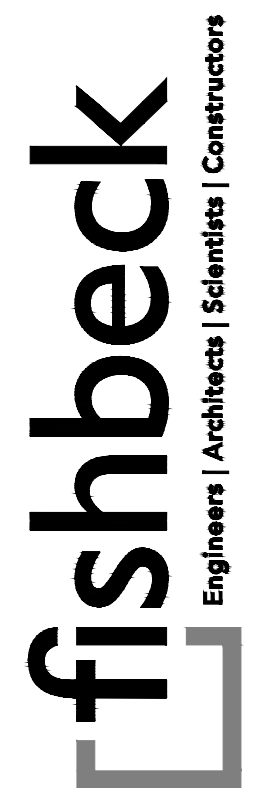
**GRAPHIC SYMBOLS**

<p>ELEVATION, SECTION, AND DETAIL DESIGNATION</p> <p><b>SECTION</b> SCALE: 1/4" = 1'-0"</p> <p>PLAN DESIGNATION <b>PLAN</b> SCALE: 1/8" = 1'-0"</p>	<p>EXTERIOR ELEVATION TAG</p> <p><b>A</b> A001</p> <p>INTERIOR ELEVATION TAG/PHOTO TAG</p> <p><b>A</b> A301 D <b>B</b></p>	<p>NORTH ARROW DESIGNATION</p> <p><b>NORTH</b> ROOM NAME AND NUMBER <b>101</b></p>	<p>ENLARGED DETAIL FRAME</p> <p><b>1</b> A201</p> <p>SECTION CUT LINE</p> <p><b>1</b> A501</p>	<p>ELEVATION TARGET</p> <p>SPOT ELEVATION EL 100'-0"</p> <p>EXISTING CONSTRUCTION GRID --- 000</p> <p>NEW CONSTRUCTION GRID --- 000</p> <p>LEVEL CALLOUT FIRST FLOOR 100'-0"</p>	<p>DEMOLITION KEY NOTE</p> <p>NEW CONSTRUCTION KEY NOTE</p> <p>REVISION CLOUD</p> <p>ADDENDUM IDENTIFICATION</p> <p>BULLETIN IDENTIFICATION</p>
---	--	--	--	--	---

**LOCATION MAP**



NO SCALE



**AMK Properties**  
493 32nd Street, Holland, MI 49423

Gezellig Place

**REVISIONS**

03/17/2026 | SITE PLAN APPROVAL

Drawn By: SNETZ  
Designer: AWOLOSYK  
Reviewer: DRHOTON  
Manager: BANCADOWELL

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.

**2501289**

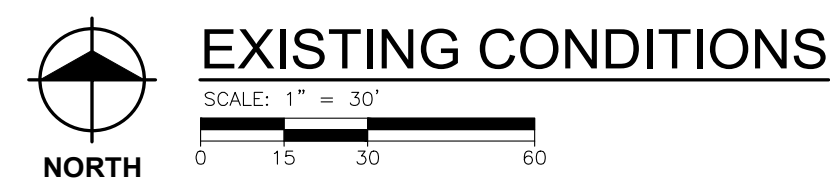
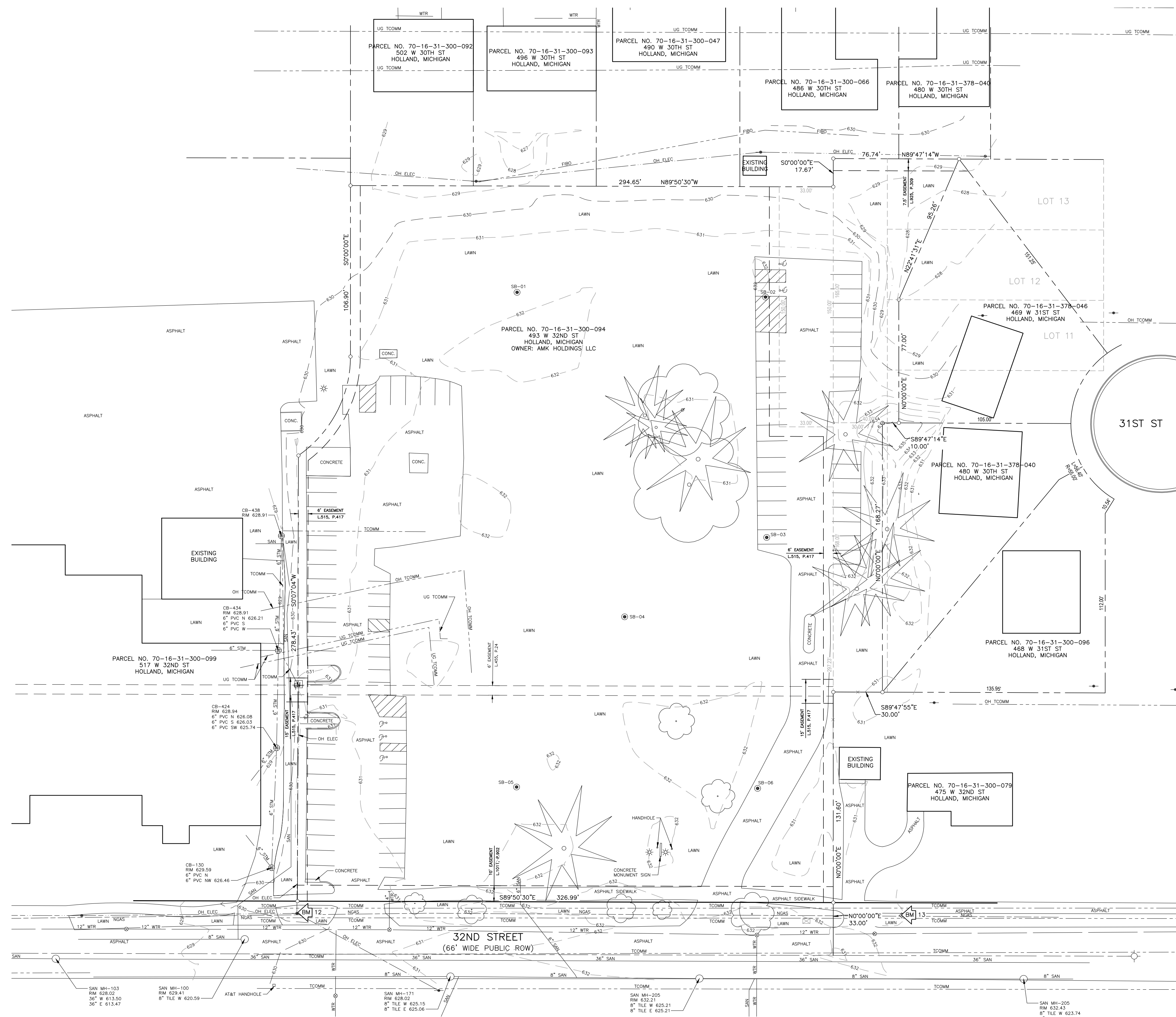
SHEET NO.

**G001**

©Copyright 2008  
All Rights Reserved

PLOT INFO: Z:\2025\2501289\CAD\CAD001\_2501289.DWG LAYOUT: G001 DATE: 3/17/2026 TIME: 1:08:13 PM USER: SNETZ

PL01 INFO: Z:\2025\2501289\CAD\C101\_2501289.DWG LAYOUT: C101 DATE: 3/17/2026 TIME: 1:38:23 PM USER: SNETZ



**BENCH MARKS**

BENCH MARK 12 ELEVATION: 631.11 (NAVD88)  
 SET NAIL IN NORTHEAST SIDE OF POWER POLE #11588  
 (0.5' ABOVE GROUND LEVEL), LOCATED 26'± NORTH OF THE  
 CENTER OF 32ND STREET & 38'± WEST OF WEST DRIVE  
 ENTRANCE TO SUBJECT PROPERTY.  
 BENCH MARK 13 ELEVATION: 633.38 (NAVD88)  
 SET BENCHMARK ON TOP OF FLANGE BOLT TO HYDRANT  
 (UNDER "W" IN E/W), LOCATED 24'± NORTH OF CENTERLINE  
 32ND STREET & 112'± EAST OF THE CENTER OF EAST  
 DRIVE ENTRANCE TO SUBJECT PROPERTY.

**SYMBOL LEGEND**

- BENCH MARK
- PROPERTY LINE
- OLD PROPERTY LINE
- ROW LINE
- EASEMENT LINE
- SOIL BORING
- SHRUBS
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- LIGHT
- UTILITY POLE
- SIGN
- MAIL BOX
- GUARD RAIL
- FENCE LINE
- GRAVEL SURFACE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- BARRIER FREE MARKING
- 8" SAN - SANITARY SEWER & MANHOLE
- 12" STM - STORM SEWER & MANHOLE
- CATCH BASIN CURB AND LAWN TYPE
- VALVE
- HYDRANT
- 6" WTR - WATER MAIN
- PLUG
- 4" FM - FORCE MAIN
- NGAS - GAS MAIN
- ELEC - UNDERGROUND ELECTRIC
- FIBER OPTICS
- UG TOCOMM - UNDERGROUND TELECOMMUNICATIONS
- TELEPHONE PEDESTAL

**SURVEY NOTES**

- TOPOGRAPHIC SURVEY WAS COMPLETED BY NEDERVELD IN NOVEMBER 2025 AND REFLECTS CONDITIONS AT THAT TIME. THE SURVEY HAS BEEN SUPPLEMENTED WITH RECORD AND PAST PROJECT INFORMATION FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO CONFIRM EXISTING CONDITIONS AS SHOWN ON THE PLANS. REPORT ALL DISCREPANCIES TO THE ENGINEER.
- THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM, RESPECTIVELY.
- UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, RECORD DRAWINGS, AND OWNER PROVIDED UTILITY MAPS AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY EXCAVATION. CONTACT ENGINEER IF UTILITIES ARE FOUND IN DIFFERENT CONDITIONS THAN SHOWN ON THESE PLANS.

**GEOTECHNICAL NOTES**

- GEOTECHNICAL FIELD INVESTIGATION AND REPORT PREPARED BY SOILS AND STRUCTURES IN OCTOBER 2025 AND REFLECTS CONDITIONS AT THAT TIME.
- USCS SOIL CLASSIFICATION: SOIL TYPES AROUND SITE ARE GENERALLY COMPACT BROWN FINE TO MEDIUM SAND (SP).

**AMK Properties**  
 493 32nd Street, Holland, MI 49423

Gezellig Place

REVISIONS

**NOT FOR CONSTRUCTION**

3/17/2026 | SITE PLAN APPROVAL

Drawn By: SNETZ  
 Designer: AWOLOSZYK  
 Reviewer: DRHOTON  
 Manager: BAMCDOWELL

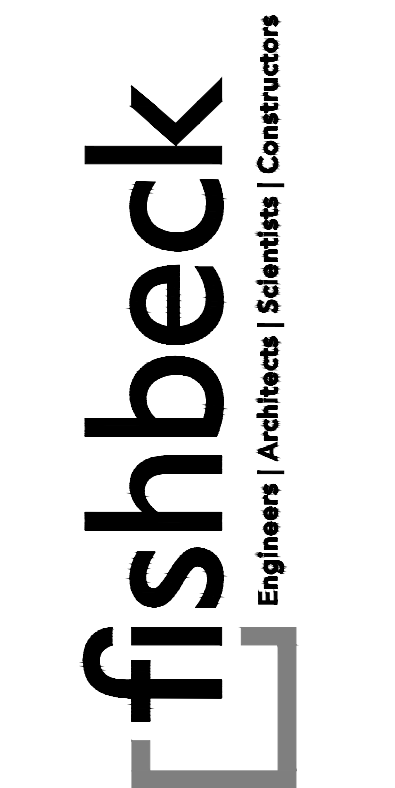
Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

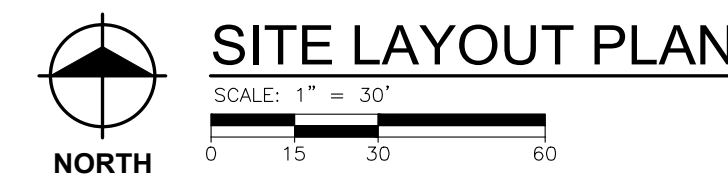
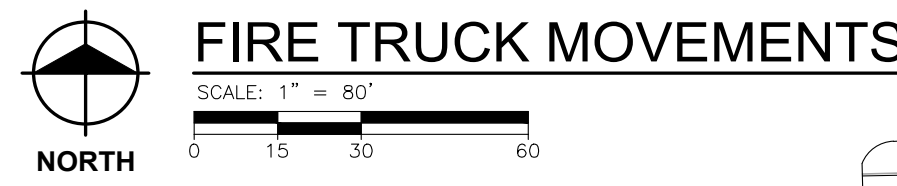
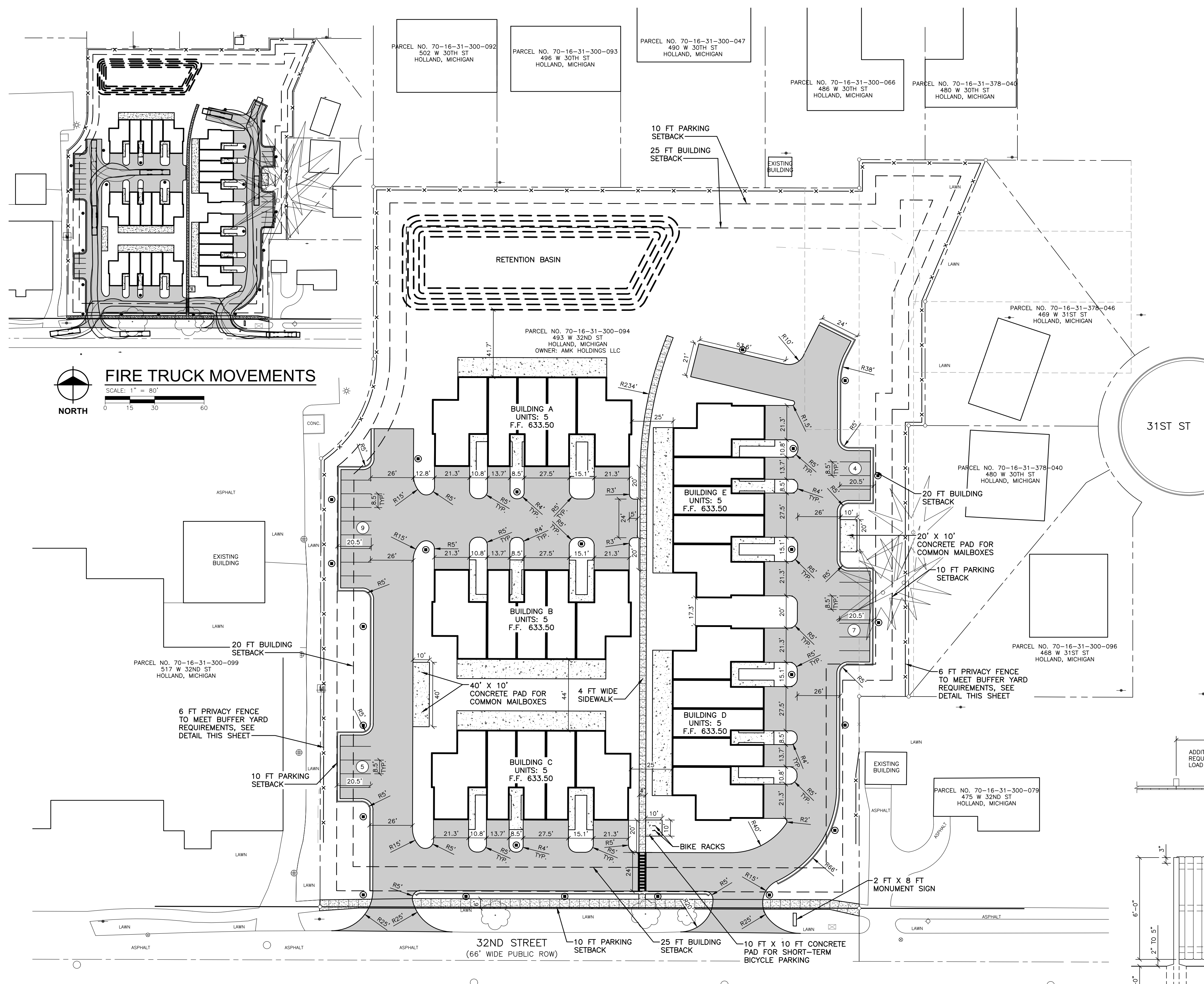
PROJECT NO.  
 2501289

SHEET NO.

**C101**

©Copyright 2026 All Rights Reserved





**MICHIGAN 811**  
 3 minutes before you dig  
 1-800-482-7171  
 on the web at: www.mis811.org

**SYMBOL LEGEND**

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 4" THICK CONCRETE SIDEWALK
- EXPANSION JOINT
- STANDARD CURB AND GUTTER
- FLUSH CURB AND GUTTER
- ROLLED CURB
- (L) LANDING (2% MAX. SLOPE ALL DIRECTIONS)
- (R) RAMP (8.33% MAX. RUNNING SLOPE)
- (6) PARKING SPACE COUNT
- (●) SITE LIGHT POLE

**NOTES**

- DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.

**PARKING QUANTITIES**

MULTI-FAMILY DWELLING UNITS: 1 SPACE/UNIT

**REQUIRED PARKING:**  
 25 UNITS \* 1 SPACE = 25 SPACES (PROVIDED AT GARAGES)

**PROVIDED PARKING:**  
 25 GARAGE  
 25 STANDARD SPACES  
 50 TOTAL SPACES

**SITE ZONING SUMMARY**

PARCEL NO. (70-16-31-300-094)  
 PARCEL ADDRESS: 493 W 32ND ST  
 ZONING DISTRICT: HIGH DENSITY RESIDENTIAL (HDR)

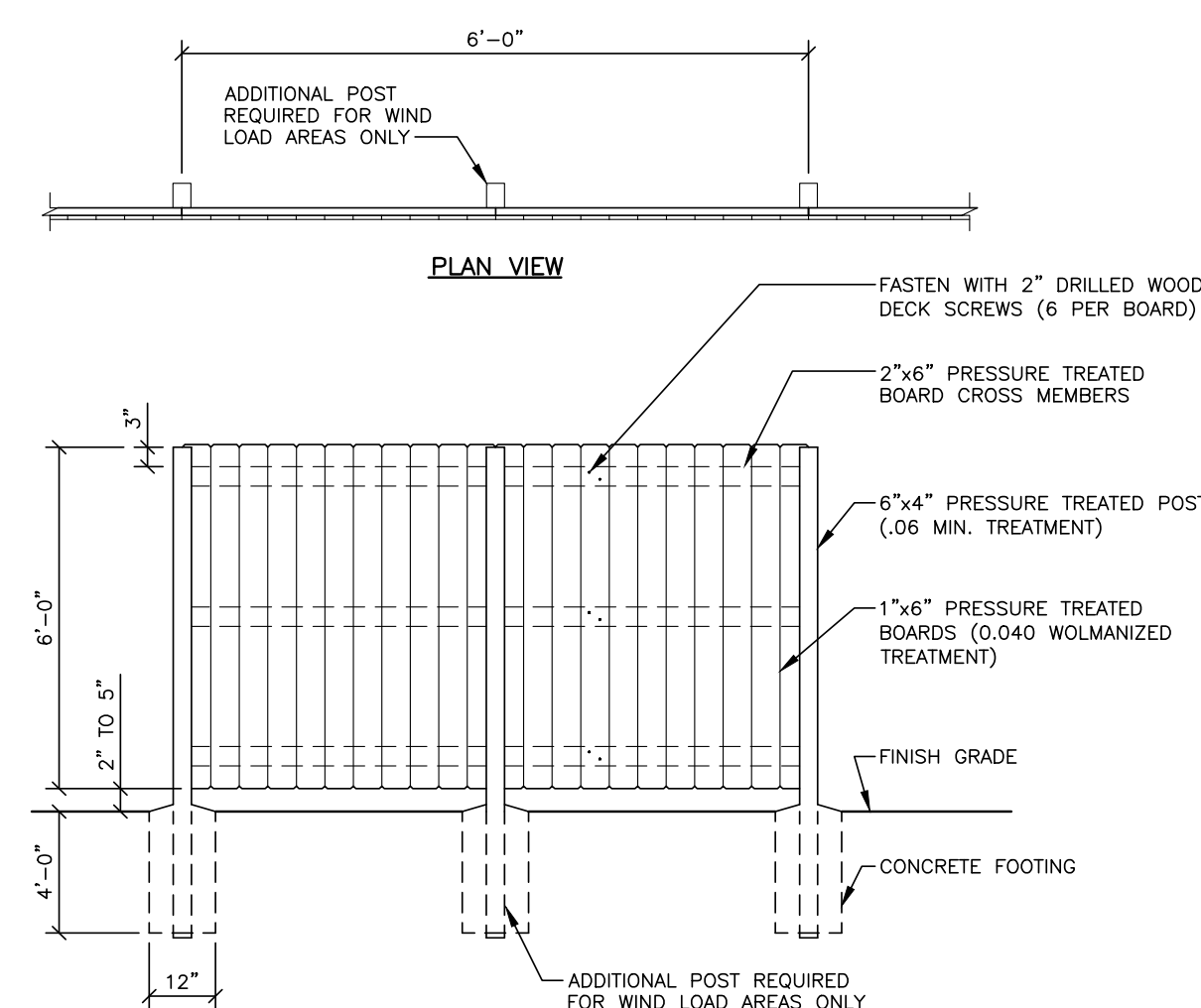
**BUILDING SETBACKS:**  
 32ND ST (ROW): 25'  
 SIDE: 20'  
 REAR: 25'

**LANDSCAPE BUFFER/GREENBELTS:**  
 SEE LANDSCAPE PLAN C600.

**IMPERVIOUS COVERAGE**  
 PROPOSED IMPERVIOUS AREA = 87,957 SFT  
 PROJECT AREA = 167,969 SFT  
 % COVERAGE = (87,957/167,969)\*100 = 52.37% < 70.00%

**TRASH & WASTE DISPOSAL:**  
 = UNITS TO HAVE INDIVIDUAL REFUSE CONTAINERS

**BIICYCLE PARKING:**  
 = LONG-TERM PARKING EXEMPT DUE TO PRIVATE GARAGES  
 = SHORT-TERM PARKING PROVIDED NORTH OF 32ND STREET NEAR CROSSWALK



**AMK Properties**  
 493 32nd Street, Holland, MI 49423  
 Gezellig Place



REVISIONS

**NOT FOR CONSTRUCTION**

3/17/2026 | SITE PLAN APPROVAL

Drawn By: SNETZ  
 Designer: BAMC DOWELL  
 Reviewer: DRHOTON  
 Manager: BAMC DOWELL

PROJECT NO.  
**2501289**

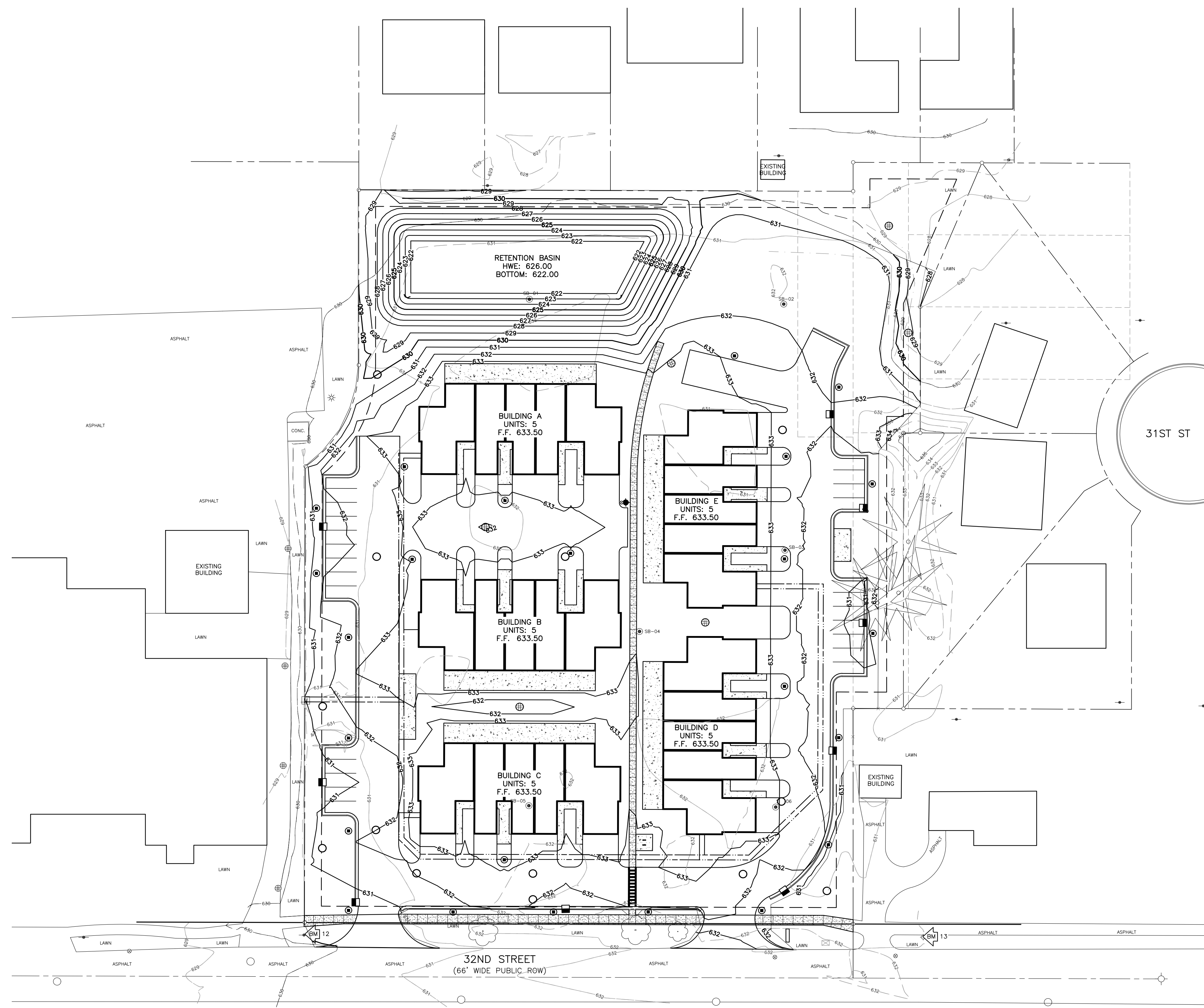
SHEET NO.

**C201**

© Copyright 2008  
 All Rights Reserved

PLOT INFO: Z:\2025\2501289\CAD\C201\_C201\_LAYOUT.C201 DATE: 3/17/2026 TIME: 2:08:56 PM USER: SNETZ

PLOT INFO: Z:\2025\2501289\CADD\C301\_2501289.DWG LAYOUT: C301 DATE: 3/17/2026 TIME: 1:35:17 PM USER: SNETZ



**GRADING PLAN**  
SCALE: 1" = 30'  
NORTH



**BENCH MARKS**

BENCH MARK 12 ELEVATION: 631.11 (NAVD88)  
SET NAIL IN NORTHEAST SIDE OF POWER POLE #11588  
(0.5' ABOVE GROUND LEVEL), LOCATED 26'± NORTH OF THE  
CENTER OF 32ND STREET & 38'± WEST OF WEST DRIVE  
ENTRANCE TO SUBJECT PROPERTY.

BENCH MARK 13 ELEVATION: 633.38 (NAVD88)  
SET BENCHMARK ON TOP OF FLANGE BOLT TO HYDRANT  
(UNDER "W" IN E/W), LOCATED 24'± NORTH OF CENTERLINE  
32ND STREET & 112'± EAST OF THE CENTER OF EAST  
DRIVE ENTRANCE TO SUBJECT PROPERTY.

**SYMBOL LEGEND**

- 725- EXISTING MAJOR CONTOUR
- 724- EXISTING MINOR CONTOUR
- 725- PROPOSED MAJOR CONTOUR
- 724- PROPOSED MINOR CONTOUR
- (L) LANDING (2% MAX. SLOPE ALL DIRECTIONS)
- (R) RAMP
- [724.50 XX] SPOT ELEVATION
- EM EDGE OF METAL
- EW EDGE OF WALK
- FF FINISH FLOOR
- GP GUTTER PAN
- GR GRADE ELEVATION
- HP HIGH POINT
- LP LOW POINT
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- TW TOP OF WALL

**NOTES**

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

**AMK Properties**  
493 32nd Street, Holland, MI 49423



Gezellig Place

**REVISIONS**

**NOT FOR CONSTRUCTION**

3/17/2026 | SITE PLAN APPROVAL

Drawn By: SNETZ  
Designer: AWOLOSZYK  
Reviewer: DRHOTON  
Manager: BAMCROWELL

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.  
**2501289**

SHEET NO.

**C301**

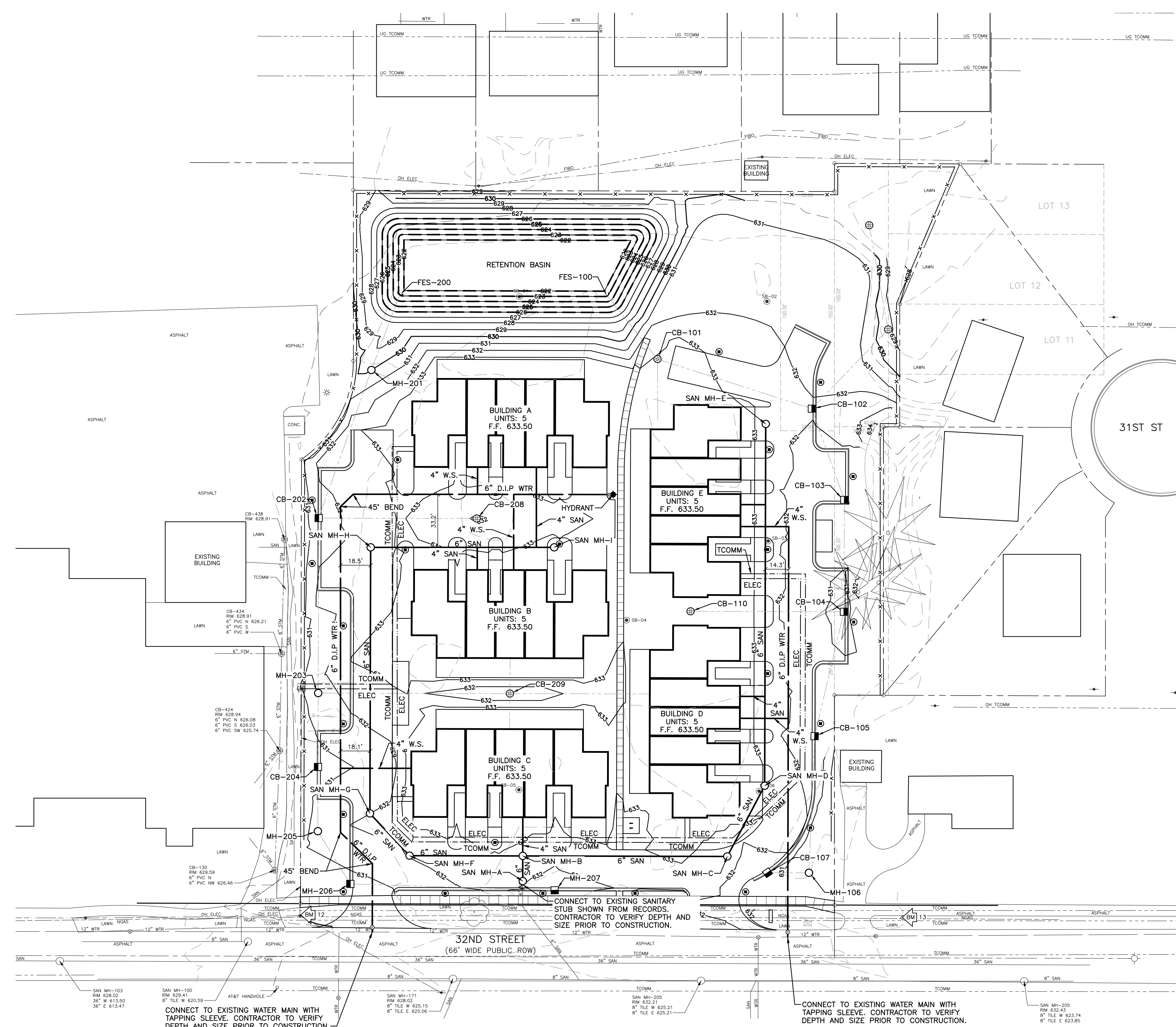
©Copyright 2026  
All Rights Reserved





AMK Properties  
493 32nd Street, Holland, MI 49423

Gezellig Place



**BENCH MARKS**

BENCH MARK 12 ELEVATION: 631.11 (NAVD88)  
SET NAIL IN NORTHEAST SIDE OF POWER POLE #11588  
(0.5' ABOVE GROUND LEVEL), LOCATED 26'± NORTH OF THE  
CENTER OF 32ND STREET & 38'± WEST OF WEST DRIVE  
ENTRANCE TO SUBJECT PROPERTY.  
BENCH MARK 13 ELEVATION: 633.38 (NAVD88)  
SET BENCHMARK ON TOP OF FLANGE BOLT TO HYDRANT  
(UNDER "W" IN E.I.W.), LOCATED 24'± NORTH OF CENTERLINE  
32ND STREET & 112'± EAST OF THE CENTER OF EAST  
DRIVE ENTRANCE TO SUBJECT PROPERTY.

**SYMBOL LEGEND**

- 8" SAN SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STM STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR WATER MAIN
- 4" W.S. WATER SERVICE
- VALVE & BOX
- VALVE & CHAMBER
- METER
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

**NOTES**

1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
2. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
3. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
4. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
5. END SECTIONS ARE INCLUDED IN PIPE LENGTHS SHOWN.
6. PROVIDE RIPRAP AT ALL END SECTIONS UNLESS OTHERWISE NOTED.
7. PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
8. WATER MAIN TO HAVE A MINIMUM OF 5.5 FEET OF COVER.
9. FIRE HYDRANTS LOCATED IN CURB ISLAND OR GREEN SPACE SHALL BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT (TYP.).
10. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
11. FACE NOZZLES OF SITE FIRE HYDRANTS TOWARD BUILDING.
12. ADJUST ALL CASTINGS TO FINISH GRADES.
13. PIPE LENGTHS ARE TO CENTER OF STRUCTURES UNLESS NOTED OTHERWISE. ALL PIPE LENGTHS ARE FOR THE CONVENIENCE OF THE CONTRACTOR.
14. UTILITY ELEVATIONS INDICATED REPRESENT INVERT ELEVATIONS UNLESS OTHERWISE NOTED.

**REVISIONS**

**NOT FOR CONSTRUCTION**

**3/17/2026 | SITE PLAN APPROVAL**

Drawn By: SNETZ  
Designer: AWOLOSZYK  
Reviewer: DRHOTON  
Manager: BAMCDOWELL

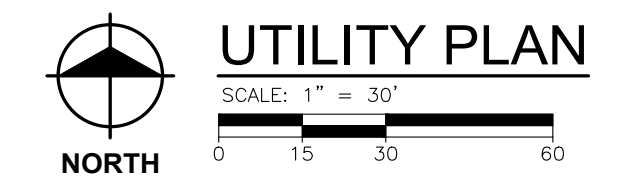
Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.  
**2501289**

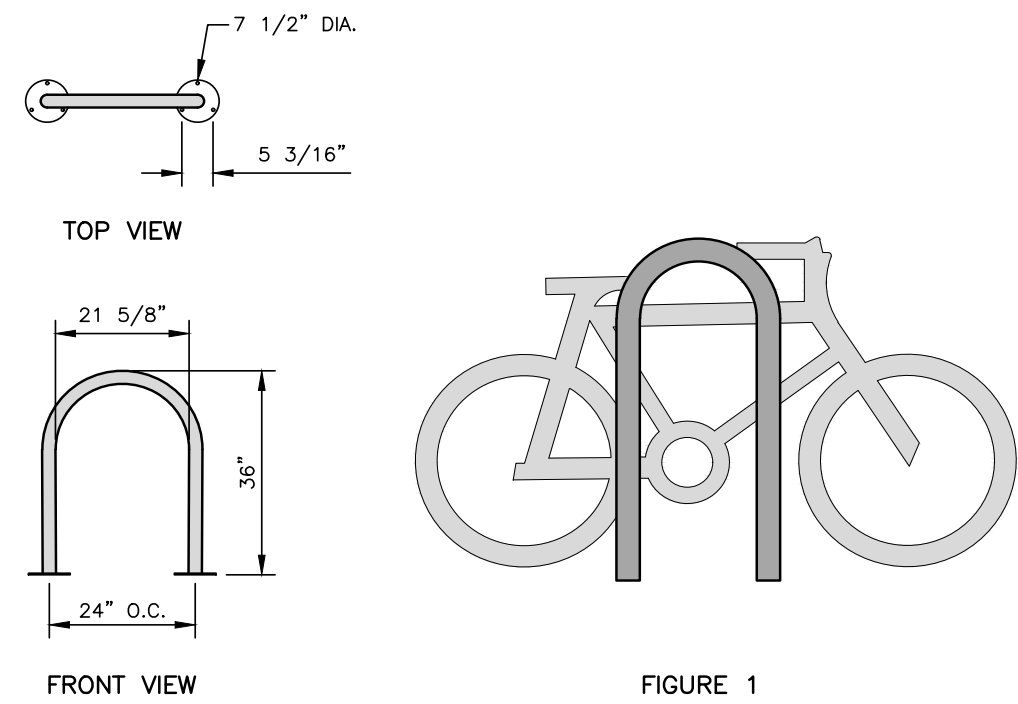
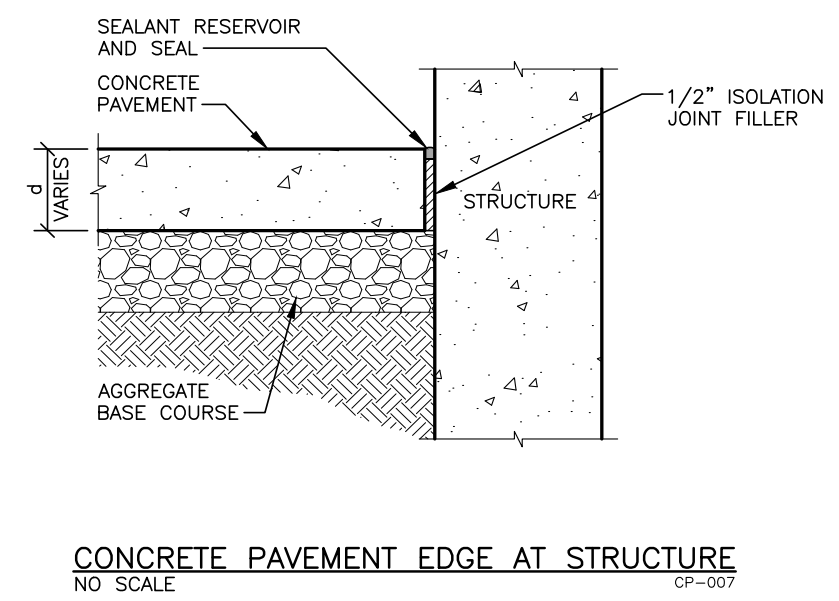
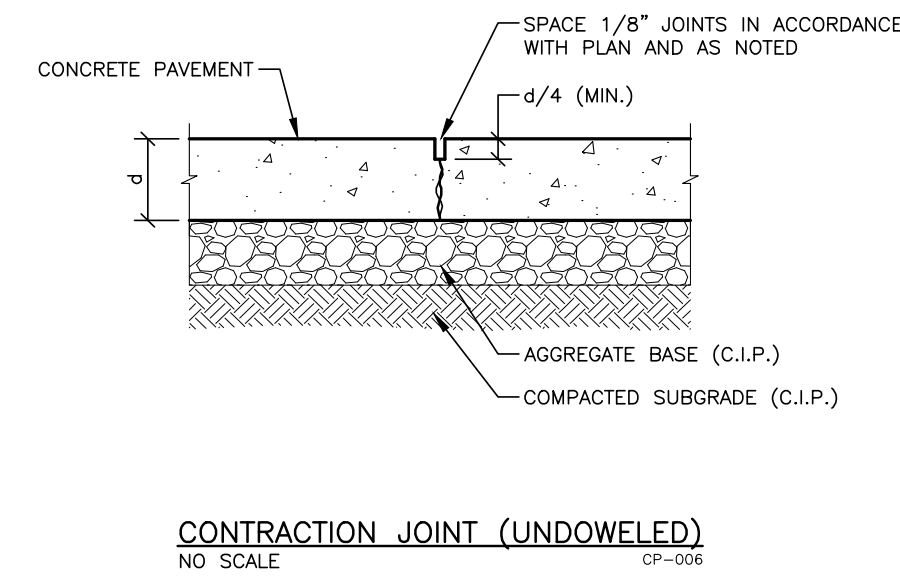
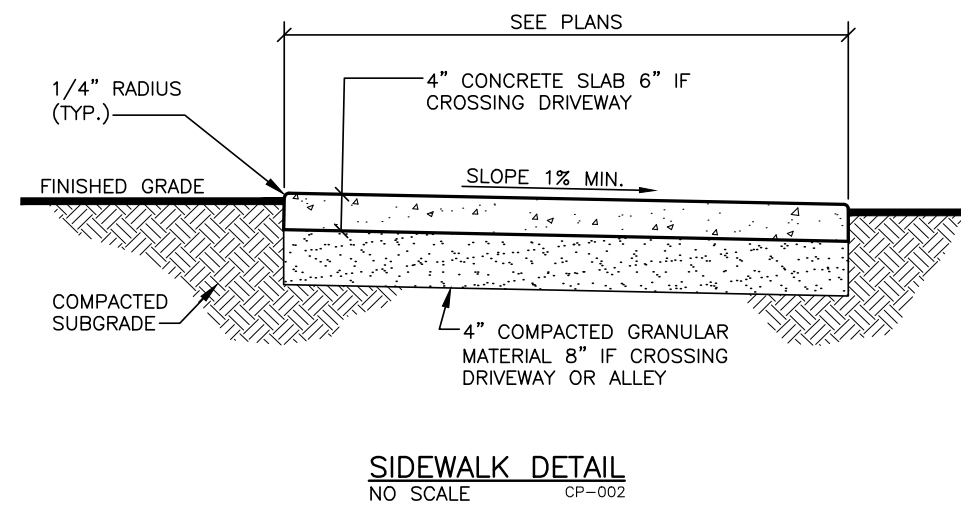
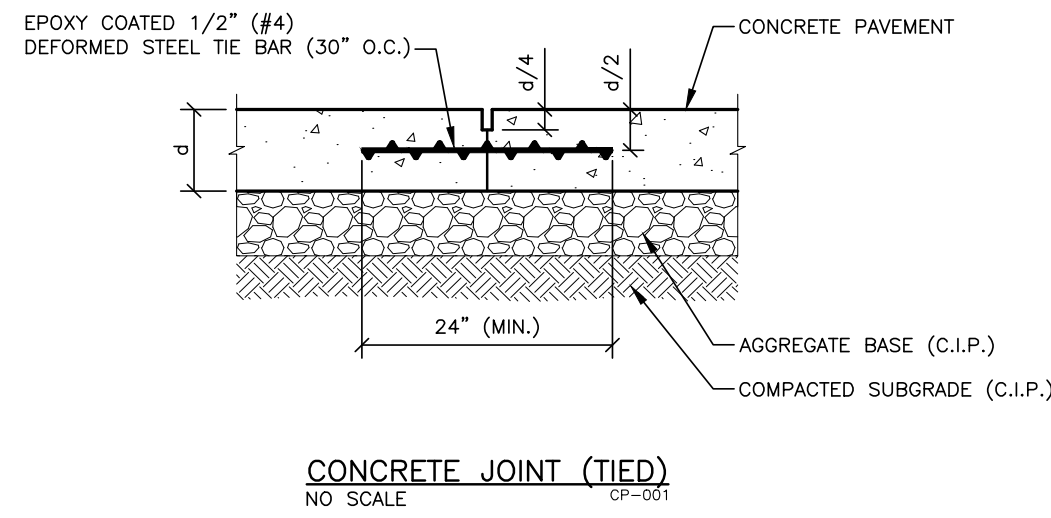
SHEET NO.

**C401**

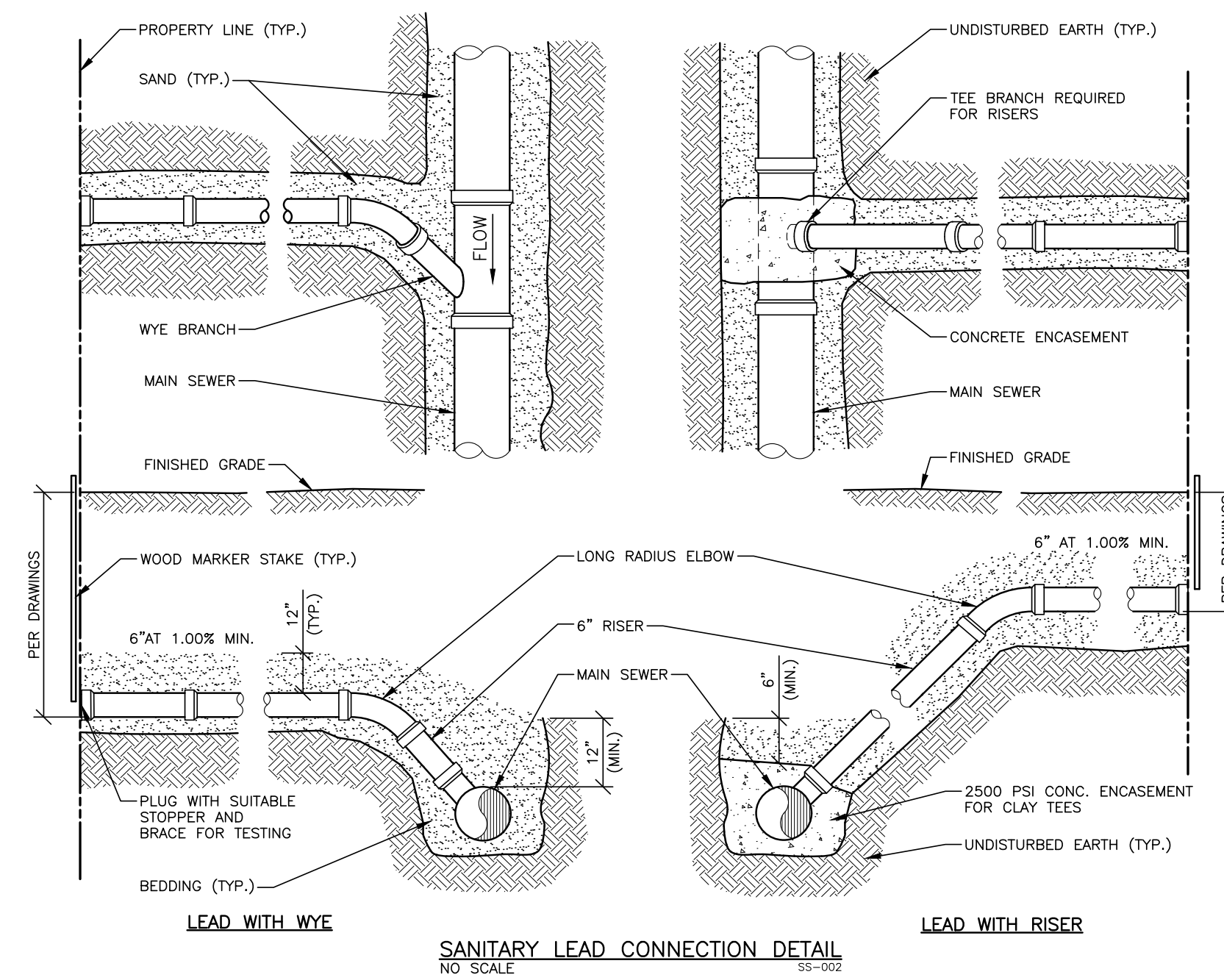
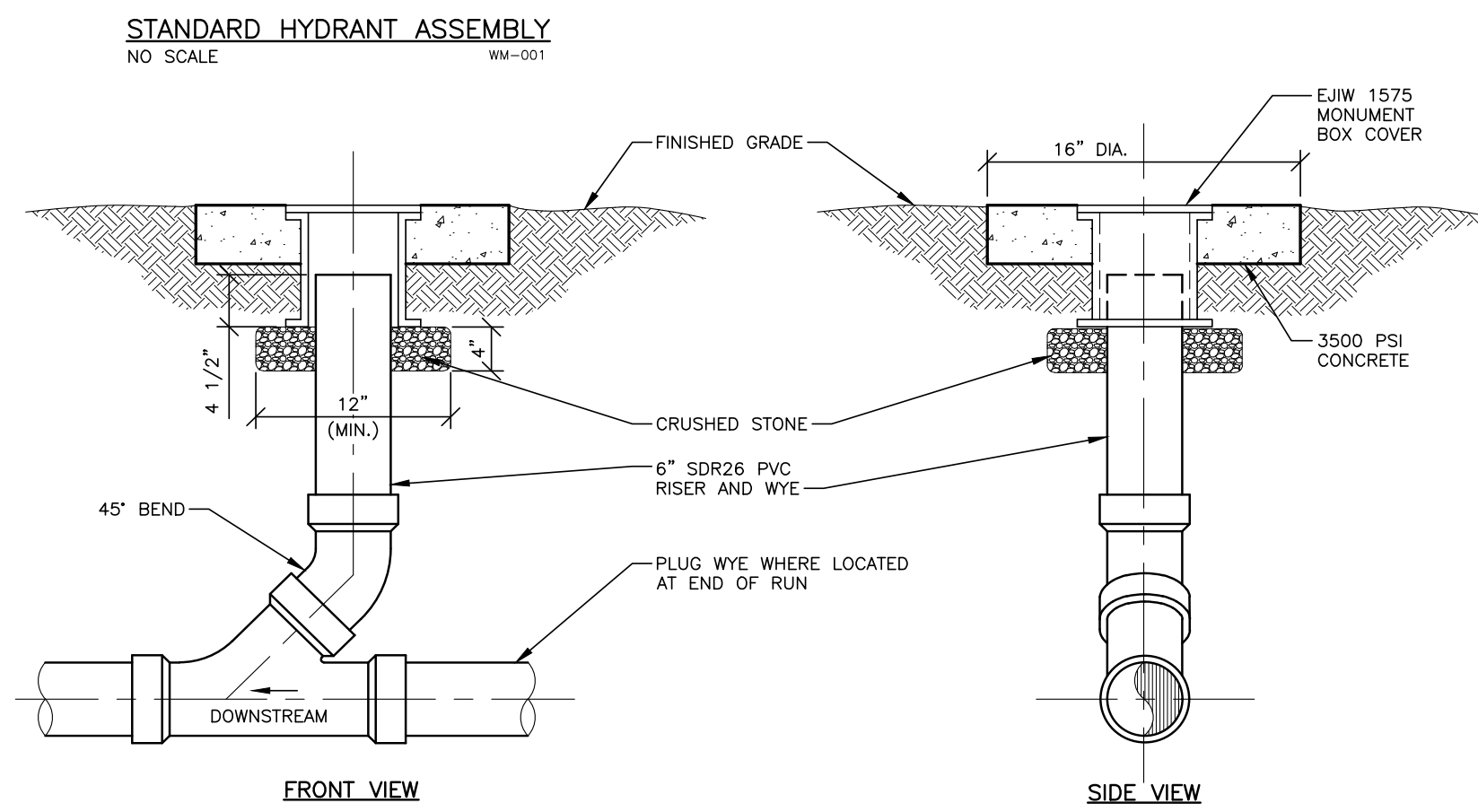
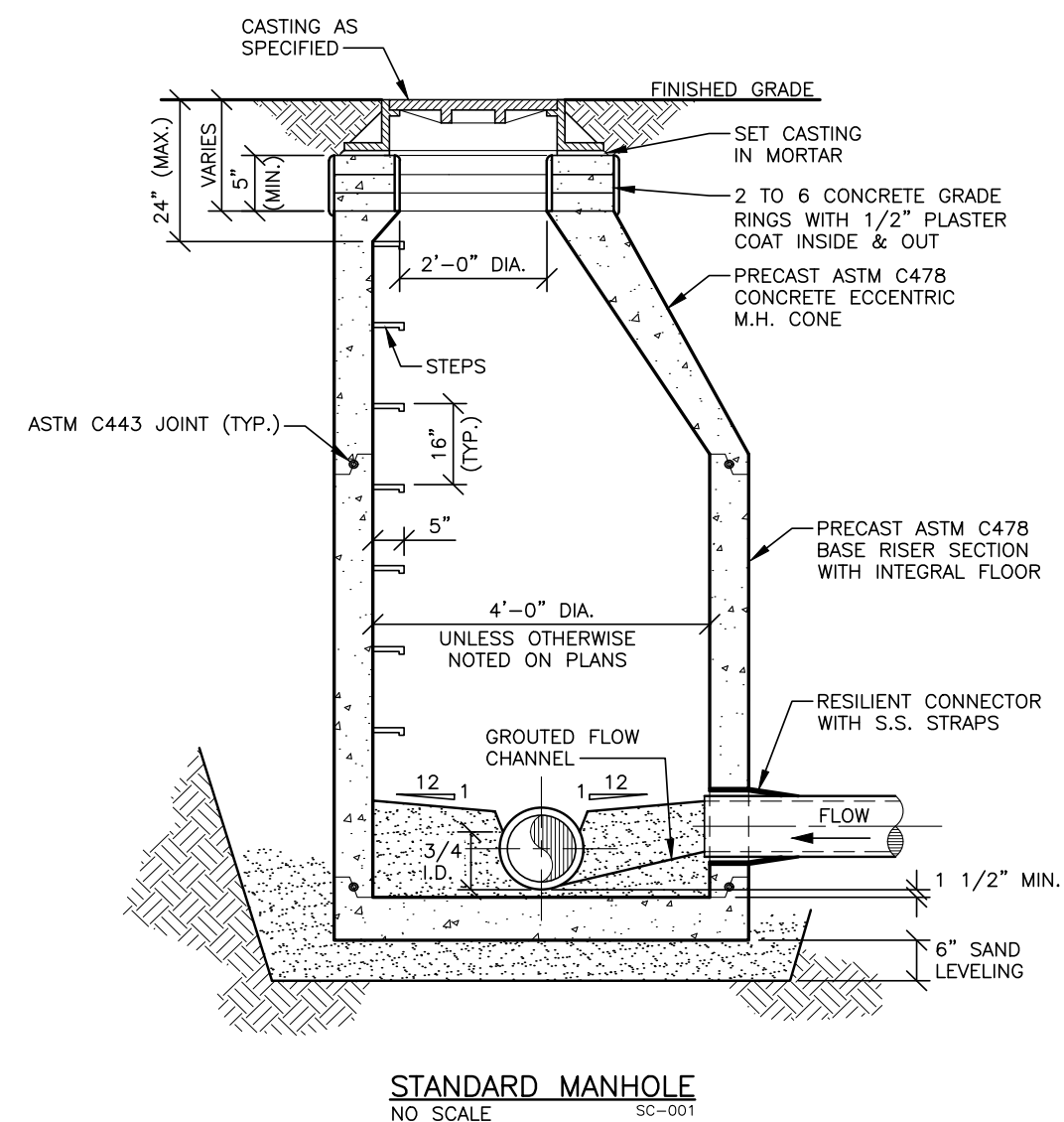
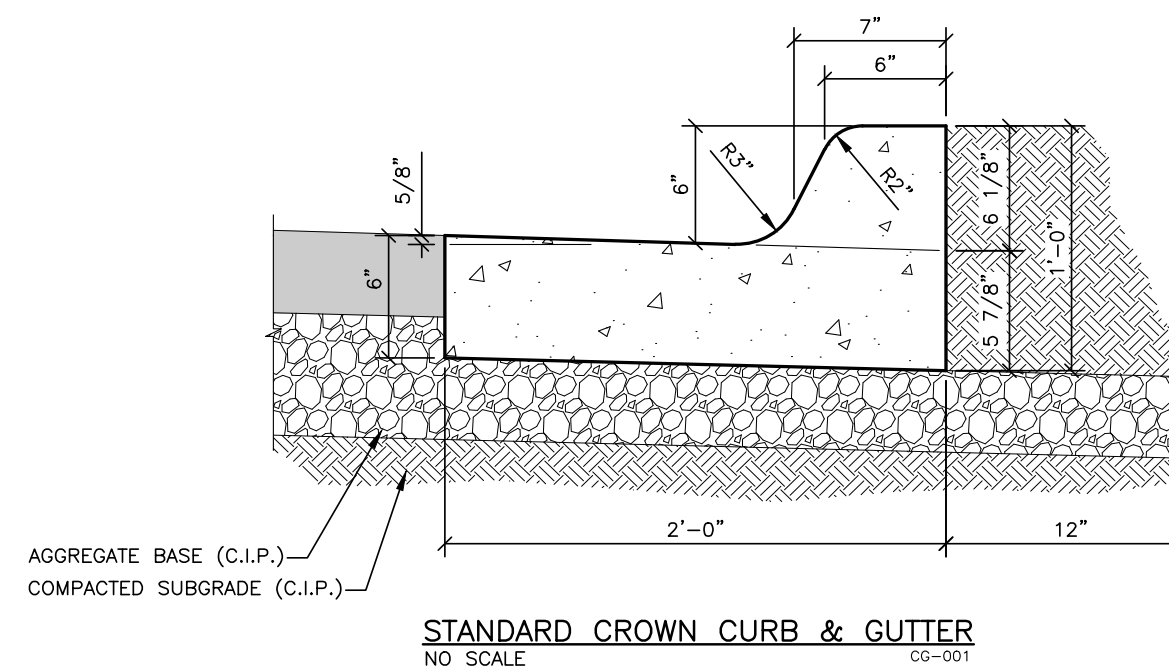
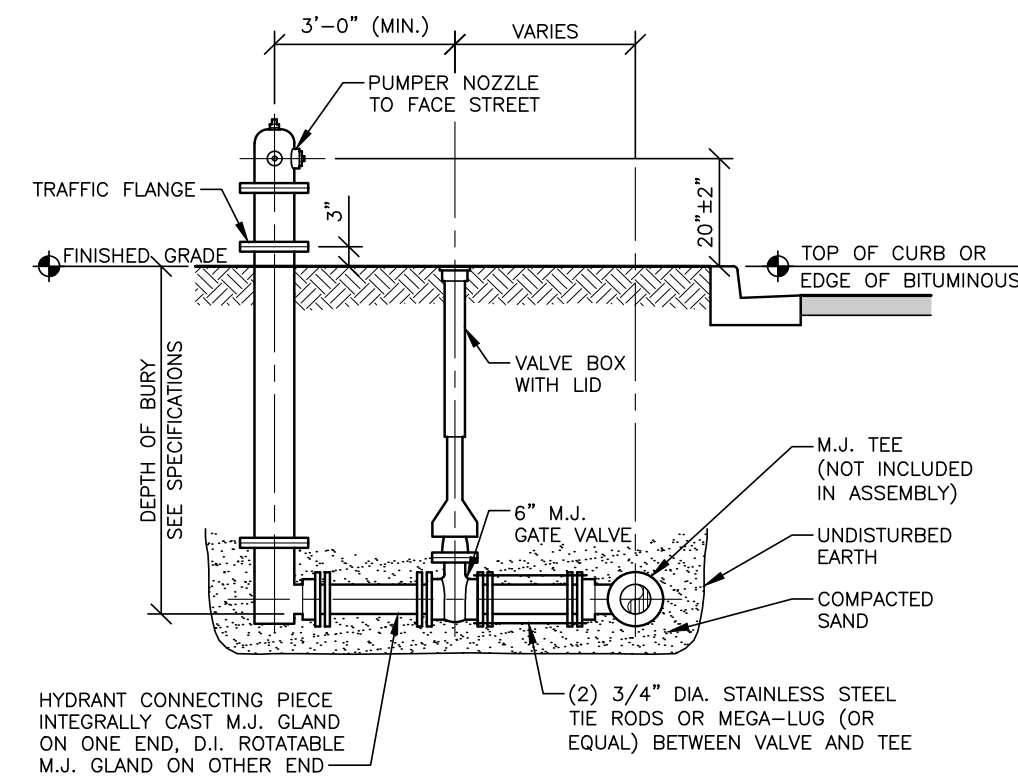
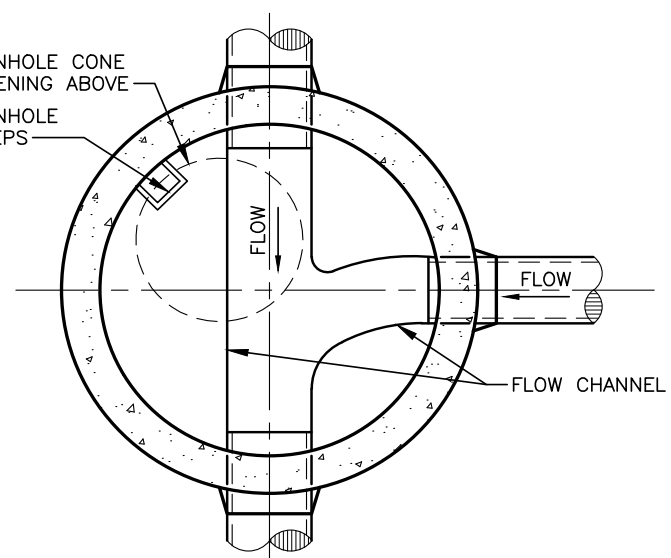
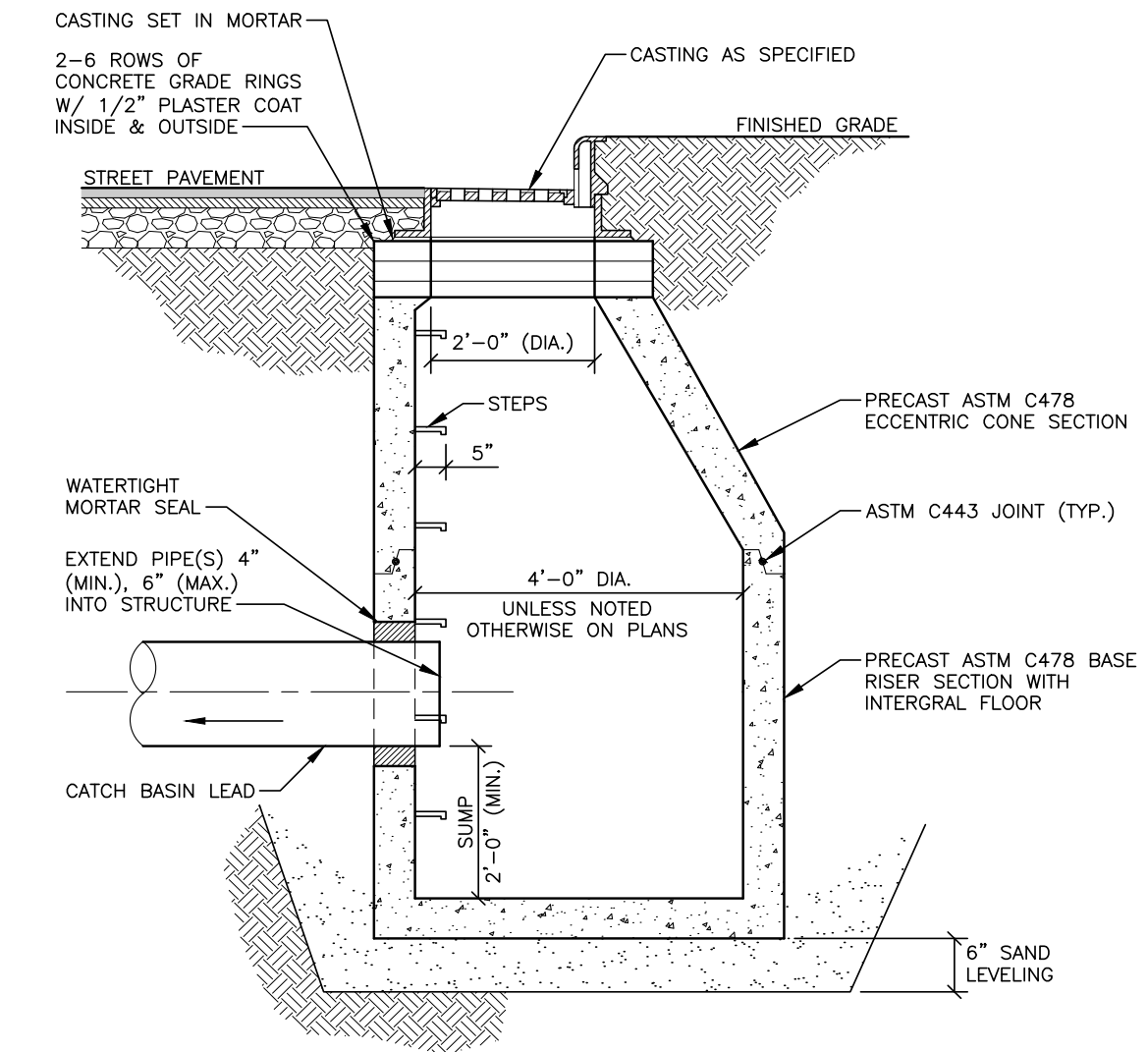
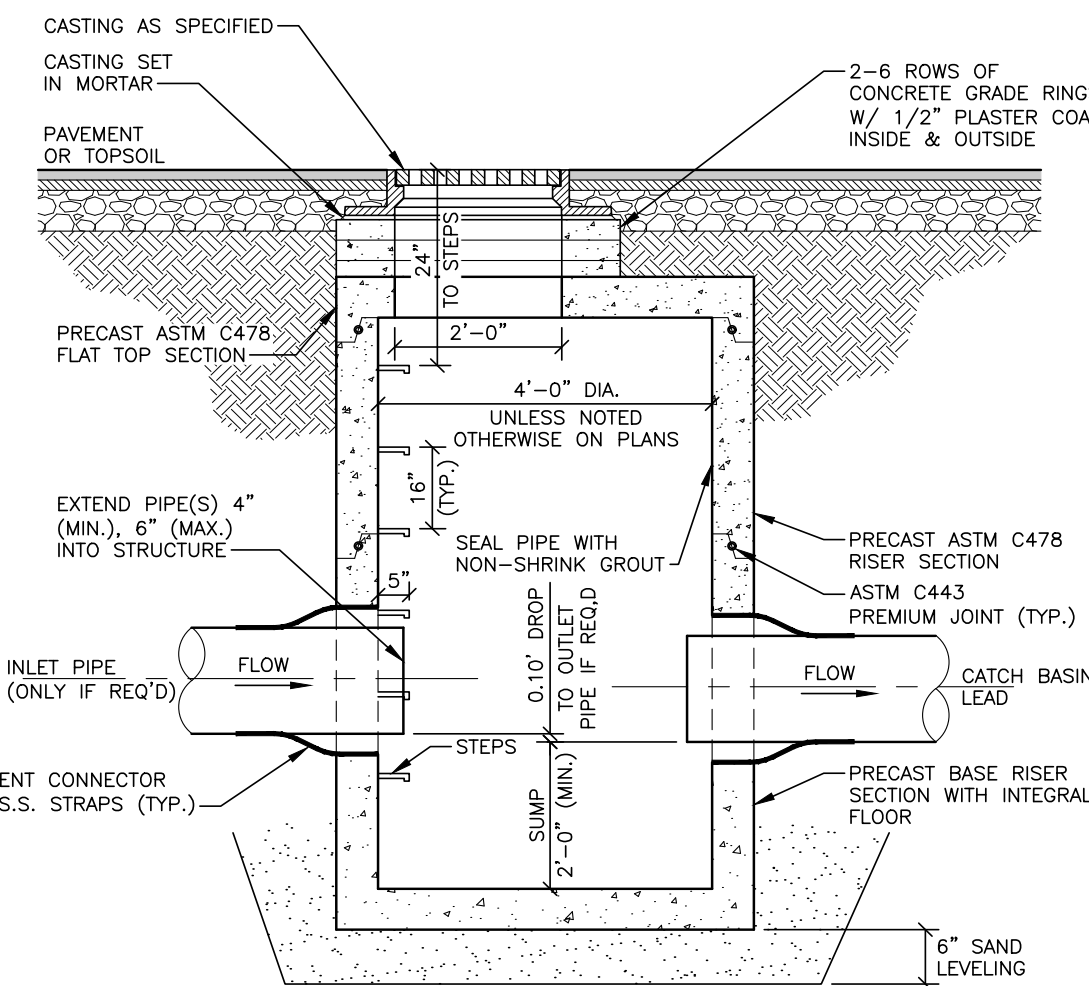
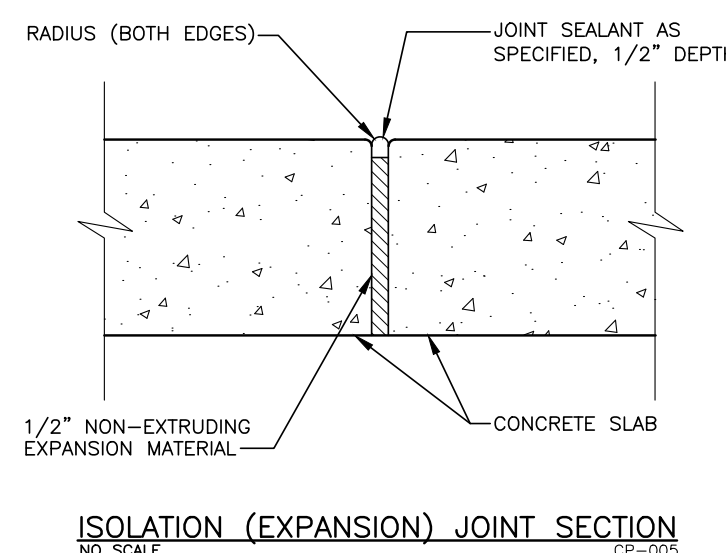
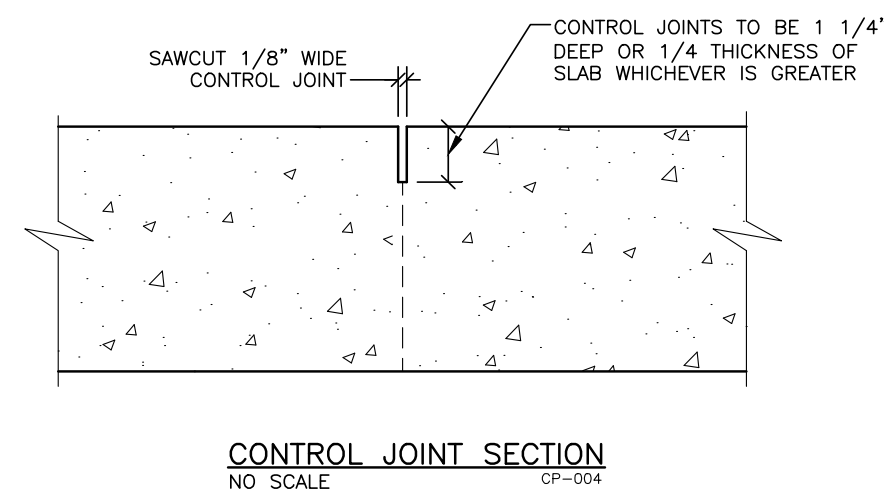
©Copyright 2008 All Rights Reserved



PLT: I:\2025\2501289\CADD\C401\_2501289.DWG LAYOUT: C401 DATE: 3/17/2026 TIME: 1:35:46 PM USER: SNETZ



- MATERIALS LIST:**
1. TUBING-2 3/8" DIA.x.154" WALL STAINLESS STEEL TUBING.
  2. SURFACE PLATE-7 1/2"x1/4" THICK STAINLESS STEEL PLATE WITH (3) 9/16" MOUNTING HOLES.
  3. MOUNT WITH (6) 1/2"x4" STAINLESS STEEL EPOXY ANCHOR BOLTS (CUSTOMER SUPPLIED).



REVISIONS  
**NOT FOR CONSTRUCTION**

03/17/2028 | SITE PLAN APPROVAL  
Drawn By: SNETZ  
Designer: AWOLOSZYK  
Reviewer: DRHOTON  
Manager: BANCADOWELL

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.  
**2501289**  
SHEET NO.

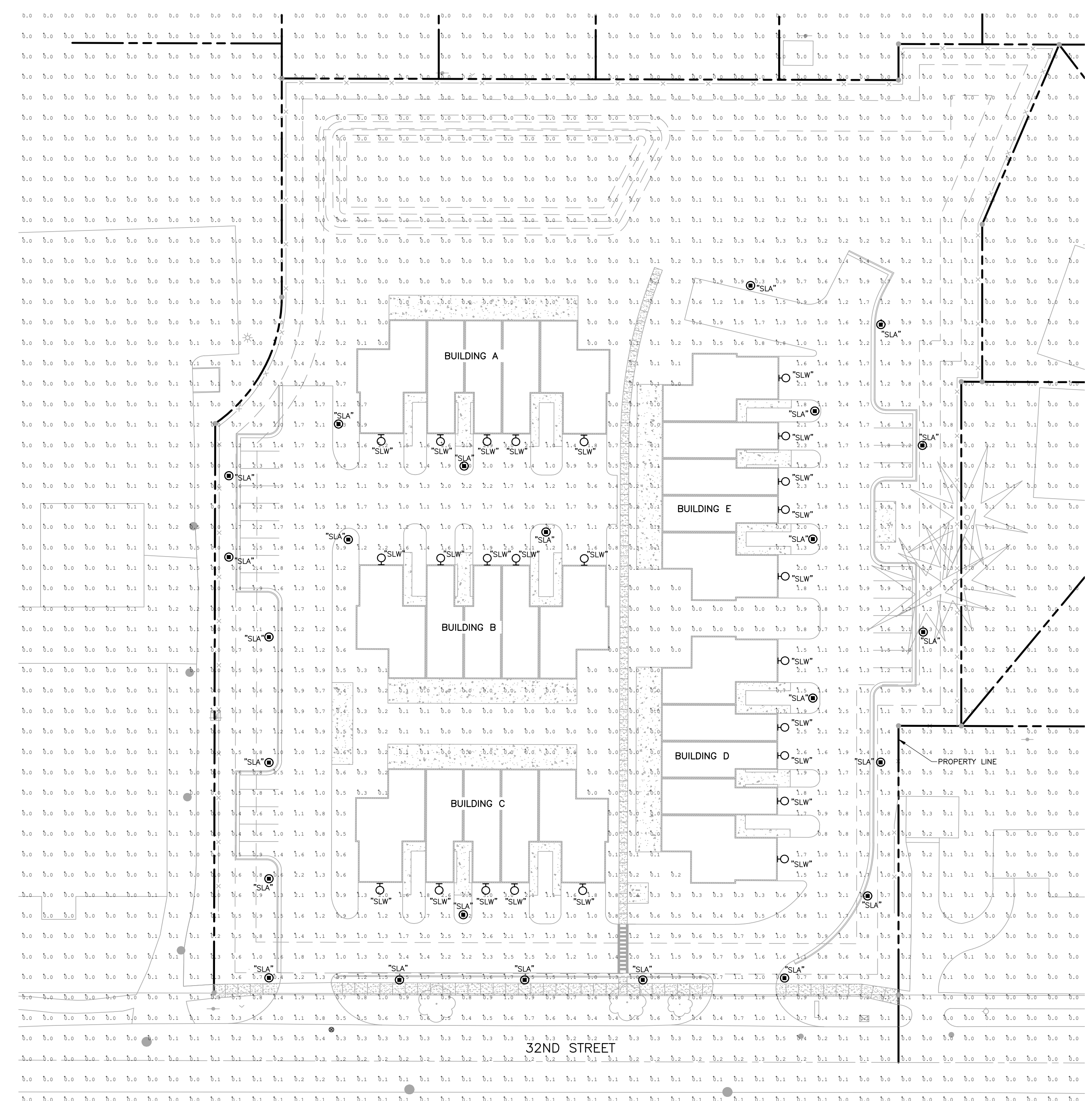
**C501**

PLT: INFO: Z:\2025\2501289\CADD\C501\_2501289.DWG LAYOUT: C501 DATE: 3/17/2028 TIME: 1:38:32 PM USER: SNETZ



**SYMBOL LEGEND**

- POST TOP AREA LIGHT
- WALL MOUNTED LIGHT



**SITE PHOTOMETRIC PLAN**  
SCALE: 1" = 30'

CITY OF HOLLAND – ZONING ORDINANCE REQUIREMENTS		
DESCRIPTION	REQUIREMENT	DESIGN
MAXIMUM POLE HEIGHT	20'	14'
MAXIMUM COLOR TEMPERATURE	4000K	3000K
MAXIMUM LIGHT LEVEL ON SITE (FOOT-CANDLES)	15.0 FC	3.0 FC
MAXIMUM LIGHT LEVEL AT PROPERTY LINE (FOOT-CANDLES)	0.5 FC	0.3 FC
MAXIMUM LIGHT ALLOWED ABOVE 90-DEGREE ANGLE FOR DECORATIVE POST TOP LIGHTING	18%	10%

LUMINAIRE SCHEDULE									
MARK	DESCRIPTION	MANUFACTURER	CATALOG NO.	LUMINAIRE DATA			REMARKS		
				VOLTAGE	LOAD	LUMENS		CCT	CRI
SLA	LED DECORATIVE POST TOP LIGHT FIXTURE ON 14' POLE, TYPE 3 DISTRIBUTION	CYCLONE	CC11744-GCAP-T3M-P60-30K-MVOLT-10KV	120	75	4984 lm	3000K	70	-
SLW	LED DECORATIVE WALL MOUNTED LIGHT FIXTURE	VISUAL COMFORT & CO.	SLD1001TXB-L1	120	9 VA	800 lm	2700K	90	MOUNT FIXTURE AT 10"-0" AFG.

**AMK Properties**  
493 32nd Street, Holland, MI 49423

Gezellig Place

REVISIONS  
**NOT FOR CONSTRUCTION**

03/17/2026 | SITE PLAN APPROVAL  
Drawn By: ACFOLEY  
Designer: ACFOLEY  
Reviewer: JAMILLOCH  
Manager: BAMCOWELL

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.  
**2501289**

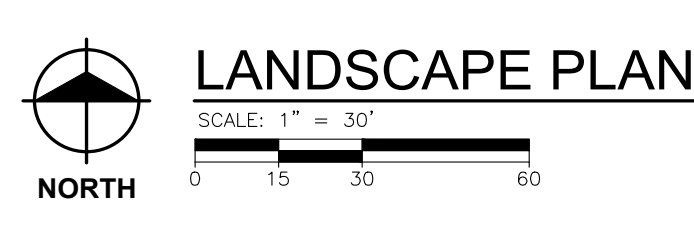
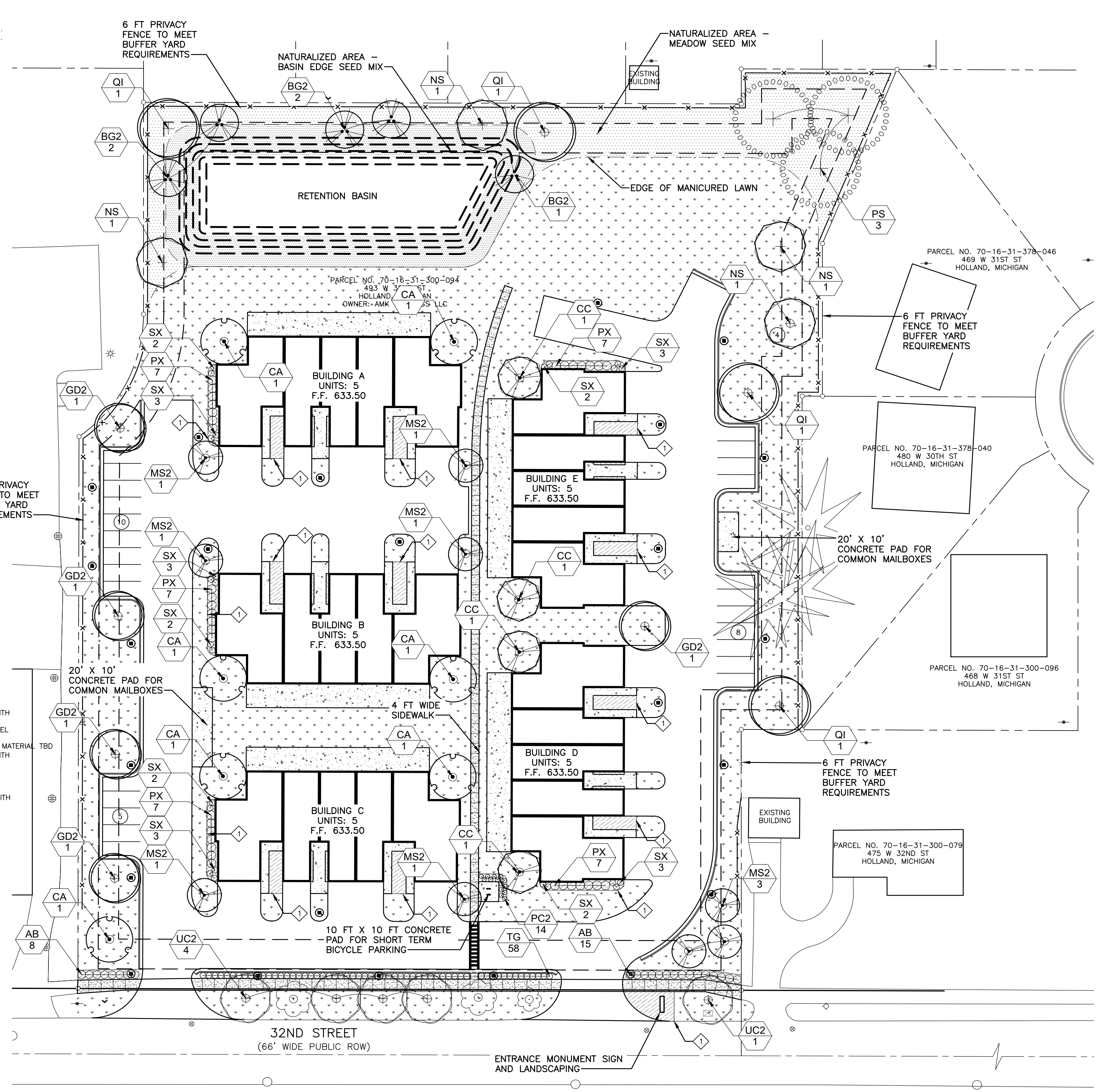
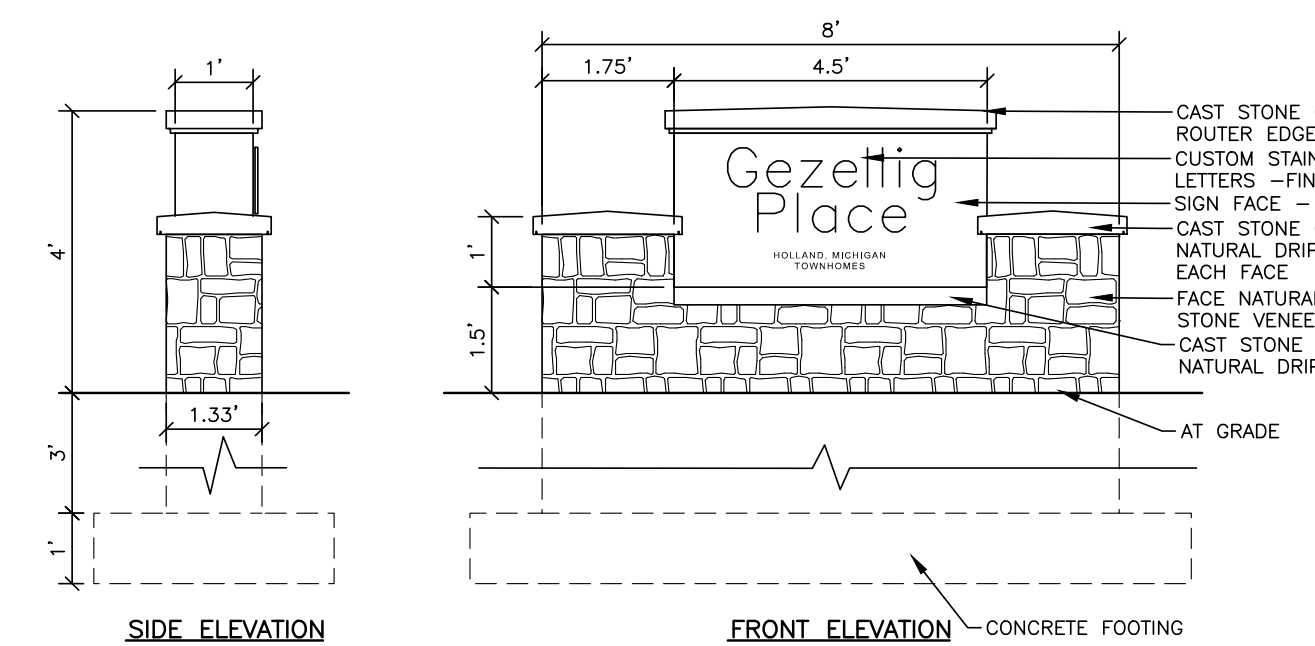
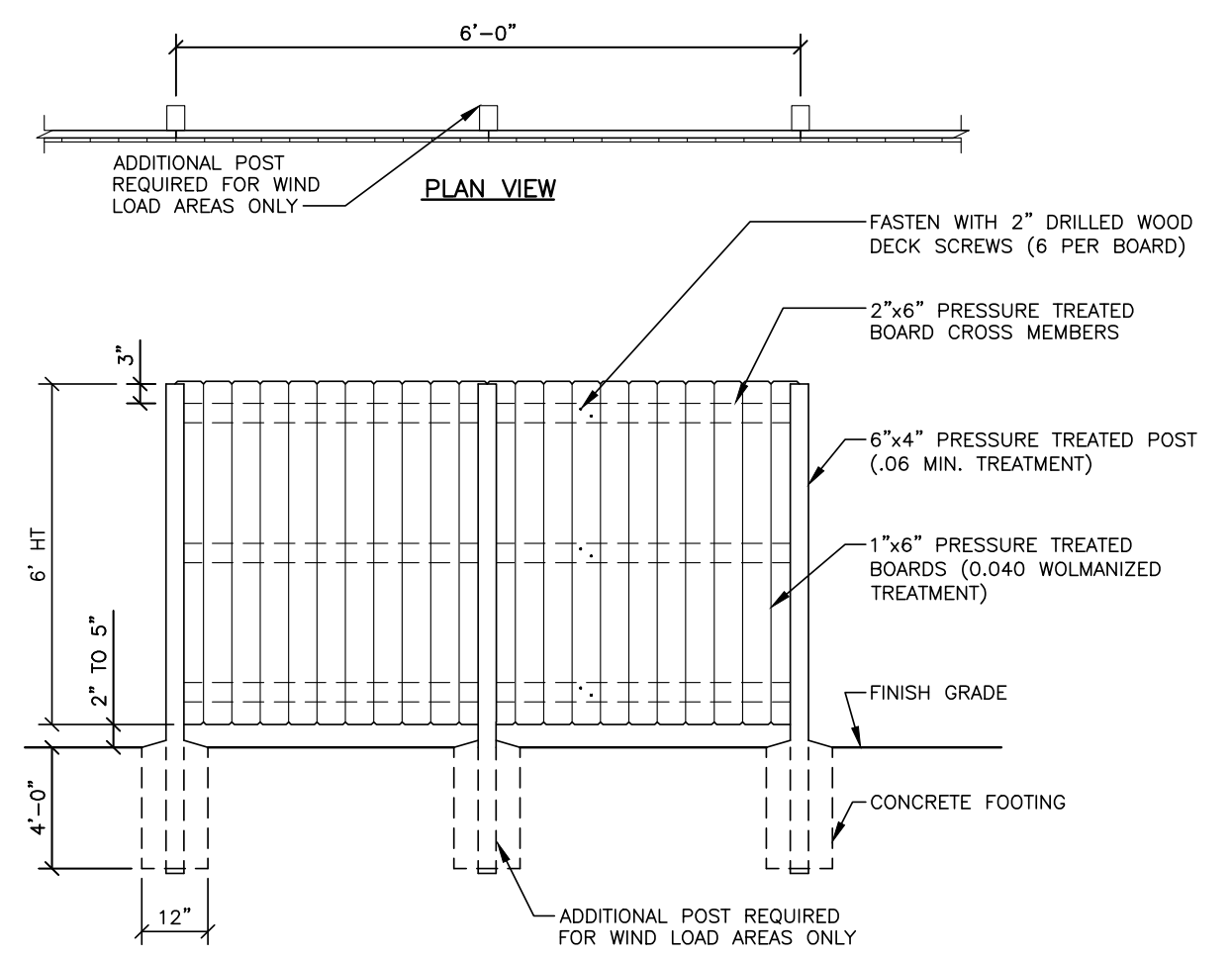
SHEET NO.

**C801**

©Copyright 2026  
All Rights Reserved

**PLANT SCHEDULE**

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
TRISES					
BZ2	5	BETULA NIGRA 'CULLY IMPROVED' / HERITAGE® IMPROVED RIVER BIRCH	B & B	8" HT	MULTISTEM - 3-5
CA	7	CERIS CANADENSIS 'APPALACHIAN RED' / APPALACHIAN RED EASTERN REDBUD	B & B	8" HT	MULTISTEM - 3-5
CC	4	CORNUS FLORIDA 'CHEROKEE BRAVE' / CHEROKEE BRAVE DOGWOOD	B & B	2" CAL	
GD2	5	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL	6' BRANCH HT MIN.
MS2	9	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	2.5" CAL	
NS	4	NYSSA SYLVATICA / TUPELO	B & B	2.5" CAL	
PS	3	PINUS STROBUS / WHITE PINE	B & B	2.5" CAL	
QI	4	QUERCUS IMBRICARIA / SHINGLE OAK	B & B	2.5" CAL	6' BRANCH HT MIN.
UC2	5	ULMUS X 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL	6' BRANCH HT MIN.
SHRUBS					
AB	23	ARONIA MELANOCARPA 'UCONNAM166' / LOW SCAPE HEDGER® BLACK CHOKEBERRY	5 GAL		
BB	20	BAPTISIA X 'BLUEBERRY SUNDAE' / DECADENCE® BLUEBERRY SUNDAE WILD INDIGO	5 GAL		
CK	68	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL		
PX	35	DIERVILLA X 'Q2Y885411' / KODIAK® RED DIERVILLA	5 GAL		
FB	126	FESTUCA GLAUCA 'BLUE WHISKERS' / BLUE WHISKERS BLUE FESCUE	1 GAL		
HR	113	HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY	1 GAL		
IS2	24	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPICE	3 GAL		
NX	42	NEPETA X 'FARSEN' 'CAT'S MEOW' / CAT'S MEOW CATMINT	1 GAL		
PC2	14	PANNICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY PRAIRIE WINDS	1 GAL		
PB	48	SWITCHGRASS	1 GAL		
SP	18	FENICHELM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	3 GAL		
SX	25	SPIRAEA JAPONICA 'SMNSMFP' / DOUBLE PLAY® PINK SPIREA	5 GAL		
TG	58	SYRINGA X 'SMNSPTP' / BLOOMERAN® PURPINK LILAC	5 GAL		
		TAXUS X MEDIA 'SMNTHDB' / STONEHENGE DARK DRUID	5 GAL		



**AMK Properties**  
493 32nd Street, Holland, MI 49423  
Gezellig Place

**SYMBOL LEGEND**

- (A) LANDSCAPE ZONING REQUIREMENT TYPE
- (○) PERENNIALS & SHRUBS 1-2.5' PLANT HT
- (○) PERENNIALS & SHRUBS 2.5-4' PLANT HT
- (○) EVERGREEN SHRUBS GREATER THAN 3' PLANT HT.
- (○) DECIDUOUS ORNAMENTAL TREE
- (○) DECIDUOUS SHADE TREE
- (▨) LANDSCAPE BED WITH 3" OF HARDWOOD MULCH - WITH PERENNIALS AND SHRUBS
- (□) MANICURED LAWN AREA
- (○) NATURALIZED AREA - MEADOW SEED MIX AND DETENTION BASIN EDGE MIX

**NOTES**

- REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS TO THE CONSTRUCTION MANAGER FOR RESOLUTION.
- FURNISH AND INSTALL 24" OF FURNISHED MODIFIED TOPSOIL FOR ALL PARKING LOT ISLAND BEDS, UNLESS OTHERWISE NOTED, WITH A PH 7.0 THAT CONTAINS ALL THE MICROORGANISMS NECESSARY FOR HEALTHY PLANT GROWTH. THE CONTRACTOR SHALL PROVIDE SOIL SAMPLE AND SUPPLIER TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY.
- FURNISH AND INSTALL 3" OF SHREDDED HARDWOOD MULCH TO ALL PLANT BEDS AND TREE INSTALLATIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL IRRIGATION INSTALLATION.
- ALL TREES SHOULD HAVE A STRONG CENTRAL LEADER UNLESS NOTED OTHERWISE. NO TREES WITH CIRCLING ROOTS SHALL BE ACCEPTED.
- ALL NURSERY STOCK SHALL BE FIRST CLASS QUALITY AND IN EXCELLENT HEALTH. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ALL MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
- ALL NURSERY STOCK MATERIAL SHALL MEET ALL REQUIREMENTS OF THE SPECIFICATIONS.
- MAINTAIN 5' CLEARANCE FOR ALL TREES FROM MAJOR WATER, ELECTRIC, GAS, AND SEWER LINES. REPORT DISCREPANCIES WITH THE CONSTRUCTION MANAGER.
- ANY LANDSCAPE MATERIAL THAT FAILS WITHIN ONE YEAR FROM THE SUBSTANTIAL DATE OF COMPLETION INCLUDING AT LEAST ONE FULL GROWING SEASON, SHALL BE REMOVED AND REPLACED.

**KEY NOTES**

- ALUMINUM LANDSCAPE EDGING

**IRRIGATION NOTES**

- SITE IRRIGATION NOTES:**
- ALL PLANT BEDS SHALL HAVE DRIP IRRIGATION, SEE IRRIGATION PLAN.

**LAWN RESTORATION- SEED MIX**

COMMON NAME	PROPT BY WT	PURITY %	GERMINATION
KENTUCKY BLUEGRASS	20%	95%	85%
IMPROVED TURF-TYPE TALL FESCUE	70%	95%	85%
PERENNIAL RYEGRASS	10%	95%	85%

**PARKING QUANTITIES**

- ZONE:** HDR HIGH DENSITY RESIDENTIAL  
ADJACENT ZONES: MDR NORTH/EAST, LDR SOUTH WEST
- PARKING LANDSCAPING**  
1 TREE PER 20 SPACES WITH GROUND COVER  
BUILDING PERIMETER LANDSCAPING ON WALLS FACING ROADWAYS OR PARKING LOT  
PARKING PERIMETER LANDSCAPING 1 SFT FOR EVERY 20SFT OF PAVEMENT
- SIDE YARD LANDSCAPING BUFFER**  
5' WALL BETWEEN MULTIFAMILY TO LOW DENSITY FAMILY
- REPLACEMENT TREES**  
1 TREE PER 5 REMOVED  
3" DBH FOR DECIDUOUS TREES  
10' HIGH FOR EVERGREEN TREES
- STREET TREES**  
1 TREE PER 30' OF ROW
- IRRIGATION IS REQUIRED**
- BIKE PARKING**  
1 PER DWELLING UNIT FOR 5+ MULTIFAMILY  
2' WIDE, 6' LONG

**REVISIONS**

**NOT FOR CONSTRUCTION**

15/17/2028 SITE PLAN APPROVAL  
Drawn By SCURTIS  
Designer SCURTIS  
Reviewer DRHOTON  
Manager BAMCOWELL

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.  
**2501289**

SHEET NO.

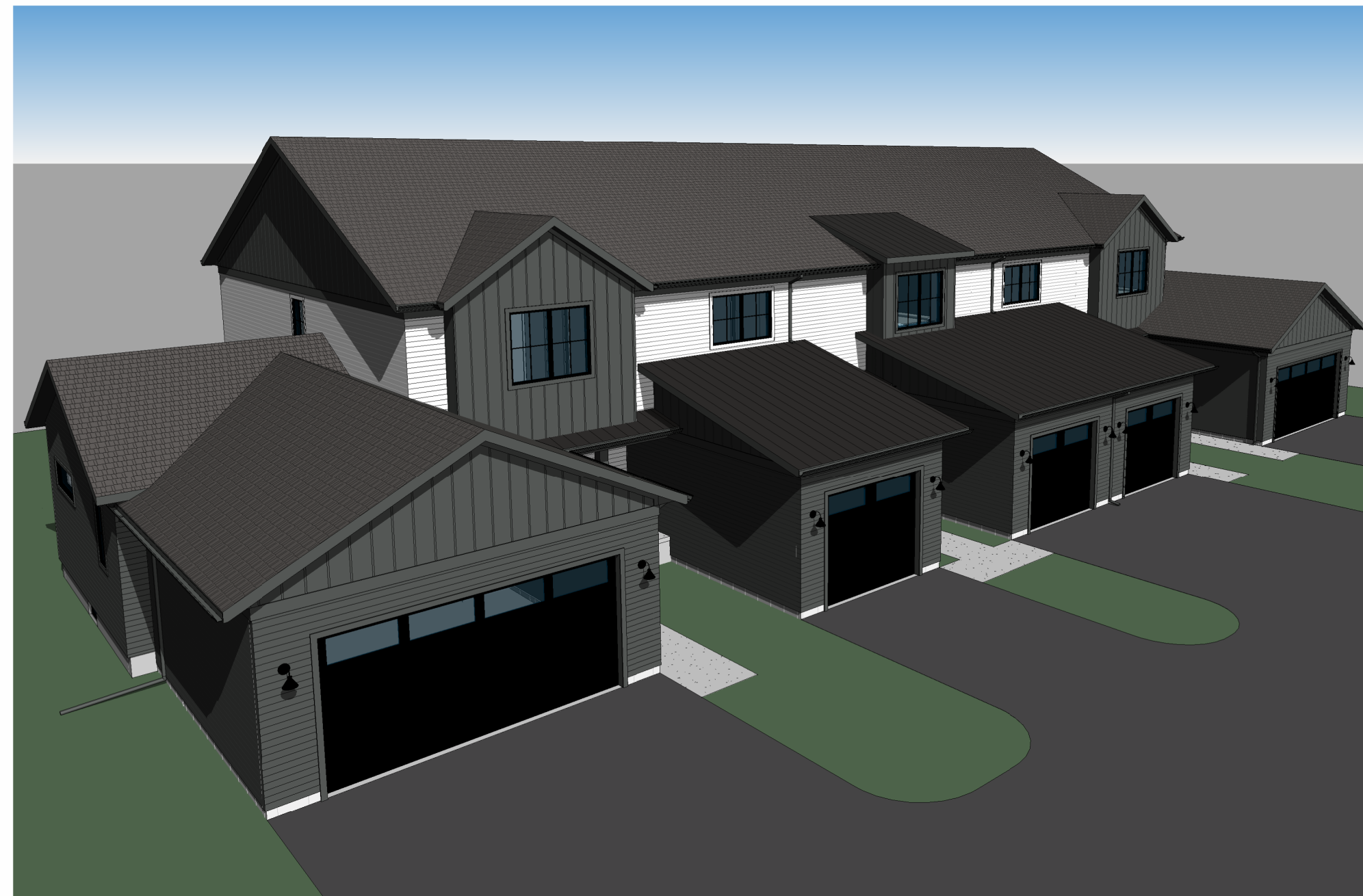
**L101**

©Copyright 2008 All Rights Reserved

PLT: INFO: Z:\2025\2501289\CADD\PLT\L101\_2501289.DWG LAYOUT: L101 DATE: 3/17/2028 TIME: 1:35:59 PM USER: SNETZ

# AMK PROPERTIES - HOLLAND MULTIFAMILY DEVELOPMENT

493 West 32nd Street, Holland, MI 48423

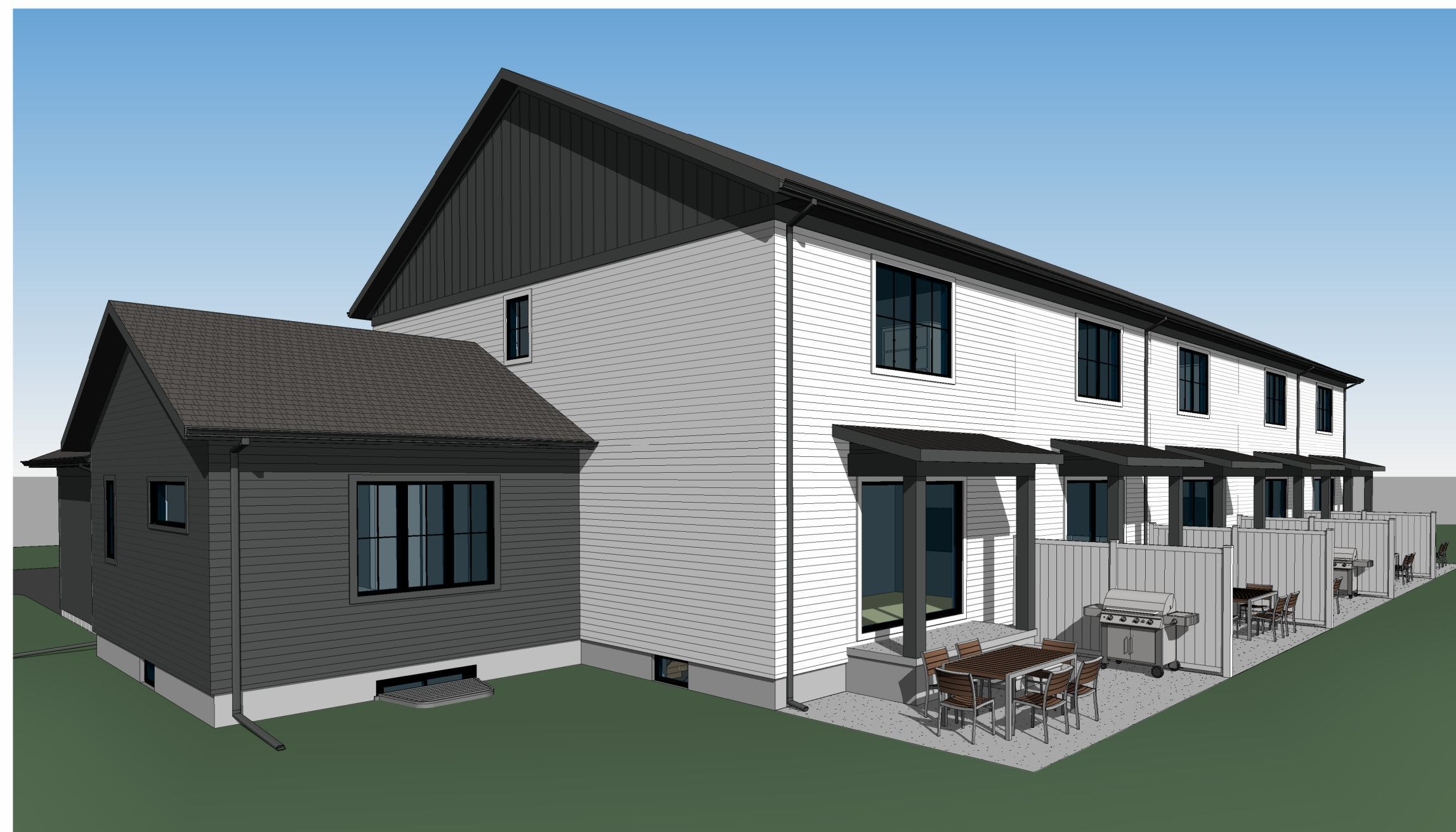


SOUTHWEST ELEVATED PERSPECTIVE



FRONT ENTRY PERSPECTIVE

DRAWING INDEX			
DWG NO.	Drawing Title	Issuance	Date
ARCHITECTURAL			
A-T	Architectural Title Sheet	PC Review	03-17-26
A-1	First Floor Plan	PC Review	03-17-26
A-2	Second Floor Plan	PC Review	03-17-26
A-3	Exterior Elevations	PC Review	03-17-26
A-4	Exterior Elevations	PC Review	03-17-26
ARCHITECTURAL: 5			
TOTAL DRAWINGS: 5			



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE

**DANIEL  
BOGGS  
ARCHITECT**

ARCHITECTURE  
&  
PLANNING

26143 EAST RIVER ROAD  
GROSSE ILE, MI 48138  
248.882.3642

**PROJECT:**  
Holland Multifamily  
Development  
493 W 32nd Street  
Holland, MI 48423

PROFESSIONAL SEAL:

PRELIMINARY  
NOT FOR CONSTRUCTION

**ISSUED:**  
03-13-26 Client Review  
03-13-26 Revision  
03-17-26 PC Review

**PROJECT NO:**  
2025.19

**DRAWN BY:**  
DWB

These drawings have been specifically prepared for AMK Properties for use at 493 W 32nd Street Holland, MI 48423. These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.

**SHEET TITLE:**  
Architectural Title  
Sheet

**SHEET NO:**

A-T



**1** FIRST FLOOR PLAN  
 A-1 SCALE: 1/4" = 1'-0"

Area Schedule (Gross Building)	
2 Bedroom	
2 Bedroom First Floor	640 SF
2 Bedroom Second Floor	713 SF
	1,353 SF
3 Bedroom	
3 Bedroom First Floor	974 SF
3 Bedroom Second Floor	719 SF
	1,693 SF

Area Schedule (Usable Floor Area)	
2 Bedroom	
2 Bedroom First Floor	592 SF
2 Bedroom Second Floor	658 SF
	1,250 SF
3 Bedroom	
3 Bedroom First Floor	911 SF
3 Bedroom Second Floor	678 SF
	1,589 SF

**DANIEL BOGGS ARCHITECT**

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD  
 GROSSE ILE, MI 48138  
 248.882.3642

PROJECT:  
 Holland Multifamily Development  
 493 W 32nd Street  
 Holland, MI 48423

PROFESSIONAL SEAL:

PRELIMINARY  
 NOT FOR CONSTRUCTION

ISSUED:  
 09-24-25 Client Review  
 09-27-25 Revision  
 03-17-26 PC Review

PROJECT NO:  
 2025.19

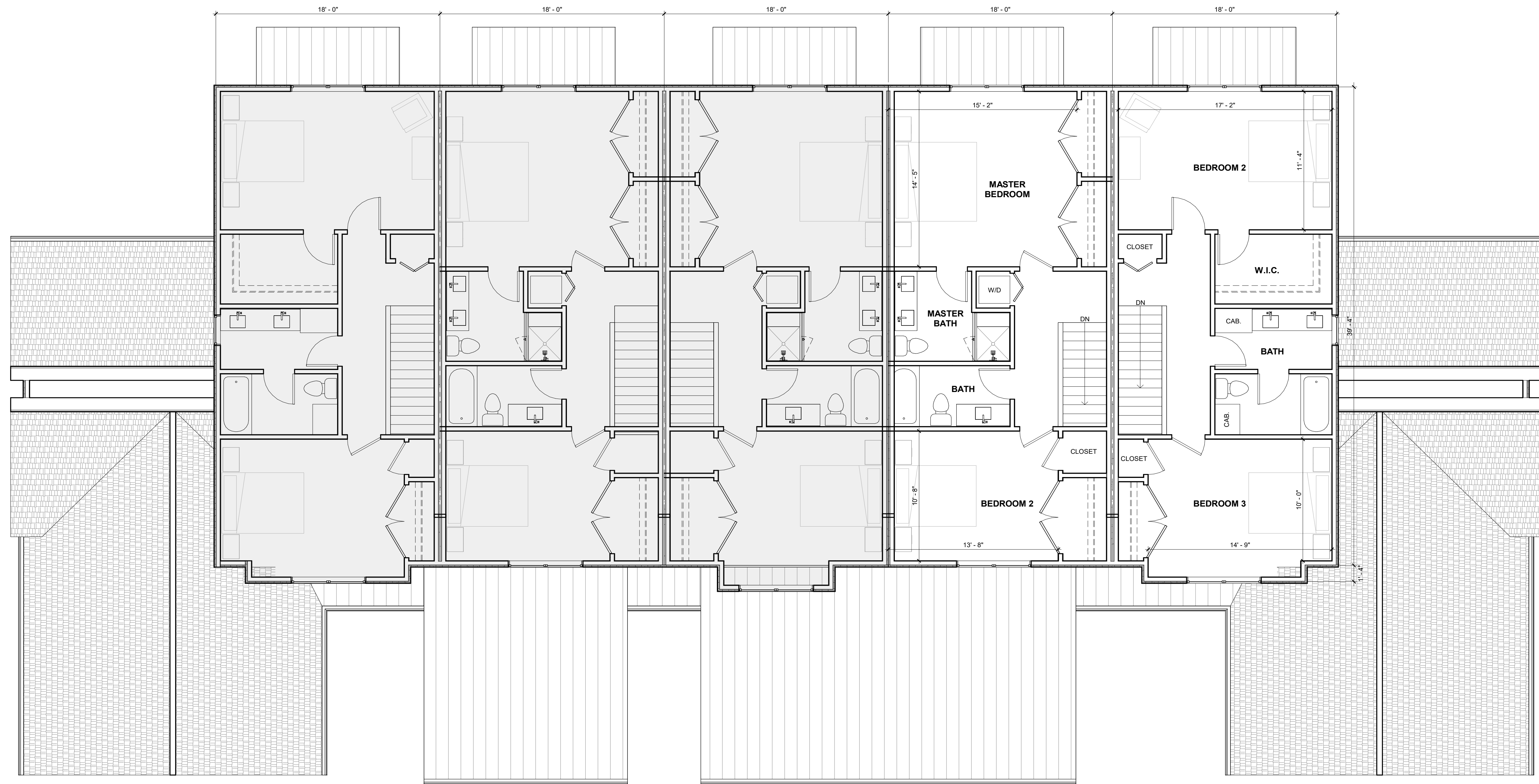
DRAWN BY:  
 DWB

These drawings have been specifically prepared for ABEK Properties for use at 493 W 32nd Street, Holland, MI 48423. These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.

SHEET TITLE:  
 First Floor Plan

SHEET NO:

A-1



**1 SECOND FLOOR PLAN**  
 A-2 SCALE: 1/4" = 1'-0"

**DANIEL BOGGS ARCHITECT**

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD  
 GROSSE ILE, MI 48138  
 248.882.3642

**PROJECT:**  
 Holland Multifamily Development  
 493 W 32nd Street  
 Holland, MI 48423

PROFESSIONAL SEAL:

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**ISSUED:**  
 09-24-25 Client Review  
 09-27-25 Revision  
 03-17-26 PC Review

**PROJECT NO:**  
 2025.19

**DRAWN BY:**  
 DWB

These drawings have been specifically prepared for  
 ABE Properties for use at 493 W 32nd Street  
 Holland, MI 48423  
 These drawings shall not be used at other locations  
 without the consent and participation of Daniel Boggs  
 Architect.

**SHEET TITLE:**  
 Second Floor Plan

**SHEET NO:**  
 A-2



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**DANIEL  
BOGGS  
ARCHITECT**

ARCHITECTURE  
&  
PLANNING

26143 EAST RIVER ROAD  
GROSSE ILE, MI 48138  
248.882.3642

**PROJECT:**  
Holland Multifamily  
Development  
493 W 32nd Street  
Holland, MI 48423

PROFESSIONAL SEAL:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**ISSUED:**  
03-17-26 PC Review

**PROJECT NO.:**  
2025.19

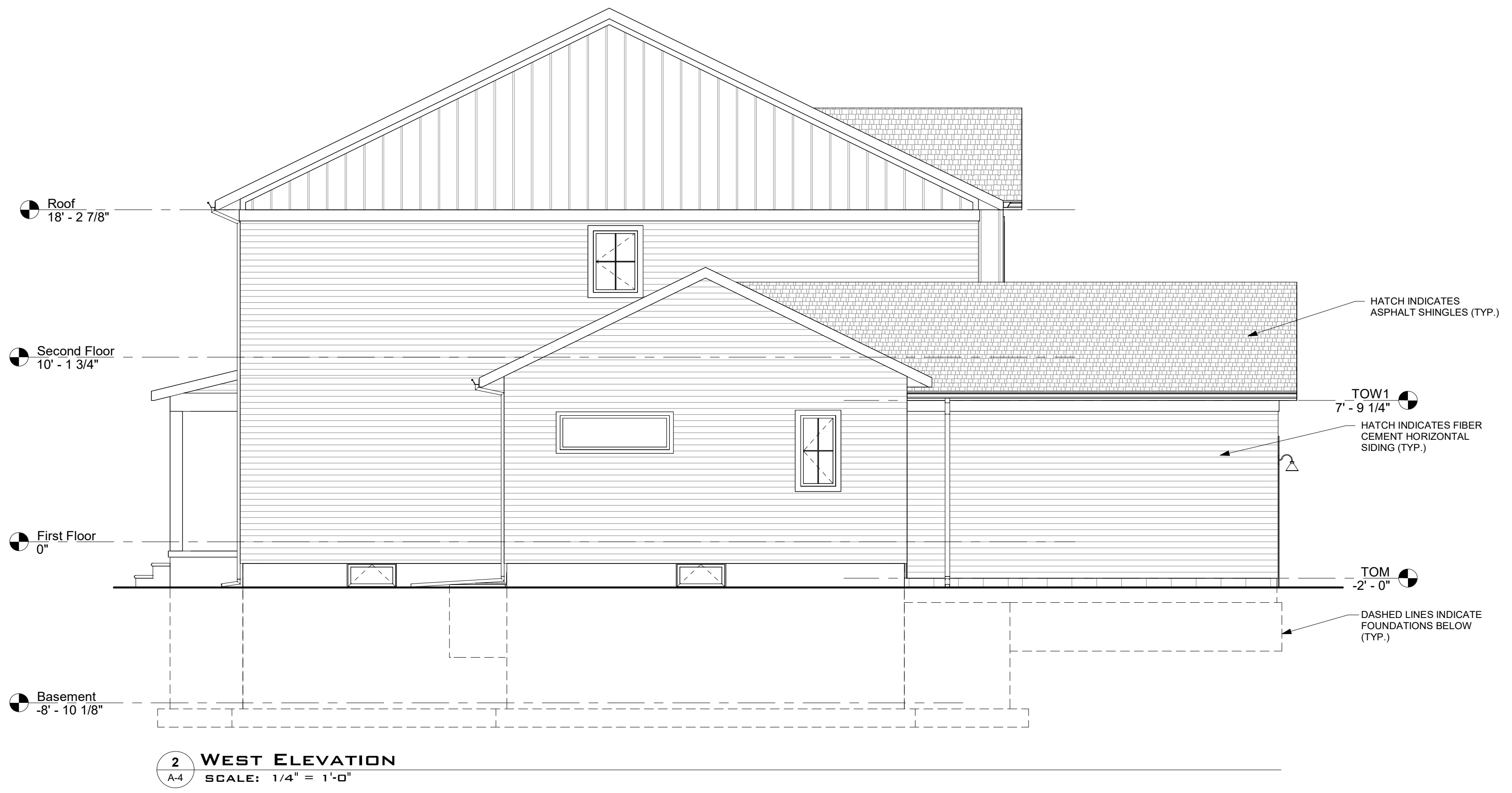
**DRAWN BY:**  
DWB

These drawings have been specifically prepared for  
A&P Properties for use at 493 W 32nd Street  
Holland, MI 48423.  
These drawings shall not be used at other locations  
without the consent and participation of Daniel Boggs  
Architect.

**SHEET TITLE:**  
Exterior Elevations

**SHEET NO.:**

**A-3**



**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**From:** [Steven Peterson](#)  
**To:** [Shane Vander Jagt](#); [Juan Ganum](#)  
**Cc:** [Miranda Nevens](#)  
**Subject:** RE: Proposed Residential Development at 493 W 32nd Street  
**Date:** Monday, April 6, 2026 8:11:30 AM  
**Attachments:** [image001.png](#)  
[landscape plan 493 w 32nd st.pdf](#)

---

Hi Shane, thanks for the comment. They do have some screening planned (its required) between you and their development. Unfortunately, we do not allow an 8-foot fence in the residential areas. They do have a 6-foot-tall fence and some landscaping shown along your common property line. I'm attaching the landscape plan for your review. I tried to highlight the fence details along with your property line details so you could see what is planned.

I will include your comments in the packet of information that goes to the Planning Commissioners along with my response.

Steve Peterson, AICP  
Senior Planner  
City of Holland  
270 S River Ave, Third Floor  
Holland MI 49423  
616-355-1365  
[S.Peterson@cityofholland.com](mailto:S.Peterson@cityofholland.com)



---

**From:** Shane Vander Jagt <shanevj@yahoo.com>  
**Sent:** Saturday, April 4, 2026 11:18 AM  
**To:** Juan Ganum <j.ganum@cityofholland.com>; Steven Peterson <s.peterson@cityofholland.com>  
**Subject:** Proposed Residential Development at 493 W 32nd Street

Caution! This message was sent from outside your organization.

Planning Commission,

I had received a letter by mail stating there will be a public hearing on April 14, 2026 at 5:00pm about the proposed 25-unit development at 493 W 32nd Street, Holland. I will not be able to attend this meeting so I am hoping my concern will be addressed.

As a landlord and resident for the duplex at 467-469 W 31st Street, my property line is shared with this proposed site. With adding 25 units to this property and the addition of 25 families, children, vehicle traffic, noise, and an unsightly view from the back decks and back yard of my property, is there any proposals included with this site plan to install an 8 foot privacy fence along the property line for some privacy of all residents along this property line?

Thank You for your time and consideration,

Shane Vander Jagt

467 W 31st Street  
Holland, MI 49423

Cell: 616-299-3734