

Changing from Plat
to Site Condo development
5-14-15
New site plan submitted
Private Roads

VERGENNES TOWNSHIP

PO Box 208
Lowell, MI 49331
Phone: 897-5671 Fax: 897-5674

Rec'd 2-23-15

APPLICATION FOR SITE PLAN REVIEW

PLANNED UNIT DEVELOPMENT (PUD) PRIVATE ROAD
 ~~SIXXXXXXXXXXXXX~~ - PLAT SPECIAL USE PERMIT
 REZONING INDUSTRIAL

DAS HOLDINGS LLC & DHS HOLDINGS LLC

(Name of Applicant)
300 Ottawa Avenue NW; Suite 400
(Street Address of Applicant)
Grand Rapids, MI 49506
(City, State, Zip Code)
616-774-3500/ / 242-0619
(Phone)Day Evening Fax

Tax: Parcel No: 41-16-34-300-022
Receipt No: _____
Hearing Date: _____
Name of Responsible
Person: David S. Rapp
Action: _____
Date: _____
Expiration Date: _____

Name and Address of Owner, if different from above: _____

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets. The total number of attached sheets is _____.

I. ACTION REQUESTED

A. PURPOSE FOR REQUEST Tentative preliminary plat approval

B. A previous application for a variance, special use permit, rezoning or site review on this land (has/has not) been made with respect to these premises in the last 1 year(s). Please state if action was requested and the decision:
Action requested Rezone to R-2 Date: December, 2015
Decision (approved/denied) Approval Date: January 19, 2015

II. PROPERTY INFORMATION

A. Legal description of property affected: See preliminary plat map - attached

Parcel Dimensions: Varies - Please see attached

Permanent Parcel No. 41-16- 34-300-022

Address of Property: 910 Alden Nash Avenue SE

B. List of all deed restrictions (attach additional sheets if necessary).

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. (ie. Land Contract Holders, Mortgagees, Banks)

D. This area is X unplatted, platted, X will be platted. If platted, name of plat Not Determined

Site Condominium Development Name: N/A

E. Attach a site plan, drawn to the scale and all other information required by Article V Section 201.502 of the Vergennes Township Zoning Ordinance. N/A

F. Present use of the property is Vacant.

Description of Surrounding Property (Zoning, Current Use, etc.)

Please see preliminary plat map attached

G. Estimated Start Date: Summer Estimated Completion Date: Fall - 2015
2015

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. Please state specifically the reason for this request at this time on a separate sheet of paper.

B. Statement of support for the request. Please justify your request below. The justification should address the following concern:

1. The relationship of the restrictions of Article V Section 201.502D, Site Development Plan Review Procedures, to the particular use proposed. Do they pose any unusual problems for compliance?
2. Relationship of the proposed use to development plans of Vergennes Township.
3. Impacts on the adjacent property and neighborhood. In particular, first indicate what impacts of the proposed use on adjacent property are anticipated and second, what steps will be taken to mitigate any negative impacts. Consider the following concerns:
 - a. Could the proposed use adversely affect the health, safety or enjoyment of property of persons residing or working in the neighborhood?
 - b. Could the proposed use be detrimental to the public welfare or injurious to property or improvements in the neighborhood?

IV. OTHER INFORMATION AS MAY BE REQUIRED BY THE ZONING ORDINANCE (Insert here)

V. AFFIDAVIT

The undersigned affirms he/she is (or we are) the Owner (specify: owner, lessee, or other type of interest) involved in the application, that the answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his, her or our knowledge and belief.

Giving false information could result in revocation of any permit issued.

Donald D. Burt Title: Consultant Date: 2/23/15
 (Applicant Signature)
 On behalf of Applicant

February 23, 2015

Per Paragraph III – **STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION** –
below please find the following responses:

- A. The applicant's request is to receive tentative preliminary plat approval for Phase 1 of the development. This phase will include approximately 24 lots as well as 3 land division parcels.
- B. (1) All information outlined in the Article V Section 201.502D of Vergennes Township Ordinance has been provided on the enclosed plan.
- B. (2) All lots and parcels proposed as part of this plan.
- B. (3) The proposed development as detailed on the enclosed plan will be submitted to and approved by Vergennes Township, Kent County Road Commission, Kent County Drain Commission, and Michigan Department of Environmental Quality to ensure all requirements of these agencies will be met and that the property and neighborhood will not be adversely impacted.

L141918E (Sec. 34-7-9)

333 Bridge St. NW
Suite 1200
Grand Rapids, MI 49504

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www.colliers.com



May 14th, 2015

Jeanne Vandersloot
Zoning Administrator – Vergennes Township
P.O. Box 208
10381 Bailey Dr.
Lowell, MI 49331

RE: 910 Alden Nash
DAS holdings, LLC/DHS Holdings, LLC

Dear Jeanne Vandersloot,

This letter is to inform Vergennes Township that the applicant DAS Holdings, LLC/DHS Holdings, LLC would like to withdraw their plat application site plan and reapply as a site condo application site plan. If you have any questions, please feel free to contact me at (616) 325-9235.

Regards,

A handwritten signature in black ink, appearing to read 'David S. Rapp'. The signature is fluid and cursive.

David S. Rapp

cc. Don De Groot, P.E.
Duke Suwyn

