



May 7, 2025

Ms. Tasha Smalley
Zoning Administrator
09761 Blue Star Memorial Hwy
South Haven, MI 49090

RE: Site Plan Review
71355 CR 338
South Haven Township, Van Buren County, Michigan

Dear Ms. Smalley:

Enclosed please find ten (10) sets of the Landscape Design Services Site Plan submittal packet for review and approval at the regularly scheduled Planning Commission meeting on June 4th, 2025.

Please note that the proposed site plan is an existing conditions plan for use approval. It is anticipated that a separate site plan review application will be submitted when the applicant is ready to propose improvements onsite.

The review package includes the following items:

1. Cover Letter
2. Site Plan
3. Property Information
4. Site Plan Review Application
5. Copy of check for application fee (\$500)

A check in the amount of \$500 is included in the submittal packet for payment of the Site Plan Review application fee. Should you have any questions or require additional information, please don't hesitate to contact me at (616) 240-6922 or via email at jdepoy@nederveld.com.

Sincerely,

Jonathan DePoy
Project Manager

NEDERVELD

www.nederveld.com

800.222.1868

HOLLAND

730 Chicago Dr.

Holland, MI 49423

Phone: 616.393.0449

GRAND RAPIDS

217 Grandville Ave., Suite 302

Grand Rapids, MI 49503

Phone: 616.575.5190

ANN ARBOR

3037 Miller Rd.

Ann Arbor, MI 48103

Phone: 734.926.6963

PREPARED FOR:

152nd Farm LLC

Matthew Bakker

7351 West Olive Rd

Holland, MI 49424

REVISIONS:

Title: Site Plan Submittal

Drawn: JHM

Checked: JJD

Date: 05.05.25

GENERAL NOTES

1) ZONING OF PROPERTY: CSC COMMUNITY SERVICE COMMERCIAL & MDR MEDIUM DENSITY RESIDENTIAL
CSC ZONING REQUIREMENTS
A) MINIMUM LOT AREA = 1 ACRE (NO SAN SEWER OR WATERMAIN)
B) MINIMUM LOT WIDTH = 150 FT (NO SAN SEWER OR WATERMAIN)
C) MAXIMUM BUILDING HEIGHT = 35 FT
D) MAXIMUM LOT COVERAGE = 75%
SETBACKS
A) FRONT YARD = 50 FT CR388 & 35 FT CR 689
B) SIDE YARD = 10 FT MIN (25 FT. TOTAL)
C) REAR YARD = 50 FT PRINCIPAL STRUCTURE, 15 FT ACCESSORY BUILDING
2) SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 7.29 ACRES (317,473 SQ.FT.) (EXCLUDING R.O.W.)
B) AREA OF EXISTING BUILDINGS = 14,849 SQ.FT.
C) LOT COVERAGE = 5%
D) GROSS PAVEMENT & GRAVEL AREA = 14,980 SQ.FT.
E) GROSS OPEN SPACE = APPROX. 287,644 SQ.FT.
F) ZONING OF PARCELS TO SOUTH AND WEST = MDR & CSC
ZONING OF PARCELS TO NORTH AND EAST = MDR & CSC
3) PARKING REQUIREMENTS:
A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 10'x20' (22' AISLE)
B) TYPICAL PARKING SPACE PROVIDED = 10'x20' (24' AISLE)
C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x18' WITH 5' AISLE
E) NUMBER OF SPACES PROVIDED = 4
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
6) EXISTING SITE LIGHTING TO REMAIN, NO PROPOSED LIGHTING AT THIS TIME
7) THE PROPERTY IS SERVICED BY EXISTING ON-SITE SEPTIC SYSTEM AND WATER WELL. NO PROPOSED ALTERATIONS TO THESE ARE PROPOSED AT THIS TIME.
8) NO PROPOSED IMPERVIOUS ADDITIONS AT THIS TIME. NO PROPOSED CHANGES TO THE EXISTING DRAINAGE OR SITE STORMWATER MANAGEMENT SYSTEMS.

SCHEDULE B - SECTION II NOTES

10) Rights of others in and to the use of the Easement(s) described in Schedule A.
The easement described in this document is shown on this survey.

12) Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: County of Van Buren Recording No: Liber 476, Page 105
The easement described in this document is shown on this survey.

13) Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: General Telephone Company of Michigan, a Michigan Corporation Recording No: Liber 666, Page 837
The easement described in this document is shown on this survey.

14) Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Indiana Michigan Power Company, an Indiana Corporation Recording No: Liber 1061, Page 200
The easement described in this document is shown on this survey.

15) Easement for ingress and egress as contained in Warranty Deed as set forth below: Recording No: Liber 1102, Page 881
The easement described in this document is shown on this survey.

16) Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Teske Drainage District Recording No: Liber 1142, Page 510
The easement described in this document is shown on this survey.

17) Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Teske Drainage District Recording No: Liber 1142, Page 514
The easement described in this document is shown on this survey.

TITLE DESCRIPTION

Land Situated in the State of Michigan, County of Van Buren, Township of South Haven: Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan, thence West along the North line of said Section, 713.58 feet to the point of beginning; thence continuing West along said North Section line 365.27 feet; thence South 01 degrees 32 minutes 50 seconds East, 308.00 feet; thence West, 233.45 feet; thence South 01 degrees 32 minutes 50 seconds East, along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section, 261.41 feet; thence North 89 degrees 58 minutes 36 seconds East, along the South line of the North 1/2 of the Northeast 1/4 of said Section, 785.92 feet; thence North 01 degrees 44 minutes 20 seconds West, along the West line of "Phoenix Business Complex Condominium", 193.06 feet; thence South 89 degrees 58 minutes 36 seconds West, 185.00 feet; thence North 01 degrees 44 minutes 20 seconds West, 466.17 feet to the point of beginning.

Together with an easement for ingress and egress described as: Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan; thence West along the North line of said Section, 620.72 feet to the point of beginning; thence South 47 degrees 35 minutes 08 seconds West, 122.38 feet; thence North 01 degrees 44 minutes 20 seconds West, 82.58 feet to the North Section line; thence East along the North Section line, 92.86 feet to the point of beginning

LEGEND

	Catch Basin - Round		Sanitary Manhole
	Cleanout		Utility Pole
	Control Point/Benchmark		Water Valve
	Culvert		WELL
	Deciduous Tree		Cable TV Line
	Electric Meter		Fence
	Evergreen Tree		Fiber Optic Line
	Faucet		Gas Line
	Flag		Guard Rail Line
	Gas Meter		Overhead Utility
	Gas Valve		Storm Line
	Guy Anchor		Watermain
	Hydrant		Asphalt
	Utility Pole		Existing Building
	Sign		Concrete

BENCHMARKS

BENCHMARK A ELEV. = 643.93 (NAVD88)
Flange bolt on hydrant under "E" in EJJW located on East side of County Road 689, 55' ± West of Southwest building corner of barn on site.

BENCHMARK B ELEV. = 637.91 (NAVD 88)
Center of water valve lid located on North side of County Road 388, 4' ± North of red hydrant, 250' ± East of County Road 689

BENCHMARK C ELEV. = 640.41 (NAVD 88)
Flange bolt on hydrant under "M" in MADE located at Northwest corner of intersection of County Road 388 and County Road 389. (OFFSITE)

811

Know what's below.

CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Reality Capture — Forensic Services

71355 CR 388

Site Layout Plan

PART OF THE NORTHWEST 1/4 OF SECTION 12, T1N, R17W, SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN

SEAL:

PROJECT NO:
25200569

SHEET NO:
C-205

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PROPERTY INFORMATION

ADDRESS: 71355 CR 338

PARCEL NO.: 80-17-012-026-05

PROPERTY LEGAL DESCRIPTION

Land Situated in the State of Michigan, County of Van Buren, Township of South Haven:

Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan, thence West along the North line of said Section, 713.58 feet to the point of beginning; thence continuing West along said North Section line 365.27 feet; thence South 01 degrees 32 minutes 50 seconds East, 398.00 feet; thence West, 233.45 feet; thence South 01 degrees 32 minutes 50 seconds East, along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section, 261.41 feet; thence North 89 degrees 58 minutes 36 seconds East, along the South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section, 785.92 feet; thence North 01 degrees 44 minutes 20 seconds West, along the West line of "Phoenix Business Complex Condominium", 193.06 feet; thence South 89 degrees 58 minutes 36 seconds West, 185.00 feet; thence North 01 degrees 44 minutes 20 seconds West, 466.17 feet to the point of beginning. Together with an easement for ingress and egress described as: Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan; thence West along the North line of said Section, 620.72 feet to the point of beginning; thence South 47 degrees 35 minutes 08 seconds West, 122.38 feet; thence North 01 degrees 44 minutes 20 seconds West, 82.58 feet to the North Section line; thence East along the North Sectionline, 92.86 feet to the point of beginning.

(Chicago Title Commitment No. 801251861CML dated 4/16/2025)

South Haven Charter Township
09761 Blue Star Hwy South Haven MI 49090
269-637-3305 shtwp.zoninga@gmail.com
Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallegan@frontier.com

**APPLICATION SITE PLAN REVIEW, SPECIAL USE
PUD, SITE CONDO, OTHER**

Property Owner

Name Kip Harden- *The applicant is closing on the purchase of the property on May 16th.

Address 66726 8th Ave City South Haven, MI Zip 49090

Telephone _____ Email _____

Representative (if applicable) Nederveld, Inc. Attn: Jon DePoy

Telephone 616-240-6922 Email jdepoy@nederveld.com

Applicant (if different from Owner)

Name 152nd Farm LLC

Address 7351 West Olive Rd City Holland, MI Zip 49424

Telephone 616-886-2687 Email mbakker@landscapedes.com

Property Address: 71355 CR 388

Property Number 80-17- 012-026-05

Current Zoning Classification and Use CSC & MDR

Nature of Activity for which Review is Requested: (check which apply)

Commercial Use ☒ ; Industrial Use ☐ ; Multi-family Use ☐ ; Temporary Use ☐ ;
Grading/Paving ☐ ; Special Use ☐ ; Site Condo ☐ ; PUD ☐ ;
(Other) _____

Describe proposed activity/use:

The site will be used as a satellite campus for Landscape Design Services. Areas of storage for materials and equipment is depicted in the included site plan.

Signature of Property Owner _____ Date _____

Signature of Applicant  _____ Date 5/5/25

(owner and applicant must sign)

OFFICE USE ONLY

Paid ck# _____

Planning Commission Action

Date of meeting: _____

_____ Approval Granted; _____ Approval Granted with Conditions

Conditions: _____

_____ Approval Recommended to Township Board

Conditions: _____

_____ Disapproval Recommended to Township Board

Comments _____

*see meeting minutes for full details

Township Board Action (if applicable):

_____ Approved

_____ Disapproved

Comments/Conditions: _____

*see meeting minutes for full detail

152nd Farm, LLC
7351 W Olive Rd
Holland, MI 49424-9415

1049

74-8183/2724

5/5 2025

Pay to the
Order of

South Anne Township

\$ 500.⁰⁰

FIVE HUNDRED AND 10/100

Dollars



Security features
are included.
Details on back.

Consumers Credit Union

For

PAID

MP

⑆ 272481839⑆

9200993427⑈ 1049