

AGENDA

Grand Haven Charter Township Zoning Board of Appeals
Tuesday, May 22, 2018 – 7:00 pm

- I. Call To Order
- II. Roll Call
- III. Approval of the March 27, 2018 ZBA Meeting Minutes
- IV. New Business
 - A. ZBA Variance Application No. 18-03 - Fahndrich
- V. Reports
- VI. Extended Public Comments (*Limited To Four (4) Minutes Please*).
- VII. Adjournment

MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, MARCH 27, 2018 – 7:00 P.M.

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Zoning Board of Appeals was called to order at 7:00 p.m. by Chair Voss.

II. ROLL CALL

Board of Appeals members present: Voss, Loftis, Hesselsweet, and Rycenga (Alternate)
Board of Appeals members absent: Slater, Behm

Also present: Community Development Director Fedewa, and Assistant Zoning Administrator Hoisington.

Without objection, Fedewa was instructed to record the minutes for the meeting.

III. APPROVAL OF MINUTES

Without objection, the minutes of the February 27, 2018 meeting were approved.

IV. NEW BUSINESS

A. ZBA Case #18-02 – Dimensional Variance – VanOordt

Party Requesting Variance:	Craig VanOordt
Applicant Representative:	Nicholas Smythe, Power Home Solar LLC
Address:	38905 Mound Rd, Sterling Heights, MI
Parcel Number:	70-07-27-300-028
Location:	10528 168 th Avenue

Craig VanOordt, represented by Nicholas Smythe of Power Home Solar LLC, are seeking a dimensional variance to allow a 9’ x 26’-7” ground mounted solar array in the front yard of their property. Currently, there is not an ordinance that specifically pertains to solar arrays, so the structure is held to the standards for accessory structures in Section 20.03 of the Zoning Ordinance. These standards would require the solar array to be located in the side or rear yard.

Hoisington provided an overview of the application through a memorandum dated March 22nd.

Following the initial discussions, the Chair invited the applicant’s representative, Nicholas Smythe of Power Home Solar LLC, to speak:

- Explained the benefits of solar arrays as a source of renewable energy.
- Board inquired about the proposed placement of structure in the front yard.
 - Location provides maximum potential for sunlight exposure.
 - No trees would need to be removed for installation in proposed location, and the hope is not to remove any trees for this project.
 - Noted the owners are reserving space to create a volleyball court in area adjacent (east) of proposed location. This particular location would comply with local zoning, but 2-3 trees may need to be removed, and the volleyball court relocated.
 - Rooftop array would be less efficient because of the dwelling's roofline.
- Explained that installation crew decides final placement of array, which explains the discrepancy in location noted in the staff memo.
-

The Board discussed the four standards and noted the following:

- Explained that a compliant location could be attained by removing 2-3 trees and placing the array in the area reserved for the volleyball court.
- The utilization of solar power is a goal established by the Master Plan, and the Board is supportive of the project, but not the location. Although this specific property is well screened by existing trees, and is in a rural area, that is not the case for all properties. A variety of suggestions to obtain compliance were provided by the Board.

Standard No. 1 – Exceptional or extraordinary circumstances:

- Applicant has not demonstrated that exceptional or extraordinary conditions exist on this property that do not apply generally to other properties in the same zoning classification.
- Acreage of property is larger than normal, and it's unlikely to be visible.

Ayes: None

Nays: Voss, Loftis, Hesselsweet, Rycenga

Standard No. 2 – Substantial property right:

- No other known freestanding solar arrays in the Township.
- ZBA has not set any precedence regarding the acceptable location of freestanding solar arrays.

Ayes: None

Nays: Voss, Loftis, Hesselsweet, Rycenga

Standard No. 3 – Will not be a substantial detriment to adjacent parcels, or material impact on the intent and purpose of the Ordinance:

- Board noted that no written correspondence was received.
- Staff received a phone call of support for the array but the individual would not be supportive of a larger array or more arrays in the future.
- Hesselsweet does not believe the solar array would be a substantial detriment to adjacent parcels or materially impair the public health, safety, and general welfare of the community.
- Remaining Board members find the variance would materially impair the intent and purpose of the Zoning Ordinance.

Ayes: Hesselsweet

Nays: Voss, Loftis, Rycenga

Standard No. 4 – Request is not of such a recurrent nature as to make reasonably practical the formulation of a general regulation:

- Although this is the first case before the Board for a freestanding solar array—the likelihood of these cases becoming more prevalent is high, as renewable energy sources become more common. As such, it is reasonable to assume that granting such a variance would make reasonably practical the formulation of a general regulation.
- Hesselsweet believes the facts of this case are unique.

Ayes: Hesselsweet

Nays: Voss, Loftis, Rycenga

Motion by Loftis, supported by Rycenga, to **deny** a dimensional variance from Section 20.03.1.J to construct a 9' x 26'-7" ground mounted solar structure in the front yard at 10528 168th Avenue because an alternative exists that does not violate the Grand Haven Charter Township Zoning Ordinance. Denial of this variance is based upon this Board's findings that all four standards have not been affirmatively met. **Which motion carried unanimously**, as indicated by the following roll call vote:

Ayes: Voss, Loftis, Hesselsweet, Rycenga

Nays: None

Absent: Behm, Slater

V. REPORTS

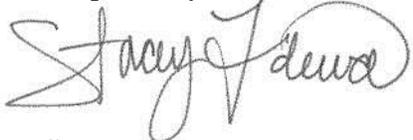
- Next Zoning Ordinance Update Committee meeting is April 5th at 6pm.

VI. EXTENDED PUBLIC COMMENTS – None

VII. ADJOURNMENT

Without objection, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacey Fedewa". The signature is written in black ink and is positioned above the printed name.

Stacey Fedewa

Acting Recording Secretary



Community Development Memo

DATE: May 18, 2018

TO: Zoning Board of Appeals

FROM: Stacey Fedewa, Community Development Director

RE: 16989 Pierce Street – Dimensional Variance Application No. 18-03

PARCEL INFORMATION

Owner	Diane Edward-Fahndrich Donald Edward Jr. <i>(brother, out of state)</i>	
Property Address	16989 Pierce Street	
Parcel Number	70-07-28-400-002	
Lot Size	20-Acres	
Lot Type	Typical Lot	
Zoning	RP – Rural Preserve	
Design Requirements	Lot Area	10-acres
	Requested Design	
Requested Design	Lot Area 1	3-acres
	Lot Area 2	17-acres



ZBA APPLICATION

This is a unique, and exciting, application. As described in the narrative, the Edward’s family has owned a combined 40-acres of land for the last four generations. The majority of this land is encumbered by wetland and floodplain from Little Pigeon Creek. It holds emotional value to the applicant, and ecological value to the Township as a whole.

The subject at hand is the western 20-acres, which contains a dwelling near the road. The applicant is proposing to divide the land into a 3-acre parcel that includes the dwelling, and a 17-acre parcel that includes the wetland and floodplain. However, the Rural Preserve (RP) district has a 10-acre minimum lot area requirement.

The main purpose of this zoning district is to preserve the rural integrity of the Township and act as a natural separation between agricultural and residential uses. The minimum lot area requirement allows this preservation tactic to succeed, and prevent dense development in rural areas.

Bearing in mind, the intention of the RP district is to prevent dense development, the applicant's proposal to divide the land into 3- and 17-acres; and then placing a conservation easement over the 17-acres to prevent development; remains consistent with the Township's intention of the RP district.

It would prevent future development, so the Township's concern about medium density residential occurring is solved; a house already exists on the 3-acres and would be unable to further subdivide and create more density.

This is a rare opportunity for a resident and the Township to have a mutually beneficial solution. It is mutually beneficial for two primary reasons:

1. The Township adopted a **Resilient Master Plan** that places a strong emphasis on preserving wetlands, floodplains, and other natural features.
2. The Township has joined the **FEMA Community Rating System** program, which provides discounts on flood insurance premiums if higher standards are followed. The Township has received a substantial number of credit points for preserving wetlands and floodplains in perpetuity (*Hofma Park & Preserve; Palomita Nature Preserve; Mastenbrook Park; and this additional land would be included in future recertification visits with FEMA and additional points would be received*).

It is staff's belief that the conservation easement resolves the Township's concerns of lot sizes and density. Furthermore, it will perpetually preserve 9.56-acres of wetland and 3.92-acres of floodplain on the subject property. The applicant has indicated that 15-acres of her own land will also be included in the conservation easement, which is another 9.47-acres of wetland, and 3.53-acres of floodplain. Bringing the **grand total of conserved land to 19.03-acres wetland and 7.45-acres of floodplain; or nearly 26.5-acres**. That is a substantial step in sensitive landscape preservation and becoming a resilient community.

Lastly, you'll find an email confirmation from the Land Conservancy of West Michigan acknowledging they will accept the land into their conservancy, which would include the 17-acres that is part of this application and the additional 15-acres of the applicant's land, bringing the total preservation area to at least 32-acres. The applicant intends to speak with other surrounding neighbors and attempt to include even more land.

VARIANCE STANDARDS

To authorize a dimensional variance from the strict applications of the provisions of this Ordinance, the ZBA shall apply the following standards and make an affirmative finding as to each of the matters set forth in the standards.

STANDARD 1

There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning classification.

The rear half of the property would be land-locked without road frontage if a 10-acre division occurred, which would result in the property being unbuildable. Furthermore, 13.5-acres or 80% of the 17-acres is regulated floodplain and wetland. The ZBA will need to make a determination as to whether this standard is met given the circumstances of this case.

STANDARD 2

The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity, provided that possible increased financial return shall not of itself, be deemed sufficient to warrant a variance.

The property owner's desire is to preserve and enjoy the existing natural conditions of a wetland and floodplain ecosystem, and a conservation easement enables that preservation to occur in perpetuity. The ZBA will need to make a determination as to whether this standard is met given the circumstances of this case.

STANDARD 3

Authorization of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purpose of this Ordinance or the public health, safety, and general welfare of the community.

No written correspondence has been received, and it is unlikely to cause a detriment because the land would remain in the same natural state as it currently exists. The ZBA will need to make the determination as to whether this standard is met given the circumstances of this case and the findings on standards 1 and 2.

STANDARD 4

The condition or situation of the specific piece of property or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such condition or situation, a part of this Ordinance.

It is rare that a property owner chooses to preserve land through a conservation easement and prevent future development. It is unique and highly unlikely to occur again, and if it does, this case would set a precedence that future noncompliant land division requests could be subject to a conservation easement. The ZBA will need to make the determination as to whether this standard is met.

SAMPLE MOTIONS

If the ZBA determines each standard has been affirmatively met, the following motion can be offered:

Motion to approve a dimensional variance from Section 21.02 to approve a land division in the Rural Preserve district to result in 3-acre and 17-acre child parcels at 16989 Pierce Street. This approval is conditioned upon the 17-acres being encumbered by a conservation easement that prevents future development of the land. Approval of this variance is based upon this Board's findings that all four standards have been affirmatively met.

If the ZBA determines each standard has not been affirmatively met, the following motion can be offered:

Motion to deny a dimensional variance from Section 21.02 to approve a land division in the Rural Preserve district to result in 3-acre and 17-acre child parcels at 16989 Pierce Street. Denial of this variance is based upon this Board's findings that all four standards have not been affirmatively met.

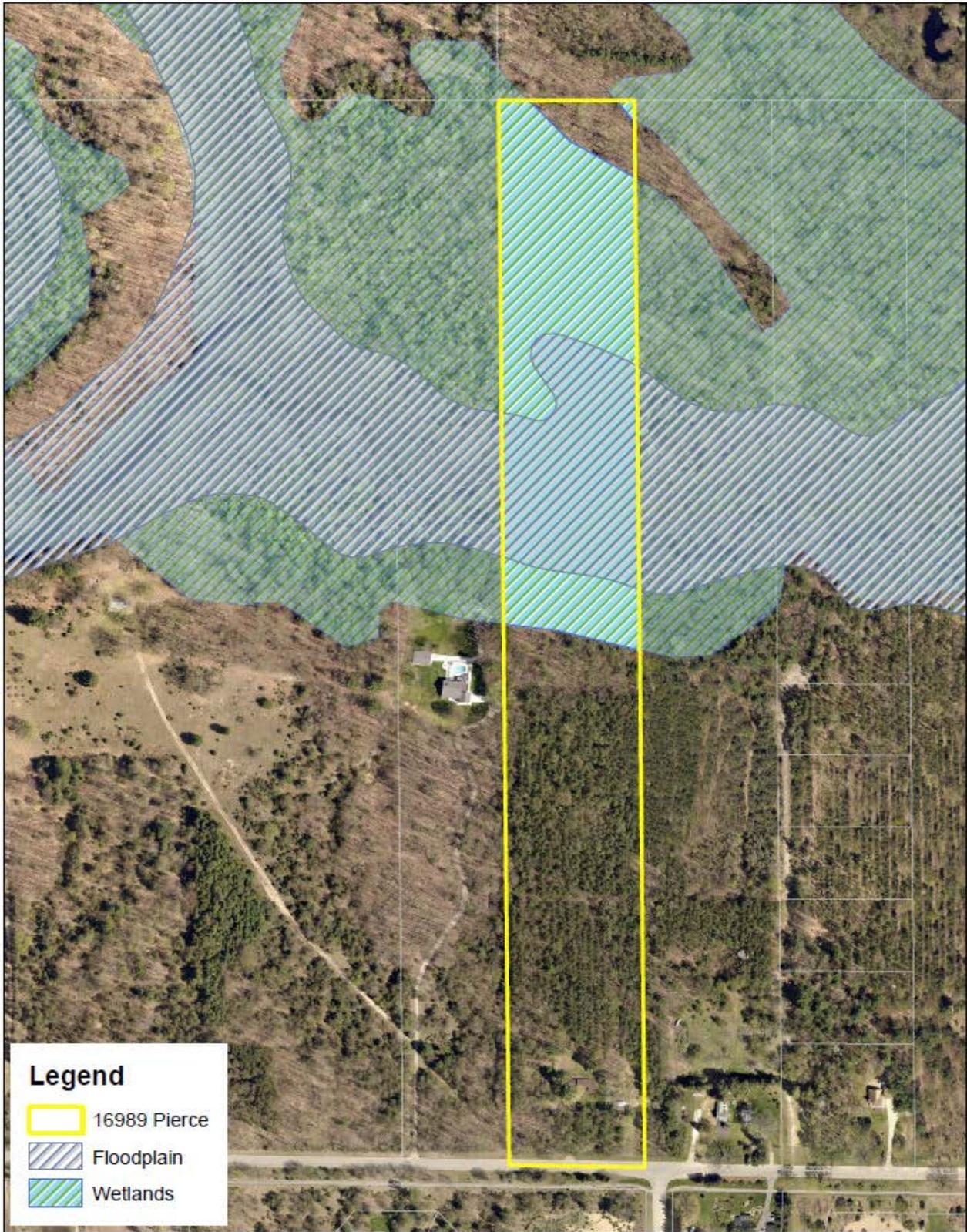
If the ZBA determines that more information is needed to make an affirmative finding, the following motion can be offered:

Motion to table the dimensional variance application for 16989 Pierce Street, and direct the applicant and/or staff to provide the following information:

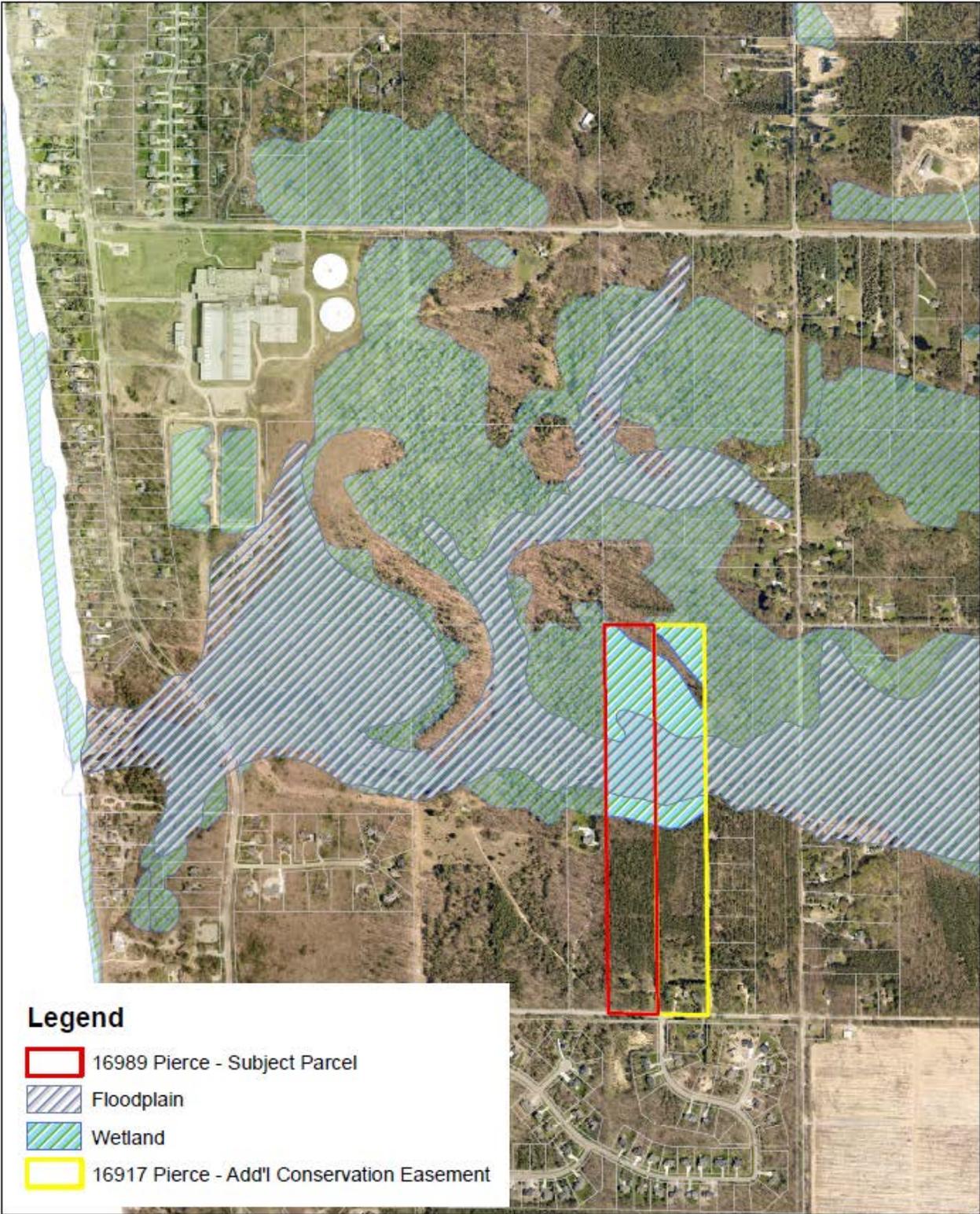
1. *List items.*

Please contact me with questions or concerns.

16989 Pierce Street Floodplain & Wetland Map



16989 Pierce Street Floodplain & Wetland Map Conservation Easement



Clear Form

Print



GRAND HAVEN CHARTER TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION

Fees

Request for Variance or Appeal	\$125
Special Meeting	\$250
Request for Interpretation	No Charge

Applicant/Appellant Information

Name DONALD R. EDWARD, JR. AND DIANE EDWARD FAHNDRICH
 Phone 616-402-0169 Fax _____
 Address 16917 PIERCE ST., WEST OLIVE, MI 49460
 Email Address SOLITARY_CYCLIST@GMAIL.COM

Owner Information (If different from applicant/appellant)

Name _____
 Phone _____ Fax _____
 Address _____
 Email Address _____

Property Information (Include a survey or scaled drawing)

Address 16989 PIERCE ST., WEST OLIVE, MI 49460
 Parcel No. 70-07-28 - 400-002 Current Zoning _____
 Lot Width 328.63 feet Lot Depth 2646.60 feet
 Parcel Size 20.04 acres Parcel Size 869,752.158 sq. ft.
 Lot Type Typical Lot _____ Corner Lot _____ Interior Lot _____

General Information (Check one)

- Application for Variance
- Request for Interpretation
- Notice of Appeal

VARIANCE REQUESTED (If applicable)

1. Attach a Narrative: Description of Request; Why it is needed; and Addresses each of the 4 Standards
2. Variance Requested From the Requirements of Section Number(s) _____
3. Relating to _____
4. Structure/Land Use (After Variance) _____
5. Overall Building Size (After Variance) _____
6. Setbacks from lot lines (After Variance):
 - a. Front Yard _____ feet
 - b. Rear Yard _____ feet
 - c. Side Yard #1 _____ feet
 - d. Side Yard #2 _____ feet

NOTE: Please provide a scaled drawing with details of your proposed work including the dimensions of any structure(s) (i.e. height, width & length), building materials, the setbacks to ALL property lines, and other existing structures on the parcel, and any other relevant information, as needed.

INTERPRETATION REQUEST *(If applicable)*

Description of requested interpretation(s) and relevant Section number(s):

APPEALS AND OTHER APPLICATIONS *(If applicable)*

Description of action being appealed or other matter which is basis of application.

GROUND FOR APPEAL OR OTHER APPLICATION *(If applicable)*

IF THE SPACE PROVIDED ON THIS APPLICATION IS INADEQUATE
PLEASE ATTACH ADDITIONAL SHEETS AS NEEDED

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Diana Edward Palumbo
Signature of Applicant

April 22, 2018
Date

Signature of Zoning Administrator

Date

For Office Use Only

Date Received _____

Fee Paid? _____

RELEASE FORM

The undersigned has applied to the Grand Haven Charter Township Zoning Board of Appeals for a variance. The undersigned hereby authorizes the members of the Zoning Board of Appeals and appropriate Township staff members to inspect the property (*address stated below*) at reasonable times, in regards to the consideration of my request for a variance.

Dino Edward Friedrichs
Applicant's Signature

April 22, 2018
Date

Owner's Signature (if different from applicant)

Date

16989 PIERCE ST., WEST OLIVE, MI 49460
Property Address

ACTION TAKEN BY TOWNSHIP BOARD OF APPEALS

- () Application Approved
- () Application Denied

Description of variance granted or other action taken including conditions imposed, if any:

Grounds for Board action including findings as to standards and requirements prerequisite to imposition of conditions under ordinance:

Signature of ZBA Chairperson

Date

To whom it may concern,

April 22, 2018

Our Mother, Ruth Edward, died in October 2017 leaving the 16989 Pierce St. property (house and 20 acres) to my brother, Donald R. Edward, Jr. and my self, Diane Edward Fahndrich. We would like it to be divide it as fairly as possible, it is our only inheritance. This property belonged to our great-grandfather, our grandfather and our parents. My husband and I own the house and 20 acre property next door which also, belonged to our great-grandfather, grandfather, uncle and then me. The land and it's history are very important to me.

Our goal is to divide the 20 acre property (16989 Pierce St.) into 3 acres and the house for my brother, Don and the 17 acres for myself. At that time I will be putting the 17 acres into a conservation easement. This land is a sanctuary for many birds and animals as well as plant life. I want to see it secure and preserved from any possible future development.

I started and am the president of the Pigeon Creek Schoolhouse Preservation Society, a 501c3 nonprofit organization. We are preserving and restoring the Pigeon Creek One-Room Schoolhouse on the corner of 168th Ave. and Pierce St. Preservation is something I feel very strongly about. For the last 25 years I have been concerned about the future of our family land after my parents and I pass away. So, I am greatly relieved to have found a solution to my concerns. By putting the land into a conservation easement, I will have secured the land from developers beyond my lifetime and in a permanent way.

Under the conservation easement, we want to preserve the land in it's current natural state, to maintain the lanes, hunt and fish but no development, ever. At the same time that I put the 17 acres into a conservation easement, my husband and I will be putting 15 of our adjoining 20 acres (16917 Pierce St.) into a conservation easement. The Land Conservancy of West Michigan has agreed to take on our conservation easements. There will then be 32 acres of woodlands and wetlands preserved. My husband and I want to see this land secure and safe from any possible development now and in the future.

Thank you,



Diane Edward Fahndrich



Diane Edward <solitary.cyclist@gmail.com>

Proposed Conservation Easement on Little Pigeon Creek

1 message

April Scholtz <april@naturenearby.org>

Mon, Apr 30, 2018 at 10:14 AM

To: "solitary.cyclist@gmail.com" <solitary.cyclist@gmail.com>

Hello, Diane:

I'm happy to report that at their April 20th meeting, the Land Conservancy's Land Protection Committee reviewed the proposed conservation easement for your family's two parcels in Grand Haven Township. The conservation easement would protect the stream corridor and extensive wetlands and adjacent lowland forest, as well as ensure that the surrounding uplands are conserved. This would be a great benefit to the water quality of the Little Pigeon Creek and the downstream habitats in our Palomita Reserve and the Sebastian conservation easement, as well as Lake Michigan. They were unanimous in their approval for proceeding with the conservation easements this year and I look forward to working with you on this project.

*--April***April Scholtz**

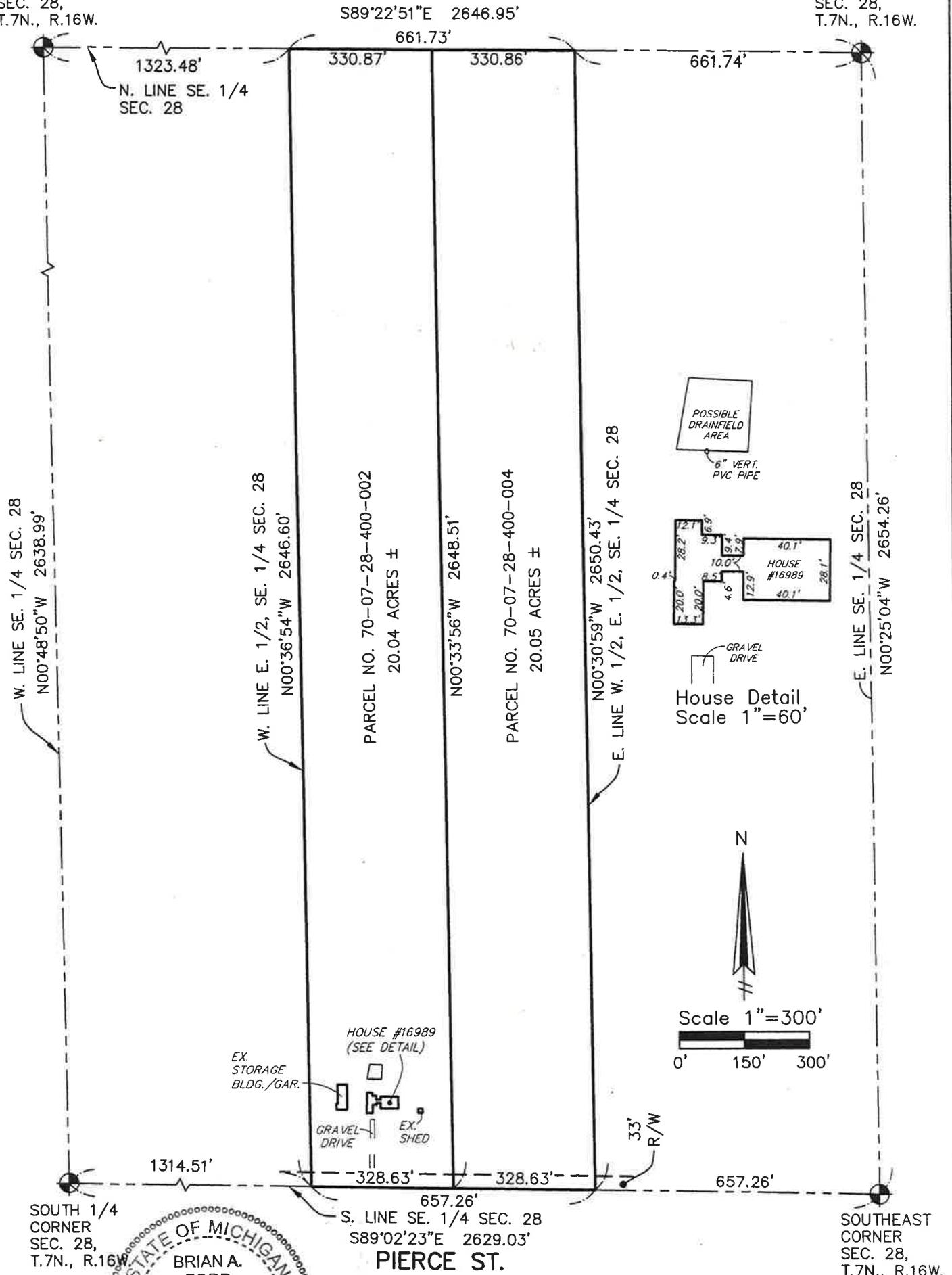
Land Protection Director
Land Conservancy of West Michigan
616.451.9476 | www.naturenearby.org

400 Ann Street NW, Suite 102 | Grand Rapids, MI 49504

EXISTING PARCEL MAP

CENTER CORNER SEC. 28, T.7N., R.16W.

EAST 1/4 CORNER SEC. 28, T.7N., R.16W.



STATE OF MICHIGAN
 BRIAN A. FORD
 PROFESSIONAL SURVEYOR
 No. 47199

Brian A. Ford Professional Surveyor No. 47199

This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

LEGEND

- SET CON. MON
- FOUND CONC. MON
- SET CAPPED IRON
- △ SET MAG NAIL
- FOUND IRON
- "X" SET CUT "X"
- P. PLATTED
- M. MEASURED
- D. DESCRIBED
- CALC. CALCULATED

Milanowski and Englert
 Engineering and Surveying, Inc.
 927 Beechtree Street, Suite 3
 Grand Haven, Michigan 49417
 Phone(616)847-4070 Fax(616)847-6626

FOR DONALD R. EDWARD JR. &
 DIANE EDWARD FAHNRICH

Sec. 28, T.7N., R.16W. GRAND HAVEN TWP.

DATE APRIL 20, 2018 DRAWN BY TV

SHEET 1 of 4 JOB NO. 15748

EXISTING PARCEL DESCRIPTIONS

PARCEL 70-07-28-400-002

Land Situated in Section 28, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan and described as: The West 1/4 of the East 1/2 of the Southeast 1/4.

Parcel 70-07-28-400-004

Land Situated in Section 28, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan and described as: The East 1/2 of the West 1/2 of the East 1/2 of the Southeast 1/4.



Brian A. Ford Professional Surveyor No. 47199

Milanowski and Englert
Engineering and Surveying, Inc.
927 Beechtree Street, Suite 3
Grand Haven, Michigan 49417
Phone(616)847-4070 Fax(616)847-6626

FOR DONALD R. EDWARD JR. &
DIANE EDWARD FAHNRICH

Sec. 28, T.7N., R.16W. GRAND HAVEN TWP.

DATE APRIL 20, 2018	DRAWN BY TV
SHEET 2 of 4	JOB NO. 15748

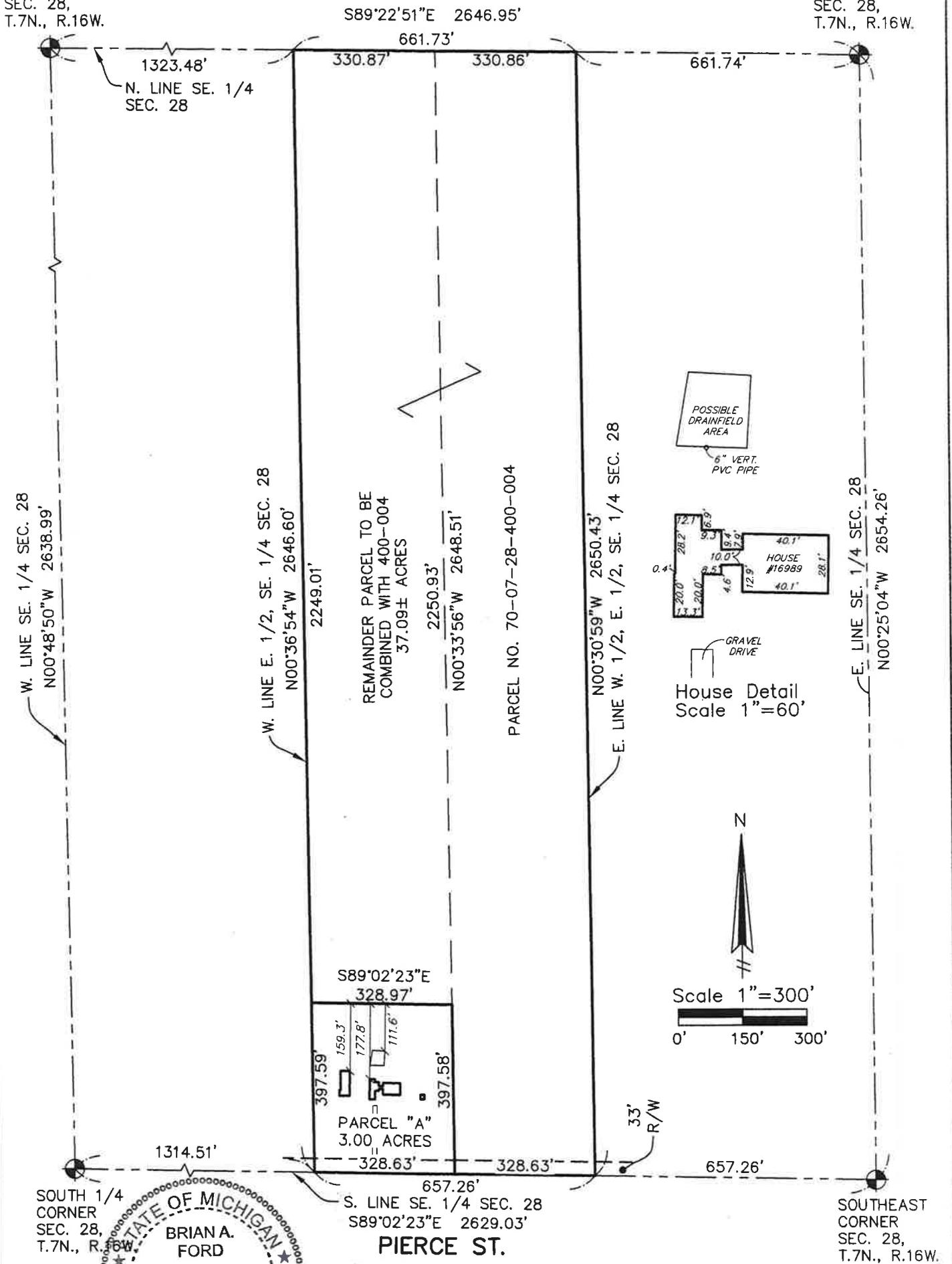
This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

- LEGEND**
- SET CON. MON
 - FOUND CONC. MON
 - SET CAPPED IRON
 - SET MAG NAIL
 - FOUND IRON
 - SET CUT "X"
 - P. PLATTED
 - M. MEASURED
 - D. DESCRIBED
 - CALC. CALCULATED

TENTATIVE PARCEL MAP

CENTER CORNER
SEC. 28,
T.7N., R.16W.

EAST 1/4
CORNER
SEC. 28,
T.7N., R.16W.



STATE OF MICHIGAN
BRIAN A. FORD
PROFESSIONAL SURVEYOR
No. 47199

Brian A. Ford Professional Surveyor No. 47199

This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

LEGEND	
□	SET CON. MON
■	FOUND CONC. MON
○	SET CAPPED IRON
●	SET MAG NAIL
▲	FOUND IRON
△	SET CUT "X"
"X"	SET CUT "X"
P.	PLATTED
M.	MEASURED
D.	DESCRIBED
CALC.	CALCULATED

Milanowski and Englert Engineering and Surveying, Inc. 927 Beechtree Street, Suite 3 Grand Haven, Michigan 49417 Phone(616)847-4070 Fax(616)847-6626	
FOR DONALD R. EDWARD JR. & DIANE EDWARD FAHNDRICH	
Sec. 28, T.7N., R.16W. GRAND HAVEN TWP.	
DATE APRIL 20, 2018	DRAWN BY TV
SHEET 3 of 4	JOB NO. 15748

TENTATIVE PARCEL DESCRIPTIONS

Parcel "A"

The South three acres of the West 1/4 of the East 1/2 of the Southeast 1/4 of Section 28, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan.

Remainder Parcel

The West 1/4 of the East 1/2 of the Southeast 1/4 of Section 28, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, EXCEPT the South three acres thereof.

Parcel 70-07-28-400-004 combined with remainder parcel

The West 1/2 of the East 1/2 of the Southeast 1/4 of Section 28, Town 7 North, Range 16 West, Grand Haven Township, Ottawa County, Michigan, EXCEPT the South three acres of the West 1/4 of the East 1/2 of the Southeast 1/4 of said Section 28.



Brian A. Ford Professional Surveyor No: 47199

This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

LEGEND

- SET CON. MON
- FOUND CONC. MON
- SET CAPPED IRON
- SET MAG NAIL
- FOUND IRON
- SET CUT "X"
- P. PLATTED
- M. MEASURED
- D. DESCRIBED
- CALC. CALCULATED

Milanowski and Englert
Engineering and Surveying, Inc.
927 Beechtree Street, Suite 3
Grand Haven, Michigan 49417
Phone(616)847-4070 Fax(616)847-6626

FOR DONALD R. EDWARD JR. &
DIANE EDWARD FAHNDRICH

Sec. 28, T.7N., R.16W. GRAND HAVEN TWP.

DATE APRIL 20, 2018

DRAWN BY TV

SHEET 4 of 4

JOB NO. 15748



GRAND HAVEN CHARTER TOWNSHIP

REQUEST FOR LAND DIVISION

You MUST answer all questions and include all attachments.
Bring or mail to: 13300 - 168th Ave., Grand Haven, MI 49417

Name: DONALD R. EDWARD, JR.
DIANE EDWARD FAHNDRICH
Address: 16917 PIERCE ST.
City, State, Zip: WEST OLIVE, MI 49460
This form is designed to comply with applicable local Zoning and Land Division ordinances and §108 and §109 of the Michigan Land Division Act...

1. LOCATION of parent Parcel to be divided:
Address : 16989 PIERCE ST. :
Parent Parcel Number: 16-70-07-28-400-002 CURRENT ZONING:
Legal Description of Parent Parcel: (attach extra sheets if needed)

2. PROPERTY OWNER Information: (full name(s) from deed for owners) --Information must be provided for every owner of a fee interest. In addition, if the property is subject to a land contract, provide information for the vendor and vendee. DONALD R. EDWARD, JR.
Name: DIANE EDWARD FAHNDRICH Phone (616) 402-0169
Address : 16917 PIERCE ST
City: WEST OLIVE State: MI Zip Code: 49460

3. APPLICANT Information: (if not the PROPERTY OWNER)
Contact Person's Name :
Business Name: Phone ()
Address :
City: State: Zip Code:

4. FUTURE DIVISIONS of the retained portion of the Parent Parcel that may be created, but are not included in this application?
The number of future divisions being transferred from the Parent Parcel to the created new parcel? Identify the parcel:
(See section §109(2) of the Statute. Make sure your deed includes both statements as required in section §109(3) and §109(4) of the Statute.

- 5. A. REQUIRED INFORMATION
The survey or map must include:
(1) Boundaries (as of March 31, 1997), and
(2) All previous divisions made after March 31, 1997, indicate when made or none),
(3) The proposed division(s), and
(4) Dimensions of the proposed divisions, including area and square footage (excluding any ingress/egress right of way easements), and
(5) Existing and proposed road/easement rights-of-way, and
(6) Any existing improvements (buildings, pools, sheds, etc.)
DISTANCE OF BUILDINGS FROM LOT LINES MUST SHOW ON MAP
(7) Legal Descriptions of all parcels

In addition to the above-required information, the following supportive information is requested on the survey. If the applicant chooses not to provide such information as part of this land division process, Grand Haven Charter Township will generally require it prior to the issuance of any subsequent permits (e.g. building permits, driveway permits etc.).

B. ADDITIONAL SUPPORTING INFORMATION

- (8) The location of all existing easements/and or service lines for public/private utilities, and
- (9) The location of all proposed easements/and or service lines for public/private utilities, and
- (10) Location of all existing and proposed driveways, and
- (11) Location of all existing septic systems.

- 6. Letter of approval from Grand Haven Charter Township Fire/Rescue Department, for each proposed new road, easement or shared driveway. Roadway maintenance agreement will be required (provide a copy of Agreement) if the creation of private road will be part of this application.
- 7. Evidence of all interest of fee ownership or land contract vendee interest.
- 8. A copy of any transferred division rights [§109(4) of the Act] in the Parent Parcel.
- 9. Application fee of \$_____ (Contact Township for Fee Schedule)

AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:

I agree the statements made above are true, and if found not to be true this Application and any approval will be void. Further, I agree to comply with the conditions and regulations of the Land Division Act. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the Application is correct at a time mutually agreed with the Applicant. Further, I understand this is only a parcel division which conveys only certain rights under the applicable local Land Division Ordinance, the local Zoning Ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996, amended by P.A. 87 of 1997), MCL 560.101, et seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Further even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Finally, I understand that if this division is approved, it is only for the matters covered in this Application. State Tax Commission Form L-4270a must be filed within 45 days of the transfer of the property to be divided, when rights to make a land division are transferred.

Signature(s) of Applicant(s):

Signature Diana Edward's Thakredrich Date: April 22, 2018

Signature _____ Date: _____

EXHIBIT L

LEGAL DESCRIPTION OF THE PREMISES

The West one-quarter (W 1/4) of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 28, Town 7 North, Range 16 West. (Tax Parcel No. 70-07-28-400-002)