PLANNING COMMISSION MEETING PACKET CONTENTS

Thursday, November 5, 2026 – 5:45pm

Zeeland City Hall – Council Chambers

1. Agenda
2. Staff Memo – November 5, 2026 Planning Commission meeting agenda
3. Public Hearing Notice - 600 E Riley Ave and 435 W Main Ave
4. Staff Memo – Site Plan Review and Special Land Use Application for 600 E Riley Ave – Midwest Coach
5. Site Plan Review and Special Land Use Application – 600 E Riley Ave – Midwest Coach
6. Narrative - Site Plan Review and Special Land Use Application for 600 E Riley Ave – Midwest Coach
7. Plan - Site Plan Review and Special Land Use Application for 600 E Riley Ave – Midwest Coach
8. Staff Memo – Site Plan Review Application for 435 W Main Ave – The Bridge Youth Center
9. Site Plan Review Application – 435 W Main Ave – The Bridge Youth Center
10. Plans - Site Plan Review Application for 435 W Main Ave – The Bridge Youth Center
11. Consultant Memo – Master Plan survey questions and community engagement activities
12. Draft Master Plan Survey Questions
13. 2026 Capital Improvement Projects List with staff status updates as of October 30, 2026
14. 2027 Capital Improvement Projects List Worksheet
15. Notice of Public Hearings – Holland Charter Township
16. Draft Planning Commission Meeting Minutes – October 1, 2026

CITY OF ZEELAND
PLANNING COMMISSION
AGENDA
NOVEMBER 5, 2026
CITY COUNCIL CHAMBERS – ZEELAND CITY HALL
21 S ELM STREET

5:45PM

- Meeting called to order
- Roll Call
- Excuse absent members
- Additional agenda items

VISITORS/PUBLIC COMMENT:

-

COMMUNICATIONS/REPORTS:

-

PUBLIC HEARINGS:

- 5:45pm – 600 E Riley Ave – Midwest Coach - Site plan review and special land use application to use approximately 7,000 square feet of an existing industrial building for a large vehicle repair facility
- 5:50pm – 435 W Main Ave – The Bridge Youth Center – Site Plan Review Application for the construction of a 3,780 square foot gymnasium addition and a 950 square foot deck on the west side of the existing structure.

ACTION:

- Draft minutes of October 1, 2026 Planning Commission meeting

UNFINISHED BUSINESS:

-

NEW BUSINESS:

- 2027 Capital Improvements Projects List development

MASTER PLAN:

- Review of draft survey questions and community engagement activities

PUBLIC COMMENT:

-

OTHER:

- Consider any other business which may lawfully come before the Planning Commission

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, October 30, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: November 5th Planning Commission meeting – Agenda overview and staff update

This memo provides an overview of the November 5, 2026 Planning Commission meeting agenda and other information that may be of interest to Commissioners.

Meeting Format and Location: The November regular Planning Commission meeting will begin at 5:45 p.m. at City Hall. Dinner will be available beginning at 5:15 p.m.

Public Hearings: The Commission will hold two public hearings at the November 5th meeting. The first hearing, scheduled for 5:45 p.m., is related to Midwest Coach Company's site plan review and special land use application to operate a large vehicle repair facility within a portion of the existing building at 600 E Riley Avenue. The second hearing, scheduled for 5:50 p.m., is related to The Bridge Youth Center's site plan review application to construct a 3,780 square foot gymnasium addition and a 950 square foot deck at 435 W Main Avenue. Each application is addressed in a separate staff memo contained in the meeting packet.

Master Plan: Tanya DeOliveira of Williams & Works will attend the meeting to continue the Commission's work on the City's Comprehensive Master Plan. The packet includes a memo from Tanya and draft community survey questions for the Commission's review. Commissioners are encouraged to review the questions before the meeting and consider any suggested revisions or additional topics. The discussion will also address upcoming community engagement opportunities and the anticipated schedule.

2027 Capital Improvement Projects List: Following the Commission's October bus tour, the November meeting provides an opportunity to discuss potential recommendations for the 2027 CIP List. The packet includes the adopted 2026 list with staff comments on the status of each item to help inform that discussion.

We have also included a blank 2027 CIP worksheet that members can fill out ahead of time or use during the meeting as we discuss potential recommendations. Members do not need to fill every line or list ideas in priority order at this stage. A separate fillable copy will be emailed following the meeting, with completed worksheets requested by November 20. Staff will compile the submitted ideas for the Commission's review and discussion at the December meeting. A separate ranking worksheet will be distributed later in the process to establish priorities.

Holland Charter Township Planning Commission Notice: For the Commission's information, the packet includes a notice of Holland Charter Township's November 10 Planning Commission public hearings, including a proposed rezoning and site condominium development off Perry Street.

Upcoming Joint Meeting: Staff is coordinating the required annual joint meeting of the Planning Commission and City Council. The Shopping Area Redevelopment Board (SARB) will also be invited. We are targeting mid-December and anticipate that the discussion will focus largely on the Sligh block. Additional information will be provided as the meeting date and agenda are confirmed.

New Planning Commissioner: At its last meeting, City Council appointed Interim City Manager Kevin Plockmeyer to the Planning Commission to fill the City administrative representative position previously held by Tim Klunder. We welcome Kevin to the Commission.

I hope this memo is helpful in providing an overview of the November meeting agenda and upcoming Planning Commission activities. Please do not hesitate to reach out to me with any questions.

CITY OF ZEELAND
PLANNING COMMISSION
NOTICE OF PUBLIC HEARINGS

Please take notice that the Zeeland City Planning Commission whose chambers are in the Zeeland City Hall at 21 South Elm Street, Zeeland, Michigan, and whose telephone number is (616) 772-0872, will meet at 5:45pm on Thursday, November 5, 2026 for its regular monthly meeting. The following applications will be reviewed at the following times:

5:45pm	
Applicant:	**Daniel Pagano**
Property Owner:	**600 Riley, LLC**
Project Location:	**600 E Riley Ave**
PIN:	**70-17-18-200-051**
Zoning:	**I-1 – Light Industrial District**
Description of Request:	**Site plan review and special land use application to use approximately 7,000 square feet of an existing industrial building for a large vehicle repair facility, including the repair, maintenance, and remodeling of recreational vehicles, motorhomes, trailers, and buses. All work is proposed to occur inside the building, with no exterior building modifications proposed.**
5:50pm	
Applicant:	**Jed Mulder**
Property Owner:	**The Bridge/Grace Fellowship Orthodox Presbyterian Church**
Project Location:	**435 W Main Ave Unit 1**
PIN:	**70-16-13-397-001**
Zoning:	**C-3 – Highway Commercial District**
Description of Request:	**Site Plan Review Application for the construction of a 3,780 square foot gymnasium addition on the west side of the existing structure. Project also includes the construction of a 950 square foot deck, and stormwater management improvements.**

The public, anyone receiving this notice, or any interested person may be heard or may present their written comments during the said hearing, or may file written comments during normal business hours with the Zoning Administrator's Office prior to the date and time of the public hearing. Information regarding this meeting and the public hearing may be reviewed in the Zoning Administrator's Office from 8:30 A.M. to 12:00 P.M. and from 1:00 P.M. to 4:30 P.M. on any day not a holiday from Monday through Friday.

The City of Zeeland will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing with a need for an accommodation, upon being provided with a notice to the City of Zeeland three days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the City of Zeeland by writing or calling the City Clerk's Office 772-6400.

Dated: October 12, 2026
Timothy Maday – Zoning Administrator

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, October 30, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: November 5th Planning Commission meeting agenda – Site plan review and special land use application for 600 E Riley Ave – Midwest Coach Company – Large vehicle repair facility

Background: The property at 600 E Riley Avenue is zoned I-1, Light Industrial District. The approximately 4.6 acre parcel is improved with a 66,224 square foot building and existing parking and stormwater management areas. The rear 28,000 square feet of the building was constructed in 2017, with additional site improvements completed at that time. The building currently accommodates two tenants, a gymnastics facility and a moving company.

Description of Application: Midwest Coach Company proposes to occupy approximately 7,000 square feet in the rear portion of the existing building to operate a repair, maintenance, and remodeling business for utility trailers, buses, and recreational vehicles, including motorhomes and travel trailers. All work would occur indoors, and no exterior building modifications are proposed.

Large Vehicle Repair Facility Ordinance Review: The proposed use is classified as a large vehicle repair facility, which is permitted in the I-1 district with Planning Commission special land use approval. Approval requires compliance with both the general special land use standards and the use specific standards in Section 9.129 of Volume II of the Zeeland City Code. Staff's review of the use specific standards is provided below:

- **Repair equipment and activities:** The ordinance requires repair equipment and activities, except incidental equipment, to be located within an enclosed building or in the rear yard. The applicant's narrative states that all repair work will occur indoors.
- **Outdoor storage:** Outdoor storage of vehicle components, parts, trash, supplies, or equipment is prohibited. The applicant's narrative states that no outdoor storage or operations will occur.
- **Screening of adjoining properties:** The ordinance provides for a six-foot solid wall or fence, as required by the Planning Commission, where the site adjoins residentially or commercially zoned or used property. No such property abuts the site.
- **Retail sales and parking:** Separate parking must be provided if convenience goods are sold on the premises. No retail sales are proposed.
- **Canopy roofs:** Canopy roofs may extend into required yards subject to minimum setback and clearance requirements. No canopy roofs are proposed.
- **Access driveways:** The ordinance permits only one access driveway per street and requires minimum separation from intersections and other driveways. The site has one existing access driveway, and no additional driveways are proposed.

General Special Land Use Standards: Section 9.102 of the Zoning Ordinance establishes five general standards for special land use approval. Staff's findings on each standard are as follows:

1. **Compatibility with the surrounding area:** The proposed large vehicle repair facility would occupy a portion of an existing industrial building in the I-1 district. All adjacent properties are industrially zoned and used. The proposed use is compatible with the surrounding industrial setting.
2. **Adequate public services and facilities:** The property and surrounding area are already developed and served by public streets and utilities. Staff does not anticipate that the proposed use would require additional public facilities.
3. **Potential adverse effects:** All repair activities would occur indoors, with no outdoor operations or storage proposed. Given the enclosed nature of the operation and the surrounding industrial uses, staff has not identified anticipated adverse traffic, noise, odor, or similar effects from the proposed use.
4. **Natural environment and energy conservation:** The proposal would reuse space within an existing building, with no exterior building modifications or site disturbance proposed. Staff does not anticipate adverse effects on the natural environment and has not identified energy conservation concerns associated with the proposed use.
5. **Use-specific standards:** Staff's review of the large vehicle repair facility standards in Section 9.129 is provided above. The proposal meets those standards.

Parking: The combined uses of the property, including the proposed repair facility, require approximately 42–50 parking spaces. The site provides 60 existing spaces, sufficient to meet that requirement. An additional 12 spaces were approved as deferred parking during the 2017 building addition project and can be constructed if needed.

Multi-use Path: In 2017, the Planning Commission deferred construction of the multi-use path along the property's Riley Avenue frontage until the adjacent properties were improved. Development of the parcel to the east is now complete, including the multi-use path, and development of the parcel to the west is nearing completion, with its pathway already installed. Staff has contacted the property owner regarding the required installation of the deferred multi-use path.

Review by City Departments: Department head comments have not yet been received. Any comments received before the meeting will be provided verbally to the Planning Commission during the public hearing.

Next Steps: Following the public hearing, the Planning Commission will need to approve or deny the special land use and site plan review application. Staff finds that the proposal meets the applicable large vehicle repair facility standards and general special land use standards and recommends approval.

Staff Recommendation: Approve the special land use and site plan review application submitted by Daniel Pagano for Midwest Coach Company at 600 E Riley Avenue, allowing approximately 7,000 square feet of the existing building to be used as a large vehicle repair facility, finding that the proposal meets the general special land use standards in Section 9.102 and the use-specific standards for large vehicle repair facilities in Section 9.129 of Volume II of the Zeeland City Code.

Application for
SITE PLAN REVIEW &
SPECIAL LAND USE

Planning Commission
City of Zeeland

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

Received by _____ Date 10/4/26 $350 Fee To Be Paid Check No _____

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, nation origin, color, marital status, handicap or political belief.

Please submit this application with checklist at least 30 days prior to the requested Planning Commission meeting (usually 1st Thursday of the month) along with 10 copies of the proposed site plan and related documents and an electronic file which may be submitted by email to buildinginspector@cityofzeeland.com. The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address 600 E Riley St	Parcel number 70- 17-18-200-051
Name of development Midwest Coach Company	Acreage 4.86

II. CONTACT INFORMATION

Property owner 600 Riley LLC	Contact Jim Timmer
Phone 6164033316	Email rgoperationsllc@gmail.com

Applicant Daniel Pagano	Company Midwest Coach Company LLC		
Address 600 E Riley St Door C	City Zeeland	State Mi	Zip 49464
Phone 7734120708	Email Daniel@midwestcoach.co		
If applicant is other than owner, what is the relationship?			

Plan preparer LATITUDE ENGINEERING	Company LATITUDE ENGINEERING		
Address 7616 Clyde PArk SW Suite C	City Byron Center	State Mi	Zip 49315
Phone 616-583-1605	Email		

III. PROPOSED USE OF PROPERTY

PROJECTED COST OF PROJECT $ 0

Description of use of property/buildings to be constructed

7000 sq. ft. of this property located behind man-door C and overhead door 9, will be used for the repair, maintenance and remodeling of RV's, motorhomes, trailers, and buses. We do not work on drive engines or automobiles. There will be no changes to the exterior of the building and all equipment used on the interior is portable and no permanently affixed. Customers/clients, drop their unit off for service and pick it up when it is ready. We do not offer a waiting room or extended parking in the lot. All work is done inside of the building, so there is no disruption to the surrounding area.

NOTE:
If an application is submitted in accordance with information required in Chapters 16 and 17 of the Zoning Ordinance on a Site Plan and Special Land Use application, thirty (30) days should be sufficient for required reviews and minor revisions necessary for action by the Planning Commission. Major revisions and/or additional reviews could delay placement on the agenda or action by the Planning Commission.

FEE Information:
The application filing fee for Site Plan Review and Special Land Use of $350 entitles the applicant to two (2) plan submissions, original and one (1) revision. Each additional submission over two (2) will require an additional filing fee equal to 50% of the original filing fee. Note: The applicant is liable for any attorney, engineering, or consultant fees incurred by the municipality and will be invoiced for any such charges. Fee for a Special Meeting of the Planning Commission is $700.

OTHER Approvals:
If it is determined that other agency approvals are required, it is the applicant's responsibility to obtain and submit written approvals from these reviewing agencies to the Zoning Administrator before the project may be approved.

PLAN Revisions:
After Planning Commission review of the plans, any such plans that are revised or changed must be resubmitted with a revision date and change list attached. Please indicate sheet number where revisions have been made.

ADDITIONAL Information:
The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to: aerial photography; photographs; estimated impact on public schools and utilities; traffic impacts; impact on significant natural features and drainage; soil tests; and estimated construction costs.

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE
SITE PLAN CHECKLIST

The above application and plan(s) will be reviewed in accordance with the City Zoning Ordinance and other applicable City ordinances and regulations. The review will be conducted on a preliminary basis by the Zoning Administrator to determine if minimum information was provided on the site plan. The checklist below indicates the MINIMUM information that normally should be provided in the site plan in order for the application to be scheduled for hearing by the Planning Commission.

APPLICANT: PLEASE CHECK THE APPROPRIATE BOXES BELOW:

A. General Information

Provided	N/A (Not Applicable)	
☑	☐	1. Applicants – owners/occupant names, addresses, telephone numbers.
☑	☐	2. Date (Mo/Day/Yr) including revisions.
☑	☐	3. Block Title.
☑	☐	4. Scale.
☑	☐	5. Northpoint.
☑	☐	6. Location map drawn at a scale of 1"= 2000' with north point indicated.
☑	☐	7. Architect, Engineer, Surveyor, Landscape Architect, or Planner's name address and telephone number.
☑	☐	8. Existing lot line, building lines, structures, parking areas, etc. on the parcel and within 100 ft. of the site.
☑	☐	9. Proposed lot lines, property lines and all structures, parking areas, etc., within the site, and within 100 ft. the site.
☑	☐	10. Centerline and existing and proposed right-of-way lines of any street.
☑	☐	11. Zoning classification of petitioner's parcel and all abutting parcels.

B. Physical Features

Provided	N/A (not applicable)	
☑	☐	1. Entrance and abutting street tapers, acceleration, deceleration and passing lanes and approaches.
☑	☐	2. Proposed locations of access drives, street, intersections, driveway locations, sidewalks, bike-paths, curbing and areas for public use.
☑	☐	3. Locations of existing and proposed service facilities above and below ground, including:
☑	☐	- Well sites.
☑	☐	- Septic systems. Location of the treatment systems, of the septic tank and the drain field (soil absorption system) should be clearly distinguished.
☑	☐	- Chemical and fuel storage tanks and containers.
☑	☐	- Storage, loading and disposal areas for chemicals, hazardous substance salt and fuels.
☑	☐	- Water mains, hydrants, pump houses, standpipes, and building services and sizes.
☑	☐	- Sanitary sewer and pumping stations.
☑	☐	- Storm water control facilities and structures including storm sewers, swales, retention and detention basins, drainage-ways and other facilities including calculations for sizes.
☑	☐	- Locations of all easements.
☑	☐	- Telephone/Communications/Cable.
☑	☐	- Gas Meter/Lines, etc.
☑	☐	- Electric/Transformers/Lines, etc.
☑	☐	4. All structures with dimensioned floor plans, set-back & yard dimensions & typical elevation views, including building heights, etc.
☑	☐	5. Dimensional parking spaces and calculations, drives and type of surfacing.
☑	☐	6. Exterior lighting locations and illumination patterns.

B. Physical Features (continued)

Provided	N/A (not applicable)		
☑	☐	7.	Trash receptacle pad location and method of screening.
☑	☐	8.	Transformer pad location and method of screening.
☑	☐	9.	Dedicated road or service drive locations.
☑	☐	10.	Entrance details including sign location and size.
☑	☐	11.	Designation of fire lanes.
☑	☐	12.	Location of snow storage areas.

C. Landscaping, Greenbelts, Buffers and Screening

Provided	N/A (not applicable)		
		1.	Separate Landscaping plan.
☑	☐		- Location, spacing, size and descriptions for each plant type within required landscape areas.
☑	☐		- Minimum scale: 1"=50' for property less than three acres, or 1"=100' for property three acres or more.
☑	☐		- Typical straight cross section including slope, height and width of berms and type of groundcover, or height and type of construction of wall including footings.
☑	☐		- Planting and staking details.
☑	☐		- Identification of existing trees and vegetative cover to be preserved.
☑	☐		- Identification of groundcover and method of planting.
☑	☐		- Identification of landscape maintenance program.
☑	☐		- Lawn sprinkling design.
		2.	Screening between land uses.
☑	☐		- Visual screening between conflicting land uses providing a total visual screen.

C. Landscaping, Greenbelts, Buffers and Screening (continued)

Provided	N/A (not applicable	
		3. Parking lot landscaping.
☑	☐	- Landscaped areas within the parking lot(s).
☑	☐	- Landscaping between parking lot and adjacent private property.
☑	☐	- Landscaping between parking lot and adjacent public property.
		4. Greenbelt Buffers.
☑	☐	- A strip of land with a minimum width determined by the front yard setback of the property's zoning classification, shall be located between abutting right-of-way of a public street, freeway, or major thoroughfare and the buildings.
☑	☐	- Trees within buffer area to be not less than twelve (12) feet in height or have a minimum caliper of 2-1/2 inches, whichever is greater, at the time of the planting.
☑	☐	- The remainder of the open area to be landscaped in natural landscape material.
☑	☐	- Date of landscape completion.

D. Natural Features

Provided	N/A (not applicable	
☑	☐	1. Soil characteristics of the parcel to be at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Ottawa County, Michigan, 1972".
☑	☐	2a. On parcels of more than one acre, existing topography with a maximum contour interval of two feet.
☑	☐	2b. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated.

D. Natural Features (continued)

Provided	N/A (not applicable	
☑	☐	2c. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
☑	☐	3. Location of existing drainage courses. and associated bodies of water, on and off site, and their elevations.
☑	☐	4. Location of existing wetlands to at least the detail indicated on the City of Zeeland zoning map.
☑	☐	5. Location of natural resource features including woodlands and areas with slopes greater than 10 percent (one foot of horizontal distance).

E. Additional Requirements for Multiple Family, Cluster and PUD Developments

Provided	N/A (not applicable)	
☑	☐	1. Density calculations by type of unit, by bedroom count.
☑	☐	2. Designation of units by type and number of units in each building.
☑	☐	3. Carport locations and details where proposed.
☑	☐	4. Specific amount and location of recreation spaces.
☑	☐	5. Type of recreation facilities to be provided in recreation space.
☑	☐	6. Details of community building and fencing of swimming pool if proposed.

F. Additional Requirements for Non-residential Developments

Provided	N/A (not applicable	
☑	☐	1. Loading/unloading areas.
☑	☐	2. Total and useable floor area.
☑	☐	3. Number of **occupants** during peak usage, i.e. shift change.
☐	☐	4. DNR Air Quality Permit attached.
☐	☐	5. Noise abatement procedure/technique.

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE
STANDARDS CHECKLIST

In reviewing, approving, disapproving or modifying the application and site plan, the Planning Commission and/or the Planning Commission Site Plan Review Committee shall be governed by the following standards, which the applicant is also asked to respond to:

		Yes	No
a.	Is there a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to insure the safety and convenience of pedestrian and vehicular traffic?	☐	☐
b.	Are the buildings and structures proposed to be on the premises situated to minimize adverse effects upon owners and occupants of adjacent properties?	☐	☐
c.	Will the natural features of the landscape be retained when they furnish a barrier or buffer between the project and adjoining properties and where they assist in preserving the general appearance of the neighborhood?	☐	☐
d.	In the case of elderly housing, will there be sufficient open space on the site to provide additional off-street parking should the development revert to conventional housing in the future? This amount of reserved space shall be adequate in size to meet the parking requirements for multiple family housing set forth in Chapter 17 while maintaining conformance of the development to all other provisions of the Zoning Ordinance. A variance may be granted by the Zoning Board of Appeals for reserving off-street parking if the applicant can demonstrate that the project shall be permanently restricted to elderly housing.	☐	☐

		Yes	No
e.	Will any off-street parking be integrated with the use of existing off-street parking facilities in the vicinity of the development? The Planning Commission or the Planning Commission Site Plan Review Committee shall approve the Site Plan only when the developer has incorporated the use of alternate off-street parking facilities, such as municipal lots or lots which are used at non-conflicting times or days of the week.	☐	☐
f.	Have impacts, if any, of the proposed development which negatively affect adjoining residents or owners been minimized by appropriate screening, fencing, land-scaping, setback and location of buildings, structures and entryways.	☐	☐
g.	Have the buildings been situated to minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood?	☐	☐
h.	Have all provisions of the City Zoning Ordinance been met? This would not preclude the applicant from applying for an appropriate variance with the Zoning Board of Appeals. The Planning Commission or the Planning Commission Site Plan Review Committee may conditionally approve a site plan subject to the granting of any appropriate variance.	☐	☐

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE

This application shall also include a drawn to scale site plan(s) that include the information listed below. The Zoning Administrator may authorize omissions as noted in the left margin.

OFFICE USE

_____ a) Applicant identification.
_____ b) Street address.
_____ c) North arrow.
_____ d) Size of property in square feet or acre.
_____ e) Property lines and dimensions.
_____ f) Location of significant natural features including wetlands, steep slopes, flood prone areas, unique vegetation, any other unusual features.
_____ g) Location of all structures on the land with location dimensions and building dimensions.
_____ h) Lot lines and all structures within one hundred feet (100') of the site's property lines including driveways and other access points along both sides of the street where access to the site is proposed.
_____ i) Identification of all rights-of-way and easements pertaining to the subject land and adjoining parcels.
_____ j) Copy of latest surveyor's engineering drawing.

The undersigned hereby certifies that the information given in this application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, may cause delays in a decision being made by the Planning Commission.

I hereby grant permission for members of the City of Zeeland Planning Commission to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal. **(NOTE TO APPLICANT: This is optional and will not affect any decision on your application.)**

☑ **YES** ☐ **NO**

Daniel Pagano
Signature of Applicant

10/4/2026
Date

This application, ten (10) copies & electronic file required, and filing fee of _____ received by:

Administrative Official

10/4/26
Date

Midwest Coach Company will use 7,000 sq. ft. behind man-door C and overhead door 9 to repair, maintain, and remodel RVs, motorhomes, travel trailers, fifth wheels, cargo and utility trailers, and buses. Work includes inspections, diagnosis, electrical and plumbing repairs, appliance and interior work, upgrades, and vinyl decals or wraps. No automobile or engine repair is performed. Customers drop off units for service and pick them up when complete. All work is indoors using portable equipment. No exterior building changes, permanently installed equipment, customer waiting room, or extended outdoor parking or storage is needed.

SITE PLAN FOR:

600 RILEY ZEELAND

OWNER

600 RILEY LLC
200 W. WASHINGTON
ZEELAND, MI 49464
(616) 772-1880

ENGINEER

LATITUDE ENGINEERING
7616 CLYDE PARK SW, SUITE C
BYRON CENTER, MI 49315
(616) 583-1601
fax (616) 583-1605

GENERAL NOTES

- CURRENT ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
- ZONING REQUIREMENTS:
  - LOT AREA:
    - REQUIRED - 43,560 SQ. FT. (1 ACRES)
    - PROVIDED - 211,680 SQ. FT. (4.86 ACRES)
  - LOT WIDTH:
    - REQUIRED - 200'
    - PROVIDED - 360'
  - MAXIMUM BUILDING HEIGHT:
    - ALLOWED - 40'
    - MATCH EXISTING
  - YARD AND SETBACK REQUIREMENTS:
    - FRONT YARD - 40'
    - SIDE YARD - 30'
    - REAR YARD - 25'
  - PARKING REQUIREMENTS:
    - OFFICE SPACE
      - 1 SPACE PER EACH 300 SQ. FT OF USEABLE FLOOR AREA
      - 1,000 SQ. FT. OF USEABLE FLOOR AREA = 4 SPACES REQUIRED
    - REMAINER OF BUILDING
      - 1 SPACE FOR EACH 1,000 SQ. FT. OR ONE SPACE FOR EVERY EMPLOYEE ON THE LARGEST SHIFT (WHICHEVER IS GREATER) PLUS THOSE SPACES REQUIRED FOR OFFICES LOCATED ON THE PREMISES
      - 67,160 SQ. FT. = 68 SPACES REQUIRED
    - TOTAL SPACES REQUIRED - 4 + 68 = 72
    - PROVIDED - 60 SPACES
    - ADDITIONAL SPACES AVAOLABLE (IF REQUIRED) - 13 SPACES
  - SCS SOIL CLASSIFICATION BOWER LOAM
  - PEAK SHIFT OCCUPANT LOAD = 25

POND VOLUME		
ELEV.	AREA	VOLUME
651.75	0 SFT.	
		76 CFT.
652.0	610 SFT.	
		2,270 CFT.
653.0	3,930 SFT.	
		5,307 CFT.
654.0	6,685 SFT.	
		2,033 CFT.
654.50	9,580 SFT.	

TOTAL VOLUME = 9,686 CFT.

REQUIRED VOLUME = 9,600 CFT.

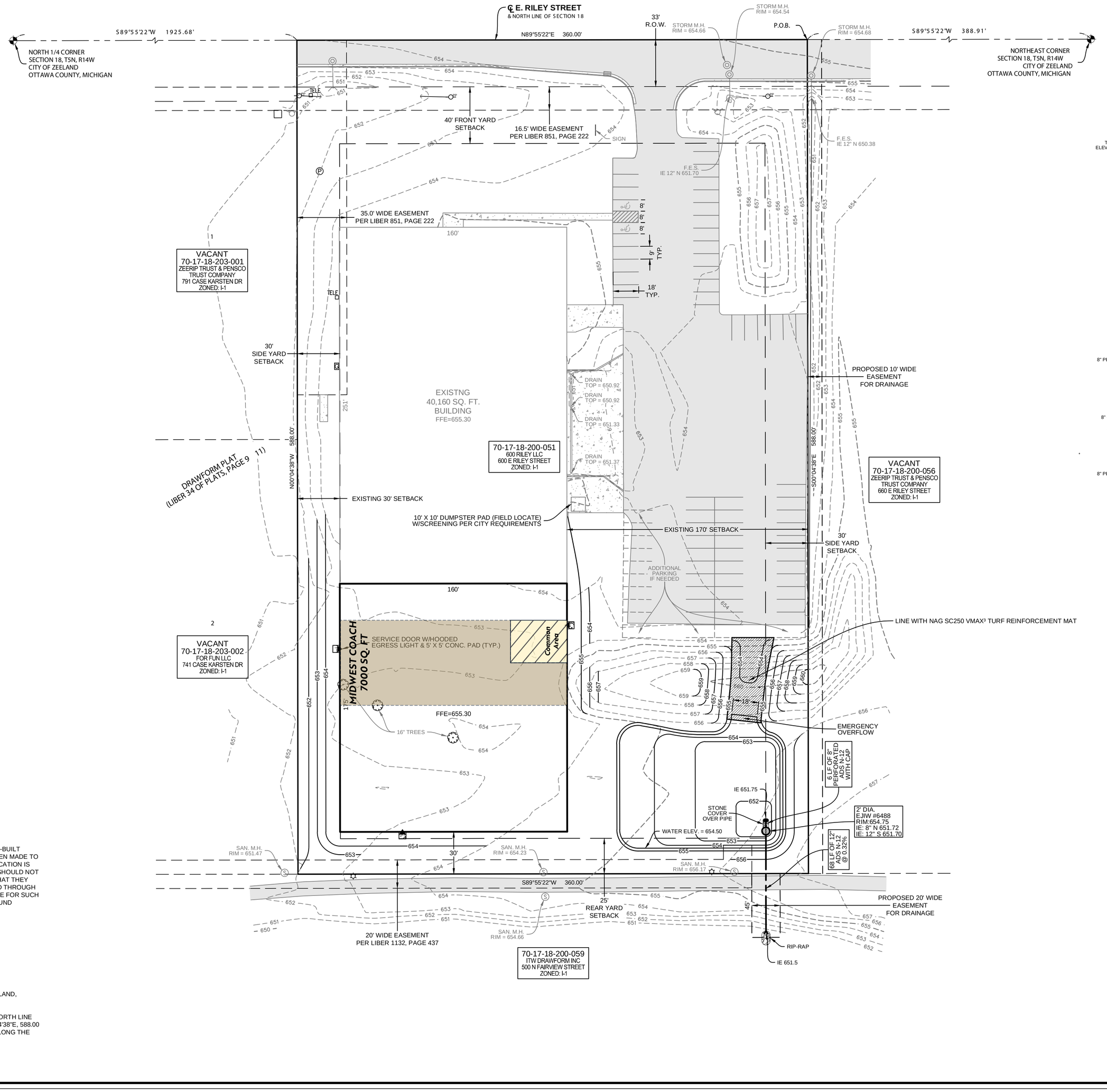
UNDERGROUND UTILITY NOTE

ALL DEPICTED EXISTING UNDERGROUND UTILITY INFORMATION ON THIS DRAWING IS BASED ON AS-BUILT DOCUMENTATION AND/OR MATERIALS THAT HAVE BEEN PROVIDED BY OTHERS. EFFORTS HAVE BEEN MADE TO PHYSICALLY VERIFY EXISTING CONDITIONS ON SITE, HOWEVER, COMPLETE AND ABSOLUTE VERIFICATION IS NOT POSSIBLE WITHOUT COMPLETE EXCAVATION OF VARIOUS AREAS. THE GRAPHIC DEPICTIONS SHOULD NOT BE INTERPRETED TO BE THE EXACT ALIGNMENTS AND LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. SITE CONDITIONS MAY EXIST THAT COULD NOT BE VERIFIED THROUGH HISTORICAL RESEARCH OR TOPOGRAPHICAL SURVEYS, LATITUDE ENGINEERING, INC. IS NOT LIABLE FOR SUCH CONDITIONS. PROPER CONSTRUCTION PRACTICES SHOULD BE ADHERED TO, AND ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO NEW CONSTRUCTION.

DESCRIPTION

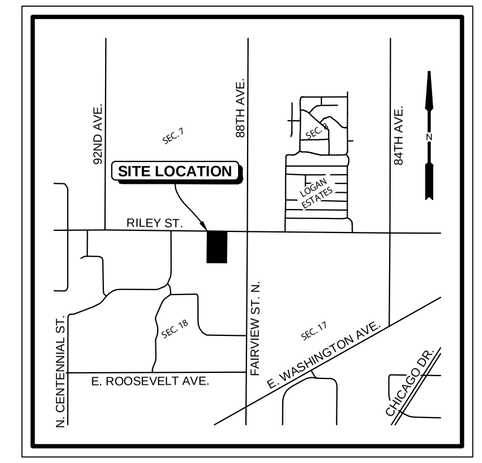
THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 5 NORTH, RANGE 14 WEST, CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S89°55'22"W, ALONG THE NORTH LINE OF SAID SECTION, 388.91 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE S00°04'38"E, 588.00 FEET; THENCE S89°55'22"W, 360.00 FEET; THENCE N00°04'38"W, 588.00 FEET; THENCE N89°55'22"E, ALONG THE NORTH LINE OF SAID SECTION, 360.00 FEET TO THE POINT OF BEGINNING.



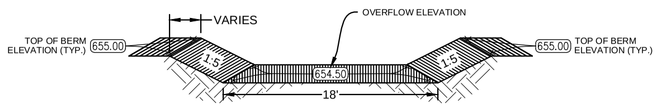
GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.
(IN FEET)

N



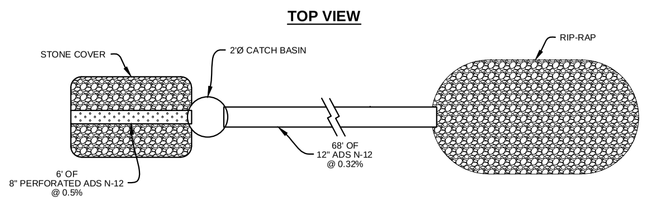
LOCATION MAP

1" = 2000'



EMERGENCY OVERFLOW DETAIL

NOT TO SCALE



OUTLET CONTROL DETAIL

NOT TO SCALE

SURFACE LEGEND

- EXISTING PAVEMENT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING GRAVEL
- PROPOSED GRAVEL

LEGEND

- LIGHT POLE
- POWER POLE
- SIGN
- TELEPHONE RISER
- STORM MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- WATER SHUTOFF
- WATER VALVE
- HYDRANT
- SANITARY LINE
- STORM LINE
- WATER LINE
- DRAINAGE ARROW
- TRAFFIC FLOW ARROW
- PROPOSED SPOT ELEV (798.75)
- EXISTING SPOT ELEV 123.45

SITE PLAN

600 RILEY ZEELAND

CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN

LATITUDE engineering
7616 Clyde Park SW, Suite C
Byron Center, MI 49315
616.583.1601 Fax: 616.583.1605

REVISIONS

NO.	DATE	DESCRIPTION
1	2-22-2017	PER WATER RESOURCES COMMISSIONER

PROJ. NO. L16082	DESIGNED BY CRB
FILE L16082-Site	DRAWN BY MAB
DATE 1-4-2017	CHECKED BY CRB
SCALE 1" = 40'	PROJ. MAN. CRB

DRAWING NO.

1 OF 1

E:\2016\L16082\Dwg\L16082-Site.dwg - Site - February 23, 2017 - 11:32 AM

21 South Elm Street • Zeeland, Michigan 49464 • (616) 772-0872 • (616) 772-0880

MEMORANDUM

DATE: Friday, October 30, 2026

TO: Planning Commission

FROM: Tim Maday, Community Development Director

RE: November 5th Planning Commission meeting agenda – Site plan review application for 435 W Main Ave – The Bridge Youth Center – Gymnasium and deck additions

Background: The Bridge Youth Center is moving from 210 E Main Avenue to the former Grace Orthodox Presbyterian Church space at 435 W Main Avenue. The property is zoned C-3, Highway Commercial District, and is a former grocery store development that has been converted into commercial condominium units primarily occupied by retail uses. The property is improved with existing parking and stormwater management facilities. The youth center use is permitted by right in the C-3 district. Planning Commission site plan review is required for the proposed deck and gym additions.

Description of Application: The applicant proposes to construct a 3,780 square foot gymnasium addition and a 950 square foot deck on the west side of the existing building. The gymnasium addition would be approximately 22 feet tall and finished with masonry block and insulated metal panels. Related stormwater management upgrades and alterations are also proposed.

City Ordinance Review: Planning Commission site plan review and compliance with the City's site development requirements are required for this project. Selected ordinance review notes are below:

- **Building setbacks:** The proposed gymnasium addition and deck comply with the primary and secondary front yard setbacks in the C-3 district and the required 15 foot west side yard setback. The east setback of the overall facility is not proposed to change.
- **Parking spaces:** The change from a church to a youth center reduces the calculated parking requirement from 124 spaces to 90 spaces, including the proposed gymnasium addition. The 124 spaces previously allocated to the church use, including spaces secured through parking agreements, will remain available to the youth center.
- **Parking lot:** The existing parking lot layout, number of spaces, and design are not proposed to change.
- **Lot coverage:** Existing and proposed structures would cover approximately 29.3% of the overall site, below the C-3 district maximum of 50%.
- **Stormwater management:** Revised stormwater management plans addressing comments from the City's consulting engineer are currently under final review.

Review by City Departments: Department head comments have not yet been received. Any comments received before the meeting will be provided verbally to the Planning Commission during the public hearing.

Next Steps: Following the public hearing, the Planning Commission will need to approve or deny the site plan review application. Staff finds that the proposed site plan generally complies with City ordinance requirements. The remaining stormwater management details can be addressed through final plan review, and staff recommends approval with the condition below.

Staff Recommendation: Approve the site plan review application for The Bridge Youth Center at 435 W Main Avenue, including construction of a 3,780 square foot gymnasium addition, a 950 square foot deck, and related stormwater management improvements, subject to the following condition:

1. The stormwater management plans must be reviewed and approved by the City's consulting engineer.

Application for
SITE PLAN REVIEW &
SPECIAL LAND USE

Planning Commission

Community Development Department
21 S ELM ST - ZEELAND, MI 49464
Phone 616-772-0872 - Fax 616-772-0880
buildinginspector@cityofzeeland.com
www.cityofzeeland.com

City of Zeeland
City of Zeeland
SEP 22 2026
Received

Received by A Date _____ $350 Fee ✓ Check No 4726366966

The City of Zeeland will not discriminate against any individual or group because of race, sex, religion, age, nation origin, color, marital status, handicap or political belief.

Please submit this application with checklist at least 30 days prior to the requested Planning Commission meeting (usually 1st Thursday of the month) along with 10 copies of the proposed site plan and related documents and an electronic file which may be submitted by email to buildinginspector@cityofzeeland.com. The applicant or a representative is required to present the application at the Planning Commission meeting.

I. PROPERTY INFORMATION

Property address 435 West Main Avenue, Zeeland, MI 49464	Parcel number 70- 16-13-397-003
Name of development The Bridge	Acreage 3.419

II. CONTACT INFORMATION

Property owner Jed Mulder		Contact	
Phone (616) 566-3428		Email Jed.mulderbmc@gmail.com	
Applicant Jed Mulder		Company The Bridge Youth Ministry	
Address 210 E main Ave	City Zeeland	State Mi	Zip 49464
Phone (616) 566-3428		Email	
If applicant is other than owner, what is the relationship?			

Plan preparer Chris Gilbert		Company Holland Engineering, Inc.	
Address 220 Hoover Blvd	City Holland	State MI	Zip 49423
Phone (616) 392-5938		Email cgilbert@hollandengineering.com	

III. PROPOSED USE OF PROPERTY PROJECTED COST OF PROJECT $_____

Description of use of property/buildings to be constructed
Proposed 3,780 sqft gym addition and 950 sqft deck addition and stormwater management basin

NOTE:
If an application is submitted in accordance with information required in Chapters 16 and 17 of the Zoning Ordinance on a Site Plan and Special Land Use application, thirty (30) days should be sufficient for required reviews and minor revisions necessary for action by the Planning Commission. Major revisions and/or additional reviews could delay placement on the agenda or action by the Planning Commission.

FEE Information:
The application filing fee for Site Plan Review and Special Land Use of $350 entitles the applicant to two (2) plan submissions, original and one (1) revision. Each additional submission over two (2) will require an additional filing fee equal to 50% of the original filing fee. Note: The applicant is liable for any attorney, engineering, or consultant fees incurred by the municipality and will be invoiced for any such charges. Fee for a Special Meeting of the Planning Commission is $700.

OTHER Approvals:
If it is determined that other agency approvals are required, it is the applicant's responsibility to obtain and submit written approvals from these reviewing agencies to the Zoning Administrator before the project may be approved.

PLAN Revisions:
After Planning Commission review of the plans, any such plans that are revised or changed must be resubmitted with a revision date and change list attached. Please indicate sheet number where revisions have been made.

ADDITIONAL Information:
The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to: aerial photography; photographs; estimated impact on public schools and utilities; traffic impacts; impact on significant natural features and drainage; soil tests; and estimated construction costs.

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE
SITE PLAN CHECKLIST

The above application and plan(s) will be reviewed in accordance with the City Zoning Ordinance and other applicable City ordinances and regulations. The review will be conducted on a preliminary basis by the Zoning Administrator to determine if minimum information was provided on the site plan. The checklist below indicates the MINIMUM information that normally should be provided in the site plan in order for the application to be scheduled for hearing by the Planning Commission.

APPLICANT: PLEASE CHECK THE APPROPRIATE BOXES BELOW:

A. General Information

Provided	N/A (Not Applicable)	
☑	☐	1. Applicants – owners/occupant names, addresses, telephone numbers.
☑	☐	2. Date (Mo/Day/Yr) including revisions.
☑	☐	3. Block Title.
☑	☐	4. Scale.
☑	☐	5. Northpoint.
☑	☐	6. Location map drawn at a scale of 1"= 2000' with north point indicated.
☑	☐	7. Architect, Engineer, Surveyor, Landscape Architect, or Planner's name address and telephone number.
☑	☐	8. Existing lot line, building lines, structures, parking areas, etc. on the parcel and within 100 ft. of the site.
☑	☐	9. Proposed lot lines, property lines and all structures, parking areas, etc., within the site, and within 100 ft. the site.
☑	☐	10. Centerline and existing and proposed right-of-way lines of any street.
☑	☐	11. Zoning classification of petitioner's parcel and all abutting parcels.

B. Physical Features

Provided	N/A (not applicable)		
☑	☐	1.	Entrance and abutting street tapers, acceleration, deceleration and passing lanes and approaches.
☐	☒	2.	Proposed locations of access drives, street, intersections, driveway locations, sidewalks, bike-paths, curbing and areas for public use.
☐	☐	3.	Locations of existing and proposed service facilities above and below ground, including:
☐	☒		- Well sites.
☐	☒		- Septic systems. Location of the treatment systems, of the septic tank and the drain field (soil absorption system) should be clearly distinguished.
☐	☒		- Chemical and fuel storage tanks and containers.
☐	☒		- Storage, loading and disposal areas for chemicals, hazardous substance salt and fuels.
☑	☐		- Water mains, hydrants, pump houses, standpipes, and building services and sizes.
☑	☐		- Sanitary sewer and pumping stations.
☑	☐		- Storm water control facilities and structures including storm sewers, swales, retention and detention basins, drainage-ways and other facilities including calculations for sizes.
☑	☐		- Locations of all easements.
☑	☐		- Telephone/Communications/Cable.
☑	☐		- Gas Meter/Lines, etc.
☑	☐		- Electric/Transformers/Lines, etc.
☑	☐	4.	All structures with dimensioned floor plans, set-back & yard dimensions & typical elevation views, including building heights, etc.
☑	☐	5.	Dimensional parking spaces and calculations, drives and type of surfacing.
☐	☒	6.	Exterior lighting locations and illumination patterns.

B. Physical Features (continued)

Provided	N/A (not applicable)		
☐	☒	7.	Trash receptacle pad location and method of screening.
☐	☒	8.	Transformer pad location and method of screening.
☒	☐	9.	Dedicated road or service drive locations.
☐	☑	10.	Entrance details including sign location and size.
☐	☒	11.	Designation of fire lanes.
☐	☒	12.	Location of snow storage areas.

C. Landscaping, Greenbelts, Buffers and Screening

Provided	N/A (not applicable)		
☐	☒	1.	Separate Landscaping plan.
☐	☒		- Location, spacing, size and descriptions for each plant type within required landscape areas.
☐	☑		- Minimum scale: 1"=50' for property less than three acres, or 1"=100' for property three acres or more.
			- Typical straight cross section including slope, height and width of berms and type of groundcover, or height and type of construction of wall including footings.
☐	☒		- Planting and staking details.
☐	☒		- Identification of existing trees and vegetative cover to be preserved.
☐	☒		- Identification of groundcover and method of planting.
☐	☒		- Identification of landscape maintenance program.
☐	☒		- Lawn sprinkling design.
☐	☒	2.	Screening between land uses.
			- Visual screening between conflicting land uses providing a total visual screen.

C. Landscaping, Greenbelts, Buffers and Screening (continued)

Provided	N/A (not applicable	
☐	☒	3. Parking lot landscaping.
☐	☒	- Landscaped areas within the parking lot(s).
☐	☒	- Landscaping between parking lot and adjacent private property.
		- Landscaping between parking lot and adjacent public property.
☐	☒	4. Greenbelt Buffers.
		- A strip of land with a minimum width determined by the front yard setback of the property's zoning classification, shall be located between abutting right-of-way of a public street, freeway, or major thoroughfare and the buildings.
☐	☒	- Trees within buffer area to be not less than twelve (12) feet in height or have a minimum caliper of 2-1/2 inches, whichever is greater, at the time of the planting.
☐	☒	- The remainder of the open area to be landscaped in natural landscape material.
☐	☒	- Date of landscape completion.

D. Natural Features

Provided	N/A (not applicable	
☑	☐	1. Soil characteristics of the parcel to be at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Ottawa County, Michigan, 1972".
☑	☐	2a. On parcels of more than one acre, existing topography with a maximum contour interval of two feet.
☑	☐	2b. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated.

D. Natural Features (continued)

Provided	N/A (not applicable	
☑	☐	2c. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
☑	☐	3. Location of existing drainage courses. and associated bodies of water, on and off site, and their elevations.
☑	☐	4. Location of existing wetlands to at least the detail indicated on the City of Zeeland zoning map.
☑	☐	5. Location of natural resource features including woodlands and areas with slopes greater than 10 percent (one foot of horizontal distance).

E. Additional Requirements for Multiple Family, Cluster and PUD Developments

Provided	N/A (not applicable)	
☐	☒	1. Density calculations by type of unit, by bedroom count.
☐	☒	2. Designation of units by type and number of units in each building.
☐	☒	3. Carport locations and details where proposed.
☐	☒	4. Specific amount and location of recreation spaces.
☐	☒	5. Type of recreation facilities to be provided in recreation space.
☐	☑	6. Details of community building and fencing of swimming pool if proposed.

F. Additional Requirements for Non-residential Developments

Provided	N/A (not applicable		
☐	☒	1.	Loading/unloading areas.
☑	☐	2.	Total and useable floor area.
☑	☐	3.	Number of **occupants** during peak usage, i.e. shift change.
☐	☒	4.	DNR Air Quality Permit attached.
☐	☒	5.	Noise abatement procedure/technique.

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE
STANDARDS CHECKLIST

In reviewing, approving, disapproving or modifying the application and site plan, the Planning Commission and/or the Planning Commission Site Plan Review Committee shall be governed by the following standards, which the applicant is also asked to respond to:

		Yes	No
a.	Is there a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to insure the safety and convenience of pedestrian and vehicular traffic?	☑	☐
b.	Are the buildings and structures proposed to be on the premises situated to minimize adverse effects upon owners and occupants of adjacent properties?	☑	☐
c.	Will the natural features of the landscape be retained when they furnish a barrier or buffer between the project and adjoining properties and where they assist in preserving the general appearance of the neighborhood?	☑	☐
d.	In the case of elderly housing, will there be sufficient open space on the site to provide additional off-street parking should the development revert to conventional housing in the future? This amount of reserved space shall be adequate in size to meet the parking requirements for multiple family housing set forth in Chapter 17 while maintaining conformance of the development to all other provisions of the Zoning Ordinance. A variance may be granted by the Zoning Board of Appeals for reserving off-street parking if the applicant can demonstrate that the project shall be permanently restricted to elderly housing.	☐	☑

	Yes	No
e. Will any off-street parking be integrated with the use of existing off-street parking facilities in the vicinity of the development? The Planning Commission or the Planning Commission Site Plan Review Committee shall approve the Site Plan only when the developer has incorporated the use of alternate off-street parking facilities, such as municipal lots or lots which are used at non-conflicting times or days of the week.	☐	☑
f. Have impacts, if any, of the proposed development which negatively affect adjoining residents or owners been minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures and entryways.	☑	☐
g. Have the buildings been situated to minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood?	☑	☐
h. Have all provisions of the City Zoning Ordinance been met? This would not preclude the applicant from applying for an appropriate variance with the Zoning Board of Appeals. The Planning Commission or the Planning Commission Site Plan Review Committee may conditionally approve a site plan subject to the granting of any appropriate variance.	☑	☐

Planning Commission
SITE PLAN REVIEW & SPECIAL LAND USE

This application shall also include a drawn to scale site plan(s) that include the information listed below. The Zoning Administrator may authorize omissions as noted in the left margin.

OFFICE USE

_____ a) Applicant identification.
_____ b) Street address.
_____ c) North arrow.
_____ d) Size of property in square feet or acre.
_____ e) Property lines and dimensions.
_____ f) Location of significant natural features including wetlands, steep slopes, flood prone areas, unique vegetation, any other unusual features.
_____ g) Location of all structures on the land with location dimensions and building dimensions.
_____ h) Lot lines and all structures within one hundred feet (100') of the site's property lines including driveways and other access points along both sides of the street where access to the site is proposed.
_____ i) Identification of all rights-of-way and easements pertaining to the subject land and adjoining parcels.
_____ j) Copy of latest surveyor's engineering drawing.

The undersigned hereby certifies that the information given in this application and supplementary materials is true and correct to the best of their knowledge. It is also understood that any information requested, and not included with the application, may cause delays in a decision being made by the Planning Commission.

I hereby grant permission for members of the City of Zeeland Planning Commission to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal. **(NOTE TO APPLICANT: This is optional and will not affect any decision on your application.)**

☑ YES ☐ NO

Signature of Applicant _____ Date 9/22/26

This application, ten (10) copies & electronic file required, and filing fee of 350 received by:

Administrative Official _____ Date 9/22/26

THE BRIDGE

435 W. MAIN
ZEELAND, MI 49464



LOCATION MAP NOT TO SCALE

ZONING

C-3 COMMERCIAL DISTRICT

SETBACKS:	
PRIMARY FRONT YARD	35 FEET MIN.
SECONDARY FRONT YARD	30 FEET MIN.
SIDE YARD	15 FEET MIN.
REAR YARD	25 FEET MIN.
HEIGHT	25 FEET MAX.

DESCRIPTION

PARCEL DESCRIPTION

PER RECORDED OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 694, EXHIBIT B, MASTER DEED OF WEST MAIN CENTER PREPARED BY HOLLAND ENGINEERING, INC, DATED DECEMBER 29, 2020 AND HAVING JOB NO. 20-09-051.

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 5 NORTH, RANGE 15 WEST, CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST 586.26 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE NORTH 01 DEGREES 03 MINUTES 32 SECONDS WEST 33.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE NORTH RIGHT-OF-WAY LINE OF MAIN AVENUE (66' WIDE) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND DESCRIBED HEREIN; THENCE CONTINUE NORTH 01 DEGREES 03 MINUTES 32 SECONDS WEST 100.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST 20.37 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE ALONG THE WEST LINE OF A PARCEL AS DESCRIBED IN DEFAULT JUDGMENT RECORDED IN LIBER 2131, PAGES 610-611 FOR THE FOLLOWING THREE COURSES; THENCE NORTH 35 DEGREES 58 MINUTES 44 SECONDS EAST 33.75 FEET; THENCE NORTH 07 DEGREES 56 MINUTES 39 SECONDS EAST 115.80 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST 8.25 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 32 SECONDS WEST 41.53 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE (100' WIDE); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE FOR THE FOLLOWING TWO COURSES; THENCE NORTH 57 DEGREES 57 MINUTES 18 SECONDS EAST 47.02 FEET; THENCE 35.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1095.92 FEET, A CENTRAL ANGLE OF 01 DEGREES 51 MINUTES 54 SECONDS AND A CHORD WHICH BEARS NORTH 58 DEGREES 53 MINUTES 15 SECONDS EAST 35.67 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST 241.27 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE NORTH 01 DEGREES 23 MINUTES 09 SECONDS WEST 3.05 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST 173.88 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE WEST RIGHT-OF-WAY LINE OF FRANKLIN STREET (66' WIDE); THENCE SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST 205.20 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN STREET LOCATED 33.00 FEET WEST OF (PERPENDICULAR MEASURE) AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST 150.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST 124.80 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE NORTH RIGHT-OF-WAY LINE OF MAIN AVENUE; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST 403.27 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MAIN AVENUE LOCATED 33.00 FEET NORTH OF (PERPENDICULAR MEASURE) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE POINT OF BEGINNING. CONTAINING 3.419 ACRES OF LAND.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS OR CONVEYANCES OF RECORD.

TABLE OF CONTENTS

SHEET	G-100	COVER SHEET
SHEET	V-101	EXISTING CONDITIONS
SHEET	CD-101	CIVIL DEMOLITION PLAN
SHEET	C-101	SITE LAYOUT PLAN
SHEET	C-201	GRADING, DRAINAGE & SESC PLAN

811 Know what's **below.** **Call** before you dig.

HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, errors, misconduct, warranties or misrepresentations shall be deemed limited to an amount not to exceed the fee for the service.

JED MULDER
ATTN: MR. MULDER
210 EAST MAIN AVE
ZEELAND, MI 49464

THE BRIDGE
435 W. MAIN AVE
ZEELAND, MI 49464

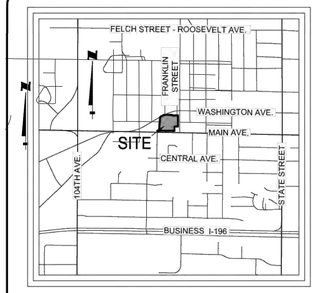
PT. OF THE SW 1/4 SEC. 13 T5N, R15W
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN

Issued for:

No.	Description	Date
A	ISSUED FOR SITE INTERNAL REVIEW	08/05/2026
B	ISSUED FOR REVIEW	09/24/2026
C	STORMWATER SUBMITTAL	

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager	RYAN T. YSSELDYKE P.E.
Vertical Datum	NAVD '88
Horz. Datum	LOCAL
Drawn by	KYLE A. HIGGINS
Checked by / Date	Survey . / .
	Civil . / .
	Struc. . / .
	L. A. . / .
HEI Project Number	26-04-052
Sheet Title	COVER SHEET
Sheet No.	G-100



LOCATION MAP

-NOT TO SCALE-

N

0' 10' 20' 40'

SCALE 1" = 20'

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
220 HOOVER BOULEVARD
HOLLAND, MICHIGAN 49423
(616) 392-5938

Mark O. Scovill

MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504

STATE OF MICHIGAN
MARK OWEN SCOVILL
LICENSE NO. 4001045504
LICENSED PROFESSIONAL SURVEYOR

PARCEL DESCRIPTION

PER RECORDED OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 694, EXHIBIT B, MASTER DEED OF WEST MAIN CENTER PREPARED BY HOLLAND ENGINEERING, INC, DATED DECEMBER 29, 2020 AND HAVING JOB NO. 20-09-051.

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 5 NORTH, RANGE 15 WEST, CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST 686.28 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE NORTH 01 DEGREES 03 MINUTES 32 SECONDS WEST 33.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE NORTH RIGHT-OF-WAY LINE OF MAIN AVENUE (66' WIDE) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND DESCRIBED HEREIN; THENCE CONTINUE NORTH 01 DEGREES 03 MINUTES 32 SECONDS WEST 100.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST 20.37 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE ALONG THE WEST LINE OF A PARCEL AS DESCRIBED IN DEFAULT JUDGMENT RECORDED IN LIBER 2131, PAGES 610-611 FOR THE FOLLOWING THREE COURSES; THENCE NORTH 35 DEGREES 58 MINUTES 44 SECONDS EAST 33.75 FEET; THENCE NORTH 07 DEGREES 56 MINUTES 39 SECONDS EAST 115.80 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST 8.25 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 32 SECONDS WEST 41.53 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE (100' WIDE); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE FOR THE FOLLOWING TWO COURSES; THENCE NORTH 57 DEGREES 57 MINUTES 18 SECONDS EAST 47.02 FEET; THENCE 35.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1095.92 FEET, A CENTRAL ANGLE OF 01 DEGREES 51 MINUTES 54 SECONDS AND A CHORD WHICH BEARS NORTH 58 DEGREES 53 MINUTES 15 SECONDS EAST 35.67 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST 241.27 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE NORTH 01 DEGREES 23 MINUTES 09 SECONDS WEST 3.05 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST 173.88 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE WEST RIGHT-OF-WAY LINE OF FRANKLIN STREET (66' WIDE); THENCE SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST 205.20 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN STREET LOCATED 33.00 FEET WEST OF (PERPENDICULAR MEASURE) AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST 150.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTH 01 DEGREES 02 MINUTES 10 SECONDS EAST 124.80 FEET PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE NORTH RIGHT-OF-WAY LINE OF MAIN AVENUE; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST 403.27 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MAIN AVENUE LOCATED 33.00 FEET NORTH OF (PERPENDICULAR MEASURE) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13 TO THE POINT OF BEGINNING. CONTAINING 3.419 ACRES OF LAND.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS OR CONVEYANCES OF RECORD.

SURVEYOR'S NOTES

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.

EASEMENTS SHOWN HEREON PER RECORDED OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 694, EXHIBIT B, MASTER DEED OF WEST MAIN CENTER PREPARED BY HOLLAND ENGINEERING, INC, DATED DECEMBER 29, 2020 AND HAVING JOB NO. 20-09-051.

UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND OBSERVATIONS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.

NOTE: CONNECTIVITY AS SHOWN HEREON 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 SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 5 NORTH, RANGE 15 WEST AS BEING: SOUTH 89°57'51" WEST, AS REFERENCED IN DEFAULT JUDGMENT RECORDED IN LIBER 2131, PAGES 610-611.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

SOURCE BENCHMARK - MICHIGAN DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING SYSTEM (CORS) - MIHO (HOLLAND)

SITE BENCHMARK -
TOP OF NORTH-NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION = 636.99' (NAVD '88)

SOURCE OF FLOOD INFORMATION: http://msc.fema.gov

SOURCE OF ADJOINING PARCEL DATA: https://gis.micottawa.org/ottawa/geocortex/propertymapping/

DATE OF FIELD SURVEY: MAY 28, 2026.

FLOOD NOTE:

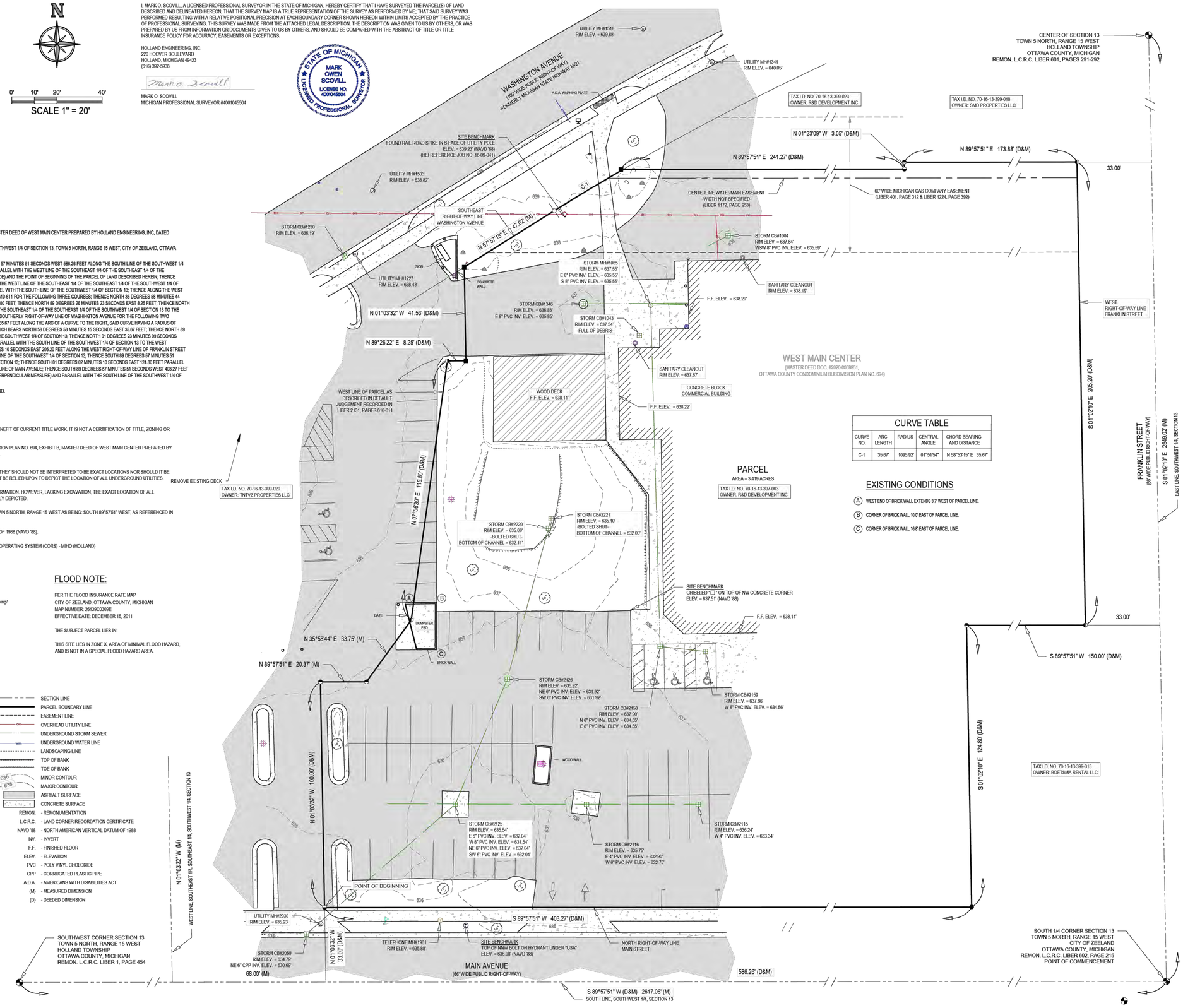
PER THE FLOOD INSURANCE RATE MAP
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN
MAP NUMBER: 26139C0205E
EFFECTIVE DATE: DECEMBER 16, 2011

THE SUBJECT PARCEL LIES IN:

THIS SITE LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

SECTION CORNER/QUARTER CORNER	SECTION LINE
SET 1/2" DIAMETER STEEL BAR W/ CAP #45504	PARCEL BOUNDARY LINE
SET MAG NAIL	EASEMENT LINE
FOUND CHISELED MARK	OVERHEAD UTILITY LINE
FOUND 1/2" DIAMETER STEEL BAR - CAP #45500	UNDERGROUND STORM SEWER
FOUND 1/2" DIAMETER STEEL BAR - ILLEGIBLE CAP	UNDERGROUND WATER LINE
FOUND MAG NAIL	LANDSCAPING LINE
FOUND CONCRETE MONUMENT	TOP OF BANK
SIGN	TOE OF BANK
LIGHT POLE	MINOR CONTOUR
UTILITY MANHOLE	MAJOR CONTOUR
TELEPHONE MANHOLE	ASPHALT SURFACE
STORM MANHOLE	CONCRETE SURFACE
WATER SPIGOT	REMON. - REMONUMENTATION
WATER VALVE	L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE
FIRE HYDRANT	NAVD '88 - NORTH AMERICAN VERTICAL DATUM OF 1988
ELECTRICAL OUTLET	INV. - INVERT
UNDERGROUND UTILITY MARKER	F.F. - FINISHED FLOOR
UTILITY POLE	ELEV. - ELEVATION
GUY ANCHOR	PVC - POLY VINYL CHOLORIDE
BOLLARD	CPP - CORRUGATED PLASTIC PIPE
VERTICAL PVC PIPE	A.D.A. - AMERICANS WITH DISABILITIES ACT
STORM CATCH BASIN	(M) - MEASURED DIMENSION
SANITARY CLEANOUT	(D) - DEEDED DIMENSION
LARGE ROCK	
SHRUB	
DECIDUOUS TREE	
DESIGNATED HANDICAPPED PARKING	



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The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyors / Engineer's professional services, errors, omissions, misconduct, warranties or misrepresentations shall be deemed limited to an amount not greater than the service fee.

MIDWEST CONSTRUCTION GROUP
ATTN: JASON HALL
16 S. ELM STREET
ZEELAND, MICHIGAN 49464

435 MAIN AVENUE
ZEELAND, MI 49464

PT. OF THE SW 1/4 SEC. 13, T5N, R15W
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN

Issued for:

No.	Date	Description
A.	06/12/2026	EXISTING CONDITIONS TOPOGRAPHIC MAP

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

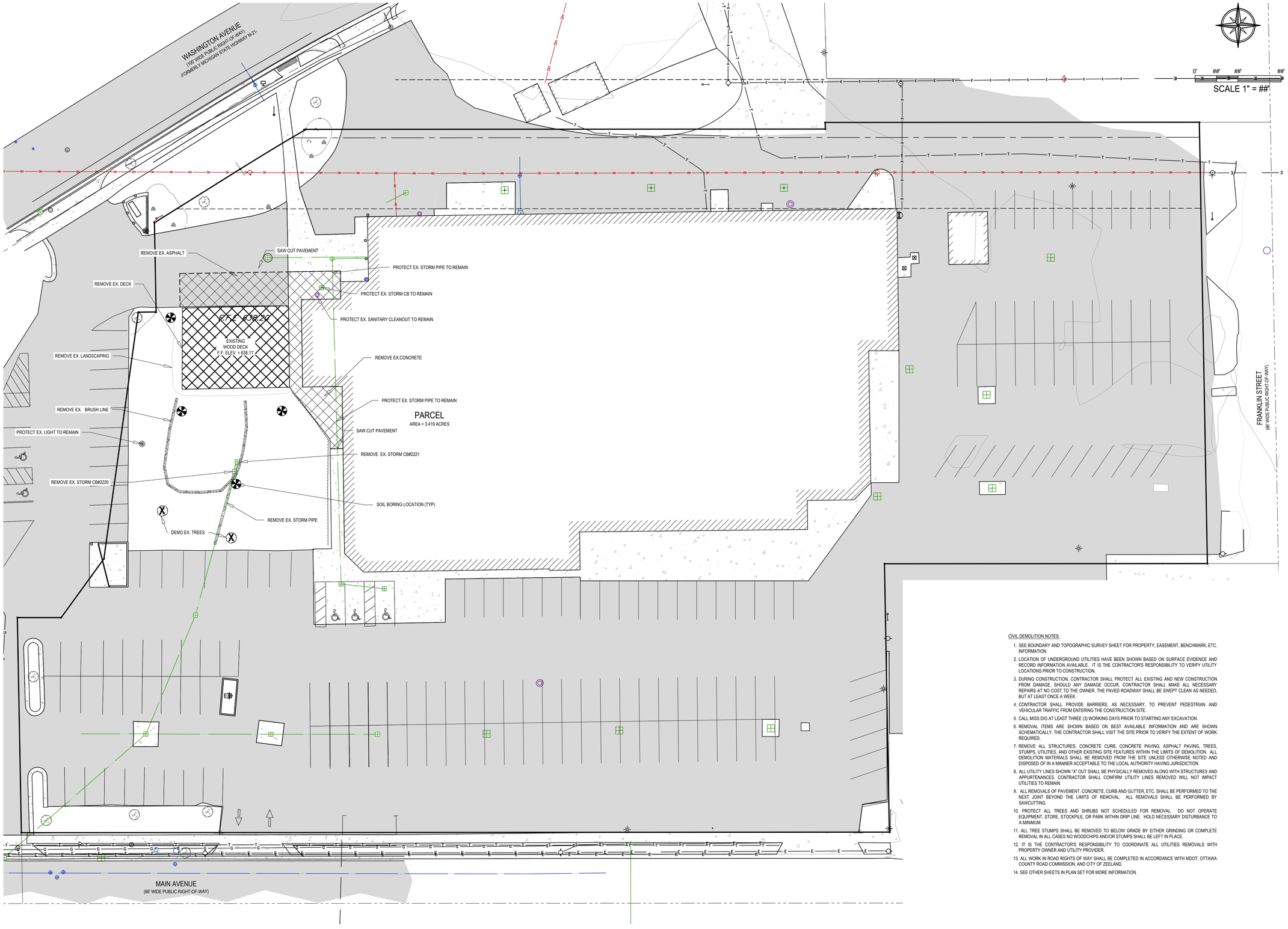
Project Manager: RYAN T. YSSELDYKE PE
Vertical Datum: NAVD '88 | Horz. Datum: LOCAL
Drawn by: JOHN M. RANKIN

Checked by		Date
Survey	JCD	06/12/2026
Civil	.	.
Struc.	.	.
L. A.	.	.

HEI Project Number: 26-04-052

Sheet Title: EXISTING CONDITIONS

Sheet No.: V-101



CIVIL DEMOLITION NOTES:

1. SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
2. LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEPT CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
4. CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
5. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
6. REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
7. REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
8. ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
9. ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
10. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
11. ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
13. ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, OTTAWA COUNTY ROAD COMMISSION, AND CITY OF ZEELAND.
14. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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JED MULDER
ATTN: MR. MULDER
210 EAST MAIN AVE
ZEELAND, MI 49464

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435 W. MAIN AVE
ZEELAND, MI 49464

PT. OF THE SW 1/4 SEC. 13 T5N, R15W
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN

Issued for:

No.	Description	Date
A	ISSUED FOR SITE INTERNAL REVIEW	06/09/2026
B	ISSUED FOR REVIEW	08/14/2026
C	STORMWATER SUBMITTAL	09/24/2026

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Project Manager
RYAN T. YSSELDYKE P.E.

Vertical Datum	Horz. Datum
NAVD '88	LOCAL

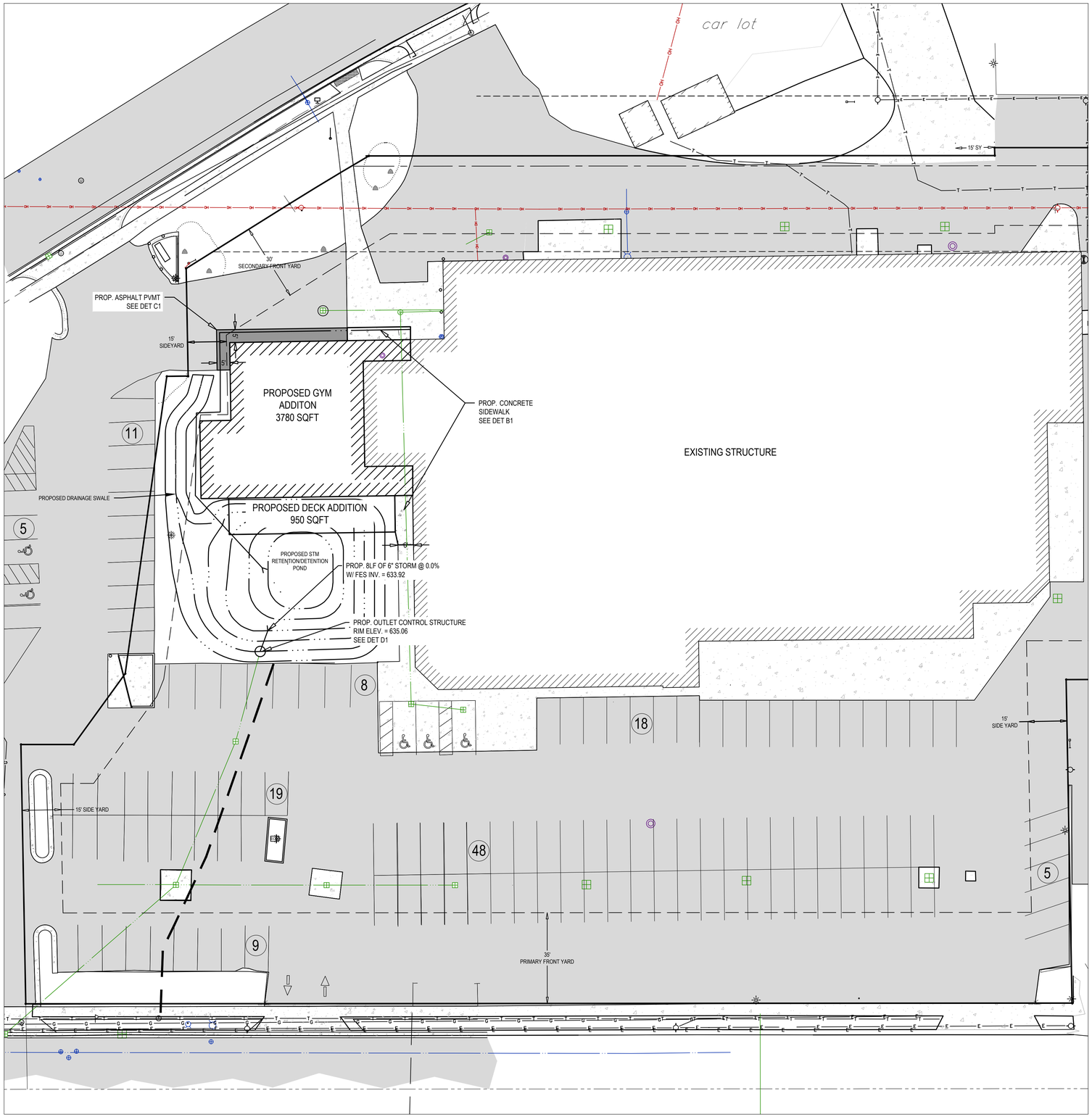
Drawn by
KYLE A. HIGGINS

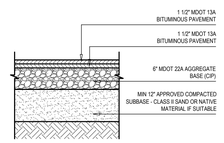
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Struc.	.	.
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HEI Project Number
26-04-052

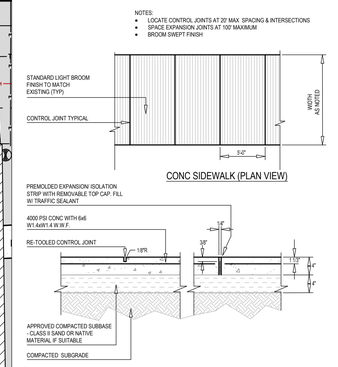
Sheet Title
CIVIL DEMOLITION

Sheet No.
CD-101

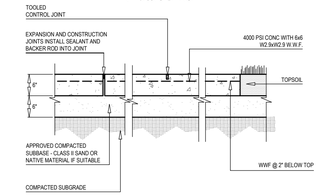




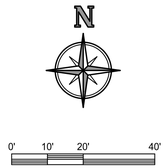
C1 **BITUMINOUS PAVEMENT SECTION**



B1 **4" CONCRETE SIDEWALK**



A1 **6" CONCRETE PAVEMENT**



ZONING

C-3 COMMERCIAL DISTRICT

SETBACKS:	
PRIMARY FRONT YARD	35 FEET MIN.
SECONDARY FRONT YARD	30 FEET MIN.
SIDE YARD	15 FEET MIN.
REAR YARD	25 FEET MIN.
HEIGHT	25 FEET MAX.

EXISTING PARKING:

SHARED EXISTING PARKING COUNT FOR SURROUNDING AREAS = 209 NOT INCLUDING PARKING AGREEMENT ACROSS WASHINGTON AVE

EXISTING PARKING REQUIREMENT = 277 (208 WITH 25% WAIVER)

ADDITIONAL REQUIREMENT:

1 SPACE PER 3 OCCUPANTS. OCCUPANT LOAD BASED ON EXERCISE AREA AT 1 PERSON PER 50 SQFT.

3,780 SF ÷ 50 = 75.6 OCCUPANTS
75.6 ÷ 3 = 26 ADDITIONAL PARKING SPACES

25% REDUCTION IN PARKING WAIVER ALLOWABLE IN CASES OF SHARED PARKING = 20 ADDITIONAL PARKING SPACES
50 SPACES AVAILABLE IN THE OFFICE OUTLET PARKING LOT NORTH OF WASHINGTON AVE. THROUGH SHARED PARKING AGREEMENT

LAYOUT & UTILITY NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
2. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
3. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
4. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
5. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
6. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE ZEELAND CITY ZONING ORDINANCE.
7. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE ZEELAND CITY ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
9. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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JED MULDER
ATTN: MR. MULDER
STREET ADDRESS
CITY, STATE ZIP

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ZEELAND, MI 49464

PT. OF THE SW 1/4 SEC. 13 T5N, R15W
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN

Issued for:

No.	Description	Date
A	ISSUED FOR SITE INTERNAL REVIEW	08/03/2026
B	ISSUED FOR SITE PLAN REVIEW	09/04/2026
C	STORMWATER SUBMITTAL	09/24/2026

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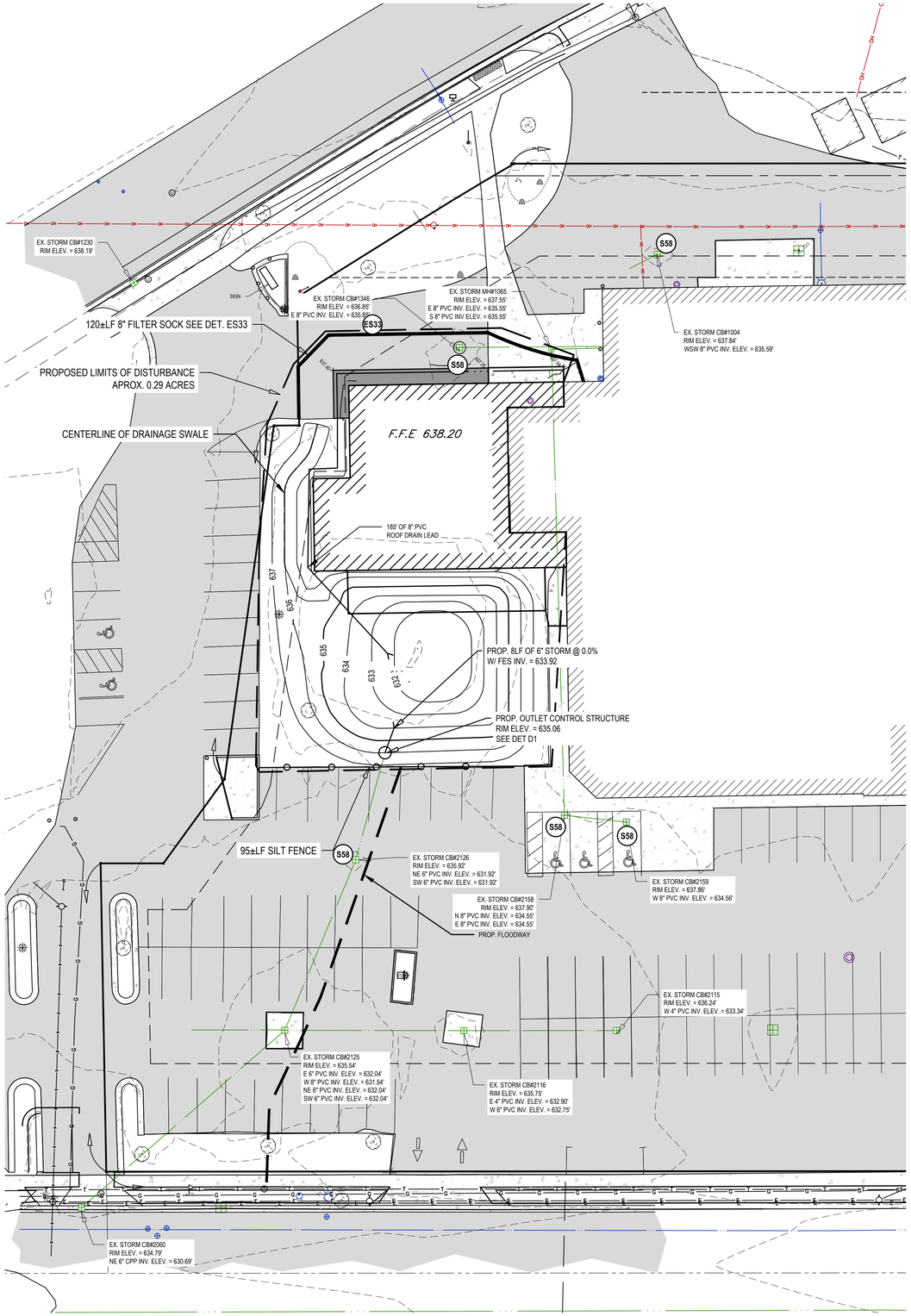
Project Manager: RYAN T. YSSELDYKE P.E.
Vertical Datum: NAVD '88
Horz. Datum: LOCAL
Drawn by: KYLE A. HIGGINS

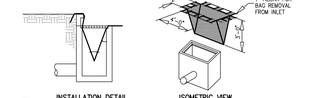
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HEI Project Number: 26-04-052

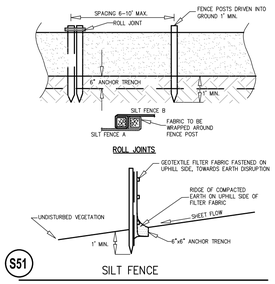
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Sheet No.: C-101

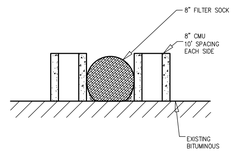




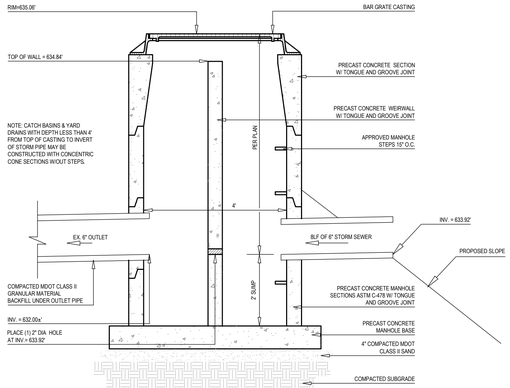
S58 INLET PROTECTION – FABRIC DROP



S51 SILT FENCE



ES33 8" FILTER SOCK



D1 4' DIA. OUTLET CONTROL STRUCTURE W/ WEIR WALL

N

0' 10' 20' 40'

SCALE 1" = 20'

GRADING & STORM SEWER NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
4. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
5. ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF ZEELAND AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
6. STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF ZEELAND STORM WATER ORDINANCE.
7. SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
8. SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
9. ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOR HI-Q OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED. WHERE SPECIFIED IN THE PLANS, CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
10. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

STORM WATER INFILTRATION BASIN NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
2. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
3. THIS PROJECT RELIES ON THE INFILTRATION OF RUNOFF TO PROVIDE STORMWATER MANAGEMENT FOR THE SITE IMPROVEMENTS. THEREFORE, ALL APPROPRIATE MEASURES SHALL BE TAKEN TO MINIMIZE COMPACTION OF ONSITE SOILS IN THE AREA OF THE INFILTRATION BASIN AND/OR INFILTRATION TRENCHES.
4. CONTRACTOR SHALL CONSTRUCT SIDE SLOPES OF THE STORM WATER INFILTRATION BASIN UTILIZING A BOBCAT OR SMALL MECHANIZED EQUIPMENT IN AN EFFORT TO MAINTAIN THE INFILTRATION PROPERTIES OF THE SIDE SLOPES.
5. IF THE WATER TABLE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO VERIFY THAT THE WATER TABLE ELEVATION UTILIZED IN THE DESIGN MATCHES THE WATER TABLE ELEVATION WITNESSED ONSITE DURING CONSTRUCTION.
6. ONSITE SOILS WITHIN THE LIMITS OF THE INFILTRATION BASIN WERE DETERMINED TO BE PEASTONE AND UNDERLAIN SAND. SHOULD CONTRACTOR ENCOUNTER OTHER SOILS WITHIN THE LIMITS OF THE STORM WATER INFILTRATION BASIN AND/OR INFILTRATION TRENCHES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT DESIGN CHANGES CAN BE MADE AS NECESSARY.
7. STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ZEELAND MOST CURRENT STANDARDS AND REQUIREMENTS.
8. EXISTING ONSITE INFILTRATIVE SOILS SHALL BE LEFT IN PLACE WITHIN THE INFILTRATION BASIN AREA.
9. NO FILL OR ORGANIC MATERIAL SHALL BE PLACED WITHIN THE INFILTRATION BASIN, WITH THE EXCEPTION OF THE TOPSOIL AND SEED.
10. FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL REMOVE ANY SILT OR SEDIMENT THAT HAS ACCUMULATED IN THE STORM WATER INFILTRATION BASIN PRIOR TO FINAL RESTORATION.
11. THE STORM WATER MANAGEMENT BASIN WAS DESIGNED TO PROVIDE CAPACITY FOR 6961 CUBIC FEET OF STORAGE. CONTRACTOR SHALL CONSTRUCT BASIN PER THE DESIGN DRAWINGS TO ACHIEVE THIS STORAGE VOLUME.
12. STORM SEWER AND STORMWATER BASIN AS-BUILTS AND CERTIFICATION, IS REQUIRED BY OTTAWA COUNTY WATER RESOURCES COMMISSION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN CONSTRUCTION IS COMPLETED, PRIOR TO FINAL RESTORATION, TO PERFORM THE AS-BUILT SURVEY. CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DEFICIENCIES' NOTED DURING AS-BUILT SURVEY.
13. AFTER FINAL RESTORATION AND PROJECT COMPLETION, PROPERTY OWNER SHALL COMPLETE MAINTENANCE AND CLEANING PER THE SIGNED MAINTENANCE AGREEMENT.
14. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

SESC NOTES:

1. CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE OTTAWA COUNTY WATER RESOURCE COMMISSION (O.C.W.R.C.) SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
4. BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
5. CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
6. THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
7. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ZEELAND AND OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
9. SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
10. THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
11. ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
12. THE PAVED ROADWAY SHALL BE SWEPT CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
13. SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
14. CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
15. STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE O.C.W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
16. ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
17. THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE CITY.
18. THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
19. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND ENGINEERING
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Holland, Michigan 49423-3766
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T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, errors, omissions, misconduct, warranties or misrepresentations shall be deemed limited to an amount not greater than the service fee.

JED MULDER
ATTN: MR. MULDER
210 EAST MAIN AVE
ZEELAND, MI 49464

THE BRIDGE
435 W. MAIN AVE
ZEELAND, MI 49464

PT. OF THE SW 1/4 SEC. 13 T5N, R15W
CITY OF ZEELAND, OTTAWA COUNTY, MICHIGAN

Issued for:

No.	Description	Date
A	SESC FOR SITE INTERNAL REVIEW	08/03/2026
B	SESC FOR REVIEW	09/04/2026
C	STORMWATER SUBMITTAL	

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager: RYAN T. YSSELDYKE P.E.

Vertical Datum	Horz. Datum
NAVD '88	LOCAL

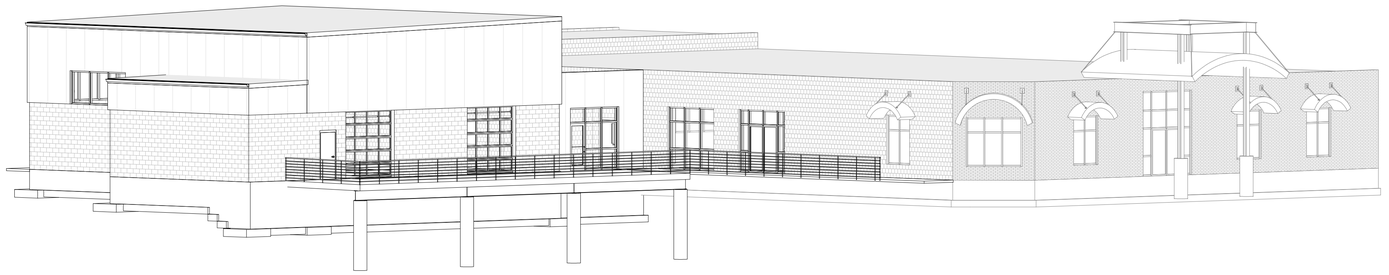
Drawn by: KYLE A. HIGGINS

Checked by		Date
Survey	.	.
Civil	.	.
Struc.	.	.
L. A.	.	.

HEI Project Number: 26-04-052

Sheet Title: GRADING DRAINAGE & SESC PLAN

Sheet No.: C-201



Sheet List	
T1	TITLE SHEET
A1	FOUNDATION PLAN
A2	DEMOLITION PLAN
A3	FLOOR PLAN
A4	SCHEDULES
A5	EXTERIOR ELEVATIONS
A6	WALL SECTIONS
A7	WALL SECTIONS
A8	DETAILS
S1	STRUCTURAL PLAN

SVB RECKLEY ARCHITECTS
76 EAST 8TH STREET SUITE 300
HOLLAND MICHIGAN 49423
PHONE 616-494-7410

START PROJECT
08/19/2026

REVIEW

PERMIT

REVISION

RENOVATIONS AND ADDITION TO EXISTING
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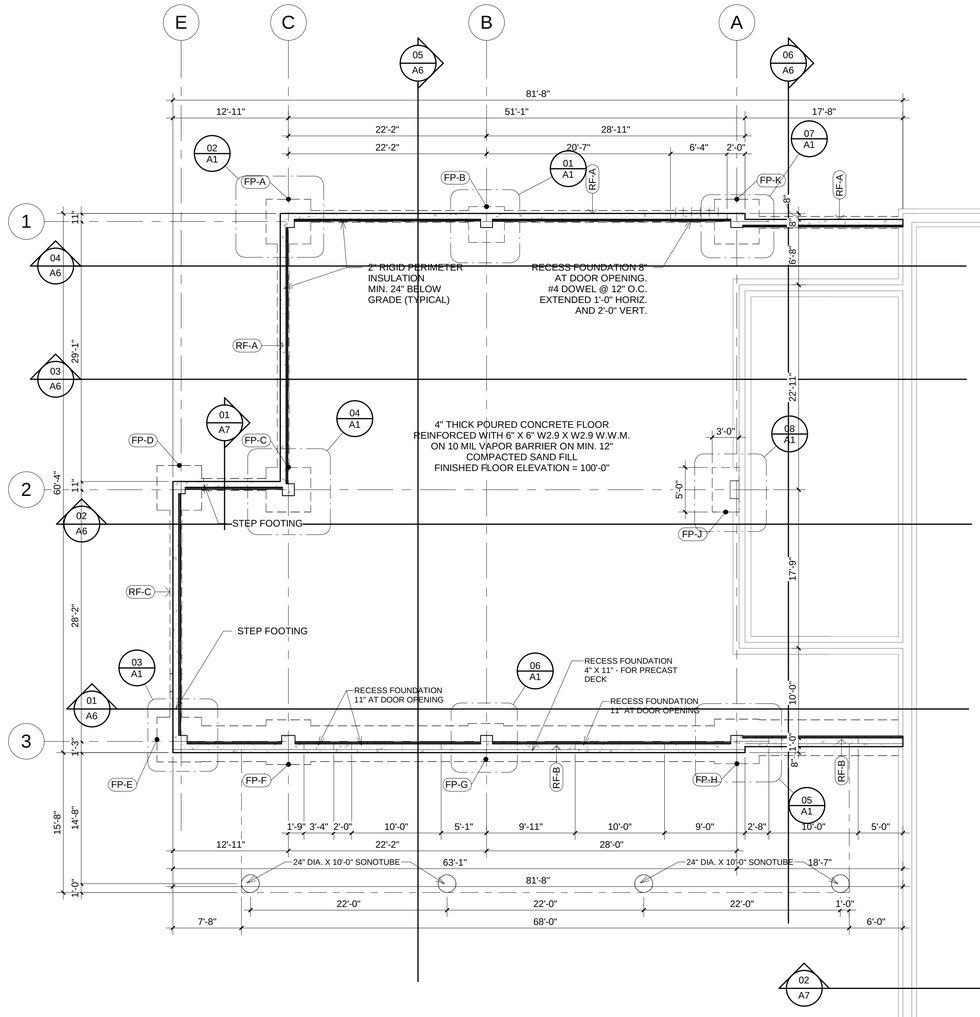
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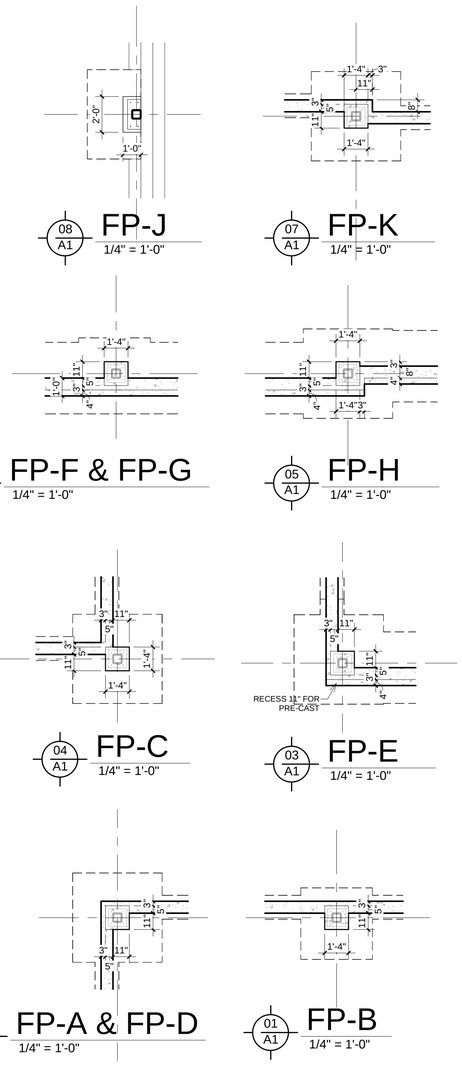
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PLOT
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SHEET NO.
T1
TITLE SHEET

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COLUMN FOOTINGS

MARK	FOOTING SIZE WIDTH	FOOTING SIZE LENGTH	FOOTING SIZE THICKNESS	REINFORCING EACH WAY	ELEV. T.O. FTG.
FP-A	5'-0"	5'-0"	1'-2"	4-#5 BARS	97'-0"
FP-B	4'-0"	4'-0"	1'-0"	5-#5 BARS	97'-0"
FP-C	5'-0"	5'-0"	1'-2"	4-#5 BARS	97'-0"
FP-D	5'-0"	5'-0"	1'-2"	4-#5 BARS	96'-0"
FP-E	5'-0"	5'-0"	1'-2"	4-#5 BARS	93'-0"
FP-F	5'-0"	5'-0"	1'-2"	4-#5 BARS	93'-0"
FP-G	4'-0"	4'-0"	1'-0"	5-#5 BARS	93'-0"
FP-H	5'-0"	5'-0"	1'-2"	4-#5 BARS	93'-0"
FP-J	3'-0"	5'-0"	2'-0"	4-#5 BARS	12" ABOVE EXISTING
FP-K	5'-0"	5'-0"	1'-2"	4-#5 BARS	97'-0"

COLUMN PIERS

PIER SIZE	REINFORCING VERT REINF'G	REINFORCING TIES @ TOP	REINFORCING REMAINING TIES	TOP OF PIER
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
12" X 24"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"
16" x 16"	4-#6 BARS	(3)#3 @ 3"	#3 @ 12"	99'-4"

RIBBON FOOTINGS

MARK	FOOTING SIZE WIDTH	FOOTING SIZE THICKNESS	CONTINOUS REINFORCING	ELEV T.O. FT'G
RF-A	1'-4"	1'-0"	2-#5 BARS	97'-0"
RF-B	4'-0"	1'-0"	4-#5 BARS CONT. & #4 @ 16" O.C. TOP AND 1-#4 CONT. BOTT.	93'-0"
RF-C	1'-4"	1'-0"	2-#5 BARS	96'-0"

FOUNDATION WALLS

THK.	REINFORCING DOWEL TO FT'G	REINFORCING VERTICAL	REINFORCING HORIZONTAL	ELEV. TOP OF WALL
8"	#5 x 24" @ 32" O.C.		#5 T & B	100'-0"
1'-0"	#5 X 48" @ 12" O.C. (BENT 12" X 36")	2-#5 @ 12" O.C.	#5 @ 12" O.C.	100'-0"
8"	#5 x 24" @ 32" O.C.		#5 @ 12" O.C.	100'-0"

FOUNDATION NOTES

1. BACK FILL OF WALLS SHALL BE CARRIED UP EQUALLY ON BOTH SIDES OF WALL UP TO LOWER GRADE ELEVATION.
2. COORDINATE INSERTS AND SLEEVES WITH ALL TRADES: SET ANCHOR BOLTS WITH TEMPLATE.
3. RUB EXPOSED CONCRETE WALLS TO A SMOOTH FINISH
4. SEE SHEET 'A8' FOR TYPICAL NOTES, DETAILS AND STRUCTURAL INFORMATION
5. SEE SOIL BORINGS FOR ENGINEERED FILL REQUIREMENTS

NORTH

FOUNDATION PLAN

1/8" = 1'-0"

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PHONE 616-494-7410

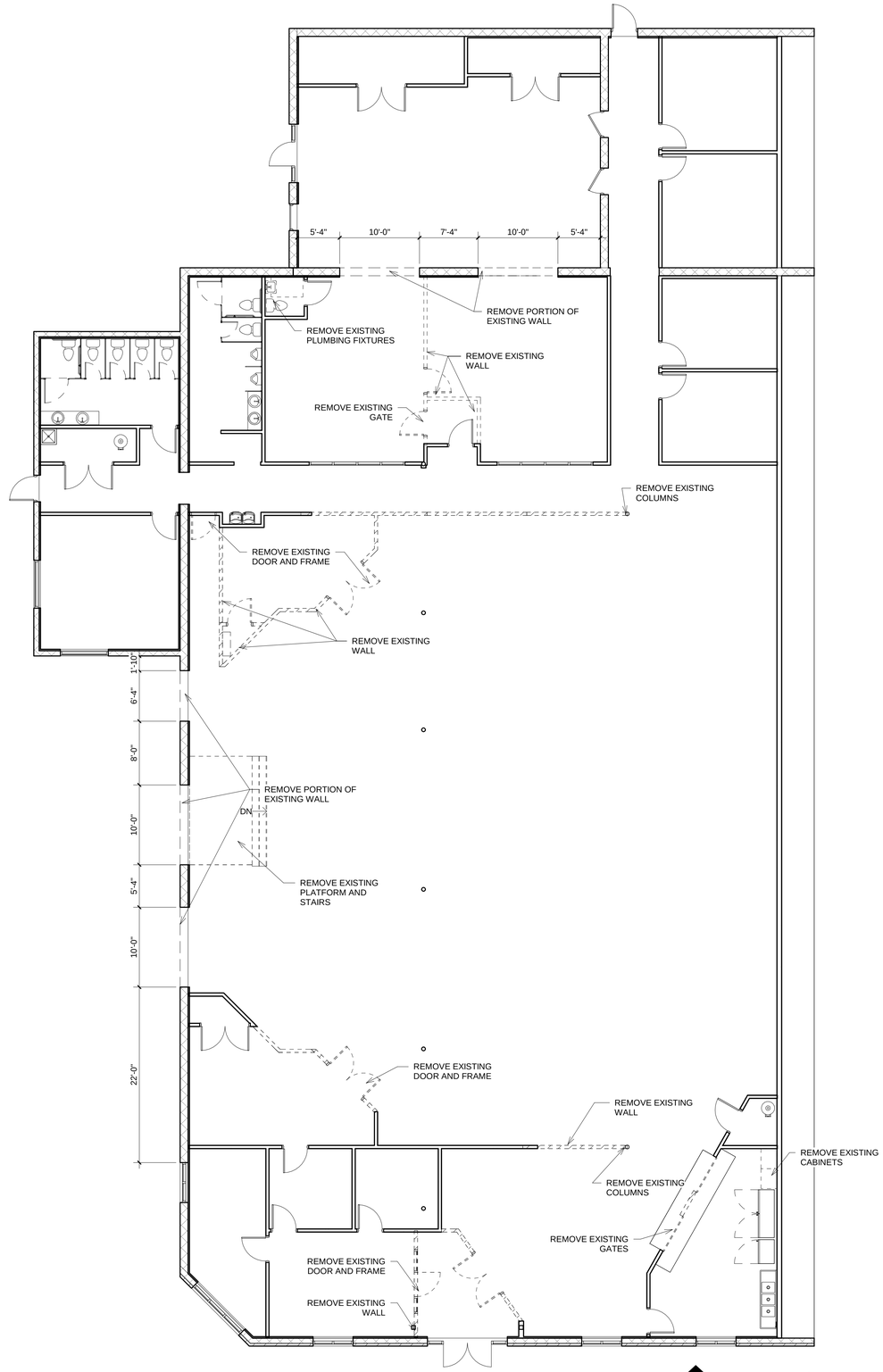
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SHEET NO. A1
FOUNDATION PLAN

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NORTH

DEMOLITION PLAN

1/8" = 1'-0"

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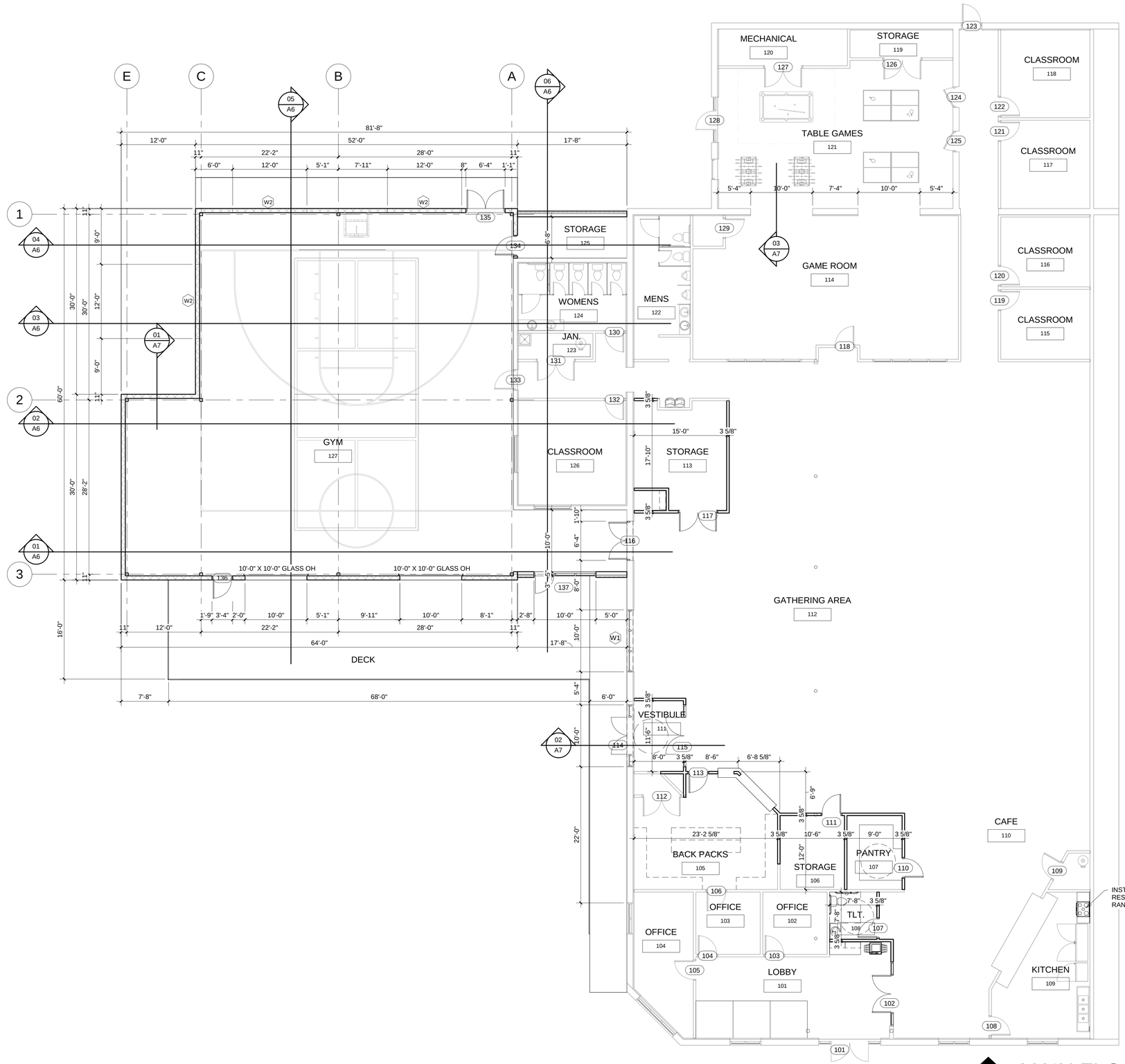
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SHEET NO.
A2

DEMOLITION PLAN

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MAIN FLOOR PLAN

1/8" = 1'-0"

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SHEET NO.
A3

FLOOR PLAN

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ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR FINISH: LVT	FLOOR FINISH: CARPET	FLOOR FINISH: POLISHED CONCRETE	FLOOR FINISH: EPOXY COATING	FLOOR FINISH: EXISTING TO REMAIN	BASE: VINYL	BASE: EXISTING TO REMAIN	WALL FINISH: GYP. BD. - PAINTED	WALL FINISH: EXISTING-PAINTED	WALL FINISH: EXPOSED STRUCTURE	CEILING: EXISTING TO REMAIN	CEILING: EXPOSED STRUCTURE	CEILING HT.	REMARKS
101	LOBBY			X			X		X	X		X			
102	OFFICE		X					X		X		X			
103	OFFICE		X					X		X		X			
104	OFFICE		X					X		X		X			
105	BACK PACKS		X				X		X	X		X			
106	STORAGE		X				X								
107	PANTRY		X				X								
108	TLT.	X					X								
109	KITCHEN					X		X		X		X			
110	CAFE	X					X			X		X			
111	VESTIBULE			X			X								
112	GATHERING AREA		X					X	X	X		X			
113	STORAGE		X					X		X		X			
114	GAME ROOM		X				X			X		X			
115	CLASSROOM					X		X		X		X			
116	CLASSROOM					X		X		X		X			
117	CLASSROOM					X		X		X		X			
118	CLASSROOM					X		X		X		X			
119	STORAGE					X		X		X		X			
120	MECHANICAL					X		X		X		X			
121	TABLE GAMES		X				X								
122	MENS					X		X		X		X			
123	JAN.					X		X		X		X			
124	WOMENS					X		X		X		X			
125	STORAGE		X					X			X		X		
126	CLASSROOM					X		X		X		X			
127	GYM				X		X				X		X		

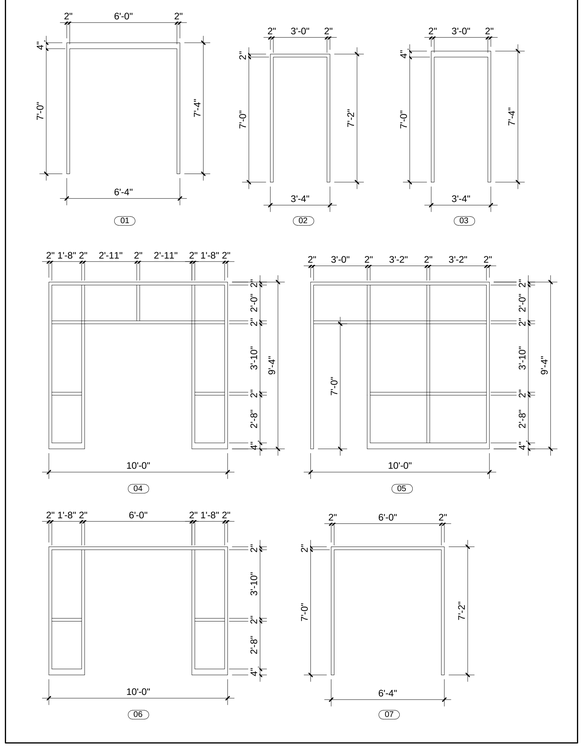
DOOR & FRAME SCHEDULE

NO.	SIZE: WIDTH	SIZE: HEIGHT	SIZE: THK.	DOOR: TYPE	DOOR: MAT'L.	DOOR: CORE	DOOR: FINISH	FRAME: TYPE	FRAME: MAT'L.	FRAME: FINISH	LITE: LITE	LITE: 1" TEMPERED & INSULATED	LITE: 1/4" -TEMPERED	HARWARE: AUTO-CLOSING	HARWARE: LOCKSET HARDWARE	RATING	NOTES
101	EXISTING																
102	2'-3'-0"	7'-0"	1 3/4"	BB	ALUM	INSUL	ANODIZ	06	ALUM	ANODIZ	CLEAR		X	X	X		
103	EXISTING																
104	EXISTING																
105	EXISTING																
106	EXISTING																
107	3'-0"	7'-0"	1 3/4"	AA	WOOD	SOLID	STAIN	02	HM	PAINT				X	X		
108	EXISTING																
109	EXISTING																
110	3'-0"	7'-0"	1 3/4"	AA	WOOD	SOLID	STAIN	02	HM	PAINT					X		
111	3'-0"	7'-0"	1 3/4"	AA	WOOD	SOLID	STAIN	02	HM	PAINT					X		
112	EXISTING																
113	3'-0"	7'-0"	1 3/4"	CC	WOOD	SOLID	STAIN	02	HM	PAINT	CLEAR						
114	2'- 3'-0"	7'-0"	1 3/4"	BB	ALUM	INSUL	ANODIZ	04	ALUM	ANODIZ	LOW E	X		X	X		
115	2'- 3'-0"	7'-0"	1 3/4"	BB	ALUM	INSUL	ANODIZ	04	ALUM	ANODIZ	CLEAR		X	X			
116	2'- 3'-0"	7'-0"	1 3/4"	CC	WOOD	SOLID	STAIN	01	HM	PAINT	CLEAR						
117	2'- 3'-0"	7'-0"	1 3/4"	AA	WOOD	SOLID	STAIN	07	HM	PAINT					X		
118	EXISTING																
119	EXISTING																
120	EXISTING																
121	EXISTING																
122	EXISTING																
123	EXISTING																
124	EXISTING																
125	EXISTING																
126	EXISTING																
127	EXISTING																
128	EXISTING																
129	EXISTING																
130	EXISTING																
131	EXISTING																
132	EXISTING																
133	EXISTING																
134	3'-0"	7'-0"	1 3/4"	AA	WOOD	SOLID	STAIN	03	HM	PAINT				X	X		
135	3'-0"	7'-0"	1 3/4"	AA	HW MTL.	INSUL	PAINT	01	HM	PAINT				X	X		
136	3'-0"	7'-0"	1 3/4"	AA	HW MTL.	INSUL	PAINT	03	HM	PAINT				X	X		
137	3'-0"	7'-0"	1 3/4"	BB	ALUM	INSUL	ANODIZ	05	ALUM	ANODIZ	LOW E	X		X	X		

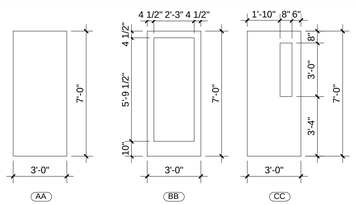
DOOR REMARKS

1. DOOR OPENING FORCE SHALL NOT EXCEED 5lb PULL.
2. DOOR THRESHOLD NOT TO EXCEED 1/2" HIGH WITH 1:2 SLOPE BEVEL EDGE.
3. DOOR LATCHSET TO BE LEVER TYPE THAT CONFORM WITH MICHIGAN BUILDING CODE 1010

DOOR FRAMES



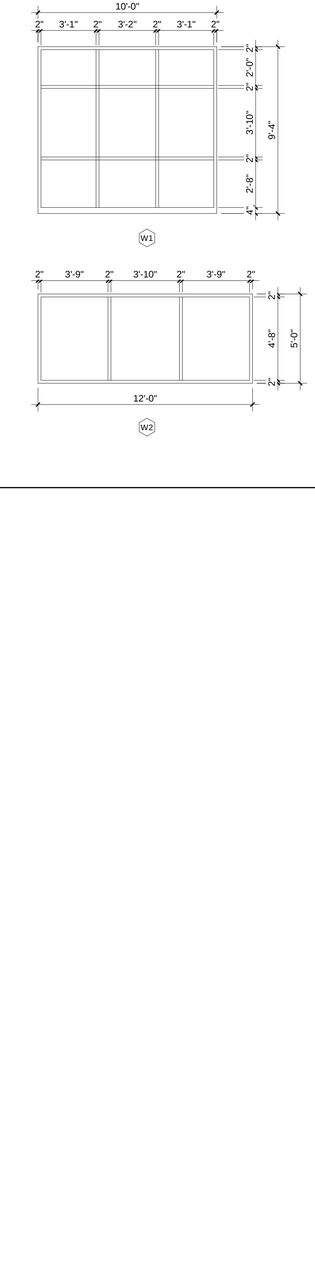
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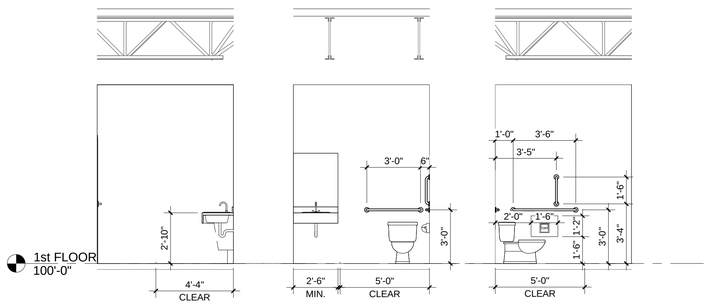


WINDOW SCHEDULE

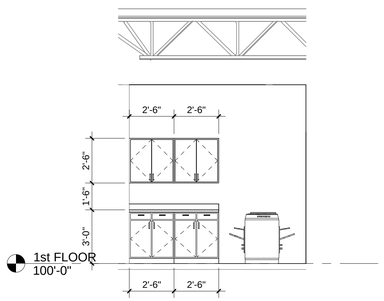
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W1	STOREFRONT	9'-4"	10'-0"	X		109'-4"	100'-0"	
W2	STOREFRONT	5'-0"	12'-0"	X		115'-0"	110'-0"	

WINDOW FRAMES





02 / A4 TLT. ROOM
1/4" = 1'-0"



01 / A4 COPY AREA
1/4" = 1'-0"

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76 EAST 8TH STREET SUITE 300
HOLLAND MICHIGAN 49423
PHONE 616-494-7410

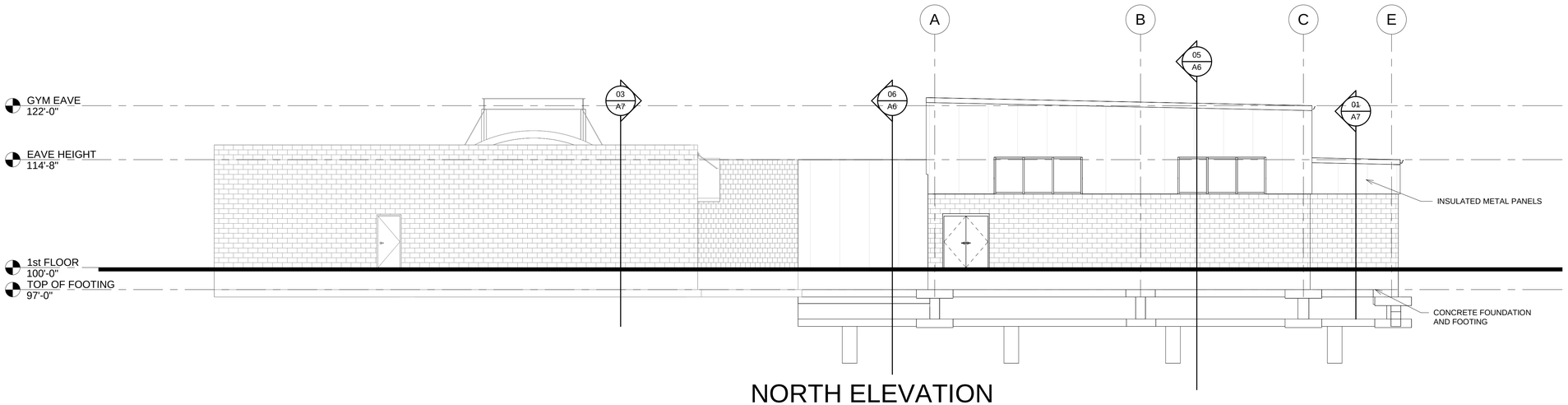
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ZEELAND MI

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PLOT
09/02/2026

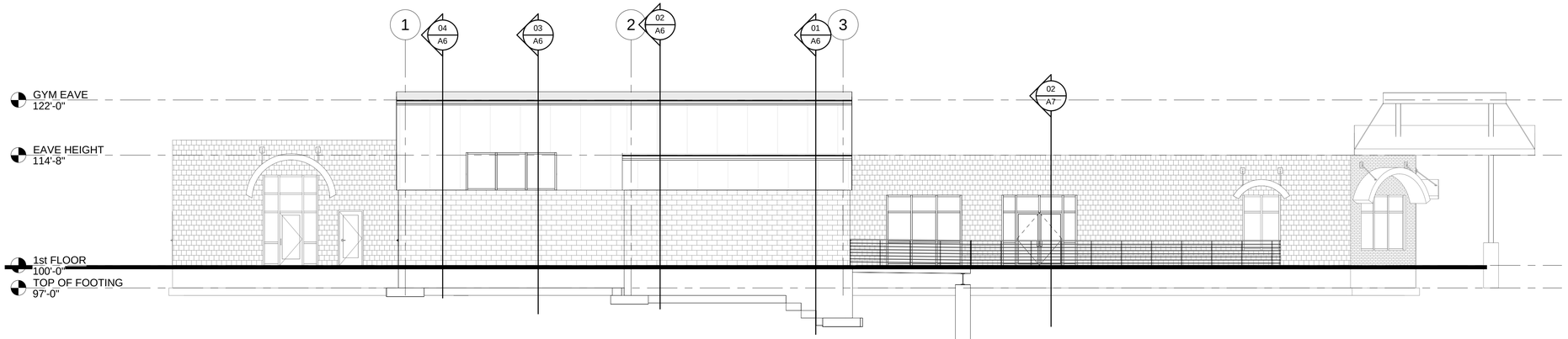
SHEET NO.
A4
SCHEDULES

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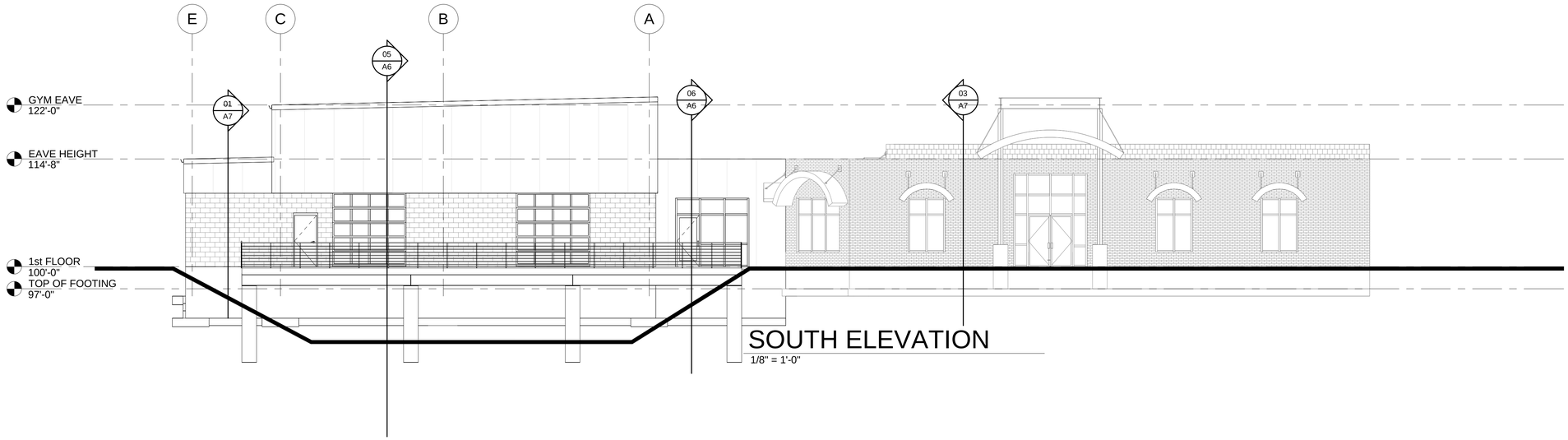
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

SVB RECKLEY ARCHITECTS
PHONE 616-494-7410
76 EAST 8TH STREET SUITE 300
HOLLAND MICHIGAN 49423

START PROJECT
08/19/2026

REVIEW

PERMIT

REVISION

RENOVATIONS AND ADDTION TO EXISTING

THE BRIDGE YOUTH CENTER

ZEELAND MI

DRAWN BY
E.B.W.

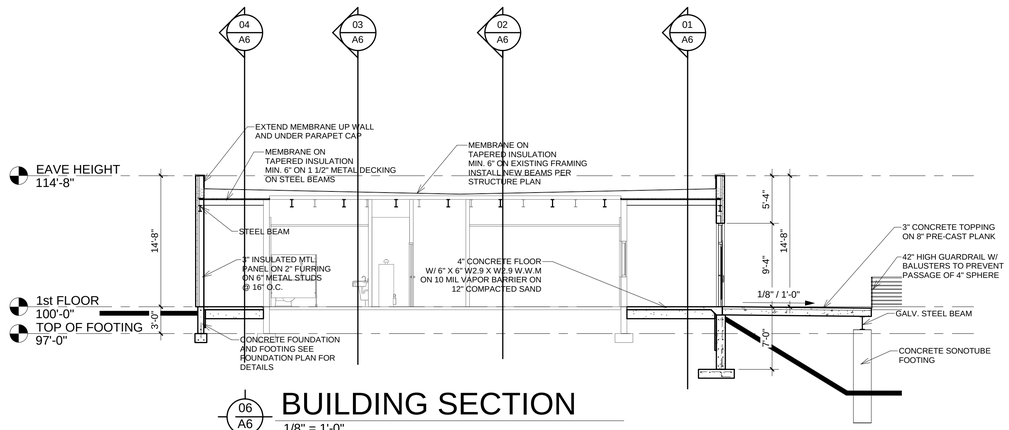
PROJECT NO.
268766

PLOT
09/02/2026

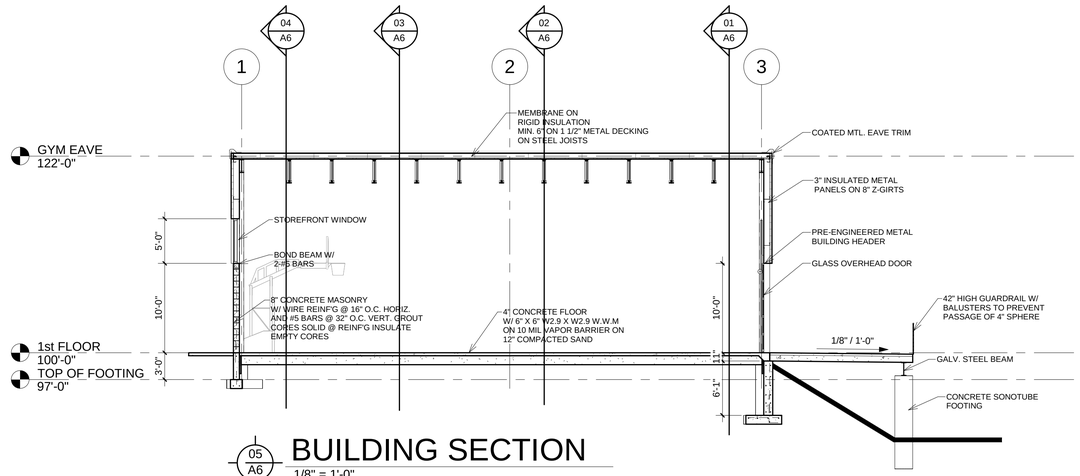
SHEET NO.
A5

EXTERIOR ELEVATIONS

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06 A6 BUILDING SECTION
1/8" = 1'-0"



05 A6 BUILDING SECTION
1/8" = 1'-0"

04 A6 BUILDING SECTION
1/8" = 1'-0"

03 A6 BUILDING SECTION
1/8" = 1'-0"

02 A6 BUILDING SECTION
1/8" = 1'-0"

01 A6 BUILDING SECTION
1/8" = 1'-0"

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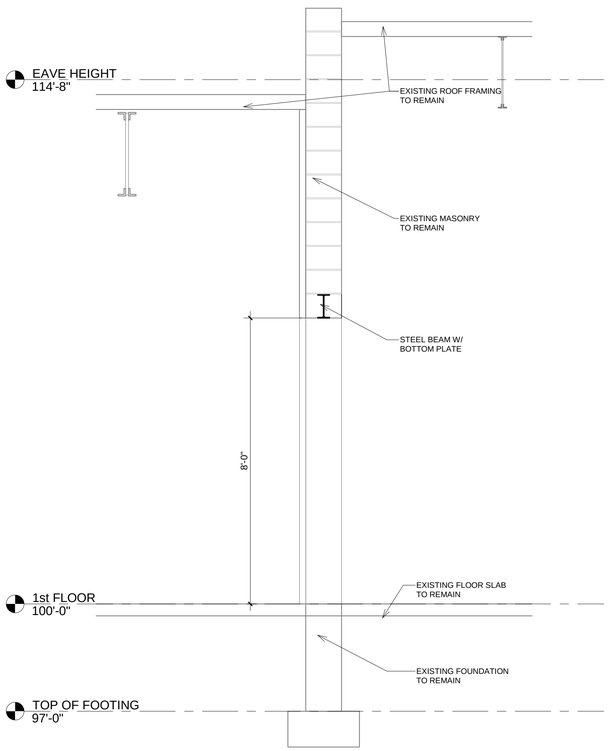
START PROJECT
08/19/2026
REVIEW
PERMIT
REVISION

RENOVATIONS AND ADDTION TO EXISTING
THE BRIDGE YOUTH CENTER
ZEELAND MI

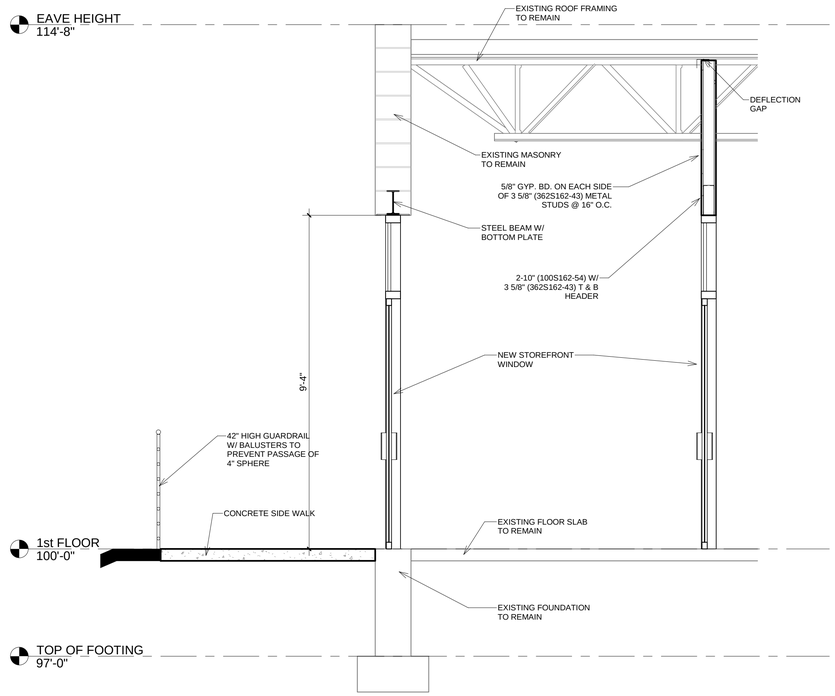
DRAWN BY
E.B.W.
PROJECT NO.
268766
PLOT
09/02/2026

SHEET NO.
A6
WALL SECTIONS

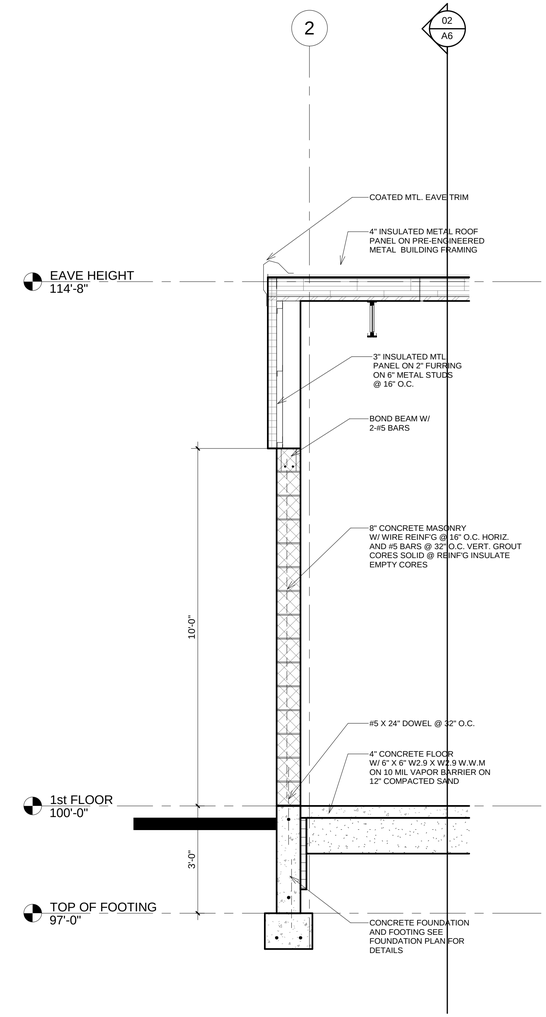
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03 A7 WALL SECTION
1/2" = 1'-0"



02 A7 WALL SECTION
1/2" = 1'-0"



01 A7 WALL SECTION
1/2" = 1'-0"

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HOLLAND MICHIGAN 49423
PHONE 616-494-7410

START PROJECT
08/19/2026
REVIEW
PERMIT
REVISION

RENOVATIONS AND ADDTION TO EXISTING
THE BRIDGE YOUTH CENTER
ZEELAND MI

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Author
PROJECT NO.
268766
PLOT
09/02/2026

SHEET NO.
A7
WALL SECTIONS

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GENERAL NOTES

1. THE CONTRACTOR SHALL RETAIN A REGISTERED SOILS ENGINEER TO CONFIRM THAT THE SOILS AT THE SITE ARE CAPABLE OF THE DESIGN SOIL BEARING PRESSURE. THIS WILL REQUIRE AT LEAST TWO (2) SOIL BORINGS, DRILLED TO A MINIMUM DEPTH OF 15 FEET, (ONE TO AT LEAST 30'). AND A REPORT BY THE SOILS ENGINEER
2. FILL MATERIAL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACEMENT OF CONCRETE. THERE SHALL BE A MINIMUM OF 12" OF CLEAN SAND UNDER ALL SLABS ON GRADE.
3. ELEVATIONS GIVEN ON THE FOUNDATION PLAN ARE TO THE TOP OF THE FOOTINGS.
4. PROVIDE SOLID MASONRY OR FILL CORES OF BLOCK UNDER ALL BEAMS AND LINTEL BEARING POINTS DOWN TO CONCRETE WALL OR FOOTING BELOW
5. NO CHASES, RISERS, CONDUIT, OR TOOTHING OF MASONRY SHALL OCCUR IN MASONRY WALLS WITHIN 18" OF CENTERLINE OF BEAM BEARING
6. COORDINATE PLACEMENT OF ANCHOR BOLTS WITH FOUNDATION REINFORCING. ALL ANCHOR BOLTS WILL BE FURNISHED BY THE STEEL FABRICATOR AND INSTALLED BY THE FOUNDATION CONTRACTOR USIING TEMPLATES AND SETTING DRAWINGS. NO TILTED OR MISPLACED BOLTS WILL BE ACCEPTED. NOTIFY ARCHITECT/ENGINEER FOR APPROVAL OF ANY CORRECTIVE ACTION. TOLERANCES FOR THE INSTALLATION OF THE ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH AISC 'CODE OF STANDARD PRACTICE' GUIDELINES.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACT DRAWINGS. PRIOR TO IMPLEMENTATION, ANY DISCREPANCIES BETWEEN THE SPECIFICATIONS AND THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION.
8. IN THE EVENT THAT CERTAIN DETAILS OF CONSTRUCTION ARE NOT INDICATED OR NOTED IN THE DRAWINGS, DETAILS FOR SIMILAR CONDITIONS THAT ARE INDICATED OR NOTED SHALL BE UTILIZED, SUBJECT TO THE ARCHITECT/ENGINEER'S APPROVAL.
9. OPENINGS AND PENETRATIONS THROUGH STRUCTURAL ELEMENTS, AND ITEMS EMBEDDED IN STRUCTURAL ELEMENTS THAT ARE NOT INDICATED IN THE STRUCTURAL DRAWINGS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION, ERECTION AND/OR CONSTRUCTION.
10. MATERIAL OR EQUIPMENT SHALL NOT BE PLACED ON UNFINISHED FLOORS OR ROOFS IN EXCESS OF 20 PSF NOR ON FINISHED FLOORS OR ROOFS IN EXCESS OF THE DESIGN LIVE LOADS WHICH ARE INDICATED IN THE STRUCTURAL DRAWINGS. IMPACT LOADING SHALL BE AVOIDED.
11. THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, PROCEDURE AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OR THE CONTRACTOR. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STRUCTURAL ENGINEER OF ANY CONDITIONS WHICH MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.
12. ALL EXISTING CONDITIONS AND ALL RELATED DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED PRIOR TO FABRICATED, ERECTION AND/OR CONSTRUCTION. ANY CONDITION THAT DIFFERS FROM THAT INDICATED IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECTS FOR REVIEW PRIOR TO FABRICATION, ERECTION AND/OR CONSTRUCTION.

CONCRETE NOTES

1. ALL CONCRETE SHALL BE DONE IN ACCORDANCE WITH ACI 117, 211, 301, 302, 315, 318, AND 347 REQUIREMENTS, AND AS STATED ON CONTRACT DOCUMENTS
2. PROVIDE SUBMITTALS FOR PRODUCT DATE, DESIGN MIXES, STEEL REINFORCEMENT, SHOP DRAWINGS, MATERIAL TEST REPORTS, AND MATERIAL CERTIFICATIONS.
3. ALL EXPOSED EXTERIOR CONCRETE RETAINING AND FOUNDATION WALL SHALL BE CONSIDERED TO HAVE AN ARCHITECTURALLY EXPOSED CLASS 'A' FINISH IN ACCORDANCE WITH ACI 347. FINISH CONCRETE WALL AS DIRECTED BY ARCHITECT.
4. TESTING OF CONCRETE SHALL BE DONE FOR EACH 100 CU. YD. OR FRACTION THEREOF, AND SHALL INCLUDE BUT IS NOT LIMITED TO SLUMP, AIR CONTENT, CONCRETE TEMPERATURE, UNIT WEIGHT, AND COMPRESSIVE STRENGTH. ALL TESTING SHALL FOLLOW ASTM STANDARDS.
5. ADMIXTURE SHALL CONTAIN NO MORE THAN 0.1 PERCENT WATER-SOLUBLE CHLORIDE IONS BY MASS OR CEMENTITIOUS MATERIAL. DO NOT USE ADMIXTURES CONTAINING CALCIUM CHLORIDE.
   A. WATER REDUCING ADMIXTURE: ASTM C494, TYPE A
   B. HIGH-RANGE, WATER REDUCING ADMIXTURE: ASTM C494, TYPE F
   C. WATER REDUCING AND ACCELERATING ADMIXTURE: ASTM C494, TYPE E
   D. WATER REDUCING AND RETARDING ADMIXTURE: ASTM C494, TYPE D
   E. AIR-ENTRAINING ADMIXTURE: ASTM C260
6. REPAIR AND PATCH DEFECTIVE AREAS AS DIRECTED BY ARCHITECT.
7. FILL MATERIAL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACEMENT OF CONCRETE. THERE SHALL BE A MINIMUM OF 12" OF CLEAN SAND UNDER ALL SLABS ON GRADE.
8. UNLESS OTHERWISE NOTED, A 10 MIL VAPOR BARRIER SHALL BE PLACED UNDER ALL SLABS ON GRADE AFTER UNDER FLOOR WORK AND COMPACTION IS COMPLETE. SEAL ALL LAPS
9. CONCRETE SLABS ON EARTH SHALL BE REINFORCED WITH MONOFILAMENT POLYPROPYLENE OR NYLON FIBERS AS DISTRIBUTED BY FIBERMESH, NYCON, OR FORTA CORP. FIBERS SHALL BE PLACED IN THE CONCRETE AT THE BATCH PLANT IN THE AMOUNT AND IN THE METHOD RECOMMENDED BY THE SUPPLIER
10. ALL SLABS ON GRADE SHALL HAVE CONTRACTION OR CONSTRUCTION JOINTS AT A MAXIMUM SPACING 0F 30 TIMES THE SLAB THICKNESS EACH WAY, EXCEPT AS NOTED ON THE DRAWINGS. MAINTAIN AS ASPECT RATIO OF NOT MORE THAN 1.5.
11. PROVIDE DIAGONAL REINFORCING (ACROSS EACH CORNER) OF OPENINGS IN FOUNDATION WALLS AND SLABS AS FOLLOWS: 1-#4 X 44" FOR EACH 4" OF CONCRETE THICKNESS.
12. LAB CONTINUOUS WALL REINFORCING 44" DIAMETERS UNLESS NOTED. PROVIDE CORNER BARS FOR HORIZONTAL REINFORCING. PROVIDE DOWELS FROM FOOTING EQUAL IN SIZE AND NUMBER TO VERTICAL WALL OR PIER REINFORCING.
13. COVER FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI-318
14. ALL EXPOSED EDGES OF CONCRETE PIERS, BEAMS, AND WALL SHALL BE CHAMFERED 3/4" X 45 DEGREES.
15. PROVIDE BEAM POCKETS IN FOUNDATION WALLS WHERE NEEDED. FILL POCKETS WITH CONCRETE AFTER BEAMS ARE SET.
16. GRADE BEAMS AND WALLS THAT RETAIN EARTH ON BOTH SIDES SHALL BE BACKFILLED ON BOTH SIDES SIMULTANEOUSLY.
17. DO NOT BACKFILL EARTH RETAINING WALLS UNTIL CONCRETE HAS REACHED IT (28 DAY) STRENGTH, AND ALL BRACING ELEMENTS ARE IN PLACE (LOWER AND UPPER FLOORS)
18. COORDINATE PLACEMENT OF ANCHOR BOLTS WITH FOUNDATION REINFORCING. ALL ANCHOR BOLTS WILL BE FURNISHED BY THE STEEL FABRICATOR AND INSTALLED BY THE FOUNDATION CONTRACTOR USING TEMPLATES AND SETTING DETAILS. NO TILTED OR MISPLACED BOLTS WILL BE ACCEPTED. NOTIFY ARCHITECT/ENGINEER FOR APPROVAL OR ANY CORRECTIVE ACTION. TOLERANCES FOR THE INSTALLATION OF THE ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH AISC 'CODE OF STANDARD PRACTICE' GUIDELINES.

STEEL NOTES

1. STEEL JOISTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH SJI SPECIFICATIONS AND STANDARDS. PROVIDE BRIDGING AND BEARING IN ACCORDANCE WITH SJI, INCLUDING BRIDGING FOR A NET 15 PSF UPLIFT
2. STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH MIN. 1.5 MIL DRY FILM THICKNESS OF A RUST INHIBITING PRIMER CONTAINING A MINIMUM OF 55% SOLIDS BY VOLUME.
3. ERECTOR IS TO PROVIDE TEMPORARY BRACING SUFFICIENT TO HOLD FRAME IN POSITION UNTIL ALL CONSTRUCTION NECESSARY FOR BUILDING STABILITY IS COMPLETE.
4. CAMBER BEAMS UPWARD THE DESIGNATED AMOUNT INDICATED ON THE STRUCTURAL DRAWINGS. BEAMS WITHOUT A SPECIFIED CAMBER SHALL BE ORIENTED SUCH THAT ANY INCIDENTAL CAMBER IS UPWARD. TOLERANCE FROM NOTED CAMBER SHALL BE +0 TO -1/2"
5. BOLTED CONNECTIONS NOT SPECIFIED TO BE SLIP CRITICAL SHALL BE TIGHTENED SNUG TIGHT (ALL METAL SURFACES IN CONTACT.)
6. COORDINATE PLACEMENT OF ANCHOR BOLTS WITH FOUNDATION REINFORCING. ALL ANCHOR BOLTS WILL BE FURNISHED BY THE STEEL FABRICATOR AND INSTALLED BY THE FOUNDATION CONTRACTOR USING TEMPLATES AND SETTING DRAWINGS. NO TILTED OR MISPLACED BOLTS WILL BE ACCEPTED. NOTIFY ARCHITECT/ENGINEER OR APPROVAL OF ANY CORRECTIVE ACTIONS. TOLERANCES FOR THE INSTALLATION OF THE ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH AISC ' CODE OF STANDARD PRACTICE' GUIDELINES.

CONCRETE MIX GUIDELINES

FOOTINGS AND FOUNDATIONS

f'c	3500 psi (min.)
Slump	4 inch +or- 1 inch
Large Aggregate	1 inch

SLABS ON GRADE - INTERIOR

f'c	4000 psi (min.)
water/cement ratio	0.45 (this must be held - note 3)
Slump	3 inch +or- 1 inch
Large Aggregate	1 inch
Fibrous reinforcing	1 1/2 lb/yd

EXTERIOR CONCRETE

f'c	4000 psi
Cementitious material	564 lbs/yd (min)
Slump	3 inch +or- 1 inch
Large Aggregate	1 inch (crushed limestone)
Air	6% +or- 1%

1. IN FOOTINGS AND FOUNDATION CONCRETE 25% FLYASH OR 30% GROUND BLAST FURNACE SLAG IS ACCEPTABLE. A MINIMUM OF 30% GROUND BLAST FURNACE SLAG IS RECOMMENDED FOR INTERIOR SLABS.
2. AGGREGATES SHALL BE CLEAN UNIFORMLY GRADED FROM COARSE TO FINE.
3. WATER REDUCING ADMIXTURES MAY BE USED TO MAINTAIN WATERICEMENT RATIO AND WORKABILITY - NOTE THAT THIS MAY AFFECT FINISHING PROCEDURES
4. COORDINATE ADMIXTURES AND CURING MEASURES TO BE COMPATIBLE WITH FLOORING MATERIALS AND ADHESIVES.

STRUCTURAL DESIGN REQUIREMENTS

FLOOR LIVE LOAD (SLAB ON GRADE)	500 PSF
ROOF SNOW LOAD	
GROUND SNOW LOAD (Pg)	50 PSF
SLOPED SNOW LOAD (Ps)	27 PSF
SNOW EXPOSURE (Ce)	1.0
SNOW LOAD IMPORTANCE FACTOR (I)	1.0
THERMAL FACTOR	1.0
WIND LOADS (MBC SECTION 1609.6)	
BASIC WIND SPEED	109 MPH (3 SEC GUST)
WIND IMPORTANCE FACTOR (I)	1.0
BUILDING RISK CATEGORY	II
WIND EXPOSURE	C
COMPONENTS & CLADDING PRESSURE	+/- 23 PSF
MFRS DESIGN PRESSURE	15 PSF
SEISMIC DESIGN	
SEISMIC IMPORTANCE FACTOR	1.0
SEISMIC DESIGN CATEGORY	B
SEISMIC USE GROUP	Ss .071 Sds .076 S1 .044 Sd1 .070
SITE CLASS	D (ASSUMED)
BASIC SEISMIC FORCE RESISTING SYSTEM	ORDINARY STEEL MOMENT FRAME
DESIGN BASE SHEAR	BY PRE-EGINNERED BUILDING
SEISMIC RESPONSE COEFFIECIENT (Cs)	.039
RESPONSE MODIFICATION FACTOR (R)	2.0
ANLAYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

SPECIFIC DESIGN LOADS - BY PRE-ENGINEERED BUILDING SUPPLIER

ENGINEERING DATA

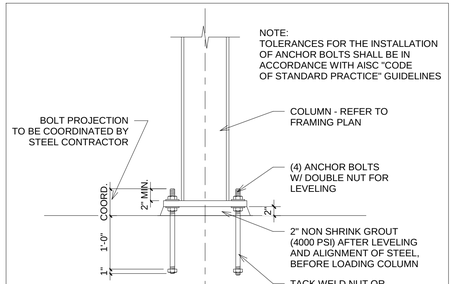
DESIGN SOIL BEARING PRESSURE	3,000 PSF
DESIGN STRESSESS	
CONCRETE	
FOUNDATIONS AND GRADE WALLS	f'c = 3,500 PSI
GRADE SLABS	f'c = 4,000 PSI
EXTEIOR CONCRETE (6% AIR)	f'c = 4,000 PSI
REINFORCING STEEL	Fy = 60,000 PSI
STEEL	
W SHAPES	Fy = 50,000 PSI
STRUCTURAL BOLTS	ASTM A325
ANCHOR RODS	ASTM F1554, GRADE 36
WELDING ELECTRODE	E70XX
PIPE SHAPES	Fy = 42,000 PSI
DESIGN CODES	
GENERAL BUILDING CODE	MICHIGAN BUILDING CODE 2021
CONCRETE	ACI 318
STEEL	AISC 360

CONCRETE MASONRY NOTES

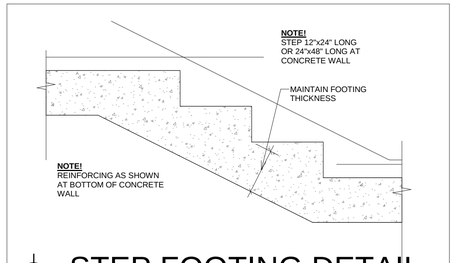
1. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE 1; BELOW GRADE UNITS SHALL BE MEDUIM TO HEAVY WEIGHT
2. MORTAR SHALL CONFORM TO ASTM C270, AND SHALL BE MADE WITH TYPE I PORTLAND CEMENT/LIME OR MORTAR CEMENT. MORTAR FOR EXTEIOR WALLS AND BELOW GRADE APPLICATIONS SHALL BE TYPE S. MORTAR FOR INTEIOR WALLS MAY BE TYPE N.
3. GROUT SHALL CONFORM TO ASTM C476.
4. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED
5. CONTINOUS WIRE REINFORCING (JOINT REINFORCING) SHALL BE GALVANIZED LADDER TYPE FABRICATED UNITES WITH A SINGLE PAIR OF 9 GAGE SIDE RODS AND 9 GAGE CROSS RODS AT 16" O.C. FABRICATED FROM COLD DRAWN STELL WIRE COMPLYING WITH ASTM A82. HORIZAONTAL JOINT REINFORCING SHALL BE SPACE AT 16" O.C. IN ALL MASONRY WALLS AND SHALL BE LAPPED 8", UNLESS NOTED OTHERWISE ON THE DRAWINGS.
6. PROVIDE VERTICAL CONROL JOINTS IN ALL CMU WALL AT A MAXIUM OF 24'-0" O.C. OR TWO TIMES THE WALL HEIGHT, WHICHEVER IS LESS. COORDINATE JOIST LOCATIONS WITH THE ARCHITECT. JOINT REINFORCING SHALL BE STOPPED EITHER SIDE OF VERTICAL JOINTS.
7. ALL REINFORCING CELLS SHALL BE GROUTED SOLID
8. WHEN A FOUNDATION DOWEL DOES NOTE LINE UP WITH A VERTICAL BLOCK CORE IT SHALL NOT BE SLOPED MORE THAN 1 HORIZONTAL IN 6 VERTICAL. DOWELS BY BE GROUTED IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.
9. REINFORCING SHALL BE SECURED IN PLACE BEFORE GROUTING STARTS.
10. SPLICED REINFORCING SHALL BE LAPPED 48" BAR DIAMETERS OR 24", WHICH EVER IS GREATER.
11. VERTICAL REINFORCING BARS SHALL HAVE A MINIUM CLEARANCE OF 3/4 OF AN INCH FROM THE MASONRY AND NOT LESS THAN ONE BAR DIAMETER BETWEEN BARS.
12. VERTICAL CELLS THAT WILL BE GROUTED SHALL HAVE A VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS UNOBSTRUCTED CELL AREA NOT LESS THAN 3" X 4".

PRECAST NOTES

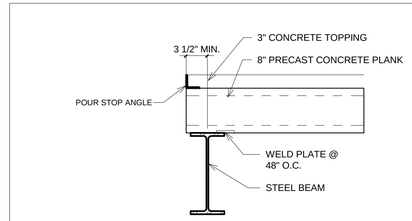
1. PLANK SHALL BE DESIGNED FOR THE INDICATED SUPERIMPOSED LOADS. PLANK THICKNESS IS INDICATED ON THE DRAWINGS. PLANK WIDTHS TO BE DETERMINED BY THE MANUFACTURE
2. WHERE TOPPING IS NEEDED TO COMPOSITE DESIGN, FINISH SHALL BE INTENTIONALLY ROUGHENED TO ASSURE BOND.
3. PRECAST PLANK SHALL HAVE A MINIMUM 3 HOUR RATING BASED ON PCI MNL 124.
4. BEARING PADS SHALL BE TEMPERED HARDBOARD, PS-58, SMOOTH SURFACE BOTH SIDES.
5. ANCHORS INTO THE PRECAST PLANKS SHALL NOT BE LOCATED IN THE WEBS BETWEEN THE OPEN CORES. DO NOT DISTURB THE STEEL PRE-STRESSING TENDONS DO NOT USED POWDER-ACTUATED FASTENERS IN THE PRECAST PLANKS. EXPANSION ANCHORS INTO PRECAST PLANKS SHALL BE MAXIMUM 1/2" DIAMETER.
6. PROVIDE STRUCTURAL STEEL HEADERS ADJACENT PLANKS WHEN PLANK SPAN IS INTERRUPTED BY AN OPENING. ADJACENT PLANKS SHALL HAVE CAPACITY TO SUPPORT THIS ADDITIONAL HEADER LOAD.
7. PLANK SHALL NOT BE FIELD CUT WITHOUT THE ARCHITECT'S REVIEW OF MANUFACTURES CALCULATIONS AND THE DIRECT SUPERVISION OF THE PLANK MANUFACTURER.
9. PRECAST PLANKS SHALL BE THOROUGHLY CLEANED AND MOISTENED PRIOR TO PLACEMENT OF TOPPINGS



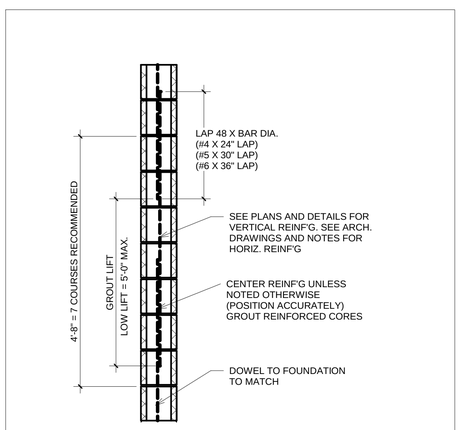
08 / A8 TYP. COLUMN DETAIL
3/4" = 1'-0"



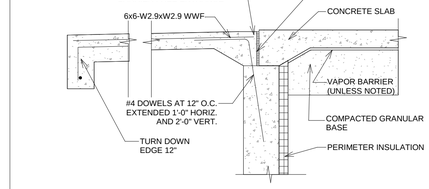
05 / A8 STEP FOOTING DETAIL
3/4" = 1'-0"



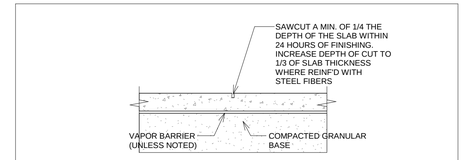
11 / A8 PRECAST / BEAM CONNECTION
3/4" = 1'-0"



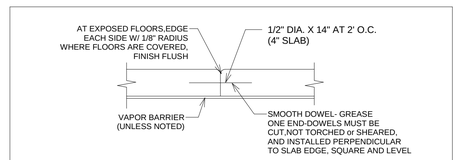
07 / A8 MASONRY DETAIL
3/4" = 1'-0"



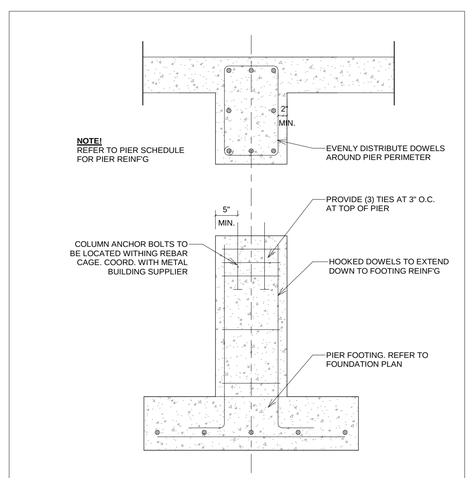
04 / A8 THRESHOLD DETAIL
3/4" = 1'-0"



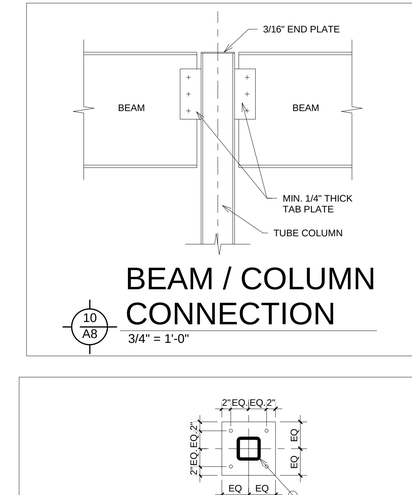
03 / A8 CONTRACTION JOINT
3/4" = 1'-0"



02 / A8 CONSTRUCTION JOINT
3/4" = 1'-0"

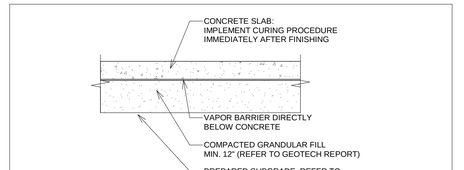


06 / A8 PIER DETAIL
3/4" = 1'-0"



10 / A8 BEAM / COLUMN CONNECTION
3/4" = 1'-0"

9 / A8 BASE PLATE DETAIL
3/4" = 1'-0"



01 / A8 SLAB DETAIL
3/4" = 1'-0"

SVB RECKLEY ARCHITECTS
76 EAST 8TH STREET SUITE 300
HOLLAND MICHIGAN 49423
PHONE 616-494-7410

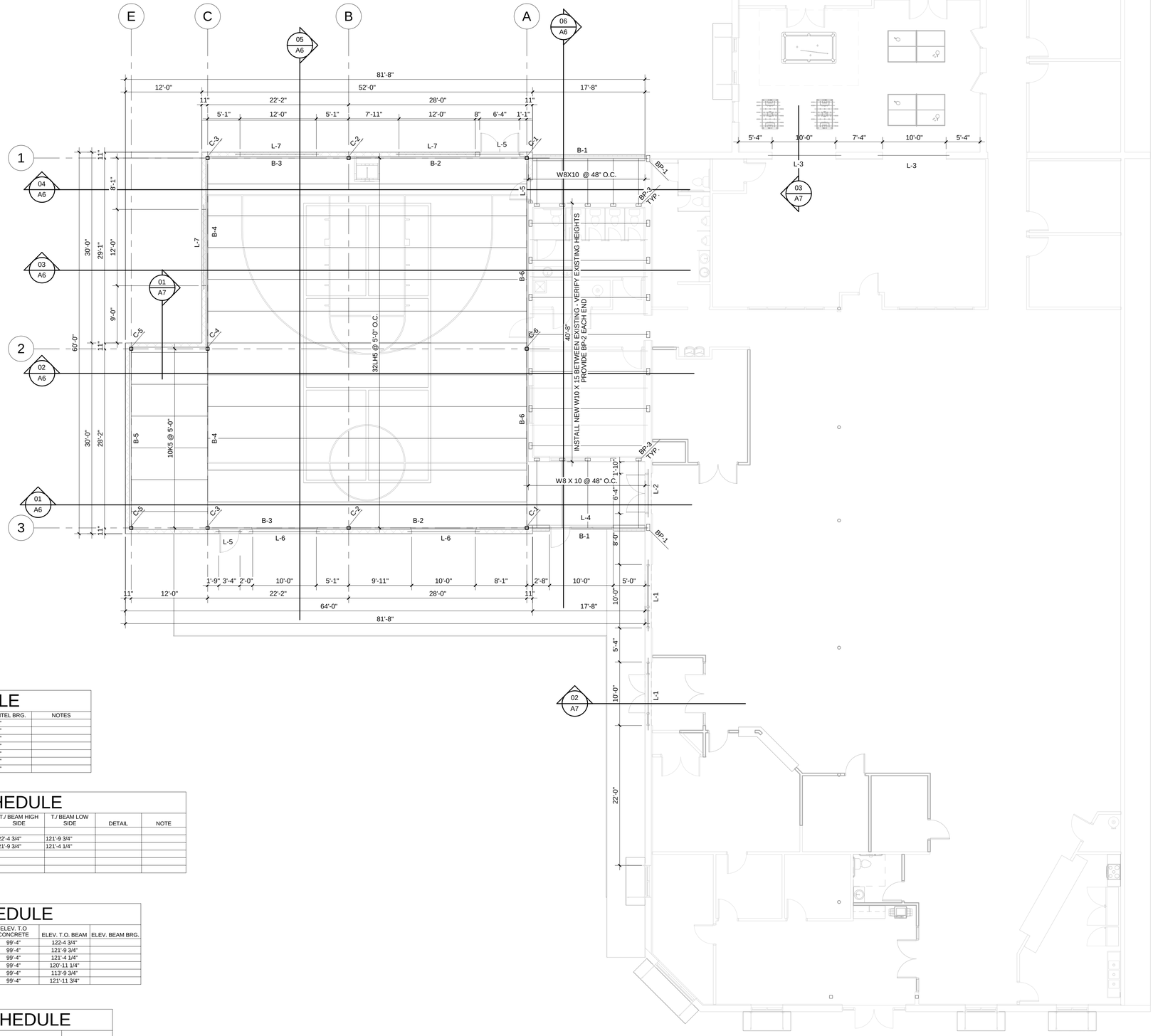
START PROJECT
08/19/2026
REVIEW
PERMIT
REVISION

RENOVATIONS AND ADDTION TO EXISTING
THE BRIDGE YOUTH CENTER
ZEELAND MI

DRAWN BY
Author
PROJECT NO.
268766
PLOT
09/02/2026

SHEET NO.
A8
DETAILS

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LINTEL SCHEDULE

MARK	LINTEL DESCRIPTION	ELEVATION LINTEL BRG.	NOTES
L-1	W8 X 10 W/ 11 1/2" X 3/8" BOTTOM PLATE	109'-4"	
L-2	W8 X 10 W/ 11 1/2" X 3/8" BOTTOM PLATE	107'-4"	
L-3	W8 X 10 W/ 11 1/2" X 3/8" BOTTOM PLATE	108'-0"	
L-4	1000S200-54 W/ 600T200-54 T & B	109'-4"	
L-5	8" X 8" LINTEL BLOCK W/ 2 #5 BARS	107'-4"	
L-6	8" C- CHANNEL	110'-0"	
L-7	8" C- CHANNEL	115'-0"	

BEAM SCHEDULE

MARK	BEAM SIZE	ELEVATION BEAM BEARING	ELEVATION T./ BEAM	T./ BEAM HIGH SIDE	T./ BEAM LOW SIDE	DETAIL	NOTE
B-1	W10 X 15		VERIFY W/ EXISTING				
B-2	W18 X 35			122'-4 3/4"	121'-9 3/4"		
B-3	W18 X 35			121'-9 3/4"	121'-4 1/4"		
B-4	W24 X 62		120'-11 1/4"				
B-5	W24 X 62		113'-9 3/4"				
B-6	W24 X 62		121'-11 3/4"				

COLUMN SCHEDULE

MARK	COLUMN SIZE	PLATE SIZE	ELEV. T.O CONCRETE	ELEV. T.O. BEAM	ELEV. BEAM BRG.
C-1	HSS 6 X 6 X 1/4"	12" X 12" X 3/4"	99'-4"	122-4 3/4"	
C-2	HSS 6 X 6 X 1/4"	12" X 12" X 3/4"	99'-4"	121'-9 3/4"	
C-3	HSS 6 X 6 X 1/4"	12" X 12" X 3/4"	99'-4"	121'-4 1/4"	
C-4	HSS 6 X 6 X 1/4"	12" X 12" X 3/4"	99'-4"	120'-11 1/4"	
C-5	HSS 6 X 6 X 1/4"	12" X 12" X 3/4"	99'-4"	113'-9 3/4"	
C-6	HSS 6 X 6 X 1/4"	8" X 14" X 3/4"	99'-4"	121'-11 3/4"	

BEARING PLATE SCHEDULE

Type Mark	BEARING PLATE SIZE	ANCHOR BOLTS	TOP OF BEAM	BEAM BEARING	NOTES
BP-1	10" X 5" X 3/8"	2- 1/2" X 6"		VERIFY W/ EXISTING	
BP-2	10" X 5" X 3/8"	2- 1/2" X 6"		VERIFY W/ EXISTING	
BP-3	10" X 5" X 3/8"	2- 1/2" X 6"		VERIFY W/ EXISTING	

NORTH

STRUCTURAL PLAN

1/8" = 1'-0"

SVB RECKLEY ARCHITECTS
76 EAST 8TH STREET SUITE 300
HOLLAND MICHIGAN 49423
PHONE 616-494-7410

START PROJECT
08/19/2026

REVIEW

PERMIT

REVISION

RENOVATIONS AND ADDTION TO EXISTING
THE BRIDGE YOUTH CENTER
ZEELAND MI

DRAWN BY
Author

PROJECT NO.
268766

PLOT
09/02/2026

SHEET NO.
S1

STRUCTURAL PLAN

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williams&works

engineers | surveyors | planners

MEMORANDUM

To:	City of Zeeland Planning Commission
Date:	October 14, 2026
From:	Tanya DeOliveira, AICP, Project Manager
RE:	**Master Plan – Community Engagement Discussion**

At the November 5th Planning Commission meeting, there will be a discussion on the community engagement activities for the master plan that include a review of the draft community survey and master plan workshop ideas. Community engagement advertising will also be briefly addressed.

Community Survey
The City has selected an online community survey as a part of the community engagement phase of the master plan. A draft of the community survey has been provided to you. The survey will be online with printed copies available at City Hall for those that prefer to take it that way. Please review this document, consider your edits and comments, and come ready to discuss the survey content at the Planning Commission meeting.

Community Workshops
The City has selected two workshops as a part of the community engagement phase of the master plan. Below is a list of topics that could be addressed through master plan workshops. The Planning Commission should review this list of topics and come ready to engage in a discussion regarding the master plan workshops.

A recommendation for the two workshops has been provided based on my understanding of the community's issues and opportunities and the results that would come from these activities. (As a reminder, the workshop results will be used to inform the development of the goals, objectives, and future land use information in the master plan.) My recommendations for Workshop 1 and Workshop 2 are bolded and indicated by a small [1] and [2].

Generally, all workshops will provide an introduction to the master plan process, an educational component about the given topic, and several activities that community members will participate in to provide feedback. The agenda for these workshops will be developed in the future. Below is the list of general workshop topics and activities.

- **Workshop Topic A: Future Land Use[1]**
  - Activities can focus on or include:
    - Identifying new future land use locations or types across the entire City
    - **Diving into identifying current or potential areas in transition across the entire City and broad discussion on their future. Once identified, a deeper dive into one or two of these areas will be undertaken during the workshop.[1]**

- **Workshop Topic B: Housing**[2]
    - Activities can focus on or include:
        - **Using scenarios or examples to help people understand the need for and then provide feedback on different housing types that could be in the community.**[2]
        - **Input on local housing demand**[2]
        - Feedback on existing or potential future residential zoning ordinances

- Workshop Topic C: Parks
    - Activities can focus on or include:
        - Identifying challenges and/or opportunities in the system
        - Identifying facility improvement needs
        - Reimagining the layout or programmed space within a given park

- Workshop Topic D: Focus on an identified subarea, neighborhood, or corridor
    - Activities can focus on or include:
        - Reimagining a subarea, neighborhood, or corridor
        - Identifying issues, concerns, or challenges in a subarea, neighborhood, or corridor
        - Identifying what's working and opportunities to build on in a subarea, neighborhood, or corridor

- Workshop Topic E: Nonmotorized System
    - Activities can focus on or include:
        - Identifying system gaps
        - Identifying and vetting possible future connections
        - Identifying unsafe streets, blocks, or intersections
        - Completing a walking, biking, or accessibility audit

Community Engagement Advertisement
There will be an intentional effort to invite residents to participate in these community engagement activities. Eye-catching, original branding community engagement materials like a social media flyer, advertisement for a local newsletter/newspaper, a postcard, a door hanger, a yard sign, or other items can be developed. The Planning Commission will talk about what one or two approaches may be the best way to invite residents into the process. A brief discussion on what one or two items can be developed will follow.

City of Zeeland Master Plan Survey

Welcome!

The City of Zeeland is updating our Master Plan. The plan is used to guide future growth and development. Your anonymous feedback will help shape the community into a great place to live, work, and play.

City of Zeeland Master Plan Survey

Warm-Up Question

1. From the following list, please select the most important reason(s) you live or would consider living in the City of Zeeland (Check all that apply.):

- [ ] Safe area
- [ ] Grew up here
- [ ] Housing affordability
- [ ] Housing availability
- [ ] Availability of public water, public sewer, internet access
- [ ] Access to U.S. Highway 196
- [ ] Good priviate/public schools
- [ ] Close to employment
- [ ] Close to natural beauty/rural countryside
- [ ] Urban lifestyle
- [ ] Small town lifestyle
- [ ] Recreational opportunities (parks & trails)
- [ ] Access to higher education (Hope College, Grand Valley State University, etc.)
- [ ] Local events & programming
- [ ] Nearby shopping & services
- [ ] The people & sense of community
- [ ] Proximity to the City of Grand Rapids
- [ ] Proximity to Lake Michigan

Other (please specify)

City of Zeeland Master Plan Survey

Housing Questions

The City of Zeeland aims to provide housing for residents. The following question ask about your household and the housing needs within the City of Zeeland.

2. Do you live in the City of Zeeland?

- ◯ Yes
- ◯ No
- ◯ I don't know.
- ◯ Other (please specify)

3. If you live in the City, do you own or rent your residence?

- ◯ Own
- ◯ Rent
- ◯ I do not live in the City
- ◯ Other (please specify)

4. If you live in the City, in what type of residence do you live?

- ◯ Single Family Home
- ◯ Two Family or Multi-Family (duplex, apartments, townhouse , etc.)
- ◯ Retirement Community/Senior Living/Assisted Living
- ◯ Other (please specify)
- ◯ Mixed Use Housing (apartment above retail, etc.)
- ◯ I do not live in the City

5. Looking at the image below, what types of housing are needed in the City (Check all that apply.)

- ☐ 1. Single family homes
- ☐ 2. Duplexes, triplexes (includes condominiums)
- ☐ 3. Townhomes, row houses (includes condominiums)
- ☐ 4. Apartment complexes
- ☐ 5. Accessory dwelling units (in-law suite, garage apartment, guest house, etc.)
- ☐ 6. Retirement community and assisted living
- ☐ Other (please specify)
- ☐ 7. Tiny homes (homes under 1,000 square feet)
- ☐ 8. Modular home
- ☐ 9. Mixed use housing (apartment over retail, etc.)
- ☐ 10. Condominium (no image shown)*
- ☐ No opinion
- ☐ I don't want new housing in the City.



6. If you were to relocate within the City, is the housing type you would be seeking available?

- ◯ Yes
- ◯ No
- ◯ Please specify the type of housing you would be seeking if it is not available

[ ]

7. Which groups do you feel are under-served by the housing stock currently available in the City of Zeeland? Check all that apply.

- [ ] Families
- [ ] Young families
- [ ] Young professionals with no children
- [ ] Senior citizens
- [ ] Low-income households
- [ ] Middle-income households
- [ ] Individuals with disabilities
- [ ] First-time home buyers
- [ ] I don't feel any groups are under-served.
- [ ] Other (please specify)

City of Zeeland Master Plan Survey

Community Development Questions

Improving a community's quality of life through the creation of places that foster economic opportunity, prosperity, and stability occurs through intentional investments over time. Community development can be accomplished through programs, policies, activities, and investments that support or attract business growth and innovation.

The following questions ask you for your opinions about growth, development, and land use in the City of Zeeland.

8. How important are the following ideas for the City to focus on?

	Not At All Important	Not Important	Neutral	Important	Very Important
Providing residential housing options that meet different needs	◯	◯	◯	◯	◯
Improving residential neighborhoods	◯	◯	◯	◯	◯
Filling vacant business spaces	◯	◯	◯	◯	◯
Providing more mixed-use development - a mix of residential and commercial/retail/office spaces (1-2 stories)	◯	◯	◯	◯	◯
Providing more mixed-use development - a mix of residential and commercial/retail/office spaces (2-3 stories)	◯	◯	◯	◯	◯
Expanding commercial & retail opportunities	◯	◯	◯	◯	◯
Continue focusing commercial development within Downtown	◯	◯	◯	◯	◯
Protecting natural areas & parks	◯	◯	◯	◯	◯
Support the development of the trail network	◯	◯	◯	◯	◯
Encourage green infrastructure for stormwater projects	◯	◯	◯	◯	◯

9. What types of new businesses would you like to see in the City boundaries? (Check all that apply.)

- [ ] Arts and entertainment
- [ ] Assembly and manufacturing
- [ ] Research and development
- [ ] Financial, business, and professional services
- [ ] Hotels and accommodations
- [ ] Sit-down restaurants
- [ ] Fast food restaurants
- [ ] Other (please specify)
- [ ] General retail
- [ ] Grocery
- [ ] Health care
- [ ] Personal services (ex. salons, gyms, dry cleaning, etc.)
- [ ] Recreational or sports-related businesses
- [ ] No opinion
- [ ] I don't want new businesses

10. What potential improvements would you be interested in seeing along Washington Avenue? (Select all that apply.)

- [ ] Local market/food vendor
- [ ] More sit-down restuarants
- [ ] More retail/commercial spaces
- [ ] More office space
- [ ] More residential development
- [ ] Mixed-use development - a mix of residential and commercial/retail/office (2-3 stories)
- [ ] Mixed-use development - a mix of residential and commercial/retail/office (1-2 stories)
- [ ] Enhanced streetscape (landscaping, decorative lighting, benches, etc.)
- [ ] Other (please specify)

11. What potential improvements would you be interested in seeing at the former Huizenga Gravel Site at the southwest corner of the City? (Select all that apply.)

- [ ] Local market/food vendor
- [ ] More sit-down restuarants
- [ ] More retail/commercial
- [ ] More office space
- [ ] More residential development
- [ ] Mixed-use development - a mix of residential and commercial/retail/office (2-3 stories)
- [ ] Mixed-use development - a mix of residential and commercial/retail/office (1-2 stories)
- [ ] More industrial busineses
- [ ] More agricultural & agricultural-related uses
- [ ] Other (please specify)



City of Zeeland Master Plan Survey
Mobility Questions

12. How far are you willing to drive for the following goods and services

	Groceries (local)	Groceries (national chain)	Outdoor recreation/entertainment	Indoor recreation/entertainment	Routine medical services/health care	Dining out
Only within the City of Zeeland	◯	◯	◯	◯	◯	◯
Zeeland/Holland area	◯	◯	◯	◯	◯	◯
City of Grand Rapids	◯	◯	◯	◯	◯	◯
Hudsonville area	◯	◯	◯	◯	◯	◯
Elsewhere in Ottawa County	◯	◯	◯	◯	◯	◯
Elsewhere in Kent County	◯	◯	◯	◯	◯	◯

13. Generally, what type of street improvements are the most important to you. (Select your Top Three.)

- [ ] Inviting streetscape (trees, benches, decorative lighting, etc.)
- [ ] Maintenance of existing streets
- [ ] More crosswalks
- [ ] Connected sidewalk/trail system
- [ ] Expanded sidewalk/trail system
- [ ] More bicycle infrastructure (bike lanes, bike racks, etc.)
- [ ] Green infrastructure (rain gardens, permeable pavement, etc.)
- [ ] Identify the streets, intersections, or trail segments that need improvements.

14. Which methods of nonmotorized or active transportation do you participate in for the factors listed below? Please select all that apply.

	Walk/Roll	Bike	I neither walk, roll, or bike
For health, recreation, and/or enjoyment	☐	☐	☐
To work and/or school	☐	☐	☐
To events, running errands, medical appointments, events and/or other things to do	☐	☐	☐

Other (please specify)

City of Zeeland Master Plan Survey

Demographic Questions

The next six brief questions provide anonymous demographic information.

* 15. How long have you lived in the City of Zeeland?

- ◯ Less than 3 years
- ◯ 3 to 5 years
- ◯ 6 to 9 years
- ◯ 10 to 20 years
- ◯ More than 20 years
- ◯ I do not live in the City of Zeeland.

* 16. What is your age?

- ◯ Under 18
- ◯ 18-24
- ◯ 25-34
- ◯ 35-44
- ◯ 45-54
- ◯ 55-64
- ◯ 65+

* 17. Which of the following best characterizes your connection to the City? (Select all that apply)

- [ ] Resident
- [ ] Visitor
- [ ] Business owner
- [ ] Commercial property owner
- [ ] Landlord
- [ ] Other (please specify)
- [ ] Work in the City
- [ ] Resident in a nearby community
- [ ] Commuter through the City (drive to the City to get to work, school, or some other destination).
- [ ] Student - College or Secondary School

18. Including yourself, how many people live in your household? (Please check one. Household members do not need to be related.)

- ◯ 1
- ◯ 2
- ◯ 3
- ◯ 4
- ◯ 5
- ◯ 6
- ◯ 7
- ◯ 8 or more

19. Do you have any children under 18 living at home?

- ◯ Yes
- ◯ No

20. Our community's housing needs are changing. Accessory dwelling units (ADUs) is an independent space on the same property as an existing single family house. Would this type of residential development be a welcomed option for someone you know?

- ◯ Yes
- ◯ No
- ◯ I don't know

City of Zeeland Master Plan Survey

Thank you!

21. If there are other comments related to land use, growth, and development in the City of Zeeland please write them below.

Thank you for participating in the City of Zeeland Master Plan Survey.

CITY OF ZEELAND PLANNING COMMISSION
2026 Capital Improvement Projects Recommendation List
Adopted January 8, 2026 | Staff status as of October 30, 2026

Rank	Recommendation	Staff Status / Comments
1	Develop additional parking downtown	The Huntington parking agreement was expanded in November 2025, adding 20 public parking spaces. Staff is working toward an additional downtown parking lease, with conceptual agreement reached but City Council approval still pending, and continues to pursue other opportunities to expand public parking downtown.
2	Bury overhead utility lines, prioritizing lines that run through rear yards and along busy streets	Underground service conversions continue in conjunction with the Taft and Church Street projects. Broader planning and cost evaluation are also underway for underground utilities along State Street, Washington Avenue, and Lincoln Avenue to inform future City Council capital improvement decisions.
3	Construct a pedestrian crossing of Business Loop I-196	The proposed Business Loop I-196 pedestrian crossing remains a regional coordination effort. Staff continues to monitor potential funding opportunities to advance the project.
4	Expand the City's snowmelt system	Snowmelt was installed on Church Street as part of the reconstruction project, and boiler installation is underway at 17 E Main Avenue. The redevelopment RFP for 303 E Main Avenue also requested space for an additional boiler plant to support future system expansion.
5	Implement the Washington Avenue Visioning Report recommendations between State St and Maple St	Pedestrian and traffic counts are underway on Washington Avenue to better understand how the right-of-way functions and inform decisions about implementing the corridor vision.
6	Study the construction of a parking structure on the north side of downtown	No recent action
7	Purchase property to support the implementation of the Washington Ave Visioning Report	No recent action
8	Construct a roundabout at Main Ave and Fairview Rd	Conceptual drawings for the Main Avenue and Fairview Road roundabout are complete, and a potential funding source has been identified. Staff is in discussions with adjacent property owners regarding the right-of-way acquisition needed for the project.
9	Redevelopment of industrial sites on Washington Avenue adjacent to downtown	No recent action

Rank	Recommendation	Staff Status / Comments
10	Identify the future use of 303 E Main Ave and a developer to redevelop the site in accordance with the Downtown Vision Plan	A preferred development partner has been selected for 303 E Main Avenue. Staff is working with the developer to refine the overall development concept and preliminary site design.
11	Add a four-way stop at East Main Ave and Centennial St	Complete
12	Make improvements to Lawrence St Park	Planning and funding evaluation are underway for Lawrence Street Park improvements, including replacement of the playground and related accessibility and site improvements.
13	Implement the parks master plan	The City is updating its five-year Parks and Recreation Master Plan to guide future improvement priorities. Implementation of park improvements continues as funding allows.
14	Eliminate gaps in the City sidewalk/pathway system	Ongoing initiative. The City budgets funds annually to address sidewalk and pathway gaps. Sidewalks and pathways are also required as properties develop, consistent with the City's Non-Motorized Plan.
15	Washington Avenue right-of-way beautification	No recent action
16	Add on-street parking on Cherry Ave	On-street parking on Cherry Avenue between Elm and Church Streets was evaluated and determined to be infeasible due to street width and the turning space needed for trucks accessing the south municipal parking lot.
17	Replace the pathway boardwalks	The west boardwalk on the Northside Pathway was replaced in 2025.
18	Redevelopment of property at the SW corner of Main Ave and State St	No recent action
19	Ensure east side industrial developments complement existing neighborhoods	Ongoing
20	Develop and implement a long-term State Street traffic plan	No recent action
21	Add ornamental street lighting to Lincoln Ave, State St, Church St and Elm St	Ongoing as street work is undertaken
22	Make improvements to Michigan St Tot Lot	No recent action
23	Add traffic calming measures on Central Ave and Lincoln Ave	No recent action

Rank	Recommendation	Staff Status / Comments
24	Install additional bicycle parking downtown	No recent action
25	Continue tree replacement	Ongoing annual initiative
26	Identify locations for additional multiple family housing	Expected to be addressed as part of Master Plan development community engagement activities
27	Add more dog waste stations throughout the City	No recent action
28	Business Loop I-196 right-of-way beautification	No recent action
29	Install bus shelters at most used bus stops	No recent action
30	Create a recycling drop-off point	No recent action
31	Develop a senior center facility	No recent action
32	Develop a dog park	No recent action
33	Develop a community garden	No recent action
34	Partner with Zeeland Charter Township to develop a recreation center	No recent action
35	Convert all city owned lots covered in turf grass to native wildflower covering	No recent action
36	Install a permanent community patio around the gazebo at Church St and Central Ave	The Parks Department has affirmed the permanent community patio around the gazebo at Church Street and Central Avenue as a high priority following completion of the Lawrence Street Park improvements.
37	Construct noise reduction barrier on Washington Avenue	No recent action
38	Plant a native wildflower garden at the old water tank lot (474 W Main Ave)	No recent action
39	Install a traffic hump at the Main Ave midblock crossing between Elm St and Church St	No recent action
40	Return Maple Street to two-way traffic where currently one-way	No recent action

2027
CITY OF ZEELAND PLANNING COMMISSION
CAPITAL IMPROVEMENT PROJECTS RECOMMENDATIONS

Rank	Recommendation
1	
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NOTICE OF PUBLIC HEARING
HOLLAND CHARTER TOWNSHIP PLANNING COMMISSION

NOTICE IS HEREBY GIVEN:

1. That the Planning Commission of the Charter Township of Holland, Ottawa County, Michigan, will hold a public hearing at the Holland Charter Township Offices located at 353 N 120th Avenue, Holland Charter Township, Ottawa County, Michigan on Tuesday, the 10th day of November, 2026, at 6:00 p.m., or thereafter, to hear and consider the following matters:

   (a) Consideration of a Special Land Use Permit approval for a Home Occupation consisting of content creation and personal grooming services submitted by Edgar Roa of Estilo y Respeto LLC for land located at 10344 Winterwood Drive, described more specifically as Parcel Number 70-16-25-153-002. The subject property is zoned R-2 Moderate Density Residential.

   (b) Consideration of an amendment to Zoning Ordinance of Holland Charter Township submitted by Josh Eggleston, Township Manager, to add the minimum requirements and regulations for the construction, operation, and decommissioning of Battery Energy Storage Systems. The sections under consideration are Article 3 – Agricultural District, Article 4 – Residential Districts, Article 5 – Commercial and Office Districts, Article 6 – Industrial Districts, Article 9 – Specific Use Requirements, and Article 22 – General Definitions.

   (c) Consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Jim Perry of Meijer, Inc. on behalf of the property owner Jonathan Israels to change the land hereafter described from I-1 Light Industrial to C-3 Highway Commercial:

   E 1/2 OF NW 1/4 LYING N OF BLACK RIVER & W OF HWY I-196. SEC 36 T5N R15W 25.44 A FROM 16-36-100-002,003 4/85

   Said land is located at 0 (vacant) Adams Street located at the southwest corner of the I-196 interchange, described more specifically as Parcel Number 70-16-36-100-007.

★ (d) Consideration of an amendment to the Zoning Ordinance and Map of Holland Charter Township submitted by Brad VanderZwaag of BauVan Land Co. on behalf of the Dennis & Nancy Gebben Living Trust to change the land hereafter described from AG Agriculture to R-1 Low Density Residential:

   Part of the Northeast 1/4 of Section 25, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence S89°30'00"E 329.82 feet along the North line of said Section; thence S00°00'17"W 664.00 feet along the West line of the East 1/2 of the West 1/2 of the West 1/2 of the Northeast 1/4 of said Section to the Point of Beginning; thence S89°30'00"E 330.09 feet; thence S00°01'06"E 1980.86 feet along the East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of said Section; thence N89°38'15"W 330.89 feet along the East-West 1/4 line of said Section; thence N00°00'17"E 1981.64 feet along said West line to the Point of Beginning. Contains 15.03 acres. Subject to easements, restrictions and rights-of-way of record.

   Said land is the southern 15.03 acres of land located at 9932 Perry Street, described more specifically as Parcel Number 70-16-25-200-022.

★ (e) Consideration of a request for a Preliminary Site Condominium Plan, submitted by Brad VanderZwaag of BauVan Land Co. on behalf of the Dennis & Nancy Gebben Living Trust for the southern 15.03 acres of

land at 9932 Perry Street, described more specifically as 70-16-25-200-022. The proposed site condominium consists of 31 units for single-family dwellings served by a public street. The subject property is seeking to be zoned from AG Agriculture to R-1 Low Density Residential.

2. That any interested party may appear at such hearings in person, or by agent or attorney.

3. That written comments concerning the above matter(s) may be filed prior to the hearing with the Holland Charter Township Planning Commission at the Holland Charter Township Offices, 353 N. 120th Avenue, Holland, Michigan 49424, at any time Monday through Friday, other than a legal holiday, during regular business hours, 8:00 a.m. to 5:00 p.m. Written comments may also be filed at the hearing, by telephone, or may be emailed before the meeting to: coreyb@hct.holland.mi.us. Telephone inquiries should be directed to the Zoning Administrator at (616) 395-0151.

4. That copies of the above requests are on file at the Holland Charter Township Offices, 353 N. 120th Avenue, Holland, Michigan, and may be inspected by any interested party during regular business hours, 8:00 a.m. to 5:00 p.m. Monday through Friday, other than a legal holiday.

5. This notice is posted in compliance with Public Act 267 of 1976, as amended, the Open Meetings Act, MCL 41.82a, and the Americans with Disabilities Act. The Charter of Holland Township will provide necessary reasonable aids and services, such as signers for the hearing-impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon five days' notice to the Charter of Holland Township in writing or calling the Clerk's Department at 353 N. 120th Avenue, Holland, Michigan 49424, Telephone (616) 396-2345.

October 26, 2026

Daniele Dykens, Clerk
Holland Charter Township

You are receiving this notice because you own real property located within 300 feet of the boundary of the above-described premises or you are an occupant of a structure within 300 feet of the boundary of the above-described premises.

If your structure has multiple tenants, you must post the notice at the primary structure entrance.

CITY OF ZEELAND
PLANNING COMMISSION MEETING MINUTES
ZEELAND CITY HALL
ZEELAND, MI
OCTOBER 1, 2026
5:30 PM BUS TOUR
IN-PERSON MEETING FOLLOWS

-5:30 PM Bus tour of the City to view potential Capital Improvement Project locations.

-6:10PM Chair Klompmaker called the in-person portion of the meeting to order and requested a roll call of Planning Commissioners.

Present: Commissioners, Phil Dirkse, Aaron Mason, CJ Otteman, Rebecca Perkins, Bob Blanton, Sheri Holstege, and Chair Daniel Klompmaker.

Absent: Commissioner Rick VanDorp.

Also Present: City Attorney Jim Donkersloot, Zoning Administrator Timothy Maday, and Recording Secretary Nadine Garza.

-Moved by Holstege to excuse absent members. Supported by Blanton. Motion carried unanimously by voice vote.

-Moved by Holstege to approve the Planning Commission meeting minutes of September 10th, 2026. Supported by Blanton. Motion carried unanimously by voice vote.

Maday noted there were no additional agenda items.

Maday reviewed the process for preparing the 2027 Capital Improvement List, explaining that it would include ideas carried forward from last year's list and new ideas generated during the bus tour. He highlighted resources available to assist commissioners in developing recommendations and noted that they would receive a fillable PDF to submit their ideas, along with the previous year's list for reference. Maday reminded commissioners that the completed list would be forwarded to City Council following its adoption in January.

Chairman Klompmaker highlighted projects from previous CIP lists that have contributed to improvements throughout the City. He also noted opportunities for collaboration with other municipalities where shared goals have aligned.

-6:15pm – Chair Klompmaker opened the public hearing for the Site Plan Review Application for the construction of a 83,500 square foot industrial building on existing improved industrial site at 500 E Roosevelt – Plascore, Core Ventures LLC.

Bethany Meza, Facilities Manager for Plascore, presented the application on behalf of Core Ventures LLC. Meza explained that the project includes construction of a new 83,500-square-foot manufacturing facility on the existing Roosevelt campus, along with site improvements, parking, roadway enhancements, additional and improved fire access, and a stormwater management system.

Meza noted that, upon occupancy and over the following years, the company anticipates adding approximately 70 positions in engineering, skilled trades, and general manufacturing.

Meza emphasized the team's commitment to working with City departments and professional partners to ensure the project aligns with the City's planning objectives and supports responsible, sustainable growth. She expressed enthusiasm for the opportunities the investment represents for both Plascore and the City of Zeeland and for continued growth in the years ahead.

Holstege noted she thought it to be a thorough application.

Maday noted that the property is zoned I-2, where manufacturing is permitted by right. He stated that the proposed site plan meets the required setbacks and complies with landscaping and parking requirements. He also noted that the applicant engaged the City early in the process, allowing staff ample time to coordinate with department heads regarding water service, fire access, and other site considerations. Maday commended the applicant for continuing to be a strong development partner and submitting a well-prepared site plan.

Maday explained that the Clean Water Superintendent identified a few items for further review, and the Fire Chief provided comments regarding access. The stormwater management plans are currently being reviewed by the City's engineer, which is a typical part of the review process. Staff recommended approval of the site plan as presented, subject to two conditions: approval of the stormwater management plans by the City's consulting engineer and approval of the final site and fire access plans by City staff.

Chairman Klompmaker asked if the applicant had any concerns with meeting the requirements of the consulting engineer for storm water management or the fire department. Meza stated they did not.

Perkins questioned when the applicant intends to start construction. Meza explained that based on the outcome for tonight's meeting, they will send this project out for bid and are hoping to get started yet this year, or as soon as weather permits in early spring of 2027.

-6:20pm Moved by Holstege to close the public hearing. Supported by Otteman. Motion carried unanimously via voice vote.

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Motion 2026.11

Moved by Blanton to approve the Site Plan Review application for the construction of a 83,500 square foot industrial building with related parking, landscaping, and site improvements at 500 E Roosevelt Ave – Plascore Facility, Core Ventures LLC while subject to the following conditions:

1. **The stormwater management plans must be reviewed and approved by the City's consulting engineer.**
2. **Final site utility and fire access plans, including hydrant and FDC locations, must be reviewed and approved by the appropriate City departments before permits are issued for the affected work.**

Supported by Perkins

Roll Call Vote on Motion 2026.11

Ayes: Dirkse, Mason, Otteman, Perkins, Blanton, Holstege, and Chairman Klompmaker.
Nays: None.
Absent: Van Dorp.

Motion Passes

-6:21pm – Chair Klompmaker opened the public hearing for the Site Plan Review & Special Land Use Application for the construction of a 384 square foot detached accessory dwelling unit at 44 W Garfield Ave.

Cindy Werp, homeowner of 44 W Garfield Ave presented her application. She explained that she is looking to create living quarters for herself on her property. She explained that she intends to live in the Accessory Dwelling Unit so her daughter and grandkids can reside in the main dwelling at 44 W Garfield Ave.

Maday then reviewed the City's ADU ordinance criteria with Commissioners, noting this would be City's first Accessory Dwelling Application. He reviewed the Commission's history regarding their work on the Accessory Dwelling Unit & Short Term Rentals ordinances. He added that due to this being a special land use application, there is separate set of standards the applicant must meet, although noting that from staffs point of view, he feels that these standards have been met and similar to a use permitted by right, if a plan or application hits the special land use standards, it shall be approved. Adding that before a building permit can be issued, the applicant would need to provide a deed restriction.

City Attorney Donkersloot recommended the City prepare the deed restriction given the required recordable format and procedure.

DRAFT

Maday noted that the Commission received one piece of correspondence regarding the application, which was provided to Commissioners and the applicant and is attached to the record. He explained that the neighboring property owner expressed support for the accessory dwelling unit (ADU) but did not want it to become a separate rental unit.

Chairman Klompmaker noted that the deed restriction addresses this concern. Maday clarified that the restriction requires the property owner to reside onsite in one of the two units. He explained that the ADU ordinance would allow the owner to live in the ADU and rent the main dwelling, provided the rental complies with the City's registration and inspection requirements.

City Attorney Donkersloot asked whether water and sewer service would connect directly to the street or through the existing home. Maday explained that City ordinance permits only one water service and one sanitary sewer service per parcel. Therefore, the ADU would need to connect to the main dwelling's existing services.

Chairman Klompmaker confirmed that the applicant was prepared to accept the deed restriction.

Perkins noted her understanding that the proposed ADU at 44 W Garfield Ave is to be built on a slab and asked whether a crawl space, if present, would count toward the total square footage. Maday clarified that a crawl space would not be included because it is not considered habitable space.

Otteman asked for confirmation that the ADU ordinance allows the property owner to reside in either dwelling and rent the other. Maday confirmed that this arrangement is permitted.

-6:37pm Moved by Holstege to close the public hearing. Supported by Blanton. Motion carried unanimously via voice vote.

Motion 2026.12

Moved by Holstege to approve the Site Plan Review and Special Land Use application for construction of a 384-square-foot accessory dwelling unit attached to the existing detached garage at 44 W Garfield Ave, as the applicable standards had been met, subject to the following condition:

1. **A deed restriction meeting the requirements of Section 10.300 of the Zoning Ordinance shall be prepared and approved by the City Attorney and recorded with the Ottawa County Register of Deeds before a building permit is issued for the accessory dwelling unit.**

Supported by Perkins

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Roll Call Vote on Motion 2026.12
Ayes: Dirkse, Mason, Otteman, Perkins, Blanton, Holstege, and Chairman Klompmaker.
Nays: None.
Absent: Van Dorp.

Motion Passes

Election of Officers

City Attorney Donkersloot noted that with recent changes to the bodies membership, the Commission will need to elect officers to serve as Vice Chair, and Secretary of the Planning Commission. Donkersloot then called for nominations for each position.

Commissioner Holstege nominated CJ Otteman to serve as Planning Commission Vice Chair. The nomination was supported by Commissioner Perkins. With no further nominations, nominations were closed, and the motion carried unanimously by voice vote.

Commissioner Blanton nominated himself to serve as Secretary to the Planning Commission. The nomination was supported by Perkins. With no further nominations, nominations were closed, and the motion carried unanimously by voice vote.

Maday reminded commissioners that, following Chairman Elhart's resignation, the Planning Commission bylaws provide for the Vice Chair to automatically assume the position of Chair for the remainder of the year. Accordingly, Klompmaker will serve as Chair through the end of the year and will be eligible for reelection.

Maday noted that there were no additional agenda items and reminded Commissioners of the Capital Improvement List process. He also noted that Tanya DeOliveria, the City's planning consultant with Williams & Works, would attend the next regular Planning Commission meeting in November. Maday added that the Master Plan website had been uploaded and that he had received an email from State Representative Slagh regarding a new bill being introduced concerning e-bike regulations.

-6:49PM Moved by Holstege to adjourn the meeting. Supported by Otteman. Motion carried unanimously by voice vote.

Nadine Garza

Nadine Garza
Recording Secretary

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