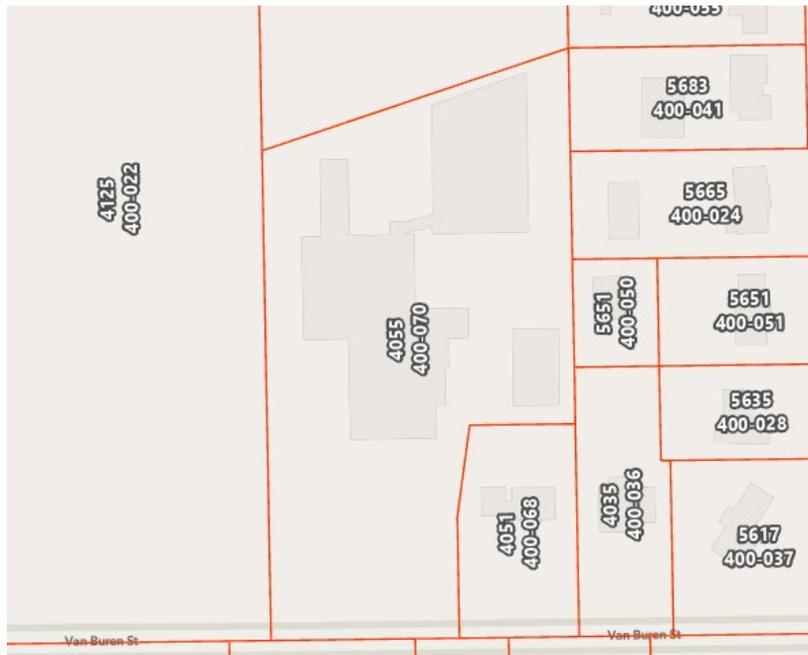


REQUEST

(ST2513) Arsenal Baseball for Robert Becker Properties LLC, 4055 Van Buren St., is requesting site plan minor change approval to add 22 parking spaces (each 9 by 20 feet) to the north area of the site, use permitted under Sec. 17.2 (S) on a parcel of land described as P.P. # 70-14-30-400-070 located at 4055 Van Buren St., in an Industrial (I) district, Georgetown Township, Ottawa County, MI.

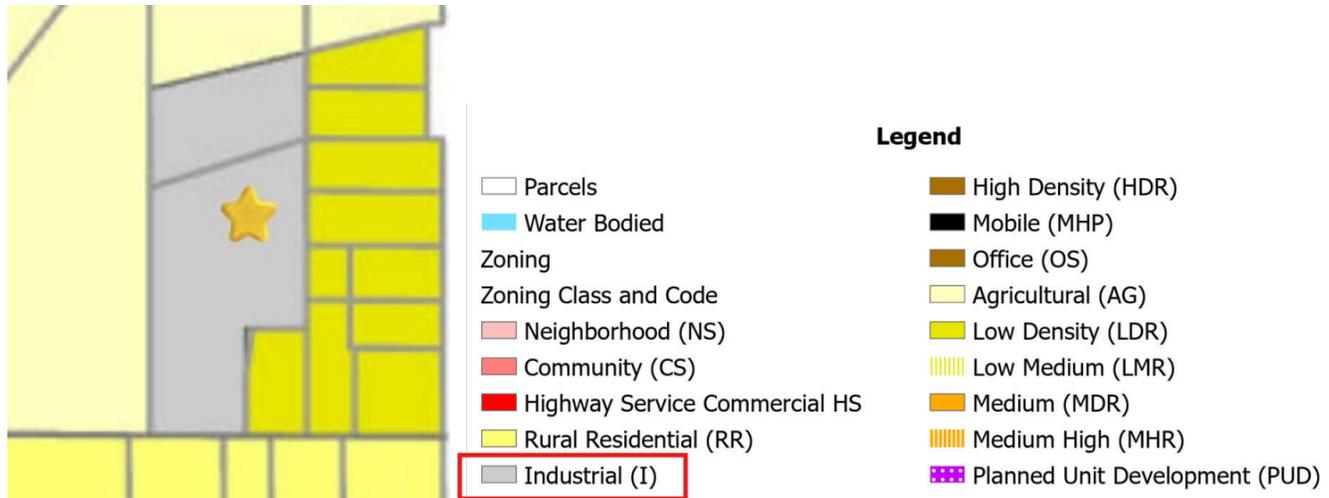
Street View



Aerial View



ZONING MAP



HISTORY

In 1995 a variance (VAR9529) was granted for a reduced rear yard setback of 10' from the 40' required. Since the parcel abuts another Industrial district to the north, the requirement would have been reduced to 20'.

Today, there are 5 existing uses, including Arsenal Baseball, who are necessitating the additional parking request.

Suites -

- A. JJM
- B. Arsenal Baseball**
- C. Arsenal Baseball**
- D. Tekton Space
- E. Lakeshore AG
- F. Armorkote

SUMMARY

- a. Setbacks are shown as follows:
 - a. Front: Required 40'. **Provided: Not shown but new additional parking does not encroach closer to front than existing parking and clearly meets the ordinance, over 390'.**
 - b. Side: Required 20' **Provided: No building additions proposed, 25' greenbelt required in between parking and residential uses to east, existing trees meet this requirement. Parking addition is located 150' from east property line and 90' from west property line and AG district. Parking does not encroach closer to side property lines than**
 - c. Rear: Required 10' per VAR9529. **Provided: Not shown parcel abuts Industrial district and VAR9529 reduced the requirement from 20' to 10'. Parking does not encroach closer to**

rear property line than the existing building already does, approximately 15' from north property line.

- b. No new signs are proposed. Any new signs or changes to any existing signs will require a sign permit.
- c. The ordinance requires the following parking:
 - Existing uses are all warehouse storage which requires 1 space per 2,000 SF with a minimum of 4 spaces.
 - Total square footage of buildings on the site excluding the Arsenal Baseball Building: 29,795 SF.
 - $29,795 / 2,000 = 15$ **spaces required for existing warehouse uses.**
 - Arsenal baseball (Private tennis club, swim club, golf club or other similar uses) requires 1 space per each two (2) member families or individuals, plus amount required for accessory uses
 - 24 members (two teams training)
 - $24 / 2 = 12$ **spaces required.**
 - Total parking required for all uses including Arsenal Baseball: **27 spaces**
 - Existing parking lot has 20 spaces. This application will add an additional 22 spaces so the **lot will have a total of 42 spaces.**
 - The lot will have 55% more parking spaces than required. Due to the nature of the site (multiple tenant spaces) in the Industrial District and varying uses allowed, it is acceptable to have additional parking than required per Sec. 26.9 (L)
 - Sec. 26.9 (L): Parking lots may contain up to twenty (20) percent more spaces than the required minimum. Any additional spaces above twenty (20) percent shall be allowed only upon the finding by the approving authority as designated in Chapter 19 that additional spaces are needed. In such cases, the approving authority may stipulate a maximum number of parking spaces that shall be provided in addition to the required number as calculated from Chapter 26. (revised 1-24-05) (revised 4/27/15)
- d. The dumpster shall be screened.
- e. A Storm Water Drain Permit from the Ottawa County Water Resources Commissioner's office is required.
- f. Fire Inspector must review plan for compliance with Fire Code.

SITE PLAN APPROVAL

(ST2513) Arsenal Baseball for Robert Becker Properties LLC, 4055 VanBuren St., site plan minor change approval granted pursuant to Site Plan dated 10/24/25 add 22 parking spaces (each 9 by 20 feet) to the north area of the site, use permitted under Sec. 17.2 (S) on a parcel of land described as P.P. # 70-14-30-400-070 located at 4055 Van Buren St., in an Industrial (I) district, Georgetown Township, Ottawa County, MI., based on the findings that all applicable standards of the ordinance have been met, **with the following conditions:**

- 1. A Storm Water Drain Permit (written permission from the Ottawa County Water Resources Commissioner's office) approval shall be obtained prior to commencing work to add to the existing parking lot. (This has been provided.)**
- 2. The dumpster shall remain screened from view of adjacent properties.**

I D number	ST2513	Date	10/10/2025
Name	Arsenal Baseball		
Address	4055 VanBuren St. STE B		
Use	Baseball Training Facility (17.2 [S])	Industrial	Uses are permitted in Industrial

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	Waived	
Name, address of preparer	Waived	
Name, address of property owner or petitioner	Waived	
Location sketch	Waived	
Legal description	Waived	
Size in acres of the property	Waived	
Property lines and required setbacks shown and dimensioned	Waived	
Location of existing structures, drives, parking areas within 100 ft of boundary	Waived	
Location and dimensions of existing and proposed structures	Waived	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	Waived	
Signs, exterior lighting	Waived	
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	Waived	
Existing zoning, and zoning and use of abutting property	Waived	
Location of existing vegetation-parkway association	Waived	
Location, type, size of proposed landscaping, streetscape, greenbelt	Waived	
Location, height, type of existing and proposed fences and walls	Waived	
Size, location of proposed, existing utilities, connections to water/sewer	N/A	a. DPW
Location, size of surface water drainage facilities	Condition #1	Coordinate with OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	N/A	
Special Use Standards, general and specific	N/A	
Residential development extra requirements attached garages	N/A	
Fire Department Approval of Parking Layout	X	