

GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS – REGULAR MEETING

Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

DRAFT Agenda

7:00 p.m. – Wednesday March 12th, 2025

- I. Call to Order and Roll Call**
- II. Consideration of the Meeting Agenda**
- III. Consideration of October 9th, 2024, Regular Meeting Minutes**
- IV. Inquiry of Conflict of Interest**
- V. Advertised Public Hearing**
 - 1. 4422 76th Street (A-R, Agricultural/ Rural-Residential)**
Dimensional Variance – Decrease Rear Yard Setback from 100 feet to 50 feet
- VI. General Discussion Items**
 - 1. Election of Officers**
- VII. Other Reports**
- VIII. Adjournment**

*Please note that advertised public hearings will not start before the noted time, but may start later due to the length of other agenda items. All interested persons are invited to attend and participate. Persons with disabilities needing accommodation for effective participation in the meeting should contact the Township Office at 616-698-6640 one week in advance to request mobility, visual, hearing or other assistance.

**DRAFT MINUTES OF THE GAINES CHARTER TOWNSHIP ZONING BOARD OF APPEALS REGULAR
MEETING
HELD ON OCTOBER 9TH, 2024
GAINES CHARTER TOWNSHIP
8555 KALAMAZOO AVENUE SE CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ROLL CALL

Chair Werkema called the meeting to order at 7:01 PM.

MEMBERS PRESENT: Hilton, Ringnalda, Werkema, and Wiersema

MEMBERS ABSENT: Kooiman (with notice), Peacock (Alternate Member) (with notice)

OTHERS PRESENT: Dan Wells, Community Development Director; Dakota Swan, Assistant Planner

II. CONSIDERATION OF MEETING AGENDA

III. CONSIDERATION OF MEETING MINUTES

Motion: Motion by Hilton, supported by Wiersema, to approve the Zoning Board of Appeals regular meeting minutes from August 14th, 2024, with corrections.
Discussion: None
Ayes: All
Nays: None
Abstain: None
Decision: Motion carried (4-0).

IV. INQUIRY OF CONFLICT OF INTEREST

V. PUBLIC HEARING

1. 1200 60th Street – Dimensional Variance

Motion: Motion by Ringnalda, supported by Wiersema to read the staff report into record.
DISCUSSION: None
AYES: Werkema, Hilton, Kooiman, Ringnalda, and Wiersema
NAYS: None
ABSTAIN: None
DECISION: Motion Carried (5-0)

Curtis Thompson, the Executive Pastor of Kentwood Community Church, was joined by Kimari Green, the Communications Director of Kentwood Community Church, to explain their request for a dimensional variance. Thompson explained that an increase in traffic in the vicinity has made it more difficult for members of their congregation to find and access the church from Ridgebrook Drive; their variance request is to increase the directional sign allowance from 4 square feet to 16 square feet. Thompson noted the other development happening in the area, including the River Birch apartments and Staybridge Suites hotel, which are contributing to additional drivers navigating through their campus. Ultimately, they are seeking a variance so that members of their congregation can easily identify entrances to the church and ensure visibility and safety across their campus. Green added that these issues persist on other days of the week besides Sundays; there are several programs within Kentwood Community Church that occur on weekdays, and there is much activity on their campus throughout the week. Green added that in the winter months, snow covers the signs and makes them more difficult to see.

Chair Werkema opened the public hearing at 7:19 and closed it after nobody approached the podium to speak.

Member Hilton commented that it seems as though the church has not caused the problem, but rather the developments in the immediate area are contributing to their problem. Chair Werkema stated that the applicant did adequately express their circumstances and reasons for needing this variance and noted that the current signage meets the ordinance.

Member Wiersema reminded the commission that all variance standards provided in the Zoning Ordinance and outlined in the staff report must be met to issue a variance. Wiersema then inquired about whether there are various ministries in the building, to which Green responded yes, and offered context on where in the building they are located. Wiersema inquired about whether Ridgebrook Drive is a public road, to which Chair Werkema responded yes. Wiersema then asked the applicant if they are sharing property with the Baptist church, to which Thompson responded yes; Kentwood Community Church owns a small sliver on the east side of Ridgebrook that extends from 60th Street along Ridgebrook. Planner Wells interjected to state that standard one outlined in the staff report pertains only to the subject parcel, and discussion of the other parcels is irrelevant.

Member Wiersema stated that he drove through the general area to observe the site, and he noted that there was a construction sign; he inquired about whether Orion Construction Company was used for maintenance upgrades to the church. Thompson stated that Orion was used to make site improvements to their daycare center.

With regard to the second standard outlined in the staff memo, Wiersema stated that he worries that approving the request would indeed grant special privileges to the applicant. Member Hilton stated that he does not believe this would grant special privileges to the applicant.

Planner Wells interjected to specify that every parcel in the Township has some right to signage to advertise business and direct traffic; the parcel in question is zoned as Office Service (O-s), and they already have a monument sign on 60th Street. Technically, Kentwood Community Church has an additional sign to the north, which is no longer their property. Wells referenced other signs in the area, stating that the signage for Peppino's is part of a Planned Unit Development (PUD) and was approved several years ago. Wells also referenced a request made by Staybridge Suites for an additional

monument sign, to which they were denied and required to comply with guidance outlined in Chapter 17 of the Zoning Ordinance. There are a variety of reasons why other parcels have the signage they do; most are compliant with the ordinance, although some may be nonconforming as they were likely permitted and approved before signs were regulated in the Township. In this case, Wells explained, the applicant does have a monument sign on 60th Street, which was permitted, and the applicant is granted a certain allowance for directional signs; the applicant is requesting larger signs as a convenience.

Werkema inquired about why 4 square feet is what was decided on for the maximum square footage of directional signs; Wells responded that sign sizes change based on the need to direct traffic; too many large signs cause sign clutter, and unlimited signage only adds to confusion and clutter. Wells added that the Township's sign ordinance is fairly standard.

Member Ringnalda reiterated that the parcel in question is zoned as O-S, and there is a PUD to the south. Since the church building is in the O-S zoning district, they must comply with the zoning regulations outlined for this zoning district.

With regard to the third variance standard outlined in the staff memo, Ringnalda commented that although growth in the immediate area is not a self-created problem, the applicants' desire to install bigger signs than what is allowed under the zoning ordinance is indeed a self-created problem. Member Wiersema echoed Ringnalda's comments on this matter and agreed that this is a self-created problem.

With regard to standard four, Wiersema commented that he does not believe this request would impact neighboring properties negatively; the rest of the Zoning Board of Appeals agreed.

The fifth variance standard pertains to whether the request is consistent with the intent of the Zoning Ordinance and Master Plan. Ringnalda began discussion by stating that there is a zoning designation for this parcel, and subsequent regulations correlating to that designation in the zoning ordinance. Wiersema and Werkema agreed that the details within the sign ordinance are not user-friendly, and Planner Wells agreed that the ordinance does not address these intricacies in an effective manner. Chair Werkema added that sign allowances will be different in the updated Zoning Ordinance.

Member Hilton asked the applicant if they had reviewed the findings and the staff memo, to which Thompson responded yes. Hilton stated that the ZBA has no choice but to deny this request, as all standards are not met.

Motion: Motion by Hilton, supported by Ringnalda, to deny the variance request due to variance standards 2, 3, and 5 not being satisfied.

DISCUSSION: Member Wiersema stated that he also finds standard one to be unsatisfied. Hilton added that he is not thrilled with the way the current ordinance reads, and he believes that the updated Zoning Ordinance will alleviate these kinds of questions. Chair Werkema inquired about whether or not the Planning Commission has the power to make an exception to the sign ordinance, since the site plan for the daycare expansion was approved by the Planning Commission; Planner Wells responded that the Zoning Board of Appeals is responsible for deliberating matters as such. Chair Werkema inquired about whether the circumstances would be different if the property was in a PUD, to which Planner Wells responded that parcels in PUD's are ineligible for variance requests.

AYES: Ringnalda, Hilton, Wiersema
NAYS: Werkema
ABSTAIN: None
DECISION: Motion Carried (3-1)

VI. GENERAL DISCUSSION

VII. OTHER REPORTS

None.

VIII. ADJOURNMENT

Motion by Ringnalda, supported by Hilton, to adjourn at 7:58 PM.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from October 9th, 2024, Regular Meeting of the Gaines Charter Township Zoning Board of Appeals held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Matt Kooiman
Secretary
Gaines Charter
Township Zoning
Board of Appeals

Dated: _____, 2025

Gaines Charter Township

Zoning Board of Appeals Memo

Meeting Date: March 12th, 2025

AGENDA ITEM: V.1

REQUEST: Dimensional Variance

ADDRESS: 4422 76th Street SE

PARCEL NUMBER: 41-22-13-200-021

APPLICANT: Kevin Offringa

FILE NUMBER: 250210KO

PROPERTY ZONING DISTRICT:
Agricultural/Rural-Residential (A-R)

PROPERTY SIZE: 7.1 Acres

REPORT BY: Dan Wells, Community
Development Director



OVERVIEW

The applicant is petitioning for a dimensional variance to reduce the primary residential rear yard setback from 100 feet to 50 feet from the eastern property line. The request for the variance is to construct a single-family home and accessory building. Per the applicant, the proposed location is the only viable location on the parcel conducive to building a home. The rear setback variance is requested because the topography of the site and presence of extensive regulated wetlands restricts placing the building in a conforming location.

If approved, the applicant will submit zoning and building permits to construct a ca. 2,884 square-foot house and a 1,680 square-foot accessory building for cars and residential storage.

Per the zoning ordinance primary residential buildings must be located 100 feet from the rear property line in the Agricultural/Rural-Residential (A-R) zoning district. In this case, the front yard is the western property line because it is the primary access into the lot, thus defining the eastern property line as the rear.

The applicant has also provided a wetland survey that indicates the extent of wetlands on the site.

The surrounding zoning is:

	NORTH: Agricultural/Rural-Residential (A-R)	
WEST: Agricultural/Rural-Residential (A-R)	SUBJECT PARCEL	EAST: Agricultural/Rural-Residential (A-R)
	SOUTH: Agricultural/Business (A-B)	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Chapter 26, Section 26.8 (D) Non-Use (Dimensional) Variances. The Zoning Board of Appeals must find that all standards in this report are satisfied to grant a variance.

1. The predicament is caused by exceptional, unique, or extraordinary physical conditions, dimensions, or circumstances that directly relate to the subject lot or parcel rather than the individual situation or desire of the applicant or property owner (see definition of “unique circumstance”).

“Unique Circumstance”: An exceptional, unique, or extraordinary physical condition that is one of the following:

- 1. Exceptional narrowness of the width or depth of a lot or parcel, or an irregular shape, as compared to a conforming lot or parcel.*
- 2. Exceptional natural or topographic features located on the lot or parcel, such as steep slopes, surface water features, existing significant trees, or other unique or extreme physical conditions of the land.*

3. Extraordinary location of an existing building or structure that allows no other practical or feasible location for expansion because of exceptional features of the land.

4. Other natural, topographic, built, or dimensional conditions or characteristics of land, lot, or parcel, which are determined by the Zoning Board of Appeals as exceptional or extraordinary

Meets standard. The request for a rear yard setback reduction from 100 feet to 50 feet stems from a unique circumstance, namely #2, extensive wetlands that are located on the property (see attached wetland survey), and #3, that there is no other feasible building location because of the wetlands.



As it stands, there are few buildable locations on the parcel. Although official wetlands were not delineated along the western property lines, the area is low, and floods periodically. A septic system drainfield had to be located at the far south end of the parcel (see attached property map). Given the site conditions, staff believes that unique circumstances are present, which supports the need for a variance.

2. The variance is necessary for the preservation and enjoyment of a substantial property right which is similar to that possessed by other landowners in the same Zoning District and vicinity and does not grant special privileges to the applicant that are not available to the owners of these properties.

Meets standard. Approving the dimensional variance request would not grant special privileges to the applicant. Residential and accessory buildings at this scale are relatively common uses on

parcels in the Ag/Rural Residential zone and would be available to any other landowner.

3. The practical difficulty for which the variance is requested does not result from a self-created problem by the applicant, current landowner, or any previous landowner of the property involved (see definition of "self-created problem").

Self-Created Problem: A problem that occurs, results, or exists from one or more of the following conditions:

1. A problem that occurs when one can reasonably develop a property in a compliant manner, but the landowner or applicant's personal desires and preferences for property development do not align with zoning requirements.
2. A problem that occurs when a property is currently built-out under current zoning constraints, but the landowner or applicant's personal desires and preferences for expansion do not align with zoning requirements.
3. A problem that results from the action, preference, or desire of the landowner or applicant that is not a result of a unique characteristic of the property.
4. A problem that exists because the landowner, previous landowner, or applicant took a specific action that created the need for the variance, such as adjusting a lot line, constructing a building, or developing a site in a manner that does not allow future compliant construction, building expansion, or site development.

Meets Standard. The specific location for the home and accessory building within the rear yard setbacks is driven by the topography of the land and presence of wetland soils rather than actions or desires of the owner.

4. The variance will not be detrimental to the public welfare, injurious to neighboring properties, or change the essential character of the neighborhood.

Meets standard. The main impact of a residential home and accessory building at this location would be considered typical for the immediate area. There are three other homes nearby that are a similar scale.

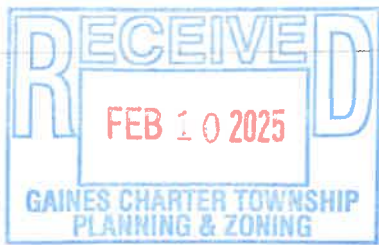
5. The variance is consistent with the purpose and intent of the Master Plan and the intent and provisions of the Zoning Ordinance and Zoning District designation of the subject property.

Meets Standard. Residential homes and associated accessory buildings are allowed uses, and are common in A-R zoning districts.

STAFF RECOMMENDATION

ZBA must consider whether the request for the variance is reasonable to narrow the rear yard setbacks for the proposed residence.

If all the standards for a dimensional variance are determined to be met, approval of the variance is recommended.



FILE NO. 250210K0

8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

Zoning Board of Appeals Application

Project Address	4422 76 th Street SE Caledonia MI 49316		
Owner Name	Kevin + Amber Offringa		
Owner Address	Street Address	City, State, Zip	
	6205 Hanna Lake Ave SE	Caledonia MI 49316	
Parcel Number(s)	41-22- 13-200-021	41-22-	
Description of Proposed Project/Use	Construct an 1,800 sqft ranch home with a daylight basement.		

Applicant/Contact	Kevin Offringa		
Applicant/Contact Address	Street Address	City, State, Zip	
	6205 Hanna Lake Ave SE	Caledonia MI 49316	
Contact Info	Home / Office / Cell	E-Mail	
	616.881.1890	Kevin.offringa@outlook.com	
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments			

Township Use Only

Current Zoning District	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	<u>A-R</u>	A-B
One / Two Family Construction	☐	Zoning Board of Appeals		☒	Planning Commission		☐	Land Combination		☐		
Site Plan Review	☐	Rezoning / PUD Rezoning		☐	PUD Amendment		☐	Land Division		☐		
Subdivision / Site Condo Review	☐			Special Use Permit		☐	Lot Line Adjustment		☐			
Other:	DIMENSIONAL VARIANCE											
Approved	☐	Approved with Conditions		☐	Denied		☐	Withdrawn		☐		
Zoning Administrator:											Date:	

Site Plan

Please Show:

The property lines and their dimensions.

The location, dimensions, setbacks, minimum building openings and distance between all existing and proposed structures.

The gross floor area, listed by floor level, including basements.

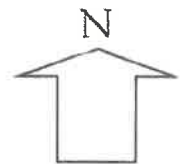
The location of all roads bordering or private drives/easements on the property.

The location of all bodies of water, easements, utility lines, sidewalks, drives, septic systems, drain, and other improvements.

Please Note: Setbacks must be measured from the edge of the street right of way (which is not the edge of the pavement) or from the edge of an access easement. Staff reserves the right to determine whether or not an application is complete.

Please see attached
included site plan.

Gross Floor Area Calculations



Main Floor: 1,820 Second Floor: _____ Basement: 1,463 Total: 3,283 Garage: 742

Variance Request - Applicant Worksheet

File No. _____

Indicate your request type and the applicable Section(s) of the zoning ordinance.
Leave blank if uncertain.

- | | |
|--|-------------------------------|
| ☐ Dimensional (Area) Variance | Section(s) <u>Section 5.4</u> |
| ☐ Use Variance | Section(s) _____ |
| ☐ Interpretation / Appeal of Zoning Administrator * | Section(s) _____ |

* Attach a narrative of your comments regarding the interpretation/appeal.

Applicant Response to Variance Standards

*ZBA must find that all standards under A) are met for Dimensional (Area) Variance,
OR
all under B) for Use Variance approval*

1. A) Does the property display any unique circumstances that justify the need for the dimensional variance request, rather than the individual situation or desire of the applicant? (See definition of "unique circumstance.")

OR

B) Is the use variance necessary due to the unique condition, location, or situation of the property in relation to the permitted and special land uses categorized within the applicable Zoning District?

Yes, the property displays unique circumstances that justify the need for a dimensional variance. The request for a rear yard setback reduction from 100 feet to 50 feet stems from a unique circumstance, namely exceptional topographic features, wetlands, and a county drain located on the property. To the East of the property is non-developable land owned by MDOT and to the South of the property is land owned by Consumers Energy.

2. A) Would approval of the variance request grant special privileges to the property owner requesting the dimensional variance that are not held by landowners in the same zoning district or vicinity?

OR

B) Does the unique nature of the property prevent the establishment of all other reasonable and appropriate permitted and special land uses categorized within the applicable Zoning District.

No, the approval of the request would not grant special privileges to the property owner requesting the dimensional variance. A 50-foot encroachment on the required 100-foot rear yard setback is being requested due to the site conditions.

3. A) Is the practical difficulty for which the dimensional variance is being requested a result from a self-created problem by the current landowner, such as personal desire, convenience, or preference, or was the practical difficulty created by a previous landowner? (See definition of "self-created problem.")

OR

B) Is the hardship for which the use variance is being requested a result from a self-created problem by the current landowner, such as personal desire, convenience, or preference, or was the practical difficulty created by a previous landowner? (See definition of "self-created problem.")

No, the difficulty for which the dimensional variance is being requested is not a result from a self created problem by the current land owner nor was it a result from a previous land owner. The dimensional variance is a result of the topography of the property, wetlands spread across the property, a county drain being run through the property, limiting the area in which a home can be built.

4. For A) & B) If approved, will the dimensional or use variance cause detriment to the public welfare, injury to neighboring properties, or change the essential character of the neighborhood? If so, please explain.

No the dimensional variance being requested will not cause detriment to the public welfare, injury to neighboring properties, or change the essential character of the neighborhood. The property is located in a very rural part of Gaines Township with non-developable MDOT land bordering to the East and Consumers land bordering to the South.

Please also see letter of support for this variance from the properties neighbors.

5. For A) & B) To the best of your knowledge, is the dimensional or use variance request consistent with the purpose and intent of the Master Plan, Gaines Charter Township Zoning Ordinance, and zoning district designation of the property?

To the best of my knowledge, yes, the dimensional variance request is consistent with the purpose and intent of the Master Plan, Gaines Township zoning ordinances and the zoning district designation of the property.

On January 15, 2025 Gaines Township officials were presented with updated ordinances in which the rear minimum setback was reduced from 100 feet to 50 feet which if passed would negate the need for this variance request.

Site Plan for: Archstone Homes, LLC
Attn: Kevin Offringa
6051 Division Ave S
Grand Rapids, MI 49548

RE: 4422 76th St SE

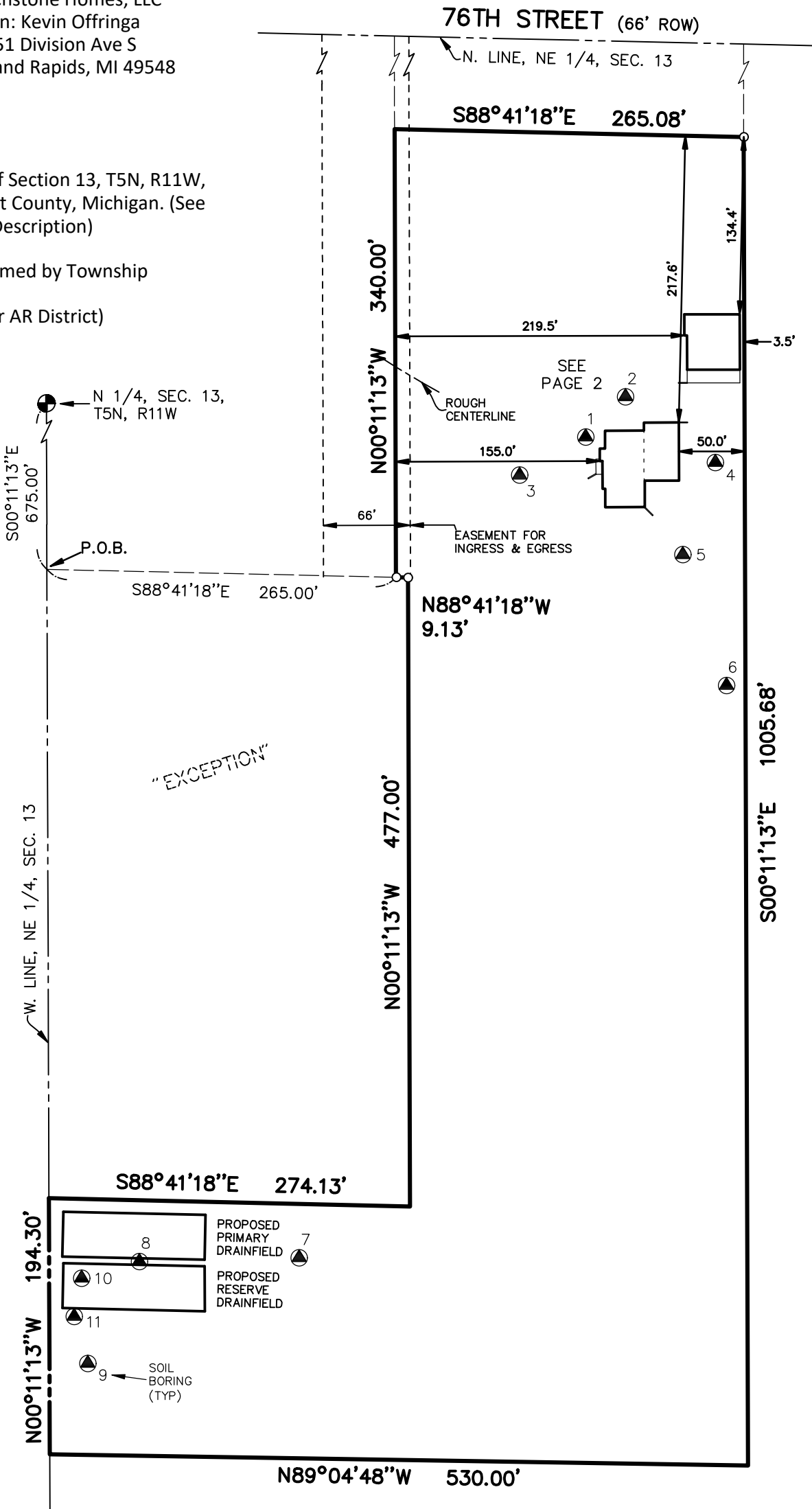
Description:
Part of the NE 1/4 of Section 13, T5N, R11W,
Gaines Township, Kent County, Michigan. (See
Page 2 for Complete Description)

-Setbacks to be confirmed by Township

Require Setbacks: (per AR District)

Primary Dwelling
Front Yd = 60'
Side Yd = 20'
Rear Yd = 100'

Accessory Building
Front Yd = 60'
Side Yd = 3'
Rear Yd = 0'



Scale 1" = 100'

- D = Deeded dimension
- M = Measured dimension
- P = Platted dimension
- = Set iron stake
- = Found iron stake
- ⊙ = Concrete monument
- x— = Fence line

REVISE 02/06/25

PAGE 1 OF 2



exxel engineering, inc.
planners • engineers • surveyors

5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

FILE NO.: S242108 DATE: 12/31/2024

Site Plan for: Archstone Homes, LLC
Attn: Kevin Offringa
6051 Division Ave S
Grand Rapids, MI 49548

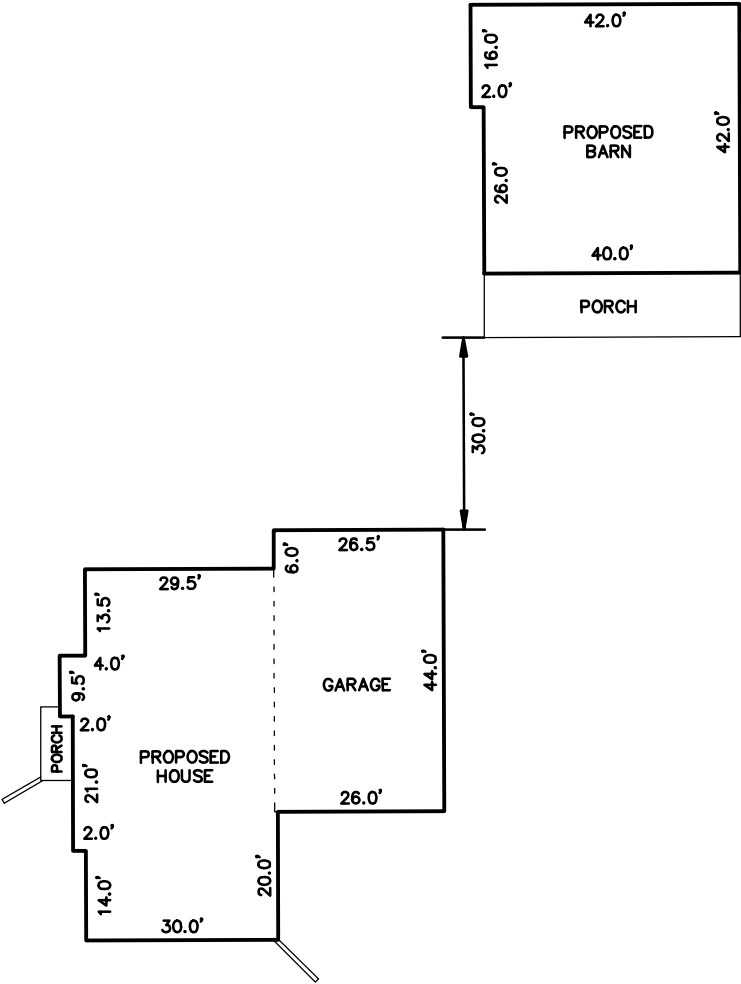
RE: 4422 76th St SE

Description:

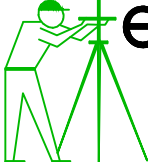
Part of the NE 1/4 of Section 13, T5N, R11W, commencing at the N 1/4 corner; thence S00°11'13"E along the N-S 1/4 line 675.00 feet to the Point of Beginning; thence S88°41'18"E parallel with the North Section line 265.00 feet; thence N00°11'13"W 340.00 feet; thence S88°41'18"E parallel with the North Section line 265.08 feet; thence S00°11'13"E 1005.68 feet; thence N89°04'48"W 530.00 feet to the N-S 1/4 line of said Section; thence N00°11'13"W 671.30 along the N-S 1/4 line to the point of beginning.

Together with a 66 foot wide easement for ingress & egress, the centerline of which is described as: Commencing at the N 1/4 corner of said Section; thence S88°41'18"E 243.00 feet along the North line of said Section; thence S00°11'13"E 675.00 feet to the point of beginning.

EXCEPT: Part of the NE 1/4 of Section 13, T5N, R11W, described as: Commencing at the N 1/4 corner of said Section; thence S00°11'13"E along the N-S 1/4 line 675.00 feet to the Point of Beginning; thence S88°41'18"E 274.13 feet; thence S00°11'13"E 477.00 feet; thence N88°41'18"W 274.13 feet to the N-S 1/4 line; thence N00°11'13"W 477.00 feet along said N-S 1/4 line to the point of beginning.



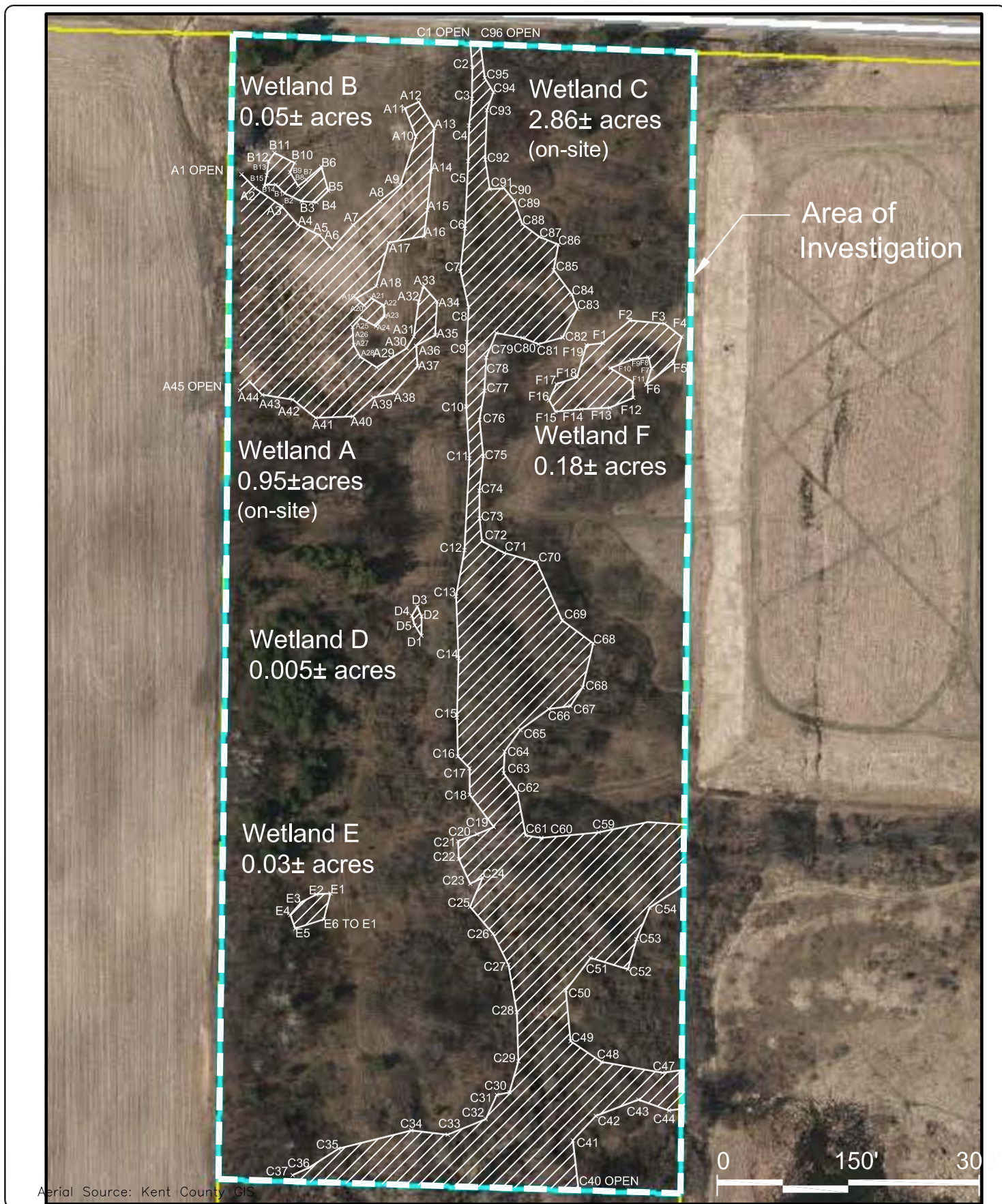
NOTE: The location of the proposed building as shown on this map is based on instructions given to Exxel Engineering, Inc. Municipal approval of the proposed location should be obtained prior to construction.



exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

REVISE 02/06/25

Scale 1" = 30'



**King & MacGregor
Environmental, Inc.**
2520 Woodmeadow Drive SE
Grand Rapids, Michigan 49546
Phone: (616) 957-1231

Wetland Determination For :

4410 76th Street SE

Gaines Township

Kent County, Michigan

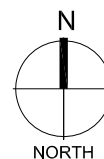


Figure
1

Wetland
Boundaries

PROJECT NUMBER
16169

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION
700 FULLER N.E
GRAND RAPIDS, MICHIGAN 49503-1918
PH: 616-632-6900
EMAIL: kcehmail@kentcountymi.gov



Adam London, PhD, RS, DAAS
Administrative Health Officer

Onsite Sewage Disposal Facility Permit

Property Location Street Address: 4422 76th St SE Caledonia MI 49316 Parcel #: 41-22-13-200-021 Township: Gaines Township 9100	Owner Information Owner Name: Kevin Offringa Address: 6205 Hanna Lake Caledonia MI 49316 United States Phone: (616) 881-7890 Email: kevin.offringa@outlook.com
Utilization: New Residential Wastewater Disposal Facility	

MINIMUM ISOLATION DISTANCES (FEET)

Water Wells	to septic tank	50	to drained	50
Basement Wall	to septic components	10		
Property Boundary	to septic tank	10	to drained	10
Groundwater Drainage Pipe	to drained	25		
Surface Waters	to septic tank	50	to drained	50
Water Supply Lines	to septic components	10/50*	*Denotes pressurized lines	

SPECIFICATIONS

Building Type	Single family residence	Number of Bedrooms	4
Sewage Absorption System Type	Mound	Delivery Type	Pressurized
Total Infiltrative Area (feet ²)	840	Dimensions (feet)	84 x 10
Bottom of Stone	On top of 2' of 2NS Fill Sand	Number of New Septic Tanks	2
Tank 1 Size	1000 gallons	Tank 2 Size	800 gallons
Pump Chamber Required	Yes	Pump Chamber Size	600 gallons
Effluent Filter Required	Yes	Risers Required (2nd Tank & Pump Chamber)	Yes
Pressure Test Required	Yes	Audio/Visual Alarm Required	Yes

Additional Requirements This permit is for installation of a pressurized mound septic system sized for a 4-bedroom house. Due to soil and site suitability restrictions, no additional bedrooms beyond 4 will be approved for on-site sewage disposal by this Department. Follow permit requirements and Kent County Sewage Disposal Regulations closely and contact this Department with any questions. DO NOT COMPROMISE, MODIFY or COMPACT the primary or reserve areas shown. Set drain bed stone upon 2' of 2NS washed sand with 4:1 slope over scarified topsoil in the designated primary area over Test Hole 8. Construct a surrounding taper of clean, coarse sand fill with 4:1 slope. Place 8-14" of good quality topsoil over the entire mound surface. Due to varying seasonal water level depth across site, DO NOT switch or alter the primary and reserve locations without prior approval from this Department. Sleeve the pressurized line that crosses under the stream, and adhere to EGLE requirements for stream crossings. No driveways/vehicular traffic, or paved surfaces are allowed over septic system components. Maintain all isolation requirements.

- Locate the septic system as shown on the attached drawing.

Homeowner or authorized agent is required to ensure that all plumbing associated with the septic system is up to current regulations. If no interior inspection was completed prior to permit issuance, documentation will be required at the time of final inspection.

Onsite sewage disposal facilities must be installed per Sewage Regulations of Kent County, Michigan and permit requirements. Visit <https://www.accesskent.com/Health/Environmental/well-septic.htm> for additional specifications. Permit may be voided if the site or site plan is changed without approval from this department. Final inspections are required prior to backfilling! Contact this office before 9:00 am for a final inspection.

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION
700 FULLER N.E
GRAND RAPIDS, MICHIGAN 49503-1918
PH: 616-632-6900
EMAIL: kcehmail@kentcountymi.gov



Adam London, PhD, RS, DAAS
Administrative Health Officer

- Water softener discharge may not enter the septic tanks.
- The installation of a septic tank effluent filter is required.
- The installation of a septic tank riser is required for tanks deeper than 20".
- Keep all heavy equipment away from the proposed drainage areas.
- Gravity sewer lines must be minimum 10' from water wells.
- Pressurized sewer lines must be minimum 50' from water wells.
- Do not install during wet soil conditions to prevent smearing. Contact this department for approval prior to installation.
- Geotextile fabric or straw cover is required over stone prior to backfilling.

Permit Issued By: Marcus Igo

ISSUE DATE: 2/7/2025

EXPIRATION DATE: 2/7/2027

Permits are non-transferable!

Homeowner or authorized agent is required to ensure that all plumbing associated with the septic system is up to current regulations. If no interior inspection was completed prior to permit issuance, documentation will be required at the time of final inspection.

Onsite sewage disposal facilities must be installed per Sewage Regulations of Kent County, Michigan and permit requirements.

Visit <https://www.accesskent.com/Health/Environmental/well-septic.htm> for additional specifications.

Permit may be voided if the site or site plan is changed without approval from this department.

Final inspections are required prior to backfilling! Contact this office before 9:00 am for a final inspection.

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION
700 FULLER N.E
GRAND RAPIDS, MICHIGAN 49503-1918
PH: 616-632-6900
EMAIL: kcehmail@kentcountymi.gov



Adam London, PhD, RS, DAAS
Administrative Health Officer

Water Supply Facility Permit

Property Location	Owner Information
Street Address: 4422 76th St SE Caledonia MI 49316	Owner Name: Kevin Offringa
Parcel #: 41-22-13-200-021	Owner Address: 6205 Hanna Lake Caledonia MI 49316 United States
Township: Gaines Township 9100	Phone: (616) 881-7890
	Email: kevin.offringa@outlook.com
Utilization: New Residential Well	

MINIMUM ISOLATION DISTANCES (FEET)

Septic Tank	50	Drainage Component	50	Replacement Area	50
Pump Chamber	50	Fuel Tank	50	Sewer Line	10/50*
Sump Pump	10	Sewage Ejector Pump	50	Footing Drain	10

*Denotes pressurized lines

PERMIT DETAILS

- Well Type Single Family Residential
- Minimum depth (feet) 25
- Grout per EGLE requirements
- Other requirements New residential permit. No unapproved cross-connections. Elevated arsenic area; arsenic testing required. Follow all isolation requirements.

WATER SAMPLING REQUIREMENTS

- Coliform bacteria and E. coli samples required
- Full partial chemistry samples required
- Arsenic samples required

Final approval of this well is required prior to use. Contact the Kent County Health Department to schedule an inspection. Final approval will not be granted until the following conditions are met:

- An onsite construction inspection is conducted.
- A completed well record is received from the well driller.
- Acceptable water sample results are submitted.

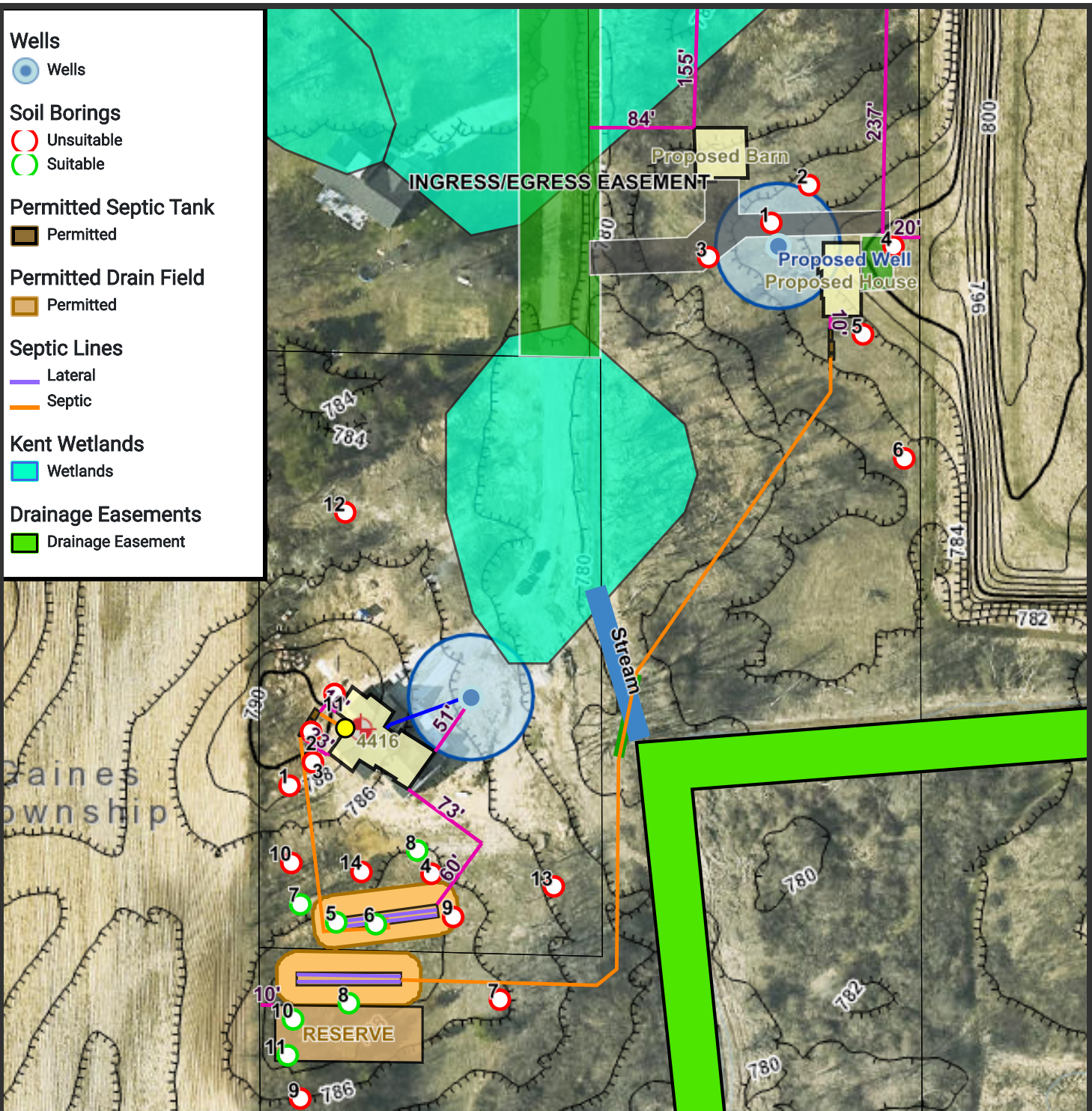
Permit Issued By: Marcus Igo

ISSUE DATE: 2/7/2025

EXPIRATION DATE: 2/7/2027

Homeowner or authorized agent is required to ensure that all plumbing associated with the water well is up to current regulations. If no interior inspection was completed prior to permit issuance, documentation will be required at the time of final inspection.

Construction shall be in accordance with Act 368, P.A. 1978, Part 127 as amended and/or Act 399, P.A. 1976 and/or the Water Supply Regulations for Kent County, Michigan. Since many factors affect the construction and operation of a water system, permit approval does not guarantee that quantity or quality of water will remain satisfactory.



4422 76th St. SE

New Well & Septic Permits

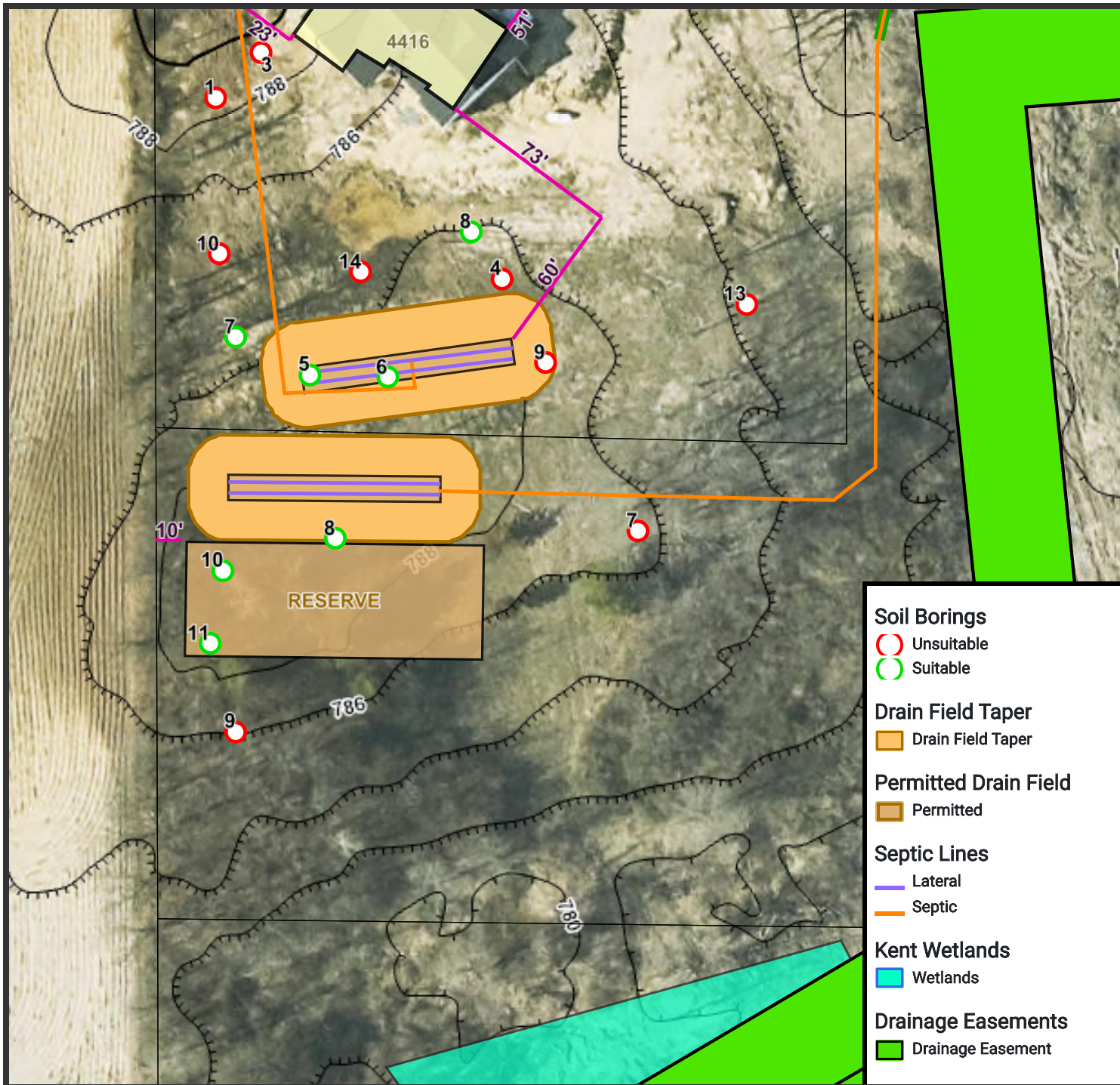
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40m
200ft



Map Publication:
02/07/2025 3:48 PM

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4422 76th St. SE

New Well & Septic
Permits



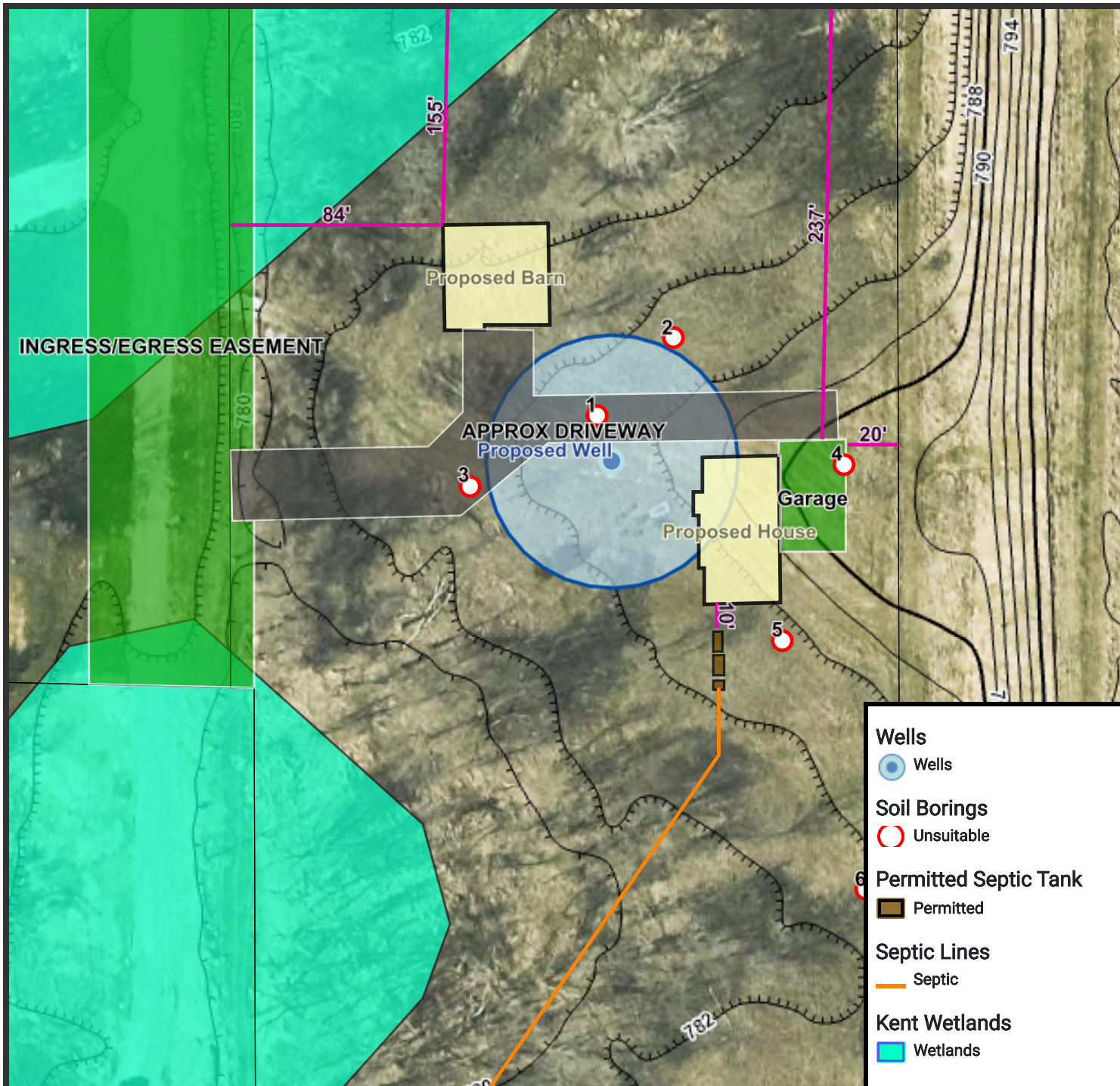
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4422 76th St. SE

New Well & Septic
Permits



Map Publication:

02/07/2025 3:49 PM



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Gaines Charter Township
Zoning Board of Appeals
8555 Kalamazoo Ave. SE
Caledonia MI 49316

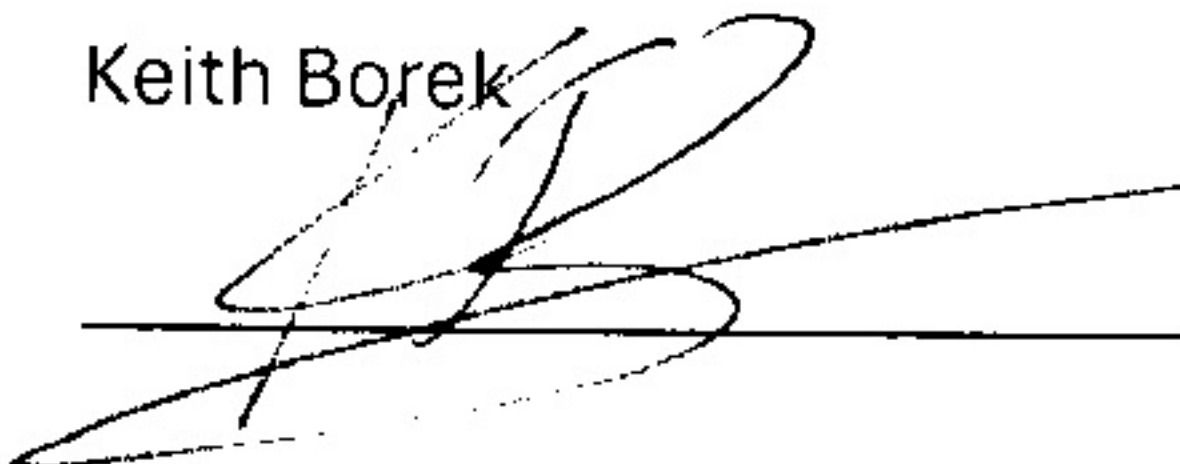
Friday, February 7, 2025

Good Afternoon,

We the undersigned neighbors, hereby acknowledge and approve the proposed variance request for Kevin and Amber Offringa's property. We believe that the requested dimensional variance does not negatively impact our properties, the character of the neighborhood, or any other concerns outlined in the requirements. We fully support Kevin and Amber Offringa's efforts to improve the property in the proposed manner as it is consistent with the neighborhoods character and appreciate the consideration given to potential impacts on our community.

Keith & Katelyn Borek
4410 76th Street
Caledonia MI 49316

Keith Borek

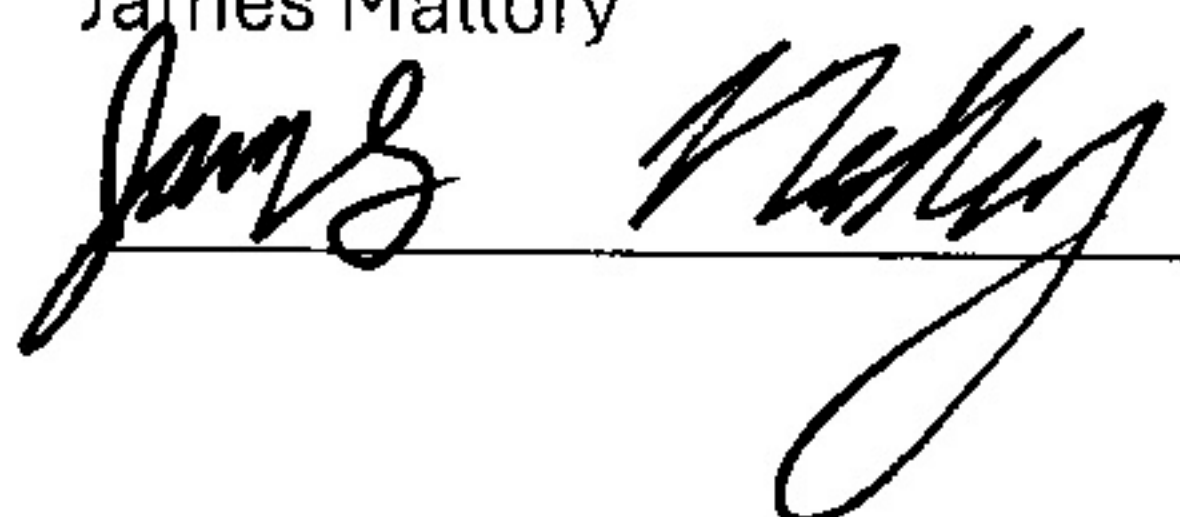
A handwritten signature in black ink, appearing to be 'KB', written over a horizontal line.

Katelyn Borek

A handwritten signature in black ink, appearing to be 'Katelyn Borek', written over a horizontal line.

James & Anessa Mallory
4416 76th Street
Caledonia MI 49316

James Mallory

A handwritten signature in black ink, appearing to be 'James Mallory', written over a horizontal line.

Anessa Mallory

A handwritten signature in black ink, appearing to be 'Anessa Mallory', written over a horizontal line.