

**CITY OF EAST GRAND RAPIDS  
CITY COMMISSION  
NOTICE OF PUBLIC HEARING**

The application of Calvin College for a special land use designation for the area of the campus that is in the City of East Grand Rapids will be introduced during the regularly scheduled meeting of the East Grand Rapids City Commission on Tuesday, July 5, 2016. A public hearing will be held at the next regularly scheduled commission meeting on Monday, July 18, 2016. No new development is proposed, but the college is proposing to use the existing "Ravenswood" house at 3222 Lake Drive, SE, for theme-centered housing for eight students and a live-in mentor. This use and the other existing campus uses, including athletic fields, are technically nonconforming with the existing R-1 Single Family zoning designation, and they are uses that are not specifically listed in the zoning ordinance. Under the "Similar Uses" procedures in the Zoning Ordinance (Chapter 50, Article 8, Section 5.75A), the Director of Public Works has determined that the uses are in the "Public and Institutional Uses" category and that they are similar to the "Private and Parochial Schools" subcategory, uses which may be permitted in all residential zones as special land uses. A special land use designation will better align the existing situation with the zoning ordinance and provides a process for any future requests. This hearing is held by the City Commission as required in Article 11 of the East Grand Rapids Zoning Ordinance, following the Planning Commission's recommendation to approve following its public hearing on June 14, 2016.

The application and plans may be viewed on the following pages, or at the Public Works Administration and Engineering office .

The City Commission welcomes your views in this matter. You may comment at the scheduled meeting or write to the City Commission, 750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506, or send an email to the recording secretary, Lynda Taylor, at [ltaylor@eastgr.org](mailto:ltaylor@eastgr.org). To be included in the hearing, written communications must contain the sender's name and address. Questions regarding this application may be directed to the Zoning Administrator at (616)940-4817, or by email to [tfaasse@eastgr.org](mailto:tfaasse@eastgr.org).

DATE: Monday, July 18, 2016  
TIME: 6:00 p.m.  
PLACE: East Grand Rapids Community Center Commission Chambers  
750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506

Thomas A. Faasse  
Zoning Administrator



**CITY OF EAST GRAND RAPIDS**  
750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506



**Zoning Review Application**

Project Name Calvin College - Ravenswood  
 Property Address 3222 Lake Drive and 3120 Lake Drive, East Grand Rapids, Michigan  
 Project Description Please see attachment

Type of Request (check)	Fee
<input type="checkbox"/> Site Plan Review (Administrative)	\$200*
<input type="checkbox"/> Site Plan Review (Intermediate)	\$300*
<input type="checkbox"/> Site Plan Review (Complete)	<del>\$500*</del>
<input type="checkbox"/> Rezoning Application	\$800
<input checked="" type="checkbox"/> Special Use Permit	\$500
<input type="checkbox"/> Planned Unit Development	\$1,000*

*(attach separate sheet if necessary)*

*\*Escrow fees may also be required.*

Permanent Parcel Number 41-18-02-115-003 (Ravenswood 3.6 acres)  
41-18-03-276-016 (24 acres)  
 Zoning District R.1  
 Current Property Use Institutional/Private School

Contact Information (Please provide email addresses.)

	Company	Address	Contact Person	Daytime Phone
Applicant	Varnum, LLP	Bridgewater Place, P.O. Box 352, (mdzimmerman@varnumlaw.com)	Matthew D. Zimmerman	338-6536
Owner	Calvin College	3201 Burton, S.E. Grand Rapids, MI 49546-4388	Sally VanderPloeg (svploeg@calvin.edu)	526-7112
Developer				
Designer				

See the back of this form for items that must be attached to this application at the time of submission.

Sally VanderPloeg  
 Property Owner Signature  
 Vice President for Administration & Finance, CFO  
4/11/16 Calvin College  
 Date

Matthew D. Zimmerman  
 Applicant Signature (if different)  
4/11/16 Varnum LLP  
 Date

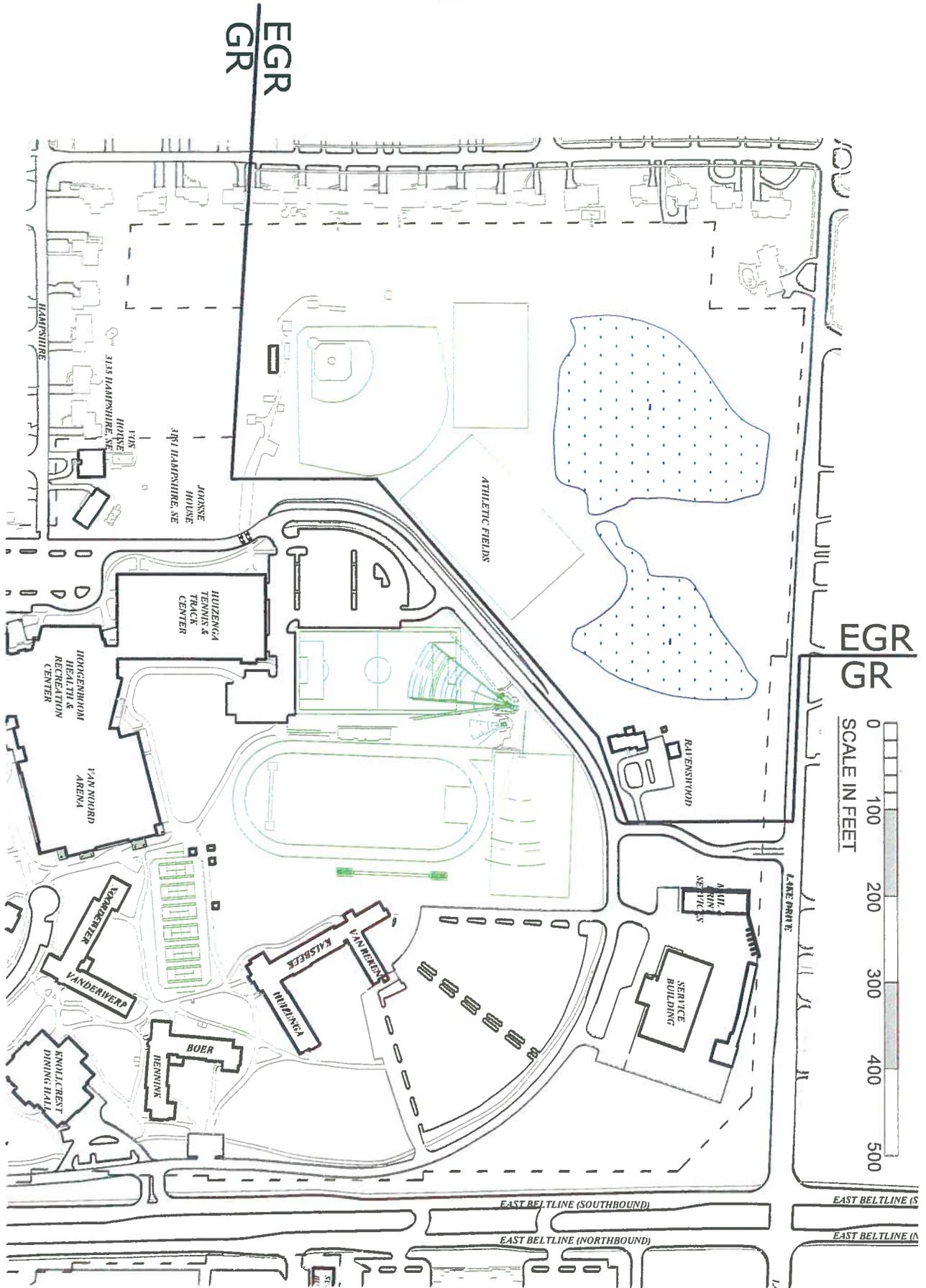
## Attachments Required For Preliminary Review

	Site Plan Review			Rezoning Application	Special Use Permit	Planned Unit Development
	Administrative	Intermediate	Complete			
A narrative describing the overall objective of the proposed project	X	X	X	X	X	X
Site Plan Drawings showing:						
A. Name of Applicant	X	X	X	X	X	X
B. North arrow	X	X	X	X	X	X
C. Legend	X	X	X	X	X	X
D. Scale of drawing	X	X	X	X	X	X
E. A location map w/exact location of project and surrounding area	X	X	X	X	X	X
F. Location, size, appearance of any existing or proposed signs	X	X	X	X	X	X
G. Location and type of exterior lighting	X	X	X	X	X	X
H. Screening and buffering with reference to dimensions and character	X	X	X	X	X	X
I. Dimensions of setbacks, locations, heights and size of buildings and structures	X	X	X	X	X	X
J. Proposed parking areas with lines showing individual spaces – include all barrier-free parking.	X	X	X	X	X	X
K. Highlights of changes made from existing building(s), parking or site plans.	X					
L. Locations of fire hydrants, curbs, gutters, utility lines, easements.	X	X	X	X	X	X
M. Topography of site			X	X	X	X
N. Proposed grading			X	X	X	X
O. Drainage, storm and sanitary sewers			X	X	X	X
Environmental Impact			X		*	*
Fiscal Impact Analysis			X		*	*
Traffic Impact Analysis			X		*	*

\* Depending on the scope of the development, these items may be required.

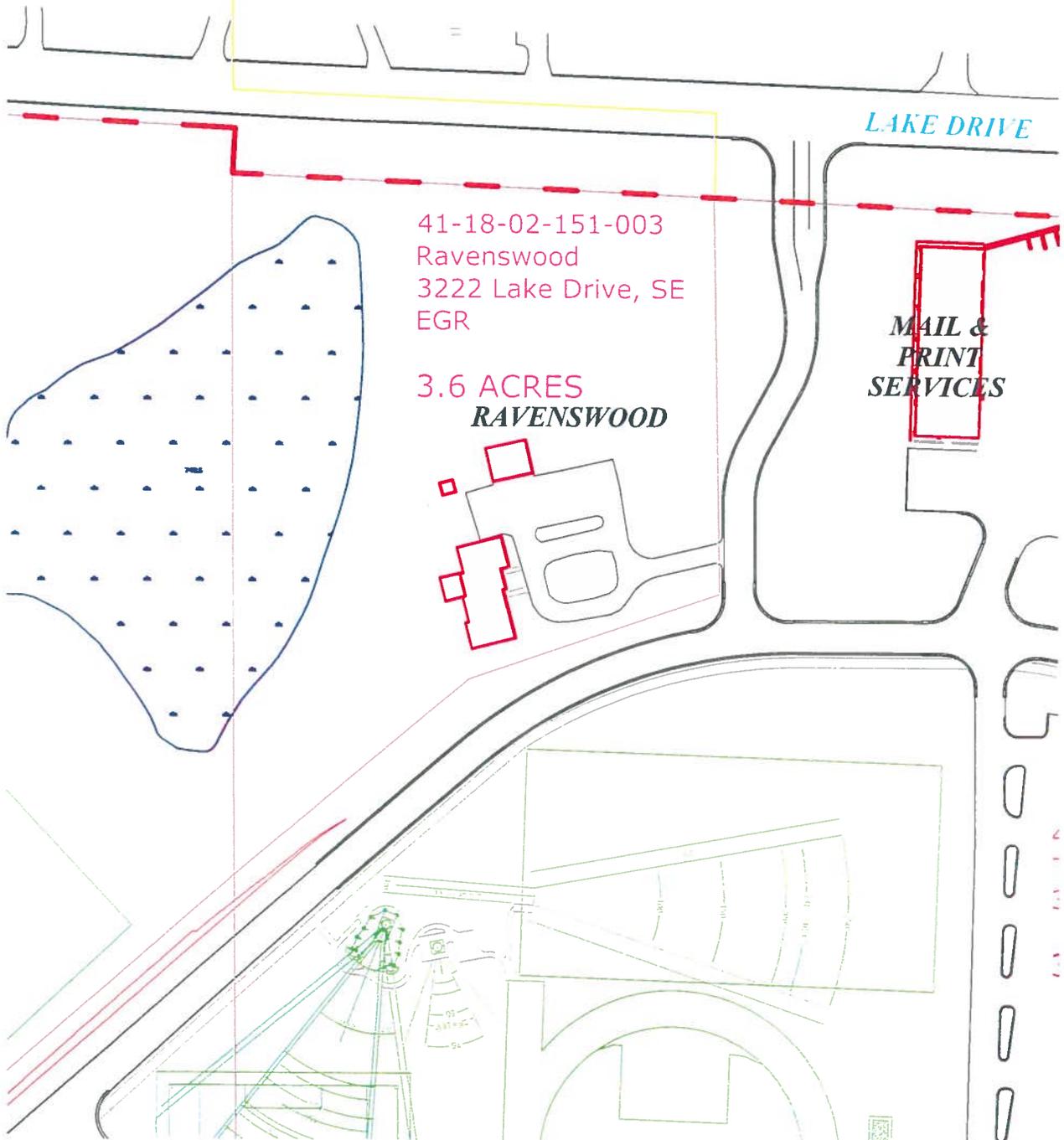
This list is provided as a summary of ordinance requirements, and additional information may be required in some cases. Please see the appropriate section of the City's zoning ordinance for complete details of all the above.

ATTACHMENT A



ATTACHMENT B

EGR  
GR



41-18-02-151-003  
Ravenswood  
3222 Lake Drive, SE  
EGR

**3.6 ACRES  
RAVENSWOOD**

LAKE DRIVE

**MAIL &  
PRINT  
SERVICES**

ATTACHMENT C

