

PETITION TO THE HOPKINS TOWNSHIP PLANNING COMMISSION

MEETING DATES ARE THE 4TH TUESDAY OF JANUARY, APRIL, JULY AND OCTOBER AT 7:30 PM IN THE HOPKINS VILLAGE/TOWNSHIP HALL 128 S FRANKLIN STREET.

P.U.D. ZONING _____

REZONING _____

CLASS II SPECIAL USE PERMIT _____

OTHER conditional rezoning

Mike Houseman - Wolverine Building Group

Petitioner _____

Address **4045 Barden St. SE Grand Rapids, MI** Telephone Number **616-949-3360**

Site Address (if different than above)
12th Street, Wayland MI parcel number: 10-001-018-00

Petitioner is the Property: Owner Contract Purchaser Tenant Other **Owner Representative**

Name of Parcel Owner(s) (if different than petitioner) **Schanz Family Trust**

Acreage **24.67** Parcel Tax ID **10-001-018-00**

Current Zoning **C1** Tax Classification **agriculture**

Any past or present violations of zoning, building, health, blight, nuisance or other laws? **none**

If yes please explain: _____

How many dwellings are on this parcel?
none - two barns

Parcel History **farming/agriculture**

Nature of Surrounding Neighborhood is: **farming/agriculture**

If my petition is granted, I intend to do the following:
construct auto dealership with auto service center and car wash for washing dealership vehicles

The effect on the surrounding neighborhood will be: **no effect**

Describe any facts or circumstances which justify the petition: _____

It is already zoned commercial, but rezoning to C2 is necessary to construct a car dealership. The lot is adjacent to the highway where other C2 lots exist (on the other side)

Describe any written materials the Planning Commission should examine: none

YOU MUST SUBMIT A SITE PLAN CLEARLY DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED USE OF THE PROPERTY

Planned Construction: Type masonry & steel building
Cost \$ 6,000,000 +/-
Start Date March 2026
Finish Date December 2026

Petitioner swears and affirms the information provided (including exhibits and statements at the Board hearing) is accurate and complete to the best of his/her knowledge and belief. Petitioner understands that any intentional or negligent misrepresentation or significant change of plans in connection with this petition is grounds for the immediate revocation of any favorable action taken by the Board. Petitioner understands that the hearing fee is non-refundable.

Date 2/16/2026 Petitioner's Signature _____

DO NOT WRITE BELOW THIS LINE---FOR TOWNSHIP USE ONLY

Submitted: ___ Health Dept. Permits ___ Survey ___ Site Plan
___ Blue Prints ___ Photo/Video ___ Other

Hearing Fee Paid ___ Date ___ Check ___ Cash ___

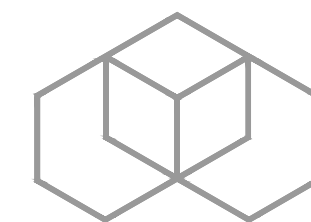
Hearing Date _____ Publication Date _____

Copies Sent to P.C. Members _____

Surrounding parcel-owner notices prepared and sent _____

Original in Binder _____

Other Comments: _____



PARADIGM DESIGN
ARCHITECTS | ENGINEERS

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Grand Rapids | Phoenix
www.paradigmae.com

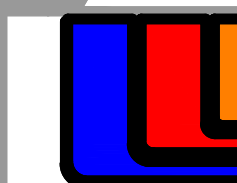
CITY OF WAYLANC

PROJECT

**CAR
DEALERSHIP**

HOPKINS TOWNSHIP

CLIENT



**WOLVERINE
BUILDING GROUP**

4045 Barden SE
Grand Rapids, MI 49512
Phone: 616-949-3360
Fax: 616-949-6211

RELEASE DATE

△	DATE	DESCRIPTION
	10-10-25	REZONE SUBMITTAL

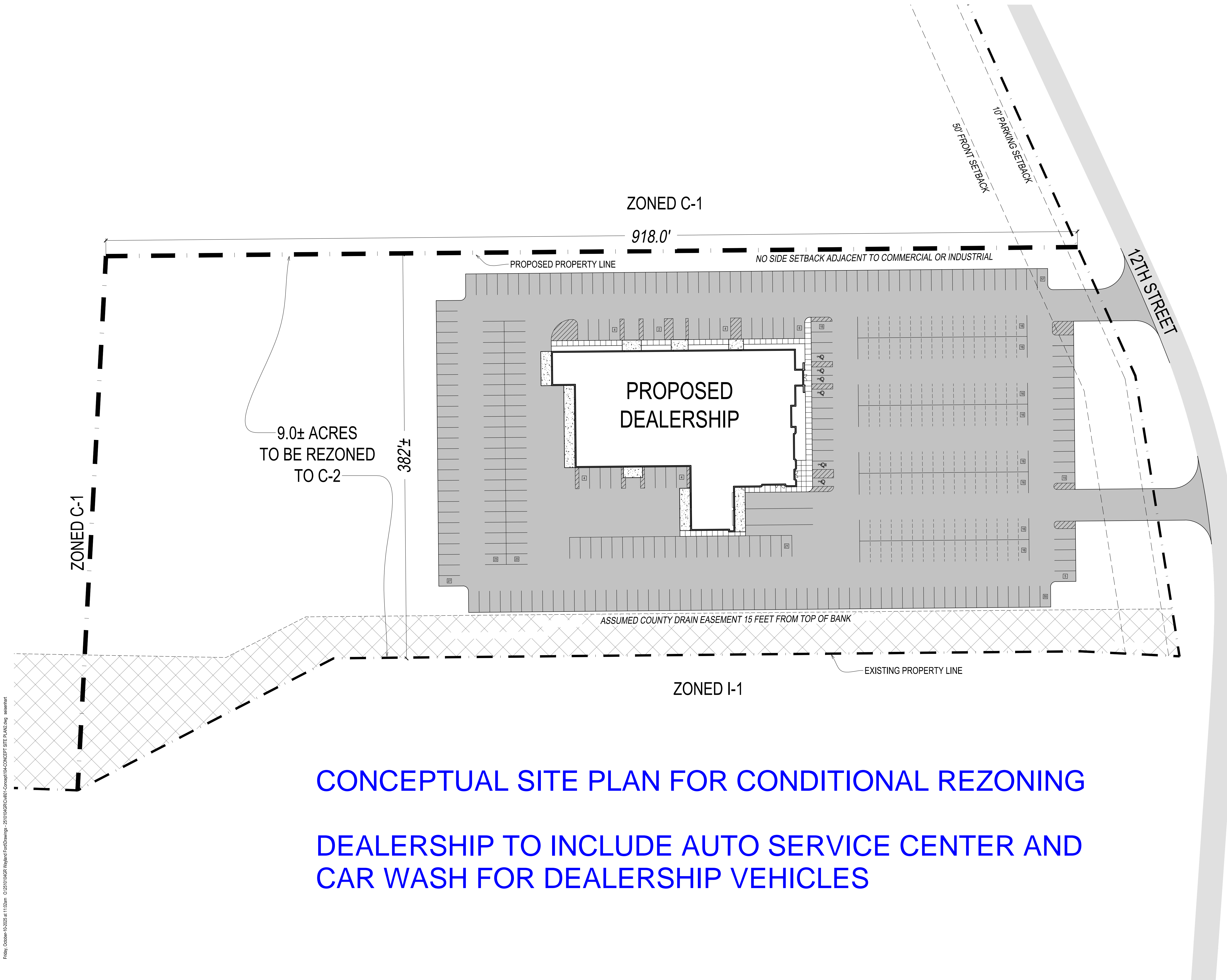
PROJECT

2510104GR

SHEET

SITE PLAN

C-100



CONCEPTUAL SITE PLAN FOR CONDITIONAL REZONING
DEALERSHIP TO INCLUDE AUTO SERVICE CENTER AND
CAR WASH FOR DEALERSHIP VEHICLES

Friday, October 10, 2025 at 11:03am O:\2510104GR\Wayland\FordDrawings - 2510104GR\0101-Concept\104-C-CONCEPT SITE PLAN.rvt mskshart