



1575 142nd Ave, DORR, MI 49323
Ph. (616) 877-2000 Fax (616) 877-4455
www.pcimi.com

STAFF REPORT

TO: Hopkins Township Planning Commission
FROM: Tim Johnson, PCP, Planner/Zoning Administrator
DATE: April 8, 2026
RE: Lodenstein Rezoning Request: AG to R-2

The Planning Commission will consider this request at its upcoming meeting. The Planning Commission’s responsibility is to hold a public hearing and thereafter to make a recommendation to the Township Board which will make the final decision.

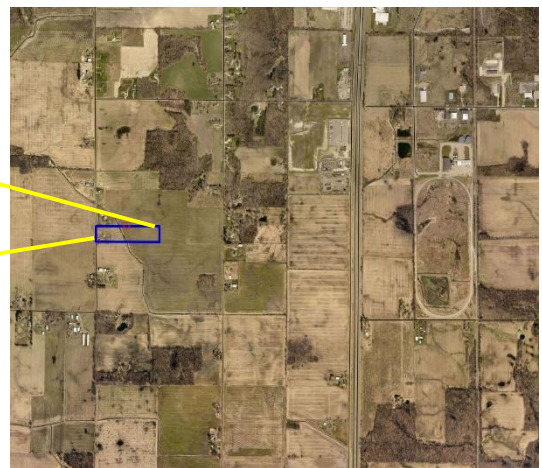
Applicant & Property Owner:

David Lodenstein
3261 14th Street
Hopkins, MI 49328

Request:

To rezone a 9.18 acre parcel with approximately 287 feet of road frontage from the Agriculture Zoning District to the R-2, Low Density Residential District. The applicant is seeking the R-2 zoning to split the property and create a buildable lot for a family member.

Location of Property: East side of 14th Street south of 133rd Avenue Parcel number 10-012-017-00.



Existing Use: A single family house and one accessory building exist on the property. The remainder of the parcel has been farmed for cropland for many years.

Adjacent Land Uses: Primarily active farmland with scattered single family houses along 14th Street.

Adjacent Zoning:

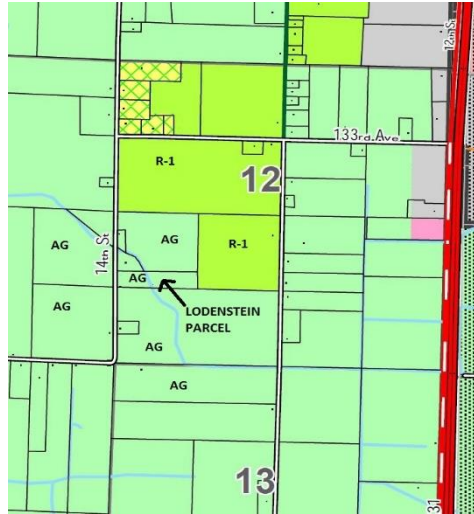
North: AG and R-1, Rural Estate

East: R-1

West & South: AG

Streets & Access

The parcel has frontage on 14th Street which is an unpaved local road maintained by the Allegan County Road Commission.



Natural Site Features.

The site is relatively flat and has been used for raising crops. Soils consist of areas of Prime Farmland and Prime Farmland if drained. Selkirk Creek bisects the parcel in a south to north direction traveling to intersect with the Rabbit River to the west.

The Soil Suitability Map (Map 3-4) in the Master Plan shows that the site consists of soils with very limited suitability for supporting buildings (development) and septic systems.

RELEVANT ZONING ORDINANCE REGULATIONS.

The requested **R-2 Zoning District** allows single and two family dwelling units as permitted uses. Special uses include churches, private and public schools, libraries, museums, parks, playgrounds, community centers, governmental, administration, or service buildings which are owned and operated by a governmental agency or a noncommercial organization.

The minimum lot size for a single family dwelling is 15,000 square feet with 100 feet of lot width. A two family dwelling requires a minimum lot size of 30,000 square feet with 100 feet of lot width. These minimums are based on the dwellings served by a private well and septic system.

Compliance with the Master Plan.

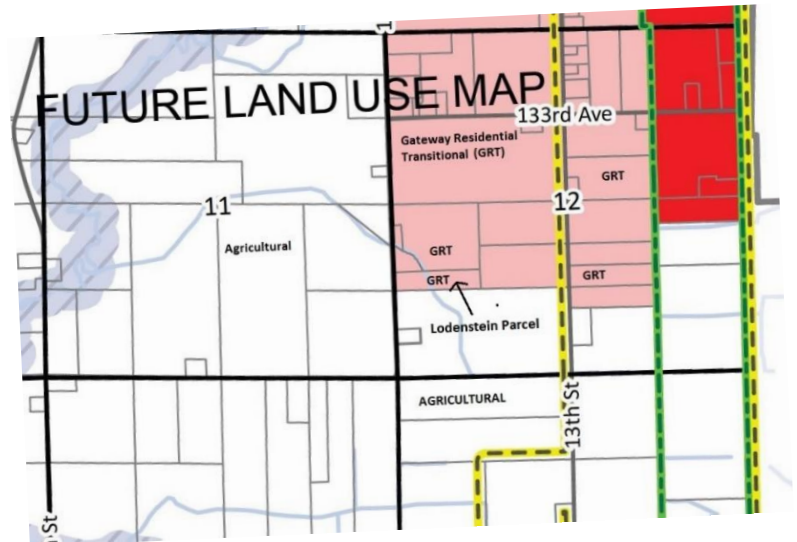
The 2024 Hopkins Township Community Master Plan recommends **Gateway Residential Transitional Area (GRT)** for this site and the area east of 14th Street to just west of U.S.131 from 135th Avenue to one-half mile south of 133rd Avenue. See the following Future Land Use Map illustration.

The GRT designation would permit this area to be developed under the R-2, Low Density Residential and the R-3, Medium Residential Zoning District regulations once public water and sanitary sewer and adequate roads are provided to properly serve the density allowed by these zoning districts..

Page 53 of the Plan provides the following description of the planned GRT area:

“The envisioned mix of uses includes low density residential subdivisions as well as alternative medium density home styles such as attached three-plexes, four-plexes and multi-family residences at a density of 8 to 9 units per acre. Due to the densities involved, no new R-2 or R-3 Zoning Districts should be created unless and until public sewer is made available and local roads can handle the increased traffic volumes.”

Page 58 of the Plan also states: *“Lands will remain in AG and R-1 zoning in the interim until utilities and public improvements allow for more intense development.”*



ANALYSIS OF REZONING REQUEST

The following analysis will assist the Planning Commission in deciding on this rezoning.

A. Can the property reasonably be used under its present Agricultural zoning classification?

Yes, the property has been used for farming and residential use for many years and conditions in the area are not likely to alter the existing uses on the property.

B. Is the proposed location for the requested R-2 Zoning appropriate for the range of uses permitted?

The property is located on an unpaved local County Road and public utilities are not available. The Master Plan recommends that permitted and special uses in R-2 zoning districts be served by public sanitary sewer and water and adequate roads. Therefore, the range of R-2 Zoning District uses would not be appropriate for this location.

C. What will be the likely impact if the property is rezoned to R-2 and developed accordingly?

The applicant wishes to split the property to construct a single family house. The impact on surrounding uses and 14th Street would be minimal. However, once rezoned to R-2 a two family dwelling could also be constructed which may be more noticeable and impactful. Special Uses allowed in the R-2 Zone such as a church would need Planning Commission approval. If approved, such uses

would alter the visual character of the area and likely have a negative impact on surrounding uses and the condition of 14th Street.

D. Is the proposed rezoning consistent with development trends in the area?

The single family house immediately north of the applicant's property was built in 2000 but no other development has occurred in the area since then.

E. Can the uses permitted in the proposed zone be adequately served by public utilities and roadways?

No. Any development on the site will need to be served by on-site water and septic systems which are subject to approval from the Allegan County Health Department.

F. Is the proposed rezoning consistent with both policies and the uses proposed for that area in the Township Master Plan?

No. As noted on the previous page, the Township Community Master Plan proposes R-2 and R-3 Zoning district development of this property and adjacent properties but only when public utilities and adequate roads are provided.

SUMMARY OF REZONING ANALYSIS

The applicant's request to rezone the property to the R-2 Zoning district would allow him to split the property and create a new parcel on which to construct a single family house. The impact of this would be minimal and would be compatible with surrounding properties and roads. While the requested R-2 zoning for this parcel is supported by the 2024 Township Community Master Plan the timing of the request is not.

The Plan only supports R-2 zoning for this and surrounding parcels when public utilities and adequate roads are provided. Therefore, the request to rezone the applicant's property at this time is not supported by the 2024 Township Community Master Plan..

The Planning Commission should consider the rezoning analysis in this report in making its recommendation to the Township Board. Any motion should provide findings of fact that support the recommendation.

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 X

CLASS II SPECIAL USE PERMIT _____

OTHER _____

Petitioner David Lodenstein

Address 3261 14th St Telephone Number 616-293-1667

Site Address (if different than above)

Petitioner is the Property: Owner Contract Purchaser Tenant Other _____

Name of Parcel Owner(s) (if different than petitioner) _____

Acreage 10

Parcel Tax ID 03-10-012-017-00

Current Zoning A Rezoned to R-2

Tax Classification _____

Any past or present violations of zoning, building, health, blight, nuisance or other laws? no

If yes please explain: no

How many dwellings are on this parcel?

1

Parcel History I've owned for 46 years

Nature of Surrounding Neighborhood is: mostly ag fields

If my petition is granted, I intend to do the following:

Be My son plans to build a house

The effect on the surrounding neighborhood will be: minimal

Describe any facts or circumstances which justify the petition: We are getting older and would like family nearby & to keep the property in the family

Describe any written materials the Planning Commission should examine: _____

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

Planned Construction: Type Single family
Cost \$ 150,000
Start Date 5-1-2026
Finish Date 10-1-2026

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 3-31-2026 Petitioner's Signature David Rodin

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: _____

Hopkins Township
128 S. Franklin St. Hopkins, MI 49328
Planning Commission
Notice of Public Hearing

Notice is hereby given that pursuant to PA 110 of 2006, the Michigan Zoning Enabling Act, the Hopkins Township Planning Commission will hold a regular meeting and Public Hearing on Tuesday, May 26, 2026, at 7:30 p.m. at Hopkins Township Hall, 128 South Franklin, Hopkins MI, 49328.

The following items will be heard, considered, and possibly have action taken upon them:

1. An application from David Lodenstein, applicant, owner of the property at 3261 14th Street known as permanent parcel number 03-10-012-017-00, to rezone said property from the Agricultural Zoning District to the R-2, Low Density Residential Zoning District. The property is legally described as follows: S 1/4 NW 1/4 SW 1/4 EX COM AT NW COR THEREOF TH S 23' TH N 89 DEG 13'02" E 1342.96' TO A PT ON E LIN W 1/2 SW 1/4 WHICH IS 11' S OF NE COR OF SD S 1/4 NW 1/4 SW 1/4 TH N 11' TH W TO POB SEC 12 T3N R12W (86)
2. Any other such items as come properly before the Planning Commission.

PLEASE TAKE FURTHER NOTICE that Hopkins Township will provide necessary, reasonable auxiliary aids and services at the hearing to individuals with disabilities upon five (5) days written notice to the Township Clerk at PO Box 217, Hopkins, MI 49328, by phone 269-793-3188 or by email to clerk@hopkinstownship.org.

A copy of items summarized herein are available for viewing online at www.hopkinstownship.org.

HOPKINS TOWNSHIP CLERK
STACEY TIMMER
269-793-3188