



# City of East Grand Rapids, Michigan

## CITY OF EAST GRAND RAPIDS PLANNING COMMISSION NOTICE OF PUBLIC HEARING

A public hearing will be held on the special land use request application of Bill Cole for the property address of 2179 Wealthy Street SE (Suite #2169). The applicant is requesting to use the 1<sup>st</sup> floor of the commercial building to operate his State Farm insurance business. Section 5.36 of the city's zoning ordinance lists insurance offices operating on the ground level within the C-1 Commercial District as needing a special land use permit. This space used to contain the business "Studio Smooth" next to "D&W Fresh Market".

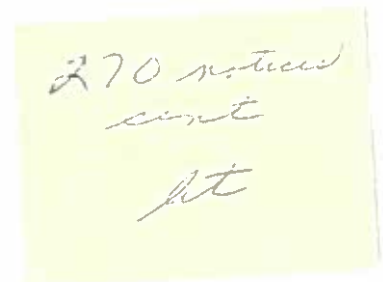
The application and plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at [www.eastgr.org/notices](http://www.eastgr.org/notices).

The Planning Commission welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Planning Commission at 750 Lakeside Drive SE, East Grand Rapids, MI 49506. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this request, please contact the undersigned at (616)940-4817, or [amizikar@eastgr.org](mailto:amizikar@eastgr.org).

Date: Tuesday, March 12, 2019  
Time: 5:30 p.m.  
Place: East Grand Rapids Community Center Commission Chambers  
750 Lakeside Drive SE, East Grand Rapids, MI 49506

Aleksander P. Mizikar  
Zoning Administrator

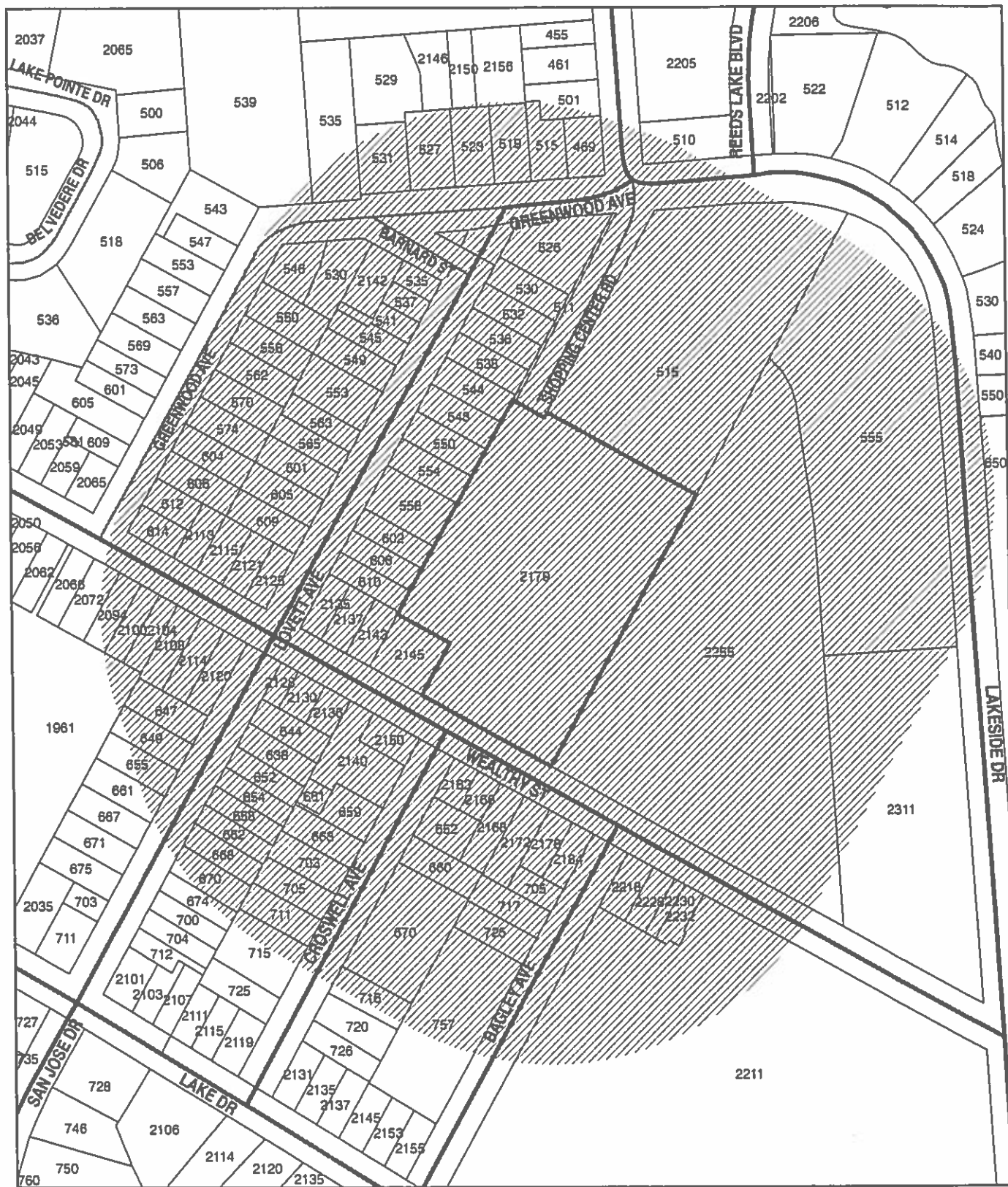


**PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION**

750 Lakeside Drive, SE • East Grand Rapids, Michigan 49506  
Telephone (616) 940-4817 Fax (616) 831-6121 [www.eastgr.org](http://www.eastgr.org)

Partners with

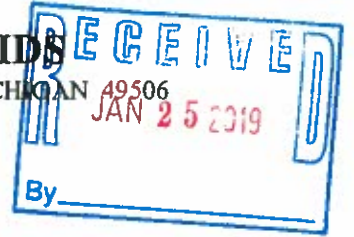




**SPECIAL USE PERMIT**  
**2169 Wealthy Street, S.E.**



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



**Zoning Review Application**

Project Name BILL COLE - STATE FARM  
 Property Address 2169 WEALTHY ST SE  
 Project Description INSURANCE & FINANCIAL SERVICES OFFICE MOVING FROM 2143 WEALTHY ST SE.  
 (attach separate sheet if necessary)

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)	\$500*
<input type="checkbox"/> Rezoning Application	\$800
<input checked="" type="checkbox"/> Special Use Permit	\$500
<input type="checkbox"/> Planned Unit Development	\$1,000*

\*Escrow fees may also be required.

Permanent Parcel Number 41-50-44-020-821  
 Zoning District C-1  
 Current Property Use VACANT / SPA

Contact Information (Please provide email addresses.)

	Company	Address	Contact Person	Daytime Phone
Applicant	BILL COLE INSURANCE AGENCY, INC. DBA BILL COLE-STATE FARM	2169 WEALTHY ST SE GRAND RAPIDS, MI 49506	BILL COLE	616-458-4994
Owner	DAVID JON GEENEN			
Developer				
Designer				

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

[Signature]  
 Property Owner Signature

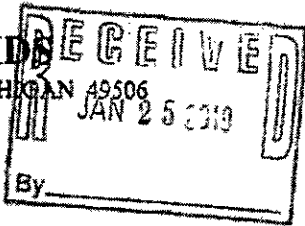
Applicant Signature (if different)

1/21/2019  
 Date

Date



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



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<input type="checkbox"/> Rezoning Application	\$800
<input checked="" type="checkbox"/> Special Use Permit	\$500
<input type="checkbox"/> Planned Unit Development	\$1,000*

\*Escrow fees may also be required.

Permanent Parcel Number 41-50-74-020-921  
 Zoning District C-2  
 Current Property Use VACANT / SPA

Contact Information (Please provide email addresses.)

	Company	Address	Contact Person	Daytime Phone
Applicant	BILL COLE INSURANCE AGENCY, INC. DBA BILL COLE-STATE FARM	2169 WEALTHY ST SE GRAND RAPIDS, MI 49506	BILL COLE	616-458-4994
Owner	RICHARD GEENEN			
Developer				
Designer				

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

[Signature]  
 Property Owner Signature  
Richard Geenen (Richard Geenen)  
1/21/2019  
 Date

[Signature]  
 Applicant Signature (if different)  
 \_\_\_\_\_  
 Date

After 10 years at one location in Gaslight Village Bill Cole Insurance Agency, Inc. is moving from ground floor location at 2143 Wealthy St SE to ground floor location at 2169 Wealthy St SE.

Application for special land use to be office on ground floor.



*W. Cole*

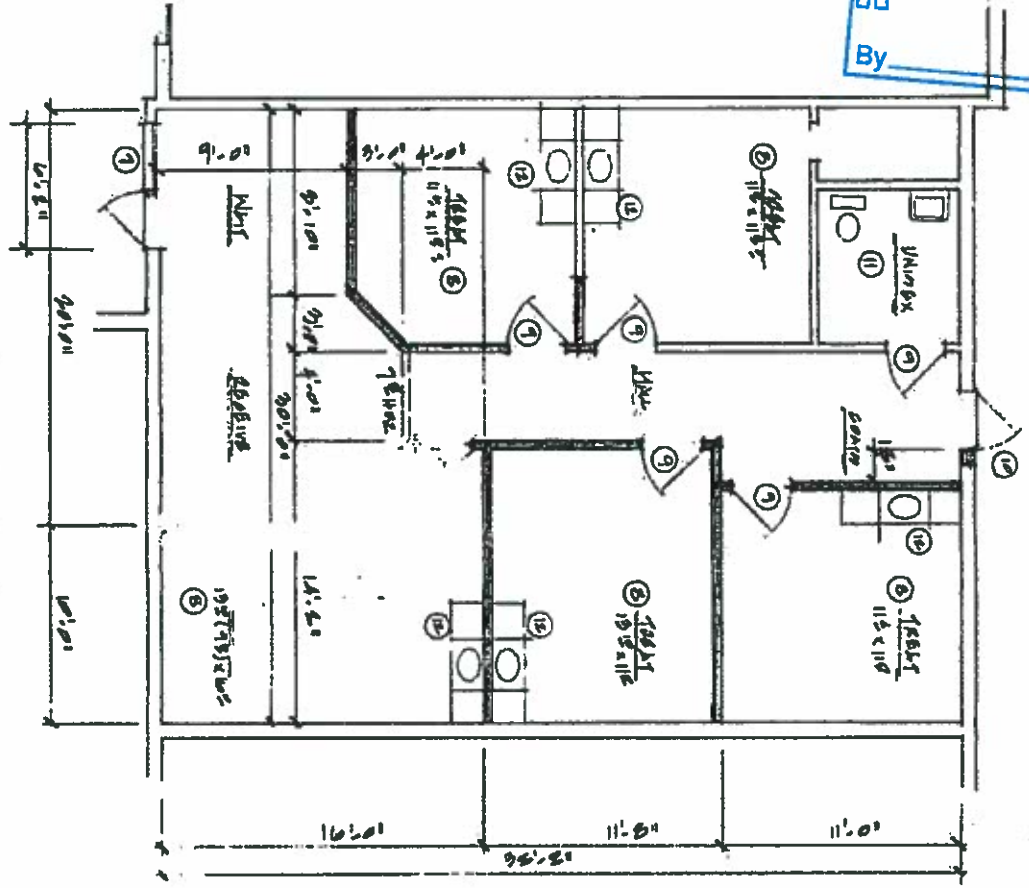
THANKS ALEX.



Bill Cole Insurance Agency, Inc. is applying for special land use approval to have a ground floor office in the plaza on Wealthy St that is home to D&W and Subway. Our office exterior will have no change in appearance from the current look other than our signage that will be permitted and suitable for the area. We have been a ground floor office in our current space located at 2143 Wealthy St SE and have done our best to be a great addition to the community. Keeping our space clean, decorating for holidays, sponsoring decorations, parades, fireworks, etc. in the village and being part of and volunteering at community events (Taste of East and Christmas Tree Lighting). Myself as the business owner volunteered and sat on the board of the Gaslight Village Business Association for five years. Our office use will only continue to enhance the area in and around us as we serve our clients in East Grand Rapids and the surrounding areas. We will continue to be a great part of the community through our work, volunteering, and our patronage of our many business neighbors here in Gaslight Village.

Thank you for your time and consideration. We look forward to being a positive part of this community going into the future.

**RECEIVED**  
 JAN 25 2019  
 By \_\_\_\_\_



RENOVATION FLOOR PLAN  
 1/4" SCALE

**SHEET #2 OF 3**

SEPT. 12, 2012

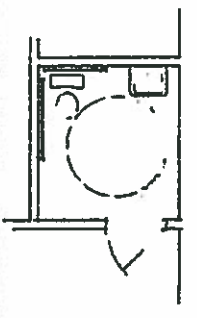
PLAN 011-02

**FOR: CLAYTON CORPORATION**  
**GASLIGHT VILLAGE SHOPPING CENTER**  
 ESTERLING AVENUE

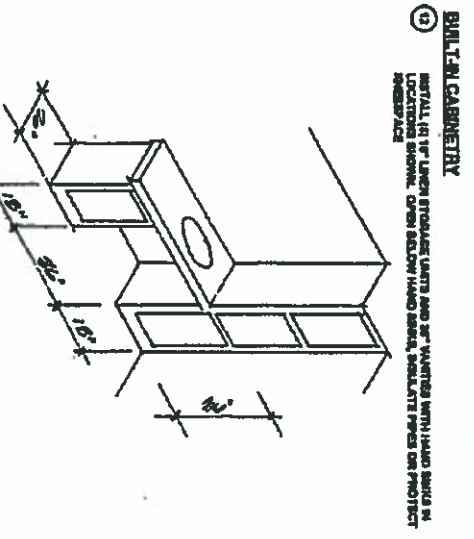


**denis childress & associates**  
 Residential and Commercial Designers  
 1875 BOEHM SW, Suite 2005  
 Denverville, Michigan 48045  
 Phone: (573) 334-6484

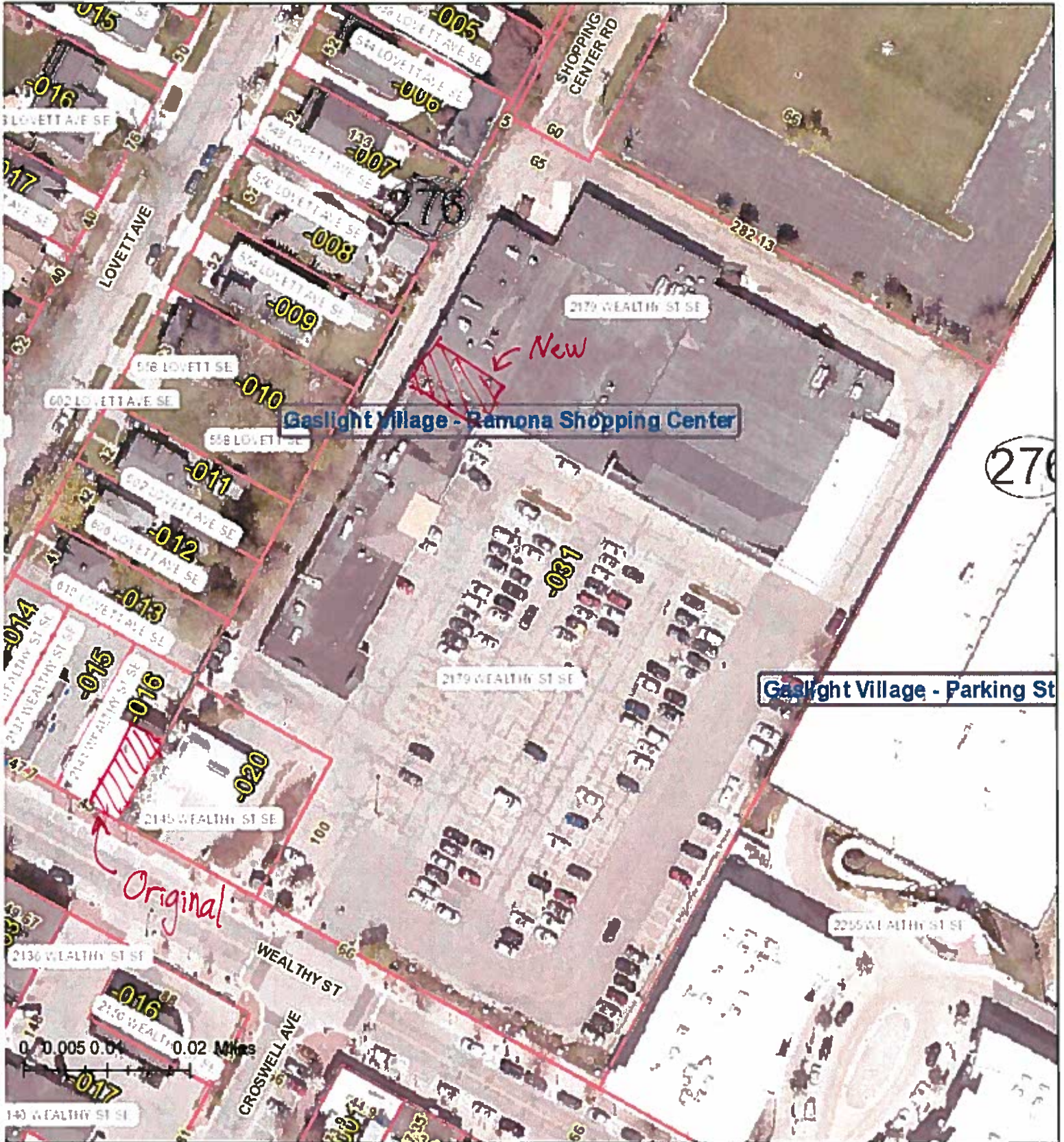
- NEW CONSTRUCTION**
- ① NEW 42" HOLLOW METAL FRAME STRENGTHENED LOCATE NEW 30" ENTRY DOOR WITH CLOSURE HARDWARE AS SHOWN.
  - ② ROOM SECS SHOWN ARE INDICATED AND SHOULD BE COMPARED WITH MEASUREMENTS AND COMPONENTS IN THE EXISTING STRUCTURE. CONSTRUCTION OF EXISTING WALLS AS FOLLOWS:
  - ③ GALVANIZED STEEL STUDS IN BAYED ON CENTER
  - ④ 1/2" ROCK WOOL INSULATION EACH SIDE APPLIED HORIZONTALLY WITH JOINTS OVERLAP WITH TAPE AND JOINT COMPOUND
  - ⑤ INSTALL 1/2" 18" ATTORNEY HOLLOW CORE DOORS AS SHOWN
  - ⑥ INSTALL 30" STEEL REAR SERVICE DOOR WITH CLOSURE HARDWARE



- ACCESSIBILITY DETAILS**
- ① EXISTING 30" REAR AND 42" NEW OVER BASE, W.C. & WALL HANG HARDWARE IN UNBUILT LAY TO REMAIN









**Proposed New Location for State Farm (Old Studio Smooth)**



**Original Location of State Farm (2143 Wealthy Street SE)**

