

CITY OF EAST GRAND RAPIDS  
NOTICE OF PUBLIC HEARING

A public hearing will be held at the date, time, and place listed below on the application of Gregory and Kristi Artz, the owners of 340 Gracewood Dr. SE, for a division of the property at that address into two individual lots. The northern parcel, containing the existing house, would measure 125.5 feet wide by 144 feet deep, approximately 18,072 square feet; the southern parcel, currently undeveloped, would have a curved front lot width of approximately 174.25ft, a north side length of 144 feet, a south side length of 158.5 feet, and a total area of approximately 23,636 square feet. The proposed parcels conform to the dimensional requirements of the R-1 zoning district. A public hearing on the land division is required in Section 5.406 of the zoning ordinance.

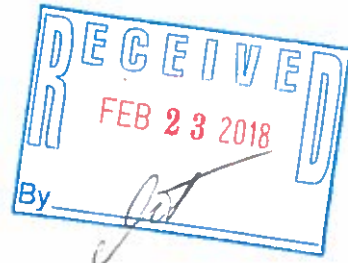
The application and plans may be viewed on the following pages, or in the Public Works Administration office at the Community Center.

Comments will be received at the scheduled meeting or may be submitted in writing to: East Grand Rapids City Commission, 750 Lakeside Drive SE, East Grand Rapids, Michigan, 49506, or by email to the City Clerk at [kbrower@eastgr.org](mailto:kbrower@eastgr.org). To be entered into the record, written communications must contain the sender's name and address.

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

DATE: Monday, April 16, 2018  
Time: 6:00 p.m.  
Place: East Grand Rapids Community Center Commission Chambers  
750 Lakeside Drive SE  
East Grand Rapids, MI 49506

Aleksander P. Mizikar  
Zoning Administrator



CITY OF EAST GRAND RAPIDS  
LAND DIVISION REQUEST APPLICATION

Date: 2.21.18

Note to Applicant: Please pay careful attention to answer the questions in this application as accurately and completely as possible. This will give you the best possibility of your application appearing on the earliest agenda for action by the City Commission.

All requests for a land division are subject to a public hearing. The applicant will be advised of the hearing date, time and location and is requested to present a verbal summary of the request to the City Commission at the public hearing. In addition, the City Services Office will publish notice of the public hearing in a newspaper of general circulation in the local unit of government, as well as, provide notice of the public hearing to all property owners within a 500 foot radius of the subject property not less than fifteen (15) days before the date the application will be considered.

A non-refundable filing fee of \$300.00 must accompany your application.

Property Owner (1):	Gregory J. Artz	Property Owner (2):	Kristi E. Artz
Address:	340 Gracewood Dr SE Grand Rapids, MI 49506	Address:	"SAME"
Daytime Phone:	616-676-6642	Daytime Phone:	616-676-6623
Property Address (If different from above)		Property Address (If different from above)	
Permanent Parcel No.	*39-42	Permanent Parcel No.	*39-42

This Land Division/Lot Split is to:

41-14-27-454-027

- Create additional buildable lot(s)
- Relocate existing property line between residences
- Other - Please describe: \_\_\_\_\_

The following items shall be provided with the application (please attach all necessary documents):

1. Legal description of property(ies). - provided. NEDREVELA
2. A survey prepared by a registered surveyor of the parcel as it exists, including all buildings located on the parcel, and showing the proposed lot division or partition, including the minimum building setback lines as required for the zoning district in which the property is located for each parcel.  
provided by Randal J. Vusteven - Professional Surveyor NO. 28429

(over)

3. A copy of a title search showing restrictions and covenants applicable to the parcel. In addition, include any restrictions or covenants which the owner intends to place on the resulting parcels should the proposed land division be approved.
4. A statement of impact on properties in the surrounding area resulting from the proposed submission. This statement shall include, but not be limited to, a review of the standards set forth in Section 5.406A(3) of the code. (Copy attached.)
5. Other information as may be requested by city staff such as information regarding the location of drainage courses.

*[Handwritten Signature]*

Signature of Property Owner 1

2-21-18

Date

*[Handwritten Signature]*

Signature of Property Owner 2

2/21/18

Date

Do not write below this line – Office use only.

Commission Approval Date: \_\_\_\_\_

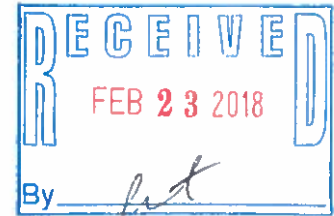
New Permanent Parcel ID # (s): \_\_\_\_\_

New Street Address(es): \_\_\_\_\_



City of East Grand Rapids  
 City Services  
 750 Lakeside Dr. SE, East Grand Rapids, MI 49506  
 Phone 616.940.4817 FAX 616.831-6121

February 21, 2018



RE: Gregory and Kristi Artz  
340 Gracewood Dr. SE  
Parcel # 39-42.

Statement of Impact on surrounding area with regard to Section 1. Subsection A(3) of Section 5.406 of Chapter 54 of Title V of the Code of the City of East Grand Rapids.

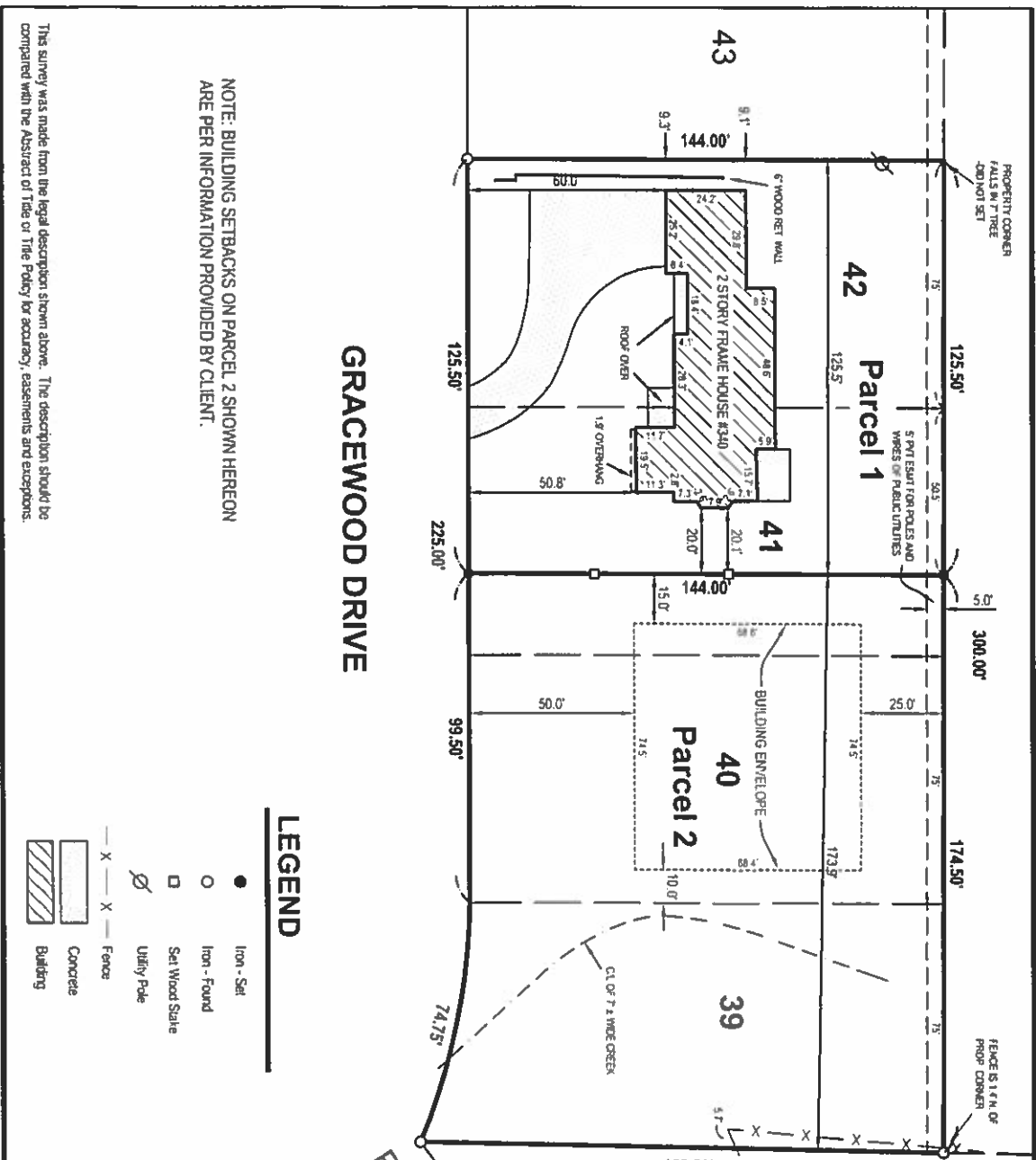
Regarding subsection (3): The proposed land division will not adversely affect adjacent uses or properties. The neighborhood is made up of single family homes and the Lot split will result in new construction of a single-family residence in keeping with the other houses within the neighborhood and surrounding area.

The conformity of the resultant parcels will be consistent and in harmony with other parcels within 500 feet.

The location and size of the resultant parcels in relation to the size, shape and area are consistent with other parcels within 500 feet.

There is a drainage area that runs through Lot 39 and will not be disturbed as it drains a wetland area in the land space between Gracewood Dr. and Manhattan Rd. The building of a single-family residence on the proposed lot split (Parcel 2) will be placed on the northern aspect of the Parcel so as to not cause any unreasonable disturbance of such features. The land survey of Parcel 2 show the proposed building envelope which does not encroach upon or impede the natural flow of the wetland areas as it courses through Lot # 39, or the southern part of proposed Parcel 2.

Greg and Kristi Artz



NOTE: BUILDING SETBACKS ON PARCEL 2 SHOWN HEREON  
ARE PER INFORMATION PROVIDED BY CLIENT.

**LEGEND**

- Iron - Set
- Iron - Found
- Set Wood Stake
- ∅ Utility Pole
- X - X - Fence
- ▨ Concrete
- ▩ Building

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

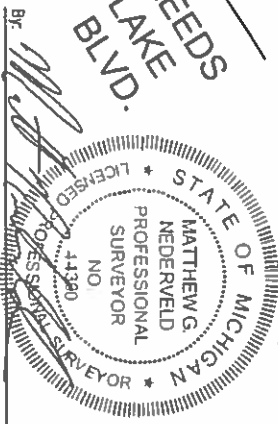
**DESCRIPTIONS**

**PARENT PARCEL DESCRIPTION:** Lots 39 to 42 inclusive, Lakewood Hills Subdivision No. 1 of part of Lots 3 & 4 Griffith's Lake Park Addition, to the Village (now City) of East Grand Rapids, Kent County, Michigan, according to the plat thereof, as recorded in Liber 33 of Plats, Page 6 of Kent County Records, Section 27, Town 7 North, Range 11 West, City of East Grand Rapids, Kent County, Michigan.

**PARCEL 1\* DESCRIPTION:** Lot 42 and the North 50.5 feet of Lot 41, Lakewood Hills Subdivision No. 1 of part of Lots 3 & 4 Griffith's Lake Park Addition, to the Village (now City) of East Grand Rapids, Kent County, Michigan, according to the plat thereof, as recorded in Liber 33 of Plats, Page 6 of Kent County Records. Contains 0.41 acres. Subject to easements, restrictions and rights-of-way of record.

**PARCEL 2\* DESCRIPTION:** Lots 39, 40 and 41 EXCEPT the North 50.5 feet of Lot 41, Lakewood Hills Subdivision No. 1 of part of Lots 3 & 4 Griffith's Lake Park Addition, to the Village (now City) of East Grand Rapids, Kent County, Michigan, according to the plat thereof, as recorded in Liber 33 of Plats, Page 6 of Kent County Records. Contains 0.41 acres. Subject to easements, restrictions and rights-of-way of record.

REEDS LAKE BLVD.



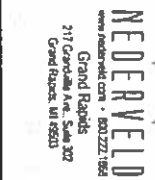
By: *[Signature]*  
Matthew G. Nederveeld Licensed Professional Surveyor No. 44390

PREPARED FOR:

Joel Peterson Homes  
Joel Peterson  
654 Crosswell Ave SE  
East Grand Rapids, MI 49506  
340 Gracewood Drive SE

SCALE: 1" = 40'  
0' 20' 40'

DRAWN BY: VB DATE: 02/08/18 PRJ #: 184000970DSC-1  
REV BY: VB REV DATE: 02/21/18 1 OF 1





Land Division  
340 Gracewood Drive, S.E.  
East Grand Rapids, MI

