

WHITEHALL TOWNSHIP
APPLICATION TO PLANNING COMMISSION FOR SITE PLAN REVIEW

Note: This application form is intended for use for all requests for site plan review as set forth in Article 16 of the Whitehall Township Zoning Ordinance. A copy of Article 16 is attached to this application form.

1. Name, address and email address of Applicant(s):
Rhonda Standfuss 7469 Wiczer Drive Whitehall Rstandfuss@msn.com
Kevin Standfuss 7469 Wiczer Drive Whitehall Standfuss7@aol.com
@gmail.com

2. Applicant's Telephone Number: R (231-740-5932) K (231-730-6003)

3. Name(s) and address(es) of owners of the property, if other than the applicants as set forth in paragraph 1: _____

4. Property Address: 2303 W. Holton-Whitehall Rd. 49461

5. Property Tax Identification Number: 6-03-026-200-0005-00

6. Property legal description: Attach to this application a copy of the deed, land contract memorandum, title insurance policy, or other document indicating the full and correct legal description of the property for which a site plan review is sought.

7. Projected construction start-up date for project, if the site plan is approved: July 2025 (or) ASAP

8. **Checklist: Has the Applicant submitted with this application the following:**

a. Payment of the application fee (checks made payable to Whitehall Township)?
 Yes No

b. A site plan or development plan consistent with Section 1604(B) of the Township Zoning Ordinance?: X Yes No

c. Approvals from the entities listed in Township Zoning Ordinance Section 1605(A). Yes No

d. The document(s) required by paragraph 6 of this application? X Yes No

9. **Additional Statements.** If there is any additional information that the applicant believes is important, set forth the information on an additional sheet and attach it to this application.

All requested information and fees must be submitted before a hearing is scheduled for this matter.

Date: 3-12-2026
6-16-2025 Rhonda Standfuss

Rhonda Standfuss
Applicant*

Date: _____

Owner*

*If the Applicant is not the Owner of the property, then both the Applicant and the Owner must sign this application.

.....
DECISION OF PLANNING COMMISSION

The recommendation of Planning Commission is:

 a. Approved, for the following reasons (attach additional sheets as necessary): With updated legal description and updated site plan - to comply with all existing ordinances.

 b. Denied, for the following reasons (attach additional sheets as necessary):

 c. Approved, subject to the following additional terms and conditions. Attach additional sheets if necessary):

Motion: D.H. Second: K.D.

Roll call vote: _____

Dated: 8/5/25

[Signature]
Planning Commission Chairperson

Dated: 8.6.2025

[Signature]
Planning Commission Secretary

WHITEHALL TOWNSHIP - APPLICATION FOR ZONING PERMIT 8-13-25
3-12-26

1. State the names of all owners of the land for which a zoning permit is requested:

Kevin + Rhonda Standfuss

A. Applicant's Name and Title: _____

2. Address of Owners: 7469 Wiczer Drive, Whitehall 494

3. Phone number and email address of applicant: Rhonda - 231-740-5932
Rstandfuss@gmail.com Kevin - 231-730-6003 Standfuss@aol.co

4. Fax number (if any) of applicant: —

5. Tax ID # of parcel: 61-03-026-200-0005-00

6. Address of parcel (if different than paragraph 2):
2303 W. Holton - Whitehall Rd. Whitehall 4946

7. **Legal Description:** Attach to this permit application the legal description of the parcel.
You may satisfy this provision by attaching a copy of your tax bill, deed or land contract. Have you attached such document? Yes No

8. In acres or square feet (as applicable) state the area of the parcel: 5 acres

9. Parcel frontage/width in feet: 300'

10. Parcel depth in feet: 700'

11. Describe the structure, building, or use that is proposed: 5,000 sq. ft. office 1,200 sq. ft.
Commercial Masonry Block building (landscaping)

12. Describe any buildings or other structures (including size of each) already located on the parcel: vacant land right now. Masonry
(concrete)

13. State for any proposed structure or building the distance (in feet) between:

A. The nearest street right-of-way line and the building/structure: 100'

B. The rear lot line and the proposed building/structure: 563'

C. The nearest side lot line and the proposed building/structure: ~~130'~~ 130'

D. The most distant side lot line and the proposed building/structure: -430'

14. What will be the size of the proposed structure or building (square feet): 5,000 sq. ft.

15. What will be the height of the proposed structure or building: 16'

16. Do you intend to excavate or engage in any construction within:

- a. A designated flood plain? ___ Yes No
- b. A designated wetland? ___ Yes No
- c. Within 500 feet of any lake, river or stream? ___ Yes No

If the answer is yes, then the Township cannot grant you a zoning permit until you have approval from the proper State department. For a designated flood plain or for a designated wetland contact the EGLE at 616-356-0500. For soil erosion (within 500 feet of any lake, river or stream) contact the Muskegon County Department of Public Works at 231-724-6411.

17. Is there an existing driveway that abuts a street? ___ Yes No

a. Does the driveway abut a: ___ Private Street Public Street

18. Have you obtained an approved driveway permit from the Muskegon County Road Commission? Yes ___ No ___ N/A (If yes, attach a copy hereto).

19. Checklist: Has the Applicant submitted with this application the following:

a. Payment of the zoning permit application fee (checks made payable to Whitehall Township)? Yes ___ No
 29 \$400 (+) site plan \$200 = \$600

b. A site plan signed and dated by the applicant, consistent with the Township Zoning Ordinance (showing the location of abutting streets, the location of all existing and proposed structures, and the setbacks of the proposed buildings or structures)? ___ Yes ___ No

c. A legal description of the parcel (see #7 above)? Yes ___ No

d. A copy of the approved driveway permit? Yes ___ No
 MCR 25-383-C driveway permit

20. Additional Statements. If there is any additional information that the applicant believes is important, set forth the information on an additional sheet and attach it to this application.

Signature of Applicant:

Rhonda Standfuss
Print Name: Rhonda Standfuss

Date: 6-16-2025
3-12-2026

PERMIT

The foregoing application is approved. This permit becomes null and void if construction work is not started within six (6) months of date of issue.

Approved: [Signature]
Zoning Administrator

Date: 8-13-25
3-12-26 R.S.

Zoned: M-1 Industrial

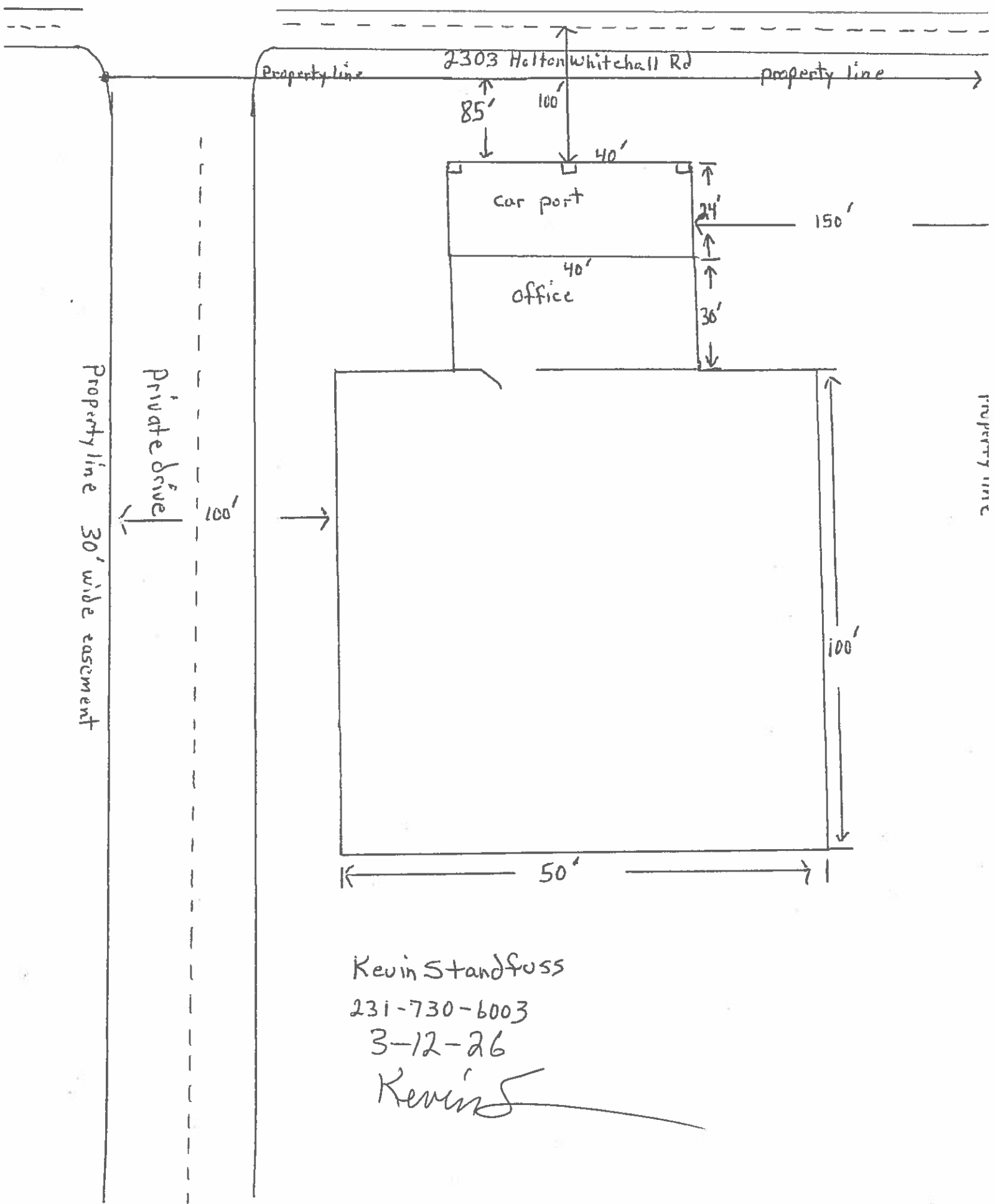


Fidelity National Title Insurance Company

Exhibit "A"

A parcel of land being located in the Southeast 1/4 of the Northeast 1/4 of Section 26, Town 12 North, Range 17 West, Whitehall Township, Muskegon County, Michigan, described as follows: Commencing at the East 1/4 corner of Section 26; thence North 86 degrees 25 minutes 39 seconds West (recorded North 86 degrees 25 minutes 20 seconds West) along the East-West 1/4 line of Section 26, a distance of 697.19 feet; thence North 01 degrees 24 minutes 13 seconds East parallel the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 26, a distance of 758.71 feet to the point of beginning; thence North 86 degrees 25 minutes 39 seconds West parallel with said East-West 1/4 line of Section 26, a distance of 599.94 feet; thence North 01 degrees 24 minutes 13 seconds East along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 26, a distance of 563.61 feet to the centerline of Holton Whitehall Road; thence South 86 degrees 31 minutes 33 seconds East along the centerline of Holton Whitehall Road, a distance of 299.92 feet (recorded 300.00 feet); thence South 01 degrees 24 minutes 13 seconds West parallel with said West line of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 399.92 feet (recorded 400.00 feet); thence South 86 degrees 31 minutes 33 seconds East, a distance of 300.02 feet (recorded 300.00 feet); thence South 01 degrees 24 minutes 13 seconds West parallel with said West line of the Southeast 1/4 of the Northeast 1/4 of Section 26, a distance of 164.73 feet to the point of beginning.





Kevin Standfuss
 231-730-6003
 3-12-26
 Kevin

3-12-26