

VILLAGE OF MATTAWAN
ZONING BOARD OF APPEALS

JULY 28, 2025

AGENDA

1. CALL TO ORDER AT 7:00 P.M.
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE
4. WELCOME TO THE PUBLIC
5. ANNOUNCEMENT OF MEETING BEING RECORDED
6. OPEN PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST
APPLICATION SUBMITTED BY JONATHAN VANDENBURGH FOR WASTE
RECEPTACLE VARIANCE
7. PUBLIC COMMENT
8. CLOSE PUBLIC HEARING
9. ADDITIONS TO THE AGENDA
10. APPROVAL OF THE AGENDA
11. OLD BUSINESS
12. NEW BUSINESS
 - A. DISCUSSION & DECISION ON VARIANCE REQUEST SUBMITTED BY
JONATHAN VANDENBURGH
13. PUBLIC COMMENT
14. COMMENTS FROM VISITORS
15. COMMENTS FROM MEMBERS
16. ADJOURNMENT @



VARIANCE REQUEST APPLICATION

PERMIT FEE: COMMERCIAL - \$450

RESIDENTIAL - \$400

Date Fee Paid 6/10/25

Check no. 40584

The Variance Request Application will be presented to the Zoning Board of Appeals who will schedule a public hearing. After the public hearing the Zoning Board of Appeals will make a decision on the request without unreasonable delay. Consideration of the Variance Request will be based on the criteria outlined in Sections 23.45 and 23.50 of Ordinance no. 214, Zoning Ordinance, a copy of which is attached.

GENERAL INFORMATION

Name of Property Owner Jonathan Vandenburg, Java Real Estate LLC

Address of Property Owner 70844 Fox Creek Blvd, Lawton, MI 49065

Day time Phone number _____

SPECIFIC VARIANCE INFORMATION

Address of property for which Variance is being requested _____

56400 City Center Circle, Mattawan

Property tax ID number 80-46-701-018-00

Current zoning of property Village General Business District

Description of Variance (Specify which section of the Zoning Ordinance requires a Variance)
Section 17.30 (D).4- Exterior Colors- Waste Recepticals

We would like to propose using a vinyl fence and gate for the dumpster enclosure.

What practical difficulties or unnecessary hardships are present?

The current location of the dumpster enclosure is only temporary as the intention is to add on to the building in the future. The current dumpster enclosure would then be demolished and moved.

Will the granting of this Variance be detrimental to adjacent property and the surrounding neighborhood?
No, the proposed enclosure would still have a finished look and do the necessary job of hiding all trash receptacles.

What exceptional or extraordinary circumstances apply to this property that do not generally apply to other similarly zoned properties?

The current dumpster enclosure being built is planned to be demolished and is not meant to be the permanent design or location.

Is the condition or situation of the property unique compared to surrounding properties?

Yes, this was planned due to future expansion of the building.

Is a Variance necessary to allow you to enjoy your property to the same extent as other property owners in the same zoning district and in the vicinity?

Yes, the proposed current location was done to keep the dumpster enclosure within an appropriate distance to the property.

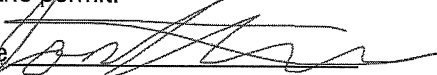
Any other information you would like to add?

See attached photos for proposed vinyl dumpster enclosure design.

I acknowledge that I have been notified that this request will be considered at a public hearing to be held on _____ at _____ o'clock. I certify that all requirements of Article 23 of Ordinance 214 pertaining to Variances will be met.

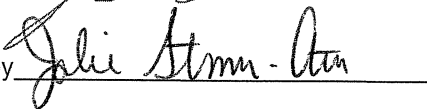
I understand that no order of the Zoning Board of Appeals permitting the erection or alteration of a building, an open air land use, or a parking lot shall be valid for longer than twelve (12) months, unless such use is established within such period or a permit for such erection or alteration is obtained within such period and such erection or alteration is commenced and proceeds to a completion in accordance with the terms of the permit.

Owner's signature



Date 05/20/2025

Received by



Date 6/10/25

FOR OFFICE USE ONLY

Application approved?

☐ YES

☐ NO

Additional comments: _____

Signature _____

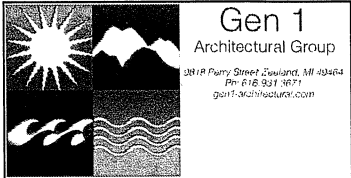
Village Clerk

Date _____

New Dental Office

Dr. Jonathan Vandenburg DDS

Mattawan, Michigan



Index of Drawings

C-000	Title Sheet
A-001	Foundation Plan
A-002	Architectural Floor Plan
A-003	Second Floor Plan
A-004	Schedules, Details, ADA
A-005	First Floor Finish Plan
A-006	Second Floor Finish Plan
A-007	First Floor RCP
A-008	Second Floor RCP
A-009	Exterior Elevations
A-010	Roof Plan
A-011	Wall Sections 1
S-001	Roof Framing Plan
P-1	Plumbing Plan
M101	HVAC Schedules
M102	First Floor HVAC Plan
E001	Electrical Schedules & Symbols (1)
E002	Specifications
ES101	Site Photometrics (1)
ES102	Site Lighting Plan
E101	First Floor Lighting Plan
E102	Second Floor Lighting Plan
E201	First Floor Photometric Plan
E202	Second Floor Photometric Plan
E301	First Floor Power Plan
E302	Second Floor Power Plan
E501	Electrical Diagrams
E601	Electrical Schedules

Project Information

Governing Codes: Michigan Building Code 2015; Incorporating the 2015 International Building Code
Michigan Plumbing Code 2021
Michigan Mechanical Code 2021
(NEC) National Electrical Code 2023
ICC/ANSI A117.1-2009
Code of Ordinances, Village of Mattawan
ENFORCING AGENCY: Village of Mattawan
BUILDING CONSTRUCTION TYPE: SB
USE GROUP: B Business
TOTAL AREA:
First Floor: 3,648 SF
Second Floor: 1,863 SF
OCCUPANT COUNT:
First Floor: 38
Second Floor: 19
Total: 54
ZONING: VGD Village General Business District



New Dental Office
DR. JONATHAN VANDENBURGH, DDS
Mattawan, MI

NO.	DATE	DESCRIPTION
001	Sept. 24, 2024	Preliminary Drawings 100%
002	Oct. 08, 2024	Con Doc Review 90%
003	Oct. 11, 2024	Issued for Foundation & Shell Permit
004	Nov. 04, 2024	Issued for Full Building Permit
005	Nov. 11, 2024	Added MIE - Issued for Full Building Permit

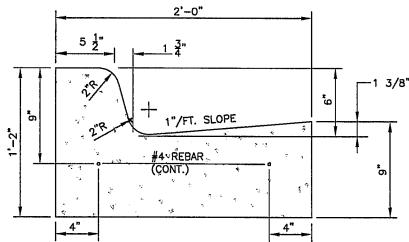
PROJECT NO.:
COPYRIGHT: Gen1 Architectural Group, LLC © 2024

SHEET TITLE

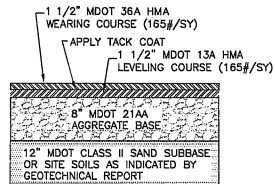
Title Sheet

C-000

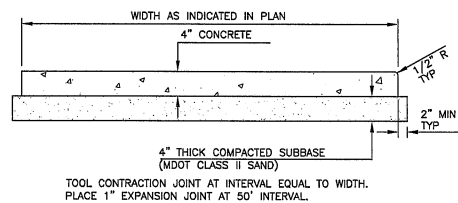
Issued for Full Building Permit: 11.11.24



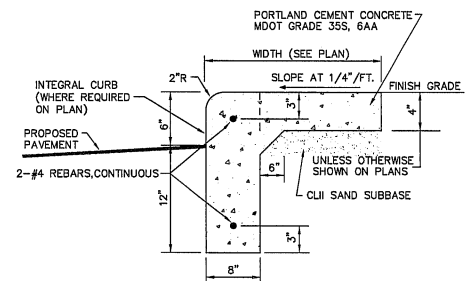
M.D.O.T. F-4 CURB & GUTTER
NOT TO SCALE



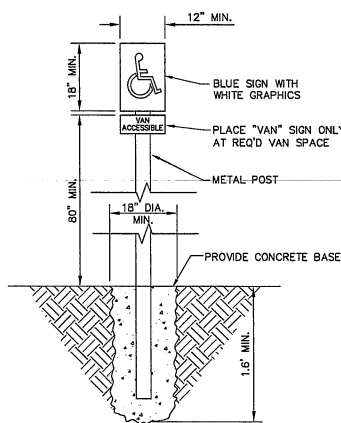
STANDARD PAVEMENT SECTION
NOT TO SCALE
ALL MATERIAL DESIGNATIONS REFER TO MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS



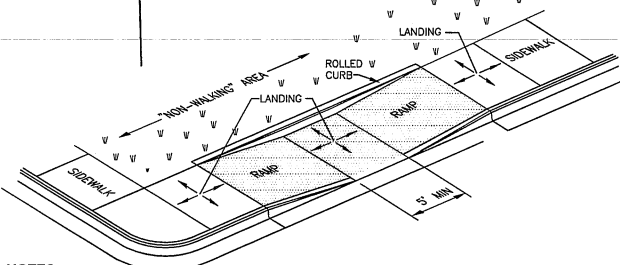
STANDARD SIDEWALK
NOT TO SCALE



RAISED SIDEWALK DETAIL
NOT TO SCALE

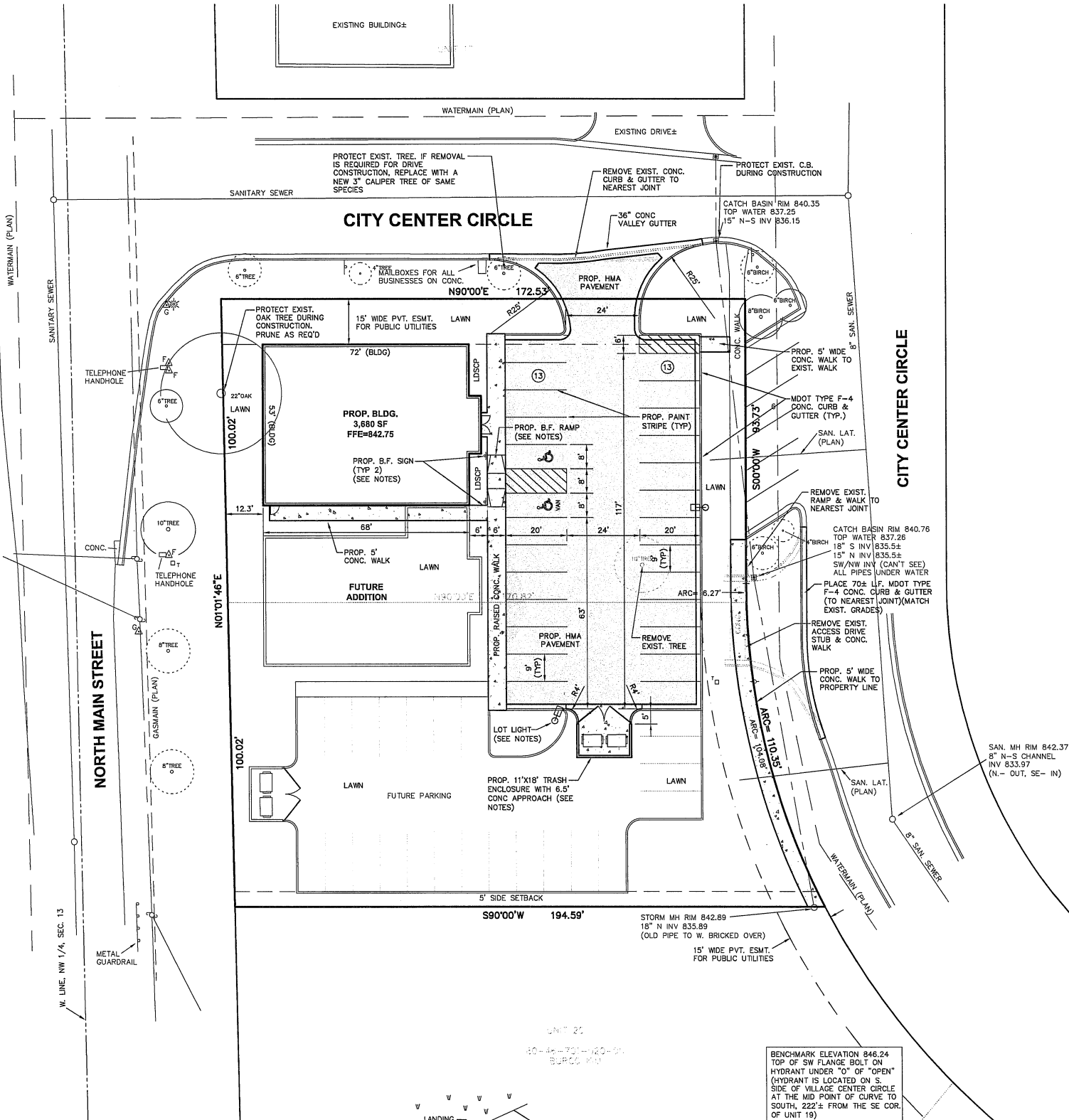


BARRIER FREE SIGN DETAIL
NOT TO SCALE



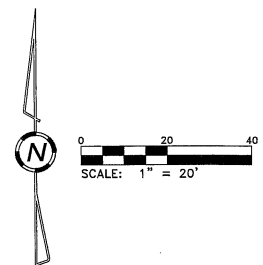
- NOTES**
1. MAXIMUM LANDING SLOPE IN ANY DIRECTION IS 2%. MINIMUM LANDING DIMENSION IS 5'x5'.
 2. MAXIMUM CROSS SLOPE ON RAMP IS THE SAME AS THAT FOR SIDEWALK (2%). RUNNING SLOPE 5%-7% (8.3% MAX).
 3. REFER TO MDOT STANDARD DETAIL R-28 SERIES FOR MORE INFORMATION.

SIDEWALK RAMP TYPE P
(PARALLEL RAMP)
NO SCALE



SITE NOTES

1. SITE AREA: 35,036 SF (0.80 ACRES)
2. CURRENT ZONING: VILLAGE GENERAL BUSINESS DISTRICT (VGBD)
3. SETBACKS REQUIRED: 0' FRONT, 5' SIDE, 15' REAR
4. PARKING REQUIREMENTS:
SEVEN (7) FOR EVERY ONE-THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA.
(3,680/1,000): 3.7 X 7 = 26 SPACES REQUIRED
26 PROPOSED SPACES (INCLUDING 2 B.F.)
FUTURE BUILDING SIZE WITH ADDITION = 6,890± S.F.
(6,890/1,000): 6.9 X 7 = 48 SPACES REQUIRED (FUTURE)
FUTURE PARKING SHOWN = 49 SPACES (INCLUDING 2 B.F.)
5. CONTRACTOR SHALL CONTACT "MISS DIG" 1-800-482-7171 (72) HOURS PRIOR TO CONSTRUCTION TO ALLOW FOR ACCURATE LOCATION OF ALL UNDERGROUND UTILITIES.
6. EXISTING UTILITIES SHOWN ARE FROM RECORD PLANS AND EVIDENCE IN THE FIELD. NO GUARANTEE IS MADE FOR ACCURACY OR THAT THE UTILITIES SHOWN ARE THE ONLY IN THE AREA. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
7. ALL CONSTRUCTION METHODS & MATERIALS SHALL COMPLY WITH CURRENT VILLAGE OF MATTAWAN STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
8. THE PROPOSED DEVELOPMENT WILL UTILIZE EXISTING AVAILABLE INFRASTRUCTURE INCLUDING ROADS, SEWAGE DISPOSAL, WATER SUPPLY AND STORM WATER MANAGEMENT. NO UNANTICIPATED DEMAND WILL BE PLACED ON VILLAGE SERVICES.
9. SITE LIGHTING WILL CONSIST OF DOWNWARD DIRECTED, CUTOFF STYLE FIXTURES AND SHALL COMPLY WITH REQUIRED ILLUMINATION LEVELS.
10. TRASH ENCLOSURE SHALL HAVE 6' HIGH OPAQUE WALLS AND GATES. IT SHALL BE CONSTRUCTED OF MATERIALS THAT ARE SIMILAR TO THE PROPOSED BUILDING.
11. SITE SIGNAGE SHALL CONFORM TO VILLAGE OF MATTAWAN REQUIREMENTS.
12. BARRIER-FREE RAMPS SHALL BE 6 FT LONG WITH A MAXIMUM SLOPE OF 1:12 AND SHALL HAVE A NON-SLIP SURFACE.
13. BARRIER-FREE SIGNAGE SHALL BE 6'-8" TO BOTTOM OF SIGN. 1 SHALL BE A "VAN" SIGN.
14. COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
15. ANY WORK WITHIN THE PUBLIC R/W REQUIRES A PERMIT FROM THE VILLAGE OF MATTAWAN AND/OR THE VAN BUREN COUNTY ROAD COMMISSION.
16. ALL AREAS INDICATED AS LAWN SHALL RECEIVE A MINIMUM OF 4" TOPSOIL AND SHALL BE HYDRO-SEEDED. ALL LAWN AND LANDSCAPE AREAS SHALL BE IRRIGATED. IRRIGATION SYSTEM DESIGN IS BY OTHERS.



NOT FOR CONSTRUCTION

Proposed Site Improvements For:
Mattawan Dental

For: T2 Construction Management
611 136th Avenue
Holland, MI 49424
Ph. 616.738.1600

56400/56500 CITY CENTER CIRCLE
VILLAGE OF MATTAWAN, VAN BUREN COUNTY, MICHIGAN

NO.	REVISIONS	DATE
1	FOR SITE PLAN REVIEW	08/27/24

VENTURE
ENGINEERING, PLLC

8515 Ridgebluff Dr. SW
Byron Center, MI 49315
venturecivl.com

Drawn By: JAC Date: 04/2024 Chk'd By: JMB DATE: 04/2024 Sheet: **C1**
Project No. 24112

SITE LAYOUT PLAN



GENERAL ELECTRICAL NOTES:

SITE PHOTOMETRIC STATISTICS

ES102