

PERMIT NUMBER:		REZ0703	
APPLICATION FOR REZONING Georgetown Charter Township 1515 Baldwin St, P.O. Box 769 Jenison, MI 49429 616-457-2690 Ext. 228			
revised: 8/10/07			
APPLICANT INFORMATION			
COMPANY NAME: Marathon Petroleum LLC		PHONE: 419-421-2044	
APPLICANT NAME: Kerry Trombley		BIRTHDATE: 5/13/1984	
ADDRESS: 539 S. Main St. Room 3691		CITY / STATE / ZIP: Findlay, OH 45840	
PROPERTY INFORMATION			
COMPANY NAME: Speedway SuperAmerica LLC		PHONE: 419-421-2044	
OWNER / AGENT NAME: Kerry Trombley		TITLE: Project Engineer	
ADDRESS: 7559 36th Ave.		CITY / STATE / ZIP: Hudsonville, MI	
PARCEL NUMBER: 70-14-300-009 70-14-17-300-009		ZONING DISTRICT: Office Commercial (OC) 65	
LEGAL DESCRIPTION: See attached survey			
PROJECT INFORMATION			
PROPOSED USE: The proposed use is a gas station and convenience store use; zoned Neighborhood Service Commercial (NS)			
STATE THE REASONS WHY THE CURRENT ZONING OF THIS PROPERTY SHOULD BE CHANGED AND HOW THIS REQUEST MEETS THE STANDARDS FOR REZONING LISTED ON THE ATTACHED SHEET:			
Please see the attached sheet and site plan.			
APPLICANT SIGNATURE			
IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GTWP.COM.			
APPLICANT SIGNATURE:			DATE:
FOR OFFICE USE ONLY			
DATE OF PREAPPLICATION MEETING:		DATE OF PLANNING COMMISSION MEETING:	
DATE OF TOWNSHIP BOARD MEETING:	DATE NOTICE PUBLISHED:	DATE PROPERTY NOTICES WERE SENT:	



Marketing & Transportation Engineering

Marathon Petroleum Company LLC

539 South Main Street
Findlay, OH 45840-3295
Main No. 419/422-2121
FAX 419/421-3422

11/6/2007

**Subject: Speedway 100983
7559 36th Ave
Hudsonville, MI**

To whom it may concern:

Marathon Petroleum LLC would like to request a rezoning of the parcel located at 7559 36th Ave, Hudsonville, MI. The property is currently zoned Office Commercial (OC), and we wish it to be rezoned to Neighborhood Service Commercial (NS).

Please find enclosed ten (10) copies of our site plan, the rezoning application, and

Thank you for taking the time to review this application. If you have any questions or comments, please feel free to contact me at any time.

Thank you,

A handwritten signature in black ink, appearing to read 'Kerry Trombley'.

Kerry Trombley
Marathon Petroleum LLC
Project Engineer
Marketing & Transportation Engineering
Office: (419) 421-2044
Mobile: (419) 957-3807



Marathon Petroleum Company LLC

539 South Main Street
Findlay, OH 45840-3295
Main No. 419/422-2121
FAX 419/421-3422

Subject:
Speedway 100983 Hudsonville Rezoning Application

To whom it may concern:

Below is a detailed explanation about the proposed rezoning. In addition to answering several questions posed on the rezoning application, will show how the rezoning will be consistent and compatible with the local area, and will allow us the capability to operate effectively.

Is the proposed zoning and all of its permitted uses consistent with the recommendations of the township land use plan?

The proposed rezoning is consistent with the townships proposed usage plan, specifically, the section on land use goals, and policies. One of the stated goals of the land use plan is to provide, "*convenient access to commercial goods and services, and some employment.*" The proposed rezone from Office Service Commercial (OS) to Neighborhood Service Commercial (NS) would be able to provide such access of goods and services.

The proposed site plan shows the planned convenience store and gas station that will be able to provide residents in the immediate areas with our products. The nearest current gas station and convenience store is nearly two miles away from this site, and our services would provide residents with a closer option to fuel their vehicles and purchase convenient goods. In addition, the store would provide additional local employment.

It is a stated goal in the land use plan that the *Baldwin Street Corridor* seeks to maintain the residential living environment where commercial uses have not already been established. This is specifically why this intersection, which is currently zoned commercial, was chosen for the proposed new site. We are not seeking to rezone any residential property for this site, just to rezone a current commercial property.

As stated in the zoning ordinance, one of the Neighborhood Service districts' purpose is to "encourage the concentration of business uses, to the mutual advantage of both consumers and merchants." Along with the Planned Unit Development to the north of the site, this would create a small, local concentration of businesses that could serve not only the residents in the area, but also the school with essential services.



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Is the proposed district and all of its allowed uses compatible with the surrounding area?

This proposed rezoning and its uses are compatible with the surrounding area. The surrounding area has a mix of zones, from agricultural, to residential, to commercial. The site has already been zoned for a commercial use, and we wish to rezone it so that a different commercial use would be allowed.

The only additional uses that are permitted without special land use would be that of retail food establishments and businesses. Some of these uses, such as retail stores and a drive through bank, are currently projected to be built in the PUD immediately north of our proposed site.

Is the property capable of being used for a use permitted within the existing zoning district?

No, unfortunately, the current zoning (OS) does not allow vehicle service stations or convenience stores.

Will the rezoning require and inordinate expenditure of public funds to make the development feasible?

There is currently sufficient utility access in the near vicinity, and would not require the expenditure of public funds.

Will the rezoning cause development to "leap frog" other undeveloped areas in the same zoning district and necessitate premature extensions of services to rural areas of the township?

This area has already been developed, and has the necessary utility and road access and would not necessitate the extension of services.

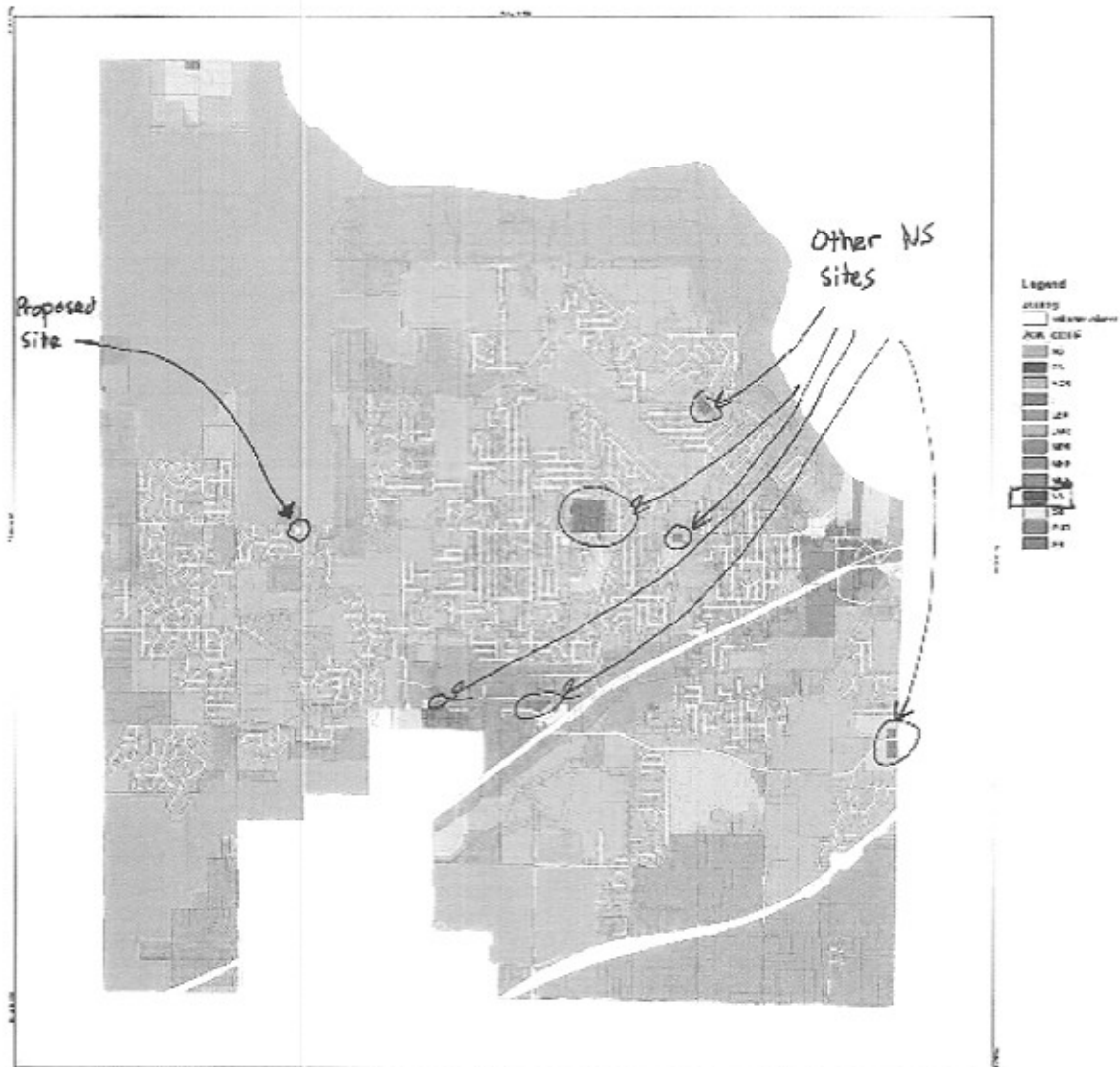


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Is there sufficient vacant land already zoned in a specific category?

According to the zoning map (shown below), there is only a small number of properties are zoned NS, and there are few to no vacant NS lands.



1 inch equals 1/800 feet

July 2008

T6N - R13W
Zoning Map



Marketing & Transportation Engineering

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Is the rezoning more likely to be granted if conditions could be attached?

If conditions were placed on this rezoning, restricting the NS use to a gas station and convenience store use only, it would make the rezoning process easier. However, it appears that this is prohibited by the Georgetown Township Zoning Ordinances.

Again, we would like to stress that we believe that this rezoning will be mutually beneficial for both the community and our business.

It is compatible with the local area, as there is a PUD development directly to the north which has many of the same uses as the NS zone. It is consistent with the Georgetown Township Master Plan, as we will be using existing commercial zoned property, not requesting a rezone of a residential property in a commercial free area. This rezoning will also allow us the capability to operate our convenience store and gas station, and make an investment in the Georgetown Township community.

Thank you for taking the time to review our application. If you have any questions or comments, please feel free to contact me at any time.

A handwritten signature in black ink that reads 'Kerry Trombley'.

Kerry Trombley
Marathon Petroleum LLC
Project Engineer
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