

LOWELL CHARTER TOWNSHIP

COPY

Planning Commission Application

Type of Request:

Date: _____

- Rezoning
- Site Plan Review
- Special Land Use
- SLU Amendment
- Planned Unit Development
- Site Condominium
- Private Road
- Plat Approval
- Other Ordinance Text Amendment

Applicant Name: Todd Hendricks, Attorney for Franklin Lowell, LLC

Address: 55 Campau Avenue NW, Suite 300, Grand Rapids, MI 49503

Phone: 616-233-5128 Cell # _____ Email: thendricks@rhoadesmckee.com

Owner, if other than applicant:

Name: James Bakke, Executive Director of Barnabas Foundation, Manager of Covenant Industrial Park of Lowell, LLC

Address: 3801 Eagles Nest Dr., Suite B, Crete, IL 60417

Phone: 888-448-3040 Cell # _____ Email: Jbakke@BarnabasFoundation.org

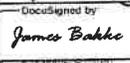
Project Description: See attached correspondence

Address of Property: 4687 Alden Nash Ave SE, Lowell, Michigan

Parcel Number/ Legal Description: 41-20-28-200-032 Size of Parcel: 235.35 acres

Current Zoning: I-PUD Proposed Zoning: LI - Light Industrial
(If Rezoning)

Applicant's Signature:  Todd A. Hendricks Date: 10/16/25

Property Owner's Signature:  Date: 10/15/2025

***** Office Use Only*****

Date Received: 10/16/25 Received By: J. Ginn Date of Meeting: _____

Application Fee Paid: 500 Escrow Fee Paid: 1000-

Approval Information: _____

CU# 274812

2910 Alden Nash SE ~ Lowell, MI 49331 Phone: 616-897-7600 ~ Fax: 616-897-6482

www.lowelltp.org

October 16, 2025

Mr. Jerry Hale
Zoning Administrator
Lowell Charter Township
2910 Alden Nash Avenue SE
Lowell, MI 49331

Re: Application for Property Rezoning and Zoning Ordinance Text Amendment
Our File No: 55039-95

Dear Mr. Hale:

We are assisting Franklin Lowell, LLC ("Franklin") and Covenant Industrial Park of Lowell, LLC (formerly known as Alden Nash, LLC), with their desire to rezone certain property in Lowell Charter Township commonly known as 4687 Alden Nash Ave SE (the "Property"). The Tax Parcel Number for the Property is 41-20-28-200-032, and the legal description for the Property is attached as Exhibit A.

In order to develop the Property as a data warehousing facility, Franklin is hereby petitioning for the Township to (i) rezone the Property to the LI – Light Industrial zoning district, and (ii) amend the text of the Lowell Charter Township Ordinance (the "Ordinance") as provided below.

Rezoning

Pursuant to Ordinance No. 03-2005 located in Chapter 26, pages 39 to 44 of the Ordinance, the Property is currently zoned Industrial Planned Unit Development ("I-PUD"). This I-PUD is outdated and expired as all development under the I-PUD must be completed by November 2, 2006; however, the Property was never formally rezoned following the expiration of the I-PUD.

Franklin now requests that the Property be rezoned to the LI-Light Industrial zoning district. The LI – Light Industrial zoning district aligns with the Property's underlying zoning district prior to the current I-PUD district.

Text Amendment

Concurrently with the request to rezone the Property, Franklin desires that the Township amend the text of the Ordinance to specifically permit data warehousing facilities as permitted uses within the LI – Light Industrial zoning district.

Franklin requests that the following language be inserted into Chapter 12, Section 12.02 of the Ordinance:

Sec 12.02:

j) Data warehousing facility.

Franklin requests that the following language be inserted into Chapter 2, Section 2.04 of the Ordinance:

Sec 2.04:

Data Warehousing Facility: A warehouse-style building or buildings that store computer and networking systems, servers, and related equipment within a climate-controlled environment, as well as office support facilities, utility structures and equipment, all of which serve the purpose of storing, managing, processing, and transmitting digital data.

Conclusion

Please accept this correspondence and the attached Planning Commission Application – Zoning Amendment in support of Franklin's request to (i) rezone the Property from its current I-PUD zoning district to the LI – Light Industrial zoning district, and (ii) amend the text of the Ordinance as provided above. Enclosed is a check in the amount of \$1,500 for payment of the application fee and escrow fee.

Please send required notices for the public hearing on this matter so the hearing may take place on November 10, 2025.

As always, please feel free to call me or Donald Shoemaker with any questions. We look forward to working with the Township regarding this request for rezoning and text amendment.

Very truly yours,

RHOADES McKEE PC



Todd A. Hendricks

Enclosures

cc: Franklin Lowell, LLC
Covenant Industrial Park of Lowell, LLC

EXHIBIT A**Legal Description**

Part of the North one-half of Section 28, Town 6 North, Range 9 West, Lowell Township, Kent County, Michigan, described as follows: BEGINNING on the East section line at a point being South 00°29'13" West 752.00 feet from the Northeast corner of said Section 28; thence South 00°29'13" West 33.98 feet; thence North 89°30'47" West 50.00 feet; thence South 00°29'13" West 200.00 feet along the West right-of-way line of Alden Nash Avenue (a variable width public right-of-way) parallel with and 50.00 feet West of the East line of said section; thence North 89°36'58" West 470.00 feet parallel with the South line of the North one-half of the Northeast one-quarter of said section; thence South 00°29'13" West 335.00 feet parallel with the East line of said section; thence South 89°36'58" East 445.00 feet along the South line of the North one-half of the Northeast one-quarter of said section; thence South 00°29'13" West 104.16 feet along the West right-of-way line of Alden Nash Avenue, parallel with and 75.00 feet West of the East line of said section; thence North 89°30'47" West 10.00 feet along said right-of-way; thence South 00°29'13" West 163.32 feet along said right-of-way; thence North 89°30'47" West 15.00 feet along said right-of-way; thence South 00°29'13" West 336.68 feet along said right-of-way; thence North 89°30'47" West 15.00 feet along said right-of-way; thence South 00°29'13" West 216.11 feet along said right-of-way to the point of beginning of relocated limited access right-of-way for Highway I-96 Ramp A (limited all ingress and egress); thence South 77°34'40" West 192.46 feet along said limited access right-of-way; thence South 13°57'33" East 15.00 feet along said limited access right-of-way; thence South 77°34'40" West 650.85 feet along said limited access right of way; thence North 89°45'10" West 4343.91 feet along said limited access right-of-way; thence North 00°43'50" East 1512.47 feet along the West section line to a point being South 00°43'50" West 836.19 feet from the Northwest corner of said section; thence South 89°50'25" East 256.44 feet parallel with the North section line; thence North 00°28'07" East 175.71 feet along the extended West line of the East 16.00 acres of the North one-half of the Northwest one-quarter of the Northwest one-quarter of said section; thence South 89°46'06" East 1054.23 feet along the South line of the North one-half of the Northwest one-quarter of the Northwest one-quarter of said section; thence North 00°28'07" East 661.78 feet along the East line of the West one-half of the Northwest one-quarter of said section; thence South 89°50'25" East 1306.85 feet along the North section line to the North one-quarter corner of said section; thence South 89°29'15" East 876.74 feet along said North section line; thence South 00°20'49" West 450.00 feet along the West line of the East 450.00 feet of the Northwest one-quarter of the Northeast one-quarter of said section; thence South 89°29'15" East 450.00 feet along the South line of the North 450.00 feet of the Northwest one-quarter of the Northeast one-quarter of said section; thence North 00°20'49" East 219.00 feet along the East line of the Northwest one-quarter of the Northeast one-quarter of said section; thence South 89°29'15" East 662.87 feet along the South line of the North 231.00 feet of the Northeast one-quarter of the Northeast one-quarter of said section to a point being North 89°29'15" West 663.31 feet from the East section line; thence South 00°27'02" West 521.00 feet; thence South 89°29'15" East 662.98 feet to the place of beginning.

Commonly known as: 4687 Alden Nash Ave SE, Lowell, Michigan

Tax Parcel No.: 41-20-28-200-032