



**ADA TOWNSHIP ZONING BOARD OF APPEALS AGENDA  
TUESDAY, MARCH 6, 2018, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

- I. CALL MEETING TO ORDER**
  
- II. ROLL CALL**
  
- III. APPROVAL OF AGENDA**
  
- IV. APPROVAL OF MINUTES** – September 5, 2017 Meeting Minutes
  
- V. OLD BUSINESS** – None
  
- VI. NEW BUSINESS**
  - 1. Request for a use variance to permit a change in use from a Commercial Design Studio to a Professional Mortgage Office for property zoned RP-1, Jonathan Arnold (*property currently owned by Palazzolo Design Studio*), 6410 Knapp St. NE, 41-15-09-301-001
  
- VII. CORRESPONDENCE**
  
- VIII. PUBLIC COMMENT**
  
- IX. ADJOURNMENT**



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES OF THE TUESDAY, SEPTEMBER 5, 2017, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, September 5, 2017, 4:30 p.m., at the Ada Township Office, 7330 Thornapple River Drive, Ada, Michigan.

**CALL TO ORDER**

The meeting was called to order by Chair Dixon at 4:30 p.m.

**ROLL CALL**

Members present: Dixon, Burton, McNamara, Nuttall, and Smith  
Members absent: None  
Staff present: Bajdek  
Public: One

**APPROVAL OF AGENDA**

**Moved by Burton, supported by Smith, to approve the agenda as presented. Motion carried unanimously.**

**APPROVAL OF MINUTES**

**Moved by McNamara, supported by Smith, to approve the July 11, 2017, minutes as presented. Motion carried unanimously.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

- 1. REQUEST FOR VARIANCE FROM ACCESSORY BUILDING SETBACK STANDARDS TO ALLOW THE ERECTION OF A 360 SQ. FT. SHED 44 FEET FROM THE SIDE LOT LINE INSTEAD OF THE REQUIRED 50 FEET, JERRY & LYNN SYTSMA, 880 WILDERNESS TRAIL NE, 41-15-26-100-064.**

Applicant Jerry Sytsma explained that the way his property is laid out in regards to elevations, trees, a drop-off in the back of the property, etc., it would be difficult to meet the required 50-foot setback for his proposed 18 x 20 foot shed.

Brent Bajdek, Planner/Zoning Administrator, explained the subject site is 7.7 acres and zoned RR Rural Residential. The proposed shed is 20 x 18 feet. The existing single-family home is at the southern extent of the pie-shaped property. The proposed building will be slightly north of the dwelling along the western edge of the existing driveway. Level site conditions are limited to the planned location of the building, the existing septic drain field area and the currently 'improved area' of the site where the residence, swimming pool, and other site improvements exist. The building appearance is consistent with the required design standards and all other requirements have been met.

Bajdek explained the criteria for granting a variance are: 1. Whether unique physical circumstances exist which cause a practical difficulty in complying with the Zoning Ordinance standards. 2. Whether granting the variance would alter the essential character of the area; 3. Whether the circumstances leading to the variance are self-created; 4. Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation. Bajdek reported that there are unique physical circumstances due to the sloping terrain of the heavily forested property and the physical location of existing buildings that are far removed from the private road right-of-way, the variance would not alter the essential character, the circumstances are not self-created, and an amendment to the Zoning Ordinance would not be a more appropriate remedy.

The public hearing was opened at 4:37 p.m.

There was no public comment.  
The public hearing was closed at 4:37 p.m.  
The board had questions about layout of the property and existing buildings.

**Moved by Burton, supported by McNamara, to approve the variance based on the finding that the required standards to grant a variance have been met. Motion carried unanimously.**

#### **CORRESPONDENCE**

None.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

**Moved by McNamara, supported by Burton, to adjourn at 4:41 p.m. Motion carried unanimously.**

Respectfully submitted,

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Jacqueline Smith  
Ada Township Clerk

RS: js

Date: 03-02-18



**TO:** Ada Township Zoning Board of Appeals  
**FROM:** Brent Bajdek – Planner/Zoning Administrator  
**RE:** Agenda Item for the March 6, 2018 Meeting

**1. Request for a use variance to permit a change in use from a Commercial Design Studio to a Professional Mortgage Office to property zoned RP-1, Jonathan Arnold (property currently owned by Palazzolo Design Studio), 6410 Knapp St. NE, 41-15-09-301-001**

*Please note that two (2) separate use variance requests were initially proposed to be presented to the Zoning Board of Appeals at the March 6, 2018 meeting for the subject property; however, the other request was recently withdrawn by that applicant.*

**Overview**

The subject site (*approximately one (1) acre*) is located at the southeast corner of the Knapp Street and Egypt Valley Avenue intersection and zoned RP-1 Rural Preservation 1; driveway access is from Knapp Street. The applicant, Jonathan Arnold, intends to purchase the property and relocate his existing mortgage business (*a branch of Inlanta Mortgage in which the nature of the business is retail mortgage originations*) to the site. Mr. Arnold's mortgage business currently operates outside of the Township in the "Celadon New Town" development near Knapp's Corner and consists of four (4) loan officers along with support staff (*two (2) individuals*). Per the applicant, general business hours of operation are Monday thru Friday (*8am-6pm*) and Saturdays (*9am-3pm*) with occasional expanded hours to accommodate appointment only meetings; modified office hours are not proposed with the planned relocation to the subject property.

The appearance of the building is planned to remain unchanged by the applicant; however, the applicant has expressed that the building will be properly maintained to retain its aesthetic. Site improvements are intended to be limited to maintenance upgrades to the existing parking area (*no expansion of the asphalt area is planned*) and the erection of a replacement free-standing sign that matches the area (*24 sq. ft.*), height (*5 ft.*), and setbacks (*5 ft. min. from r.o.w*) which was allowed for Palazzolo Design Studio. (*A rendering of the applicant's proposed signage is attached.*)

*It should be noted that there is no change in parking demand for the site since both the existing and proposed uses are considered office uses.*

## History of Property

The existing structure was initially constructed and utilized as a 'Grange' building (*a fraternal organization*); it was dedicated in 1950. The 'Grange' building was used as a place to conduct meetings and to host social activities for the local agricultural community until the early 1970's. After 'Grange' operations ceased the building continued to be used to hold various community meetings/events until a photo studio occupied it from 1981 until 1993.

In 1994, the Zoning Board of Appeals granted a use variance permitting the current use of the building as a commercial design studio with the following conditions:

1. that the use be limited to a commercial design studio of the nature as that described in the Palazzolo application; and
2. if the property is sold, any future owners must also conform to this use or apply for a variance.

*It should be noted that the commercial design studio is considered a **conforming use** based on the Zoning Board of Appeals approval of the use variance request in 1994.*

## Analysis

*Please be reminded that a **use variance** is a variance that permits a use of land or structure in a way that would not otherwise be allowed in the zoning district in which the parcel is located. The granting of a use variance by the Zoning Board of Appeals effectively rezones the parcel without planning commission and legislative action. Use variances are considered inappropriate except when the property cannot be reasonably used as it is presently zoned and other attempts to obtain local approval have been denied.*

***In Michigan, statutory authority to grant variances from uses of land is limited to the following:***

- *Cities and villages*
- *Townships and counties that as of February 15, 2006 had an ordinance that uses the phrase "use variance" or "variances from uses of land" to expressly authorize the granting of use variances by the zoning board of appeals*
- ***Townships and counties that granted a use variance before February 15, 2006 – Ada Township granted a use variance prior to the subject date, thus the authority to grant use variances is permitted based on this category***

*The Board of Zoning Appeals may grant variances only upon finding that the following criteria have been satisfied:*

1. **Whether unique physical circumstances exist which cause a “practical difficulty” (“hardship” when related to a use variance) in complying with the Zoning Ordinance standards.**

The physical location and size of the site, with a historically significant structure, causes a “hardship.” Without a variance, the property cannot be reasonably used for uses that

are permitted in the RP-1 Rural Preservation zoning district.

**2. Whether granting the variance would alter the essential character of the area.**

The granting of the variance would not alter the essential character of the area. No physical modifications to the exterior of the existing building are proposed. The continued use of the building for office purposes will allow for the preservation of an existing structure with historical significance.

**3. Whether the circumstances leading to the variance are self-created.**

Circumstances leading to the variance are not self-created.

**4. Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation.**

An amendment to the Zoning Ordinance, through a rezoning, creating a 'commercial node' at the Knapp Street/Egypt Valley Avenue intersection was discussed in past by the Township; however, movement towards it was not viewed favorably. The conditions leading to this variance request are not so common or recurring, which would indicate that amending the zoning regulations would be a more appropriate solution.

**Conclusion & Recommendation**

Although the proposed use does not conform to the use regulations of the RP-1 Rural Preservation zoning district, it is consistent with other established uses that do not conform with the zoning district in the area of the Knapp Street/Egypt Valley Avenue intersection. Due to the physical location and size of the property, with a historically significant structure, the reuse/redevelopment of the property for a residential or agricultural use would be challenging.

The use of the property as a professional mortgage office is similar in nature to the existing commercial design studio use. A change in use of the property from a commercial design studio to a professional mortgage office will not alter or adversely affect the essential character of the surrounding area, but will allow for the continued preservation of an existing structure with historical significance.

Approval of the use variance request is recommended, subject to the following conditions:

1. The use of the property shall be limited to a professional mortgage office.
2. If the property is sold, any future owners must also conform to this use or apply for a new use variance.
3. Signage shall be limited to a size to not exceed 24 square feet in area, five (5) feet in height and setback a minimum of five (5) feet from both the Knapp Street and Egypt Valley Avenue right-of-way lines; a sign permit application shall be submitted and approved by Planning Department staff prior to its erection.
4. The submission of a detailed parking layout plan to be reviewed and approved by Planning Department staff prior to any improvements to the existing onsite parking area.



TOWNSHIP

**APPLICATION FOR  
ZONING VARIANCE OR ADMINISTRATIVE APPEAL**

**1. APPLICANT**

Name: Jonathan Arnold and/or his assigns

Address: 3909 Keeweenaw Dr. NE City: Grand Rapids State: MI Zip: 49525

Telephone: (616) 581-2374

**2. OWNER**

Name: Palazzolo Design Studio, Inc. owned by Gregg J. Palazzolo

Address: 6110 Knapp St. City: Ada State: MI Zip: 49301

Telephone: (616) 292-5448

**3. DESCRIPTION OF VARIANCE OR APPEAL REQUEST:** This is a request to use the former "Egypt Grange No. 1969" building currently a "design studio" at 6410 Knapp for a professional mortgage office. **4. PERMANENT PARCEL**

**NUMBER:** 41 - 15 - 09 - 301 - 001

**5. PROPERTY ADDRESS:** 6410 Knapp St., Ada, MI 49301

**6. ZONING DISTRICT:** RP1

**7. ATTACH TEN (10) COPIES OF:**

**A. AN ACCURATE SITE PLAN OF THE PROPERTY, DRAWN TO SCALE, SHOWING:**

- 1) Property boundaries
- 2) Existing and proposed buildings or structures.
  - 3) Distance from lot lines of each existing and proposed building or structure.
- 4) Unusual physical features of the site, building, or structure.
- 5) Abutting streets.

**B. A NARRATIVE STATEMENT WHICH ADDRESSES COMPLIANCE OF THE VARIANCE REQUEST WITH THE STANDARDS FOR APPROVAL CONTAINED IN THE ZONING ORDINANCE AND LISTED ON THE REVERSE SIDE OF THIS APPLICATION FORM. APPLICATIONS SUBMITTED WITHOUT A NARRATIVE STATEMENT WILL NOT BE ACCEPTED.**

**8. PETITIONER AFFIDAVIT**

I understand that if the requested variance or appeal is granted, I am not relieved from complying with all other applicable requirements of the Ada Township Zoning Ordinance or any other Township Ordinances. By signing, the applicant and owner hereby grant permission to Ada Township officials and employees to enter upon the subject property for purposes of review and evaluation of this request.

APPLICANTS SIGNATURE: \_\_\_\_\_ DATE: 2/2/2018

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: 2.2.18

**9. PLEASE NOTE THE FOLLOWING BOARD OF APPEALS PROCEDURES:**

- a) The application form, application fee, site plan and narrative statement must be submitted at least 21 days prior to the regularly scheduled Zoning Board of Appeals meeting.
- b) Notices of the hearing will be given at least 15 days prior to the hearing to the applicant and to all property owners within 300 ft. of the property subject to appeal.
- c) Following the hearing, the Board of Appeals will make its decision and may reverse or affirm, in whole or part, or may modify any order, requirement, decision or determination.
- d) The variance or exception expires one (1) year after it is granted if no action is taken to effect the variance within the period. The Zoning Board of Appeals may grant up to an additional one- (1) year extension of this time limit.
- e) A zoning variance does not excuse the applicant from obtaining a building permit. A building permit must be secured before construction begins.

**CRITERIA FOR APPROVAL**

The Zoning Board of Appeals treats each variance or appeal request individually and approves or denies each request on its own merits. In order for the Board of Appeals to grant a variance or appeal the applicant must satisfy all of the following findings which are contained in Section 78-107 of the Ada Township Zoning Ordinance:

- 1. That where there are practical difficulties or unnecessary hardship in carrying out the strict letter of this Ordinance, the Board of Zoning Appeals shall have the power to vary or modify any of the provisions hereof so that the spirit of the Ordinance shall be observed, public safety promoted, and substantial justice done. The Board of Zoning Appeals may grant such variances only upon finding that all of the following conditions exist:
  - a) Where it is found that, by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property, or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship; provided that no variance shall be granted on a lot if the owner owns adjacent land which could, without undue hardship, be included as part of the lot in question avoiding the need for a variance.
  - b) Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this Ordinance and the ordinance can be varied in such a way that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.
  - c) Where it is found that the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation in this Ordinance for such condition or situation.

**APPLICATION FEE:** RESIDENTIAL USE: \$100.00      NON-RESIDENTIAL USE: \$300.00

**TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT**

Application received: 02/06/18 by: TSB  
(date)  
Application fee of \$ 300.00 received 2/6/18 by: [Signature] Check No: 1035  
(date)

NARRATIVE STATEMENT IN SUPPORT OF APPLICATION FOR VARIANCE REQUEST  
(6410 Knapp)

Introduction

This request for a variance involves the property located at 6410 Knapp, Ada Township, Michigan (the southeast corner of Knapp Street and Egypt Valley Avenue). The property is currently owned by Palazzolo Design Studio, Inc which is presided over by Gregg Palazzolo (president). The applicant for this variance is Jonathan Arnold, branch manager of Inlanta Mortgage, currently located at 2029 Celadon Dr. Grand Rapids, MI 49525. Jonathan Arnold resides at 3909 Keeweenaw Dr. NE Grand Rapids, MI 49525. The proposed use of this building and property is for professional office use, specifically a retail mortgage office substantially similar to Inlanta's present office. Mr. Arnold has a fully executed purchase agreement with the present owner of the property, contingent upon approval from this Board regarding the proposed use described herein. Mr. Arnold would further note that while he is purchasing the property individually, it will likely be transferred into a to be formed single member LLC, owned and controlled by Mr. Arnold following the completion of the sale. He would respectfully request that his request for a variance, if granted, permit the transfer of the property from him individually to the LLC.

History of Use

The property has a rich historical relevance to the township of Ada. It was originally the "Egypt Grange No. 1969" and used by Grange members as a community meeting place and a hub for the local agricultural community to conduct business, host dinners, dances and many other fundraising types of activities. Please reference the current owners 1994 variance application (~~attached~~) for a more in-depth description of the Grange Hall's historical significance and various uses. The most recent use variance and current use of the building is that of a "design studio" office.

Property Description

Lot

The lot is located at the southeast corner of Knapp Street and Egypt Valley Avenue intersection. The property has approximately 180 feet of frontage on Egypt Valley and approximately 235 feet of frontage on Knapp. The property's parking lot is accessed from the driveway opening located on Knapp. On the northeast corner is Egypt Valley Country Club. On the northwest corner are other commercially improved properties. On the southwest corner is a vacant lot. The property consists of approximately .9 acres and is currently served with electric, gas, telephone, well and septic. The topography of the property is generally level however the property to the south of the property (which fronts on Egypt Valley) slopes downward on a relatively steep incline.

Building

The Grange building is a unique single-story commercial type building containing of approximately 2,288 square feet on the main level with a lower level that is approximately 1920 sq feet. Both the upper and lower levels are currently finished and laid out for office use. The upper level consists of office partitions, a kitchen area, conference room and open office space with finishes including wood flooring, drywall, knotty pine walls and acoustical tile ceilings. The lower level consists of

open office and conference space with finishing's including pressed wood ceilings, carpeted flooring, and painted drywall walls.

### Proposed Use

The applicant, Jonathan Arnold, intends to use the existing building as an office to house and operate his branch of Inlanta Mortgage. This use is similar to the existing use by the current owner. The nature of the business is retail mortgage originations which is a very low intensity office use. The office will maintain typical "business" hours and is generally opened Monday-Friday from 8am-6pm and Saturdays from 9am - 3pm with expanded hours to accommodate appointment only meetings. The branch can typically expect to see 1-4 clients daily for appointments and meetings. No noise, light, or other adverse impacts will be generated by the proposed use.

For the last 4 years Mr. Arnold's branch has been located in the "Celadon New Town" development near Knapp's Corner, a mainly residential community with only a few commercial offices allowed. The branch has maintained a very positive relationship with the condo association and residents (please see the attached references). The branch consists of 4 loan officers and 2 support staff.

Mr. Arnold intends on using the existing space in its current form, adding office partitions that complement the current design and feel of the existing interior fixtures and furnishings. The current owner has made upgrades to most electrical, HVAC and plumbing. Mr. Arnold intends on keeping the existing esthetics the same with a focus on keeping the building maintained, in good looking and working order.

Mr. Arnold, his branch of Inlanta Mortgage along with its employees have been very active participants in the local economy and non-profit community. They have supported and sponsored a number of local events, fundraisers, and charities. Mr. Arnold has 2 children who attend school in the Forest Hills Eastern school district and is an active participant in coaching, school activities and local events.

### Conditions Required for Approval

There are exceptional and extraordinary circumstances and conditions regarding the Property and the "Grange structure" on the property, and the use of the property, whereby the literal enforcement of the current zoning ordinance would impose practical difficulties and undue hardship section 78-107(1). The requested variance is consistent with the spirit of the ordinance, will promote the public safety and is necessary to ensure that substantial justice is done section 78-107(2). It is clear that the condition or situation of the property and intended use of the property for which the variance is sought is not a general or recurrent condition or situation so as to make reasonably practicable the formulation of a general regulation in the Ordinance for such a condition or situation 78-107(3) The property consists of a pre-existing non-conforming lot improved with an existing structure which is unique both with regard to its construction and its place in the history of Ada Township. The site is too small to be used for residential purposes and the building is not adaptable to convert to a residence or agricultural structure. With the adjacent commercial and country club uses, the properties current use for the last 24 years as a low-intensity professional design office and this requested use will not result in

adverse impacts. Under these exceptional circumstances, the property cannot be put to a reasonable and practicable use under the existing RP1 zoning regulations. The requested variance is necessary for the preservation of substantial property rights; to avoid practical difficulties and unnecessary hardship; and to ensure that the spirit of the Ordinance is observed, the public safety promoted and substantial justice done.

#### Conclusion

The "Grange Structure" is a historic structure important to Ada Township history. It should be preserved and the applicant's proposed use provides an opportunity for the building and the rich history associated with it to remain a part of Ada Township's landscape. The proposed use is very similar to the existing use and will not negatively impact the area in any way. By granting this variance, the history of this building and property can be preserved. Further, given the uniqueness of the circumstances underlying this request, it is clearly distinguishable and no adverse precedent will be established by the grant of the variance.

In summary, all of the required conditions in support of this variance have clearly been met and we respectfully request the Board of Zoning Appeals to grant the requested variance.

Jonathan Arnold  
(Applicant)

Palazzolo Design Studio, Inc  
(Owner)

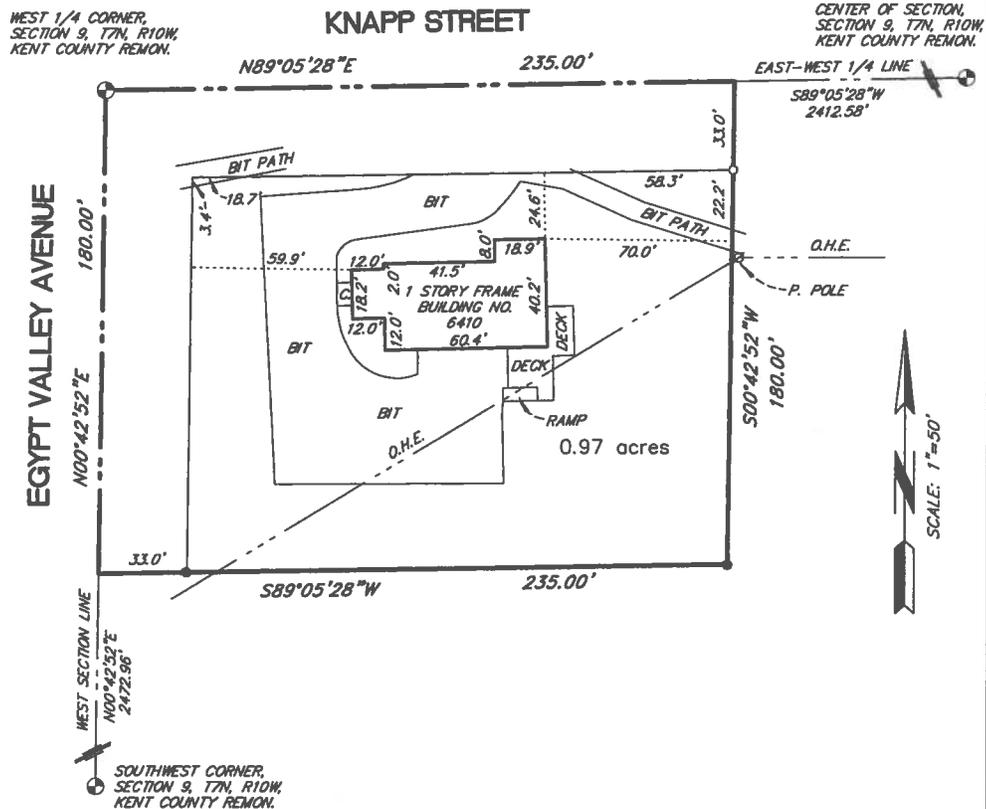
Project No. 180089  
 Date: February 5, 2018  
 For: Gregg Palazzolo  
 Palazzolo Design Studio  
 6410 Knapp NE  
 Ada, MI 49301

RE: Jonathan Arnold  
 Prop. Address: 6410 Knapp NE

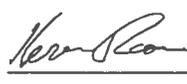
**LEGAL DESCRIPTION FROM TAX RECORDS**

The North 180 feet of the West 235 feet of the Southwest 1/4 of Section 9, T7N, R10W, Ada Township, Kent County, Michigan. Subject to the road rights of way for Knapp Street and Egypt Valley Avenue over the North 33.0 feet and the West 33.0 feet thereof.

NOTE:  
 A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ - IRON STAKE - SET</li> <li>● - IRON FOUND</li> <li>□ - WOOD STAKE</li> <li>R - RECORDED DIMENSION</li> <li>D - DEED DIMENSION</li> <li>P - PLATTED DIMENSION</li> <li>M - MEASURED DIMENSION</li> <li>C - CENTERLINE</li> <li>-x- - FENCE LINE</li> </ul>	 <p><b>Roosien &amp; Associates</b>    SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE    GRAND RAPIDS, MICHIGAN 49525    TELE. (616) 361-7220    FAX (616) 361-1822</p>	 <p>STATE OF MICHIGAN    KEVIN ROOSIEN    LAND SURVEYOR    No. 31604    PROFESSIONAL SURVEYOR</p>	<p>BY </p>
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2390 EGYPT VALLEY AVE NE

Property Line

6850 3 MILE RD NE

Proposed Sign

15 ft

8 ft

EGYPT VALLEY

KNAPP

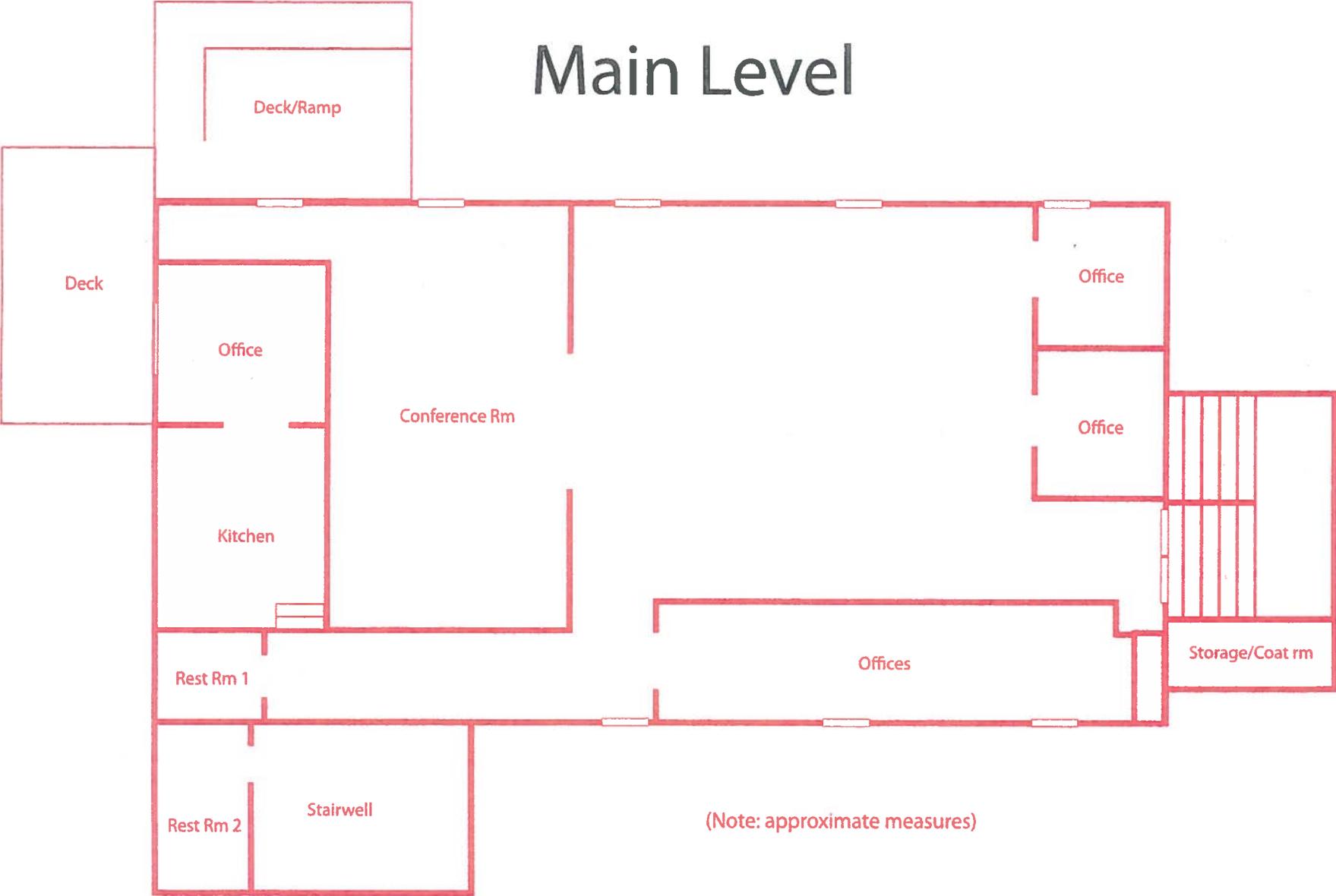
Lot

6850 3 MILE RD NE

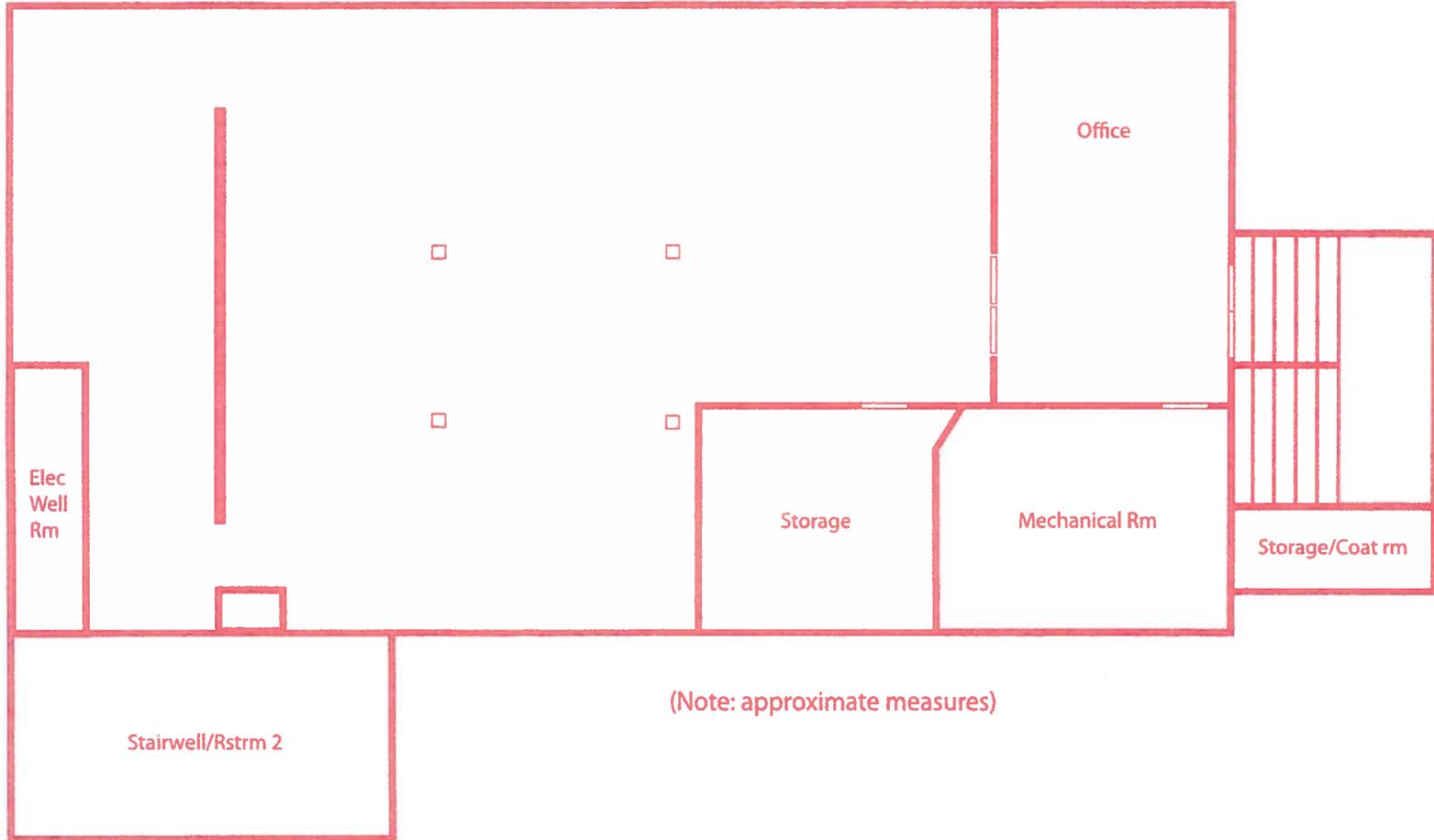
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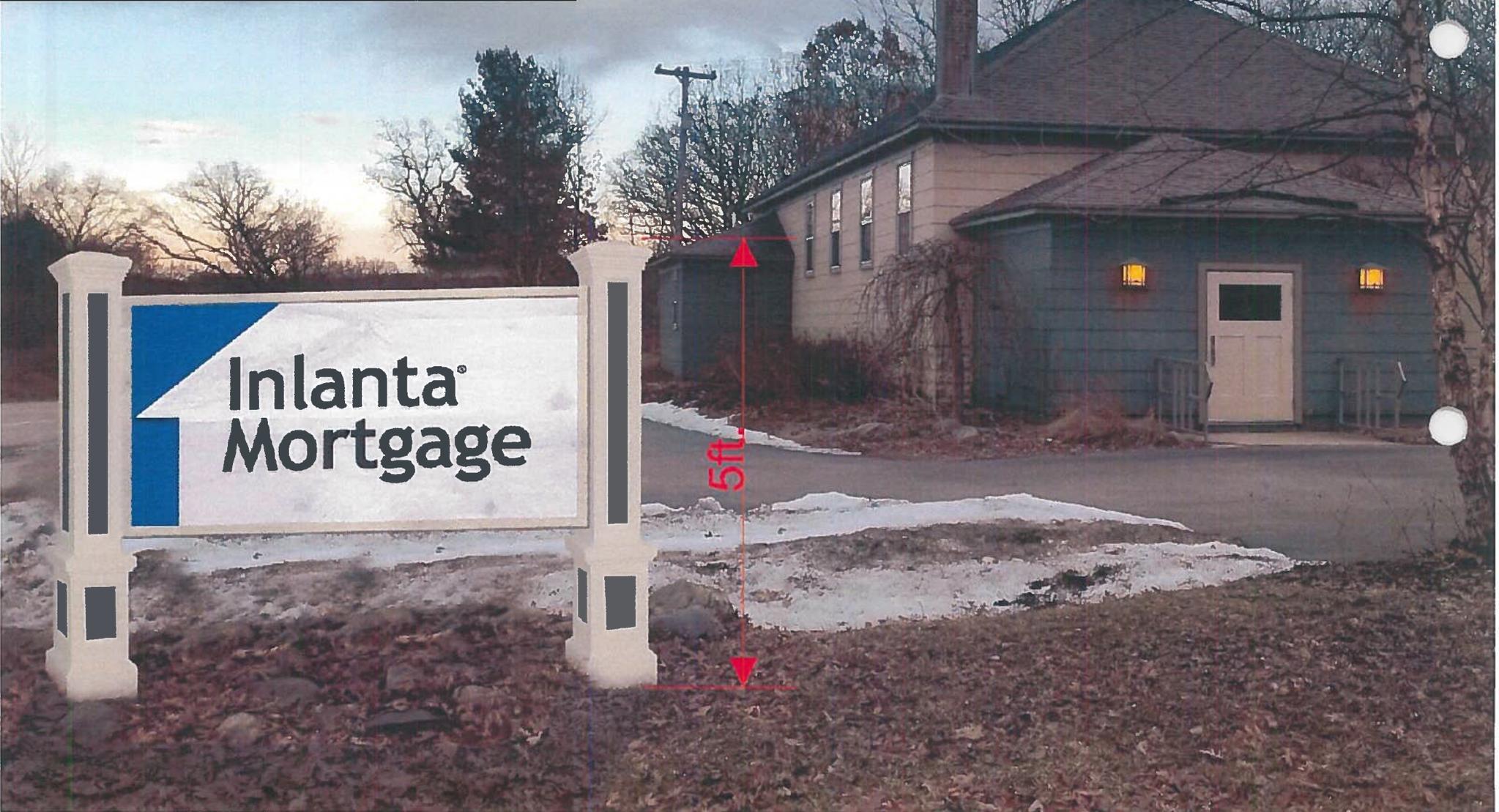
ENE

# Main Level



# Lower Level







Jonathan Arnold &lt;jonathanarnold@inlanta.com&gt;

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**Knapp/Egypt Valley Neighbors**

1 message

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**Tim Klaes** <tim@paragonconstr.com>  
To: Jonathan Arnold <jonathanarnold@inlanta.com>

Mon, Feb 5, 2018 at 9:07 AM

Greetings Jonathan,

It was a pleasure to speak with you the other day. I wanted to drop you a note to say "welcome to the neighborhood" and to offer our assistance if we can help in any way during your move in. We specialize in commercial interior trades so please feel free to let me know if you need any renovation work priced out.

Regarding your need to gain approval from the township for a "non-conforming" use variance, I feel that a low intensity mortgage office seems like it would be a good fit for the area. I have no concerns about the number of employees and vehicles we discussed.

I look forward to meeting you in person and welcome to the area!

Sincerely,



**Tim Klaes**  
Director of Construction  
**Paragon Construction LLC**

O: 616.920.1875

C: 616.291.7518

6365 Knapp St. NE, Ada, MI 49301

Virus-free. [www.avast.com](http://www.avast.com)

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**image001.jpg**  
5K

To Whom IT MAY CONCERN -

I WOULD HAVE NO OBJECTION TO  
WHAT PLANS JOHN ARNOLD MAY HAVE  
FOR THE PROPERTY AT 6410 KNAPP NE

*Jim Mate*

GRAMS  
6385 KNAPP N.E.  
ADA, MI 49301  
(616) 678-2762

**Main Street Driving, Inc.**

2017 Celadon Drive

Grand Rapids, MI 49525

616-301-0550 – phone

[info@mainstreetdriving.com](mailto:info@mainstreetdriving.com) - email

February 6, 2018

To Whom It May Concern,

I am writing to you in regards to the impact that Jonathon Arnold and the entire Inlanta Mortgage team has had on our community here in Celadon New Town.

Over the course of approximately the last 3 years, Inlanta Mortgage has had an office right next to ours here in Celadon. There has been many times that Jonathon and his team have done things for our community from hosting open houses, sponsoring concerts in the neighborhood and simply being a positive influence for other businesses.

I have watched Jonathon work with many potential residents of our neighborhood to get them home loans that have been difficult to receive because of our unique setting and the HOA aspect of Celadon. He has offered his services, free of charge for those wanting to look at possibly refinancing their home loan as well as those looking to move on from here.

Jonathan and his entire team will be missed should he leave Celadon New Town but he will be a positive part of whatever township/neighborhood he ends up in. Should you have any questions or concerns in regard to Inlanta Mortgage, please feel free to contact me.

Sincerely,



Kevin Raymond

Owner

Main Street Driving, Inc.

616.301.0550- phone

[info@mainstreetdriving.com](mailto:info@mainstreetdriving.com)- email



To whom it may concern:

I met Jonathan Arnold and his company, Inlanta Mortgage, when they moved their business headquarters into the Celadon New Town development a few years ago. My business is located in Celadon across the street from Inlanta and I also own a home in the residential portion of the neighborhood.

The team at Inlanta have been great to have in the neighborhood. Their daily operations are fairly low key and non-disruptive to other businesses or residences. A few times a year, the development has an outdoor concert series that comes through. Inlanta always steps up as a sponsor and volunteers their time with setup and tear down.

I believe that wherever Inlanta moves their operations to, the surrounding businesses and neighborhoods will be well served. Our business and neighborhood will miss their presence.