

**Danby Township  
Ionia County**

Danby Township Hall 13122 Charlotte Hwy. Sunfield MI 48890  
PO BOX 566 Portland MI 48875

**Special Use Application**

This application must be completed in full and approved by the Township Zoning Board before beginning any construction, excavation or use regulated by the Danby Township Zoning Ordinance.

**Proposed Special Use Request**

Seal Auto Detailing - Vehicle detailing: interior cleaning and exterior washing

**Property Information**

Address 7625 Grand River Trail , Portland, MI 48875

Parcel Number 34-040-008-000-004-10

Legal Description Residential - Improved

**Applicant Information**

Name Baron Seal

Address 7625 Grand River Trail , Portland, MI 48875

City Portland State MI Zip 48875

Phone Numbers (517-) 647-6705 ( ) ( )

**Property Owner Information** (if different from applicant)

Name Jeffrey Seal

Address 7625 Grand River Trail , Portland, MI 48875

City Portland State MI Zip 48875

Phone Numbers (517 ) 231-8019 ( ) ( )

**Affidavit**

I certify and affirm that I am the property or building owner or the owner's authorized agent and that I agree to conform to applicable zoning laws of Danby Township. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for Township representatives to visit this location.

Signature Baron J. Seal

Date 3/12/24

**Special Use Application (page 2)**

**Present Zoning District**

**Present Use of the Property**

Residential - Will be using 40' x 36' Pole building for detailing . Existing structure .

Signage - two signs that are 28" x 18" will be used premises

**Site Plan**

Include a site plan showing the location of the proposed Special Use, any existing structures or the proposed location of any new construction or additions. Site plans must contain all of the information required in Chapter 11 of the Danby Township Zoning Ordinance

**Zoning Administrator Use**

Fee paid \_\_\_\_\_ Date \_\_\_\_\_

Application Approved \_\_\_\_\_ Date \_\_\_\_\_

Conditions of Approval \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

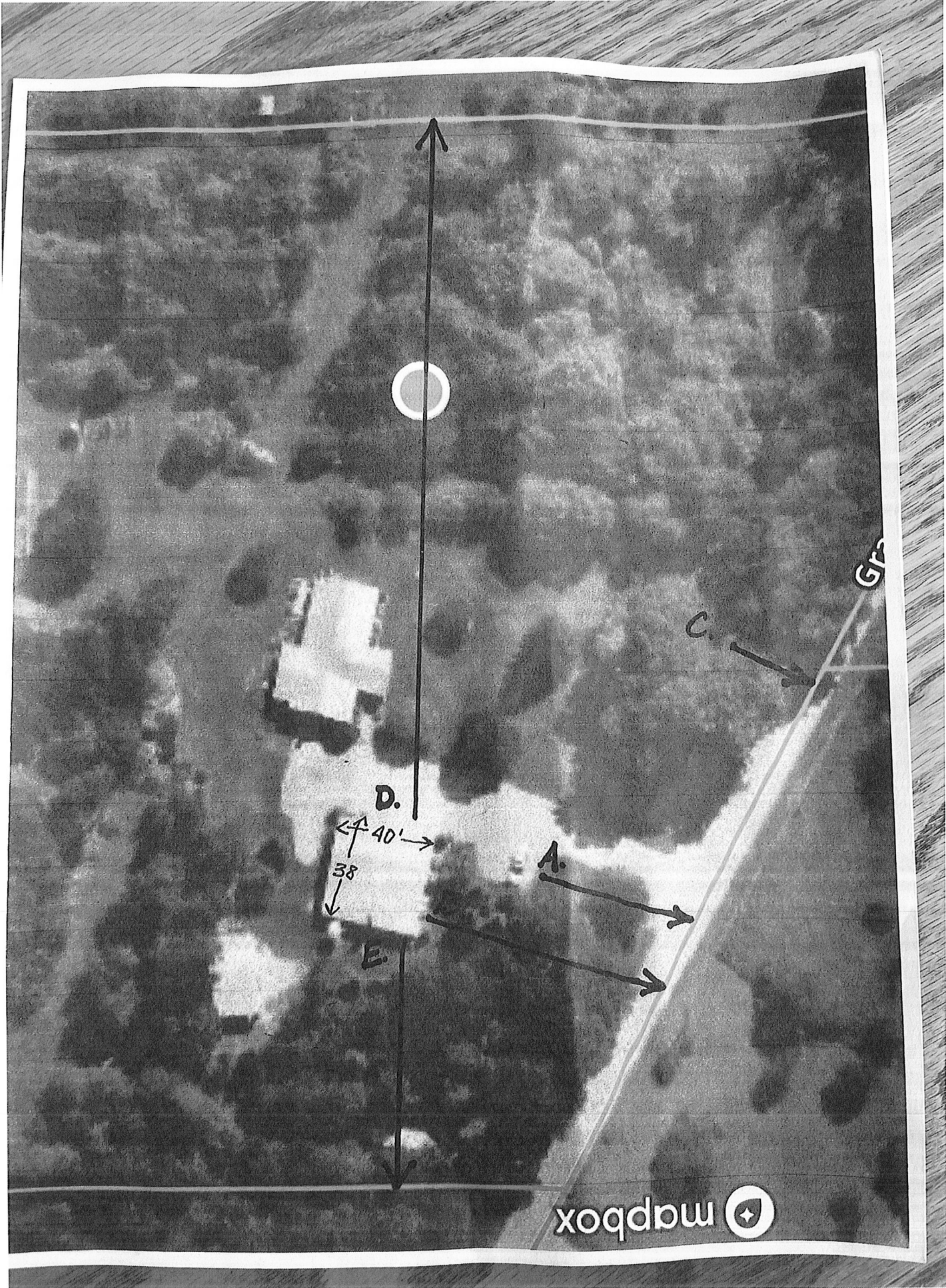
Application Denied \_\_\_\_\_ Date \_\_\_\_\_

Reason for Denial \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning Administrator Signature

\_\_\_\_\_ Date \_\_\_\_\_



7625 GRAND RIVER TR PL X

(1 of 2)

Tax Parcel: 34-040-008-000-004-10

Parcel Number 34-040-008-000-004-10

BS&A Parcel Viewer [More info](#)

Owner Name SEAL, JEFFREY

Owner Address 7625 GRAND RIVER TR

Owner City PORTLAND

Owner State MI

Owner ZIP Code 48875

Property City PORTLAND

Property State MI

Property ZIP Code 48875

Property Address 7625 GRAND RIVER TR PORTLAND, MI 48875

DIMENSIONS

- A. FRONT EDGE OF CUSTOMER PARKING TO CENTER OF ROAD = 72'
- B. FRONT EDGE OF GARAGE TO CENTER OF ROAD = 114'
- C. FRONT EDGE OF CONTRACTOR PARKING TO CENTER OF ROAD = 47'
- D. EDGE OF GARAGE TO EAST PROPERTY LINE = 329'
- E. EDGE OF GARAGE TO WEST PROPERTY LINE = 96'
- BARN (GARAGE) DIMENSIONS = 40' x 38' (2-CAR BAYS)
- MAX CUSTOMER PARKING = 2-VEHICLES
- PARKING AREA = 22' x 22'

Zoom to

34-040-008-000-011-00

34-040-008-000-019-00

300ft

Ken Schneider  
11344 Pryor Rd.  
Portland, MI 48875  
517-643-2749  
kenandkaren76@gmail.com

2/16/24

Mitchel Hoppes  
Zoning Administrator

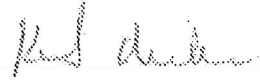
Enclosed is a Home Based Business Application Special Use Permit for my business, Riverdell LLC. As the application states, I plan to offer outdoor education and STEM (Science, Technology, Engineering, Math) classes to homeschool students.

All outdoor education classes including Maple Syrup Production and an Arbor Day project to teach students how to plant bare root seedlings will take place at our home address. The Maple Syrup Production class will take place in an old granary building that has been renovated into a sugar bush to produce maple syrup. The Arbor Day project will be entirely outside.

The STEM classes will be conducted off-site as parents would prefer locations in the Grand Rapids and Lansing areas.

Feel free to email or call/text me with any questions, additions, and/or corrections that may be necessary.

Thank you for your service to the residents of Danby Township.



Ken Scheider

Danby Township  
Ionia County

Danby Township Hall 13122 Charlotte Hwy. Sunfield MI 48890

Home Based Business Application  
Special Use Permit

This application must be completed in full and approved by the Township Board before beginning any business, construction, excavation or use regulated by the Danby Township Zoning Ordinance.

Proposed Business Type

I PLAN TO OFFER OUTDOOR EDUCATION CLASSES TO HOME  
SCHOOL STUDENT UNDER THE NAME RIVERDELL LLC.  
CLASSES INCLUDE HOW TO MAKE MAPLE SYRUP & AN  
ARBORE DAY PROCESSOR TO TEACH STUDENTS HOW TO  
NONE HAVE BEEN SEEN.

Property Information

Address 11344 PRYOR RD., PORTLAND MI 48875

Parcel Number 34-040-025-000-001-00

Legal Description (may attach copy)

SEE ATTACHED

Applicant Information

Name KENNETH R. SCHNEIDER

Address 11344 PRYOR RD.

City PORTLAND State MI Zip 48875

Phone Numbers (617) 643-2740 ( ) ( )

Property Owner Information (if different from applicant)

Name SAME

Address

City State Zip

Phone Numbers ( ) ( ) ( )

Affidavit

I certify and affirm that I am either the tenant or the property or building owner and that I agree to conform to applicable zoning laws of Danby Township. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for Township representatives to visit this location. I have read and will abide by the home based business regulations.

Applicant Signature Kenneth R. Schneider Date 2/13/24

Property Owner Signature Kenneth R. Schneider Date 2/13/24

Present Zoning District

Homebased

Present Use of the Property

RESIDENTIAL

Site Plan

Include a scaled site plan showing the dwelling and any existing structures or the proposed location of any new construction or additions. Show where off street parking and size will be located. Sketch your home and accessory building floor plan and show square footage of area devoted to the home based business.

Business Name

R RIVERDELL LLC

Employees

Number of people working at the home based business living at the home 1

Number of people working at the home based business not living at the home 0 (maximum 6)

Hours of Operation

Describe hours you are open for business VARIES, BUT ONLY DURING DAYLIGHT HRS

Waste Materials

Describe type of waste materials and disposal methods NONE

Impacts on Area

Describe any anticipated levels of noise, odor, glare, dust, fumes and method of lessening impact

NONE

Traffic Levels

Describe anticipated customer traffic volumes per day

MAPLE SYRUP. 4 TO 5 CARS. ARBOR DAY - 15 TO 20 CARS

Home Based Business Application (page 3)

Other Information

Describe any other additional information that is pertinent to your business proposal 1 MAY  
ALSO REFER TO THE CLASSES (SOME TECHNICAL  
ENGINEERING MATH), HOWEVER, THESE CLASSES WILL  
BE CONDUCTED OFF SITE

Zoning Administrator Use

Received date \_\_\_\_\_

Application Approved \_\_\_\_\_ Date \_\_\_\_\_

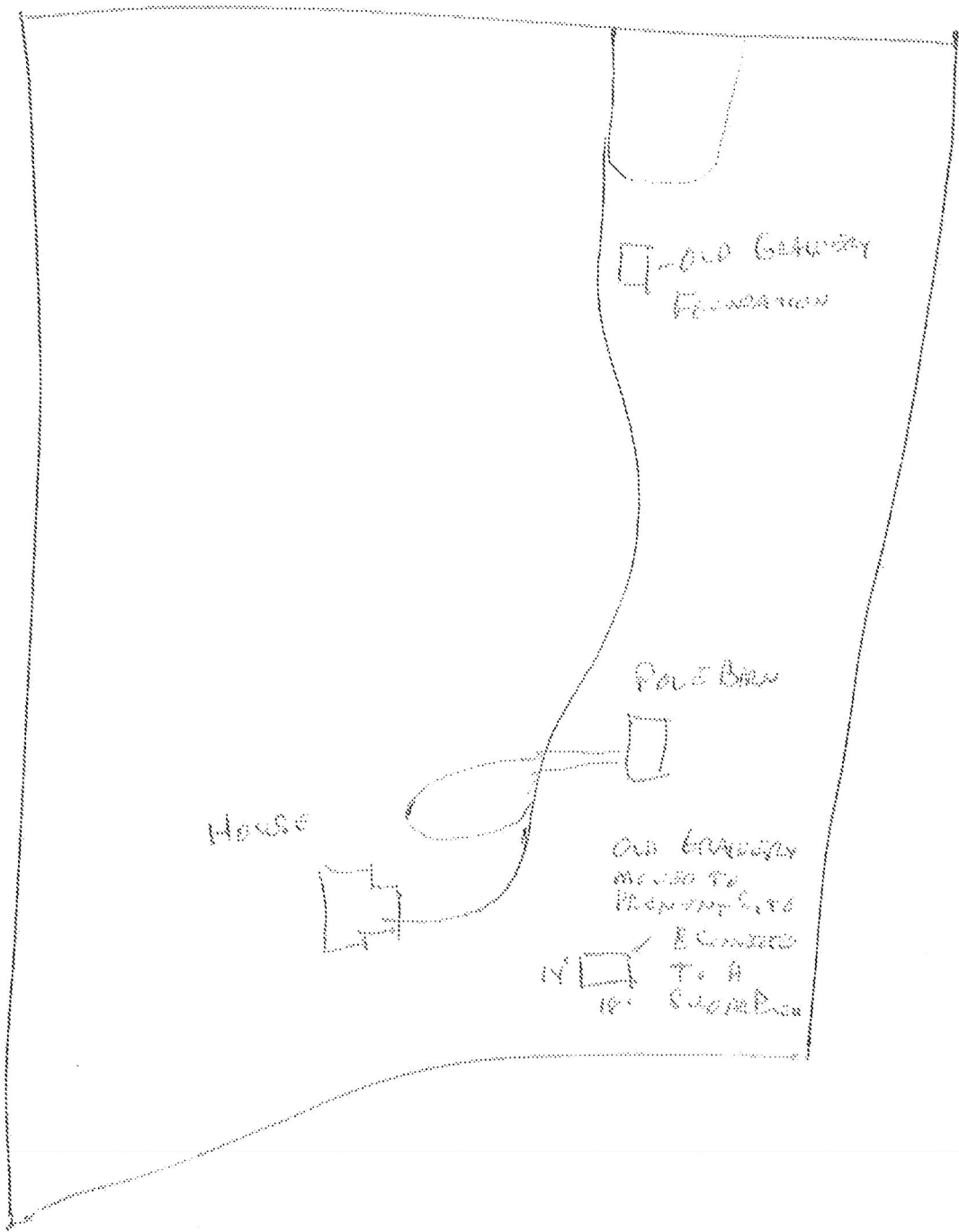
Conditions of Approval \_\_\_\_\_  
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Application Denied \_\_\_\_\_ Date \_\_\_\_\_

Reason for Denial \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Zoning Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_





I will primarily use the existing Sugar Bush for  
 business activities, other buildings (i.e. Pole Barn, etc.)  
 will be used outside, other classes will be located  
 off site.