BOARD AGENDA ITEM

Information/Discussion_____
Future Action_____
Action ___X___

Item: Approval of Property Transfer Request

Submitted by: Kevin Philipps Date: 11/09/2026

Recommended by: Kevin Philipps KP Board Meeting Date: 11/16/2026

RECOMMENDATION:

It is recommended that the Kent ISD Board approve the property transfer request from ADA Phase 2 LLC (John Timmer) to be transferred from Lowell Area Schools to Forest Hills Public Schools.

BACKGROUND:

Administration received a property transfer request from ADA Phase 2 LLC (John Timmer) on October 13, 2026. Ada Phase 2 LLC is developing a new subdivision just east of Quail Ridge GC, and the planned subdivision bisects the Forest Hills/Lowell boundary line.

As you can see on the attached map, Lot 9 of the subdivision currently is part Forest Hills and part Lowell (shaded in orange). The planned location of the house will be within the Forest Hills boundary. By approving the request, the property owner will receive one tax bill.

Administration has sought the input of Lowell Area Schools and Forest Hills Public Schools and both districts agreed this transfer request makes sense and would recommend the Kent ISD Board of Education approve the request.

If the request is approved, the administration will work with both school districts, local municipalities, Michigan Secretary of State and Department of Treasury to complete the transfer.

dotloop signature verification: dtlp.us/hZ1W ytWs-ZMpB

KENT INTERMEDIATE SCHOOL DISTRICT
2930 Knapp Street NE
Grand Rapids, MI 49525

PROPERTY TRANSFER REQUEST

Name: ADA Phase 2 LLC (John Timmer) Date: 10-13-26

Address: 650 Lake Michigan Drive NW

City: Grand Rapids Zip: 49534 Phone: 616-453-3212

Are you the legal owner of the property? yes

Property Tax Description Number (Found on Tax Receipt)

County	Township	Section	Block	Parcel
41-	19-	14-	400-	039

Please note attached deed for individual parcel splits

Legal Description of Property (Found on Tax Receipt):

See attached deed #9.

Requested transfer from: Lowell (School District)

To: Forest Hills (School District)

Assessed Valuation for the last Two Years

20 22 - $ unknown 20 21 - $ unknown

Is this property contiguous (touching) the school district to which you are requesting transfer?

yes

Signature of Property Owner: John Timmer dotloop verified 10/15/26 1:31 PM EDT KNKV-PMXP-1PTR-02SV

Signature of Co-Owners:

dotloop signature verification: dtlp.us/hZ1W ytWs ZMpB

If your request is approved, will you have school-aged children attending the new district? not sure

If yes, please list all children:

Name	Age	School Attending	Grade
N/A	N/A	N/A	N/A

Please explain below the reasons for this property transfer request (please use back if necessary):

These lots are currently split into two pieces along the school district boundary. We would need them to be all in one school district so that the property owner can receive one tax bill and the lot lines can meet the township requirements for size. The house itself will be built on the Forest Hills side of the boundary line which is why we are requesting that the Lowell portion be transferred to Forest Hills.

Thank you for your consideration.

811
Know what's below.
Call before you dig.

UTILITIES SHOWN ARE FROM FIELD MEASUREMENTS OF VISIBLE EVIDENCE OR AVAILABLE RECORDS. THIS INFORMATION SHOULD NOT BE CONSTRUED TO BE A GUARANTEE OF DUPLICATIONS OR ACCURACY. OWNERS AND ASSIGNEES TAKE NO RESPONSIBILITY FOR MAINTENANCE OF UTILITY SHOWNON OR IN THE INTERPRETATION OF PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITY LINES WHERE THE WORK IS TO BE LOCATED OR THE EXISTING UTILITIES CROSS PROPOSED UTILITY LINES. NOTIFY THE DESIGN PROFESSIONAL OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

BENCHMARK NO. 1 ELEV. = 790.75
TOP OF KENT COUNTY MONUMENT
(EAST 1/4 COR. OF SEC. 14) LOCATED
25' NORTH OF THE INT. OF QUIGGLE AVE.
AND SETTING DRIVE (N.A.V.D. 88 DATUM)

SITE PLAN NOTES:

1. APPLICANT:
ROBERT CAMP
2303 GODWIN AVE. SE
GRAND RAPIDS, MI 49507

2. PARCEL ID'S/ADDRESS
41-18-14-200-010 (2466 QUIGGLE AVE SE)
41-18-14-200-032 (6750 35TH ST SE)
41-18-13-100-025 (6882 35TH ST SE)

3. EXISTING USE:
VACANT LAND

4. PROPOSED USE:
RESIDENTIAL PARCEL SPLITS

5. LOT SIZE: 38.80 ACRES (INCLUDES ALL PARCELS)

6. CURRENT ZONING: ARC "AGRICULTURAL/RURAL CONSERVATION DIST."
MINIMUM LOT AREA = 100,000 S.F. (2.3 ACRES)
MINIMUM LOT WIDTH = 200 FEET
MINIMUM FRONT SETBACK = 35 FEET
MINIMUM SIDE SETBACK = 10 FEET MIN. (20 FEET TOTAL)
MINIMUM REAR SETBACK = 35 FEET

7. ROADS:
THE ROAD WITHIN THE DEVELOPMENT IS PRIVATE, AND SHALL CONFORM TO THE CASCADE TOWNSHIP PRIVATE ROAD ORDINANCE.

8. UTILITIES:
THE PROPOSED PARCEL SPLITS WILL BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS (TO BE APPROVED BY THE KENT COUNTY HEALTH DEPARTMENT) AND A PRIVATE EASEMENT FOR PUBLIC UTILITIES IS BEING PROVIDED.

9. SURFACE WATER DRAINAGE:
THE STORM WATER RUN-OFF WILL BE COLLECTED WITH STORM SEWER STRUCTURES AND ALSO DIRECT SHEET FLOW RUN-OFF TO DIRT LOW AREAS.

10. SITE LIGHTING:
NO STREET LIGHTS ARE PROPOSED.

11. SIGNAGE:
NO SIGNAGE IS PROPOSED AT THIS TIME.

12. WETLANDS
THE SITE WAS EVALUATED FOR WETLANDS BY A CERTIFIED WETLAND BIOLOGIST FROM DAVEY INC. THE EVALUATION TOOK PLACE ON AUGUST 6, 2003. A REPORT WAS PREPARED AND SUBMITTED FOR TOWNSHIP REVIEW. THE REPORT CONCLUDED THAT ONLY THE LARGE WETLAND NORTH OF PARCELS 11 - 13 WAS REGULATED UNDER PART 303. THE REMAINING WETLAND AREAS WERE DETERMINED TO BE NON-REGULATED.

13. DEVELOPERS AGREEMENT
PARCELS 8 - 10 WILL BE CONSIDERED TERRA NOVA PHASE 2B, DEVELOPED BY CHELSEA HOMES, AND RESPONSIBLE FOR THE MAINTENANCE OF TERRA VISTA AND TERRA SPRINGS CT. PARCELS 1 - 4 WILL BE A STAND ALONE ASSOCIATION AND RESPONSIBLE FOR THE MAINTENANCE OF SETTING DRIVE. ALL PARCELS WILL BE RESPONSIBLE FOR THE STORM WATER MAINTENANCE COSTS.

SUMMARY OF LAND DEVELOPMENT

	TOTAL
ACREAGE (ACRES)	38.80
NUMBER OF LOTS	10
SMALLEST LOT AREA	100,087 S.F. (LOT 6)
LARGEST LOT AREA	191,387 S.F. (LOT 10)
AVERAGE LOT SIZE	110,163 S.F.
DEVELOPMENT DENSITY	0.26 PARCELS PER ACRE
TOTAL ROW AREA	5.89 ACRES
TOTAL ROADWAY LENGTH	3,733 FEET

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1 inch = 100 ft.

LEGEND
- EXISTING CONTOUR LINE
- PROPOSED STORM SEWER
- EXISTING BIT. PAVEMENT
- PROPOSED BIT PAVEMENT

SITE LAYOUT PLAN
IN
PART OF SECTION 13 AND 14, T8N, R10W

client:
ROBERT CAMP
2303 GODWIN AVE, SE
GRAND RAPIDS, MI

PROJECT #
230806

C-10

Kent County Web Map

October 20, 20

