
BOARD AGENDA ITEM

Information/Discussion _____
Future Action _____
Action X

Item: Approval of Property Transfer Request

Submitted by: Kevin Philipps

Date: 03/11/2024

Recommended by: Kevin Philipps *KP*

Board Meeting Date: 03/18/2024

RECOMMENDATION:

It is recommended that the Kent ISD Board approve the property transfer request from Chris VanRyn for 4496 4th St. Caledonia MI 49316 to be transferred from the Wayland School District to the Caledonia School District.

BACKGROUND:

Administration received a property transfer request on January 17, 2024, Chris VanRyn, VLVR Ventures LLC, provided, by electronic mail, a petition with the Kent ISD for the transfer of his property located at 4496 4th St. Caledonia MI 49316 from the Wayland Union School District, located within the AAESA, to the Caledonia School District, located within the Kent ISD

In November 2022, Chris VanRyn, VLVR Ventures, LLC purchased the parent parcels also known as 4496 4th St., Caledonia, MI 49316 (13-010-100-00 and 13-010-097-00) - parcel 13-010-100-00 was located in Caledonia School District and 13-010-097-00 was located in Wayland Union School District.

As you can see on the attached maps, 4496 4th St. Caledonia MI 49316 is a newly created lot that was split to form an additional parcel. Due to parcel zoning, the Mr. VanRyn was able to create an additional parcel by way of property line adjustments and splits. Mr. VanRyn, VLVR Ventures, LLC is requesting that Parcel B (13-010-097-02) be added to Caledonia School District.

Administration has sought the input of Allegan Area ESA, Wayland Union School District and Caledonia School District. The Allegan Area ESA 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.

A meeting of the Board of Education of the Kent Intermediate School District, Kent County, Michigan, was held at 2930 Knapp NE, Grand Rapids, MI 49525 on March 18, 2024, at 6:00 p.m., Local Time.

FOR KENT ISD:

PRESENT: Members:

ABSENT: Members:

RESOLUTION APPROVING PETITION TO TRANSFER REAL PROPERTY

The following preamble and resolution were offered by _____
and supported by _____.

WHEREAS, Act 451, Public Acts of Michigan, 1976, permits an intermediate school board to detach territory from 1 school district and attach the territory to another school district if requested to do so by a petition signed by not less than 2/3 of the persons who own and reside on the land to be transferred;

WHEREAS, if the territory of school districts the boundaries of which are affected by the proposed alteration extends into 2 or more intermediate school districts, the intermediate school board of each intermediate school district shall meet jointly and sit as a single board to act upon the request for the transfer of territory;

WHEREAS, on January 17, 2024, Chris VanRyn, VLVR Ventures LLC, provided, by electronic mail, a petition with the Kent ISD for the transfer of his property located at 4496 4th St. Caledonia MI 49316 from the Wayland School District, located within the AAESA, to the Caledonia School District, located within the Kent ISD (See petition, attached as Exhibit A, the "Petition");

WHEREAS, the Kent ISD Board has met and considered the Petition.

THEREFORE, IT IS RESOLVED BY THE ISD THAT:

1. The Petition is approved for the following reasons:
 - a. The Petition is signed by 2/3 of persons who own the land to be transferred;
 - and

Ayes: _____

Nays: _____

RESOLUTION DECLARED ADOPTED.

Laura Featherston
Board Secretary, Kent ISD

The undersigned duly appointed acting Secretary of the Kent ISD hereby certifies that the foregoing is a true and complete copy of a Resolution adopted by the Kent ISD Board at a meeting held on March 18, 2024 the original of which Resolution is a part of the Boards' minutes, and further certifies that notice of the meeting was given to the public under the Open Meetings Act, Act 267, Public Acts of Michigan, 1976, as amended.



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

PROPERTY TRANSFER REQUEST

Name: CHRIS VANRYN, VLVR VENTURES, LLC Date: 01/17/2024

Address: PO BOX E

City: MOLINE Zip: 49335 Phone: 616-260-3717

Are you the legal owner of the property? YES

Property Tax Description Number (Found on Tax Receipt)

County	Township	Section	Block	Parcel
<u>SEE</u>	<u>ATTACHED</u>			

Legal Description of Property (Found on Tax Receipt):

SEE ATTACHED

Requested transfer from: WAYLAND UNION (School District)

To: CALEDONIA (School District)

Assessed Valuation for the last Two Years

20 22 - \$ N/A 20 21 - \$ N/A

* NEWLY CREATED LOT. NO ASSESSED VALUATIONS
 Is this property contiguous (touching) the school district to which you are requesting transfer?

YES

Signature of Property Owner: 

Signature of Co-Owners: _____

If your request is approved, will you have school-aged children attending the new district?

VACANT
LOT

If yes, please list all children:

Name	Age	School Attending	Grade
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

SEE ATTACHED

Thank you for your consideration.

VLVR Ventures LLC

01/17/2024

PO Box E

Moline, MI 49335

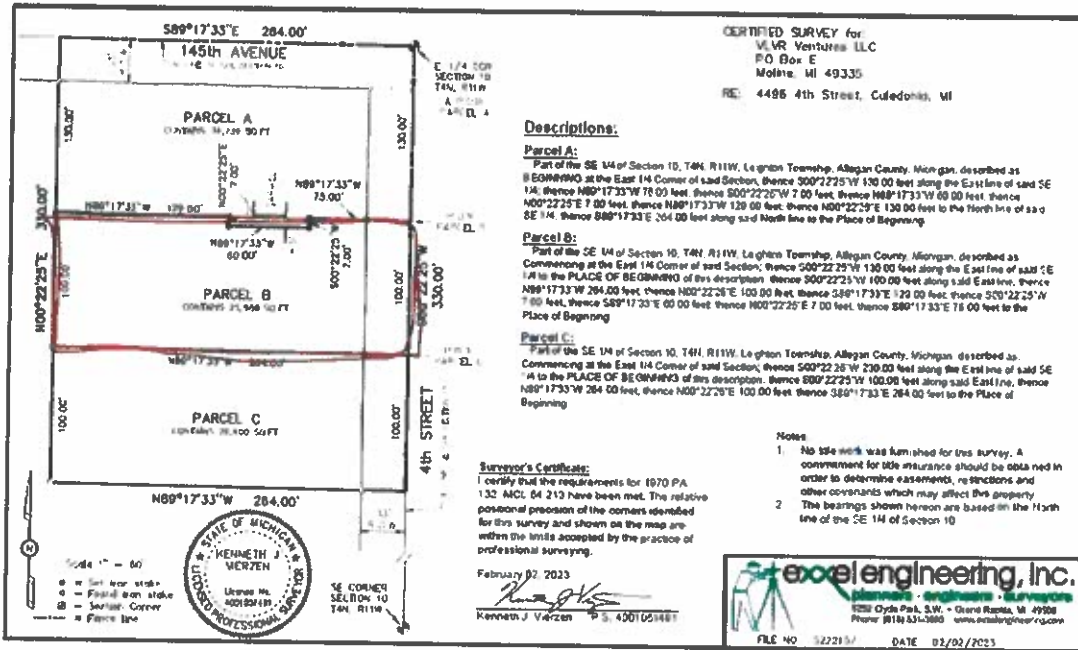
Re: 4496 4th Street, Caledonia, MI 49316 and subsequent split/land combinations to form an additional parcel - 13-010-097-02 the south 65' of Parcel B – the portion in the Wayland Union school district and 13-010-100-02 the north 35' of Parcel B – the portion in the Caledonia school district

To whom it may concern:

In November 2022, VLVR Ventures, LLC (owner) purchased the parent parcels also known as 4496 4th Street, Caledonia, MI 49316 (13-010-100-00 and 13-010-097-00). 13-010-100-00 was in the Caledonia School District and 13-010-097-00 was in the Wayland Union School District.



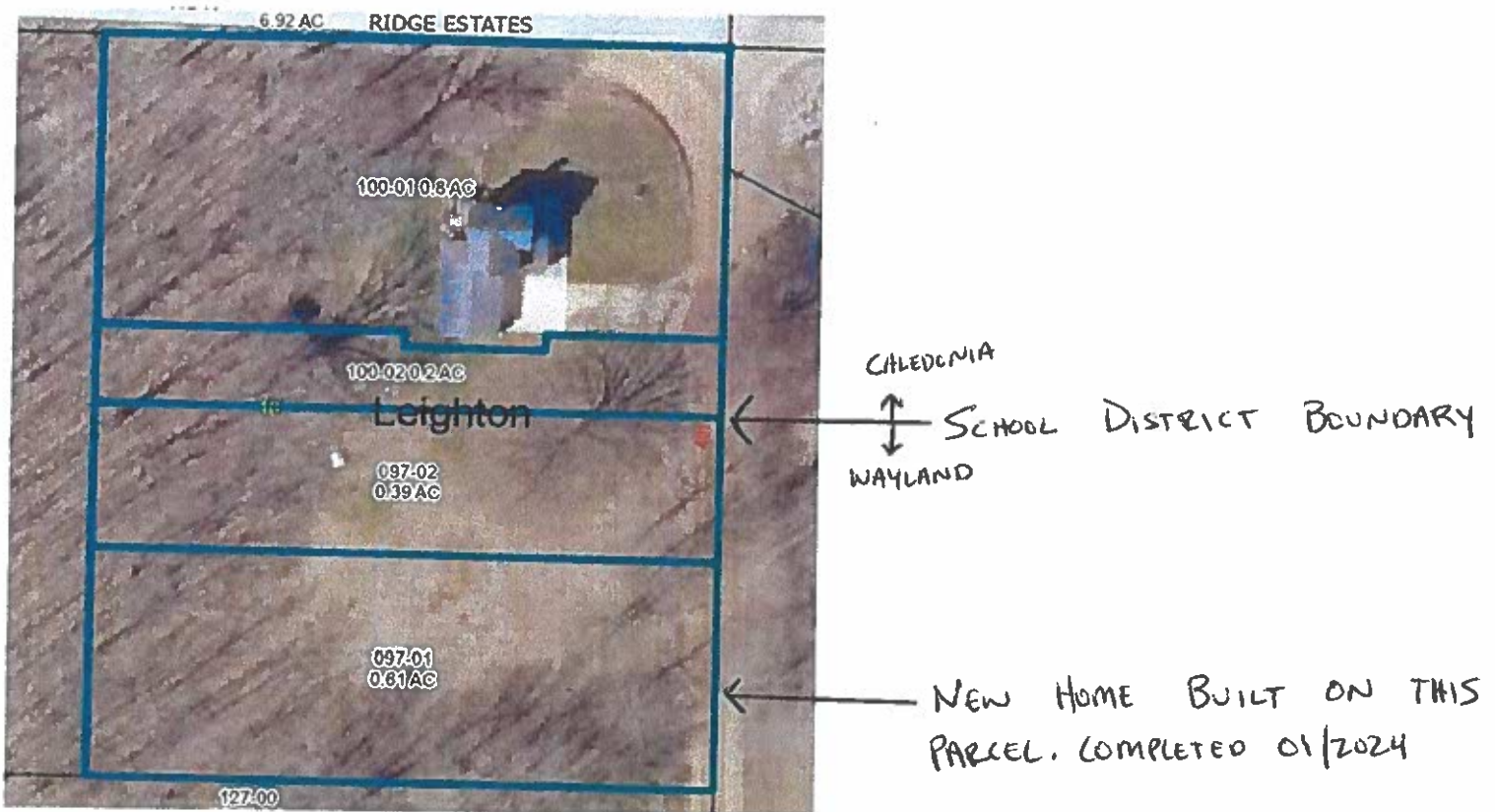
Due to the parcel zoning (R-2), the owner was able to create an additional parcel by way of property line adjustments and splits. The following survey outlines the newly formed lot configurations from the parent parcel.
 * SEE EXHIBITS A - D.



* SEE EXHIBIT A

The newly formed lots resulted in Parcel A staying with Caledonia Schools and Parcel C staying with Wayland Schools. Parcel C has since been developed with a single family home consistent with Parcel A.

Parcel B now has a school district boundary through it making it a non-conforming lot. Allegan County Equalization and Leighton Township Assessor have assigned 2 legal descriptions for this parcel and have advised that until the lot is 100% in one district, a home cannot be built on this parcel.



The following are the legal descriptions for Parcel B which show a portion of the lot in Wayland Schools and a portion of the lot in Caledonia Schools:

13-010-097-02 (the south 65' of Parcel B – the portion in the Wayland Union school district): COM E ¼ COR TH S 00DEG 22'25" W 165' TO POB; TH CONT S 00DEG 22'25" W 65'; TH N 89DEG 17'33" W 264'; TH N 00DEG 22'25" E 65'; TH S 89DEG 17'33" E 264' TO POB SEC 10 T4N R11W

13-010-100-02 (the north 35' of Parcel B – the portion in the Caledonia school district): COM E ¼ COR TH S 00DEG 22'25" 130' TO POB; TH CONT S 00DEG 22'25" W 35'; TH N 89DEG 17'33" W 264'; TH N 00DEG 22'25" E 35'; TH S 89DEG 17'33" E 129'; TH S 00DEG 22'25" W 7'; TH S 89DEG 17'33" E 60'; TH N 00DEG 22'25" E 7'; TH S 89DEG 17'33" E 75' TO POB SEC 10 T4N R11W

VLVR Ventures, LLC is requesting that Parcel B (13-010-097-02, 13-010-100-02) be considered to be added to either Caledonia School District or Wayland Union School District so that a single family home can be built on the parcel.

The following is guidance for common errors that occur with splits or combinations across school district lines. This is the basis for how Parcel B is legally recorded until the school districts can have a chance to review and decide if a district boundary line can change.

Common Errors include:

1. Split or Combination across School District lines – If the parcels involved in a boundary change are in different School Districts, then the split cannot be completed as approved. The School Districts have to approve of any changes to their tax base. The Local Unit often decides to create multiple parcels for the parcel(s) that straddle the school district boundary.

2020 Parent Parcel: 09-021-009-00 & 013-10
2021 Child Parcel: 09-021-009-01 & 013-11 & 013-12 & 013-16



Very truly,

Chris VanRyn

Owner

VLVR Ventures, LLC

ENCLOSURES

CERTIFIED SURVEY for:
 VLVR Ventures LLC
 PO Box E
 Moline, MI 49335

RE: 4496 4th Street, Caledonia, MI

Descriptions:

Parcel A:

Part of the SE 1/4 of Section 10, T4N, R11W, Leighton Township, Allegan County, Michigan, described as: BEGINNING at the East 1/4 Corner of said Section; thence S00°22'25"W 130.00 feet along the East line of said SE 1/4; thence N89°17'33"W 75.00 feet; thence S00°22'25"W 7.00 feet; thence N89°17'33"W 60.00 feet; thence N00°22'25"E 7.00 feet; thence N89°17'33"W 129.00 feet; thence N00°22'25"E 130.00 feet to the North line of said SE 1/4; thence S89°17'33"E 264.00 feet along said North line to the Place of Beginning.

Parcel B:

Part of the SE 1/4 of Section 10, T4N, R11W, Leighton Township, Allegan County, Michigan, described as: Commencing at the East 1/4 Corner of said Section; thence S00°22'25"W 130.00 feet along the East line of said SE 1/4 to the PLACE OF BEGINNING of this description; thence S00°22'25"W 100.00 feet along said East line; thence N89°17'33"W 264.00 feet; thence N00°22'25"E 100.00 feet; thence S89°17'33"E 129.00 feet; thence S00°22'25"W 7.00 feet; thence S89°17'33"E 60.00 feet; thence N00°22'25"E 7.00 feet; thence S89°17'33"E 75.00 feet to the Place of Beginning.

Parcel C:

Part of the SE 1/4 of Section 10, T4N, R11W, Leighton Township, Allegan County, Michigan, described as: Commencing at the East 1/4 Corner of said Section; thence S00°22'25"W 230.00 feet along the East line of said SE 1/4 to the PLACE OF BEGINNING of this description; thence S00°22'25"W 100.00 feet along said East line; thence N89°17'33"W 264.00 feet; thence N00°22'25"E 100.00 feet; thence S89°17'33"E 264.00 feet to the Place of Beginning.

Notes:

1. No title work was furnished for this survey. A commitment for title insurance should be obtained in order to determine easements, restrictions and other covenants which may affect this property.
2. The bearings shown hereon are based on the North line of the SE 1/4 of Section 10

Surveyor's Certificate:
 I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

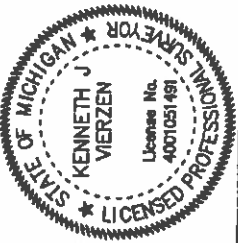
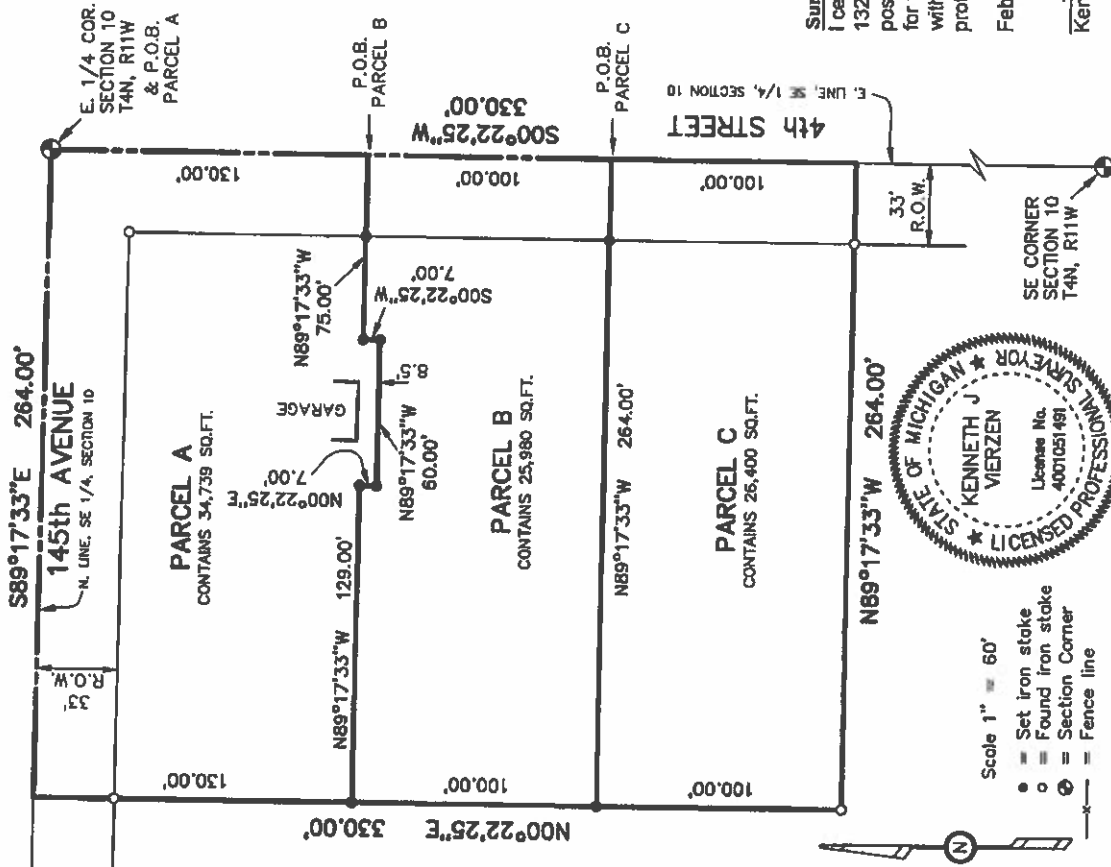
February 02, 2023

Kenneth J. Vierzen

Kenneth J. Vierzen P.S. 4001051491

excel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.excelengineering.com

FILE NO.: S222157 DATE: 02/02/2023



- Scale 1" = 60'
- Set iron stake
 - Found iron stake
 - ⊙ Section Corner
 - Fence line