

NOTICE OF PUBLIC HEARING

ATTENTION ALLENDALE TOWNSHIP RESIDENTS

The Allendale Charter Township Planning Commission has scheduled a Public Hearing for Wednesday, January 27, 2010 at 7:30 p.m. local time, to be held at the Allendale Charter Township offices at 6676 Lake Michigan Drive to receive public comment, consider and review a proposed amendment to the Township Zoning Map and amend Zoning Ordinance 2001-6, the University Park PUD District, as more specifically described below.

The Township has proposed an amendment to the Township Zoning Map to rezone portions of Section 24 from the PID Planned Industrial District and the C-2 General Business District, to the PUD Planned Unit Development District by expanding the existing University Park PUD District, which will involve amending and replacing Zoning Ordinance 2001-6 (titled "University Park") with a new zoning ordinance (titled "University Park a Mixed Use PUD"). As part of the process, the Township will consider adopting a new Preliminary PUD Development Plan, which plan is on file for viewing at the Allendale Charter Township offices, Department of Planning and Community Development, 6676 Lake Michigan Drive, Allendale, Michigan 49401.

The property is generally located at the immediate Northwest corner of Lake Michigan Drive and 48th Avenue. The existing University Park PUD Zone District currently includes the properties known as Main Street Pub, 11240 University Parkway (Parcel #70-09-24-400-052), Sleep Inn Suites, 4869 Becker Drive (Parcel #70-09-24-400-066), and two (2) vacant parcels owned by Roger Depirro, previously approved for an Alaskan Pipeline Restaurant, at 4845 Becker Drive (Parcel #70-09-24-400-067) and 4815 Becker Drive (Parcel #70-09-24-400-068). The proposed addition / expansion to the PUD includes the vacant properties know as 4900 Allen Park Drive (Parcel #70-09-24-400-047), 4926 Allen Park Drive (Parcel #70-09-24-400-054) and 4817 Lake Michigan Drive (Parcel #70-09-24-400-011), which would be rezoned from PID to PUD.

The request would also (a) expand the permitted uses in the University Park PUD to allow those uses permitted and regulated in the C-2 General Business Zoning District (including special land uses if granted special

land use approval), with exception to Radio and TV Broadcasting Towers; (b) allow Multiple Family Residential Apartments and Townhouses either as stand alone buildings or mixed use buildings; (c) allow buildings or structures up to forty (40) feet in height, and (d) establish twenty five (25) feet setbacks from property lines. The request also proposes a set of goals and objectives for the PUD District along with certain development standards and establishes the procedure for site approval for developments within the PUD District as well as addressing existing development that is built or has been approved for construction. For all residential housekeeping units certain residential occupancy regulations are proposed to regulate the residential density to that as would be permitted in all R-3 Low Density Multiple-Family Districts, and any occupancy in excess of that would require Special Land Use approval. The proposal also repeals all other ordinances in conflict with this ordinance proposal and establishes an effective date.

More information is available at the Township Office, Department of Planning and Community Development. Written comments will be accepted prior to the hearing at the Township Office. Office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday.

Philip Brummel, Administrator
Dept. of Planning & Community Development
6676 Lake Michigan Drive
P.O. Box 539
Allendale, MI 49401
(616) 895-6295 ext. 1

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meeting Act), MCLA 41.72a (2) (3), and the Americans with Disabilities Act (ADA).

The Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon seven (7) days notice to the Allendale Charter Township Supervisor. Individuals with disabilities requiring auxiliary aids or services should contact the Allendale Charter Township Supervisor by writing or calling the following:

Jerry Alkema, Supervisor
6676 Lake Michigan Drive
Allendale, MI 49401
(616) 895-6295