

CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of the Charter Township of Grand Rapids will hold a public hearing on June 25, 2019, at 7:00 p.m. at the Grand Rapids Charter Township Hall, 1836 East Beltline Avenue NE, within the Township, on the application of Mosaic Properties, Inc., et al for Amendment No. 6 in the Celadon New Town Community Service Planned Unit Development District (PUD).

The proposed Amendment No. 6 would add two parcels of land to the PUD, such parcels being commonly described as 2000 and 2120 Leffingwell Avenue NE. The Amendment would permit the 2000 Leffingwell parcel to be developed and used for either (1) the removal of the existing dwelling and the construction and use of a one-story building for general office and/or personal service uses; or (2) the remodeling of the existing dwelling for general office and/or personal service uses. The Amendment would also permit the 2120 Leffingwell parcel to be developed and used for multi-family residential uses consisting of two five-unit buildings, one three-unit building and one four-unit building. Both Amendments would include off-street parking spaces, landscaping and other amenities.

The Celadon New Town Planned Unit Development is located generally at the northeast corner of Knapp Street and Leffingwell Avenue NE and currently consists of about 22 acres; the PUD is legally described as follows:

PART OF THE SOUTHEAST 1/4 OF SECTION 10, T7N, R11W, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°15'40"W 330.00 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE N00°15'40"W 568.00 FEET ALONG SAID NORTH-SOUTH 1/4 LINE; THENCE N89°35'00"E 331.97 FEET ALONG THE NORTH LINE OF THE SOUTH 898 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE N00°L7'21"W 220.21 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF

SAID SECTION; THENCE S89°34'20"W 331.87 FEET; THENCE N00°15'40"W 191.90 FEET ALONG SAID NORTH-SOUTH 1/4 LINE; THENCE N89°34'20"E 829.78 FEET ALONG THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE S00°19'01" E 910.21 FEET ALONG THE EAST LINE OF THE WEST 5 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE S89°27'53"W 96.45 FEET; THENCE N67°59'52"W 21.67 FEET; THENCE S22°00'08"W 22.13 FEET; THENCE S03°21'33"E 21.49 FEET; THENCE S16°52'24"W 45.85 FEET; THENCE S30°32'17"W 53.42 FEET; THENCE S00°15'25"E 276.55 FEET; THENCE S89°35'00"W 333.65 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N00°17'21"W 330.00 FEET; THENCE SOUTH 89°35'00"W 332.25 FEET ALONG THE NORTH LINE OF THE SOUTH 330 FEET OF SAID SECTION TO THE POINT OF BEGINNING; GRAND RAPIDS TOWNSHIP, KENT COUNTY, MICHIGAN.

The two parcels proposed to be added to the PUD and developed as described above are legally described as follows:

W 1/2 W 1/2 SW 1/4 SE 1/4 EX S 898 FT & EX COM 1118.15 FT N 0D 15M 40S W ALONG N&S 1/4 LINE FROM S 1/4 COR TH N 0D 15M 40S W ALONG N&S 1/4 LINE 191.90 FT TO N LINE OF SW 1/4 SE 1/4 TH N 89D 34M 20S E ALONG SD N LINE 331.77 FT TO E LINE OF W 1/2 W 1/2 SW 1/4 SE 1/4 TH S 0D 12M 21S E ALONG SD E LINE 191.90 FT TH S 89D 34M 20S W 331.87 FT TO BEG * SEC 10 T7N R11W; AND ALSO S 202 FT OF W 1/4 SW 1/4 SE 1/4 EX E 170 FT EX COM AT S 1/4 COR TH N ALONG N&S 1/4 LINE 90.0 FT TH SELY TO A PT ON S SEC LINE 90.0 FT E FROM BEG TH W ALONG S SEC LINE 90.0 FT TO BEG * SEC 10 T7N R11W, GRAND RAPIDS TOWNSHIP, KENT COUNTY, MICHIGAN

All interested persons may attend the public hearing and comment on the proposed Amendment No. 6 in the Planned Unit Development. Written comments concerning proposed Amendment No. 6 may be submitted to the Township office, to the attention of the zoning administrator, at the above-stated address, up to the time of and during the public hearing.

Grand Rapids Charter Township provides access to services and programs without regard to an individual's handicaps or disabilities. Reasonable accommodations can be provided without charge, including auxiliary aids and services as necessary. If you have special needs, please contact the Township office at least 48 hours in advance of the hearing.

Dated: June 3, 2019

PLANNING COMMISSION OF THE
CHARTER TOWNSHIP OF GRAND RAPIDS