

LAKETOWN TOWNSHIP
PLANNING COMMISSION
4338 BEELINE ROAD
HOLLAND, MI 49423
PH. 616-335-3050
FX. 616-335-5459

NOTICE OF PUBLIC HEARING

ZOOM: <https://zoom.us/j/4556718351>

Telephone: (312) 626-6799 Meeting ID: 455 671 8351

NOTICE IS HEREBY GIVEN, that at 7:00 p.m. on Wed., Nov. 6, 2024, a public hearing will be held to consider the following:

- 1) Planned Unit Development request from Mike Bosgraaf of T. Bosgraaf Homes, owner or agent of vacant land property on 64th St, Holland MI 49423, that being tax parcel #0311-002-037-00. The request is for approval to build a residential 28-unit planned unit development on this parcel.
- 2) Rezone request from Covenant Seven LLC, owner of the following contiguous properties:
Vacant land on 147th, Holland MI 49423, that being tax parcel #0311-001-054-20 currently zoned R-1
Vacant land on 147th, Holland MI 49423, that being tax parcel #0311-001-054-00 currently zoned R-1,
Vacant land on 60th, Holland MI 49423, that being tax parcel #0311-001-067-01 currently zoned R-2,
described as:

PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 4 NORTH, RANGE 16 WEST, LAKETOWN TOWNSHIP, ALLEGAN COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, SOUTH 01°12'13" EAST 332.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°12'13" EAST 332.83 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4, NORTH 89°01'51" W 309.99 FEET; THENCE SOUTH 00°57'10" EAST 193.63 FEET; THENCE SOUTH 53°29'13" EAST 53.46 FEET; THENCE SOUTH 52°00'25" EAST 236.60 FEET; THENCE SOUTH 52°44'01" EAST 21.01 FEET; THENCE SOUTH 28°55'29" EAST 19.75 FEET; THENCE NORTH 88°47'47" EAST 38.83 FEET TO THE NORTH EDGE OF A CULVERT; THENCE ALONG SAID NORTH EDGE, SOUTH 87°43'22" EAST 20.54 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE ALONG SAID EAST LINE, SOUTH 01°12'13" EAST 433.74 FEET TO THE NORTHEAST CORNER OF LAND DEEDED IN LIBER 4864, PAGE 587, ALLEGAN COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID LAND, NORTH 88°58'41" WEST (DEEDED AS NORTH 87°57'54" WEST) 173.00 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE WEST LINE OF SAID LAND AND ITS EXTENSION, SOUTH 01°12'13" EAST (DEEDED AS SOUTH 00°15'00" EAST) 232.33 FEET TO A LINE WHICH HAS BEEN DESCRIBED AS THE NORTH LINE OF THE SOUTH 252 FEET OF THE EAST 330 FEET OF THE NORTH 19.5 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID NORTH LINE, NORTH 88°58'11" WEST 157.25 FEET TO A LINE WHICH HAS BEEN DESCRIBED AS THE WEST LINE OF THE SOUTH 252 FEET OF THE EAST 330 FEET OF THE NORTH 19.5 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID WEST LINE, SOUTH 01°12'13" EAST 252.00 FEET TO A LINE WHICH HAS BEEN DESCRIBED AS THE SOUTH LINE OF THE NORTH 19.5/20THS OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 (ALSO DESCRIBED AS THE SOUTH LINE OF THE NORTH 19.5 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 "ACCORDING TO THE UNITED STATES SURVEY"); THENCE ALONG SAID SOUTH LINE, NORTH 88°58'11" WEST 1007.43 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID WEST LINE, NORTH 00°58'49" WEST 1976.53 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE ALONG SAID NORTH LINE, SOUTH 89°05'31" EAST 664.94 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID WEST LINE, SOUTH 01°05'31" EAST 332.45 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID NORTH LINE, SOUTH 89°03'41" EAST 665.60 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 AND THE POINT OF BEGINNING. CONTAINS 50.4 ACRES, MORE OR LESS. SUBJECT TO ROAD RIGHT-OF-WAY FOR 60TH STREET OVER THE EASTERLY 33 FEET THEREOF, AND SUBJECT TO ROAD RIGHT-OF-WAY FOR 147TH AVENUE OVER THE NORTHERLY 33 FEET THEREOF. SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

The request is for an Ordinance to amend certain portions of the Zoning Ordinance and Map of Laketown Township, Allegan County, Michigan by rezoning the respective lands from R-1 Rural Estate District and R-2 Low Density Residential District to R-3 Medium Density Residential District.

- 3) Conditional Rezone request from Gator Properties, owner or agent of the following contiguous properties: Vacant land at the corner of Fern Walk and South Shore Dr., Macatawa MI 49434, that being tax parcel #0311-340-361-12 described as:

PART OF LOTS 369 THRU 374 AND FERN PARK COM AT S 1/4 PST OF SEC 33 T5N R16W TH E 275.41' TH S 3.79' TH E 37.24' TH S 50 DEG 27'33" E 147.69' TH S 10 DEG 2'54" E 12.66' TO POB OF THIS DESC TH ALG S LIN OF FERN WALK N 61 DEG 22'25" E 143.70' TH N 50 DEG 46'31" E 61.15' TH E 25.91' TH ALG E BAY RD S 46 DEG 42'22" E 23.39' TO NW COR OF LOT 374 TH S 68 DEG 37'35"E 45' TO NE COR OF LOT 374 TH S 21 DEG 22' 25" W 80' TO SE COR OF LOT 374 TH S 68 DEG 39'22" W 164.87' TO NE COR OF LOT 345 MACATAWA BAY ADDITION TH ALG THE N LINE OF SD PLAT W 65' TH N 10 DEG 2'54" W 60.92' TO POB MACATAWA PARK SEC 4 T4N R16W (95)

and

Vacant land at and between South Shore Dr., and Maksaba Trail, Macatawa MI 49434, that being tax parcel #0311-340-361-11 described as:

LOTS 375 & 376 AND PART OF FERN PARK COM AT S 1/4 POST OF SEC 33 T5N R16W TH E 275.41' TH S 3.79 TH E 37.24' TH S 50 DEG 27'33" E 147.69' TH S 10 DEG 02'54" E 12.66' TH ALG S LIN OF FERN WALK N 61 DEG 22'25" E 143.70 TH CONT ALG FERN WALK N 50 DEG 46'31" E 61.15' TH E 25.91' TH S 46 DEG 42'22" E 23.39' TH ALG N LIN LOT 374 S 68 DEG 37'35" E 45' TO POB OF THIS DESC TH S 68 DEG 37'35" E 90' TO NE COR LOT 376 TH S 6 DEG 46'59" W 47.73' TH S 109' TH ALG N LIN OF MACATAWA BAY ADDITIONS 49 DEG 7'10" W 7.88' TH S 34 DEG 37'9" W 109.24' TH N 73 DEG 49'59" W 54.06' TH S 16 DEG 10'1" E 18' TH CONT ALG N'LY LIN OF MACATAWA BAY ADDITION FOR THE NEXT FIVE COURSES, S 73 DEG 49'59" W 32' TH S 81 DEG 19'58" W 50' TH N 8 DEG 14'48" W 61.84' TH N 59 DEG 12'19" W 72.83' TH N 1 DEG 15'12" E 100' TO NE COR OF LOT 345 TH N 68 DEG 39'22" E 164.87' TO SW COR OF LOT 374 TH N 21 DEG 22'25" E 80' TO POB EX BEG AT THE NE COR OF LOT 376 TH S 06 DEG 46'59" E 28.50' TH S 72 DEG 29'23" W 32.00' TH N 23 DEG 27'07" E 47.70' TH S 68 DEG 37'35" E 16.00' ALG N LIN OF SD LOT 376 TO POB MACATAWA PARK SEC 4 T4N R16W (2K)

The request is for an Ordinance to amend certain portions of the Zoning Ordinance and Map of Laketown Township, Allegan County, Michigan by rezoning the lands from R-2 Low Density Residential District to C-2 General Business District with conditions.

- 4) Planned Unit Development request from Anika Korendyke, owner or agent of vacant land property located at 6303 Blue Star Highway, Saugatuck, MI 49453, that being tax parcel #0311-035-029-00. The request is for preliminary site plan approval to build a commercial planned unit development with mixed uses on this parcel.

Please take note that comments may be made in writing or in person at this public hearing. Written comments will be accepted until 4:00 p.m. on the day of the hearing at the above address. Documents concerning this request may be viewed at the Township Hall at the above address during normal business hours.

The Planning Commission, by ordinance and statute, has the right to deny, approve, or approve with conditions, the foregoing application.

The Township of Laketown will provide necessary and reasonable auxiliary aids and services at this hearing, such as signors for hearing impaired persons and audio tapes of printed materials for visually impaired persons, upon receipt of five days prior notice. Disabled persons requiring such auxiliary aids or services should so notify the Township of Laketown by contacting Jim Hayden, Public Information Coordinator, 4338 Beeline Road, Holland, Michigan 49423, Telephone (616) 335-3050.

Laketown Township Planning Commission

NOTICE TO NEIGHBORING PROPERTY OWNERS

Property Rezoning Request

Gator Properties, agent or owner of vacant land properties at or near South Shore Dr., Holland MI 49423 that being tax parcels #0311-340-361-11 and #0311-340-361-12, Holland, MI 49423.

LAKETOWN TOWNSHIP

ALLEGAN COUNTY

4338 BEELINE RD

HOLLAND, MI 49423

616-335-3050

office@laketowntwp.org

As a neighboring property owner, you are receiving this notice due to a request from Gator Properties, agent or owner of vacant land properties on or near South Shore Dr., Holland MI 49423, to rezone with conditions from R-2 Low Density Residential District to C-2 General Business District. The application will be presented and heard at the Planning Commission meeting on Wed. Nov. 6, 2024, 7 pm, Laketown Township Hall.



