

**CHARTER TOWNSHIP OF UNION**  
**PUBLIC HEARING NOTICE – ZONING MAP AMENDMENT REQUEST**

NOTICE is hereby given that a public hearing will be held by the Planning Commission on Tuesday, March 30, 2021, at 7:00 p.m. for the purpose of receiving public comments on a request from Avenue A Properties LLC to rezone 2266 Northway Drive PID #14-152-00-005-02, from B-7 (Retail and Service Highway Business District) to I-2 (General Industrial District) as allowed in section 14.5 of the Union Township Zoning Ordinance 2020-06 as amended.

Legal Description: T14N R4W SEC 13 ENTERPRISE PARK LOT 5; EXC ALL THAT PART LYING E OF A LINE COM AT SE COR LOT 5; TH S 76D 53M 31S W, 66.52 FT; TH N 5D 55M 10S W, 184.61 FT; TH N 88D 49M 18S W, 191.22 FT; TH N 52D 59M 47S W, 127.55 FT; TH N 0D 38M 26S W, 141.67 FT TO POB 01/06/99 005-00 COMBINED W/ RESIDUAL OF 005-01 SEE 005-02

The hearing will be conducted as an electronic meeting consistent with emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended). All interested persons may attend and participate. There will be no in-person public attendance at the Township Hall (2010 S. Lincoln Rd., Mt. Pleasant, MI 48858), although some Township staff may choose to participate from this location.

To participate via computer or smart phone, please use the following link to the electronic meeting location:

<https://us02web.zoom.us/j/89299549537?pwd=L3JyMUV6YkpFeXY1TVdmMDlkWDIxUT09>

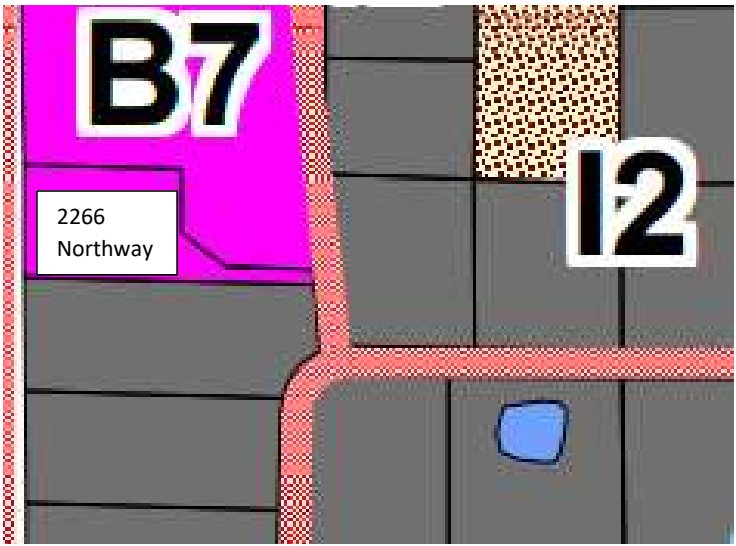
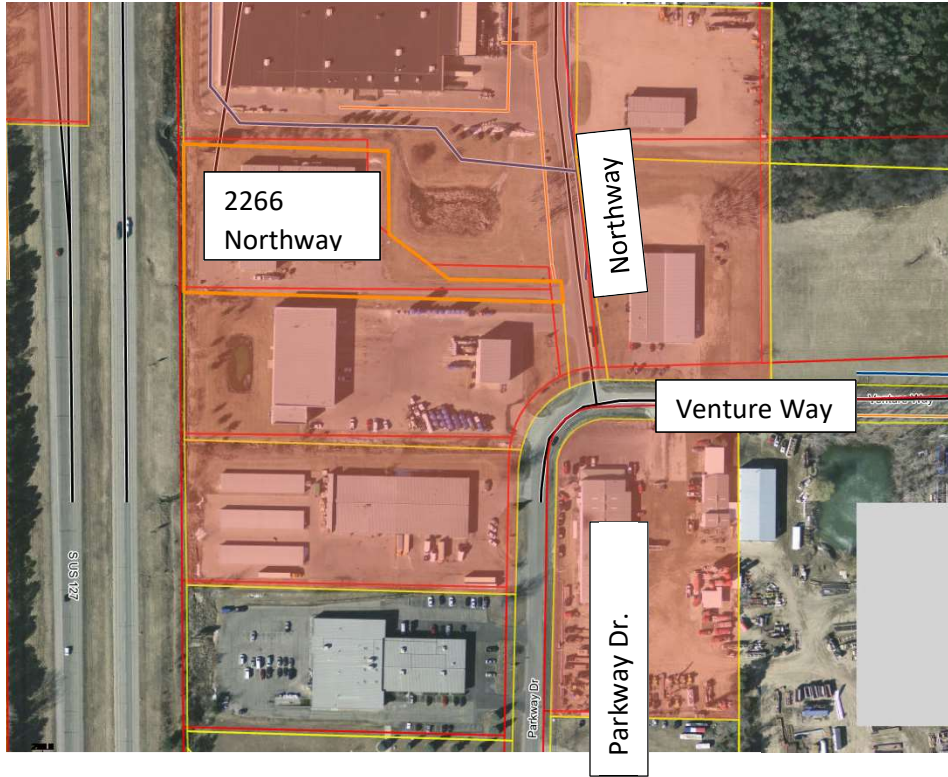
To participate via telephone dial-in access (audio only), please call (312) 626-6799. At the “Meeting ID” prompt, enter 892 9954 9537 and the # sign. At the “Passcode” prompt, enter 673358 and the # sign, and then enter # again to join the meeting.

The application may be inspected during business hours at the Township Hall. The Zoning Ordinance and Map are available for viewing on the Township’s website at:

<http://www.uniontownshipmi.com/Departments/ZoningandPlanningServices.aspx/>.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Zoning Board of Appeals, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to [info@uniontownshipmi.com](mailto:info@uniontownshipmi.com), or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772 4600 extension 241.



2266 Northway Drive is requesting to be rezoned from the **PINK B-7** to the **GREY I-2**. Parcels highlighted in **RED** above are sent notice of the public hearing for the rezone request.

## Charter Township of Union

### APPLICATION FOR REZONING APPROVAL

**A completed application will contain all information required per the Zoning Ordinance, Section 14.5 (Amendments); including:**

- Response to Rezoning Criteria (Section 14.5.G.)
- Vicinity Map and Survey/Drawing (Section 14.5.F.1.d.)

Name of Proposed Development/Project	2266 NORTHWAY DRIVE		
Common Description of Property & Address (if issued)	2266 NORTHWAY DRIVE MT.PLEASANT MI 48858		
	SEE LEGAL DESCRIPTION - EXHIBIT A		
Applicant's Name(s)	AVENUE A PROPERTIES, LLC - RYAN SMITH MEMBER		
Phone/Fax numbers	989.708.6850	Email	RYAN@GEMINICAPITALMGT.COM
Address	325 ENTERPRISE DRIVE	City:	BRECKENRIDGE MI Zip: 48615

Legal Description:	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Survey	Tax Parcel ID Number(s):	14-152-00-005-02
Existing Zoning:	B7	Land Acreage:	1.92	Existing Use(s): INDUSTRIAL
<input checked="" type="checkbox"/>	<b>ATTACHED: Letter describing the proposed land uses and reasons for the requested zoning change.</b>			EXHIBIT B

Firm(s) or Individuals(s) who prepared the Land Survey/Drawing	1. Name: NOT APPLICABLE Phone: _____ Email _____ 2. Address: _____ City: _____ State: _____ Zip: _____ Contact Person: _____ Phone _____
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: SEE SEPERATE SHEET - EXHIBIT C Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____ 2. Name: _____ Phone: _____ Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Interest in Property: _____

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for rejection of the application. Approval of any requested zoning change shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.



Signature of Applicant

03.02.2021

Date

#### Office Use Only

Application Received By: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_ Escrow Deposit Paid: \$ \_\_\_\_\_