

CHARTER TOWNSHIP OF COMSTOCK
AMENDMENT TO TOWNSHIP ZONING MAP AND ORDINANCE
TO REFLECT CONDITIONAL REZONING

ORDINANCE NO. 532

Adopted: June 26, 2023

Effective: Eight days after publication after adoption

An ordinance amending the Comstock Charter Township Zoning Ordinance, by amending the Zoning Map incorporated therein, to reflect a conditional rezoning agreement respecting certain properties in Land Section 10, from an "AGR, Agricultural-Residential" zoning classification to a "B-3, General Business" zoning classification; and to repeal all ordinances or parts of ordinances in conflict herewith, and to provide an effective date.

CHARTER TOWNSHIP OF COMSTOCK
KALAMAZOO COUNTY, MICHIGAN

ORDAINS:

SECTION I
CONDITIONAL REZONING OF PROPERTIES IN LAND SECTION 10

The Zoning Map as incorporated by reference in the Comstock Charter Township Zoning Ordinance is hereby amended as to conditionally rezone property comprising 0.498 acres (21,375 square feet) of 2612 N. 30th Street in Land Section 10, from AGR, Agricultural-Residential" zoning classification to "B-3, General Business" zoning classification, which properties are further described as:

SEC 10-2-10 COMMENCING AT THE WEST 1/4 POST OF SECTION 10, T. 2 S., R. 10 W., COMSTOCK TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN; THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID SECTION, 194.81 FEET; THENCE NORTH 89°-41'-16" EAST 556.10 FEET FOR THE PLACE OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED; THENCE NORTH 00°-00'-00" EAST ALONG THE WEST SECTION LINE, 207 FEET; THENCE NORTH 89°-41'-16" EAST TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, 105 FEET; THENCE SOUTH 00°-02'-02" EAST ALONG SAID EAST LINE, 207 FEET; THENCE SOUTH 89°-39'-49" WEST PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 105 FEET TO THE PLACE OF BEGINNING

Part of tax parcels #3907-10-155-072 and #3907-10-155-073.

Said rezoning is further conditioned on the mutual signing and recording of a certain document, entitled "Conditional Rezoning Agreement" for the above-described parcel and is subject to those conditions which are established within the document, an unofficial and unexecuted copy of which is attached hereto as Exhibit "A", said conditions to be fully incorporated as if restated herein.

SECTION II **SEVERABILITY**

Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event, such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

SECTION III **REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV **EFFECTIVE DATE**

This Ordinance shall take effect eight days after publication after adoption.

Nicole Beauchamp, Clerk
Charter Township of Comstock