

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

ORDINANCE NO. 536

Adopted: March 18, 2024

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 property in Land Section 29, from an "R-1A, Single Family 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 PROPERTY IN LAND SECTION 29

The Zoning Map as incorporated by reference in the Comstock Charter Township Zoning Ordinance is hereby amended as to conditionally rezone property comprising generally the southwestern 0.64 acres of 6607 East ML Avenue in Land Section 29, from "R-1A, Single Family" zoning classification to "B-3, General Business" zoning classification, which property is further described as:

SEC 29-2-10 W 50 R NE1/4 LYING S OF HWY I-94 EXC S 400 FT OF W 200 FT ALSO EXC BEG IN E&W1/4 LI 236.97 FT E OF C1/4 POST TH E ON 1/4 LI 97.35 FT TH N 300 FT TH W 90 FT TH S 120 FT TH S 2DEG 20MIN 20SEC W 180.15 FT TO BEG.

0.64 ACRES OF THE ABOVE DESCRIBED PARCEL BEG 383 FT W OF E LI & 66 FT N OF E&W 1/4 LI TH 260 FT N TH 108 FT W TH 260 FT S TH 108 FT E TO BEG.

Tax parcel #3907-29-255-016

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All ordinances or parts of ordinances in conflict herewith are hereby repealed.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