

NOTICE OF ORDINANCE ADOPTION

**CHARTER TOWNSHIP OF COMSTOCK
KALAMAZOO COUNTY, MICHIGAN**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF COMSTOCK, KALAMAZOO COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the following is a summary of Ordinance 483 and 484 which were adopted by the Township Board of the Charter Township of Comstock at a meeting held October 24, 2016.

ORDINANCE TO REZONE PROPERTY IN LAND SECTION 24 (Ord. 483)

SECTION I **REZONING OF PROEPRTY IN LAND SECTION 24.** This section rezones the following described property in Land Section 24 from "LM" Light Manufacturing District zoning classification to "B-3" General Business District Zoning classification and amends the zoning map. The property is located on the west side of South 35th Street, north of the I-94 Interchange in the Township and is more particularly described as:

SEC 24-2-10 COM AT SW COR SEC 24 TH N 0DEG 5'12" E 14.9 FT ALG W LI SD
SEC TO CTR LI MILLER DR TH N 72DEG 27'18" E 1054.97 FT ALG SD CTR LI
TO POB TH N 0DEG 0'0" W 360.63 FT TH N 66DEG 42'0" E 207.33 FT TH N
65DEG 28'0" E 57.71 FT TH S 0DEG 0'0" E 24.5 FT TH N 90DEG 0'0" E 76.13 FT
TH S 0DEG 0'0" E 340.6 FT ALG CTR LI SO 35TH ST TH S 72 DEG 27'18" W
334.61 FT TO POB

SECTION II **SEVERABILITY.** The provisions of this Ordinance are severable.

SECTION III **REPEAL OF CONFLICTING ORDINANCES.** This section provides for repeal of any conflicting ordinances or parts of ordinances.

SECTION IV **EFFECTIVE DATE.** This Ordinance shall take effect eight days following publication after adoption.

**ORDINANCE TO AMEND THE ZONING ORDINANCE
REGARDING LANDSCAPING AND OTHER PROVISIONS (Ord. 484)**

SECTION I **ADDITION OF NEW SECTION 21.50 LANDSCAPING.** A new section regarding landscaping (Section 21.50 Landscaping) is added to the Zoning Ordinance including the purpose, scope, general provisions, landscaping, greenspace requirements and screening requirements, landscape for subdivisions, site condos, parking lots and other areas, approved landscape materials and plantings sizes, requirements regarding preservation of existing trees and vegetation and tree protection and other landscape regulations.

SECTION II **AMENDMENT OF SECTION 2.01, DEFINITIONS.** The definition of greenspace is deleted.

SECTION III AMENDMENTS TO SECTION 4.06, PROTECTIVE SCREENING. This section is amended to provide new fencing and screening requirements.

SECTION IV AMENDMENT OF SECTION 4.15. This section of the Zoning Ordinance is deleted and reserved for future use.

SECTION V AMENDMENT OF SECTION 4.16. This section of the Zoning Ordinance is deleted and reserved for future use.

SECTION VI AMENDMENTS TO SECTION 4.19. This section of the Zoning Ordinance is amended to reference a landscape plan as required in Section 21.50.

SECTION VII AMENDMENTS TO SECTION 9.53. This section of the Zoning Ordinance is amended to require screening per Section 21.50.

SECTION VIII AMENDMENTS TO SECTION 12.53. This section is amended by deleting Section 12.53m (Site Screening) and reserving the section for future use.

SECTION IX AMENDMENTS TO SECTION 18.50. This section of the Zoning Ordinance is amended by revising subsections a, d and j to reference screening and landscaping requirements.

SECTION X AMENDMENTS TO ARTICLE 21.00. This section of the Zoning Ordinance is amended by revising subsections 21.04, 21.05, 21.07, 21.11, 21.14, 21.22, 21.24 and 21.25, to incorporate screening and landscaping standards as found in Section 21.50.

SECTION XI AMENDMENTS TO ARTICLE 22.00. This section of the Zoning Ordinance is amended to include reference to screening and landscaping standards per Section 21.50.

SECTION XII AMENDMENTS TO ARTICLE 24.00. This section of the Zoning Ordinance is amended to include reference to landscaping standards per Section 21.50.

SECTION XIII AMENDMENTS TO ARTICLE 27.00. This section of the Zoning Ordinance is amended by revising subsection 27.04 to require provision of a surety guarantee to insure compliance with required site improvements.

SECTION XIV AMENDMENTS TO ARTICLE 6.00. Subsection 6.03.1.k, of the Zoning Ordinance is amended to reference a performance guarantee to insure compliance with/ completion of required site improvements.

SECTION XV SEVERABILITY. The provisions of this Ordinance are severable.

SECTION XVI REPEAL OF CONFLICTING ORDINANCES. This section provides for repeal of any conflicting ordinances.

SECTION XVII EFFECTIVE DATE. This Ordinance shall take effect eight days following publication after adoption.

PLEASE TAKE FURTHER NOTICE that the full text of Ordinances 483 and 484 is on file in the Office of the Comstock Charter Township Clerk at the Comstock Charter Township address set forth below and has also been posted at the Township's website <http://comstockmi.gov> for inspection by the general public.

Anna L. Goodsell, Clerk
Charter Township of Comstock
6138 King Highway, P.O. Box 449
Kalamazoo, MI 49001
(269) 381-2360