

VILLAGE OF CASS CITY

PROPOSED ORDINANCE NO. 215

**AN ORDINANCE TO AMEND THE VILLAGE OF CASS CITY ZONING MAP, IN
RELATION TO THE CASS CITY CODE OF ORDINANCES, CHAPTER 46 ZONING,
ARTICLE III, ZONING DISTRICT REGULATIONS**

The Village of Cass City ordains approval to amend the Village of Cass City Zoning Map, in full accordance with the Cass City Code of Ordinances:

Chapter 46, Zoning

Article III, Zoning District Regulations

Division 5, Multiple-family Residential District,

Division 7, Office Service District,

Division 8, Community Business, and

Division 10, Light Industrial District

by approving the rezoning proposals from the Village of Cass City Planning Commission for thirty-three parcels of property further identified as follows:

Division 5, Multiple-family Residential District (RC)

6290 Church St. – 035-500-170-0150-00,

Legal Description: ELK-C T14N R11E N 8 RDS OF LOTS 1 & 2 BLK 1 CAMPBELL'S
ADD VILL OF CASS CITY.

Rezone from Multiple-family Residential, RC to Single-family Residential, RA-1

6240 Hill St. – 035-500-304-0100-00,

Legal Description: ELK-C T14N R11E LOT 1 HILLS & DALES SUB 2 VILL OF CASS
CITY.

Rezone from Multiple-family Residential, RC to Office Service, OS-1

Division 7, Office Service District (OS-1)

6275 W. Main St. – 035-500-170-0300-00,

Legal Description: ELK-C T14N R11E S 1/2 OF LOT 3 BLK 1 CAMPBELL'S ADD VILL
OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6285 Main St. – 035-500-170-0200-00,

Legal Description: ELK-C T14N R11E LOT 2 EX COM AT NW COR OF LOT 2, TH E 4 RDS, TH S 8 RDS, TH W 4 RDS, TH N 8 RDS TO POB BLK 1. CAMPBELL'S ADD VILL OF CASS CITY..

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6293 W. Main St. – 035-500-170-0100-00,

Legal Description: ELK-C T14N R11E S 10 RDS OF LOT 1 BLK 1 CAMPBELL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6305 W. Main St. – 035-500-256-0400-00,

Legal Description: ELK-C T14N R11E LOT 4 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6315 W. Main St. – 035-500-256-0300-00,

Legal Description: ELK-C T14N R11E LOT 3 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6325 W. Main St. – 035-500-256-0200-00,

Legal Description: ELK-C T14N R11E LOT 2 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

4509 Downing St. – 035-500-256-0100-00,

Legal Description: ELK-C T14N R11E LOT 1 BLK 6 JESSE FOX SECOND ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6306 W. Main St. – 035-500-650-0900-00,

Legal Description: ELK-C T14N R11E LOT 9 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6314 W. Main St. – 035-500-650-0800-00,

Legal Description: ELK-C T14N R11E LOT 8 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6328 W. Main St. – 035-500-650-0700-00,

Legal Description: ELK-C T14N R11E LOT 7 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6338 W. Main St. – 035-500-650-0600-00,

Legal Description: ELK-C T14N R11E LOT 6 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Single-family Residential, RA-1

6850 W. Main St. – 035-500-650-0500-00,

Legal Description: ELK-C T14N R11E LOT 5 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Office Service, OS-1 to Two-family Residential, RB

Division 8, Community Business (B-1)

4469 West St. – 035-500-650-1000-00,

Legal Description: ELK-C T14N R11E LOT 10 EX W 50 FT THEREOF. WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

4455 West St. – 035-500-650-1100-00,

Legal Description: ELK-C T14N R11E LOT 11 EX W 50 FT THEREOF WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Multiple-family Residential, RC

6361 Pine St. – 035-500-650-1300-00,

Legal Description: ELK-C T14N R11E LOT 13 WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

6369 Pine St. – 035-500-650-1200-00,

Legal Description: ELK-C T14N R11E LOT 12 EX N 42 FT WILSEY & MC PHAIL'S ADD VILL OF CASS CITY.

Rezone from Community Business, B-1 to Single-family Residential, RA-1

Division 10, Light Industrial (I-1)

6274 W. Main St. – 035-033-000-8500-00,

Legal Description: ELK-33 SEC 33 T14N R11E COM 12 RDS W & 3 RDS S OF NW COR OF NE 1/4 OF NE 1/4, TH W 4 RDS, TH S 9 RDS, TH E 4 RDS, TH N 9 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

6292 W. Main St.– 035-033-000-7100-00,

Legal Description: ELK-33-51A SEC 33 T14N R11E COM 4 RDS W OF NW COR OF LOT 9, WILSEY & MC PHAIL ADD, S 8 RDS, W 8 RDS N 8 RDS, E 8 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

4465 Brooker St. – 035-033-000-7000-00,

Legal Description: ELK-33-51 SEC 33 T14N R11E COM AT PT 4 RDS W & 4 RDS N OF SW COR OF LOT 18 OF WILSEY & MC PHAIL'S ADD TH N 6 RDS, TH W 8 RDS, TH S 6 RDS, TH E 8 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

4455 Brooker St.– 035-033-000-3300-00,

Legal Description: ELK-33-20 SEC 33 T14N R11E COM 4 RDS W OF SW COR OF LOT 18 WILSEY & MC PHAIL ADD, TH N 4 RDS, TH W 8 RDS, TH S 4 RDS, TH E 8 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

6273 Pine St.– 035-033-000-3500-00,

Legal Description: ELK-33-23 SEC 33 T14N R11E COM 8 RDS W OF NW COR OF INT OF BROOKER & PINE ST, N 9 RDS, W 4 RDS, S 9 RDS, E 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

6265 Pine St.– 035-033-000-2300-00,

Legal Description: ELK-33-11C SEC 33 T14N R11E COM 12 RDS W OF NW COR OF INTERS OF BROOKER & PINE STS, TH N 9 RDS, TH W 4 RDS, TH S 9 RDS, TH E 4 RDS TO POB. .23 A. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

6255 Pine St.– 035-033-000-1900-00,

Legal Description: ELK-33-8 SEC 33 T14N R11E COM 16 RDS W OF NW COR OF INTERS OF BROOKER & PINE STS, TH N 9 RDS, TH W 4 RDS 9 FT, TH S 48.85 FT, TH W 14.75 FT, TH S 99.65 FT, TH E 5 RDS 7.25 FT TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

6276 Pine St. – 035-033-000-7900-00,

Legal Description: ELK-33-59A SEC 33 T14N R11E COM 12 RDS W OF NW COR OF LOT 5 BLK A KELLAND'S ADD, TH S 8 RDS, TH W 4 RDS, TH N 8 RDS, TH E 4 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

6282 Pine St.– 035-033-000-0300-00,

Legal Description: L 586 PG 120 ELK-33-0 SEC 33 T14N R11E COM 8 RDS W OF NW COR LOT 5 BLK A KELLANDS ADD S 10 RDS W 4 RDS N 10 RDS E 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

4445 Brooker St.– 035-033-000-3200-00,

Legal Description: ELK-33-19 SEC 33 T14N R11E COM 4 RDS, W OF NW COR OF LOT 5 BLK A KELLANDS ADD S 10 RDS, W 4 RDS, N 10 RDS, E 4 RDS, TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

4417 Brooker St.– 035-033-000-7500-00,

Legal Description: ELK-33-54A SEC 33 T14N R11E COM 4 RDS W OF NW COR OF LOT 6 BLK A KELLAND'S ADD TH W 8 RDS, TH S 4 RDS, TH E 8 RDS, N 4 RDS TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

4409 Brooker St.– 035-033-000-6200-00,

Legal Description: ELK-33-43A SEC 33 T14N R11E COM AT A PT THAT IS 4 RDS W OF SW COR OF LOT 6 BLK A KELLAND'S ADD, TH N 4 RDS, TH W 8 RDS, TH S 4 RDS, TH E 8 RDS TO POB. VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

4401 Brooker St.– 035-033-000-5700-00,

Legal Description: ELK-33-40 SEC 33 T14N R11E COM 4 RDS W OF SW COR, BLK A, KELLANDS ADD, S 53 1/2 FT, W TO R/W GT RR, NW'LY ALONG R/W TO PT DIRECTLY W OF BEG, E TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

4391 Brooker St.– 035-033-000-8700-00,

Legal Description: ELK-33-68 SEC 33 T14N R11E COM 4 RDS W & 9 FT N OF SW COR OF LOT 8 BLK B KELLANDS ADD TH N 66 FT, W TO RR R/W, SE'LY ALONG RR TO PT W OF POB, E TO POB VILL OF CASS CITY.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

4381 Brooker St.– 035-033-000-7200-00,

Legal Description: ELK-33-52 SEC 33 T14N R11E COM 4 RDS W OF SW COR OF LOT 8 BLK B KELLAND'S ADD, S 12 RDS TO R/W OF GT RR, NW'LY ALONG R/W TO A PT DIRECTLY W OF PLACE OF BEG, E TO POB VILL OF CASS CITY. ALSO COM 4 RDS W OF SW COR OF LOT 8 BLK B KELLAND'S ADD, TH N 9 FT, TH W TO RAILROAD R/W, TH SE'LY ALONG R/W TO A PT DIRECTLY W OF POB, TH E TO POB.

Rezone from Light Industrial, I-1 to Single-family Residential, RA-1

Said parcels shall be rezoned from the current zoning classifications to those indicated and the Zoning Map shall be amended to reflect this change.

If any provision of this Chapter differs from a provision of any other applicable law, ordinance, rule, or regulation, both provisions of this Chapter and the differing provisions shall apply if possible. If the two (2) provisions are in conflict, then the provision establishing the higher or stricter standard shall apply.

After publication, this ordinance shall be effective immediately.

At a Regular Meeting of the Village of Cass City Council on the _____ day of _____, 20__,

A MOTION TO CONDUCT THE SECOND READING AND ADOPT THE VILLAGE OF CASS CITY, MI PROPOSED ORDINANCE #215, "AN ORDINANCE TO AMEND VILLAGE OF CASS CITY MUNICIPAL CODE CHAPTER 46, ZONING ARTICLE III."

Was offered by Trustee _____, and supported by Trustee _____

Ayes: Nays:

Resolution: Approved / Not Approved

_____, Village President, _____, Village Clerk/Treasurer

CERTIFICATION

I, _____, Clerk of the Village of Cass City, do hereby certify that this is a true and correct copy of the ordinance duly adopted by the Village of Cass City on the _____ day of _____, 20__.

Village Clerk