

ORDINANCE #2024-02

AN ORDINANCE TO AMEND SECTION 36-143 OF DIVISION 1, OF ARTICLE III OF CHAPTER 36 OF THE CODE OF THE CITY OF HILLSDALE.

THE CITY OF HILLSDALE ORDAINS that the zoning classification of the following described property should be and is hereby changed from B-3, General Business District to PRD, Planned Redevelopment District:

PARCEL B:

LAND IN THE SOUTHWEST QUARTER, SECTION 15 AND THE NORTHWEST QUARTER, SECTION 22, TOWNSHIP 6 SOUTH, RANGE 3 WEST, CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 89° 11' 49" EAST ALONG THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 659.58 FEET TO THE INTERSECTION OF SOUTH SECTION LINE WITH CENTERLINE OF WEST CARLETON ROAD (STATE HIGHWAY M-99); THENCE NORTH 56° 44' 02" EAST 43.03 FEET TO THE NORTHEASTERLY LINE OF SAID WEST CARLETON ROAD; THENCE NORTH 53° 39' 27" EAST 357.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 53° 39' 27" EAST 210.63 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INDIANA NORTHEASTERN RAILROAD; THENCE SOUTH 43° 05' 23" EAST ALONG SAID RIGHT OF WAY 701.37 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY 717.65 FEET ON THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 3684.54 FEET, A CENTRAL ANGLE OF 11° 09' 35", AND A CHORD WHICH BEARS SOUTH 37° 30' 35" EAST 716.52 FEET TO FOUND CONCRETE MONUMENT AT THE INTERSECTION OF CENTERLINE OF VACATED MONTGOMERY STREET AND SAID RAILROAD RIGHT OF WAY; THENCE NORTH 89° 26' 08" WEST ALONG SAID VACATED MONTGOMERY STREET AS MONUMENTED 488.87 FEET; THENCE NORTH 35° 55' 19" WEST 41.25 FEET TO NORTHERLY LINE OF SAID VACATED STREET; THENCE NORTH 89° 35' 31" EAST ALONG SAID NORTHERLY LINE 92.55 FEET; THENCE NORTH 35° 56' 09" WEST 1132.41 FEET TO THE POINT OF BEGINNING, CONTAINING 8.53 ACRES MORE OR LESS.

TOGETHER WITH A 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS FROM WEST CARLETON ROAD DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 89° 11' 49" EAST ALONG THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 659.58 FEET TO THE INTERSECTION OF SOUTH SECTION LINE WITH CENTERLINE OF WEST CARLETON ROAD (STATE HIGHWAY M-99); THENCE NORTH 56° 44' 02" EAST 43.03 FEET TO THE NORTHEASTERLY LINE OF SAID WEST CARLETON ROAD AND THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE NORTH 35° 55' 21" WEST ALONG SAID NORTHEASTERLY LINE 40.00 FEET; THENCE NORTH 53° 39' 27" EAST 562.60 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INDIANA NORTHEASTERN RAILROAD; THENCE SOUTH 43° 05' 23" EAST ALONG SAID RIGHT OF WAY 40.28 FEET; THENCE SOUTH 53° 39' 27" WEST 567.63 TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

THE CITY OF HILLSDALE FURTHER ORDAINS that Section 36-143 of Division 1 of Article III of Chapter 36 of the Code of the City of Hillsdale and the zoning boundaries of B-3, General Business District and PRD, Planned Redevelopment District referenced herein should be and are hereby amended so as to comport with and reflect the changes in the zoning classification above provided.

Except as hereinbefore specifically amended, Chapter 36 of the Code of the City of Hillsdale and all articles, divisions, and sections contained therein are hereby ratified and affirmed.

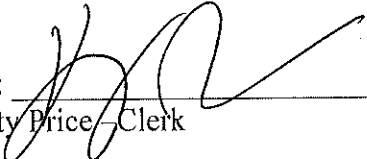
This ordinance and/or a summary of its regulatory effect and its effective date shall be published within fifteen (15) days from the date of its passage as required by law.

Subject to said publication having occurred as above provided, this ordinance shall become effective fifteen (15) days from the date of its passage.

Passed at a regular meeting of the Council of the City of Hillsdale held on the 16th day of January, 2024.

CITY OF HILLSDALE

By:   
Adam Stockford – Mayor

By:   
Katy Price – Clerk

Date Proposed: 10/20/2023  
Date Published as Proposed: 12/27/2023  
Date Passed: 01/16/2024  
Date Published as Passed: 01/23/2024  
Effective Date: 01/31/2024