

CHARTER TOWNSHIP OF SOUTH HAVEN

ORDINANCE NO. 142

**ORDINANCE AMENDING THE ZONING ORDINANCE OF SOUTH HAVEN
CHARTER TOWNSHIP TO REZONE M-43 PROPERTY**

SOUTH HAVEN CHARTER TOWNSHIP ORDAINS:

Section 1. Purpose.

The Township adopts the following amendments for the health, safety and welfare of Township residents.

Section 2. Amending Zoning District Map.

The Township hereby amends the Zoning District Map ("Zoning Map") of the South Haven Township Zoning Ordinance to change the HC (Heavy Commercial) symbol and indication as shown on the Zoning Map for the following real property:

Parcel No.

80-17-015-068-00 – William Eric Torp, owner. No address on Blue Star Highway Commencing at a point on the east section line 658.79' northerly of east ¼ point thence south 89° 16' 13" west 525.5' to beginning of description, thence continuing south 89° 16' 13" west 58.5' to southerly right-of-way of highway, thence northeasterly along said right-of-way line 46.6' thence southeasterly 35.4' to beginning.

80-17-015-100-00 – William Eric Torp, owner, 09383 Blue Star Highway Beginning at southwest corner of southeast ¼ southeast ¼ northeast ¼, thence south 89° 20 ½' east on ¼ line 148.15', thence north 289', thence south 89° 20 ½' east 110', thence north 18° 15' west 383.19', thence north 89° 20 ½' west to US-31, thence southwesterly along same to west line southeast ¼ southeast ¼ northeast ¼, thence southerly to beginning except south 289' of west 128.15' thereof.

80-17-015-067-00 – State Highway Commission, owner, 09235 Blue Star Hwy. Beginning at a point on east section line 429.66' northerly of east ¼ point, thence continuing northerly on said east section line to highway right-of-way, thence southwesterly along said right-of-way to a point north 54° 13' 25" west 552.36' of beginning, thence south 54° 13' 25" east to beginning of description.

80-17-014-003-00 – MDOT-South Haven Garage, owner, 09235 Blue Star Hwy Beginning at point on west line of the section 1,099.56' south of northwest corner of section, thence south on said section line 646.8', thence north

44° 30' east 1,184.04' to center of M-43 highway, thence northwesterly on center line 456.06', thence south 44° 30' west 725.34' to beginning, except land lying northerly of US-31 Highway thereof except commencing at point north 1° 23' 25" along section line 887.41' & north 43° 15' 14" east 669.23' from west ¼ point, thence north 46° 41' 55" west 199.54', thence northeasterly along arc of 3,919.83' right curve to left 276.25' chord bearing north 35° 51' 20" east, thence north 82° 47' 26" east 237.07', thence south 46° 41' 55" east 84.19' thence south 43° 15' 14" west 456.82' to beginning.

80-17-014-004-00 – Chemical Bank-Suburban Branch, owner, 73703 M-43 Hwy Commencing at point north 1° 23' 25" west along section line 887.41' & north 43° 15' 14" east 669.23' from west ¼ point, thence north 46° 41' 55" west 199.54', thence northeasterly along arc of 3,919.83' right curve to left 276.25' chord bearing north 35° 51' 20" east, thence north 82° 47' 26" east 237.07', thence south 46° 41' 55" east 84.19', thence south 43° 15' 14" west 456.82' to beginning also beginning on section line at point 1,746.36' south of northwesterly corner of section, thence south 6.94 chains, thence northeasterly 22.87 chains to center of M-43 Highway, thence along same 4.99 chains, thence south 44° 30' west 17.94 chains to beginning. Except M-43 Highway. Also except beginning on west line of section at point north 01° 23' 25" west 887.41' from west ¼ post, thence north 43° 15' 14" east 669.23' thence south 46° 41' 55" east 326.48', thence south 43° 31' 52" west 994.65' to west section line thence north 1° 23' 25" west 457.75' to beginning.

80-17-014-080-00 – State Highway Commission, owner, ___M-43 Highway. Beginning on west line of section at point north 01° 23' 25" west 887.41' from west ¼ post, thence north 43° 15' 14" east 669.23', thence south 46° 41' 55" east 326.48', thence south 43° 31' 52" west 994.65' to west section line, thence north 1° 23' 25" west 457.75' to beginning.

to CSC (Community Service Commercial). Corresponding CSC regulations and land uses are hereby established for the above described property.

The Zoning Map of the South Haven Township Zoning Ordinance is also amended to change the HC (Heavy Commercial) symbol and indication as shown on the Zoning Map for the following real property:

Parcel No.

80-1-015-097-00 – Paul Stscherban, owner, no address 10th Avenue North 24' of south 289' of east 510' of southeast ¼ of southeast ¼ of northeast ¼ of section.

- 80-17-015-096-00 – Paul Stscherban, owner, 74150 – 10th Avenue
East 510' of south 265' of southeast ¼ of southeast ¼ of northeast ¼ of section
- 80-17-015-098-10 – Ralph & Bernice Cunningham, owner, 09379 Blue Star Hwy.
Commencing at east ¼ point of section, thence north along east section line 289', thence north 89° 20' 30" west parallel with east & west ¼ line 274.42' to beginning, thence continuing north 89° 20' 30" west 125.58', thence north 18° 15' west 228.11', thence south 89° 20' 30" east 108.63', thence south 22° 10' 30" east 234.15' to beginning.
- 80-17-015-098-01 – Van Buren County Treasurer, owner, 09339 Blue Star Hwy.
Commencing at east ¼ point of section, thence along east section line 289' to beginning, thence continuing north along east section line 140.66', thence north 54° 13' 25" west 552.36' to southerly right-of-way of Blue Star Highway, thence southwesterly along said right-of-way 127.75' thence south 37° 15' 45" east 35.4', thence south 18° 15' east 155.08', thence south 89° 20' 30" east 108.63', thence south 22° 10' 30" east 234.15', thence south 89° 20' 30" east 274.42' to beginning.
- 80-17-014-013-00, Lawrence & Sandra Holubar, owner, 73581 M-43 Highway
Beginning on section line 80' north of west ¼ point, thence north 349.66', thence northeasterly 1,509.42' to center of highway at a point 2,088.9' northwest of its intersection with east & west ¼ line 5 rods west of center of section thence southeasterly along center of highway 220.5', thence southwesterly to beginning.
- 80-17-014-036-00, MDOT-Coloma Garage, no address M-43 Highway
Beginning at west ¼ point, thence north on section line 80', thence northeasterly to point on center line of M-43 at point 1,868.4' northwesterly of intersection with east & west ¼ line 5 rods west of center of section. Thence southeasterly in center of highway 238.4', thence southwesterly to east & west ¼ line at point 258.2' east of west ¼ point, thence west 258.2' to beginning.
- 80-17-014-052-00, MDOT-Coloma Garage, no address M-43 Highway
Beginning on east & west ¼ line at point 258.2' east of west ¼ point, thence east on ¼ line 438.1' thence northeasterly 80 rods to center M-43 Highway at point 80 rods northwest of point on east & west ¼ line 5 rods west of said section thence northwesterly on said highway 310', thence southwesterly to beginning except I-196 right-of-way also except M-43 right-of-way.
- 80-17-014-056-00, MDOT-Coloma Garage, no address M-43 Highway
That part of the following description lying northwesterly of I-196 Highway right-of-way; beginning on centerline of M-43 Highway 770' northwesterly from where said center line crosses the east & west ¼ line thence northwesterly along said center line 550', thence southwesterly 1,336.7' to said ¼ line at a point 1,948.45' west of center of section, thence easterly on said ¼ line 778.5' thence northwesterly 774.5' to beginning.

to HDR (High Density Residential). Corresponding HDR regulations and land uses are hereby established for the above described property.

Section 3. Validity and Severability.

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 4. Repealer Clause.

Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Effective Date.

This Ordinance shall take effect seven days after publication as provided by law.