

PORTLAND TOWNSHIP BOARD OF TRUSTEES
Resolution No. 2-8A-23
Adopted Date: 2-8-23

**RESOLUTION TO ADOPT AMENDMENTS TO PART 3 (ZONING ORDINANCE) OF
THE PORTLAND TOWNSHIP CODE OF ORDINANCES REGARDING A
ZONING ORDINANCE MAP AMENDMENT TO ARTICLE 3, SECTION 3.3.02 FOR A
REZONE OF PART OF A PARCEL ALONG KNOX RD FROM AGRICULTURE TO
COMMERCIAL.**

At a regular meeting of the Township Board of Portland Township (the "Township"), Ionia County, Michigan, held at the Township Hall in said Township on this eighth day of February 2023 at 7:00 p.m.

Present: Chris Jensen, Charlene Keilen, Michelle Schneider, Mark Simon
Absent: Sue Vanlente

The following resolution was offered by Mark Simon and supported by Michelle Schneider:

WHEREAS, the Zoning Enabling Act authorizes a township board to adopt and amend zoning ordinances that regulate the public health, safety and general welfare of persons and property; and,

WHEREAS, the Township Board has determined that amendments to Part 3 of the Portland Township Code of Ordinances (the "Zoning Ordinance") are necessary and proper to rezone land from Agriculture to Commercial and

WHEREAS, the Portland Township Planning Commission held a public hearing for comment on the proposed amendments to the Zoning Ordinance Text on January 17, 2023; and

WHEREAS, the Planning Commission recommended that the Township Board adopt the amendment to the Zoning Ordinance Map; and

WHEREAS, the Ionia County Planning Commission has waived their rights to review rezoning applications; and

WHEREAS, the Board of Trustees has determined that amending the Zoning Ordinance Map is in the best interest of the public health, safety and welfare of Township residents.

NOW THEREFORE, be it resolved by the Board of Portland Township, Ionia County, Michigan, as follows:

1. Ordinance No. 100-2A-2023, Amendments to Part 3 (Zoning Ordinance) of The Portland Township Code of Ordinances to Amend the Zoning Ordinance Map attached to this Resolution, is hereby adopted.
2. This Ordinance shall be filed with the Township Clerk.
3. The Township Clerk shall publish notice of adoption of this Ordinance in a newspaper of general circulation in the Township within 15 days after adoption.
4. Any and all resolutions that are in conflict with this Resolution are hereby repealed.

ADOPTED:

Yeas: 4

Nays: 0

Absent: 1

STATE OF MICHIGAN)
)
COUNTY OF IONIA)

I, the undersigned, the duly elected Clerk of Portland Township, Ionia County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete representation of certain proceedings conducted by the Board of Trustees of said Township at a meeting held on this eighth day of February 2023.

Charlene Keilen
Portland Township Clerk

**PORTLAND TOWNSHIP
ORDINANCE NO. 100-2A-2023**

**Adopted Date: 2-8-23
Effective Date: 2-26-23**

AN ORDINANCE TO ADOPT AMENDMENTS TO PART 3 (ZONING ORDINANCE) OF THE PORTLAND TOWNSHIP CODE OF ORDINANCES, ARTICLE 3, SECTION 3.3.02 REGARDING A REZONE OF PART OF A PARCEL ALONG KNOX RD FROM AGRICULTURE TO COMMERCIAL AS SHOWN IN THE ATTACHED SURVEY.

THE TOWNSHIP OF PORTLAND ORDAINS:

SECTION 1:

Rezone land from Agriculture to Commercial pursuant to Section 3.3.02 Zoning Map:

Attached is a survey as Exhibit A

For the rezone from Agriculture to Commercial is parcel number 34-140-032-000-035-06 of which 12.12 acres on the south and west side will be changed. The remaining 15.91 acres will remain in the Agriculture Zone. The parcel fronts on Knox Rd adjacent to the north side of I-96 Freeway

SECTION 2:

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 3:

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 4:

Effective Date. This Ordinance shall be effective seven (7) days after publication.

ADOPTED:

Yeas: 4

Nays: 0

Absent: 1

STATE OF MICHIGAN)
)
COUNTY OF IONIA)

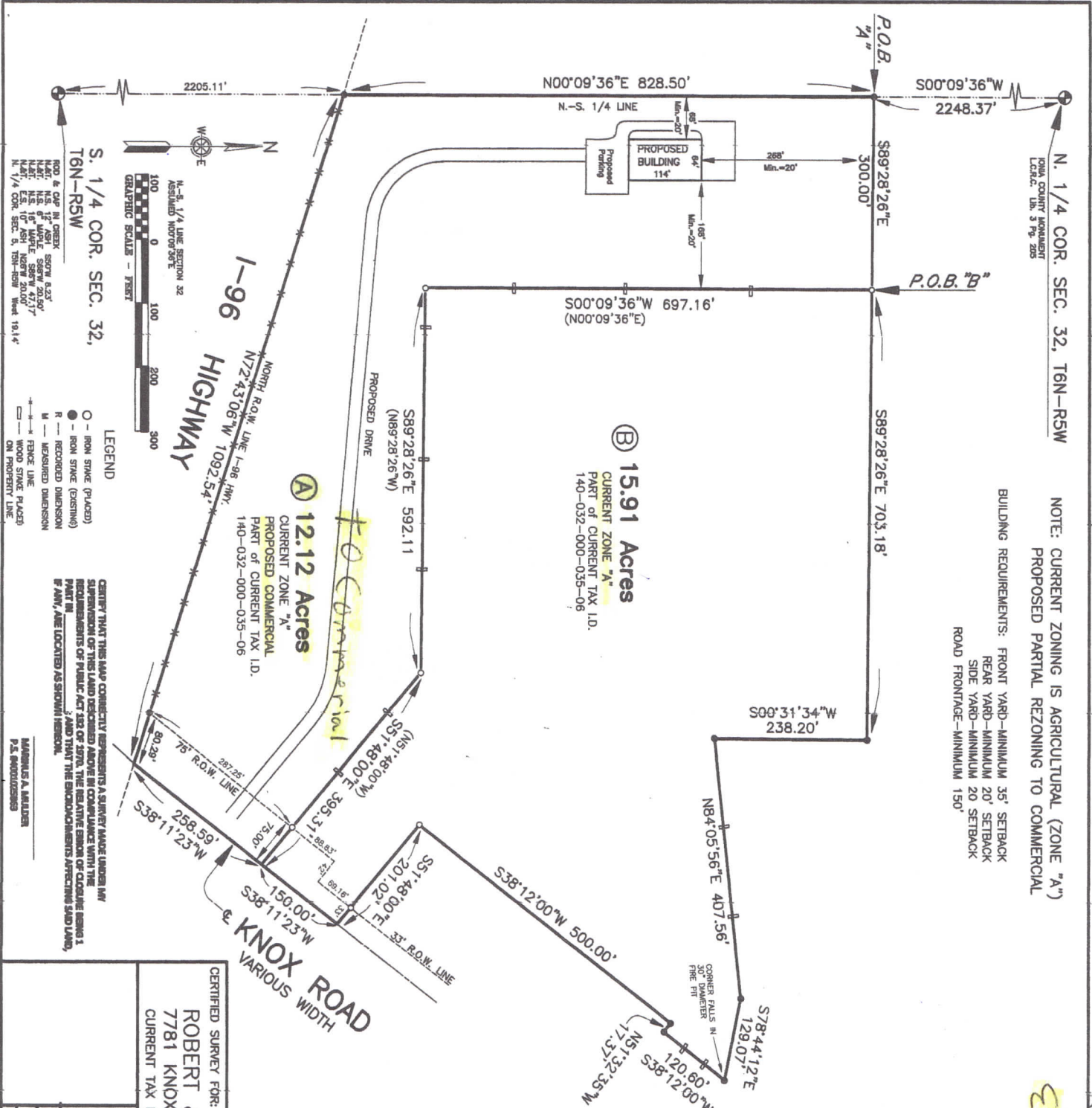
I, the undersigned, the duly elected Clerk of Portland Township, Ionia County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete representation of certain proceedings conducted by the Board of Trustees of said Township at a meeting held on this eighth day of February 2023.

Charlene Keilen
Portland Township Clerk

NOTE: CURRENT ZONING IS AGRICULTURAL (ZONE "A")
PROPOSED PARTIAL REZONING TO COMMERCIAL

BUILDING REQUIREMENTS:
FRONT YARD—MINIMUM 35' SETBACK
REAR YARD—MINIMUM 20' SETBACK
SIDE YARD—MINIMUM 20' SETBACK
ROAD FRONTAGE—MINIMUM 150'

Revised 12-15-22
Exhibit A



15.91 Acres
CURRENT ZONE "A"
PART OF CURRENT TAX I.D.
140-032-000-035-06

12.12 Acres
CURRENT ZONE "A"
PROPOSED COMMERCIAL
PART OF CURRENT TAX I.D.
140-032-000-035-06

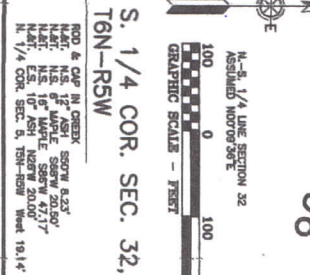
LEGAL DESCRIPTION PARCEL A: PART OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, IOWA COUNTY, IOWA, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH-SOUTH LINE 5'00' 09' 36" W 2248.37' FEET FROM THE NORTH 1/4 CORNER OF SECTION 32; THENCE S 89° 28' 26" E 300.00' TO THE CENTRELINE OF WAY LINE OF HIGHWAY I-96; THENCE S 07° 07' 39" W 67.16 FEET; THENCE S 89° 28' 26" E 592.11 FEET; THENCE S 51° 48' 00" E 395.31 FEET TO THE CENTRELINE OF KNOX ROAD; THENCE S 89° 28' 26" E 703.18' TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 12.12 ACRES.

LEGAL DESCRIPTION PARCEL B: PART OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, IOWA COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 32; THENCE S 07° 07' 39" W 2248.37 FEET; THENCE S 89° 28' 26" E 300.00' FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE S 89° 28' 26" E 703.18 FEET; THENCE S 07° 07' 39" W 67.16 FEET; THENCE S 89° 28' 26" E 592.11 FEET; THENCE S 51° 48' 00" E 395.31 FEET TO THE CENTRELINE OF KNOX ROAD; THENCE S 89° 28' 26" E 703.18' FEET; THENCE S 07° 07' 39" W 67.16 FEET; THENCE S 89° 28' 26" E 592.11 FEET; THENCE S 51° 48' 00" E 395.31 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 15.91 ACRES.

CERTIFIED SURVEY FOR:
ROBERT & CASEY LENNEMAN
7781 KNOX RD., PORTLAND, MI.
CURRENT TAX I.D. #140-032-000-035-06

MULDER & ASSOC.
6585 MULDER DR., PORTLAND, MI. 48875
Email: mulder@mulderandassoc.com
616-527-6211 517-647-7826

JOB No. 22-259-1 DATE 11-17-22
PARCEL AREAS REVISED 12-15-22
DRN. BY LM. SHEET 1 of 1



S. 1/4 COR. SEC. 32, T6N-R5W

LEGEND:
O - IRON STAKE (PLACED)
● - IRON STAKE (EXISTING)
R - RECORDED DIMENSION
M - MEASURED DIMENSION
--- FENCE LINE
--- WOOD STAKE PLACED ON PROPERTY LINE

CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THIS LAND DECEASED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 332 OF 1970, THE RELIABLE EVIDENCE OF CHAINING ACT, PART III, AND THAT THE DIMENSIONS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

WITNESS MY HAND AND SEAL OF OFFICE THIS 11th DAY OF NOVEMBER, 2022.

LEGAL DESCRIPTION PARCEL A: PART OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH-SOUTH $\frac{1}{4}$ LINE S $00^{\circ} 09' 36''$ W 2248.37 FEET FROM THE NORTH $\frac{1}{4}$ CORNER OF SECTION 32; THENCE S $89^{\circ} 28' 26''$ E 300.00 FEET; THENCE S $00^{\circ} 09' 36''$ W 697.16 FEET; THENCE S $89^{\circ} 28' 26''$ E 592.11 FEET; THENCE S $51^{\circ} 48' 00''$ E 395.31 FEET TO THE CENTERLINE OF KNOX ROAD; THENCE S $38^{\circ} 11' 23''$ W 258.59 FEET ALONG THE CENTERLINE OF KNOX ROAD TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-96; THENCE N $72^{\circ} 43' 06''$ W 1092.54 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HIGHWAY I-96 TO THE NORTH-SOUTH $\frac{1}{4}$ LINE OF SECTION 32; THENCE N $00^{\circ} 09' 36''$ E 828.50 FEET ALONG THE NORTH-SOUTH $\frac{1}{4}$ LINE OF SECTION 32 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 12.12 ACRES.

LEGAL DESCRIPTION PARCEL B: PART OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, IONIA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH $\frac{1}{4}$ CORNER OF SECTION 32; THENCE S $00^{\circ} 09' 36''$ W 2248.37 FEET; THENCE S $89^{\circ} 28' 26''$ E 300.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S $89^{\circ} 28' 26''$ E 703.18 FEET; THENCE S $00^{\circ} 31' 34''$ W 238.20 FEET; THENCE N $84^{\circ} 05' 56''$ E 407.56 FEET; THENCE S $78^{\circ} 44' 12''$ E 129.07 FEET; THENCE S $38^{\circ} 12' 00''$ W 120.60 FEET; THENCE N $51^{\circ} 32' 35''$ W 17.37 FEET; THENCE S $38^{\circ} 12' 00''$ W 500.00 FEET; THENCE S $51^{\circ} 48' 00''$ E 201.02 FEET TO THE CENTERLINE OF KNOX ROAD; THENCE S $38^{\circ} 11' 23''$ W 150.00 FEET ALONG THE CENTERLINE OF KNOX ROAD; THENCE N $51^{\circ} 48' 00''$ W 395.31 FEET; THENCE N $89^{\circ} 28' 26''$ W 592.11 FEET; THENCE N $00^{\circ} 09' 36''$ E 697.16 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 15.91 ACRES.