

ORDINANCE NO. 05-02

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CORUNNA, MICHIGAN, CHAPTER 86 – ZONING, ARTICLE II. ZONING DISTRICTS AND MAPS, SECTION 86-35. ZONING OF ANNEXED AREAS, THE ADDITION OF SECTION 86-36. ZONING OF ACT 425 TERRITORY.

THE CITY OF CORUNNA, MICHIGAN ORDAINS:

Section. 86-35. Zoning of Annexed Areas.

~~Wherever any area is annexed to the city, one of the following conditions will apply:~~

~~(1) Land that is zoned previous to annexation shall be classified as being in whichever zoning district most clearly conforms with the zoning that existed prior to annexation, with such classification to be recommended by the planning commission to the zoning board of appeals. The council shall approve such classification by resolution.~~

Whenever any area is annexed to the city, it shall immediately upon such annexation be automatically classified as being in whichever zoning district most clearly conforms with the zoning that existed prior to annexation. Such interim zoning shall only be in effect until rezoning pursuant to subsection (b) hereof is completed.

~~2) Land not zoned prior to annexation shall be automatically classified as an R-A district until a zoning map for the area has been adopted by the zoning board of appeals. The planning commission shall recommend the appropriate zoning districts for such area within three months after the matter is referred to it by the zoning board of appeals.~~

The Planning Commission shall, within 90 days after the territory is annexed, review and recommend to the City Council the appropriate zoning of the territory, with consideration being given to the existing land use and land use policies of the city comprehensive plan. The City Council, upon the acceptance of the Planning Commission's recommendation, will cause the current zoning map of the city to automatically reflect such zoning on the annexed area.

Section 86-36. Zoning of Act 425 Territory.

(1) Pursuant to Public Act 425 of 1984, as amended (1984 PA 425); MCL 124.21 et seq., it is provided that two local units of government may by contract conditionally transfer property for purposes of economic development and in formulating the contract, matters typically governed by zoning must be considered and zoning classifications are permissible for inclusion in any such 1984 PA 425 contract.

(2) Pursuant to 1984 PA 425, a territory by contract that comes under the jurisdiction of the City of Corunna for zoning purposes shall, for its initial zoning district classifications, be zoned as specifically provided in the contract.

(3) If a territory for zoning purposes comes under the jurisdiction of the City of Corunna under a 1984 PA 425 contract that does not specifically provide for the initial zoning classifications, it shall be zoned in the same manner as annexed territory as provided in Section 86-35.

Secs. 86-36-37--86-60. Reserved.

SECTION II. SEVERABILITY.

This Ordinance and the several sections, subsections, paragraphs, clauses and parts thereof are hereby declared to be severable. If any part of clause thereof is declared or adjudged invalid by present or future legislation or decree, the balance of the Ordinance shall not be affected thereby.

SECTION III. CONFLICTING ORDINANCES REPEALED.

All Ordinances previously adopted and incorporated in the Code of the City of Corunna, Michigan, through codification procedures, or any existing Ordinances that are inconsistent with the provision of this Ordinance are hereby repealed, and in the case of inconsistencies, to the extent of such inconsistency, are hereby repealed.

SECTION IV. COPIES AVAILABLE.

This Ordinance may be purchased or inspected in the City Clerk's Offices, Monday through Friday, between the hours of 9:00 a.m. and 4:30 p.m.

SECTION V. EFFECTIVE DATE.

This Ordinance shall take effect pursuant to the Corunna City Charter, immediately upon publication hereof.

DATE OF PASSAGE: 11-07-05
DATE OF PUBLICATION: 11-11-05
EFFECTIVE DATE: 11-11-05

THE CITY OF CORUNNA

BY: _____
Steve Corey, Mayor

BY: _____
Nichole L. Cowdrey, City Clerk

STATE OF MICHIGAN }
 }ss.
COUNTY OF SHIAWASSEE }

I, Nichole L. Cowdrey, being Clerk of the City of Corunna, do hereby certify that the foregoing is a true and accurate copy of the City of Corunna **ORDINANCE NO. 05-02 passed on the 7th day of November, A.D., 2005.** Further, I certify that I caused the same to be published in a local newspaper within seven (7) days after adoption by the Corunna City Council, Corunna, Michigan.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of November, A.D., 2005.

Nichole L. Cowdrey
Corunna City Clerk