

ORDINANCE 68

VILLAGE OF REESE, MICHIGAN

AN ORDINANCE OF THE VILLAGE OF REESE, MICHIGAN, AMENDING CHAPTER 36-ZONING, SUBSECTION 1 (b) OF THE MUNICIPAL CODE PROVIDING FOR THE DEFINITION OF ZONING LOT; AND, CHAPTER 36, SECTION 212, SCOPE OF DISTRICT REGULATIONS

THE VILLAGE OF REESE, MICHIGAN ORDAINS:

Section 1- PUBLIC PURPOSE:

It is hereby established that the public purpose of this Ordinance is to add the definition of zoning lot, non-conforming lots to the Zoning Code which will provide clarity for residents, land owners, the Planning Commission, the Zoning Board, staff, and other interested parties. The Planning Commission at its meeting of August 14, 2017 reviewed the proposed definition and recommends that Village Council adopt this amendment for the aforementioned public purpose. The second section is added to the Scope of Regulations for compatibility purposes.

Section 2 - CHAPTER 36-ZONING, SUBSECTION 1 (b) OF THE MUNICIPAL CODE is hereby amended by adding the following definition:

Lot, Zoning: A tract of land, which, at the time of filing for a zoning permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot may or may not coincide with a lot of record as filed with the County Register of Deeds, or may include one or more lots of record provided they are adjacent and under the same ownership. In cases where the zoning lots consist of more than a single lot of record, the Village may require that the zoning lot be combined as one tax parcel per Section 26-212 (1) of this zoning ordinance.

Section 3- CHAPTER 36-212, SCOPE OF REGULATIONS

When a property owner proposes to use two or more adjacent lots or portions of adjacent lots as a zoning lot as defined in this Ordinance for the purpose of development or use of the lot, The Village may require that the zoning lot be combined as one tax parcel.

Section 3-Severability

The sections and provisions of this Ordinance are declared severable and any portion which is declared inoperable or invalid for any reason by a court of competent jurisdiction shall in no way affect the remaining sections or provisions of this Ordinance.

Section 4- Repealing Clause

All ordinances or parts thereof in conflict are hereby repealed.

Section 5-Effective Date

This Ordinance shall take effect twenty (20) days after a synopsis is published in a newspaper of general circulation as well as three public places located within the Village of Reese.

Section 6-Approval

The following votes were cast on the adoption of this Ordinance at the regular Council meeting held on December 11, 2017

Ayes: 5

Nays: 0

Absent: 1

 _____, Village President

 _____, Village Clerk

CLERK'S CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of Ordinance 68, duly adopted by the Village Council at the regular Council meeting held on December 11, 2017 and that this synopsis was published in the Tuscola Co. Advertiser and posted at the following three locations within the Village of Reese, Michigan: Village office,

Post office and Library.

Chris J. Clark

Village Clerk

12/11/17

Dated