

## **ARTICLE 7.03 - ZONING DISTRICTS AND MAP**

### **A. DISTRICTS ESTABLISHED:**

For the purpose of this ordinance, the City of Lapeer is hereby divided into the following districts:

#### **RESIDENTIAL DISTRICT**

R-1	One-Family Residential District
R-2	One-Family Residential District
R-3	One-Family Residential District
R-4	One-Family Residential District
R-5	One-Family Residential District
R-6	One-Family Residential District
R-7	One-Family Residential District
RT	Two-Family Residential District
RM	Multiple-Family Residential District
RM-1	Multiple-Family Residential District
RM-2	Multiple-Family Residential District
MHP	Mobile Home Park District

#### **NON RESIDENTIAL DISTRICTS**

OS-1	Office Service District
B-1	Neighborhood Business District
B-2	General Business District
CBD-1	Central Business District
CBD-2	Central Business District
I-1	Industrial District
I-2	Planned Industrial District
P-1	Vehicular Parking District

#### **OVERLAY AND MIXED USE DISTRICTS**

PUD	Planned Unit Development District
MO	Mixed Use Overlay District

**History: (Amnd 01-12-94; Amnd 09-18-08;-)**

### **B. DISTRICT BOUNDARIES:**

The boundaries of these districts are hereby established as shown on the zoning Map, City of Lapeer Zoning Ordinance, which accompanies this ordinance, and which map with all notations, references and other information shown thereon shall be as much a part of this ordinance as if fully described herein.

### **C. DISTRICT BOUNDARIES INTERPRETED:**

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
4. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
5. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1. through 5. above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
7. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by subsections 1. through 6. above, the Board of Appeals shall interpret the district boundaries.
8. Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

### **D. ZONING OF ANNEXED AREAS:**

Whenever any area is annexed to the City of Lapeer, one of the following conditions will apply:

1. Land that is zoned previous to annexation shall be classified as being in whichever district of this ordinance most closely conforms with the zoning that existed prior to annexation, such classification to be recommended by the Planning Commission to the City Commission and the Commission shall approve same by resolution.

2. Land not zoned prior to annexation shall be automatically classified as an R-7 District until a zoning map for said area has been adopted by the City Commission. The Planning Commission shall recommend the appropriate zoning district(s) for such area within three (3) months after the matter is referred to it by the City Commission.  
**History: (Amnd 01-12-94;-)**

#### **E. OVERLAY ZONING DISTRICTS**

An overlay zone is a zoning district that exists in conjunction with, or "on top of" conventional zoning districts. It may cross the conventional or "underlying" zoning districts, or may be located within a single district. The overlay zone imposes a set of requirements in addition to those laid out by the underlying zoning regulation and may modify the underlying district's requirements. The purpose of an overlay zoning district is to address special features or conditions that may pertain to several districts or a subset of one district.

**History: (Amnd 09-18-08;-)**

#### **F. ZONING OF VACATED AREAS:**

Whenever any street, alley or other public way, within the City of Lapeer, shall be vacated, such street, alley or other public way or portion thereof shall automatically be classified in the same Zone District as the property to which it attaches.

**History: (Amnd 09-18-08;-)**

#### **G. DISTRICT REQUIREMENTS:**

All buildings and uses in any district shall be subject to the provisions of 7.17 GENERAL PROVISIONS and 7.16 GENERAL EXCEPTIONS.

**History: (Amnd 09-18-08;-)**

#### **H. ZONING DISTRICT AMENDMENTS**

1. The following three parcels of land, formerly zoned, single-family (R-4) and multiple family (RM) in the City of Lapeer, are hereby zoned all multiple family (RM):

Part of the Northwest ¼ of Section 8, and the Northeast ¼ of Section 7, T7N-R10E, City of Lapeer, Lapeer County, Michigan, described as beginning at a point on the North-South ¼ line that is South 03°18'33" East 660.44 feet from the Northeast corner of Section 7; thence continuing South 03°18'33" East 594.06 feet; thence North 88°29'13" East 239.50 feet to the West line of Baldwin Road; thence South 25° 48' 15" West 74.26 feet along said R.O.W.; thence South 88°29'13" West 203.34 feet; thence South 88°02'53" West 333.27 feet; thence North 03°04'40" West 660.01 feet; thence North 88°02'53" East 330.57 feet to the point of beginning; and also

Part of the Northeast ¼ of Section 7, T7N-R10E, City of Lapeer, Lapeer County, Michigan, described as beginning at a point that is South 03°18'33" East 660.44 feet along the North-South ¼ line and South 88°02'53" West 330.57 feet from the

Northeast corner of Section 7; thence continuing South 88°02'53" West 330.0 feet; thence South 03°04'40" East 660.01 feet; thence North 88°02'53" East 330.0 feet; thence North 03°04'40" West 660.01 feet to the point of beginning; and also

Part of the Northeast ¼ of Section 7, T7N-R10E, City of Lapeer, Lapeer County, Michigan, described as beginning at a point that is South 03° 18' 33" East 660.44 feet along the East section line and South 88°02'53" West 660.57 feet from the Northeast corner of Section 7; thence continuing South 88°02'53" West 660.0 feet; thence South 03°04'40" East 660.01 feet; thence North 88° 02' 53" East 660.0 feet; thence North 03°04'40" West 660.01 feet to the point of beginning.

**History: (Amnd 10-15-86;-)**

2. The following property, formerly zoned R-4 (Single-Family District) in the City of Lapeer, is hereby rezoned to RM (Multiple-Family):

Land in the City of Lapeer, Lapeer County, Michigan being a part of the East half of the Southwest ¼ of Sec. 1, T7N, R9E, beginning at a point distant North 01° 03' 46" East 1605.52 feet, from the South ¼ corner of said Sec. 1; thence North 01° 11' 11" East 344.32 ft; thence North 61°29' East 1035.68 ft; thence North 23°31' West 23.47 ft; thence on a curve to the right, Radius = 480.71 ft, central angle 391, Chord bearing and distance North 09°01' West 320.93 ft; thence North 78°29' East 120.0 ft; thence North 15°18'20" East 131.79 ft; thence North 17°18'24" East 402.19 ft; thence North 13°33'02" East 388.23 ft; thence North 22°41'32" East 274.04 ft; thence North 77°34'18" West 282.52 ft; thence South 34°37'12" West 112.31 ft; thence South 18°26'35" West 527.38 ft; thence North 72°23'30" West 255.18 ft; thence South 30°28'32" West 67.70 ft to the True Place of Beginning; thence North 72°23'30" West 210.5 ft; thence North 17°36'30" East 66.0 ft; thence North 17°23'30" West 150.50 ft; thence South 17°36'36" West 702.09 ft; thence South 06°11'15" West 125.23 ft; thence South 75°01'28" East 151.13 ft; thence North 37°44'02" East 104.06 ft; thence North 30°28'32" East 603.34 ft to the True Place of Beginning.

**History: (Amnd 11-12-86;-)**

The following property, formerly zoned R-4 (Residential District) in the City of Lapeer, is hereby rezoned to I-1 (Industrial District):

Part of the Northeast ¼ of Sec. 8, T7N, R10E, Township of Lapeer, Lapeer County, Michigan, described as: Beginning at a point that is North 89°13' East 842.13 ft. along the North line of said Section and South 03°11' East 288.89 ft. from the North ¼ corner of said Section; thence North 89°13' East 474.82 ft; thence South 02°23' East 1047.33 ft; thence South 88°18'25" West 132.0 ft; thence North 12.0 ft; thence South 88°18'25" West 182.70 ft; thence South 121.68 ft. to the Centerline of DeMille Road; thence North 55°34' West along said centerline 185.96 ft; thence North 88°18'25" East 63.92 ft; thence North

13°43'10" East 200.78 ft; thence North 83°16'59" West 139.36 ft; thence North 10°56' East 95.10 ft; thence North 03°11' West 748.28 ft to the point of beginning

**History: (Amnd 03-04-87;-)**

The following property, formerly zoned R-4 (Single Family Residential) in the City of Lapeer is hereby rezoned to I-1 (Industrial District):

City of Lapeer, T7N, R10E, Section 8, all that part of the Northeast ¼ lying Southerly of DeMille Road right-of-way and West of Grand Trunk Railroad right-of-way.

**History: (Amnd 03-04-87;-)**

3. The following property, formerly zoned R-4 (One-Family Residential) in the City of Lapeer is hereby rezoned to B-2 (General Business District):

Part of Sections 1 and 12, T7N, R10E, in the City of Lapeer, described as beginning at the intersection of the West line of Section 1 and the centerline of Davison Road; thence South along the west lines of Sections 1 and 12 to the South line of the Grand Trunk Western Railroad right-of-way; thence Northeasterly along said railroad right-of-way to the North-South ¼ line of Section 12; thence North along the North-South ¼ lines of Sections 12 and 1 to the centerline of Davison Road; thence Southwesterly along the Davison Road centerline to the point of beginning

**History: (Amnd 07-29-87;-)**

4. The following property, formerly zoned R-4 (One-Family Residential) in the City of Lapeer, is hereby rezoned to I-2 (Planned Industrial District):

All that part of the Southeast ¼ of Section 1 lying Southerly of Davison Road, T7N, R10E, City of Lapeer,

and

All that part of Section 16 lying northerly of the I-69 right-of-way excluding therefrom the Northwest ¼ of Section 12 and also excluding commencing South 01°45'11" East 957.77 ft. along the East Section line from the Northeast section corner; thence South 301 West 1561.09 ft.; thence East to a point that is South 01°38'05" East 2657.98 ft. along the Section North-South 3 line and West 1324.42 ft. from the North ¼ Section corner; thence South to the North right-of-way line of I-69; thence Southwesterly along the North right-of-way line of I-69 to the East line of Section 12; thence Northerly along the East line of Section 12 to the point of beginning.

**History: (Amnd 07-29-87;-)**

5. The following property, formerly zoned R-4 (One-Family Residential District) and I-2 (Industrial District) in the City of Lapeer, is hereby rezoned to MHP (Mobile Home Park):

A parcel of land in the North ½ of Section 8, T7N, R10E, City of Lapeer, Lapeer County, Michigan, described as the South 15 acres of the West 20 acres of the North 50 acres of the East ½ of the Northwest ¼ of Section 8, also the East ½ of that part of the North 50 acres of the East ½ of the Northwest ¼ of Section 8 lying South of DeMille Road. Also the South 30 acres of the East ½ of the Northwest ¼ of Section 8, except the South 14 feet thereof. Also the West 330 feet of that part of the West ½ of the Northeast ¼ of Section 8, lying South of DeMille Road, except the South 14 feet thereof

**History: (Amnd 09-16-87;-)**

6. The following property, formerly zoned R-3 (One-Family Residential) in the City of Lapeer, is hereby rezoned to P-1 (Vehicular Parking District):

Part of the Southwest ¼ of Section 32, T8N, R10E, City of Lapeer, Lapeer County, Michigan, described as commencing at the Northwest corner of Lot 2, "Taylor's Addition" to the City of Lapeer; thence West to the East line of Moses Addition; thence South 180 ft.; thence East to a point 180 ft. South of beginning; thence North 180 ft. to a point of beginning.

**History: (Amnd 10-14-87;-)**

7. The following property, formerly zoned R-4 (One-Family Residential) in the City of Lapeer, is hereby rezoned to I-2 (Planning Industrial District):

West of and adjacent to the Industrial Park on north side of DeMille Road. Tax description as follows -- City of Lapeer, T7N, R10E, Sec 8 Com 326 ft E'ly of W Cor of that part of SW ¼ of NE ¼ lying N'ly of DeMille Rd. on N'ly line of DeMille Road. TH E'ly along Hwy 199 ft, TH N 345 ft, TH W 132 ft, TH S 227 ft to beg. City of Lapeer, Lapeer County, Michigan

**History: (Amnd 01-13-88;-)**

8. Property formerly zoned General Business District (B-2) is hereby rezoned to Central Business District (CBD):

City of Lapeer, Original Plat, Northeast Quarter Division, Block 18, Lots 3, 4 and 5; Also Southwesterly 15 feet of the Southeasterly 120 feet of vacated Mason Street lying Northerly of Nepessing Street and the Southerly one-half of a vacated alley lying Northerly of the above described property.

and

Property formerly zoned Office Service District (OS-1) is hereby rezoned to Central Business District (CBD):

City of Lapeer, Original Plat Northeast Quarter Division, Blocks 18, Lots 1 and 2 and Northerly 2 of vacated alley lying Southerly of the above described property

and

City of Lapeer, Original Plat Northwest Quarter Division, Entire Block 56 and that part of Block 77 lying Northerly of Nepessing Street.

**History: (Amnd 03-16-88;-)**

9. Property formerly zoned R-2 (Single Family Residential) is hereby rezoned to I-1 (Industrial):

Lot #10, McCormick Industrial Park #3, City of Lapeer, Lapeer County, Michigan.

**History: (Amnd 07-13-88;-)**

10. Property formerly zoned MHP (Mobile Home Park) is hereby rezoned to B-2 (General Business):

Part of the East ½ of the Northwest ¼ of Section 8, T7N-R10E, City of Lapeer, Lapeer County, Michigan, described as: Beginning at a point on the West line of the East ½ of the Northwest ¼ of Section 8, which is S 02°55'52" E 703.48 feet from the Northwest corner of the East ½, of the Northwest ¼ of said Section 8; thence continuing S 02°55'52" E 1120.22 feet; thence N 87°04'08" E 50.0 feet; thence N 02°55'52" W 1120.22 feet; thence S 87°04'08" W 50.0 feet to the point of beginning. Containing 56.011 sq. ft. of land.

**History: (Amnd 12-14-88;-)**

11. Property formerly zoned One-Family Residential (R-2) is hereby rezoned to general Business (B-2):

Part of Lot 126 of "NORTHEAST DIVISION of the CITY OF LAPEER", as recorded in Liber 1, page 73, Lapeer County Records, described as beginning at the Southeast corner of said lot; thence South 601 West 30 feet along the North line of alley; thence North 29°56'10" West 45 feet; thence North 601 East 30.0 feet; thence South 29°56'10" East 45.0 feet along the Easterly line of said Lot 126 to the point of beginning.

**History: (Amnd 01-25-89;-)**

12. The following property, formerly zoned I-1 (Industrial) in the City of Lapeer, is hereby rezoned to OS-1 (Office Service):

City of Lapeer Colson's Addition entire unnumbered lot lying South of Block 2 Ex South 82.20 ft. of East 250 ft. thereof, also North 57.75 ft. of that part of Southeast ¼ of Northeast ¼ lying Easterly of Easterly line of MCRR R/W, Sec. 8, T7N, R10E, Ex East 256 feet thereof.

and

Part of the Northeast ¼ of Section 8, T7N, R10E, Lapeer Township, Lapeer County, Michigan described as: Beginning at a point on the East Section line, South 02°15' East 1240.19 feet from the Northeast Corner of said Section 8; thence continuing along said line, South 02°15' East 139.59 feet; thence South 88°58'45" West 250.00 feet along an occupied line; thence North 02°15' West

139.59 feet; thence North 88°58'45" East 250.00 feet to the point of beginning. Contains 0.80 acres including that part used as Saginaw Street.

**History: (Amnd 03-15-89;-)**

13. The following property, formerly zoned R-1 (One-Family Residential) in the City of Lapeer, is hereby rezoned to R-2 (One-Family Residential):

City of Lapeer, Original Plat Southwest 3 division, that part of Blocks 131, 132, 133, 134 and the westerly ½ of Water Street and all of vacated Harrison, VanBuren and Jackson Streets lying southerly of the Grand Trunk Railroad right-of-way; all Blocks 146, 147, 148, 149, 150, 151, 152, 153, 166, 167, 168, 169, 170, 171, 172, 173, 185, 186 and 187; Also that part of vacated Beech, South Elm, Summit and South Streets and vacated Turrill Avenue (formerly known as Pond Street), lying westerly of Water Street.

**History: (Amnd 06-14-89;-)**

14. The following property, formerly zoned R-4 (One-Family Residential) in the City of Lapeer, is hereby rezoned to B-2 (General Business):

Part of the East ½ of the West ½ of Section 4, T7N-R10E, Township of Lapeer, Lapeer County, Michigan, described as: Beginning at a point on the North right-of-way line of State Highway M-21, said point being distant North 02°53' East 60.00 feet and South 87° 07' East 1099.00 feet and South 77°58'47" East 831.85 feet from the West ¼ corner of said Section 4; thence North 01°53'44" East 682.45 feet; thence South 88°01'00" East 150.00 feet; thence South 01°53'44" 729.38 feet to said North right-of-way line of M-21' thence along said right-of-way line on a curve to the left, having a radius of 3879.72 feet, a central angle of 02°19'20" and a chord bearing and distance of North 70°39'10" West 157.24 feet to the point of beginning. Containing 2.43 acres of land.

**History: (Amnd 09-13-89;-)**

15. The following property, formerly zoned I-1 (Industrial) in the City of Lapeer, is hereby rezoned to B-2 (General Business):

City of Lapeer, Jennings Addition, Block 1, the North 70 feet of the East 2 of Lot 22 and the North 70 feet of Lots 23 and 24, excluding Saginaw Street right-of-way.

**History: (Amnd 09-13-89;-)**

16. The following property, formerly zoned R-4 (One-Family Residential) in the City of Lapeer, is hereby rezoned to RM (Multiple Family Residential):

Part of the East ½ of Section 1, T7N-R9E, Elba Township, Lapeer County, Michigan, described as beginning North 89°57'50" West 794.15 feet and North 01°07' East 443.45 feet from the East ¼ corner of said Section 1; thence from said place of beginning, North 88°53'00" West 163.48 feet; thence North 16°04'56"

East 169.67 feet; thence South 82°15' East 120.47 feet; thence South 01°07'00" West 150 feet to the place of beginning. Contains 0.514 acres. Being subject to any restrictions, easements and/or right of ways of record.

**History: (Amnd 11-29-89;-)**

17. The following property, formerly zoned R-4 (One-Family Residential) in the City of Lapeer, is hereby rezoned to OS-1 (Office Service):

Out lot 2, Rich's Addition, City of Lapeer, Lapeer County, Michigan.

**History: (Amnd 12-13-89;-)**

18. The following property, formerly zoned R-2 (Single-Family Residential) in the City of Lapeer, is hereby rezoned to OS-1 (Office Service):

Northerly 160 feet of Lots 129 and 130, Northeast Division, Lapeer Village Plat, City of Lapeer, Lapeer County, Michigan, according to the plat thereof as recorded in Liber 1 of Plats, Page 73, Lapeer County Records.

**History: (Amnd 02-02-90;-)**

19. The following property, formerly zoned I-1 (Industrial) in the City of Lapeer, is hereby rezoned to B-2 (General Business):

Commencing at the Center, Sec. 4, T7N-R10E, Lapeer Twp., Lapeer County, Michigan. Thence N 89°14'30" E 446.77 ft. along the E-W ¼ line, thence S 01°51' E 277.27 ft.; thence N 89°14'30" E 539.40 ft. to the Point of Beginning. RUNNING THENCE N 89° 14' 30" E 109.74 ft.; thence S 01°55'10" E 617.03 ft.; thence N 60°55' W 128.0 ft. along the Northerly Right-of-Way line of State Trunkline M-21; thence N 01°55'10" W 553.33 ft. to the Point of Beginning. Being part of the SE ¼, Sec. 4, T7N-R10E, Lapeer Township, Lapeer County, Michigan, and containing 1.474 acres more or less as shown. **History: (Amnd 07-25-90;-)**

20. The following property is hereby rezoned from I-1 (Industrial District) to B-2 (General Business District):

South 78.5 feet of East half of Lot 22 and South 75 feet of Lots 23 and 24, all in Block 1 Jennings Addition to the City of Lapeer, Lapeer County, Michigan, according to the recorded plat in Liber 9 of Deeds page 598, Lapeer County Records.

**History: (Amnd 02-13-91;-)**

21. The following property, formerly zoned R-4 (Single Family Residential) is hereby rezoned to B-2 (General Business):

A parcel of land located in the W ½ of Section 4, T7N-R10E, City of Lapeer, Lapeer County, Michigan, described as follows: Beginning at a point on the centerline of State (M-21) Highway which is S 87°07' E along said centerline

1019.00 feet and continuing along said centerline along a curve to the right having a radius of 3819.72 feet, a central angle of 01° 42' 40", and a chord bearing and distance of S 86°45'25"E 47.98 feet (from the centerline of the Flint River); thence from the POINT OF BEGINNING N 07°38' E 683.36 feet; thence S 88°01'E 966.06 feet; thence S01°53'44"W 90.00 feet; thence N 88°01' W 60.00 feet; thence S 01°53' 44"W 745.82 feet to the centerline of said State Highway; thence along said centerline along a curve to the left having a radius of 3819.72 feet, a central angle of 14° 52' 54", and a chord bearing and distance of N 78°56'09"W 987.00 feet to the POINT OF BEGINNING. EXCEPT the Southerly 250 feet in even width thereof. Containing 10.46 net acres of land, and being subject to any easements and right-of-ways of record, on, across, or through above described property.

**History: (Amnd 03-13-91;-)**

22. The following property, formerly zoned RM (Multiple Family Residential District) is hereby rezoned to R-4 (One Family Residential District):

Lot 8 and west half of Lot 9, Dewey Park Subdivision, City of Lapeer, Lapeer County, Michigan.

**History: (Amnd 05-29-91;-)**

23. The following property, formerly zoned R-4 (One-Family Residential) is hereby rezoned to I-1 (Industrial Zone):

Land in the City of Lapeer, T7N, R10E, Section 8, Beginning at a point on the Northerly right of way line of DeMille Road that is South 294 ft and North 86°34'30" East 339.26 ft and South 07°24' West 633.40 ft from the North ¼ post of Section 8, thence North 07° 24' East 633.40 ft; thence Easterly along the South line of McCormick Industrial Park to a point that is North 89°13' East 842.13 ft and South 03°11" East 88.89 ft from the North ¼ post of Section 8; thence South 03°11" East 748.28 ft; thence South 10°56' West 95.10 ft; thence South 83°16'59" East 139.36 ft; thence South 13° 43' 10" West 200.78 ft to DeMille Road; thence Southeasterly along said road 147.62 ft; thence North 02°49'47" East 97.79 ft; thence North 88°31'23" East 182.7 ft; thence South 02° 49' 47" East 12 ft; thence North 88°31'23" East 1.82 ft; thence South 03°0'42" West 244.66 ft to the Northerly right of way line of DeMille Road; thence Northwesterly along said North right of way line to point of beginning.

**History: (Amnd 07-24-91;-)**

24. The following property, formerly zoned RM (Multiple Family Residential) is hereby rezoned to B-2 (General Business):

Lots 13, 14, and 15 of the Triangle Addition to the City of Lapeer.

**History: (Amnd 10-30-91;-)**

25. The following property, formerly zoned RM (Multiple Family Residential) and R-4 (Single Family Residential) is hereby re-zoned to B-4 (Regional Business District):

Part of the northeast  $\frac{1}{4}$  of Section 7, T7N-R10E, and part of the northwest  $\frac{1}{4}$  of Section 8, T7N-R8E, City of Lapeer, Lapeer County, Michigan, described as beginning at the northeast corner of said Section 7; thence S  $88^{\circ}01'03''$  W along the north line of said Section 7, 1100.00 feet; thence S  $03^{\circ}18'33''$  E 659.85 feet; thence S  $88^{\circ}02'53''$  W, 220.56 feet; thence S  $03^{\circ}04'40''$  E, 660.01 feet; thence N  $88^{\circ}02'53''$  E, 1323.27 feet; thence N  $88^{\circ}29'13''$  E, 203.34 feet; thence N  $25^{\circ}48'15''$  E along the westerly right-of-way line of Baldwin Road 74.26 feet; thence S  $88^{\circ}29'13''$  W, 239.50 feet; thence N  $03^{\circ}18'33''$  W along the east line of said Section 7, 1254.50 feet to the point of beginning; containing 37.03 acres.

**History: (Amnd 01-29-92;-)**

26. The following property is hereby rezoned from R-1 (one family residential) to R-4 (one family residential):

Part of the East  $\frac{1}{2}$  of Section 1, T7N-R9E, Elba Township, Lapeer County, Michigan is described as beginning at a point on the north line of Essex Subdivision No. 1, as recorded in Liber 1 of Plats, Page 63, Lapeer County Records, that is North  $89^{\circ}57'50''$  West 794.15 feet from the East  $\frac{1}{4}$  corner of said section; thence continuing North  $89^{\circ}57'50''$  West 116 feet to the northwest corner of Lot 25 of said plat; thence North  $01^{\circ}07'$  East 55.88 feet to the Northeast corner of Lot 24 of "Essex Subdivision", as recorded in Liber 1 of Plats, Page 58 Lapeer County Records, thence North  $89^{\circ}26'55''$  West 119.29 feet to an angle point in the Northerly line of said plat; thence South  $61^{\circ}29'$  West, along the Northerly line of said plat 803.14 feet to a point that is North  $61^{\circ}29'$  East 3.0 feet from the Northwesterly corner of Lot 14 of said plat; thence North  $28^{\circ}31'$  West 23.47 feet; thence on a curve to the right, radius 480.71 feet, central angle  $39^{\circ}00'$  chord bearing and distance North  $09$  degrees  $01'$  West 320.93 feet; thence North  $78^{\circ}29'$  East 120 feet; thence North  $15^{\circ}18'20''$  East 131.79 feet; thence North  $61^{\circ}29'$  East 490 feet; thence North  $23^{\circ}36'05''$  East 254.00 feet; thence South  $82^{\circ}15'$  East 130 feet; thence North  $07^{\circ}45'$  East 8.93 feet; thence South  $85^{\circ}15'$  East 79.69 feet; thence South  $16^{\circ}04'56''$  West 169.57 feet; thence South  $88^{\circ}53'00''$  West 163.48 feet; thence South  $01^{\circ}07'00''$  West 443.45 feet to the point of beginning.

**History: (Amnd 05-13-92;-)**

27. The following property was hereby rezoned from B-2 (General Business District) to CBD-2 (Central Business District):

Lots 101 and 102 of Lapeer Village Plat, City of Lapeer, Lapeer County, Michigan.

**History: (Amnd 05-13-92;-)**

28. The following property is hereby rezoned from R-4 (One Family Residential) and B-2 (General Business District) to B-4 (Regional Business District):

Parcel of land located in the W ½ of Sec. 4, T7N, R10E, City of Lapeer, Lapeer County, Michigan, described as follows: Beginning at a point which is S 87°07' E along said centerline of State (M-21) highway 1019.00 ft and continuing along said centerline along a curve to the right having a radius of 3819.72 feet and a central angle of 0°42'40" and a chord bearing and distance of S 86°45'25" E 47.98 ft and N 07°38' E 460.51 ft from the W ¼ corner of said Sec. 4; thence N 07°38' E 523.91 ft; thence S 88°01' E 516.28 ft; thence S 01°39'36" W 300.00 ft; thence N 88°01' W 437.27 feet; thence S 07°38' W 224.19 ft; thence N 87°07' W 110.72 ft to the point of beginning. Containing approximately 4.23 acres of land;

and

A parcel of land located in the W ½ of Sec. 4, T7N, R10E, City of Lapeer, Lapeer County, Michigan, described as follows: Beginning at a point on the centerline of State (M-21) Highway which is S 87°07'E along said centerline 1019.00 feet and continuing along said centerline along a curve to the right having a radius of 3819.72 feet, a. central angle of 0°42'40" and a chord bearing and distance of S 86°45'25" E 47.98 feet, thence from the point of beginning 07°38' E 683.36 ft; thence S 88° 01' E 966.06 ft; thence S01°53'44" W 90.00 ft; thence N 88°01' W 60.00 ft; thence S 01°53' 44" W 745.82 feet to the centerline of said State Highway; thence along said centerline along a curve to the left having a radius of 3819.72 ft, a central angle of 14°52'54" and a chord bearing and distance of N 78°56'09" W 987.00 ft to the point of beginning. Containing approximately 16.06 acres of land.

**History: (Amnd 05-27-92;-)**

29. The following property is hereby rezoned from Industrial District (I-1) and General Business District (B-2) to One-Family Residential District (R-2):

Commencing on the easterly line of Bentley Street, South 341, East 244.2 feet from the center of Section 5, thence South 341 East along the easterly line of Bentley Street 268 feet; thence Southerly along the East line of Bentley Street 147.5 feet to a point that is 94.8 feet northerly along the East line of Bentley Street from the northerly line of the Grand Trunk Western Railroad right-of-way; thence easterly at a right angle to Bentley Street 140 feet; thence northerly parallel to Bentley Street 56 feet; thence easterly to a point on the line of the so called "Wright's Land", said point being 901 westerly of Higley Street 128.7 feet; thence northerly and northwesterly along the so called "Wright's Land", 326.5 feet more or less; thence northwesterly 217.8 feet to the point of beginning.

**History: (Amnd 05-12-93;-)**

30. The following property is hereby zoned and/or rezoned, as the case may be, One-Family Residential District (R-5):

Section 9, T7N, R10E, All that land within the City of Lapeer Commencing Southwest section corner thence Easterly along Turrill Road extended approximately 1,645 feet to the center line of a proposed road as shown on the proposed conceptual plan for development of the Apache Ranch lands, thence

Northerly along said centerline approximately 1,150 feet; thence continue Northeasterly along said centerline approximately 2,650 feet; thence continues along said centerline Northerly approximately 1,850 feet to the South line of Peppermill Road; thence Westerly along the South line of Peppermill Road to the section West c line; thence South along said West c line to the East-West 3 line; thence continue South along said West c line South 0122'06" East 424 feet; thence North 89°12'30" West to the East line of Saginaw Street; thence Southerly along East line of Saginaw Street/Clark Road to point of beginning. Said property being Areas 1 and 2 as shown on the proposed conceptual plan for the development of the Apache Ranch lands."

**History: (Amnd 09-15-93;-)**

31. The following property, formerly zoned I-1 (Industrial District), is hereby rezoned to OS-1 (Office Service District):

Section 4, T7N, R10E, Commencing on East section line at North line of Highway M-21; thence North 280 feet; thence South 89°14'30" West 316.66 feet; thence South to North line of Highway; thence Southeasterly along Highway to point of beginning.

**History: (Amnd 01-26-94;-)**

32. The following property, formerly zoned R-2 (One-Family Residential District), is hereby rezoned to R-4 (One-Family Residential District):

Part of the SW 1/4 of Sec 4, T7N, R10E, City of Lapeer, Lapeer County, Michigan, being more particularly described as: Beginning at a point distant N 00°00'36" e, 33.00 feet along the West line of said Section 4 and S 89°06'30" E, 33.00 feet from the SW corner of said Section 4; thence N 00°00'36"E, 620.00 feet along the East line of Saginaw Street (66 feet wide); thence S 89°06'30" E, 550.00 feet; thence N 65°53'30" E, 64.00 feet; thence S24°06'30" E, 92.00 feet; thence N65°53'30" E, 180.00 feet; thence South 24°06'30" E, 440.00 feet; thence South 02°20'54" W, 221.03 feet to a point on the North line of Peppermill Road (66 feet wide) thence along said North line, N89°06'30" W, 1160.81 feet to the point of beginning and containing 2,404,722 square feet of 55.20 acres.

33. The following property, formerly zoned B-1 (Local Business District) and R-4 (Single Family Residential District), is hereby rezoned to B-2 (General Business District):

Part of the northeast 1/4 of Section 7, T7N-R10E, City of Lapeer, Lapeer County, Michigan, described as beginning at a point that is South 15.82 feet from the East 1/4 corner of Section 7; thence North 84°02'16" West 171.64 feet; thence North 11°17'30" East 147.44 feet; thence North 88°50' West 46.14 feet; thence North 29°52'43" East 111.67 feet; thence South 68°11'20" East to the East line of Section 7; thence South along the East section line to the point of beginning.

**History: (Amnd 06-29-94;-)**

34. The following property, formerly zoned RM (Multiple Family Residential District), is hereby rezoned to P-1 (Vehicular Parking District):

City of Lapeer, Original Plat, Northeast quarter, Westerly 48 feet of vacated Cedar Street lying southerly of the south line of Horton Street.

**History: (Amnd 09-28-94;-)**

35. The following property, formerly zoned R-2 (One-Family Residential District), is hereby rezoned to OS-1 (Office Service District):

Southerly 2 of Lot 125 and Southerly 2 of Easterly 2 of Lot 126, ALSO Northerly 2 of vacated alley adjacent thereto, Lapeer Village Plat, City of Lapeer, Lapeer County, Michigan.

**History: (Amnd 12-14-94;-)**

36. The following property, formerly zoned R-4 (One-Family Residential), is hereby rezoned to B-4 (Regional Business District):

South 540 feet of the West 323.5 feet of the East 383.5 feet of the Southeast quarter, Section 6, T7N, R10E, City of Lapeer, Lapeer County, Michigan.

**History: (Amnd 01-25-95;-)**

37. The following property, formerly zone I-1 (Industrial District) is hereby re-zoned to B-2 (General Business District):

A parcel of land being part of the southeast quarter section 4, town 7 north, range 10 east, City of Lapeer, Lapeer County, Michigan described as: commencing at the center of said Section 4; thence N 89°14'30" E 566.17 feet along the east and west quarter line to the Point of Beginning; thence continuing along said East and West quarter line N 89°14'30" E 300.26 feet; thence S 01°55'10" E 761.26 feet to the northerly Right of Way line of Imlay City Road (Highway M-21); thence N 60°55'00" W 350.80 Feet along said Right of Way; thence N 01°53'22" W 586.66 feet to the Point of Beginning. Containing 4.649 Acres.

**History: (Amnd 08-28-96;-)**

38. The following property, formerly zoned RM (Multiple Family Residential District) is hereby re-zoned to R-4 (One Family Residential District):

City of Lapeer, T7N, R9E, PART OF NE 1/4 , SEC 1, COM NE SEC COR, TH N 89°38'30" W 1087.29 FT ALG N SEC LN; TH S 00°21'30" W 395.81 FT; TH ALG CURVE TO R, RAD'167 FT, LC'S 09°41'02" W 54.12 FT; TH N 70°59'54" W 124.11 FT; TH S 78°56' W 498.42 FT; TH S 59°20'10" 335.38 FT; TH S 46°42'20" W 384.10 FT; TH S 17°36'30" W 640 FT FOR POB; TH CON S 17°36'30" W 636.09 FT; TH S 06°11'15" W 125.23 FT; TH S 75°01'28" E 151.12 FT; TH N 37°44'02" E 104.06 FT; TH N 30°28'32" E 671.04 FT; TH N 72°23'30" W 361 FT TO POE 4.714 AC.

**History: (Amnd 08-28-96;-)**

39. The following described property, formerly zoned One Family Residential (R-4) is hereby rezoned to Office Service District (OS-1):

RICH'S ADDITION PART OF OUTLOT 1 BEG AT THE NE COR OF OUTLOT, TH S 14°42'39" W 100 FT ALG W'LY LINE OF W ST, TH N 89°53'18" W 135.42 FT, TH N 01°34'32" W 92 FT, TH N 88°25'28" E 163.40 FT TO P.O.B.

**History: (Amnd 10-30-96;-)**

40. The following property, formerly zoned I-1 (Industrial District) is hereby re-zoned to B-2 (General Business District):

CITY OF LAPEER SEC 4, T7N R10E COM N89°14'30"E 446.77 FT FRM CEN OF SEC, TH N89°14'30"E 119.4 FT; TH S01°53'22"E 586.66 FT TO M-21 HWY; TH NW'LY ALG N'LY LN M-21 HWY 139.02 FT; TH N01°53'22"W 517.47 FT 44-12-004-044-00

**History: (Amnd 05-21-97;-)**

CITY OF LAPEER SEC 4, T7N R10E COM N89°14'30"E 446.77 FT FRM CEN OF SEC, TH N89°14'30"E 119.4 FT; TH S01°53'22"E 586.66 FT TO M-21 HWY; TH NW'LY ALG N'LY LN M-21 HWY 139.02 FT; TH N01°53'22"W 517.47 FT.

(RATIFIED JUNE 02, 1997)

41. The following property, formally zoned I-1 (Industrial District), is hereby rezoned to MHP (Mobile Home Park District):

Part of the Northeast quarter of Section 8, Town 7 North, Range 10 East, City of Lapeer, Lapeer County, Michigan, described as beginning at a point on the centerline of DeMille Road that is North 55 degrees 22 minutes 45 seconds West 1,650.71 feet along the centerline of DeMille Road and North 55 degrees 34 minutes 05 seconds West 908.27 feet along the centerline of DeMille Road from the East quarter corner of Section 8; thence continuing along the centerline of DeMille Road, North 55 degrees 34 minutes 05 seconds West 98.63 feet; thence North 56 degrees 45 minutes 27 seconds West 224.82 feet along the centerline of DeMille Road; thence North 88 degrees 45 minutes 06 seconds East 260.05 feet along the East-West quarter line; thence North 02 degrees 54 minutes 29 seconds West 1,497.60 feet to the centerline of DeMille Road and the point of beginning.

**History: (Amnd 09-24-97;-)**

42. The following property, formerly zoned OS-1 (Office Service District) in the City of Lapeer, is hereby rezoned to R-2 (One Family Residential):

Lots 19 and 21, Turrill Addition to the City of Lapeer.

**History: (Amnd 01-29-98;-)**

43. The following property, formerly zoned R-4 (One Family Residential District) in the City of Lapeer, is hereby rezoned to B-2 (General Business District):

A parcel of land in the northwest 1/4 of Section 8, T7N-R10E, City of Lapeer, Michigan and being more specifically described as commencing at the W 1/4 corner of said Section 8; thence S 88°40'34" E 212.35 feet, on the E-W 1/4 line of said Section 8 to the easterly line of Michigan Highway M-24 and the point of beginning; thence S 88°40'34" E 497.62 feet to a monument; thence Easterly 60.01 feet to a surveyors pipe; thence S 89°08'18" E 188.39 feet, thence S 88°02'42" E 418.38 feet along a fence line and E-W 1/4 line as occupied; thence N 00°35'32" W 288.42 feet; thence N 88°40'43" W 711.80 feet along a old fence line; thence N 83°25'59" W 295.10 feet to the easterly line of Michigan Highway M-24; thence S 17°15'00" W 324.57 feet to the point of beginning. Containing 7.04 acres more or less.

**History: (Amnd 05-13-98;-)**

44. THIS HAS BEEN LEFT OPEN

45. The following property is re-zoned from R-1 (One Family Residential) to R-5 (One Family Residential):

T&N, R10E, Sec. 5 Original Plat to the City of Lapeer, SW 1/4 Division, Blks 109, 110, 111, 112, 127, 128, 129, 130, and that part of Blks 131, 132, 133, 134 and vacated Jefferson, Van Buren and Harrison Streets lying northerly of GTWW R/W and southerly of the north half of vacated Pleasant Street; also vacated Mill Street and Locust Streets lying westerly of the east half of the south half of adjacent Jackson Street and the South half of adjacent vacated Pleasant Street. And T7N, R10E, Section 6 beginning S02°38'34" E 233.04 feet along east section line from East 1/4 corner, thence continue S02°38'34" E along said line 319.95 feet; thence S 87°35'35" W 236.05 feet parallel to Genesee Street; thence N 01°28'13" W 300 feet; thence N 87°35'25" E 180 feet; thence N 01°28'31" W 20 feet; thence 87°35'25" E 49.5 feet to the point of beginning.

**History: (Amnd 06-10-98;-)**

46. The following property, formerly zoned R-1 (One Family Residential District) is hereby rezoned to B-2 (General Business District):

Beginning at the Northwest corner of the East 1/2 of the Northwest 1/4, thence South along the West line of the East 1/2 of the Northwest 1/4, 413 feet; thence North 87°04'08" East, 528 feet; thence North 02°55'52" W, 233.68 feet to the Southerly line of Lot 22, McCormick Industrial Park #3; thence North 55°56'59" West along the Southerly line of said Lot, 303.64 feet to the North Section line; thence West along the North Section line to the point of beginning, AND Lot 22, McCormick Industrial Park #3, City of Lapeer, County of Lapeer, State of Michigan.

**History: (Amnd 08-12-98;-)**

47. THIS HAS BEEN LEFT OPEN
48. The following property, formerly zoned R-4, R-1 and/or R-2 (One Family Residential District) is hereby rezoned to B-4 (Regional Business District)

Part of the Southeast 1/4 of Sec 6, T7N, R10E, City of Lapeer, Lapeer County, Michigan, described as beginning South 88° 12' 07" West 383.50 feet along the South line of said Sec 6 and North 02°14'05" West 540.00 feet parallel with the East section line from the Southeast corner of said Sec 6; thence continuing North 02° 14' 05" West 1005.53 feet parallel with the East section line to the Southerly right of way line of the Grand Trunk Western Railroad; thence along said right of way line North 83° 13' 47" East 384.69 feet to the East line of said Sec 6; thence along said East section line South 02°14'05" East 978.87 feet to the North line of Summit Street so-called; thence along said North line South 88°12'07" West 60.00 feet parallel with the South section line to an angle point in the Summit Street right of way; thence along the West line of Summit Street so-called South 02°14'05" East 60.00 feet parallel with the East section line; thence South 88°12'07" West 323.50 feet parallel with the South section line to the point of beginning. Contains 8.916 acres, more or less. Together with and subject to a 60 foot wide easement for ingress-egress described as beginning South 88°12'07" West 383.50 feet and North 02°14'05" West 540.00 feet from the Southeast corner of said Sec 6; thence North 88°12'07" East 323.50 feet to a point on the West line of Summit Street so-called; thence along said West line North 02°14'05" West 60.00 feet; thence South 88°12'07" West 323.50 feet; thence South 02°14'05" East 60.00 feet to the point of beginning. Being subject to any other restrictions, easements, and/or right of ways of record.

And  
PARCEL A

Part of the Southwest 1/4 of Section 5, T7N R10E, City of Lapeer, Lapeer County, Michigan, described as beginning at a point on the West line of said Section 5 that is North 02°38'34" West 842.00 feet from the Southwest corner of said Section 5; thence continuing along said West section line North 02°38'34" West 396.19 feet to a traverse point which lies South 02°38'34" East 16.23 feet from the Centerline of Farmer's Creek, said centerline being the Northerly boundary of Parcel A; thence along a traverse line which is 15 feet Southerly and perpendicular to said centerline of Farmer's Creek the following 18 calls: South 70°14'01" East 34.27 feet; thence South 80°59'42" East 51.15 feet; thence North 66°27'11" East 208.54 feet; thence North 56°27'59" East 76.78 feet; thence North 54°56'17" East 77.29 feet; thence North 74°33'34" East 28.69 feet; thence South 76°49'26" East 42.73 feet; thence South 64°40'46" East 47.26 feet; thence South 35°58'58" East 81.73 feet; thence South 03°05'49" East 104.24 feet; thence South 01°15'35" East 97.10 feet; thence South 55°29'53" East 107.73 feet; thence South 85°02'54" East 25.68 feet; thence South 87°44'01" East 41.29 feet; thence North

64°32'07" East 71.51 feet; thence North 45°45'20" East 66.65 feet; thence North 38°41'12" East 65.25 feet; thence North 35°11'00" East 130.09 feet to a traverse point on the Easterly property line which lies South 11°10'43" West 33.68 feet from the said centerline of Farmer's Creek (being the Northeast corner of said parcel); thence South 11°10'43" West 404.10 feet; thence South 88°00'00" West 856.56 feet to the Point of Beginning. Contains 7.966 acres of land, more or less. Being subject to any restrictions, easements, and/or right of ways of record.

and  
PARCEL B

Part of the Southwest 1/4 of Section 5, T7N R10E, City of Lapeer, Lapeer County, Michigan, described as beginning at a point on the West line of said Section 5 that is North 02°38'34" West 600.00 feet from the Southwest corner of said Section 5; thence continuing along said West line North 02°38'34" West 242.00 feet; thence North 88°00'00" East 856.56 feet; thence South 11°10'43" West 61.95 feet; thence North 78°51'00" West 140.40 feet; thence South 11°09'00" West 80.00 feet; thence South 21°20'26" East 68.24 feet to a point on the North line of Summit Street so called; thence along said North line 2.90 feet along a curve to the left having a radius of 177.00 feet, central angle 00°56'14", and a chord bearing and distance of South 50°38'46" West 2.90 feet; thence South 50°10'39" West 71.28 feet; thence 81.19 feet along a curve to the right having a radius of 123.00 feet, central angle 37°49'20", and chord bearing and distance of South 69°05'20" West 79.73 feet; thence South 88°00'00" 573.37 feet to the Point of Beginning. Contains 3.962 acres of land, more or less. Being subject to any restrictions, easement, and/or right of ways of record.

**History: (Amnd 04-19-99;-)**

- 49. The following property, commonly known as 897 and 911 Baldwin Road, is hereby rezoned from Single Family Residential (R-4) to Office Service District (OS-1):

PARCEL 1  
Wittstock Manor Lot 2 Except the North 17 feet and except the South 20 feet thereof.

PARCEL 2  
Wittstock Manor Lot 3 and the South 20 feet of Lot 2.

**History: (Amnd 01-12-00;-)**

- 50. The following property, formerly zoned Industrial District (I-1), is hereby rezoned to General Business District (B-2):

City of Lapeer Sec. 4T7N, R10E, Com N89°14'30"E 274.37 ft frm Cen of Sec, th N89°14'30"E 172.4 ft; th S01°51'E 237.27 ft; th S89°14'30"W 72.4 ft; th S01°51E 238.01 ft; th W'yly along Imlay City Rd R/W 115.69 ft; th N01°51'W 419.14 ft to POB. 1.42 ac.

**History: (Amnd 06-14-00;-)**

51. The following property, formerly zoned Multiple Family Residential District (RM), is hereby rezoned to One Family Residential District (R-2):

City of Lapeer, Original Plat NE 1/4, Part of Blk 24 and of vac Columbia St; Com at SE cor lot 56; th se'ly along Fox St 100 ft; th sw'ly parallel with se'ly line of lots 55 and 56 75 ft; th nw'ly 57.62 ft to a pt 64 ft se'ly of SW cor lot 55 on a line running parallel with Fox St frm SW cor lot 55; th nwly parallel with Fox St 64 ft to SW cor lot 55; th ne'ly on se'ly line of lots 55 and 56 120 ft to POB.

**History: (Amnd 06-28-00;-)**

52. The following property, formerly zoned Industrial District (I-1), is hereby rezoned to General Business district (B-2):

City of Lapeer, Jennings Addition, Block 1, Lots 19, 20, 21 & W ½ vac alley adj.

**History: (Amnd 06-28-00;-)**

53. The following property, formerly zoned Single Family Residential (R-4), is hereby rezoned to OS-1 Office Service:

Part of the SE¼ of the NE¼ of Section 7 and part of the SW¼ of the NW¼ of Section 8, T7N-R10E, City of Lapeer, Lapeer County, Michigan, described as beginning at a point on the Westerly line of Baldwin Road that is N88°50'00"W 520.96 feet along the E&W¼ line of Section 7, as occupied and N28°56'40"E 281.16 feet along said Westerly line of Baldwin Road from the E¼ corner of Section 7; thence continuing along said Westerly line of Baldwin Road, N28°56'40"E 838.23 feet; thence N88°55'50"W (previously recorded N88°55'54"W) 1043.08 feet; thence S01°07'09"W 399.33 feet; thence on a curve to the right having a radius of 270.64 feet, a central angle of 52°55'10" and a chord bearing and distance of S47°05'45"E 241.17 feet; thence on a curve to the left having a radius of 219.65 feet, a central angle of 44°34'21" and a chord bearing and distance of S42°38'47"E 166.59 feet; thence S01°07'09"W 60.07 feet; thence S88°52'51"E (previously recorded S88°53'00"E) 356.74 feet parallel with said E&W¼ line as occupied to the point of beginning. Containing 12.95 acres. Being subject to any restrictions, easements and/or right of ways of record.

**History: (Amnd 06-28-00;-)**

54. The following property, formally zoned Industrial District (I-1), is hereby rezoned to General Business District (B-2):

City of Lapeer, Kingsbury's Plat Lot 2 and East 20 feet of North 67.34 feet of Lot 1 except the West 10 feet of the South 55 feet of Lot 2.

**History: (Amnd 10-11-00;-)**

55. The following property, formerly zoned Industrial District (I-1) is hereby rezoned to General Business District (B-2):

Kingsbury's Plat Lots 5 and 6

**History: (Amnd11-29-00;-)**

56. The following property, formerly zoned General Business District, (B-2) is hereby rezoned to Central Business District (CBD-1):

City Of Lapeer, Lapeer Village Plat, Lot 37 and Northeasterly 8 feet of Lot 38.

**History: (Amnd 07-25-01;-)**

57. The following property, formerly zoned One-Family Residential district (R-4) is hereby rezoned to Residential Multiple District (RM):

Part of Section 1, T7N-R9E, City of Lapeer, Lapeer County, Michigan, described as beginning at a point on the North-South ¼ line that is N 01°02'33" E 1547.90 feet (recorded as N 01°03'46" E 1605.52 feet) from the South ¼ line of said Section 1; thence along the centerline of Davison Road (State Highway M-21), S 61°28'32" W (recorded as S 61°29'00" W), 66.00 feet; thence N 28°31'28" W 74.00 feet; thence N 10°46'40" E 171.20 feet' thence 441.35 feet along an arc of a 386.38 foot radius curve to the right (said curve having a central angle of 65° 26' 49", subtending a chord which bears N 21° 56' 45" E 417.74 feet; thence N 54°00'00" E 85.26 feet; thence 336.19 feet along an arc of a 1682.31 foot radius curve to the right (said curve having a central angle of 11°27'00", subtending a chord which bears N 59°43'30" E 335.63 feet; thence 8.69 feet along an arc of a 3538.81 foot radius curve to the left (said curve having a central angle of 00°08'26", subtending a chord which bears N 65°22'47" E 8.69 feet; thence N 24°41'18" W 160.53 (recorded as 160.60 feet); thence N 60°36'44" E (recorded as N 60° 23' 44"E), 236.81 feet; thence N 72°06'37" E 266.24 feet; thence 336.32 feet along an arc of a 543.79 foot radius curve to the right (said curve having a central angle of 35°26'09", subtending a chord which bears S 10°48'27"E 330.98 feet; thence S 28°38'04" E 23.71 feet to the North line of "Essex Subdivision " as recorded in Liber 1, Page 58, Lapeer County Records; thence along the north line of said "Essex Subdivision", S 61°29'50" W 975.57 feet (recorded as S 61°29'00" W 972.68 feet) to said North-South1/4 line, S 01°02'33" W (recorded as S01°02'33" W) 344.53 feet to the point of beginning. Contains 7.78 acres, including that part reserved for Davison Road (State Highway M-21) so called. Being subject to any restrictions, easements and/or right of ways record.

**History: (Amnd 09-26-01;-)**

58. The following property, formerly zoned One Family Residential District (R-4) is hereby rezoned to Office Service District (OS-1):

City of Lapeer T7N, R10E, Sec 7: Commencing on the Easterly line of Baldwin Road at East-West ¼ line; thence; Northeasterly along Baldwin Road 337.32 feet to the point of beginning; thence Northeasterly along Baldwin Road 125 feet; thence southeasterly at right angle to Baldwin Road 200 feet; thence N 85° E 100 feet; thence S 17° W 161 feet; thence Westerly 296.58 feet to the point of beginning.

**History: (Amnd 02-13-02;-)**

59. The following property, formerly zoned Industrial District (I-1) is hereby rezoned to One-Family Residential District (OS-1):

30 Mill St: City of Lapeer Original Plat NE 1/ 4; SW'ly 55 ft of Lots 1 & 2, Blk 17; also NE'ly 5 ft of Lots 156 & 157.

40 Mill St: City of Lapeer Original Plat NE 1/ 4; NE'ly 65 ft of Lots 1 & 2, Blk 17; also that part of vac River St beg NE cor Lot 1, th S28°28'50"E 99.96 ft; th S61°30'W to SW cor Lot 2; th alg W ln Blk 17 to POB.

58 Mill St: City of Lapeer Original Plat NE 1/ 4; Lots 13 & 14, Blk 16; also NW'ly 100 ft of vac River St lying SE'ly of SE'ly ln of Mill St; exc beg NE cor Lot 1, Blk 17, th S28°28'50"E 99.96 ft; th S61°30'W to SW cor Lot 2, Blk 17; th alg W'ly ln Blk 17 to POB.

61 Mill St: City of Lapeer Original Plat NE 1/ 4; Part of Blk 14, beg N89°30'W 1179.51 ft frm NE cor Sec 5; th N89°30'W 56.30 ft; th S26°52'E 115.79 ft to N'ly ln Mill St; th N64°03'40"E 50.0 ft; th N26°52'W 70.72 ft to POB; also part of Blk 14 beg N89°30'W 1162.63 ft frm NE cor Sec 5; th N89°30'W 16.89 ft; th S26°52'E 90.72 ft to N'ly ln Mill St; th N64°03'40"E 15.0 ft; th N26°52'W 83.20 ft to POB.

74 Mill St (northerly portion): City of Lapeer Original Plat NE 1/ 4; SW'ly 10 ft of Lots 1 & 2, and NE'ly 90 ft of Lots 13 & 14, Blk 16, exc SE'ly 12 ft thereof.

75 Mill St: City of Lapeer Original Plat NE 1/ 4; Part of Blk 14, beg N89°30'W 1040.16 ft frm NE cor Sec 5; th N89°30'W 122.47 ft; th S26°52'E 83.2 ft to N'ly ln Mill St; th N64°03'40"E 94.03 ft; th N0°32'57"E 30.02 ft to POB

90 Mill St: City of Lapeer Original Plat NE 1/ 4; SW'ly 100 ft of NE'ly 110 ft of Lots 1 & 2, and NW'ly 20 ft of SW'ly 100 ft of NE'ly 110 ft of Lot 3, Blk 16.

92 Mill St: City of Lapeer Original Plat NE 1/ 4; Com on S ln Oregon St 897.56 ft W & 33 ft S of NE cor Sec 5; T7N,R10E; th W alg Oregon St 33.65 ft; th S27°51'10"E 145.0 ft to Cen of Flint River; th NE'ly in River 150 ft; th NW'ly 300 ft direct to POB.

Commissioner Black introduced an amendment to rezone the south portion of 74 Mill Street from I-1 Industrial to RM Multiple Family Residential resulting in the following legal description:

Southerly portion of 74 Mill Street: City of Lapeer Original Plat NE 1/ 4; SW'ly 10 ft of Lots 2, 3, 4, 5, 6, & 7, and NE'ly 90 ft of Lots 8, 9, 10, 11, 12 & 13, Blk 16, exc NW'ly 38 ft thereof.

**History: (Amnd 04-24-02;-)**

60. The following property, formerly zoned Industrial District (I-1) is hereby rezoned to Multiple-Family Residential District (RM):

Southerly portion of 74 Mill Street; City Of Lapeer Original Plat NE ¼; SW'ly 10 feet of lots 2, 3, 4, 5, 6 & 7 and NE'ly 90 ft of Lots 8, 9, 10, 11, 12 & 13, Blk 16, exc NW'ly 38 ft thereof.

**History: (Amnd 04-24-02;-)**

61. The following property, formerly zoned General Business District (B-2) is hereby re-zoned to Regional Business District (B-4):

T7N, R10E, Sec 4; Comm S 87°07' E 302 ft from W 1/4 Cor; th N 07°38' E 630 ft; th N 87°07' W to C/L Flint River; th S'ly along C/L Flint River to C/L M-21; th along C/L M-21 E'ly 222 ft to POB. 2.38 A.,

And

T7N, R10E, Sec 4; Comm at W 1/4 Cor; th E'ly along E-W 1/4 line 897 ft; th N 03°03'55" E 343.25 ft to POB; th N 03°03'55" E 286.75 ft; th S 88°18'55" W 116.95 ft; th S 02°54'29" E 287.69 ft; th N 87°05'31" E 87.08 ft to POB. 0.83 A.

And

T7N, R10E, Sec 4; Comm at W 1/4 Cor; th E'ly along E-W 1/4 line 1148.64 ft; th N 03°03'55" E 348.79 ft to POB; th N 03°03'55" E 111.62 ft; th S 88°18'56" W 249.97 ft; th S 03°03'55" W 116.98 ft; th N 87°05'31" E 250.47 ft to POB. 0.65 A.

**History: (Amnd 11-13-02;-)**

62. The following property, formerly zoned One Family Residential District (R-4) is hereby re-zoned to Regional Business District (B-4):

T7N, R10E, Sec 4; Comm S 87°07' E 302 ft & N 07°38' E 630 ft from W 1/4 Cor; th S 87°07' E 595 ft; th N 02°07'11" E 346.09 ft; th S 83°46'01" E 802.11 ft; th N 01°39'36" E to N 1/8 line; th N 89°47'32" W 410.47ft; th S 0°26'30" W 1.21 ft; th N 88°10'40" W 271.5 ft; th S 63°08'13" W 65.95 ft; th N 26°37'25" W 36 ft; th N 88°10'40" W 716.24 ft; th S'ly along C/L Flint River to pt that is N 87°07' W from POB; th S 87° 07' E to POB; except Comm at W 1/4 Cor; th E'ly along E-W 1/4 line 897 ft; th N 03°03'55" E 630 ft; th S 88°18'55" W 116.95 ft to POB; th S 88°18'55" W 446.49 ft; th 222.12 ft along curve to right, Rad=190.0 ft & LC=N53°36'03" E 209.69 ft; th N 87°05'31" E 271.48 ft; th S 02°54'29" E 125.24 ft to POB. 17.41 A.

**History: (Amnd 11-13-02;-)**

63. The following property, formerly zoned One Family Residential District (R-4) is hereby re-zoned to General Business District (B-2):

T7N, R10E, Sec 4; Comm at W 1/4 Cor; th E'ly along E-W 1/4 line 897 ft; th N 03°03'55" E 630 ft; th S 88°18'55" W 116.95 ft to POB; th S 88°18'55" W 446.49 ft; th 222.12 ft along curve to right, Rad=190.0 ft & LC=N 53°36'03" E 209.69 ft; th N 87°05'31" E 271.48 ft; th S 02°54'29" E 125.24 ft to POB. 1.11 A.

**History: (Amnd 11-13-02;-)**

64. The following property, formerly zoned Office Service District (OS-1) is hereby rezoned to One Family Residential District (R-1):

City of Lapeer, Original Plat NW 1/4 Lot 4 Block

**History: (Amnd 03-17-03;-)**

65. The following property, formerly zoned Industrial District (I-1), is hereby rezoned to General Business District (B-2):

City of Lapeer, Kingsbury's Plat, Lot 1 & W 10 ft of S 55 ft of Lot 2, exc E 20 ft of N 67.34 ft of Lot 1; and part of Sec 4, T7N, R10E, com S ln Hwy-21 at pt S01°53'45"E 418.3 ft & S65°27'30"E 255.94 ft from cen of sec; th Se'ly alg crv of Hwy 106.31 ft; th S60°52'45"E 43.69 ft; th S29°07'15"W 138.33 ft to N ln GTRR r/w; th Nw'ly alg RR r/w 146.22 ft; th N27°32'45"E 141 ft to POB.

**History: (Amnd 03-17-03;-)**

66. The following property, formerly zoned Office Service District (OS-1) is hereby rezoned to One Family Residential District (R-2):

City of Lapeer, Village Plat, Southwesterly 60 ft of block known as "Church Lot" and;

City of Lapeer, Village Plat, Southwesterly 45 ft of Northeasterly 180 ft of block known as "Church Lot" and;

City of Lapeer, Village Plat, Southwesterly 36.5 ft of Northeasterly 135 ft of block known as "Church Lot" and;

City of Lapeer, Village Plat, Southwesterly 38.5 ft of Northeasterly 98.5 ft of block known as "Church Lot" and;

City of Lapeer, Village Plat, Northeasterly 60 ft of block known as "Church Lot."

**History: (Amnd 07-30-03;-)**

67. The following property, formerly zoned Industrial (I-1), is hereby rezoned to General Business (B-2):

Sec 4, T7N, R10E, Part of SE 1/4, Com at cen sec, th N89°14'30"E 446.77 ft alg E-W 1/4 ln; th S01°51'E 277.27 ft; th N89°14'30"E 409.8 ft to POB; th N89°14'30"E 129.6 ft; th S01°55'10"W 553.33 ft; th N60°55'W 151.17 ft alg N'ly R/W M-21; th N01°55'10"W 478.09 ft to POB. 1.26 A.

**History: (Amnd 03-24-04;-)**

68. The following property, formerly zoned Regional Business District (B-4), is hereby rezoned to Office Service District (OS-1):

City of Lapeer T7N, R10E, Sec 4, Beg N88°18'55"E 1097.62 ft & 119.5 ft on curve to R (R=3819.48 ft, LC=N89°12'41"E 119.49 ft) alg Imlay City Rd C/L

from W 1/4 cor; th cont alg C/L on curve to R 320.75 ft (R=3819.48 ft, LC=S87°29'11"E 320.65 ft); thence N02°54'29"W 375.34 ft; thence S87°05'31"W 283.11 ft; thence S03°03'55"W 346.93 ft to POB. 2.48 Ac.”

**History: (Amnd 06-30-04;-)**

69. The following property, formerly zoned One Family Residential (R-4) is hereby rezoned to General Business District (B-2):

City of Lapeer, T7N, R10E, Sec. 6: That part of the E ½ of SE 1/4 lying Southerly of Southerly line of GTRR right of way described as beginning on South Section line 383.5 feet from Southeast corner; thence along South section line S88°12'07"W 716.5 feet; thence N02°14'05"W 1483.24 feet; thence N83°13'47"E along South line GTRR right of way 718.72 feet; thence S02°14'05"E 1512.53 feet to the point of beginning. Approx. 24.5 ac.”

**History: (Amnd01-26-05;-)**

70. The following property, formerly zoned One Family Residential (R-2) is hereby rezoned to Office Service District (OS-1):

City of Lapeer Turrill Addition, Turrill Avenue, that part of Lot 19 lying Westerly of Westerly line of MCRR right-of-way; also Lot 21.”

**History: (Amnd 03-02-05;-)**

71. The following property, formerly zoned Industrial District (I-1), is hereby rezoned to General Business District (B-2):

City of Lapeer, Sec 4 T7N, R10E Beginning N89°14'30" E 446.77 ft and S01°51'E 237.27 feet from Sec Cen; thence S01°51'E 280 ft; thence Northwesterly along Imlay City Road R/W 84.31 ft; thence N01°51'W 238 ft; thence N89°14'30" E 72.4 ft to POB. 0.43 Ac.

**History: (Amnd 04-13-05;-)**

72. The following property, formerly zoned One-Family Residential (R-4), is hereby rezoned to General Business District (B-2):

City of Lapeer, T8N, R10E, Sec 8, commencing North 02°30' West 288.40 ft from the Southeast corner of the Southwest 1/ 4 of the Northwest 1/4; thence South 88°55' West 745.40 ft; thence North 84° West 297 ft to center of Highway M-24; thence North 14°30' East along highway 428.7 ft to point of beginning; thence South 84°58' East to West 1/8 In; thence North 02°08' East 144.50 ft; thence North 84°58' West 879.15 ft; thence South 14°30' West in highway 150 ft to point of beginning. Except land lying Northwesterly of a line 43 ft Southeasterly of and parallel to survey line of Hwy M-24, also except West 15 ft of South 25 ft of North 55 ft.

**History: (Amnd 09-14-05;-)**

73. The following property, formerly zoned One-Family Residential District (R-4), is hereby

rezoned to General Business District (B-2):

City of Lapeer T7N, R10E, Sec 7, Comm S88°50'W 170.49 ft from E 1/4 post; thence N11°39'36"E 147.04 ft; thence N88°47'34"W to E line of Baldwin Rd; thence S88°03'30"W along Baldwin Rd to E-W 1/4 line; thence E on 1/4 line 250 ft m/l to POB."

**History: (Amnd 11-30-05;-)**

74. The following property, formerly zoned One-Family Residential District (R-4), is hereby rezoned to Office Service District (OS-1):

City of Lapeer, T8N, R10E, Sec 32; comm. At W 1/4 post; thence S01°00'E 1472.23 ft; thence N51°E 634.5 ft; thence N62°50'E 60 ft; thence N85°30'W 251 ft; thence N 108 ft along W line of Knollwood Plat; thence N26°50'W 200.85 ft; thence N43°32'E 157.4 ft; thence N12°15'E 68.70 ft to NW corner Lot 5, Blk D of said plat; thence N56°42'W 120 ft; thence NW'ly along curve of St 245 ft; thence N0°06'40"W 462.05 ft to E-W 1/4 line to Beg; exc RuLane Dr & exc comm. at NW corner Lot 15, Blk B of said plat; thence N26°50'W 10 ft; thence N43°32'E 157.4 ft to W line Barry Dr; thence SE'ly alg Dr. to NE corner said Lot 15; thence S43°32'W 157.4 ft to Beg; And: City of Lapeer, Knollwood #1 (L.1, P.93, Sec 32, T8N, R10E), Block B, Lots 7, thru 10, 12 thru 15, & beg at NW corner Lot 15; thence N26°50'W 10 ft; thence N43°32'E 157.4 ft to Barry Dr; thence SE'ly along Dr. to NE corner said Lot 15; thence S43°32'W 157.4 ft to POB. Commonly known as: 1239, 1249, 1267, 1279 & 1291 Barry Drive; And: City of Lapeer, Crystal Lake (L.7, P.102-103, Sec 31 & 32, T8N, R10E), Lots 2 thru 17 and 19 thru 22."

**History: (Amnd 11-30-05;-)**

75. The following property, formerly zoned Industrial District (I-1), is hereby rezoned to General Business District (B-2):

Sec 4, T7N, R10E; Commencing on North-South 1/4 line at South line of Hwy M-21; thence easterly along hwy 256.0 ft; thence South 27°32'45" West 141.0 ft to North line of railroad right of way; thence westerly along railroad right of way 174.62 ft to North-South 1/4 line; thence North along 1/4 line 166.15 ft to beginning. .715 ac."

**History: (Amnd 12-14-05;-)**

76. The following property, formerly zoned One Family Residential (R-4), is hereby rezoned to Multiple-Family District (RM) subject to the conditions listed below.

Part of the East 1/2 of Section 1, T7N, R9E, City of Lapeer, described as beginning at the East 1/4 corner of Section 1; thence North 89°57'50" West 910.15 ft to the East line of Essex Subdivision; thence South 10°07'00" West 294.22 ft along the East line of Essex Subdivision to the North 60.00 ft right-of-way line of Genesee Street (M-21); thence along the North 60.00 ft right-of-way line of Genesee Street along the arc of a 541.26 ft curve to the left, a radius of 1970.08 ft, delta

15°44'28.9"; thence North 61°29'00" East 1398.26 ft to the North-South 1/4 line of Section 1; thence North 00°52'30" East 432.57 ft along the North-South 1/4 line of Section 1, thence South 61°28'33" West 656.49 ft to the Point of Beginning; thence South 28°31'06" East 376.87 ft; thence South 61°28'30" West 200.00 ft; thence South 28°31'33" West 676.50 ft; thence South 28°31'30" East 189.99 ft to the North 60.00 ft right-of-way line of Genesee Street (M-21); thence along the North 60.00 ft right-of-way line of Genesee Street South 61°29'00" West 195.73 ft; thence North 01°08'52" East 1733.48 ft; thence South 88°56'33" West 723.38 ft; thence South 88°56'44" West 599.99 ft; thence North 01°03'01" 669.02 ft; thence North 88°56'43" East 2495.67 ft to the Southwest corner of Rolling Hills Subdivision No. 3; thence Southwesterly 1645± ft to the Point of Beginning. Containing 64± acres.

The rezoning is subject to:

- The conditions offered by the developer in the letter from Ernest J. Essad, Jr. dated November 9, 2005;
- The project being developed in general conformance with the revised Preliminary Concept Plans by Fazal Kahn and Associates dated May 28, 2005, and received by the City November 9, 2005, and as further illustrated in the accompanying architectural drawings;
- A zoning agreement between the developer and the City detailing the conditions outlined in the above-mentioned documents being approved by the City Commission after review by the City Attorney; and
- Substantial progress being made toward satisfying the above-stated conditions within two years from the date of final City Commission approval of the rezoning."

**History: (Amnd 12-28-05;-)**

77. The following property, formerly zoned Industrial District (I-1), is hereby rezoned to General Business District (B-2):

City of Lapeer, T7N, R10E, Sec 4, Commencing South 89°14'30" West 1326.16 ft and South 01°56'04" East 518.8 ft from East 1/4 post; thence South 01°56'04" West 570.01 ft to center line of Genesee Street; thence South 60°55'19" East 500 ft along center line; thence North 01°56'04" East 670.01 ft; thence North 71°44'27" West to point of beginning.

**History: (Amnd 04-13-06;-)**

78. The following property, formerly zoned One Family Residential District (R-4), is hereby rezoned to Office Service District (OS-1).

City of Lapeer, Knollwood #1, Lots 11, 12, 13 & 14 BLK B (L-1 P=93 Sec 32, T8N-R10E) & part of W ½ Sec 32 T8N, R10E, Com W 1/4 PST, thence S89E01°07"E 355.37 feet; thence S89E30°43"E 125.06 feet; thence S00E08°23"E 462.05 feet; thence 243.8 along C to R (R=484.82 A=28E48'44" LC=S82E57'29"E 241.24 feet); thence S56E42'E 120 feet; thence S12E15'46"W

68.72 feet; thence N46E56'18"W 9.41 feet; thence S43E32'W 153.94 feet; thence S26E47'36"E 210.55 feet; thence S00E02'09"W 108.08 feet; thence S85E27'51"W 250.72 feet; thence S70E01'16"W 52.43 feet; thence S51E00'05"W 634.47 feet; thence N00E08'44"E 1470.05 to point of beginning."

**History: (Amnd 08-31-06;-)**

79. The following property, formerly zoned Office Service District (OS-1), is hereby rezoned to General Business District (B-2).

Part of L20-83-290-040-00

City of Lapeer Original Plat SW ¼ Div South 150 feet of West 333.32 feet of Section 5. T7N, R10E.

**History: (Amnd 11-30-06;-)**

80. The following property, formerly zoned Industrial District (I-1), is hereby rezoned to One-Family Residential District (R-3):

City of Lapeer Original Plat, NE 1/ 4: Commencing at the South line of Oregon Street 730.5 feet West and 33 feet South of Northeast Corner of Section 5, T7N R10E; thence West 165 feet; thence South 27°51'10" East 237.69 feet to the Flint River; thence North 54°43'24" East 67.32 feet; thence North 02°20' West 171.28 feet to the Point of Beginning. Containing 0.57 acre."

**History: (Amnd 01-25-07;-)**

81. The following property, formerly zoned General Business District (B-2) and One-Family Residential District(R-4), is hereby rezoned to General Business District (B-2):

City of Lapeer, T7N, R10E, Section 7 & 8; Part of the Northeast 1/4 of Section 7 and part of the Northwest 1/4 of Section 8: Commencing on the Westerly line of Highway M-24 at a point North 89°12' East 123.18 feet along the East 1/4 line and North 15°12'45" East 320.2 feet from the West 1/4 Post of Section 8, thence North 84°42'03" West 188.5 feet; thence South 80°52'55" West 31.13 feet; thence North 16°32'25" West 116.35 feet; thence South 25°08'32" West 148.57 feet; thence South 83°01'13" East 63.23 feet; thence South 84°50' East 190 feet; thence South 15°12'45" West 242.2 feet to Point of Beginning.

**History: (Amnd 04-12-07;-)**

82. The following property, formerly zoned One-Family Residential District (R-4) and General Business District (B-2), is hereby rezoned to One-Family Residential District (R-4):

City of Lapeer, T7N, R10E, Section 7 & 8; Part of the Northeast 1/4 of Section 7 and part of the Northwest 1/4 of Section 8: Commencing on the Westerly line of Highway M-24 at a point North 89°12' East 123.18 feet along the East 1/4 line and North 15°12'45" East 320.2 feet and North 84°42'03" West 188.5 feet and South 80°52'55" West 31.13 feet from the West 1/4 Post of Section 8, thence continuing South 80°52'55" West 48.84 feet; thence North 63°04'19" West 200

feet; thence North 26°55'41" East 205.5 feet along East line of Baldwin Road; thence South 83°01'13" East 164.67 feet; thence North 25°08'32" East 148.57 feet; thence South 16°32'25" East 116.35 feet to Point of Beginning.”

**History: (Amnd 04-12-07;-)**

83. The following property, formerly zoned One-Family Residential District (R-2), is hereby rezoned to Neighborhood Business District (B-1):

City of Lapeer, Part of Original Plat of the Northwest Quarter and Centre Square of said Plat and part of vacated Jefferson Street, as recorded in Book D Page 1 of Plats, Lapeer County Records:

Beginning at the Southeast corner of Block 93 of said plat; thence along the Northerly right-of-way line of West Genesee Street 244 feet; thence Northerly 200 feet; thence Westerly 280 feet; thence Southerly 200 feet to the Northerly right-of-way line of West Genesee Street; thence Easterly 36 feet to the Point of Beginning.”

**History: (Amnd 04-26-07;-)**

84. The following property, formerly zoned RM Multiple-Family Residential, is hereby rezoned to Office Service District (OS-1):

City of Lapeer T7N, R9E, Section 1, Beginning at NE Section Corner, thence South 89°14'40" West 243.69 feet; thence South 165 feet; thence North 89°14'40" East 243.69 feet; thence North 165 feet to Point of Beginning; excluding road R/W; also Beginning South 165 feet from Northeast Section Corner, thence South 205.41 feet; thence South 89°14'40" West 243.69 feet; thence North 205.41 feet; thence North 89°14'40" East 243.69 feet to Point of Beginning; excluding road R/W.”

**History: (Amnd 11-29-07;-)**

85. The following property, formerly zoned R-4 One-Family Residential, is hereby rezoned to B-2 General Business:

Part of the SW ¼ Sec 1, T7N, R9E, City of Lapeer, Beg at a pt N01°03'01" E 1605.39 ft along N-S ¼ line and S61°29'00" W 765.90 ft along N line Genesee Rd and N29°49'E 200.05 ft from S ¼ Cor Sec 1; th S61°28'32" W 405.36 ft; th N42°22'43" E 425.65 ft; th S29°49' E 139.35 ft to POB; 0.65 ac; and

Part of the SW ¼ Sec 1, T7N, R9E, City of Lapeer, Beg at a pt N01°03'01" E 1,605.39 ft along N-S ¼ line and S61°29' W 1,310.41 ft along N line Genesee Road from S ¼ Cor Sec 1; th cont S61°29' W 201.42 ft; th N 01°08'52" E 230.16 ft; th N73°47'56" E 89.58 ft; th S2°31'06" E 180.89 ft to POB; 0.64 ac.

**History: (Amnd 05-01-08;-)**

86. The following property, formerly zoned B-2 General Business, is hereby rezoned to R-4 One-Family Residential:

Part of the SW ¼ Sec 1, T7N, R9E, City of Lapeer, Beg at a pt N01°03'01" E

1,605.39 ft along N-S ¼ line and S61°29' W 1,310.41 ft along N line Genesee Rd and N0°08'52" E and N73°47'56" E 89.58 ft from S ¼ Cor Sec 1; th N28°31'06" W 19.11 ft; th N61°28'29" E 134.58 ft; th S42°22'43" W 90.88 ft; th N73°47'56" W 49.86 ft to POB; 0.05 ac; and

Part of the SW ¼ Sec 1, T7N, R9E, City of Lapeer, Beg at a pt N01°03'01" E 1,605.39 ft along N-S ¼ line and S61°29' W 633.90 ft along N line Genesee Rd from S ¼ Cor Sec 1; th cont S61°29' W 132.00 ft; th N29°49' W 200.05 ft; th N61°29' E 136.55 ft; th S28°31'06" E 200.00 ft to POB; 0.62 ac.

**History: (Amnd 05-01-08;-)**

87. The following property, formerly zoned R-7 One-Family Residential, is hereby rezoned to Office Service District (OS-1):

City of Lapeer Section 17 T7N R10E; the South 200 feet of the West 1,089 feet of the Southwest ¼. 5 ac.

**History: (Amnd 7-24-08;-)**

88. The following property, formerly zoned One-Family Residential (R-4), is hereby rezoned to General Business District (B-2):

City of Lapeer T7N, R10E, parts of NE 1/4 Section 7 & NW 1/4 Section 8; commencing on Westerly line of Highway M-24 at a point North 89°12' East 123.18 feet along E-W 1/4 line & North 15°12'45" East 320.2 feet & North 84°42'03" West 188.5 feet & South 80°52'55" West 31.13 feet from the West ¼ corner of Section 8; thence continuing South 80°52'55" West 48.84 feet; thence North 63°04'19" West 200 feet; thence North 26°55'41" East 205.5 feet along East line of Baldwin Rd; thence South 83°01'13" East 164.67 feet; thence South 25°08'32" West 148.57 feet; thence South 16°32'25" East 116.35 feet to POB; excluding ROW.

**History: (Amnd 09-18-08;-)**

89. None.

**History: (The City Commission, by general consent, removed consideration of the rezoning request of 1048 S. Lapeer Road at the request of the new property owners at its regular meeting held September 15, 2008; Published 09-18-08;-)**

90. The following property, formerly zoned Office Service District (OS-1), is hereby rezoned to General Business District (B-2):

City of Lapeer Part of SW 1/4 of Section 17, T7N, R10E; Beginning at SW Corner Section 17, thence North 03°07'52" West 334.29 feet along West line said Section 17; thence the following 7 courses along the centerline of a proposed roadway: North 88°28'56" East 63.99 feet; 245.48 feet along the arc of a 500.00 foot radius curve to left, central angle of 28°07'47", chord bearing North 74°25'03" East 243.02 feet; North 60°21'09" East 165.48 feet; 243.20 feet along the arc of a 500.00 foot radius curve to right, central angle of 27°52'07", chord

bearing North 74°17'13" East 240.81 feet; North 88°13'16" East 146.95 feet; 169.94 feet along the arc of a 500.00 foot radius curve to right, central angle of 19°28'27", chord bearing South 82°02'31" East 169.13 feet; and South 72°18'17" East 439.08 feet; thence South 88°32'39" East 531.87 feet; thence South 01°53'11" East 318.61 feet; thence South 88°06'49" West 1931.24 feet along South line Section 17 to POB. 18.36 A; subject to Lapeer Rd (M-24) right-of-way."

**History: (Amnd 09-18-08;-)**

91. The following property, formerly conditionally zoned RM Multiple-Family District, is hereby rezoned to R-4 One-Family Residential:

Part of the East ½ of Section 1, T7N, R9E, City of Lapeer, Desc as: Beginning at the E1/4 Corner of Sec 1, th N89°57'50"W 910.15 ft to the E line of Essex Subdivision; th S10°07'00"W 294.22 ft along the E line of Essex Subdivision to the N 60.00 ft right-of-way line of Genesee St (M-21); th along the N 60.00 ft right-of-way line of Genesee St along the arc of a 541.26 ft curve to the left, a radius of 1970.08 ft, delta 15°44'28.9"; th N61°29'00"E 1398.26 ft to the N-S ¼line of Sec 1; th N00°52'30"E 432.57' along the N-S ¼ line of Sec 1, th S61°28'33"W 656.49 ft to the Point of Beginning; th S28°31'06"E 376.87 ft; th S61°28'30"W 200.00 ft; th S28°31'33"W 676.50 ft; th S28°31'30"E 189.99 ft to the N 60.00 ft right-of-way line of Genesee St (M-21); the along the N 60.00 ft right-of-way line of Genesee St S61°29'00"W 195.73 ft; th N01°08'52"E 1733.48 ft; th S88°56'33"W 723.38 ft; th S88°56'44"W 599.99 ft; th N01°03'01" 669.02 ft; th N88°56'43"E 2495.67 fto to the SW corner of Rolling Hills Subdivision No. 3; th Southwesterly 1645± ft to the Point of Beginning. Containing 64+/- acres."

**History: (Amnd 10-23-08;-)**

92. The following property, formerly conditionally zoned I-1 Industrial District, is hereby rezoned to B-2 General Business District:

City of Lapeer Rood's Paved Way Plat Lot 1"

**History: (Amnd 10-23-08;-)**

93. The following property, formerly zoned One-Family Residential (R-5), is hereby rezoned to Planned Unit Development (PUD):

Section 7 T.7N, R.10E, Supervisor's Plat #4 Recorded in Plat Liber 1, Page 91: That part of Lot 22 lying Easterly of West line of N-S portion of Lina Drive if extended; also Lots 20 & 21; also Lot 19 & vacated Lina Drive lying South of same; also Lot 25; also Lot 24 & all of vacated Lina Drive lying West of West line of Lot 19 if extended; and Lot 23 & that part of Lot 22 lying West of West line of N-S portion of Lina Drive if extended."

Contingent upon the following:

- Allow for flexibility during the site plan review to reduce the number of off-street parking spaces required;
- Require a revised Condominium Plan be submitted and approved by the Planning Commission; and
- Require a legal agreement be obtained to ensure provision of a future access to the property located to the north.

This rezoning is based on substantial compliance with the revised conceptual plan by CHMP Architects titled “The Lapeer Commons” with a revision date of 7-1-09, and supercedes the previous rezoning of the property to PUD based on the conceptual plan dated 10-01-08. This rezoning is further based on completion of the site plan process for the various phases of the development within three (3) years from the date of final rezoning approval by the City Commission as per Article 7.14.5.

**History: (Amnd 01-29-09; Amnd 09-24-09;-)”**