

**STATE OF MICHIGAN
COUNTY OF OAKLAND**

CHARTER TOWNSHIP OF BLOOMFIELD

**ELECTRONIC MEETING
PUBLIC HEARING
TEXT AMENDMENT TO ZONING ORDINANCE**

The Bloomfield Township Planning Commission will consider the following ordinance amendment in conjunction with a Site Plan and Special Land Use application for a Valvoline Oil Change at 2275 Telegraph Road at their regularly scheduled Commission meeting on MONDAY, FEBRUARY 15, 2021 at 7:00 p.m. in the Township Hall, 4200 Telegraph Road.

**SIDWELL NUMBER:
C -19-05-476-094**

TEXT AMENDMENT TO THE CODE OF ORDINANCES

The property owner of the Bloomfield Towne Square Shopping Center is seeking approval to rezone a 0.56 acre parcel (as described below) from B-2 Community Business to B-3 General Business, located on the east side of Telegraph Road and north of Square Lake Road.

Part of the Southwest quarter of Section 5, Town 2 North, Range 10 East, Bloomfield Township, Oakland County Michigan, Being Described as: Commencing at the Center Post of Section 5; Thence North 89 degrees 52 minutes 15 seconds West 518.79 feet along the East and West Quarter line of Section 5; Thence South 00 degrees 23 minutes 14 seconds West 125.48 feet; Thence South 89 degrees 36 minutes 46 seconds East 60.00 feet; Thence South 00 degrees 23 minutes 14 seconds West 307.11 feet; Thence North 89 degrees 36 minutes 46 seconds West 60.00 feet; Thence South 00 degrees 23 minutes 14 seconds West 12.48 feet (described as 12.41 feet); Thence South 27 degrees 52 minutes 57 seconds West 476.85 feet (described as 478.07 feet) to the Northerly Line of Telegraph Road (US-24, 204 feet wide); Thence along the Northeasterly Line of Telegraph Road the two (2) courses, South 48 degrees 24 minutes 25 seconds East 775.63 feet and Southeasterly along a non-tangent curve concave to the Northeast, having a central angle of 02 degrees 45 minutes 51 seconds, a radius of 10,743.13 feet, an arc distance of 518.28 feet and whose chord is South 49 degrees 42 minutes 39 seconds East 518.23 feet to the Point of Beginning; Thence North 40 degrees 26 minutes 28 seconds East 220.00 feet; Thence South 47 degrees 27 minutes 51 seconds East 111.41 feet (described as South 47 degrees 32 minutes 42 seconds East 111.41 feet); Thence South 39 degrees 05 minutes 00 seconds West 212.24 feet to the Northeasterly line of Telegraph Road; Thence Northwesterly along a non-tangent curve concave to the Northeast, having a central angle of 00 degrees 37 minutes 15 seconds, a radius of 10,243.13 feet, an arc distance of 116.43 feet and whose chord is North 51 degrees 24 minutes 12 seconds West 116.43 feet to the Point of Beginning. Containing 0.56 acres or 24,615 square feet more or less.

The Township Board of Trustees will consider approval of the Rezoning/Site Plan proposal upon receiving a recommendation from the Planning Commission.

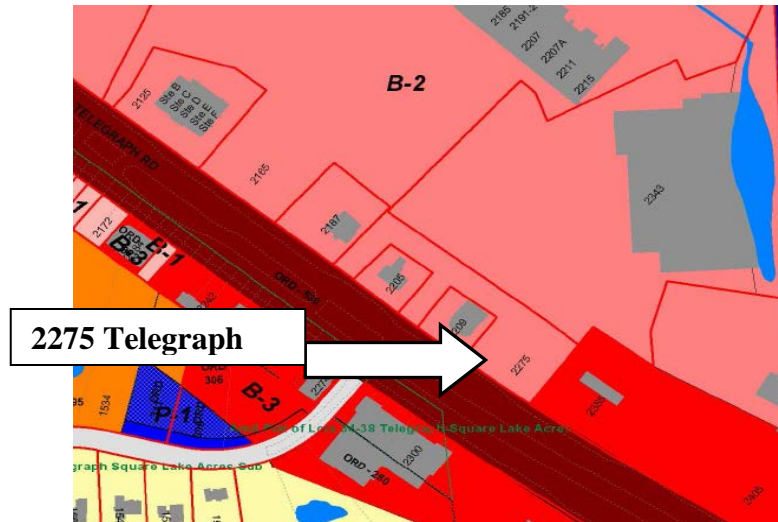
A complete copy of the Ordinance Amendment is available on the Township Website under Legal Notices at: <https://www.bloomfieldtp.org/Government/Legal-Notices.aspx>

This meeting will be held electronically due to the COVID-19 pandemic. The meeting can be viewed here: <https://bloomfieldtp.org/Government/Services/Cable/Watch-BCTV-Live.aspx>

If you would like to submit a **public comment** please do so by email at PC-publiccomment@bloomfieldtp.org or by mail to the Bloomfield Township's Planning, Building and Ordinance Department, 4200 Telegraph Road, Bloomfield, MI 48302. Telephone: (248) 433-7795 - Fax: (248) 433-7729.

Publish: Sunday, January 31, 2021

Patricia Voelker, Director
Planning, Building, and Ordinance



STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF BLOOMFIELD

ORDINANCE NO. 669

AN ORDINANCE TO AMEND SECTION 42-3.2 ZONING MAP, CHAPTER 42, ZONING, OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF BLOOMFIELD.

THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

Section 1.

Article 3, Zoning Districts, Section 42-3.2 Zoning Map, is hereby amended by changing the zoning classification on the following described parcel located at the east side of Telegraph Road and north of Square Lake Road from B-2 Community Business to B-3 General Business, based on the submitted site plan:

Part of the Southwest quarter of Section 5, Town 2 North, Range 10 East, Bloomfield Township, Oakland County Michigan, Being Described as: Commencing at the Center Post of Section 5; Thence North 89 degrees 52 minutes 15 seconds West 518.79 feet along the East and West Quarter line of Section 5; Thence South 00 degrees 23 minutes 14 seconds West 125.48 feet; Thence South 89 degrees 36 minutes 46 seconds East 60.00 feet; Thence South 00 degrees 23 minutes 14 seconds West 307.11 feet; Thence North 89 degrees 36 minutes 46 seconds West 60.00 feet; Thence South 00 degrees 23 minutes 14 seconds West 12.48 feet (described as 12.41 feet); Thence South 27 degrees 52 minutes 57 seconds West 476.85 feet (described as 478.07 feet) to the Northerly Line of Telegraph Road (US-24, 204 feet wide); Thence along the Northeasterly Line of Telegraph Road the two (2) courses, South 48 degrees 24 minutes 25 seconds East 775.63 feet and Southeasterly along a non-tangent curve concave to the Northeast, having a central angle of 02 degrees 45 minutes 51 seconds, a radius of 10,743.13 feet, an arc distance of 518.28 feet and whose chord is South 49 degrees 42 minutes 39 seconds East 518.23 feet to the Point of Beginning; Thence North 40 degrees 26 minutes 28 seconds East 220.00 feet; Thence South 47 degrees 27 minutes 51 seconds East 111.41 feet (described as South 47 degrees 32 minutes 42 seconds East 111.41 feet); Thence South 39 degrees 05 minutes 00 seconds West 212.24 feet to the Northeasterly line of Telegraph Road; Thence Northwesterly along a non-tangent curve concave to the Northeast, having a central angle of 00 degrees 37 minutes 15 seconds, a radius of 10,243.13 feet, an arc distance of 116.43 feet and whose chord is North 51 degrees 24 minutes 12 seconds West 116.43 feet to the Point of Beginning. Containing 0.56 acres or 24,615 square feet more or less.

Section 2. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect immediately upon publication.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Bloomfield at a meeting thereof duly called and held on the ____ day ____2021, and ordered to be given publication in the manner prescribed by the Charter Township of Bloomfield.

CERTIFICATION

I hereby certify that the foregoing Ordinance was adopted by the Board of Trustees of the Charter Township of Bloomfield at a meeting held on _____, 2021 and that the original of this Ordinance is on file in my office.

Martin Brook,
Township Clerk

Introduced & Adopted by the Board of Trustees
Published: