



CITY OF PONTIAC
OFFICE OF THE EMERGENCY MANAGER
LOUIS H. SCHIMMEL

47450 Woodward Avenue
Pontiac, Michigan 48342
Telephone: (248) 758-3133
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Dated: April 17, 2012

ORDER NO. S-181

RE: Zoning Ordinance – Map Amendment

TO: ✓ Sherikia Hawkins, City Clerk
Michael Wilson, Building Code Official
James Sabo, Planner, Wade Trim
Charles F. Smith, Wade Trim

The Local Government and School District Fiscal Accountability Act (Public Act 4 of 2011) in Section 17(1) empowers an Emergency Manager to issue the orders the Manager considers necessary to accomplish the purposes of the Act and any such orders are binding on the local officials or employees to whom they are issued. Section 19(1) provides that an Emergency Manager may take on one or more additional actions with respect to a local government in receivership: (dd) [e]xercise solely, for and on behalf of the local government, all other authority and responsibilities of the chief administrative officer and the governing body concerning the adoption, amendment, and enforcement of ordinances...; and 19(2) ...the authority of the chief administrative officer and governing body to exercise power for and on behalf of the local government under law, charter, and ordinance shall be suspended and vested in the Emergency Manager.

On April 16, 2012, the Planning Commission recommended amendments to the Zoning Map.

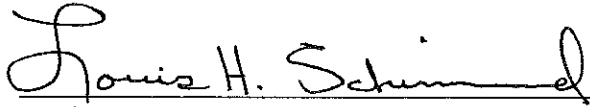
It is hereby ordered:

1. That the attached ordinance to amend the zoning map of the City of Pontiac, being Ordinance No. 2257, is adopted, effective upon publication.
2. That the City Clerk shall take all actions required under the law to reflect the attached ordinance on the City books and records, including publication of the notice of the newly adopted ordinance.

The Order shall have immediate effect.

Copies of the documents referenced in this Order are to be maintained in the offices of the City Clerk and the Law Department and may be reviewed and/or copies may be obtained upon submission of a written request consistent with the requirements of the Michigan Freedom of Information Act and subject to any exemptions contained in that state statute and subject to any exemptions allowed under that statute (**Public Act 442 of 1976, MCL 15.231, et. seq.**).

This Order is necessary in order to carry out the duties and responsibilities required of the Emergency Manager as set forth in the **Local Government and School District Fiscal Accountability Act (Public Act 4 of 2011)** and the contract between the State of Michigan and the Emergency Manager.

A handwritten signature in black ink that reads "Louis H. Schimmel". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

Louis H. Schimmel
City of Pontiac
Emergency Manager

cc: State of Michigan Department of Treasury
Mayor Leon B. Jukowski
Pontiac City Council

Ordinance No. 2257

AN ORDINANCE TO AMEND APPENDIX B, OF THE MUNICIPAL CODE OF THE CITY OF PONTIAC TO AMEND ARTICLE 2, ZONING DISTRICTS AND PERMITTED USES, SECTION 2.103 ZONING MAP, TO CHANGE THE ZONING CLASSIFICATIONS FOR SPECIFIC PARCELS ON OPDYKE ROAD

The City of Pontiac ordains:

Section 1. Amendments.

The zoning classification for the following legal descriptions shall be changed from M-2, heavy manufacturing, to C-4, suburban business district:

PARCEL C:

Land In the City of Pontiac, Oakland County, State of Michigan, being all that part of lots 7&8 and part of Belt Line Rail Road, as platted, a part of "Assessor's Plat No. 110", a part of Section 3, T.2N,R.10E., as recorded in Liber 52 of Plats, Page 26 of Oakland County Records, lying within the following described parcel: Commencing at the Northeast property controlling corner of Section 3 (as previously surveyed), T.2N.,R.10E., City of Pontiac, Oakland County, State of Michigan; thence S. 00°36'21" W. along the East line of said Section 3, 1215.50 feet; thence N 89°23'39" W, 60.00 feet to a point, said point being the intersection of the South line of Campus Drive (width varies) with the West line of Opdyke Road (120 feet wide) and being the Point of Beginning; thence S 00°36'21" W. along the West line of Opdyke Road, 1880.42 feet; thence N 89° 35' 13" W, 350.06 feet; thence N 00°36'21" E, 2124.67 feet; thence S 12°57'10" E, 47.96 feet, and 333.54 feet along a curve to the left (Radius 250.00 feet, central angle 76°26'28", long chord bears S 51°10'24" E, 309.35 feet), and (9) S 89°23'39" E., 95.72 feet to the point of beginning. Containing 673,595 Square Feet or 15.463 acres and being subject to all easements and restrictions of record.

PARCEL D:

Land In the City of Pontiac, Oakland County, State of Michigan, being all that part of lots 8 & 9, and part of lot 10 and part of Belt Line Rail Road, as platted, a part of "Assessor's Plat No. 110", a part of Section 3, T.2N,R.10E., as recorded in Liber 52 of Plats, Page 26 of Oakland County Records, lying within the following described parcel: Commencing at the Northeast property controlling corner of Section 3 (as previously surveyed), T.2N.,R.10E., City of Pontiac, Oakland County, State of Michigan; thence S. 00°36'21" W. along the East line of said Section 3, 1215.50 feet; thence N 89°23'39" W, 60.00 feet to a point, said point being the intersection of the South line of Campus Drive (width varies) with the West line of Opdyke Road (120 feet wide); thence S. 00°36'21" W. along the West line of Opdyke Road, 1880.42 feet and being the Point of Beginning; thence S 00°36'21" W along the West line of Opdyke Road, 1179.59 feet to a point of deflection; thence S 00°24'47" E along the West line of Opdyke Road, 901.82 feet to the Northeast corner of Unit 5 of CENTERPOINT BUSINESS CAMPUS CONDOMINIUM, a Condominium according to the Master Deed thereof recorded in

Liber 16667, Page 11, Oakland County Records, and designated as Oakland County Condominium Plan No. 1004, and any amendments thereto, as last amended by Eight Amendment to Master Deed recorded in Liber 35596, page 855, Oakland County Records; thence the following five (5) courses along the North line of said Unit 5 and Units 21, 22, 40, and 24 of said CENTERPOINT BUSINESS CAMPUS CONDOMINIUM: (1) S 89°35'13" W 35.00 feet, and (2) N 00°24'47" W 20.00 feet, and (3) 210.91 feet along a curve to the left (radius 215.00 feet, central angle 56°12'23", long chord bears S 61°29'01" W, 202.56 feet) to a point of reverse curvature, and (4) 226.24 feet along a curve to the right (radius 225.00 feet, central angle 57°36'46", long chord bears S. W., 216.83 feet), and (5) N 89°00'24" W, 1422.62 feet to a point on the Easterly line of Centerpoint Parkway (width varies); thence along said Easterly line of Centerpoint Parkway: N 45°10'30" W, 432.89 feet, thence 519.48 feet along a curve to the right (radius 400.00 feet, central angle 74°24'38", long chord bears N 07°58'11" W, 483.74 feet); thence N 29°14'08" E, 299.59 feet; thence 189.16 feet along a curve to the left (radius 750.00 feet, central angle 14°27'02", chord bears N 22°00'36" E, 188.66 feet); thence S 89°35'13" E, 1979.85 feet to the point of beginning. Containing 2,574,618 Square Feet or 59.105 acres and being subject to all easements and restrictions of record.

Section 2. 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 3. Repealer

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Emergency Declaration

This Ordinance is hereby determined to be immediately necessary for the preservation of the public health, safety, and welfare and shall be in full force and effect upon publication as required by law.