

COMSTOCK PARK DDA

**2023 Amended and Restated Comstock Park
Downtown Development and Financing Plan**

Approved by the Board of the Comstock Park Downtown Development Authority on _____ for
submittal to the Plainfield Charter Township Board of Trustees on _____

Approved by the Plainfield Charter Township Board of Trustees on _____, after a public hearing
duly called and held on _____.

Formally adopted by the Plainfield Charter Township Board of Trustees on _____.

BACKGROUND

Purpose of the Plan

This plan has been developed under the provisions of Public Act 57 of 2018 of the state of Michigan. All the powers and duties are given by P.A. 57 of 2018 and are excerpted below:

An ACT to provide for the recodification and establishment of certain tax increment finance authorities; to prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts.

The Act has been intended to assist municipalities in reversing historical trends which have led to loss of population, jobs and businesses. The Act seeks to improve the quality of urban life by attaching problems of urban decline where they are most apparent, in the downtown districts of our urban communities.

The Act seeks to accomplish its goals by providing our municipalities with the necessary legal, monetary and organizational tools to revitalize downtown districts through public initiated projects undertaken cooperatively with privately initiated projects.

The way in which a downtown development authority makes use of the tools made available depends on the problems and priorities of each community. This development plan has been developed within the purposes of the Act; and the problems and priorities as perceived by the Comstock Park Downtown Development Authority (DDA) and as submitted for the approval of the Board of Trustees of Plainfield Charter Township.

History of Comstock Park DDA

On June 21, 1993, the Board of Trustees of Plainfield Charter Township adopted Ordinance No. 573 which created the DDA. The DDA was given all the powers and duties prescribed for a downtown development authority pursuant to Act 197 of Public Acts of 1975. The Township Board also designated the boundaries of the downtown development district within which the DDA may legally work.

On June 21, 1993 the Township Board approved the appointment of the DDA Board of Directors. On October 18, 1993, the Township Board approved the By-Laws of the DDA. On December 6, 1993 the Township Board held a public hearing on the original Development and Financing Plan and the Board adopted Ordinance #583 approving this Plan on December 20, 1993.

The Development Plan was revised and amended on February 11, 2008.

Population

The Comstock Park DDA sits within Kent County and Plainfield Charter Township. It is primarily located within Comstock Park, a census-designated place and unincorporated community.

Comstock Park is a vibrant and diverse unincorporated community with a population of around 10,000 residents as of the last available data from 2020. This community encompasses a wide range of age groups, reflecting the presence of families, young adults, and seniors. The area is known for its welcoming atmosphere to residents of various ethnic backgrounds.

Comstock Park offers a diverse housing landscape, with single-family homes, apartments, and condominiums dotting its neighborhoods. Its economic structure boasts a mix of blue-collar and white-collar workers, with opportunities spanning across industries such as retail, manufacturing, healthcare, and education. As for education, the community is home to several educational institutions, ensuring that residents have access to quality learning opportunities. Comstock Park's strong sense of community is exemplified through local events, organizations, and recreational facilities, reinforcing the notion that this community is not just a place to reside but also a place to connect and thrive.

POPULATION			
<i>All figures from US Census Data</i>			
	Kent County	Plainfield Charter Township	Comstock Park
Population, Census, April 1, 2020	657,974	33,535	10,500
Persons under 5 years, percent	6%	5%	4%
Persons under 18 years, percent	23%	24%	22%
Persons 65 years and over, percent	15%	18%	17%

RACE AND ETHNICITY			
	Kent County	Plainfield Charter Township	Comstock Park
White alone, percent	91.10%	81.60%	80.30%
Black or African American alone, percent	2.60%	10.80%	7.60%
American Indian and Alaska Native alone, percent	0.50%	0.70%	0.70%
Asian alone, percent	0.70%	3.50%	2.60%
Two or More Races, percent	4.60%	3.30%	4.90%
Hispanic or Latino, percent	4.30%	11.30%	15.20%
White alone, not Hispanic or Latino, percent	88.70%	72.30%	67.90%

Housing

Comstock Park's housing landscape offers a diverse range of options to accommodate its residents. The community features a mix of single-family homes, apartments, and condominiums, catering to a variety of housing preferences. Single-family homes are prevalent in the area, providing residents with the choice of spacious, standalone houses, which are often preferred by families and long-term homeowners.

In addition to single-family homes, Comstock Park also boasts a small supply of apartment complexes and condominiums, providing alternatives for those seeking more compact and low-maintenance living arrangements. These options often attract young professionals, couples, and individuals who value convenience and access to amenities. The community's housing market may have experienced changes in property values and rental rates over time, influenced by economic factors and regional demand.

Of note is Comstock Park's median persons per household. At 2.28, this may signify that there is pent up demand for smaller housing units, as opposed to 3+ bedroom single-family houses that predominate the area.

HOUSING DATA			
	Kent County	Plainfield Charter Township	Comstock Park
Owner-occupied housing unit rate, 2017-2021	70.30%	86.00%	51.70%
Median value of owner-occupied housing units, 2017-2021	\$206,600	\$233,000	\$170,200
Median gross rent, 2017-2021	\$993	\$1,163	\$881
Persons per household, 2017-2021	2.58	2.51	2.28
Population per square mile, 2020	775.1	957.7	2,706.9
Median Household Income, 2021	\$69,786	\$77,294	\$48,250

DEVELOPMENT PLAN

- (a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The Comstock Park DDA's boundaries are generally described as the commercial zoned portions of the Township along either side of West River Road right-of-way and extending about one block to the Northeast and to the Grand River on the southeast between the south Township limits and Pine Island Drive.

A full map is attached as Exhibit A.

- (b) The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.

A map of the Development Area showing existing streets, existing land uses, public facilities, is attached as Exhibit A. The Development Area consists of the historic Comstock Park downtown area which developed near what is now the Marquette Rail, a 162-mile railroad that connects Manistee and Ludington to Grand Rapids.

Existing streets within the DDA include:

- Ball Park Dr
- Hidden Creek Dr
- Lamoreaux Dr
- Laramie Ave
- Mill Creek Ave
- Mill Creek Ct
- Morrissey Dr
- N Division Ave
- US-131 Fwy
- West River Dr

Existing land uses include:

- Commercial
- Industrial
- Recreational

A full legal description of the Development Area location is attached as Exhibit B.

- (c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

Currently there are no existing improvements scheduled to be demolished, repaired or altered.

- (d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

The 20-year tax increment financing plan is estimated to generate **\$5,048,134** in revenue. The below projects are planned to be implemented during the 20-year period to stimulate the vitality of downtown Comstock Park, spur economic growth, and provide a vibrant retail area for residents and visitors alike.

Project Name	Scope of Project	Cost Estimate	Timeline
Walkability inventory and infrastructure improvements	Plan and create pedestrian access and non-motorized routes throughout the DDA, to develop a comprehensive sidewalk, trail and bike route network, as well as traffic calming and wayfinding installation	\$750k	Long-term
Façade Grant Program	Provide design and fund assistance to DDA property owners or tenants to enhance the appearance and character of their buildings	\$20k/year	Ongoing
Property Utilization Analysis	Conduct parcel-level analysis of existing structures and land uses to provide clear direction on infill development, DDA property acquisition, and/or parking strategies that align with the DDA's goals	\$25k	Short-term
Marketing and Branding	Develop and implement a branding guideline and marketing strategy that attracts people to downtown Comstock Park, including collaborative projects that leverage LMCU Ballpark	\$30k/year	Ongoing

Professional Services	Staff support and consulting to implement DDA plan, provide board training and facilitate vision, goals and mission development	\$15k/year	Ongoing
Events	Study event feasibility, including Farmers Market, and implement special events like Mill Creek Days that promote DDA's vision	\$25k/year	Ongoing
Public Partner Facility Investments	Partner with other public entities on property and facility enhancements	\$250k	Short-term
Streetscapes, Parking and Mobility	Study current parking inventory, as well as street design and mobility options, and implement changes in order to increase density and commercial activity downtown	\$750k	Long-term
Maintenance and Beautification	Maintain street sweeping services, beautification, landscaping, decorations and more, as needed	\$40k/year	Ongoing

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

See Section D.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

Dwight Lydell Park, a public park located in the Development Area, will remain open space dedicated to public use. From time to time, the DDA may acquire additional property to designate as open space.

- (g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The DDA may sell, donate, exchange or lease property in furtherance of its public purposes set forth herein in accordance with applicable law. The DDA may lease property from the Township on such terms as the DDA and Township shall deem appropriate.

- (h) A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.

All zoning changes are deferred to the Township Master Plan and Zoning Ordinance.

- (i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

Section D outlines the estimated costs of capital improvements and development projects. Final project costs will not be known until planning, specifications and designs for the projects are completed, as needed.

- (j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

Comstock Park DDA currently does not own any property.

- (k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

The DDA currently has no plans to lease, sell or convey property at this time. In the event the DDA does decide to lease, sell or convey property, it will do so in accordance with all applicable laws.

- (l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced.

There are estimated to be zero (0) persons residing in the development area. No families or individuals will be displaced and no occupied residences are designated for acquisition or clearance by the DDA.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Not applicable.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 42 USC 4601.

Not applicable.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

Not applicable.

TAX INCREMENT FINANCING PLAN

Explanation of Tax Increment Financing

Tax increment financing allows Comstock Park DDA to capture taxes which are linked to the increase in the value of both real estate and personal property within the designated Development Area. To implement tax increment financing, the DDA must create a tax increment financing and development plan, approved by Plainfield Charter Township. This initial approval took place on December 20, 1993.

Revenues for the DDA are then generated when the current assessed value of all properties within the Development Area exceeds the Initial Assessed Value of those properties. The difference in value in any given year, where the Current Assessed Value surpasses the Initial Assessed Value, is termed the "Captured Assessed Value."

The Initial Assessed Value of the DDA is the equalized value of all taxable property within the identified DDA area at the time of starting the DDA. Comstock Park DDA was established in 1993, and at that time, the Initial Assessed Value was \$9,617,900.

Throughout the duration of the plan, taxing jurisdictions will continue to receive tax revenues based on the Initial Assessed Value of the Development Area. The DDA will receive a portion of the ad valorem tax levy and specific local taxes from all taxing jurisdictions on the Captured Assessed Value. These revenues are referred to as "Tax Increment Revenues" and are subject to limitations as detailed in Public Act 57 of 2018.

Maximum Indebtedness and Duration of the Plan

In the event that the DDA or Township, or both, issue bonds to pay all or a portion of the cost of the capital improvements described in this Plan, the maximum amount of bonded indebtedness to be incurred will not exceed \$3,000,000.

This Plan shall be effective until December 31, 2043, or such later date at which all obligations issued by or on behalf of the DDA payable from Tax Increment Revenues have been retired. The duration of this Plan may be extended by amendment in accordance with Public Act 57 of 2018.

Estimated Impact on All Taxing Jurisdictions

The initial assessed value of the Development Area as established in 1993 is \$9,617,900. Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development Area for purposes of the Development Plan.

Upon completion of this Plan, additional tax revenues that have been captured by the DDA will be distributed proportionately to the taxing jurisdictions.

The DDA's proposed projects will strengthen downtown Comstock Park by reinvesting tax revenues into public improvements and leveraging private investment in the Development Area.

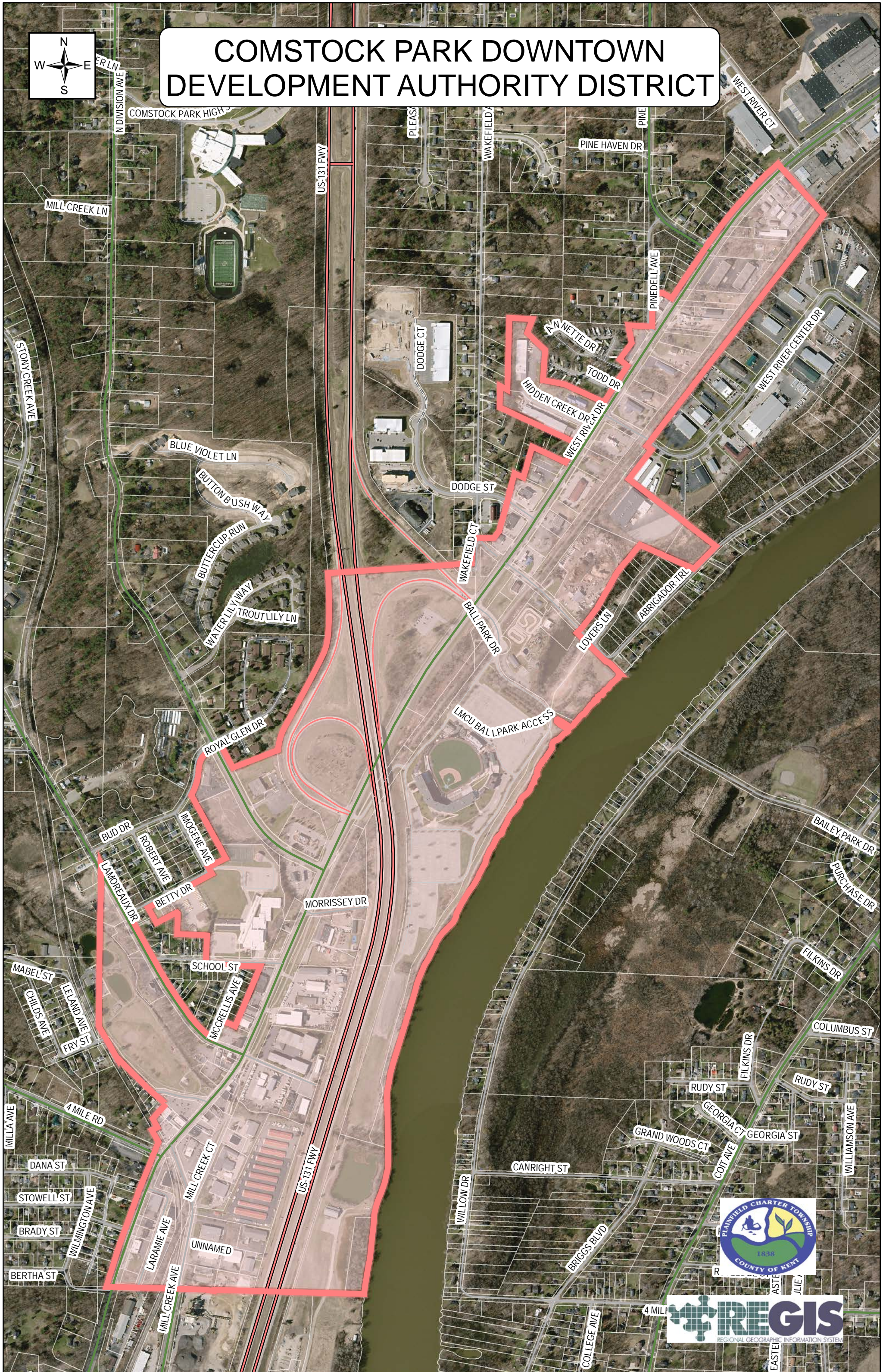
Tax Increment Financing Table

YEAR	REAL & PERS	BASE YEAR VALUE 1993	TOTAL CAPTURED VALUE	TWP 3.7	COUNTY 4.131	GRCC 1.7085	Total Revenue 9.5395 mills
2024	\$32,621,668	\$9,617,900	\$23,003,768	\$85,114	\$95,029	\$39,302	\$219,444
2025	\$33,274,101	\$9,617,900	\$23,656,201	\$87,528	\$97,724	\$40,417	\$225,668
2026	\$33,274,101	\$9,617,900	\$23,656,201	\$87,528	\$97,724	\$40,417	\$225,668
2027	\$33,939,583	\$9,617,900	\$24,321,683	\$89,990	\$100,473	\$41,554	\$232,017
2028	\$33,939,583	\$9,617,900	\$24,321,683	\$89,990	\$100,473	\$41,554	\$232,017
2029	\$34,618,375	\$9,617,900	\$25,000,475	\$92,502	\$103,277	\$42,713	\$238,492
2030	\$34,618,375	\$9,617,900	\$25,000,475	\$92,502	\$103,277	\$42,713	\$238,492
2031	\$35,310,742	\$9,617,900	\$25,692,842	\$95,064	\$106,137	\$43,896	\$245,097
2032	\$35,310,742	\$9,617,900	\$25,692,842	\$95,064	\$106,137	\$43,896	\$245,097
2033	\$36,016,957	\$9,617,900	\$26,399,057	\$97,677	\$109,055	\$45,103	\$251,834
2034	\$36,016,957	\$9,617,900	\$26,399,057	\$97,677	\$109,055	\$45,103	\$251,834
2035	\$36,737,296	\$9,617,900	\$27,119,396	\$100,342	\$112,030	\$46,333	\$258,705
2036	\$36,737,296	\$9,617,900	\$27,119,396	\$100,342	\$112,030	\$46,333	\$258,705
2037	\$37,472,042	\$9,617,900	\$27,854,142	\$103,060	\$115,065	\$47,589	\$265,715
2038	\$37,472,042	\$9,617,900	\$27,854,142	\$103,060	\$115,065	\$47,589	\$265,715
2039	\$38,221,483	\$9,617,900	\$28,603,583	\$105,833	\$118,161	\$48,869	\$272,864
2040	\$38,221,483	\$9,617,900	\$28,603,583	\$105,833	\$118,161	\$48,869	\$272,864
2041	\$38,985,912	\$9,617,900	\$29,368,012	\$108,662	\$121,319	\$50,175	\$280,156
2042	\$38,985,912	\$9,617,900	\$29,368,012	\$108,662	\$121,319	\$50,175	\$280,156
2043	\$39,765,631	\$9,617,900	\$30,147,731	\$111,547	\$124,540	\$51,507	\$287,594

EXHIBIT A: MAP OF DEVELOPMENT AREA



COMSTOCK PARK DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT



**EXHIBIT B: ORIGINAL RESOLUTION AND
LEGAL DESCRIPTION**

RESOLUTION 93-15

PLAINFIELD CHARTER TOWNSHIP
RESOLUTION OF INTENT TO
ESTABLISH THE PLAINFIELD CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY

Minutes of a regular meeting of the Township Board of the Charter Township of Plainfield, County of Kent, Michigan, held at the Township offices on the 15th day of March, 1993.

PRESENT: Supervisor Rekeny, Clerk Morrow, Treasurer Slot,
Trustees Briggs, Groenleer, Siebers, Vonk

ABSENT: None

The following resolution was offered by Trustee Vonk and supported by Trustee Groenleer.

WHEREAS, the Township Board of the Charter Township of Plainfield determines that if is necessary and in the best interests of the public to halt property value deterioration, increase property tax valuation, and to promote economic growth in an area in the Township.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board of the Charter Township of Plainfield hereby declares its intent to adopt an Ordinance creating a Downtown Development Authority under the provisions of Act 197 of the Public Acts of Michigan of 1975, as amended (referred to as the "Act").
2. The Township Board hereby designates the area described in Exhibit A attached hereto and made a part hereof as the proposed boundaries of the downtown district within which the proposed Downtown Development authority shall exercise its powers.
3. The Township Board of the Charter Township of Plainfield shall hold a public hearing on the adoption of a proposed Ordinance establishing the Downtown Development Authority and designating the boundaries of the downtown district within which the Authority shall exercise its powers on the 3rd day of May 1993, at 7:30, O'clock P.M. in the Township Offices, located at 6161 Belmont N.E., in Kent County, Michigan.
4. Notice of the public hearing in substantially the form attached hereto as Exhibit B., and made a part hereof, shall be published twice in a newspaper, or

newspapers of general circulation in the Township, not less than twenty (20) nor more than forty (40) days before the date of the public hearing.

5. Notice of the public hearing in substantially the form attached hereto as Exhibit B, and made a part hereof, shall also be mailed to the property taxpayers of record in the proposed authority district, not less than twenty (20) days before the hearing.
6. Notice of the public hearing in substantially the form attached hereto as Exhibit B, and made a part hereof shall also be posted in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing.
7. At the public hearing, a citizen, a taxpayer, or property owner of the Township shall have the right to be heard in regard to the establishment of the Authority and the boundaries of the proposed downtown district.
8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and are hereby rescinded.

AYES:

Rekeny, Morrow, Slot, Briggs, Groenleer, Siebers, Vonk

NAYES:

None

ABSENT:

None

RESOLUTION DECLARED ADOPTED.



Plainfield Charter Township Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Plainfield Charter Township Board.

A handwritten signature in blue ink, appearing to read "Susan L. Morris", is written over a solid black horizontal line.

Plainfield Charter Township Clerk

**NOTICE
OF
PUBLIC HEARING**

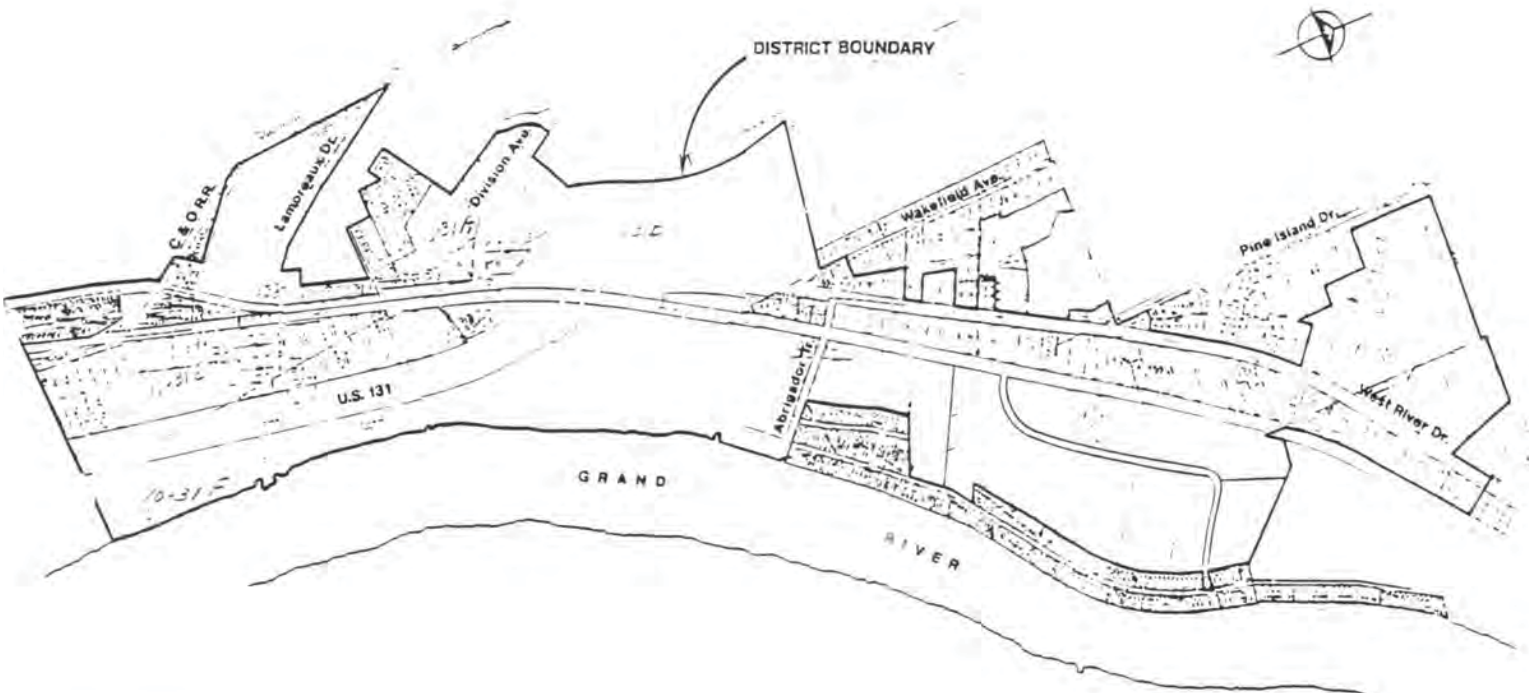
NOTICE IS HEREBY GIVEN that, in accordance with Section 3 of Act 197 of the Public Acts of Michigan of 1975, as amended, the Board of Trustees of the Charter Township of Plainfield has adopted a resolution of intent to establish a downtown development authority in the Township and will hold a public hearing for the purpose of considering public comment on the proposed Authority and the development district as described in the map and legal description attached.

The hearing will be held in the Township Hall at 6161 Belmont NE at 7:30 p.m. on the May 3, 1993.

At the public hearing any citizen, taxpayer or property owner of the Township may be heard with respect to the proposed establishment of the downtown development authority and the proposed development district.

Susan L. Morrow, CMC/AAE
Plainfield Charter Township Clerk

MAP OF PROPOSED DDA DEVELOPMENT DISTRICT



**PLAINFIELD CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY, DEVELOPMENT DISTRICT
for the COMSTOCK PARK BUSINESS AREA**

All that part of the Northwest 1/4 of the Northwest of 1/4, part of Government Lot 2 of Section 29, T8N, R11W, part of the East 1/2 of the Northeast 1/4 Government Lot 1, the West 1/2 of the Southeast 1/4, the Southeast 1/4 of the Southwest 1/4, of Section 30, T8N, R11W, part of Government Lots 1, 2, 3 and 4 and the West 1/2 of Section 31, T8N, R11W, Plainfield Township, Kent County, Michigan; **described as:** Commencing at a point which is 60 feet East of the Southwest corner of Section 31, T8N, R11W, said point being on the westerly right-of-way line of West River Drive, thence Northerly and Easterly as long the westerly right-of-way line of West River Drive 1320 feet, more or less, to the northerly line of the C&O Railroad, thence Northwesterly along said railroad right-of-way 155 feet more or less to a property division line, thence Northeasterly along said property division line 154.6 feet, more or less, to the southwesterly right-of-way line of Leland Avenue, thence Westerly and Northerly along the southerly right-of-way line of said Leland Avenue 337.5 feet, more or less, to the re-intersection of the north right-of-way line of the C&O Railroad, thence Northwesterly along said railroad right-of-way 325 feet more or less to the westerly line of said Section 31, thence North along the westerly line of Section 31, 550 feet, more or less, to the West 1/4 corner of said Section, thence continuing North along the west line of said Section 1030 feet more or less, to the intersection of the northeasterly right-of-way line of Lamoreaux Drive, thence Southerly and Easterly along the easterly right-of-way line of said Lamoreaux Drive 1670 feet, more or less, to the intersection of the easterly line of McCrellis Avenue, thence Northeasterly along the easterly right-of-way line of McCrellis Avenue 160 feet, more or less, to the southerly line of Lot 14 of Roger and McDonald Addition as recorded in Liber 16, Page 3, Kent County Records, thence Easterly along the southerly line of said Lot 14 and its easterly extension 140 feet more or less to the easterly line of an alley also being the southwesterly corner of Lot 13 of said Subdivision, thence Northerly and Easterly along the southeasterly right-of-way line of said alley 521.2 feet, more or less, to the southerly right-of-way line of School Street, thence west along the south right-of-way line of said School Street 430 feet, more or less, to the southerly extension of lot line common with Lots 8 and 9 of Lamoreaux Addition as recorded in Liber 16, Page 21, Kent County Records, thence North along the common lot line of Lots 8 and 9 and the southern extension thereof 233 feet to the northeasterly corner of Lot 8 of said Addition, thence West along the back line of Lots 8, 7, 6 and 5, 240 feet to the southwest corner of Lot 10 of Lamoreaux Farms Addition as Recorded in Liber 25, Page 4, Kent County Records, thence North along a lot line in common with Lots 10 and 11 of said Subdivision 160 feet, more or less, to the southerly line of Roberts Avenue, so called, thence Northwesterly 34.4 feet, thence Southwesterly along the southeasterly line of Lot 12, 80 feet, thence Northwesterly along a lot line common with Lots 12 and 13 and the northwesterly extension thereof 206 feet, more or less, to the northwesterly right-of-way line of Betty Street, so called, in Lamoreax Farms Addition, thence Northeasterly along the northwesterly right-of-way line of said Betty Street and its northeasterly extension thereof 500 feet, more or less, to the northeasterly right-of-way line of Imogene Street, thence Southeasterly along the easterly right-of-way line of Imogene Street 13.0 feet to a property division line, thence Northeasterly on a line parallel with previously described Betty Street 160

feet, thence Northwesterly along a line which is 160 feet northeasterly of and parallel with said right-of-way line of Imogene Street 568.5 feet, more or less, to the southeasterly right-of-way line of Bud Street, so called, thence Northeasterly, Easterly and Northeasterly along the southeasterly right-of-way line of Bud Street and its Northeasterly extension thereof 500 feet, more or less, to the northerly and easterly right-of-way line of Division Avenue, thence Southeasterly 211 feet, more or less, along the northeasterly right-of-way line of Division Avenue to a point which is 541.38 feet south and easterly of the southwest corner of Lot 1 of Lamoreaux Hills plat as recorded in Liber 51, Page 3, Kent County Records, thence Northeasterly along a property division line 390.44 feet, more or less, to the westerly right-of-way line of US-131, thence Northeasterly along a 484.26 feet radius curve to the right 189.91 feet, thence North $27^{\circ}24'27''$ East 526.31 feet to an angle point, thence North $19^{\circ}17'27''$ East 281.89 feet to an angle point on approximate section line common with Sections 30 and 31, thence continuing North $4^{\circ}7'20''$ East 253.72 feet to an angle point, thence North $5^{\circ}31'17''$ West 337.14 feet to an angle point, thence continuing North $9^{\circ}5'33''$ West 200.0 feet, more or less, to the southerly line of Longview plat as recorded in Liber 48, Page 44, Kent County Records, and its westerly extension thereof, thence Easterly and Southerly along the southerly line of Longview plat and its westerly extension 1200 feet, more or less, to the southeast corner of Lot 19 of said Subdivision, thence North 200 feet, more or less, along the westerly right-of-way line of Wakefield Avenue to the lot line common with Lots 7 and 8 of Royal Point plat as recorded in Liber 26, Page 12, Kent County Records and its westerly extension thereof, thence easterly along said lot line and its westerly extension 176.54 feet to a point which is 25 feet westerly of the southeast corner of said Lot 8, thence northeasterly 70 feet to the lot corner common with Lots 14 and 15 of said Royal Point plat, thence northerly and easterly 339.31 feet, more or less, to the northwest corner of Lot 13 of said plat, thence South $64^{\circ}26'$ East 263.7", more or less, to the northwesterly right-of-way line of West River Drive, thence Northeasterly along the northwesterly line of West River Drive 139 feet, thence Northwesterly 230 feet, thence Northeasterly along a property division line 258.5 feet, thence Southeasterly along a property division line 307 feet to the northwesterly right-of-way line of West River Road, thence Northeasterly along the westerly line of West River Drive 178.2 feet to a property division corner, thence Northwesterly 702.75 feet, thence North 180.24 feet, thence Southeasterly 64.35 feet, thence North 564.4 feet, more or less, parallel with the North and South 1/4 line of said Section 30, to a point on the East and West 1/4 line 239 feet East of the center of section, thence East 183.9 feet, thence Southeast 198 feet, thence South 240.4 feet, thence East-Southeast 181.27 feet, thence Southeasterly 328.14 feet, to the northwesterly right-of-way line of West River Road, thence northeasterly along the said the northwesterly right-of-way line of West River road 350 feet, more or less, to a property division corner, thence Northwesterly 80 feet, thence Northeasterly 164 feet, thence North 144.5 feet to the east and west 1/4 line of Section 30, thence Easterly along said east and west 1/4 line 197.65 feet to the easterly right-of-way line of Pine Dell Avenue, thence Northerly along the easterly right-of-way line of said Pine Dell Avenue 273.6 feet thence East 87 feet, thence Southeast 87 feet to the northwesterly right-of-way line of West River Drive, thence Northerly and Easterly along the westerly right-of-way line of said West River Drive 1260.99 feet to a property division line, thence Northwesterly 330 feet, thence Southwesterly 125.2 feet, thence Northerly 299.1 feet, thence West 172.09 feet, thence North 350 feet, thence West 310.5 feet to a line which is 125 feet East of and parallel with the centerline of Pine Island Drive which is also the west line of the east half of the Northeast 1/4 of Section 30, thence North parallel with said line 649.62 feet to the northline of said Section 30,

thence East along the section line 1202.99 feet to the section corner common with Section 19, 20, 29 and 30 thence continuing East along the northline of Section 29, 545 feet, thence Southeasterly 597 feet, more or less, to the northwesterly right-of-way line of West River Drive, thence northeasterly along the northwesterly right-of-way line of West River Drive 365 feet, more or less, to a property division line and its northwest extension, thence Southeasterly 327.15 feet to the northwesterly right-of-way line of the Michigan Northern Railroad, thence Southwesterly along said railroad right-of-way 1620.4 feet, more or less, to the Section line common with Sections 29 and 30, thence South along the section line 165 feet, more or less, to the southeasterly right-of-way line of said railroad, thence Northeasterly along the said railroad right-of-way coursing around the subdivision known as West River Business Center as recorded in Liber 93, Pages 12-15, Kent County Records, 103.15 feet, thence Northeasterly 183.91 feet, thence Southeasterly 878.52 feet to a corner common with the northwest corner of Lot 67 of Grand River Park as recorded in Liber 24, Page 22, Kent County Records, thence Southwesterly along the common plat line between said West River Business Center and the Grand River Park, 295 feet to the right-of-way line of River Center Drive, thence Easterly 128.38 feet to the westerly right-of-way line of Abridador Trail, so called, thence Southwesterly along said Abridador Trail right-of-way 66.13 feet to the southerly line of West River Center Drive, thence Northwesterly 154.2 feet, more or less, to the intersection of the common plat line of the West River Business Center and Grand River Park plat, thence Southerly and Southwesterly along said common plat line and also along the Assessors Plat at Grand River Park 1165.87 feet, more or less, to the southwest corner of Lot 1 of said Assessors Plat of Grand River Park, as recorded in Liber 31 of Plat 1, Page 37, Kent County Records, thence Southeasterly 153 feet, more or less, to the westerly right-of-way line of Abridador Trail, thence Southwesterly 543 feet, more or less, to the northeast corner of Lot 97 of Grand River Park No. 1, as recorded in Liber 25, Page 2, Kent County Records, thence Northwesterly 474 feet along the northerly line Grand River Park No. 1 and Grand River Park No. 2 as recorded in Liber 27, Page 41, Kent County Records, to the northwesterly corner thereof, thence Southwesterly along the northwesterly line of said Grand River Park No. 2 and the northwesterly line of Grand River Park No. 1, 1817 feet, more or less, to the northeasterly right-of-way line of Abridador Trail, thence southeasterly along the northerly right-of-way line of said Abridador Trail 500 feet, more or less, to the right bank of the Grand River, thence Southwesterly and Southerly along the right bank of said River 5500 feet, more or less, to the southerly line of said Section 31, T8N, R11W, thence West along the south line of said Section 31, 2078 feet, more or less, to the PLACE OF BEGINNING.

RESOLUTION 93-14

At a regular meeting of the Plainfield Charter Township Board held on the 15th day of March, 1993, the following resolution was offered by member Vonk and supported by member Slot.

WHEREAS, the Plainfield Charter Township Planning Commission held a public hearing concerning the request by Adrian Winters to rezone certain premises located in the vicinity of 5260 Pine Island Drive, as more fully described in the Planning Commission notice of February 4, 1993, from PUD Planned Unit Development to R-1 Residential, and

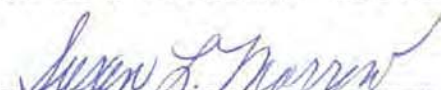
WHEREAS, the text of the proposed amendment was introduced at the Township Board meeting of March 1, 1993, and published on the 11th day of March, 1993, and

WHEREAS, the Plainfield Charter Township Board has carefully considered the same,


NOW, THEREFORE BE IT RESOLVED that the Plainfield Charter Township Board does concur with the recommendation of the Planning Commission to rezone the land as requested and does adopt Ordinance No. 563 attached hereto and made a part hereof.

AYES: 7
NAYS: 0
ABSENT: 0
ABSTAINED: 0

Motion carried. Resolution declared adopted.


Susan L. Morrow, Clerk
Plainfield Charter Township

I hereby certify that the foregoing is a true copy of Resolution No. 93-14 adopted by the Plainfield Charter Township Board at its regular meeting held on the 15th day of March, 1993.


Susan L. Morrow, Clerk
Plainfield Charter Township