

## CHAPTER 13 PLANNING AND ECONOMIC DEVELOPMENT

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### ARTICLE I IN GENERAL

**Secs. 13-001--13-025. Reserved**

### ARTICLE II CORRIDOR IMPROVEMENT AUTHORITY

#### **Sec. 13-226. Purpose**

The purpose of this article is to establish a corridor improvement authority; to prescribe the powers and duties of the Authority; to correct and prevent deterioration in the development area defined herein; to promote economic growth, development and redevelopment in the development area; to create an Authority Board and prescribe the powers and duties of that board; and for such other purposes and to achieve such other lawful objectives as are provided and permitted under Act No. 280 of the Public Acts of 2005.

*(Ord. of 3-24-2008)*

#### **Sec. 13-227. Created**

The Waterford Township Corridor Improvement Authority (referred to in this article as the "authority") is hereby created and established pursuant to the provisions of Act No. 280 of the Public Acts of 2005 as amended (referred to in this article as "the Act").

*(Ord. of 3-24-2008)*

#### **Sec. 13-228. Authority Board**

The Authority shall be under the supervision and control of a board (the "Authority Board") consisting of the Supervisor of the Township and six (6) other members appointed by the Supervisor in accordance with the Act, and subject to the approval of the Township Board. Not less than one (1) member of the Authority Board shall be a resident of the development area or an area within one-half (1/2 mile of any part of the development area, and not less than a majority of the members shall be persons having an ownership or business interest in property located within the development area. The members of the Authority Board shall hold office and the Authority Board shall conduct itself in accordance with the terms and conditions of the Act. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. The Authority Board shall elect a chairperson from its members.

*(Ord. of 3-24-2008)*

#### **Sec. 13-229. Powers and duties**

The Authority shall have the powers and duties as provided by and in accordance with the Act, except that the Authority shall not have power to:

- (a) Borrow money and issue bonds or notes without the approval of the Township Board; or
- (b) Condemn private property.

*(Ord. of 3-24-2008)*

#### **Sec. 13-230. Development area boundaries**

- (a) The boundaries of the development area within and with respect to which the Authority shall exercise its powers are hereby designated by the legal description set forth in subsection (b), below, a map of which shall be maintained on file in the office of the Township Clerk. The

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**(CHAPTER 13, ARTICLE II, SECTION 13-230 cont.)**

boundaries of the development area are subject to alteration or amendment as the Township Board may deem appropriate in the future, subject to limitations provided by law.

- (b) The Authority contains the following tracts of land located in parts of Sections 13, 24, 25 and 36 T3N R9E Waterford Township Oakland County Michigan, described as follows:

- (1) *Section 13.* A tract of land delineated from the southeast section corner of Section 13 T3N R9E Waterford Township, Oakland County, Michigan westerly along the south line of Section 13 to the northeasterly right-of-way of Grand Trunk Railroad, thence along said right-of-way to the northerly right-of-way of U.S. 24 (Telegraph Road), thence along said northwesterly Telegraph Road right-of-way southerly to the south section line of said Section 13 thence westerly along the south section line to the north and south 1/4 section line, thence northerly along the north and south 1/4 line of said Section 13 to the northeasterly right-of-way of Grand Trunk Railroad, thence northwest along said Grand Trunk Railroad right-of-way to a point on the east and west 1/4 line, thence easterly along east and west 1/4 line to a point on the northeasterly (120') right-of-way of Dixie Highway, thence along the northeasterly (120') right-of-way of Dixie Highway southeasterly 427.53 feet + or - to the southwest corner of Parcel No. 13-13-426-012, thence along the easterly line of the following two Parcels No. 13-13-426-012 and 13-13-426-010 to the east and west 1/4 line, thence east along the east and west 1/4 line to the east 1/4 corner of Section 13, thence southerly along the east section line to the southeast corner of Section 13.
- (2) *Section 24.* A tract of land containing all the land in the E 1/2 of Section 24 T3N R9E Waterford Township Oakland County Michigan except the following: All the land easterly of the westerly right-of-way of U.S. 24 (Telegraph Road).
- (3) *Section 25.* The following five (5) tracts:
  - i. Section 25, Tract 1. A tract of land containing the NE 1/4 of Section 25 T3N R9E Waterford Township Oakland County Michigan.
  - ii. Section 25, Tract 2. A tract of land in the NW 1/4 of Section 25 T3N R9E Waterford Township Oakland County Michigan described as follows: Beginning at the center section corner of Section 24 T3N R9E, thence northerly along north & south 1/4 line also the east line of Birdsland Subdivision Plat recorded in Liber 34 Page 28 to the north line of Lot 9 of said plat, thence westerly along said north line of Lot 9 and Lot 98 to a point on the west line of said Birdsland Subdivision, thence northerly along the west line of said Birdsland Subdivision 376.08 feet, thence westerly along the north line of Parcel No.13-25-176-003 a recorded distance of 732.00 feet, to a point on the east line of Cherokee Subdivision recorded in Liber 35 Page 48, thence southerly along said east line of said subdivision 460.28 feet to the northeast corner of Lot 69 of said subdivision, thence westerly along the north line of Lots 32, 67, 68, and 69 to a point on the east line of Voorheis Road right-of-way, thence along said easterly line of Voorheis Road and westerly line of Lots 31 and 32 of said subdivision extend to east and west 1/4 line of said Section 25 to point "A" thence along the east and west 1/4 line easterly to center of Section 25 and the point of beginning.
  - iii. Section 25, Tract 3. A tract of land in the S 1/2 of Section 25 T3N R9E Waterford Township Oakland County Michigan described as follows: Beginning at the east 1/4 corner of Section 25, thence westerly along the east and west 1/4 line of said Section 25 to a point on the east right-of-way line of Voorheis Road right-of-way and said 1/4 section line also Point "A" on Tract 2 description; thence along easterly Voorheis Road right-of-way southerly to the northerly Edgefield Drive right-of-way, thence along said right-of-way easterly to the east right-of-way of Coleman Road, thence southerly to the north line of Lot 36 of Supervisor's Plat No. 1, thence along said north line of Lot 36 easterly to the southeast corner of Lot 1 of Supervisor's Plat No. 1 recorded in Liber 26 Page 28, thence northerly to the northerly right-of-way of Holbrook Ave., thence along the northerly right-of-way of Holbrook Ave. easterly to a point on the easterly right-of-way of West End Ave., thence along the easterly right-of-way of West End Ave. and along the west line of Lot 14 and Lot 148 of Huron Gardens Subdivision Plat recorded in Liber 21 Page 9 southerly to a point on the northerly right-of-way of Lasalle Ave. and the southwest corner of Lot 148 of said plat, thence easterly on the northerly right-of-way of Lasalle Ave. to a point on the east section line, thence northerly on the east section line to the east 1/4 corner section corner of Section 25 to the point of beginning.

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**(CHAPTER 13, ARTICLE II, SECTION 13-230 cont.)**

- iv. Section 25, Tract 4. A tract of land in the SE 1/4 of Section 25 T3N R9E, Waterford Township Oakland County Michigan as described as follows: Beginning at a point on the east line of said Section 25, and north line of Premont Ave., thence along the east line of Section 25 northerly to the north right-of-way of Lasalle Ave., thence along the north line of Lasalle Ave. right-of-way westerly to the north and south 1/4 line, thence southerly along said north and south 1/4 line to north right-of-way line of Myrtle Ave., thence along the north right-of-way of Myrtle Ave. easterly to a point between Lot 511 and Lot 512 of Huron Gardens Subdivision Plat recorded in Liber 21 Page 21, thence southerly along said line between Lots 511 and 512, Lots 494 and 495, Lots 478 and 479, and Lots 461 and 462 to the north right-of-way line of Premont Ave., thence easterly along said Premont Ave. right-of-way to the point of beginning.
- v. Section 25, Tract 5. A tract of land in the SW 1/4 of Section 25 T3N R9E, Waterford Township Oakland Michigan, described as follows: Beginning at a point on the north and south 1/4 line at the north line of Lot 26 of Supervisor's Plat No. 1 recorded in Liber 26 Page 28; thence northerly along the north and south 1/4 line to a point on the north lot line of Lot 31 in said Supervisor's Plat No. 1, thence along said north line of Lot 31 westerly to the westerly line of said Lot 31, thence southerly 192 feet along said westerly line of Lot 30 and Lot 31 to a point on Lot 30 of Supervisor's Plat No. 1, thence westerly along the lot line between Lots 80 and 81, and Lots 72 and 73 of Supervisor's Plat No. 26 recorded in Liber 15 Page 56 to the southwest corner of Lot 72 of Supervisor's Plat No. 26, thence from said southwest corner of Lot 72 westerly to the southeast corner of Lot 37, thence westerly along the south line of said Lot 37 of Supervisor's Plat No. 26 to the northwest corner of Lot 38 of Supervisor's Plat No. 26 also on the easterly right-of-way of Voorheis Road, thence along said right-of-way southeasterly to the southwest corner of Lot 8 of Annett Villa Subdivision Plat recorded in Liber 61 Page 40, thence along the northerly right-of-way of Voorheis Road to the southeast corner of Lot 6 of said plat, thence along the east line of Lot 6 to the northeast corner of Lot 6, thence along the north line of Lot 5 of said plat easterly 50 feet; thence northerly across Lot 27 of Supervisor's Plat No. 1 for a distance of 132 feet, thence westerly along the north line of Lot 27 of Supervisor's Plat No. 1 for a distance of 111.28 feet, thence northerly across Lot 26 of Supervisor's Plat No. 1 for a distance of 132 feet, thence easterly across the north line of Lot 26 of Supervisor's Plat No. 1 for a distance of 344.00 feet to point of beginning.
- (4) Section 36. A tract of land in the NE 1/4 of Section 36 T3N R9E, Waterford Township Oakland County Michigan bounded on the east by the east section line of said Section 36, bounded on the south by the northerly right-of-way of Voorheis Road, bounded on the west by the easterly right-of-way of Pioneer Ave., bounded on the north by the south right-of-way of Premont Ave.

*(Ord. of 3-24-2008)*

**Sec. 13-231. By-laws and rules**

The Authority shall adopt by-laws governing its procedures and rules regarding the holding of its meetings, all in accordance with Section 8(3) of the Act, and other applicable provisions in the Act and any other applicable statute. The Authority shall immediately forward a copy of its proposed bylaws and rules to the Township Board in care of the Township Clerk. Such by-laws and rules, and amendments thereof, shall be subject to the approval of the Township Board.

*(Ord. of 3-24-2008)*