

TOWNSHIP OF WELLS
Tuscola County, Michigan

ORDINANCE AMENDMENT NO. 100-07

An Ordinance to amend the Wells Township Zoning Ordinance No. 100 adopted on May 10, 2012, to rezone certain properties within the township.

THE TOWNSHIP OF WELLS ORDAINS:

Section 4.02. The boundaries of the zoning districts as shown on the zoning map are hereby amended to rezone the following described properties.

From Agricultural/Forestry/Residential (AFR) and Manufacturing Home Park (MHP) to all Agricultural/Forestry/Residential:

Parcel Number: 022-031-000-0300-04

WEL-31-103 & 103A & 203 & 204 & 401 SEC 31 T12N R10E NE 1/4 LYING S OF WELLS RD EX COM AT A PT THAT IS S 20.46 FT & N 52 DEG 51' 12" W 2018 FT FROM E 1/4 COR OF SEC, TH N 52 DEG 51' 12" W 264 FT, TH S 37 DEG 08' 48" W 330 FT, TH S 52 DEG 51' 12" E 264 FT, TH N 37 DEG 08' 48" E 330 FT TO POB ALSO EX COM AT A PT THAT IS S 02 DEG 01' 14" E 674.43 FT FROM N 1/4 COR OF SEC, TH S 54 DEG 58' 45" E 1047.01 FT, TH S 35 DEG 01' 15" W 330 FT, TH S 54 DEG 58' 45" E 264 FT, TH S 35 DEG 01' 15" W 745.36 FT, TH S 88 DEG 16' 59" W 1195.19 FT TH N 02 DEG 01' 14" W 1000 FT, TH N 88 DEG 16' 59" E 796.53 FT, TH N 02 DEG 01' 14" W 645.98 FT TO POB ALSO S 1/2 OF NW FRL 1/4 EX S 1/2 OF SW 1/4 OF NW FRL 1/4 ALSO N 1/2 OF SE 1/4. 154 A. M/L SPLIT ON 01/01/2021 FROM 022-031-000-0300-02

Parcel Number: 022-031-000-2000-01

WEL-31-403SEC 31 T12N R10E COM AT A PT THAT IS S 88 DEG 46' 18" W 350 FT & N 01 DEG 24' 02" W 105.24 FT FROM SE COR OF SEC, TH ALG N R/W LN OF M-46 S 87 DEG 24' 22" W 644.63 FT & S 02 DEG 35' 38" E 15 FT & S 87 DEG 24' 22" W 1044.03 FT & S 88 DEG 46' 18" W 64.61 FT, TH N 01 DEG 46' 13" W 436.70 FT, TH S 88 DEG 46' 18" W 538.10 FT, TH N 01 DEG 46' 13" W 839.08 FT, TH N 88 DEG 52' 25" E 2648.95 FT TO E LN OF SEC, TH S 01 DEG 24' 02" E 369.30 FT TO CL OF SUCKER CREEK/SO DRN, TH S 44 DEG 27' 35" W 487.71 FT, TH S 01 DEG 24' 02" E 505.77 FT TO POB. 65.042 A. (FKA - S 1/2 OF SE 1/4 EX COM AT S 1/4 COR OF SD SEC, TH N 486.7 FT, TH E 538.1 FT, TH S 486.7 FT, TH W 538.1 FT TO POB ALSO EX E 350 FT OF S 1/2 OF SE 1/4 LYING S OF CL OF SOUTH DRN. 68.24 A. M/L)DESC CHG ON 01/01/2022 PER SURVEY IN 1499-1375

From Manufacturing Home Park (MHP) to Agricultural/Forestry/Residential (AFR)

Parcel Number: 022-031-000-2000-02

WEL-31-403SEC 31 T12N R10E COM AT A PT THAT IS N 01 DEG 24' 02" W 113.58 FT FROM SE COR OF SEC, TH S 87 DEG 24' 22" W 350.08 FT, TH N 01 DEG 24' 02" W 505.77 FT TO CL OF SUCKER CREEK/SO DRN, TH ALG SD CL N 44 DEG 27' 35" E 487.71 FT, TH S 01 DEG 24' 02" E 838.12 FT TO POB. 5.399 A.(FKA - E 350 FT OF S 1/2 OF SE 1/4 LYING S OF SOUTH DRN. 6.02 A. M/L)DESC CHG ON 01/01/2022 PER SURVEY IN 1499-1375

From Agricultural/Forestry/Residential (AFR) to Manufacturing Home Park (MHP)

Parcel Number: 022-032-000-2000-00

WEL-32-302 SEC 32 T12N R10E W 1/2 OF SW 1/4 EX THAT PART LYING NLY OF CL OF WELLS RD.

From Industrial (I) to Medium Density Residential (MDR)

Parcel Number: 022-018-000-0200-00

WEL-18-101A SEC 18 T12N R10E BEG AT A PT WHICH IS W 346.47 FT TO CL OF E DAYTON RD & S 21 DEG 29' 56" E ALG SD CL 285.85 FT & S 498.50 FT FROM THE NE COR OF SEC 18, TH CONTN S 556.83 FT TO THE N E-W 1/8 LN, W 1108.89 FT TO E N-S 1/8 LN, N 562.58 FT, E 1105.52 FT TO POB. 14.23 A.

Parcel Number: 022-018-000-0500-00

WEL-18-101A3 SEC 18 T12N R10E S 300 FT OF N 764 FT OF NE 1/4 OF NE 1/4 LYING W OF E DAYTON RD. 7 A.

Parcel Number: 022-018-000-0650-00

WEL-18 SEC 18 T12N R10E COM AT A PT THAT IS N 89 DEG 53' 46" W 346.47 FT & S 21 DEG 29' 56" E 283.94 FT ALG TANGENT LN OF CURVE TO LEFT FROM NE COR OF SD SEC, TH CONTN S 21 DEG 29' 56" E 1.91 FT ALG SD TANGENT LN TO PT OF INTERS OF SD CURVE, TH S 00 DEG 14' 36" E 198.50 FT, TH N 89 DEG 53' 46" W 838.70 FT, TH N 00 DEG 06' 08" E 200 FT, TH S 89 DEG 53' 46" E 836.91 FT TO POB. (PART OF PARCEL A)

Parcel Number: 022-018-000-0100-00

WEL-18-101 SEC 18 T12N R10E COM AT INTERS OF N SEC LN & EAST DAYTON RD WHICH PT IS 346.47 FT W OF NE COR OF SEC, TH W 205.88 FT, TH S 265.43 FT, TH E TO CL OF EAST DAYTON RD, TH NWLY ALG EAST DAYTON RD TO POB.

Parcel Number: 022-018-000-0150-00

WEL-18 SEC 18 T12N R10E COM AT A PT THAT IS N 89 DEG 53' 46" W 552.35 FT FROM NE COR OF SEC, TH N 89 DEG 53' 46" W 158 FT, TH S 00 DEG 17' 19" W 265.43 FT (RECORDED 264 FT), TH S 89 DEG 53' 46" E 158 FT, TH N 00 DEG 17' 19" E 265.43 FT (RECORDED 264 FT) TO POB. .96 A.

Parcel Number: 022-018-000-0400-00

WEL-18-101A2 SEC 18 T12N R10E COM 10 RDS E OF NW COR OF NE 1/4 OF NE 1/4 TH E 468.37 FT, S 264 FT, W 468.37 FT, N 264 FT TO POB. 2.83 A.

Parcel Number: 022-018-000-0300-00

WEL-18-101A1 SEC 18 T12N R10E COM AT A PT THAT IS N 89 DEG 53' 46" W 1178.85 FT FROM NE COR

OF SEC, TH CONTN N 89 DEG 53' 46" W 165 FT, TH S 00 DEG 06' 08" W 264 FT, TH S 89 DEG 53' 46" E 165 FT, TH N 00 DEG 06' 08" E 264 FT TO POB. 1 A.

Parcel Number: 022-018-000-0600-00

WEL-18-101B SEC 18 T12N R10E COM AT A PT THAT IS N 89 DEG 53' 46" W 1343.85 FT & S 00 DEG 06' 08" W 264 FT FROM NE COR OF SEC, TH CONTN S 00 DEG 06' 08" W 200 FT, TH S 89 DEG 53' 46" E 265 FT, TH N 00 DEG 06' 08" E 200 FT, TH N 89 DEG 53' 46" W 265 FT TO POB. 1.22 A.

The undersigned Supervisor and Clerk of the Township of Wells hereby certify that this Zoning Ordinance Amendment was duly adopted by the Wells Township Board at a meeting held on the 8th day of February, 2024 and was published in the Tuscola County Advertiser on the 14th day of February, 2024. This Ordinance Amendment shall be effective seven (7) days after said publication.

Karen Varney, Supervisor

Bonnie Hergenreder, Clerk