
CHAPTER 55**DOWNTOWN DEVELOPMENT AUTHORITY**

5.441. Preamble. This Chapter is enacted under Act No. 197, Public Acts of 1975, as amended, of the State of Michigan, to create a Downtown Development Authority and designate the boundaries of the downtown district in the City of Frankenmuth, Michigan.

(Ordinance No. 1983-7, 11-01-1983)

5.442. Title. This Chapter shall be known and may be designated as the City of Frankenmuth Downtown Development Authority Ordinance.

(Ordinance No. 1983-7, 11-01-1983)

5.443. Findings of Fact. The City Council finds and declares that it is in the public interest and public welfare to plan for the future development of the City's downtown area and to assist in the implementation of those development plans. Creation of a Downtown Development Authority as authorized by Act No. 197 of 1975, as amended, will assist the City Council in the future planning and development of the downtown area.

(Ordinance No. 1983-7, 11-01-1983)

5.444. Downtown Development Authority - Created. Pursuant to the authority of Act No. 197 of the Public Acts of 1975, as amended, the Frankenmuth Downtown Development Authority shall be and hereby is created.

(Ordinance No. 1983-7, 11-01-1983)

5.445. Downtown Development Authority - Powers and Duties. The Frankenmuth Downtown Development Authority shall have all the powers and duties as set forth in Act No. 197 of the Public Acts of 1975, as now enacted or as hereafter amended.

(Ordinance No. 1983-7, 11-01-1983)

5.446. Downtown District - Boundaries Designated. Pursuant to the requirements of Act No. 197 of the Public Acts of 1975, the boundaries of the Downtown District are hereby designated as shown on the attached map. By amendment on April 7, 1992, the District consists of the following described areas: All properties fronting on North Franklin Street, from Genesee Street to the north City limits; all properties fronting on Kleiner Street presently zoned Industrial and Special Use; all properties on East and West Schleier Street presently zoned B-3 Commercial and Industrial; all properties fronting on Tower Street; all properties fronting on East and West Vates Street presently zoned B-3 Commercial and Industrial; all properties fronting on Main Street (Highway M-83) from Jefferson Street to the north City limits; all properties on the west side of Haas Street extended north of Schleier presently zoned B-3 Commercial; all properties on the west side of Kern Street presently zoned B-3 Commercial and Lot 34 Vates Addition; all properties fronting on Nickless Street presently zoned B-3 Commercial; all properties fronting on Genesee Street presently zoned B-2 Commercial, B-3 Commercial and Industrial except 145 West Genesee Street and 175 East Genesee Street; all properties fronting on the east side of South Franklin Street between Genesee Street and Tuscola Street except 117, 135, 149, 155, 159, 215, 241, 245, 315, 325 and 335 South Franklin Street; all properties fronting on East and West School Street presently zoned B-2 Commercial except 145 West School Street; all properties fronting on East and West Tuscola Street presently zoned B-2 Commercial, Industrial and Office plus the St. John's Church property plus the rear 135 feet of the properties at 225 and 231 West Tuscola Street; all properties fronting on Hubinger between Genesee Street and Tuscola Street presently

zoned B-2 Commercial and Industrial except 130, 136, 144, 148, and 152 Hubinger Street; all properties fronting on Cass Street, Edgewater Street, Gunzenhausen Street, Mill Street and Covered Bridge Lane presently zoned B-2 Commercial; all of the property currently known as Heileman Park; all of the property inside the City limits known as Heritage Park; all properties fronting on Flint Street presently zoned B-2 Commercial; all of the properties west of Weiss Street, north of Jefferson Street, east of Main Street and south of the Cass River except as noted herein; all properties fronting on Jefferson Street presently zoned B-2 Commercial, B-3 Commercial and Industrial except 130, 140, 150, 154, 160, 164, 168, 174, 123, 135, 145, 155, 165, and 169 East Jefferson; all properties fronting on south Main Street (Highway M-83) south of Jefferson Street to the south City limits presently zoned B-2 Commercial, B-3 Commercial and Agricultural; all properties fronting on Pine Street, Walnut Street, List Street, Commerce Street and Conway Street presently zoned B-3 Commercial and Industrial except 1028 Pine Street; all properties fronting on Weiss Street from Jefferson Street to Main Street (Highway M-83); all properties fronting on Heinlein Street; all of the City owned property known as the Wastewater Treatment Plant and adjacent areas along the Cass River and Plant Street; all of the Fortress Golf Course property presently zoned B-2 Commercial.

(Ordinance No. 1983-7, 11-01-1983; Ordinance No. 1992-2, Sec. 1, 04-07-1992; Ordinance No. 2006-07, 09-05-2006)

5.447. References in the Act. References in Act No. 197 of the Public Acts of 1975, as amended, to "chief executive officer" shall mean the Mayor of the City of Frankenmuth; to "governing body of the municipality" shall mean the Frankenmuth City Council; to "municipality" shall mean the City of Frankenmuth; to "the Authority" shall mean the Frankenmuth Downtown Development Authority; and to "the agency which is chiefly responsible for planning in the municipality" shall mean the Frankenmuth City Planning Commission.

(Ordinance No. 1983-7, 11-01-1983; Ordinance No. 1999-01, 02-02-1999)

