

NOTICE

The Grand Ledge Planning Commission will hold its regular meeting on **Thursday, September 10, 2015 at 7:00 p.m.** The meeting will be held at Grand Ledge City Hall, 310 Greenwood St., Grand Ledge, MI.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Agenda
4. Approval of minutes of regular meeting held August 6, 2015
5. Notice of Agenda Item Conflicts
6. Business from the Floor

NEW BUSINESS

7. Zoning for Gilbert 425 Annexation Property

OLD BUSINESS

8. Zoning Ordinance Amendments – Section 220-35- Accessory Structures & Bed & Breakfast facilities in the CBD District
9. Master Plan Update

OTHER BUSINESS

10. Joint Planning Committee Report
11. River Park Master Plan from Rounds property to Fitzgerald Park
12. Zoning Administrator's Report
13. Zoning Board of Appeals Representative's Report
14. Council Representative's Report
15. Mayor's Comments
16. Comments from Commissioners
17. Chairman's Report
18. Adjournment

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
715 Park	Joel & Andrea Clark	Tall Bushes	9/4/2015	9/20/2015	Open
507 North street	Marcia Gales	Junk Vehicle	9/4/2015	9/20/2015	Open
354 E. Front	Carol Larsen	Junk Vehicle	9/4/2015	9/20/2015	Open
320 S. Bridge	Sun Theatres Inc.	Junk/Weeds	9/3/2015	9/19/2015	Open
1060 E. Saginaw	Beydoun Sons, LLC	Inflatable Sign	9/3/2015	9/19/2015	Open
265 S. Clinton	Kempf's Auto	Junk Vehicles	9/2/2015	9/16/2015	Open
217 W. Washignton	Jacob Gonzales	Junk/Weeds	9/2/2015	9/16/2015	Open
311 Sumner	Pamela O'Berry	Dead Tree	9/2/2015	9/25/2015	Open
1202 Jenne	Donald Love	Front Yard Parking	8/31/2015	9/7/2015	Open
214 Franklin	Charles Smith	Front Yard Parking	8/31/2015	9/7/2015	Open
1265 Burlington	Eric Greenwald	Tall Grass/Weeds	8/31/2015	9/7/2015	Open
1230 Pine	Eugenia McCoubrey Trust	Illegal Bus/Signs	8/31/2015	9/7/2015	Complied
116 Marsh Drive	Garry Miller	Junk Vehicle	8/31/2015	9/10/2015	Open
133 Marsh Drive	Aehee Bolton	Junk Vehicle	8/31/2015	9/10/2015	Open
715 N. Clinton	GL Auto Body & Paint	Weeds/Junk	8/31/2015	9/8/2015	Open
115 E. Jefferson	Natalie Zoeller	Weeds/Fence/Shed	8/28/2015	9/11/2015	Open
269 S. Clinton	Steven & Tamara Bridson	Tall Grass/Weeds	8/28/2015	9/2/2015	Open
652 E. Jefferson	David Mather	Tall Grass/Weeds	8/28/2015	9/2/2015	Open
505 N. Clinton	Shirley & Mark Waldrop	Junk/Junk Vehicles	8/28/2015	9/11/2015	Open
215 Torrey	Cindy Ladd	Junk/Trash	8/28/2015	9/7/2015	Open
212 E. Front	Edward Webber	Front Yard Parking	8/28/2015	9/2/2015	Open
215 E. Front	Blake & Deborah Ewing	Weeds/Junk	8/28/2015	9/4/2015	Open
202 E. Main	Lanny & Sue Preston	Junk	8/28/2015	9/4/2015	Open
700 Maple	Clinton Wells	Tall Grass/Weeds	8/25/2015	9/4/2015	Complied
424 Schoolcraft	Terry Organek	Tall Grass/Weeds	8/18/2015	9/1/2015	Open
520 W. Jefferson	George Ammann	Tall Grass/Weeds	8/13/2015	8/27/2015	Complied
707 Fieldview	Garry Wyma	Motor home in yard	8/10/2015	8/24/2015	Complied
1129 Tulip	Ranae Smith	Tall Grass/Weeds	8/7/2015	8/10/2015	Complied
208 High	Kimberley Byers	Tall Grass/Weeds	reoffence	8/7/2015	Mowed by City
504 E. Saginaw	Geoffrey & Lisa Dines	Tall Grass/Weeds	8/4/2015	8/10/2015	Complied
430 Winstanley	Lowe's Home Centers	Trash	8/4/2015	8/11/2015	Final notice sent
609 W. Jefferson	Patrick Siegert	Tall Grass/Weeds	reoffence	8/4/2015	Mowed by City
318 Green	Gaylord & Margaret Whitney	Tall Grass/Weeds	reoffence	8/4/2015	Mowed by City

320 S. Bridge	Sun Theatres Inc.	Tall Grass/Weeds	7/31/2015	8/4/2015	Complied
Vacant - Meadow Woods	Allen Edwin Homes	Tall Grass/Weeds	7/31/2015	8/4/2015	Complied
219 Torrey	Patrick & Melissa Grace	Tall Grass/Weeds	7/31/2015	8/6/2015	Complied
700 Maple	Clinton Wells	Front yard parking	7/31/2015	8/6/2015	Complied
515 E. Jefferson	Sidney Waterman	Junk Vehicle	7/29/2015	8/12/2015	Final notice sent
Larry Nelson	600 Jenne	Tall Grass/Weeds	7/29/2015	8/5/2015	Complied
Robert & Karen Pugh	176 McMillan	Junk/Tall Grass	7/29/2015	8/5/2015	Complied
Freddie Hutchinson	130 E. Kent	Sign in ROW	7/29/2015	8/1/2015	Complied
Vacant- Charlevoix Drive	Dart Bank	Tall Grass/Weeds	7/27/2015	7/31/2015	Complied
815 N. Clinton	Concrete Development	Junk vehicles	7/22/2015	8/5/2015	Complied
425 S. Clinton	Tanasse Properties	Junk vehicle	7/22/2015	8/5/2015	Complied
212 Russell Street	Shannon Rodgers	Sidewalk obstruct	7/22/2015	7/31/2015	Complied
969 Bolton Farms Lane	Doug Brown	Tall Grass/Weeds	7/21/2015	7/28/2015	Complied
600 Jenne	Larry Nelson	Junk/trash	7/16/2015	7/30/2015	Complied
208 High Street	Kimberly Byers	Tall Grass/Weeds	reoffense	7/16/2015	Mowed by City
332/334 W. Jefferson	Emily Holley	Tall Grass/Weeds	reoffense	7/16/2015	Mowed by City
738 Fieldview	Philip & Linda Perkins	Illegal Fence	7/14/2015	7/24/2015	Complied
400 E. Scott	Jerry & Linda Keller	Tall Grass/Weeds	7/9/2015	7/13/2015	Complied
Railroad Property	CSX Transportation	Tall Grass/Weeds	7/8/2015	7/13/2015	Complied
968 E. Saginaw	Park Place of Kalamazoo	Tall Grass/Weeds	7/8/2015	7/13/2015	Complied
701 Edwards	Brooke Danielle Quartermaine	Front yard parking	7/8/2015	7/13/2015	Complied
1265 Burlington	Eric Greenwald	Sidewalk obstruct	7/6/2015	7/24/2015	Complied
1016 E. Saginaw	Shell Station	Temp signs	7/6/2015	7/13/2015	Complied
930 E. Saginaw	Valvoline	Temp signs	7/6/2015	7/13/2015	Complied
730 E. Saginaw	Meijer, Inc.	Temp signs	7/6/2015	7/13/2015	Complied
1052 E. Saginaw	Beydoun Sons, LLC	Temp signs	7/6/2015	7/13/2015	Complied
902 E. Saginaw	Beergoggles LLC	Temp signs	7/6/2015	7/13/2015	Complied
326 N. Bridge	John & Deborah Lynn	Front yard parking	7/6/2015	7/13/2015	Complied
Vacant- Charlevoix Drive	Dart Bank	Tall Grass/Weeds	7/6/2015	7/13/2015	Complied
153 Grand Manor Drive	Kathleen Nakfoor Trust	Junk/trash	6/29/2015	7/6/2015	Complied
469 Union	Charles & Sherry Cierlik	Front yard fence	6/26/2015	7/10/2015	Complied
1036 W. Colonial Park	Kevin Whitford	Home occupation	6/26/2015	7/3/2015	Complied
117 W. Washington	David Rowe	Junk/trash	6/22/2015	6/29/2015	Complied
Vacant - Meadow Woods	Dan Fleming	Tall Grass/Weeds	6/22/2015	6/29/2015	Complied
465 Union	Gary Landon	Junk/trash	6/22/2015	6/29/2015	Complied
332/334 W. Jefferson	Emily Holley	Tall Grass/Weeds	6/18/2015	6/22/2015	Mowed by City
269 S. Clinton	Steven & Tamara Bridson	Tall Grass/Weeds	6/18/2015	6/23/2015	Mowed by City

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, August 6, 2015

Chairman Mike Stevens called the meeting to order at 7:00 p.m.

Attendance - Present: Mike Stevens, Bill Kane, Jamie Malecki, Todd Gute, Lynne MacDowell, Steve Baribeau & Matt Salmon. Also present: Zoning Administrator Sue Stachowiak, Council Representative Keith Mulder & Mayor Kalmin Smith. Absent: Bob Doty & Eric Morris.

Pledge of Allegiance – Mr. Gute led those present in the pledge of allegiance.

Approval of the Agenda

Mr. Salmon made a motion, seconded by Ms. MacDowell to approve the agenda as printed. On a voice vote, the motion carried 7-0.

Approval of the Minutes

Mr. Kane made a motion, seconded by Mr. Baribeau to approve the June 4, 2015 minutes as printed. On a voice vote, the motion carried 7-0.

Notice of Agenda Items Conflicts

Mr. Kane stated that his wife is the President of the Library Board of Trustees which may constitute a conflict of interest with the site plan review for the library addition.

Mr. Baribeau said that it is up to Mr. Kane if wants to abstain from voting on the site plan but he would certainly like his input on the site plan.

Business from the Floor - None

NEW BUSINESS

Site Plan Review – 131 E. Jefferson Street, Grand Ledge District Library Building Addition

Ms. Stachowiak stated that the site plan is for a 1,325 square foot addition to the library. There will be a 280 square foot second story mezzanine addition to accommodate an elevator and a 1,045 square foot addition to the first floor of the west side of the existing library building at 131 E. Jefferson Street. Ms. Stachowiak said that Section 220-80 of the Zoning Ordinance requires review and approval of a site plan by the Planning Commission before a building permit can be issued for new construction that expands the use of a building. She said that the site plan demonstrates compliance with all requirements of the Zoning Ordinance and she is recommending approval.

Mr. Kane stated that he was the architect for the building addition that was constructed in 1970. He said that George Berry, who lived on E. Jefferson Street at the time, gave the land for use as a library to be returned to the Berry family if it ceases to be used for that purpose. Mr. Kane stated that the library site is

Planning Commission Minutes

August 6, 2015

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very tight and they are in need of more space. He said that the library has barrier-free access from Jefferson Street but not to the main library that is accessed via the west entrance. The primary purpose of the addition is to accommodate an elevator so that the entire building will be accessible. Mr. Kane said that he is very supported of the proposal even though it results in the loss of some beautiful, mature trees.

Lise Mitchell, Director, Grand Ledge Area District Library, spoke in support of the proposal. She said that the addition will make the building more accessible by allowing for the installation of an elevator. Ms. Mitchell said that people take up more room than books and the addition will allow people to spread out a bit. She said that they are trying to work with kids on motor skills, which helps with reading skills as well.

Mr. Stevens asked about the time frame.

Ms. Mitchell said that it will take about 3 months. She said that there is a 1950's kitchen on the 2nd floor that is no longer needed. It will be removed to add a restroom on the upper level and there will be a small kitchenette (sink and refrigerator) on the 2nd floor as well. Ms. Mitchell said that she is not sure what part of the project will begin first. She said that they do not plan to close down during construction which will slow it down a bit. They will be painting which will necessitate removing all of the books from the shelves so that the shelves can be moved away from the walls. They will also be replacing the HVAC system in the 1930's building. The chiller will be located in the same place as the existing chiller. Ms. Mitchell said that the site plan was updated in late July.

Ms. Stachowiak stated that since the revised site plan does not affect the layout of the site, the site plan can be approved by the Planning Commission.

Ms. MacDowell made a motion, seconded by Mr. Baribeau to approve the site plan prepared by Daniels & Zermack Architect, dated May 14, 2015 is for a 280 square foot second story mezzanine addition and a 1,045 square foot addition to the first floor of the west side of the existing library building at 131 E. Jefferson Street, subject to compliance with the applicable items contained in this staff report, and the following:

- 1. Grading and storm water plan was not included for review. Existing storm sewer and downspouts are located on the site and are not being addressed.**
- 2. Location of any HVAC / Chiller units is not indicated or addressed on the plan. It is possible that no additional units are necessary but should be indicated if units are being proposed.**
- 3. Please provide ZFE with an electronic set (AutoCAD and PDF) of the final site plan drawings and as-built drawings for system records and utility mapping updates.**

On a roll call vote (7-0), the motion carried unanimously.

OTHER BUSINESS

Joint Planning Committee Report – No report

River Park Master Plan from Rounds property to Fitzgerald Park - None

Zoning Administrator's Report

Ms. Stachowiak said that the Commission will need to have a meeting in September to work on ordinance amendments and the Master Plan update. She said that one of the issues will be an amendment to deal with accessory structures in the downtown. The Zoning Ordinance does not provide standards for the placement or design of accessory structures in the downtown, including BBQ smokers and it has caused some problems in recent weeks. Ms. Stachowiak said that Joe Gentilozzi has provided a design for the smoker but she is not sure if it will be utilized as he is really not under any obligation to do anything with the smoker.

Mr. Mulder said that the DDA is considering a property swap that would involve the removal of the canopy behind the former bank building and would allow for the smoker to be relocated so that it will not be right behind the MacDowell's building.

Zoning Board of Appeals Representative's Report

Ms. MacDowell stated that • The Zoning Board of Appeals met on July 16, 2015 and took the following action:

Approval of variances of 2 to the allowable number of wall signs and 6.5 square feet to the allowable sign area for gasoline station pumps, to permit 4 wall signs on the canopy and 8.5 square foot signs on the gas station pumps for the proposed Speedway gasoline station at 720 S. Clinton Street.

Denial of a variance of 1.9 feet to the height limitation to permit two, 7.9 foot high ground signs at 720 S. Clinton Street, based upon the findings of fact as detailed in the staff report.

Council Representative's Report

Mr. Mulder said that there will be a barn-raising next to the farmers market in Portland next week. He said that this is a community-based project. Mr. Mulder said that it will be done by volunteers and is a great opportunity for people to get involved. He also said that the City of Portland has recognized the assistance provided by the City during the recent tornado.

Mr. Mulder said that Jack Finney recently retired from the City after 53 years.

Mr. Kane said that Mr. Finney always had a smile on his face when he was working.

Mayor's Report - None

Comments from Commissioner's

Mr. Gute stated that he mentioned to Larry LaHaie that there was no sign indicating that the road ends at the west end of Timbercreek Drive and within a couple of weeks, he had a sign put up. Mr. Gute thanked Mr. LaHaie for his prompt response.

Mr. Kane said that he heard that the Scout building is going to be demolished. He said that the programs that take place in the building will be moving to City Hall.

Mr. Stevens asked about the status of selling the former City Hall building.

Mr. Mulder said that they are waiting for the selling to complete their due diligence, including a Phase 2 environmental assessment, on the property. Mr. Mulder also said that October 1st will be the last meeting at the Scout building.

Mr. Stevens asked about the history of the Scout building.

Mr. Kane said that the Jaycee's, with the help of Hammill Builders, constructed the building in the early 1950's and it was a very valuable asset to the City. He said that Hammill started out building picnic tables and then branched into housing.

Adjournment

Ms. Malecki made a motion, seconded by Mr. Gute to adjourn the meeting at 7:33 p.m. On a voice vote, the motion carried unanimously (7-0).

Submitted By:

Susan Stachowiak
Zoning Administrator

Jamie Malecki, Secretary
Planning Commissioner

General Information

PROPERTY OWNER: Eric & Sondra Gilbert
4072 Tall Oaks Drive
Grand Ledge, MI 48837

REQUESTED ACTION: Rezone the 4 parcels included in the 425 Annexation Agreement between the City and Oneida Township (see attached map)

EXISTING LAND USE: Vacant

EXISTING ZONING: “Ag” Agricultural District

PROPOSED ZONING: “R-MD” Single Family Residential & “B-1” Highway Service Districts

PROPERTY SIZE & SHAPE: See attached map

SURROUNDING LAND USES: N: Single Family Residential, Agricultural, GL Public Schools Athletic Field
S: Single Family Residential & Agricultural
E: Single Family Residential
W: Single Family Residential & Agricultural

SURROUNDING ZONING: N: “Ag” Agricultural (City Zoning), “A-1” Agricultural & “R2-A” Medium Density Residential (Township Zoning)
S: “A-1” Agricultural (Township Zoning)
E: “R2-A” Medium Density Residential (Township Zoning)
W: “A-1” Agricultural (Township Zoning)

MASTER PLAN DESIGNATION: The City of Grand Ledge Master plan designates the subject properties for single family residential land use.

SPECIFIC INFORMATION

The subject properties were recently annexed into the City from Oneida Township via a 425 annexation agreement. A 425 agreement is a temporary (up to 50 years) transfer of property from one jurisdiction to another that includes revenue sharing between the 2 affected municipalities. In this case, the agreement is for a term of 50 years and requires that the City annually remit 1 mill on all real and personal property generated by the annexed property to Oneida Township.

Section 220-9 of the Zoning Ordinance states:

“Any area annexed to the City of Grand Ledge shall, immediately upon such annexation, be automatically classified as an AG Agricultural District, until a zoning map for said area has been adopted by the City Council. The Planning Commission shall recommend appropriate zoning for such area within three months after the matter is referred by the City Council.”

The City Council will refer this matter to the Planning Commission at one of its September meetings. There is no specific development plan for the property at this time. The owner of the property has informally requested R-MD, Single Family Residential zoning for the 2 parcels on the south side of Old Saginaw Highway (comprising 152.28 acres) and B-1, Highway Service district zoning for the 2 parcels between Saginaw Highway and Old Saginaw Highway.

ANALYSIS

FUTURE DEVELOPMENT

The current owner of the property anticipates that the 2 parcels on the south side of Old Saginaw Highway will be a single family residential development. The appropriate zoning for this use is R-MD, Single Family Residential, which is what all other existing single family residential neighborhoods in the City are zoned. This zoning is also consistent with the land use patterns being advanced in the Master Plan for the subject property. This can be accomplished by one of two means (site condominium or subdivision plan). In either case, the following minimum development standards will apply:

Minimum Lot Size:	8,450 square feet
Minimum Lot Width:	65 feet
Minimum Building Setbacks:	Front: 25 feet Rear: 35 feet Sides: At least 5 feet on one side and a total of 15 feet for both sides
Minimum House Size:	500 square feet (ground floor area) 960 square feet (total minimum floor area)
Lot coverage:	30% maximum (buildings)
Building height:	25 feet & 2 stories maximum

In addition, both site condominium and subdivision developments must conform to all standards of Article V, Design Standards, and Article VI, Improvements, of Chapter 182 of the City of Grand Ledge Subdivision Ordinance. This includes, but is not limited to:

“66-foot right-of-way, 27-foot bituminous or concrete pavement with integral curb measured from outside of curb to outside of curb, ten-and-one-half-foot separation strip and five-foot concrete sidewalk on each side of roadway, and one foot of space between sidewalk and right-of-way line on each side.”

Curb and gutter, street lights, street trees, fire hydrants, utilities and concrete sidewalks on both sides of the street will be required and must comply with all applicable City Ordinances.

With respect to the 2 parcels between new and old Saginaw Highway, the owner of the property is requesting “B-1” Highway Service zoning, although no uses for the property have been determined at this point. The closest nonresidential zoning to the subject property is the “B-1” district for the Bader & Sons property at the northwest and northeast corners of Saginaw & Old Mill Pond Road. Since there is already a presence of “B-1” zoning in the area, the request to rezone parcels A and B on the attached aerial photographs for “B-1” zoning as well seems to have merit. The primary uses permitted in the “B-1” zoning district are retail and office uses, restaurants, gas stations, car washes, light automobile repair facilities and financial institutions.

COMPLIANCE WITH MASTER PLAN

The City’s Master Plan designates the subject property for low density residential land use. While until recently the subject property has been located in Oneida Township, it is typical for municipalities to master plan areas located contiguous to its borders as the use of those parcels has a direct impact on the City from both a planning and an infrastructure standpoint. In fact, Section 125.3831 of the Michigan Municipal Planning Act specifically authorizes municipalities to do so:

“For a township that on September 1, 2008 had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality.”

Zoning the properties identified on the attached aerial photographs as parcels C & D to R-MD, Single Family Residential is consistent with the Master Plan in all respects. While the proposed “B-1” zoning for parcels A & B is not consistent with specific designation contained in the City Master Plan, it is consistent with some of its goals which are to concentrate commercial uses along principal arterials, particularly in areas where they will have minimal impact on existing and future residential developments. In this case, the area requested for “B-1” zoning will directly adjoin one single family residential parcel to the west and 2 existing single family residential uses located on the south side of Old Saginaw Highway. While some of the uses permitted under the “B-1” district could produce additional noise in the area and traffic along Old Saginaw Highway, any negative impacts on the surrounding residential uses could be significantly mitigated through landscape, screening and buffering and proper access management. Development of the site(s) will require site plan review and approval by the Planning Commission at which time all of the matters will be considered. The Zoning Ordinance contains noise restrictions, will require that lighting is shielded to prevent glare across property lines and will require landscape, screening and buffering is required along all property lines adjacent to a public right-of-way and all property lines adjacent to residential uses.

OTHER

Direct access from the site to M-43 will require approval from the Michigan Department of Transportation.

The Planning Commission must hold a public hearing before making its recommendation to the City Council. By the terms of the 425 Agreement, Oneida Township is to be provided notice and given an opportunity to comment at all public hearings regarding zoning matters involving the subject property.

RECOMMENDATION

Staff recommends that the Parcels identified as “A” & “B” on the attached aerial photograph be rezoned from “Ag” Agricultural to “B-1” Highway Service and that Parcels “C” & “D” be rezoned from “Ag” Agricultural to “R-MD” Single Family Residential.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



- 159.28 acres total – includes right-of-way (acreage shown was taken from Oneida Township Assessor's records)
- The parcel labels (A-D) are only for use in identifying the parcels for zoning purposes and do not correspond to parcel labels that may be contained in any other documents relative to the subject properties





030-015-200-001-14

139.280 acres

Parcel D

STONE BLUFF DR

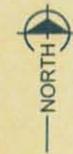
AG



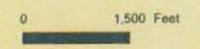
North

Map 4
Future Land Use
Grand Ledge Master Plan
City of Grand Ledge, Michigan

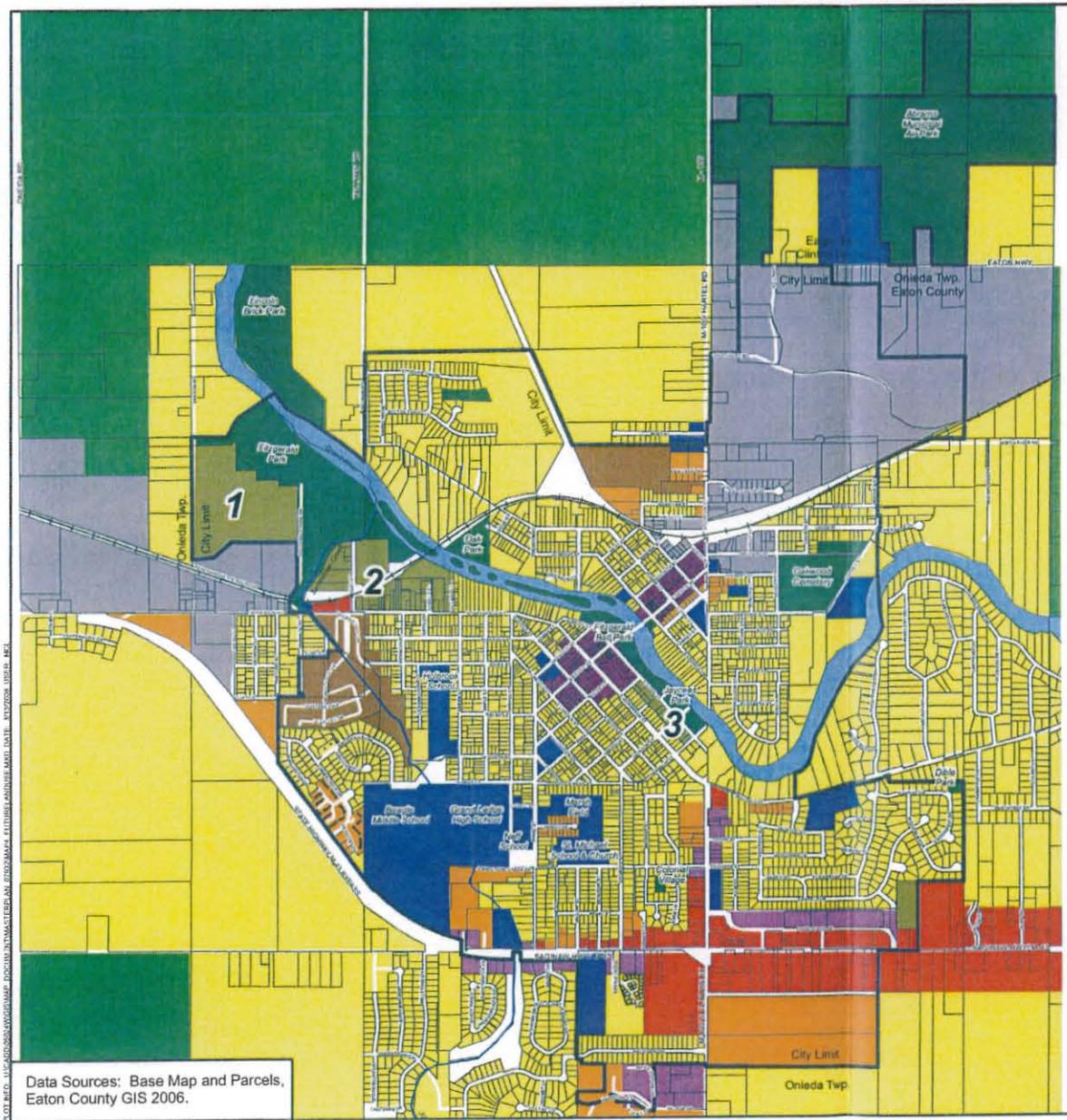
- Legend**
- Single Family Residential
 - Planned Residential
 - Multiple Family Residential 2+ Units
 - Mobile Home Community
 - Central Business District
 - Commercial/Highway Services
 - Office
 - Industrial
 - Institutional: Churches, Schools, Public Facilities
 - Public Open Space/Airport, City & County Parks, Cemeteries
 - Agricultural



March, 2008



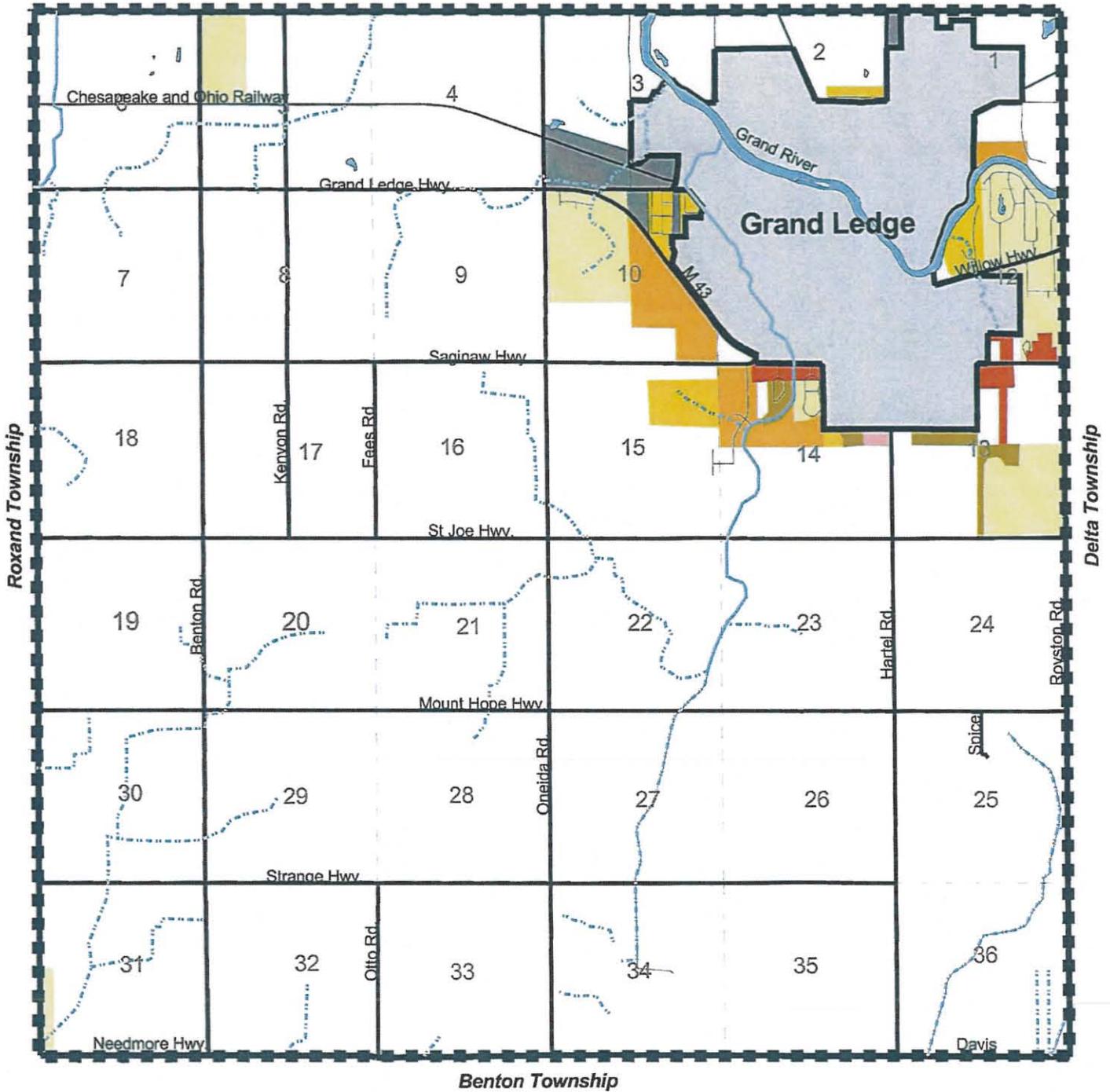
fishbeck, thompson, carr & huber, inc.



Data Sources: Base Map and Parcels,
 Eaton County GIS 2006.

FILE NO.: I:\GIS\PROJECTS\GISMAP_DOCUMENTS\LANDUSE\LANDUSE.MXD DATE: 11/20/08 USER: MJE

Clinton County



Zoning

Oneida Township
Eaton County, Michigan

- | | | | |
|---|---|--|--------------------------------|
|  | A-1: Agricultural |  | RM-1: High Density Residential |
|  | R1-A: Low Density Residential |  | B-1: Local Business |
|  | R1-B: Medium Density One & Two Family Residential |  | B-2: General Business |
|  | R2-A: Medium Density Residential |  | M1: Light Industrial |

Source: LSL Planning,
Tri-County Planning Commission



LSL
LANGRISH
STRADER
LEBRANC
ASSOCIATES, INC.



STATE OF MICHIGAN
RUTH JOHNSON, SECRETARY OF STATE
DEPARTMENT OF STATE
LANSING

August 19, 2015

Mr. Gregory Newman, City Clerk
City of Grand Ledge
310 Greenwood St., City Hall
Grand Ledge, MI 48837

RE: Conditional Transfer of Property

Dear Mr. Newman:

This letter serves to acknowledge the Office of the Great Seal's receipt on August 5, 2015, of the filing of the conditional transfer of property pursuant to Public Act 425 of 1984, as amended, from Oneida Township to the City of Grand Ledge. The receipt date is the effective date of this boundary change. This filing is designated as Job Number 15-412.

All property descriptions for any boundary changes are reviewed by the Michigan Department of Transportation (MDOT), and then published annually in the Michigan Public and Local Acts manual. If any property description is found inaccurate by MDOT, this office will contact you at that time and request a corrected description, which will not impact the effective date of the boundary change.

*****No further acknowledgment will be sent*****

Sincerely,

Lucinda J. Shelton, Departmental Technician
Bureau of Elections/Office of the Great Seal
Telephone: 517-241-1832

cc: Oneida Township Clerk
Eaton County Clerk
Michigan Department of Labor and Economic Growth, State Boundary Commission
Michigan Department of Technology Management and Budget, Center for Shared Solutions
& Technology Partnerships
Michigan Department of Treasury, Office of Revenue and Tax Analysis
Michigan Department of Transportation, Bureau of Transportation Planning
U.S. Bureau of the Census

Office of the Great Seal Job Number: 15-412

Cities
Eaton County

In the matter of the conditional transfer of certain property located in Oneida Township to the City of Grand Ledge. Conditionally transferred in accordance with the provisions of Public Act 425 of 1984, as amended the following described property:

A parcel of land in the Southwest 1/4 of Section 11, the Northwest 1/4 of Section 14, and the Northeast 1/4 of Section 15, T4N, R4W, Oneida Township, Eaton County, Michigan, the surveyed boundary of said parcel described as: Beginning at the Southwest corner of said Section 11; thence S89°43'43"E along the South line of said Section 11 a distance of 119.96 feet; thence N00°02'54"W parallel with the West line of said Section 11 a distance of 363.00 feet; thence N89°43'43"W parallel with said South line 119.96 feet to said West line; thence N00°02'54"W along said West line 443.21 feet to the Southerly right-of-way line of M-43; thence Southeasterly 1180.61 feet along a curve to the left, said curve having a radius of 3009.79 feet, a delta angle of 22°28'29", a chord of 1173.05 feet bearing S54°07'13"E; thence S00°03'43"E 123.20 feet to said South line; thence N89°43'43"W West along said South line 504.79 feet to the Northwest corner of Fieldstone Farms No. 4, a subdivision of the Northwest 1/4 of said Section 14 as recorded in Liber 13 of plats, Pages 145-147, Eaton County Records; thence along the Westerly line of said Fieldstone Farms No. 4 the following three courses: S00°16'17"W 322.52 feet; N89°43'52"W 75.66 feet; S00°27'08"E 297.03 feet to the Northeast corner of Fieldstone Farms No. 3, a subdivision of the Northwest 1/4 of said Section 14 as recorded in Liber 13 of plats, Pages 90-92, Eaton County Records; thence along the Northerly line of said Fieldstone Farms No. 3 the following three courses: N89°43'52"W 155.92 feet; N88°26'13"W 66.03 feet; S89°52'23"W 146.98 feet to the Northwest corner of said Fieldstone Farms No. 3 at a point on the East line of said Section 15; thence S00°07'45"E along said East line 2026.49 feet to the East 1/4 corner of said Section 15; thence N89°57'44"W along the East-West 1/4 line of said Section 15 a distance of 2646.93 feet to the center of said Section 15; thence N00°02'58"W along the North-South 1/4 line of said Section 15 a distance of 2653.65 feet to the North 1/4 corner of said Section 15; thence S89°47'12"E along the North line of said Section 15 a distance of 576.15 feet; thence S00°02'58"E parallel with said North-South 1/4 line 528.00 feet; thence S89°47'14"E parallel with said North line 619.86 feet; thence N00°07'45"W parallel with said East line 528.00 feet to a point on said North line; thence S89°47'14"E along said North line 66.00 feet; thence S00°07'45"E parallel with said East line 528.00 feet; thence S89°47'14"E parallel with said North line 1052.00 feet; thence N00°07'45"W parallel with said East line 528.00 feet to a point on said North line; thence S89°47'14"E along said North line 330.00 feet to the point of beginning; said parcel containing 154.52 acres more or less; including 1.70 acres more or less presently in use as public right of way; said parcel subject to all easements and restrictions if any.

**AGREEMENT FOR CONDITIONAL TRANSFER OF PROPERTY
PURSUANT TO 1984 P.A. 425**

THIS AGREEMENT made this 22 day of June, 2015, between **THE CHARTER TOWNSHIP OF ONEIDA**, a Michigan charter township organized and operating under the provisions of the Michigan Charter Township Act, MCL 42.1, *et seq.*, as amended, whose principal offices are located at 11041 Oneida Road, Grand Ledge, Michigan 48837 (hereinafter referred to as the "Township") and **THE CITY OF GRAND LEDGE**, a Michigan city organized and operating under the provisions of the Home Rule City Act, MCL 117.1, *et seq.*, as amended, whose principal offices are located at 310 Greenwood Street, Grand Ledge, Michigan 48837 (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, the Township and the City (individually, each a "Party" or a Municipality" and collectively, the "Parties" or the "Municipalities") are local units of government as defined by PA 1984 No. 425 as amended, (MCL 124.21, *et seq.*) (hereafter "Act 425"); and

WHEREAS, Act 425 permits local units to conditionally transfer property by agreement for purposes of promoting and constructing an economic development project as defined in Section 1A of Act 425; and

WHEREAS, the Municipalities have proposed that certain property described herein shall be conditionally transferred from the Township to the City in accordance with Act 425 to promote construction and extension of improvements and infrastructure, including sanitary sewer and potable water, to properties included within the area subject to this Agreement for development (hereafter the "Transferred Area"); and

WHEREAS, the Municipalities find and agree that the conditional transfer of the Transferred Area pursuant to this Agreement will promote and assist in economic development and create a benefit to the citizens of the Municipalities and will enhance the prevention of unemployment, the need to promote economic development, and the tax base of the Parties; and

NOW THEREFORE and pursuant to Act 425, the Parties agree as follows:

**ARTICLE I
DEFINITIONS AND REPRESENTATIONS**

Section 1.1. Definitions.

- A. "Agreement" means this Agreement for Conditional Transfer of Property.
- B. "Transferred Area" means that portion of Oneida Charter Township as legally described in Exhibit A and graphically depicted in Exhibit B which is conditionally transferred pursuant to this Agreement from the Township to the City.

Section 1.2. Representations.

The Parties represent that, in addition to the proposal for conditional transfer of property and formulating this Agreement pursuant to Act 425, the Parties have considered the following factors:

- A. Composition of the population; population density; land area and land uses; assessed valuation; topography, natural boundaries, and drainage basins; and the past and probable future growth, including population increase and business; commercial and industrial development in the area to be transferred. Comparative data for the transferring local unit and the portion of the local unit remaining after transfer has also been considered.
- B. The need for organized community services; the present costs and adequacy of governmental services in the area to be transferred; the probable future needs for services; the practicability of supplying such services in the area to be transferred; the probable effect of the proposed transfer and of alternative courses of action on the costs and adequacy of services in the area to be transferred and on the remaining portion of the local unit from which the area will be transferred; the probable change in taxes and tax rate in the area to be transferred in relation to the benefits expected to accrue from the transfer; and the financial ability of the local unit responsible for services in the area to provide and maintain those services.
- C. The general effect upon the local units of the proposed action; and the relationship of the proposed action to any established city, village, township, county, or regional land use plans.

**ARTICLE II
TRANSFER OF PROPERTY AND JURISDICTION**

Section 2.1. Transfer of Property.

The Transferred Area consists of approximately one hundred fifty-four and 52/100 (154.52) acres and as of the date of this Agreement is conditionally transferred from the Township to the City. The boundaries of the City are hereby modified and extended to include the Transferred Area. Except as otherwise provided herein, the Transferred Area shall be under the jurisdiction of the City for all purposes permitted by Act 425 and, except as otherwise provided herein, the City shall have the right and duty to exercise all of the rights and powers permitted by law for Michigan cities with respect to said Transferred Area. The parties agree to proceed with due diligence and good faith to legally achieve and finalize the conditional transfer of the Transferred Area.

Section 2.2. Jurisdiction After Termination, Expiration Or Non-Renewal of This Agreement.

Upon the termination, expiration or non-renewal of this Agreement, the Transferred Area shall become permanently part of the City and for all purposes be within the jurisdiction of the City. It is understood that the Municipalities shall have all rights provided in the enforcement of

contracts and, if one Party shall fail to perform an obligation under this Agreement after written notice of said breach and failure to cure within ninety (90) days thereafter, the other Party may by Resolution declare the Agreement to be terminated and may in its sole discretion pursue any remedies as provided by law or equity, including, but not limited to, claims for rescission, mandamus, injunction, damages, and specific performance.

This Agreement may also be terminated prior to its expiration upon the mutual agreement of the Municipalities, which written agreement shall determine whether the Transferred Area shall be returned to the Township or remain in the City. The foregoing notwithstanding, all of the Transferred Area that is subject to a special assessment shall remain subject to the special assessment bond obligation, if any, or lien associated with said special assessment and shall be subject to the levy and collection of said special assessment(s) until the bonds are paid or defeased or the lien is otherwise discharged.

Section 2.3. Effect of Termination on Utilities.

- A. Regardless of termination of this Agreement, nothing herein shall be construed as transferring or divesting ownership of water and sanitary sewer appurtenances from the utility service provider.
- B. After termination, the providers of utility services are authorized to continue to provide such service to users within the Transferred Area at the customary rates and charges levied as to other similarly situated customers for the same service.

Section 2.4. Jurisdiction, Governmental Services and Infrastructure.

- A. Utilities. Public water and sanitary sewer service shall be provided by or through the City or parties with whom the City has contracted for such service.
- B. Governmental Services. The Transferred Area shall receive law enforcement, fire protection, assessing, and other governmental services provided by the City except as otherwise provided herein. In addition, the Transferred Area shall be subject to City zoning and building regulations and ordinances, and the owners of the Transferred Area shall be required to obtain such building and building related land use and structural use permits as may be required by the ordinances of the City.
- C. Other Governmental Services. Nothing in this Agreement shall be construed as modifying or in any way affecting the rights and duties of the Eaton County Drain Commissioner with respect to the Transferred Area.

Section 2.5. Applicability and Enforcement of Ordinances.

The Transferred Area shall be treated as being within the boundaries of the City and subject to all City ordinances, rules, and regulations now in existence or which may hereafter be adopted or enacted during the term of this Agreement, and any renewal thereof. The City shall be

responsible for the enforcement of all such ordinances, rules, and regulations. Provided, however, that this Agreement shall not be construed to limit the jurisdiction of any department, law enforcement officers, or fire officials relating to the enforcement of any state statute. Venue for prosecution of violations of the City ordinances shall be in the 56-A District Court.

Section 2.6. Zoning Of Transferred Area.

For purposes of any site plan review, special land use permit, or rezoning of the Transferred Area, the Township shall be entitled to notice of all relevant proceedings and shall have standing to appear and be heard at any public hearing relating to the applications or proceedings relating to such rezoning, special land uses, and site plan review. Upon reversion of the Transferred Area to the Township as a result of termination due to a breach by the City as described above, the Transferred Area shall retain its then-effective zoning classification but shall be subject to the Zoning Ordinance provisions of the Township that most closely resemble the City zoning classification as determined by the Township Zoning Board of Appeals until such time as the Township Board shall rezone the Transferred Area.

Section 2.7. Taxes.

- A. For purposes of property taxation, the Transferred Area shall be taxed at the City rates.
- B. From and after the effective date of this Agreement, the Transferred Area shall be treated as being within the boundaries of the City for purposes of special assessments.

Section 2.8. Utility Rates.

All rates, charges and fees for sanitary sewer, water, and electrical service shall be levied, collected, and enforced in accordance with the charges, fees, and rate structure of the utility provider providing such services and as may be adjusted from time to time pursuant to the authority granted to said providers by ordinance or statute.

Section 2.9. Utility and Infrastructure Right of Way.

Utility easements and rights-of-way shall not be terminated or impaired as a result of any reversion of the Transferred Area to the Township, and all such easements and rights of the property owners to receive such utility services shall continue after such reversion and shall not be terminated, except upon non-payment of fees or charges by the property owner/user.

Section 2.10. Voting.

Qualified electors, if any, residing within the Transferred Area shall, for all purposes, be considered qualified electors of the City and entitled to vote on all City, State, and Federal matters therein. Said electors shall, in addition, be entitled to vote on Eaton County matters, if any.

Section 2.11. Streets and Roads.

The City shall have responsibility for all public roads and rights of way within the Transferred Area and shall be entitled to apply for, receive, and retain all funds related to public roads and rights-of-way under its jurisdiction within the Transferred Area.

**ARTICLE III
TAX RATES AND ALLOCATION**

Section 3.1. Taxing Jurisdiction.

As described in Section 2.7, commencing with the first tax year following the date of the execution of this Agreement, all non-exempt real and personal property within the Transferred Area shall be assessed and taxed at the ad valorem property tax rate levied by the City.

Section 3.2. Revenue Allocation.

The City shall in each year remit to the Township the revenue generated by the levy of 1.0 mill on all real and personal property upon which a tax is levied by the City within the Transferred Area.

Section 3.3. Other Sources of Revenue.

All gifts, grants, bequests, or other funds from any public or private source given in connection with the Transferred Area or economic development within the Transferred Area shall belong to the City.

**ARTICLE IV
TERM AND TERMINATION**

Section 4.1. Term.

The term of this Agreement and the conditional transfer of the Transferred Area from the Township to the City as described in Exhibit A shall extend for a term of fifty (50) years from the Effective Date of this Agreement as provided in Section 5.1.

**ARTICLE V
EFFECTIVE DATE**

Section 5.1. Effective Date.

This Agreement shall be effective as of the day and date set forth above and upon satisfactory completion of the following preconditions:

- A. The Agreement shall be approved and executed by the authorized City and Township officials.

Section 6.3. No Waiver.

The failure of either Party to insist upon the strict performance of any covenant or obligation set forth in this Agreement shall not be deemed to be a waiver of such Party's right to demand strict compliance therewith in the future.

Section 6.4. Headings.

Titles or captions of articles and sections contained in this Agreement are inserted only as a matter of convenience and for reference and in no way shall define, limit, extend, or describe the scope of this Agreement or any provision thereof.

Section 6.5. Entire Agreement.

This Agreement including the Exhibits attached hereto which are incorporated and made a part hereof contains the entire Agreement between the Municipalities with respect to the subject matter hereof, and all prior understandings, whether written or oral, are superseded and are merged herein. Neither Municipality has made any representation except those expressly set forth in this Agreement, and no rights or remedies are or shall be acquired by either Party by implication or otherwise, unless set forth herein.

Section 6.6. Force Majeure.

In the even of any delay in the performance by either of the Municipalities of their obligations under this Agreement due to unforeseeable causes beyond the control of said Parties and without the fault or negligence of said Party, including, but not restricted to, acts of God or the public enemy, acts of the Federal, State or County Government, acts of the judiciary, fires, floods, or other disaster casualty, the time for performance of such obligation shall be extended for the period of said forced delay. Provided, however, that the party seeking the benefit of this section shall, within fourteen (14) days after the beginning of such forced delay, have first notified the other Party of the causes thereof and request an extension for the period of said delay. Said extension shall not, however, extend the terms of this Agreement beyond its normal expiration date.

Section 6.6. Successors.

This Agreement shall be binding upon the successors in interest of the parties hereto and shall inure to the benefit of the Parties and their successors and assigns.

Section 6.7. Severability.

In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of this Agreement, which shall remain in full force and effect and enforceable in accordance with its terms, except that in the event this Agreement is held to be void by a court of competent jurisdiction, the Transferred Area shall return to Oneida Charter Township's complete jurisdiction, except for the providers' rights relating to utility services to the facilities within the Transferred Area. If, because of the invalidity of any part of this Agreement, either Party determines that the purpose and intent of

the Agreement has failed, the parties shall re-negotiate in good faith to amend the Agreement to make it valid and satisfactory to both parties, or the Agreement may be terminated as provided herein.

Section 6.8. Counterparts.

This Agreement may be executed in any number of counterparts and all such counterparts shall be deemed originals and together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, Oneida Charter Township and the City of Grand Ledge, by and through their duly authorized representatives, have executed this Agreement as of the day and date set forth above.

Witnessed:

Melissa A. Heschka

**ONEIDA CHARTER TOWNSHIP,
a Michigan charter township**

By: DF Cooley
Donald F. Cooley, Supervisor

And: C.M. Cooley
C.M. Cooley, Clerk

Witnessed:

Kalmin Smith

**CITY OF GRAND LEDGE,
a Michigan home rule city**

By: Kalmin D Smith
Kalmin Smith, Mayor

And: Gregory Newman
Gregory Newman, Clerk

EXHIBIT "A"

Legal Description

A parcel of land in the Southwest 1/4 of Section 11, the Northwest 1/4 of Section 14, and the Northeast 1/4 of Section 15, T4N, R4W, Oneida Township, Eaton County, Michigan, the surveyed boundary of said parcel described as: Beginning at the Southwest corner of said Section 11; thence S89°43'43"E along the South line of said Section 11 a distance of 119.96 feet; thence N00°02'54"W parallel with the West line of said Section 11 a distance of 363.00 feet; thence N89°43'43"W parallel with said South line 119.96 feet to said West line; thence N00°02'54"W along said West line 443.21 feet to the Southerly right-of-way line of M-43; thence Southeasterly 1180.61 feet along a curve to the left, said curve having a radius of 3009.79 feet, a delta angle of 22°28'29", a chord of 1173.05 feet bearing S54°07'13"E; thence S00°03'43"E 123.20 feet to said South line; thence N89°43'43"West along said South line 504.79 feet to the Northwest corner of Fieldstone Farms No. 4, a subdivision of the Northwest 1/4 of said Section 14 as recorded in Liber 13 of plats, Pages 145-147, Eaton County Records; thence along the Westerly line of said Fieldstone Farms No. 4 the following three courses: S00°16'17"W 322.52 feet; N89°43'52"W 75.66 feet; S00°27'08"E 297.03 feet to the Northeast corner of Fieldstone Farms No. 3, a subdivision of the Northwest 1/4 of said Section 14 as recorded in Liber 13 of plats, Pages 90-92, Eaton County Records; thence along the Northerly line of said Fieldstone Farms No. 3 the following three courses: N89°43'52"W 155.92 feet; N88°26'13"W 66.03 feet; S89°52'23"W 146.98 feet to the Northwest corner of said Fieldstone Farms No. 3 at a point on the East line of said Section 15; thence S00°07'45"E along said East line 2026.49 feet to the East 1/4 corner of said Section 15; thence N89°57'44"W along the East-West 1/4 line of said Section 15 a distance of 2646.93 feet to the center of said Section 15; thence N00°02'58"W along the North-South 1/4 line of said Section 15 a distance of 2653.65 feet to the North 1/4 corner of said Section 15; thence S89°47'12"E along the North line of said Section 15 a distance of 576.15 feet; thence S00°02'58"E parallel with said North-South 1/4 line 528.00 feet; thence S89°47'14"E parallel with said North line 619.86 feet; thence N00°07'45"W parallel with said East line 528.00 feet to a point on said North line; thence S89°47'14"E along said North line 66.00 feet; thence S00°07'45"E parallel with said East line 528.00 feet; thence S89°47'14"E parallel with said North line 1052.00 feet; thence N00°07'45"W parallel with said East line 528.00 feet to a point on said North line; thence S89°47'14"E along said North line 330.00 feet to the point of beginning; said parcel containing 154.52 acres more or less; including 1.70 acres more or less presently in use as public right of way; said parcel subject to all easements and restrictions if any.

Section 220-36 Uses permitted subject to special conditions.

- F. BOARDING OR LODGING HOUSES WHERE, BY PREARRANGEMENT AND FOR DEFINITE PERIODS OF TIME, TRANSIENT GUESTS ARE PROVIDED A SLEEPING ROOM AND BOARD IN RETURN FOR PAYMENT SHALL BE PERMITTED SUBJECT TO THE FOLLOWING CONDITIONS:
- (1) AT LEAST ONE ON-SITE PARKING SPACE IS PERMITTED FOR EACH ROOM.
 - (2) 24 ON-SITE MANAGEMENT IS PROVIDED WHEN ONE OR MORE OF THE ROOMS ARE OCCUPIED.
- G. ACCESSORY STRUCTURES CUSTOMARILY INCIDENTAL TO THE ABOVE PERMITTED USES SUBJECT TO THE FOLLOWING CONDITIONS:
- (1) ACCESSORY STRUCTURES ARE PERMITTED IN A REAR YARD ONLY.
 - (2) AN ACCESSORY STRUCTURE MUST BE LOCATED DIRECTLY BEHIND THE BUILDING CONTAINING THE PRINCIPAL USE TO WHICH IT IS ASSOCIATED.
 - (3) NO MORE THAN ONE ACCESSORY STRUCTURE PER PARCEL SHALL BE PERMITTED.
 - (4) ACCESSORY STRUCTURES MAY NOT OBSTRUCT OR IN ANY WAY INTERFERE WITH PEDESTRIAN OR EMERGENCY VEHICLE ACCESS TO THE BUILDING.
 - (5) ACCESSORY STRUCTURES CANNOT BE LOCATED ON A TRAILER OR OTHER MOBILE DEVICE.
 - (6) ACCESSORY STRUCTURES MUST BE COMPLETED ENCLOSED.
 - (5) ACCESSORY STRUCTURES MUST COMPLY WITH THE DESIGN FOLLOWING STANDARDS:
 - A. ALL ACCESSORY STRUCTURES MUST HAVE A PITCHED ROOF.
 - B. UNFINISHED WOOD AND METAL ARE NOT PERMITTED ON THE EXTERIOR OF THE STRUCTURE.
 - C. METAL IS ONLY PERMITTED ON THE EXTERIOR OF THE STRUCTURE IF IT DESIGNED TO BE AESTHETICALLY APPROPRIATE AND COMPATIBLE WITH THE CENTRAL BUSINESS DISTRICT.

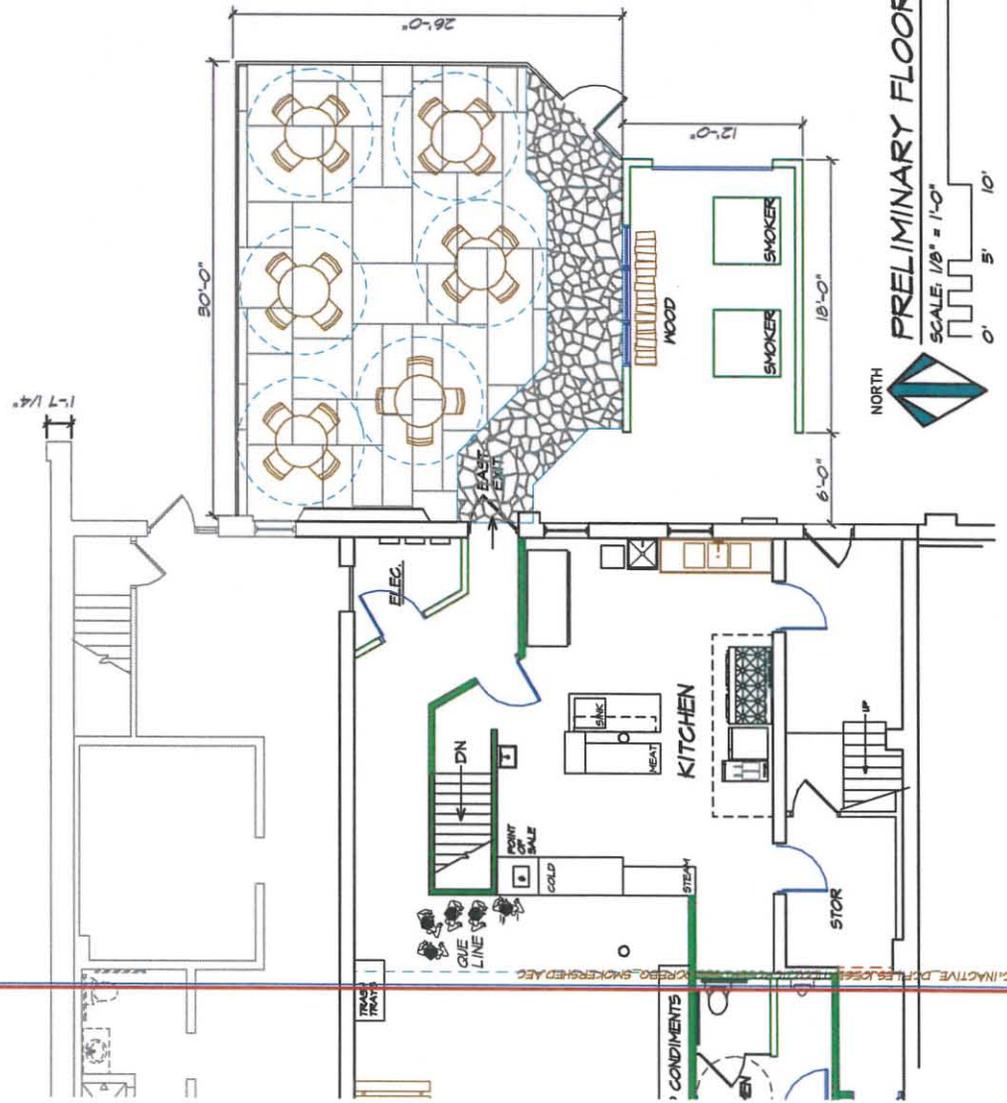
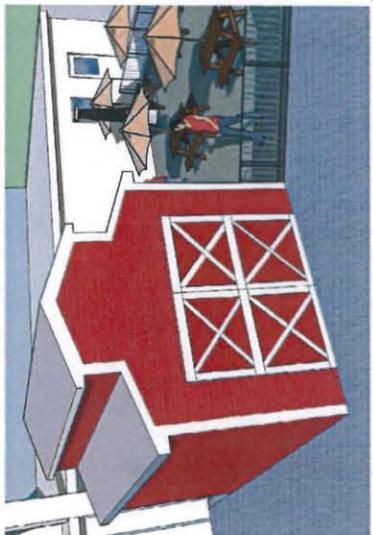


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 VERSION: 02/24 V. 17
 PLT DATE:
 THURSDAY, JULY 23, 2015
 DRAWN BY:
 FBH

SMOKER SHED AND PATIO
Crossroad Barbeque
 221 S. BRIDGE ST.
 GRAND LEDGE, MI

**ROCKWOOD
 SMOKER
 DESIGN
 PETER B. HOLZ
 ARCHITECT**
 2215 Burcham Drive
 East Lansing, Michigan 48823
 (517) 290-6780
 pete@rockwood3.com

SHEET TITLE	PROPOSED PLAN AND 5D VIEWS
SHEET NO.	A-1
LATEST DATE: FOR REVIEW TH 25 JULY 2015	
PROJECT NUMBER	15-69



PRELIMINARY FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 5' 10' 25'





Chapter 1: Introduction

WHY DOES THE CITY OF GRAND LEDGE NEED A MASTER PLAN?

Grand Ledge is almost fully developed, ALTHOUGH A FEW LARGE TRACTS OF VACANT LAND STILL EXIST ALONG THE CITY BOUNDARY LINES. THE CITY OF GRAND LEDGE IS CHARACTERIZED BY an attractive historic downtown, outstanding neighborhoods of both historic and contemporary homes, SIGNIFICANT NATURAL RESOURCES THAT PROVIDE UNIQUE RECREATIONAL OPPORTUNITIES and a high quality of life FOR ITS RESIDENTS. At first glance, it might appear THAT planning for the future is not needed, but things are not static here. There is always change and always opportunity for improvement. This master plan reflects the desire to guide the future rather than just react to individual situations. A sound master plan helps ensure THAT decisions made on development, redevelopment, transportation, parks and various capital improvements PROJECTS will help preserve the City's many admirable qualities while addressing THE things that can be enhanced.

This plan DEMONSTRATES THE CONTINUED commitment of City officials and citizens to protect the residential character of the community, improve and diversify its business corridors, and coordinate public improvements to support the community's vision for the future. Recommendations in this plan are based on an evaluation of existing conditions, issues and goals that were identified by the public and officials through the planning process, and an analysis of options to meet those goals. The City's aspirations and future land use plan will assist City leaders in making balanced and thoughtful decisions which consider the long-term results for the community. These community-wide implications may not be immediately apparent to the individual property owner or citizen, but the impacts of each decision are linked and become visible over time.

The master plan can be viewed as a community blueprint for the future. Among the reasons to update the Grand Ledge Master Plan include:

- ❖ Grand Ledge has created an identity for itself based in large part on its residential character and “small town” atmosphere. The plan describes a multitude of actions to ensure this residential identity will ~~remain~~ BE PRESERVED. The overall framework provided in a master plan, combined with sound decisions by City officials can ensure this vitality is maintained and enhanced.
- ❖ The City’s prosperity is directly related to decisions on land use, recreation, traffic, public facilities and services, business corridors and decisions outside its borders. The planning process provides a forum to evaluate those related elements together, rather than separately.
- ❖ The master plan provides a legal foundation for zoning and other regulations on the type, intensity, arrangement and timing of development. The plan is established to balance the rights of individual land owners with the rights of adjacent landowners and the community overall. Therefore, the plan supports the protection of community values from a legal standpoint, as set forth in the state planning and zoning acts.
- ❖ The plan provides an outline of the following specific strategies:
 1. Ensure new development, renovations and redevelopment is compatible with the existing historic character, including land uses, site design and building architecture.
 2. Balance land uses to provide a sound tax base for community facilities and services.
 3. Invigorate the community’s most unique built feature - the downtown.
 4. Carefully manage land uses and access along major roadways to provide vibrant, safe and attractive corridors through the city.
 5. Maintain and expand the non-motorized pathway system and arrange land uses to ensure Grand Ledge is a “walkable” community.
 6. Promote both public and private investments to retain the neighborhood character.
 7. Preserve and emphasize the City’s greatest natural asset, the Grand River.
 8. Preserve the historic heritage of the downtown and neighborhoods.
 9. Continue wise public investment in community facilities and improve delivery of emergency and other city services for today and tomorrow.
 10. Provide specific direction for proper development of large vacant sites.
 11. Upgrade the transportation system for both motorized and non-motorized travel using the best traffic management tools available and through coordination with the MDOT.

GRAND LEDGE MASTER PLAN

- ❖ The plan assembles suggestions and recommendations from a variety of sources such as the DDA, the 1998 Non-Motorized Pathway Plan, the 1997-2001 Parks and Recreation COMPREHENSIVE Plan, the road extension plan and a “Walkability Audit” by a specialist from Florida.

In order to ensure the plan continues to accomplish the above described intentions, the City is committed to taking on two very important responsibilities. The first of which is continuing to follow the implementation strategies outlined in the plan. The City officials should meet together at the beginning of each calendar year, fiscal year or when the fiscal budget is being planned to develop an annual action plan. This will set a framework for the specific tasks to complete within the given time period. These tasks will be directly linked to the goals and recommendations contained in this document. Grand Ledge officials will maintain a status of these projects throughout the year through status reports and joint meetings.

The second responsibility of the City is to continue to evaluate the goals and recommendations of the plan to ensure they are consistent with existing community conditions and development trends. As a result, specific sub areas plans may be necessary or Master Plan amendments may also be appropriate.



Chapter 2: Community Profile

Located just ten miles west of the City of Lansing, the City of Grand Ledge covers an area THAT IS roughly 1.85 square miles. Grand Ledge was first settled in 1848. The City was first known as “Big Rocks” by the Ojibwa Indians. “Grand Ledge” became the official name in 1850 when local settlers petitioned the legislature to create a post office in the City. The name comes from the ledges of rock found along the Grand River that runs through the City.

As the City grew, residential neighborhoods developed generally south of the Grand River and businesses were established along the north side, close to the railroad. Over time, the central business district expanded along both sides of the river, surrounded by single family neighborhoods. The availability of public utilities allowed the City to develop more densely than the surrounding townships. Improvements to the highway system made it more convenient to live in Grand Ledge and work elsewhere, and vice versa.

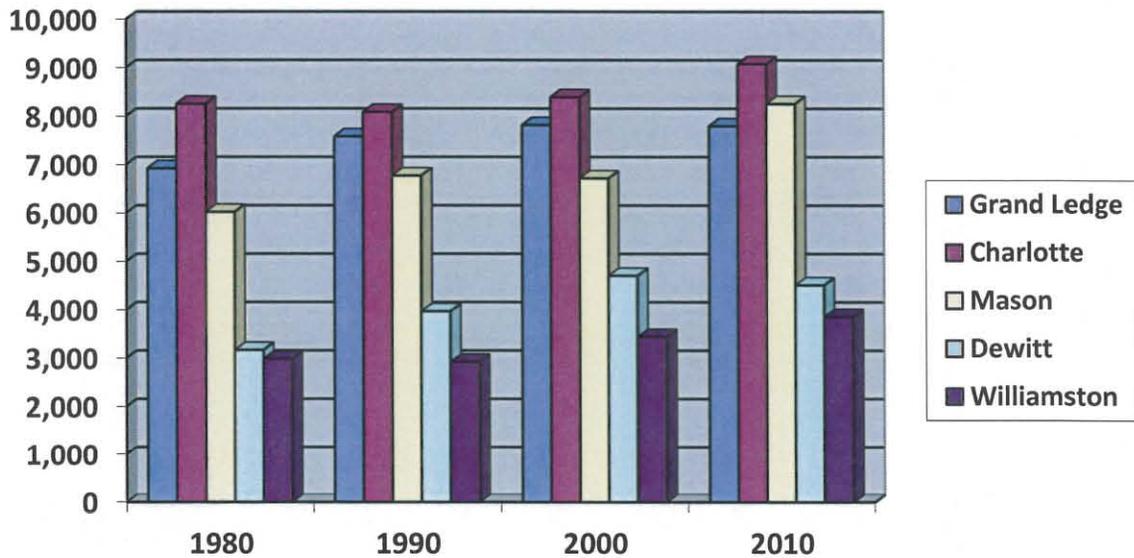
Prospective residents were, and continue to be, attracted to the small town environment LOCATED IN CLOSE PROXIMITY TO ~~so near~~ Lansing’s major employment centers. Today’s population includes many who live in Grand Ledge but work in Lansing or somewhere else outside the City. With the ever increasing development in the Lansing area due to expansion of governmental employment, the auto industry and other emerging industries, the City has been impacted as seen in its population, traffic and economic growth.

This section provides some general statistical information and comparisons to other communities. Generally, Grand Ledge is about average statistically when compared to similar sized cities in the Lansing area. Much of this information is based on figures in the most recent U.S. Census (1990 2010), supplemented with projections from the Tri-County Regional Planning Commission. ~~Comparisons can be updated once the 2000 census is available in about two years.~~

POPULATION CHARACTERISTICS

The 1990 2010 Census reported the population of Grand Ledge to be 7,786 persons. The City grew at a steady pace between 1960 and 1980 with a slow down between 1980 and 1990 due to the unavailability of land for residential development. THE CITY EXPERIENCED A SLIGHT (1%) INCREASE IN POPULATION BETWEEN 1990 AND 2000 AND A SLIGHT (-2.3%) DECREASE IN POPULATION BETWEEN 2000 AND 2010.

TABLE 1



Source: United States Census Bureau

THE TRI-COUNTY REGIONAL PLANNING COMMISSION PROJECTS A 7.8% POPULATION INCREASE BETWEEN 2010 AND 2020. The increases in population that have occurred over the past several decades and the projected increase over the next few years are due to annexations of surrounding property, residential developments currently under construction and available vacant land.

As part of this profile, the demographics of communities comparable to Grand Ledge, as determined by the planning commission were considered. The comparable communities include Dewitt, Charlotte, Williamston AND Mason, and Oneida Township. Table 1 and ZTHE above chart TABLE illustrates the population trends and projections of those FOR THESE communities compared to Grand Ledge in 1999 FROM 1980-2010. Most show a noticeable, yet manageable increase in population growth, consistent with Grand Ledge. AS THE ABOVE TABLE ILLUSTRATES, THE POPULATION CHANGES AMONG THE VARIOUS

COMMUNITIES ARE RELATIVELY COMPARABLE.

This steady increase is due to recent annexations of surrounding property, residential developments currently under construction and available vacant land. Population estimates and projections for surrounding communities, and Grand Ledge from 1970 to 1990, were based on information provided by the U.S. Census Bureau and Tri-County Regional Planning. The population projections for Grand Ledge 2000-2020 were based on average building permit information provided by the Building and Zoning Department.

*Table 2
Population Trends in Grand Ledge and Surrounding Communities, 1980-2010*

	% Change 1980 - 1990	% Change 1990 - 2000	% Change 2000 - 2010*
<i>Grand Ledge</i>	9.28%	10.52%	-0.3%
<i>DeWitt City</i>	25.24%	18.6%	-4.1%
<i>Charlotte</i>	-2.0%	3.8%	8.2%
<i>Mason</i>	12.4%	-0.8%	22.9%
<i>Williamston City</i>	-2.0%	17.8%	12.0%
<i>Eaton County</i>	5.1%	11.6%	4.0%

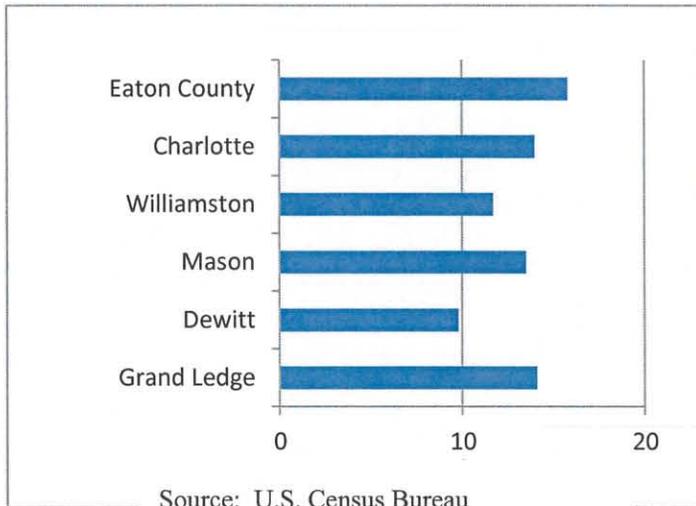
Sources: U.S. Census Bureau

**Table 2 3
2000 2010 Persons per Household
Grand Ledge and Surrounding
COMPARABLE Communities**

Grand Ledge	2.04	2.36
Dewitt	2.32	2.60
Mason	1.97	2.26
Charlotte	1.92	2.53
Williamston	2.10	2.35
Eaton County	1.95	2.45

Household Size. Table 2 3 indicates the 2000 2000 2010 household sizes for Grand Ledge and comparable communities. The slow-projected growth rate for Grand Ledge can be partially explained by a recent trend toward smaller larger household sizes, i.e. fewer more persons per dwelling unit than in years past THE PAST FEW DECADES. This means the city will need to add dwelling units just to maintain its current population CITY'S POPULATION WILL EXPERIENCE SOME POPULATION GROWTH EVEN WITHOUT THE ADDITION OF MORE DWELLING.

Table 4
Percent of Population
65 Years and Older, 2010

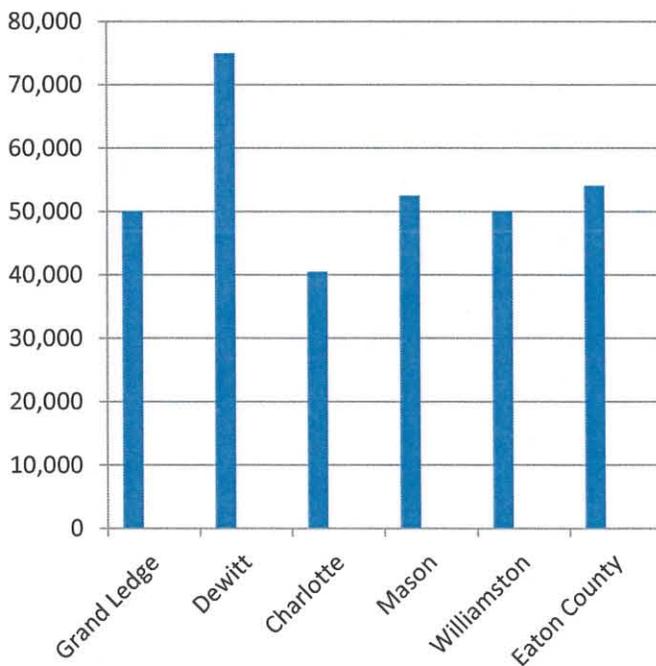


Age Distribution. The median age in Grand Ledge in 2000 2010 was reported at 35.7 40.3 years, similar to surrounding communities and Eaton County overall. COMPARED TO 35.7 YEARS IN 2000. Most of the Grand Ledge population falls into the 25 to 44 year old age category according to the 2000 2010 Census. Grand Ledge also has a significant percentage of people over 65 years of age. The 65+ age category is expected to be the fastest growing group over the next 20 years as the “baby boomers” age.

ECONOMICS

Education. Approximately 88.3 96.8 percent of Grand Ledge Residents older than 25 years in 2000 2010 had attained the status of high school graduate or higher. This is slightly lower HIGHER than the 89.5 93.4 percent reported for Eaton County. Approximately 24.7 27.5 percent of the same persons have a bachelor’s degree or higher as compared to 21.

Table 5
Median Household Income

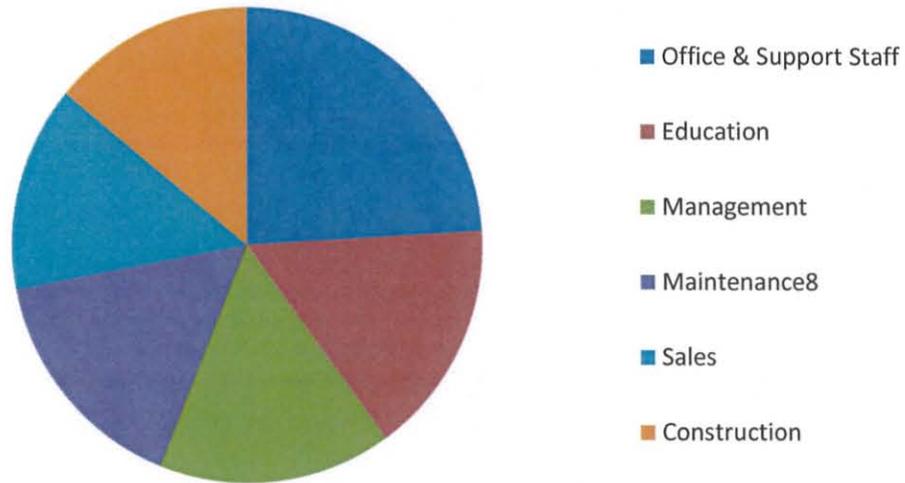


Income. The 2000 2010 median household income reported for Grand Ledge was \$47,043 \$54,104, slightly lower than the Eaton County median income of \$49,588 \$54,115. As the chart TABLE 5 indicates, the MEDIAN INCOME FOR THE City is equivalent to surrounding communities.

Labor Force. Approximately 70.7 70 percent of persons 16 years and over are in the Grand Ledge-CIVILIAN labor force. Approximately 2.8 percent of the civilian labor force was reported in the 2000 Census as unemployed. The majority of occupations are still high skill.

Table 6

Occupations



HOUSING

There were 3,405 3,656 housing units reported in the 2000 2010m Census. The following is a comparison of percent of occupied housing units for Grand Ledge and other communities. The second Table 8 compares median housing values. Grand Ledge as well as other communities offerS SEVERAL affordable housing OPTIONS.

	2000	2010
Grand Ledge	63.5	65.7
Dewitt	77.2	80.5
Mason	60.4	62.9
Charlotte	63.8	64.1
Williamston	60.4	66.2
Eaton County	70.7	72.6

	2000	2010
Grand Ledge	\$97,400	\$119,300
Dewitt	\$146,700	\$50,400
Mason	\$103,100	\$113,900
Charlotte	\$83,500	\$111,000
Williamston	\$109,900	\$123,601
Eaton County	\$112,400	\$138,300

EXISTING LAND USE

Existing land use patterns and densities are a major determinant in decisions on the type, location and densities of future land uses. This section describes the existing land use patterns and how it relates to the future land use plan and other recommendations described later.

Development Pattern in General. Grand Ledge's diverse existing land use pattern resembles a traditional developed Midwestern small city. One of the charms of a small city is that uses frequently defined as "incompatible" in modern zoning can co-exist and contribute to the unique sense of place and a walkable community. In fact, many suburban communities complain that they lack the sense of place which exists in places like Grand Ledge. Grand Ledge provides the community focal point for an area that extends well beyond the City limits because of the commercial, civic and entertainment uses.

The core Central Business District (CBD) along the river includes many historic two and three story buildings, and a number of new buildings that have generally blended in with the historic character. The CBD is surrounded by mature stable neighborhoods with sidewalks and relatively narrow tree lined street. ~~Older industrial uses developed at scattered sites, especially along the river and rail line that once provided the primary means of transportation to markets. Some of those sites are still used as industrial, others have been converted to other uses.~~ More recent residential areas developed around the core CENTRAL BUSINESS DISTRICT. New commercial establishments have located along the streets with the highest traffic volumes (M-43 AND M-100). The most recent industrial development has taken place ~~near the airport and at the western end of the M-43 corridor~~ IN THE GRAND LEDGE WILLIS INDUSTRIAL PARK. The biggest difference in character between the older and newer areas is that the older areas are more historic and compact along grid streets WHEREAS, more recent development has a more suburban atmosphere with bigger lots along curvilinear streets.

Most of the existing land uses are considered fixed, that is, change over time is not desired or likely, ~~such as a large residential neighborhood.~~ In some cases, however, existing land uses are not appropriate in consideration of factors such as compatibility with surrounding land use, capacity of infrastructure or availability of better sites for the use elsewhere in the City. Many of these improperly located uses were established years ago, before planning and zoning tools were available. An example might be ~~an industrial use that developed near the rail line or along the~~

~~river years ago, on a site that lacks the amenities typically desired for an A RESIDENTIAL NEIGHBORHOOD LOCATED BETWEEN A RAIL LINE AND AN industrial use or is adjacent to residential land uses without sufficient buffering between.~~

The rich diversity of the community can be better understood through real life experience than any written description or map. Thus, this inventory of existing land uses is intended to describe how the City appears today and indicate where land uses need to change or sites need to be improved over time to meet the goals of the Master Plan.

Single-and Two-Family Residential. Single and two family residential uses are the most dominant in the City, as is typical for MOST small cities. Housing densities are moderately dense compared to surrounding areas, even in the new subdivisions, due in part to the availability of public utilities. Three eras of residential construction are easily discernable extending outward from both sides of the river in a pattern that resembles growth rings in a tree. The oldest neighborhoods were generally built in the early 1990's with relatively small lots and shallow setbacks placed on a grid street pattern at a right angle to the Grand River and immediately adjacent to the Central Business District. Some of these neighborhoods are eligible as historic districts. Several individual homes are on the national or state register of historic buildings.

The second large phase of development occurred in the 1940's and is also set on a grid street pattern but on a true north and south direction. This pattern surrounds the previous building period. The most recent development has happened since the 1970's primarily on the outer edges of the City on land that was once annexed farmland. These newer subdivisions are characterized by larger homes with larger garages on larger lots along curvilinear and cul-de-sac streets. The newer subdivisions are only marginally connected to the main fabric of the community. Two-family residences are scattered throughout the ~~south-river~~ OLDER neighborhoods and mainly consist of converted larger homes.

The average age of the housing stock is obviously older than in more suburban communities. However, most of the older homes have been well maintained. Many of the residential homes in and around the CORE AREA OF THE CITY ~~W. Main Street and W. Front Street~~ areas have had significant renovations and improvements in the past few years. ~~This is also true of the residential areas east of N. Bridge Street from the Grand River on the south to Oakwood Street on the north.~~