

NOTICE

The Grand Ledge Planning Commission will hold its regular meeting on **Thursday, October 1, 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 September 10, 2015
5. Notice of Agenda Item Conflicts
6. Business from the Floor

NEW BUSINESS

7. Public Hearing - Zoning for Gilbert 425 Annexation Property
8. Zoning Ordinance Amendments – Section 220-35- Accessory Structures & Bed & Breakfast facilities in the CBD District
9. Master Plan Update – Chapters 1 & 2
10. City Charter Update

OTHER BUSINESS

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

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
720 S. Clinton Street	GR Ledge LLC	Tall Grass/Weeds	9/25/2015	10/2/2015	Open
1129 Tulip Street	Ranae Smith	Tall Grass/Weeds	9/25/2015	10/2/2015	Open
167 McMillan Street	Alvin & Bethany Pahl	Front Yark Parking	9/25/2015	9/30/2015	Open
182 McMillan Street	Rodney Davis	Front Yark Parking	9/25/2015	9/30/2015	Open
215 Torrey	Richard Cullins	Junk	9/25/2015	10/2/2015	Open
202 E. Main Street	Lanny & Sue Preston	Junk	9/25/2015	10/2/2015	Open
420 Madison Street	Ramona Burnham	Front Yark Parking	9/25/2015	9/30/2015	Open
310 Lampson Street	Moji Miller	Junk	9/25/2015	10/2/2015	Open
811 W. Main Street	Andrew & Jessica Boyd	Tall Grass/Weeds	9/25/2015	10/2/2015	Open
813 W. Main Street	US Bank NA	Tall Grass/Weeds	9/25/2015	10/2/2015	Open
430 W. Main Street	Kassandra Whitaker	Junk	9/25/2015	10/2/2015	Open
326 W. Main Street	Charles & Joann Fitz	Junk	9/25/2015	10/2/2015	Open
226 Ingersoll	Mark Moline	Junk Vehicle	9/25/2015	10/8/2015	Open
521 W. Main Street	Warren Coon	Front Yark Parking	9/25/2015	9/30/2015	Open
535 W. Main Street	Rosemay Holland	Junk Vehicle	9/25/2015	10/8/2015	Open
133/135 Marsh Drive	Aehee Bolton	Junk	9/25/2015	10/2/2015	Open
125/127 Marsh Drive	Mark & Jennifer McCrumb	Junk	9/25/2015	10/2/2015	Open
129 Marsh Drive	Salvatore Castronova	junk vehicle	9/25/2015	10/8/2015	Open
1121 Jenne Street	Hobart & Nancy Page	Dead Tree	9/21/2015	10/15/2015	Open
221 W. Front Street	Barbara Mackie	Front yard parking	9/16/2015	9/21/2015	Complied
715 Park	Joel & Andrea Clark	Tall Bushes	9/4/2015	9/20/2015	Final notice sent
507 North street	Marcia Gales	Junk Vehicle	9/4/2015	9/20/2015	Final notice sent
354 E. Front	Carol Larsen	Junk Vehicle	9/4/2015	9/20/2015	Final notice sent
320 S. Bridge	Sun Theatres Inc.	Junk/Weeds	9/3/2015	9/19/2015	Complied
1060 E. Saginaw	Beydoun Sons, LLC	Inflatable Sign	9/3/2015	9/19/2015	Complied
265 S. Clinton	Kempf's Auto	Junk Vehicles	9/2/2015	9/16/2015	Owner is complying
217 W. Washington	Jacob Gonzales	Junk/Weeds	9/2/2015	9/16/2015	Complied
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	Complied
214 Franklin	Charles Smith	Front Yard Parking	8/31/2015	9/7/2015	Complied
1265 Burlington	Eric Greenwald	Tall Grass/Weeds	8/31/2015	9/7/2015	Complied
1230 Pine	Eugenia McCoubrey Trust	Illegal Bus/Signs	8/31/2015	9/7/2015	Complied
116 Marsh Drive	Garry Miller	Junk Vehicle	9/25/2015	10/5/2015	Final notice sent

133 Marsh Drive	Aehee Bolton	Junk Vehicle	8/31/2015	9/10/2015	Complied
715 N. Clinton	GL Auto Body & Paint	Weeds/Junk	8/31/2015	9/8/2015	Final notice sent
115 E. Jefferson	Natalie Zoeller	Weeds/Fence/Shed	8/28/2015	9/11/2015	Owner is complying
269 S. Clinton	Steven & Tamara Bridson	Tall Grass/Weeds	8/28/2015	9/2/2015	Complied
652 E. Jefferson	David Mather	Tall Grass/Weeds	8/28/2015	9/2/2015	Complied
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	New Owner
212 E. Front	Edward Webber	Front Yard Parking	8/28/2015	9/2/2015	Complied
215 E. Front	Blake & Deborah Ewing	Weeds/Junk	8/28/2015	9/4/2015	Complied
202 E. Main	Lanny & Sue Preston	Junk	8/28/2015	9/4/2015	Final notice sent
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	Complied

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, September 10, 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. Absent: Eric Morris.

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

Approval of the Agenda

Mr. Kane made a motion, seconded by Mr. Baribeau to approve the agenda as printed. On a voice vote, the motion carried 8-0.

Approval of the Minutes

Mr. Baribeau made a motion, seconded by Mr. Gute to approve the August 6, 2015 minutes as printed. On a voice vote, the motion carried 8-0.

Notice of Agenda Items Conflicts - None

Business from the Floor - None

NEW BUSINESS

Zoning for Gilbert 425 Annexation Property

Ms. Stachowiak stated that 4 parcels were recently annexed into the City from Oneida Township via a 425 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.

Ms. Stachowiak said that 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.”

Ms. Stachowiak said that there is no specific development plan for the property at this time. The owner 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.

Ms. Stachowiak said that with respect to the 2 parcels between new and old Saginaw Highway, 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. Ms. Stachowiak said that 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. She said that 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. She stated that 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. Ms. Stachowiak said that 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. She said that there may be an issue with obtaining direct access onto Saginaw Highway, however, that decision will be made by the Michigan Department of Transportation.

Ms. Stachowiak said that the property owner intends to construct single family residential homes on the 2 parcels south of Old Saginaw Highway. She said that this can be accomplished through the site condominium or the subdivision process. Both of these types of development will require site plan review and approval by the City Council, after review and recommendation by the Planning Commission. She also said that they must comply with all the development standards of the Zoning Ordinance and Subdivision Ordinance which are briefly outlined in the staff report for this matter.

Ms. Stachowiak stated that this matter is on the agenda just for discussion at this meeting but if the Commission is in agreement with the proposing zoning designations for the annexed property, a public hearing can be scheduled for the October meeting. She said that 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.

Mr. Doty said that he likes the zoning proposal. He also said that this annexation is positive for the City, particularly since it is contiguous to our existing boundaries.

Mr. Kane stated that he thinks this is great for the City, although he does have a few questions. He asked why the term of the agreement is 50 years and why the City must share revenue with the Township.

Ms. Stachowiak said that pretty much all 425 annexation agreements are for a period of 50 years as that is the maximum term provided for in the legislation governing 425 agreements.

Mr. Mulder said that the revenue sharing is a standard part of a 425 agreement. It means that the City must give 1 mill to the Township every year for 50 years and then it stops.

Planning Commission Minutes
September 10, 2015
Page 3

Mr. Kane said that the Commission sent a letter to the school before the last millage vote supporting an access road from the school property to M-43. He said that he assumes that the school has had discussions with MDOT about this matter. Mr. Kane said that the best place to would be for the drive to align with the road by E.T. MacKenzie, which is also the beginning of the speedway on M-43.

Mr. Stevens said that the "B-1" zoning seems to make sense. He also said that there have been some discussions about multi-family residential in the City as of late and this may be a good location for that as well. He stated that it would provide a transition between the highway and the lower density residential zoning to the south.

Mr. Mulder said that the "B-1" zoning seems to be the best zoning for the 2 parcels to the north. He said that multiple family residential in that area may complicate things. He also said that aligning the streets would allow for a traffic signal which would make it a much safer situation. Mr. Mulder said that the school can get access to M-43 easier than the City or anyone else can.

Mr. Gute said that the "B-1" zoning, with a traffic light seems to make sense. He asked Mr. Gilbert about the possibility of a connection between Woodview Estates and the subdivision to its east so that there would be another access to the subdivision, particularly for emergency vehicles. He said that it would not be used as a cut through as it would be too inconvenient for people.

Mr. Gilbert said that there is a stub street that could be extended to provide for such a connection.

Mr. Stevens asked about the number of units that Mr. Gilbert is proposing.

Mr. Gilbert said that there will be at least 2 units per acre.

Mr. Stevens said that Mr. Gilbert has a history of building good quality upscale houses.

Mr. Mulder said that the City has to continue to grow and so that there is additional tax revenue to support the City infrastructure systems.

Mr. Kane stated that he has a number of questions about the 425 agreement. He also said that the City has a lot of bond issue debt to pay for utilities. He asked if any of it will be transferred to the Township.

Ms. Stachowiak said that she does not know the answers but maybe Adam Smith could attend the next meeting to address Mr. Kane's questions.

Mr. Mulder said that the City will still be responsible for all of its own debt. He also said that the City gets all of the new tax revenue, except for the 1 mill that it must give the Township. Mr. Mulder said that the additional revenue generated by the property will help pay the City's debt.

Mr. Gilbert said that all infrastructure costs to serve the next development will be borne by the developer.

Mr. Kane said that he thinks the annexation is great for the City. He said as the Commission continues to update the Master Plan and Zoning Ordinance, it should consider higher density residential closer to the downtown where it would help to foster a walkable community.

Mr. Stevens said that the proposed development of the Gilbert property will be more traditional “suburban” development. He said that while it will not be a very “walkable” development, the City can focus on connectivity between it and the rest of the City.

Ms. Stachowiak stated that she will schedule the public hearing for the October 1st meeting.

Mr. Salman asked if Ms. Stachowiak is anticipating any issues from the public as regards this matter.

Ms. Stachowiak said that she is not anticipating anything at this point. She said that the R-MD is the only zoning that makes sense for the 2 parcels to the south. With regard to the B-1 zoning for the 2 parcels to the north, there may be some concerns from the immediate surrounding residential property owners with regard to traffic, noise, lighting, etc., however, the City has ordinances to deal with all of those issues and to make sure that new development does not negatively impact surrounding residential uses.

OLD BUSINESS

Zoning Ordinance Amendments – Section 220-35- Accessory Structures & Bed & Breakfast facilities in the CBD District

Ms. Stachowiak said that the Commission has been asked to look into establishing some regulations on accessory structures in the downtown in response to the unattractive smoker/enclosure that went up behind MacDowell’s building, next to the upcoming BBQ restaurant. She said the ordinance right now just allows accessory buildings without restriction.

Ms. Malecki said that the smoke from these BBQ smokers causing people to have to keep their windows closed.

Mr. Mulder said that the container in the downtown does its job in that it contains the smoke.

Mr. Gute said that these smokers do not have to be in accessory structures. He said that they can be located inside the buildings.

Mr. Mulder said that the City is working on a land swap with Mr. Gentilozzi wherein the canopy at the former bank building will be removed and the shed will be relocated so that it is not directly behind the MacDowell’s building. He said that the DDA approved the funding for the swap and the deeds are being transferred. Mr. Mulder said that he believes that if a person owns property, they should be able to put an accessory building on it.

Ms. Stachowiak said that the intent is to allow accessory structures but under conditions designed to ensure that they fit in with the downtown and do not negatively impact the other businesses in the downtown.

Planning Commission Minutes
September 10, 2015
Page 5

Mr. Kane stated that the DDA Façade Committee typically meets to review projects that the DDA is contributing funding towards. He asked what the plan that Mr. Gentilozzi provides would do to the library parking lot as it sticks out approximately 30 feet from the back of the building. He also asked how the old bank canopy area will be useful to the parking lot.

Mr. Mulder said that the 30 foot area will be entirely within Mr. Gentilozzi's property. He also said that the canopy area will be used to provide access from the parking lot to W. Jefferson Street. Mr. Mulder said that the changes will go to the façade committee.

Mr. Gute suggested getting input from the DDA on the ordinance changes before finalizing and making a recommendation to the City Council.

Ms. Stachowiak stated that there has been a couple of inquiries over the past few months about utilizing all or a portion of some buildings in the downtown for overnight lodging. She said that they would not be considered a "bed and breakfast" because they would not be a single family home and the owner would not live in the building. A B&B is defined as:

"A secondary use which is subordinate to the principal use of a dwelling unit as a single-family dwelling unit and a use in which transient guests are provided a sleeping room and board in return for payment."

Ms. Stachowiak said that B&B's are only permitted in the R-MD, Single Family Residential district. She said that in the proposed ordinance she refers to them as boarding or lodging house rather than motels or hotels.

Mr. Baribeau said that if they are not a B&B, they are a motel/hotel by definition.

Ms. Stachowiak stated that the definition of a motel/hotel is:

"A series of attached, semidetached or detached rental units containing a bedroom, bathroom and closet space. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the public traveling by motor vehicles, and may contain a general kitchen and public dining room for the use of the occupants and other passersby."

Ms. Stachowiak said that the person asking about utilizing a portion of the former church building at 205 W. Scott Street referred to it as a "boutique hotel". She said that the people staying at the inn will need a place to park which is why one of the conditions is that one on-site parking space must be provided for each room. The other condition is that 24 on-site management is provided when one or more of the rooms are occupied.

Mr. Gute said that he stayed in on in Rockport Massachusetts that was very nice.

The Commission decided that overnight stay should be permitted in the downtown area both as a bed and breakfast and as a "boutique hotel".

Planning Commission Minutes
September 10, 2015
Page 6

Ms. Stachowiak said that she would revise the proposed ordinance amendments and bring them back to the Commission at the next meeting.

Master Plan Update

Ms. Stachowiak reviewed the changes she made to Chapter 1 and about ½ of Chapter 2.

Mr. Stevens said that "... and the ledges." should be added to the end of item number 7 near the bottom of page 2.

Mr. Kane stated that "Planning Commission, Parks & Recreation Commission and the Eaton County Parks and Recreation Commission" should be added to the first paragraph on page 3.

Mr. Kane stated that "City officials" in paragraph 2 on page 3 should be explained.

Mr. Kane stated that the second paragraph on page 6 should state that the projected increase of 7% is for Grand Ledge, rather than the entire tri-county region.

Mr. Doty said that the paragraph under "Economics" on page 8 is incomplete.

Ms. Stachowiak said that she would put the percentages on the pie chart on page 9.

Mr. Stevens said that the median housing value on page 9 for Dewitt seems too low.

Mr. Doty pointed out an error under "Housing" on page 9 "2010m".

Mr. Kane stated that line 6 under "Single and Two-Family Residential" on page 11 should be "1900's" rather than "1990's".

Ms. Stachowiak said that she would make the changes and bring them back to the Commission at the next meeting.

Mr. Kane stated that the Commission's recommendation with regard to the dam needs to be included in the Plan.

Ms. Stachowiak said that the future land use for the newly annexed property, the Jaycee Park Master Plan and the Riverwalk plan also need to be included.

Mr. Kane stated that the Commission should seek public input on the changes once the Commission has gotten through the entire document before adopting the revised plan.

OTHER BUSINESS

Joint Planning Committee Report

Planning Commission Minutes
September 10, 2015
Page 7

Mr. Doty said that the Committee will be meeting on Tuesday, September 15th.

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

Mr. Mulder said that the City is moving forward and getting close to finalizing the purchase. He said that everyone is being moved out of the Scout building and into City Hall, after which the Scout building will be demolished.

Zoning Administrator's Report - None

Zoning Board of Appeals Representative's Report

Ms. MacDowell stated that The Zoning Board of Appeals will meet on September 17, 2015 to consider a variance request for a 6 foot fence in the front yard at 609 Liberty Street.

Council Representative's Report

Mr. Mulder said that the old City Hall building has been sold and they may want to have a shed or other accessory structure on the property. He said that they have already started renovations on the building for the brew pub. Mr. Mulder said that the credit goes to Adam Smith for handling this deal so well for the City.

Mayor's Report - None

Comments from Commissioner's

Ms. Malecki said that she will have to miss the October meeting.

Mr. Doty said that he went out to Meadow Woods Subdivision and the new road is already in. Everything looks very neat and clean.

Mr. Doty said that the Joe Gentilozzi purchased the former McDonald's property on S. Clinton. He said that he will be constructing a new building for Family Dollar.

Comments from Chairman - None

Adjournment

Ms. Malecki made a motion, seconded by Mr. Gute to adjourn the meeting at 8:45 p.m. On a voice vote, the motion carried unanimously (8-0).

Submitted By:

Susan Stachowiak
Zoning Administrator

Jamie Malecki, Secretary
Planning Commissioner

**CITY OF GRAND LEDGE
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION**

The City of Grand Ledge Planning Commission will hold a public hearing on Thursday, October 1, 2015 at 7:00 p.m. at the Grand Ledge City Hall, 310 Greenwood St., Grand Ledge, MI 48837 to consider rezoning the 4 parcels owned by Eric & Sondra Gilbert that were recently annexed to the City of Grand Ledge from Oneida Township. The proposal is to rezone the 2 parcels (Parcel #'s: 030-011-300-055-00 & 030-011-300-060-00) on the north side of Old Saginaw Highway, located immediately west of the M-43/Saginaw Highway and Old Saginaw Highway intersection, from "Ag" Agricultural to "B-1" Highway Service District and to rezone the 2 parcels (Parcel #'s: 030-015-200-001-14 & 030-014-100-004-04) on the south side of Old Saginaw Highway, located to the north and west of Stone Bluff Drive from "Ag" Agricultural to "R-MD" Single Family Residential District.

Information related to the rezoning is available for public inspection at City Hall, 310 Greenwood St., during regular office hours, Mon. through Fri. from 8-5. Written comments will be considered and may be forwarded to the City of Grand Ledge Clerk until 5:00 p.m. the day of the hearing. Please call (517) 627-2149 for further information.

Gregory L. Newman, Clerk
City of Grand Ledge

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,

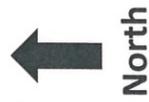
**Susan Stachowiak
Zoning Administrator**



— Rezone to B-1 Highway Service

— Rezone to R-MD Single Family Residential

- 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



North



030-015-200-001-14

139.280 acres

Proposed "R-MD" Single family Residential Zoning

Parcel D

STONE BLUFF DR

AG



North

Map 4

Future Land Use

Grand Ledge Master Plan

City of Grand Ledge, Michigan

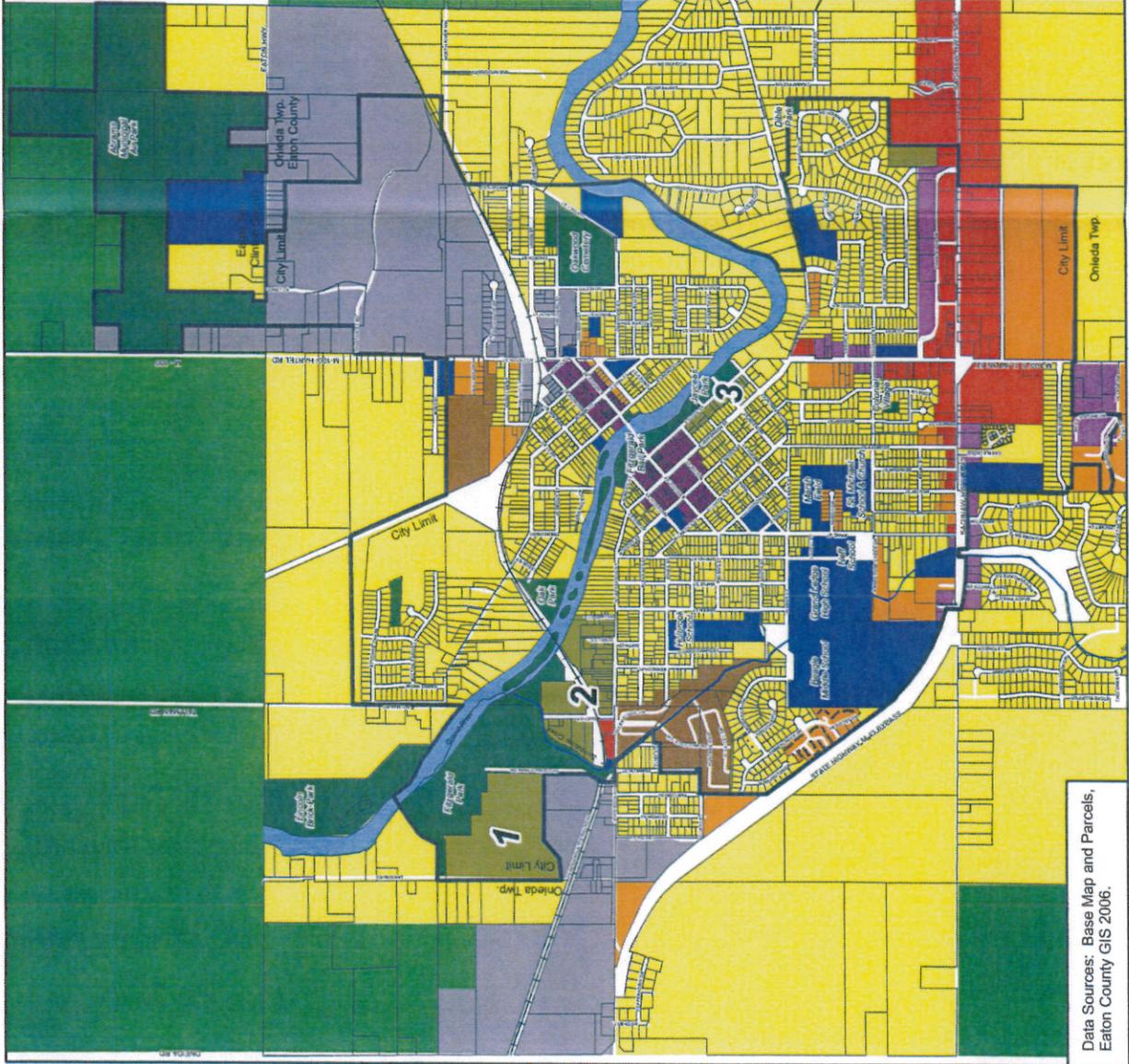
Legend

- 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



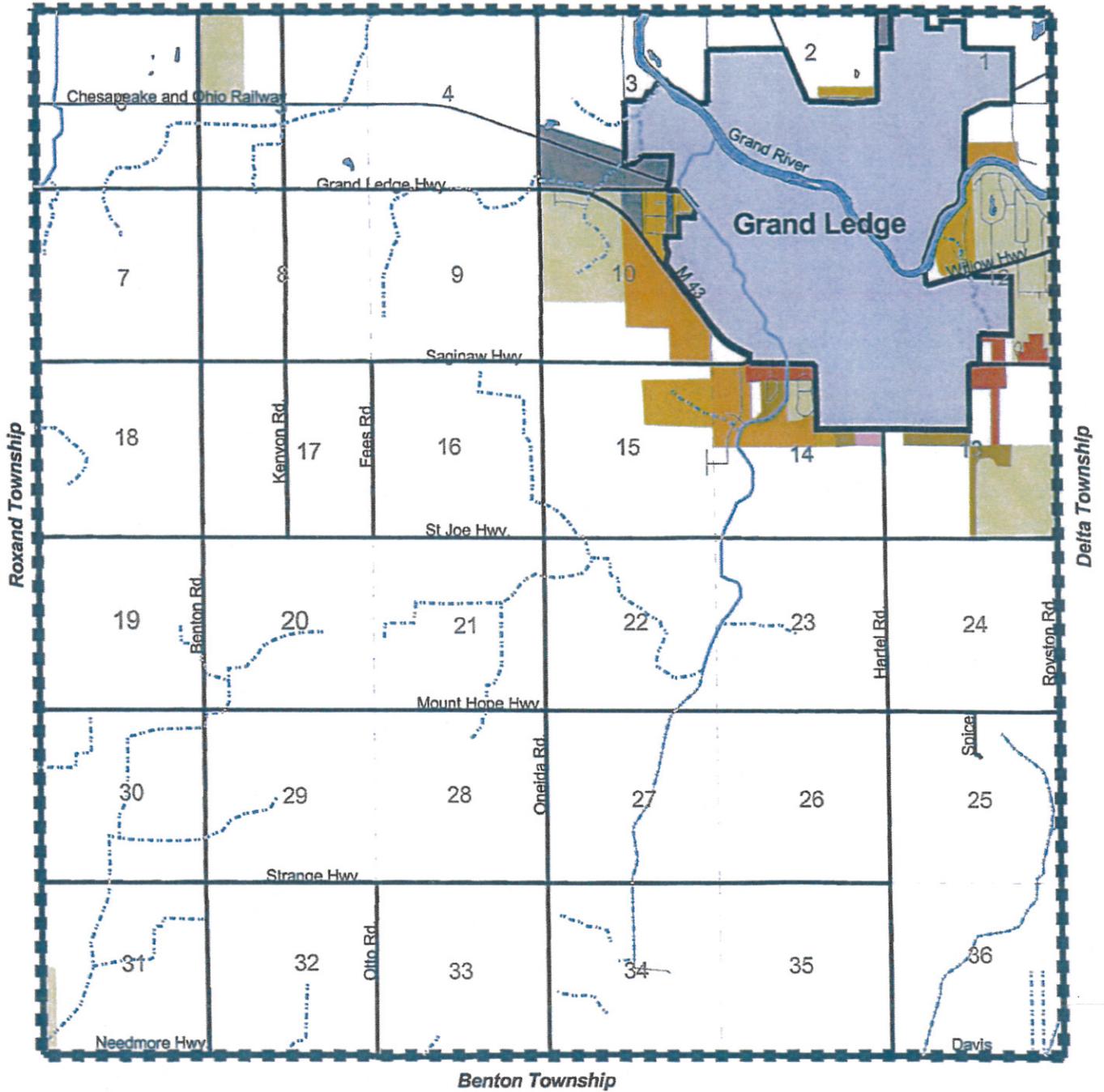
March, 2008

fishbeck, thompson, carr & huber, inc.



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

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
LANGFORTH
SPRADER
LEBLANC &
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. Sheltroun, 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 event 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: Donald F. Cooley
Donald F. Cooley, Supervisor

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

Witnessed:

Kalmin D. 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.



Chapter 1: Introduction

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

Grand Ledge is almost fully developed, ALTHOUGH A FEW LARGE TRACTS OF VAVCANT LAND STILL EXIST ALONG THE CITY BOUNDARY LINES. THE CITY OF GRAND LEDGE IS CHARACTERIZED BY ~~with~~ 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 improvement PROJECTS will help preserve the city's many admirable qualities while addressing THE things that can be enhanced.

This plan DEMONSTRATES THE ~~continues~~ the CONTINUED commitment of THE 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 **AND THE LEDGES**.
 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 Non-Motorized Pathway Plan, the Parks and Recreation Plan, the road extension plan, **THE EATON COUNTY PARKS AND RECREATION COMMISSION** 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, **INCLUDING THE CITY COUNCIL, ADMINISTRATIVE STAFF AND REPRESENTATIVES FROM THE PLANNING COMMISSION, DDA AND PARKS AND RECREATION COMMISSION** should meet together at the beginning of each calendar year, fiscal year or when the fiscal budget is being planned and 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~~ **CITY ADMINISTRATIVE STAFF** 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.

GRAND LEDGE MASTER PLAN

PLANNING PROCESS

The original plan is based on the values of the community that were identified through a series of workshops. This process not only identified what is most important to the community, but also helped establish priorities, i.e. “what it most valued or needed”. These values are important when considering a development or capital improvement that may meet some goals, but not others.

Values of the Grand Ledge community and its vision for the future were documented through a lengthy, comprehensive and participatory planning process. This involved ample opportunity for residents and other landowners to provide comments and respond to preliminary alternatives. Additionally, this process provided an educational forum for residents, public officials, organizations, and representatives of adjacent communities to discuss community attitudes, success stories, current issues, and concerns.

1. Walking and driving tours by the Planning Commission, city staff and consultant team to discuss past planning efforts, history, issues and ideas.
2. Completion and discussion of background information on characteristics and trends of the city’s population and housing, existing land use patterns and previous planning documents.
3. A community workshop was held to explain the process and receive input and ideas on the various components of the plan. Attendees included the public, city council members, and representatives of various community and civic groups.
4. City department heads met to discuss future facility needs and help establish priorities.
5. Based on the analysis, drafts of the document were prepared for Planning Commission work sessions. All meetings were open to the public and were devoted to receiving input and building consensus on recommendations.
6. Based on work sessions with the Planning Commission, a series of changes were made to the draft plan. Then, in accordance with the State Planning Act, a public hearing was held. Finally, the Master Plan was adopted by the Planning Commission.

GRAND LEDGE MASTER PLAN

7. In 2008, the master plan was updated in its entirety to reflect those items in the original document that have been completed or, based upon new information, are no longer deemed appropriate for the future planning of the community. In addition, all demographic data was updated to reflect the 2000 census figures.



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.

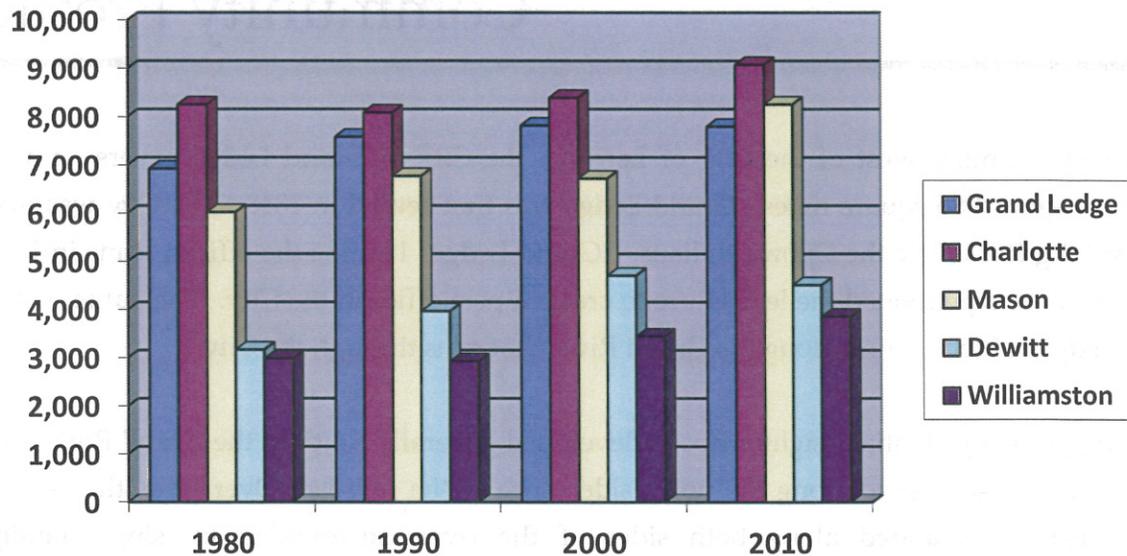
Prospective residents were, and continue to be, attracted to the small town environment LOCATED IN CLOSE PROXIMITY TO ~~so near~~ Lansing's major employment centers. Today's population includes many who live in Grand Ledge but work in Lansing or somewhere else outside the City. With the ever increasing 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 **FOR THE CITY OF GRAND LEDGE** 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%

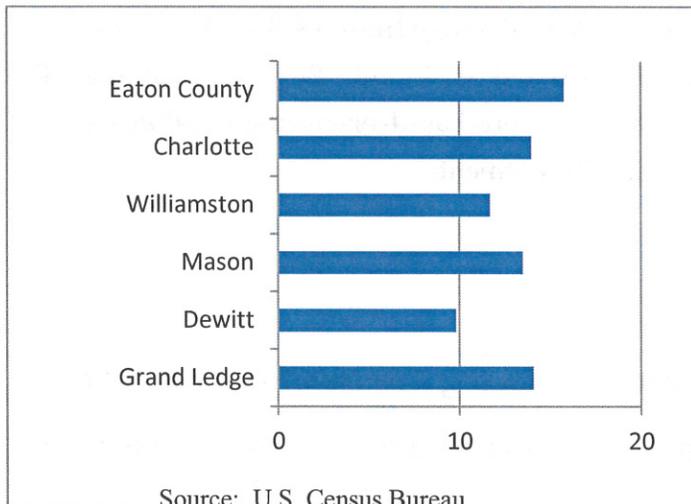
Sources: U.S. Census Bureau

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

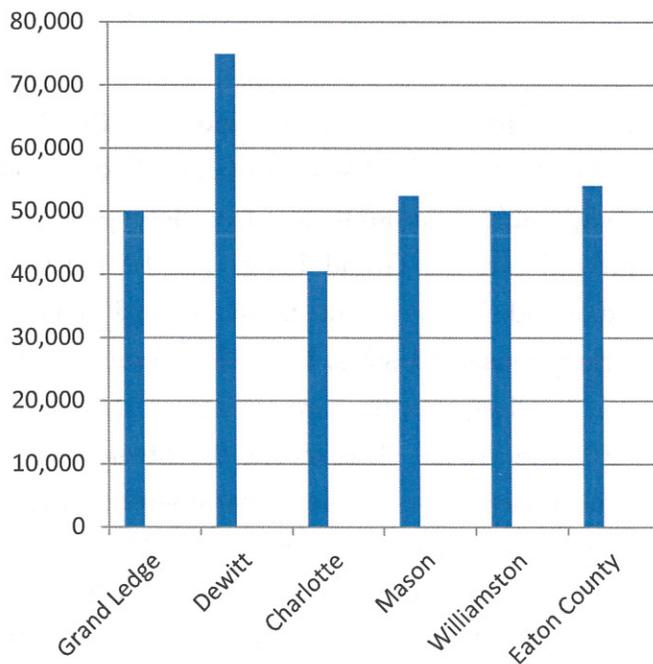


Age Distribution. The median age in Grand Ledge in 2000 2010 was reported at 35.7 40.3 years, similar to surrounding communities and Eaton County overall. COMPARED TO 35.7 YEARS IN 2000. Most of the Grand Ledge population falls into the 25 to 44 year old age category according to the 2000 2010 Census. 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 21.7 24.6 percent of Eaton County residents.

Table 5
Median Household Income

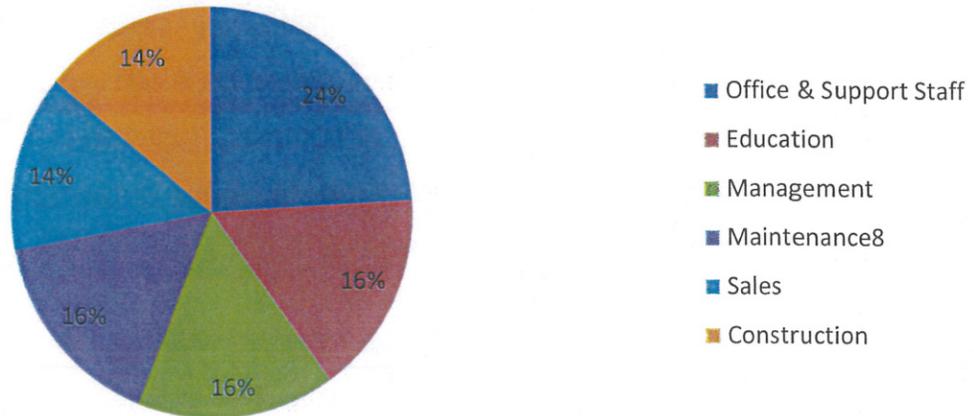


Income. The 2000 2010 median household income reported for Grand Ledge was \$47,043 \$54,104, slightly lower than the Eaton County median income of \$49,588 \$54,115. As the chart TABLE 5 indicates, the MEDIAN INCOME FOR THE City is equivalent to surrounding communities.

Labor Force. Approximately 70.7 70 percent of persons 16 years and over are in the Grand Ledge CIVILIAN labor force. Approximately 2 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 2010 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	\$115,600
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 **1900'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.~~

Multiple-Family Residential. This category includes buildings that contain more than two dwelling units including converted homes, the adaptive reuse of the former chair factory on the west riverfront into loft apartments, apartment buildings, townhouse and the senior housing tower FACILITIES on South Clinton Street. The largest multiple family complexes are situated along or in close proximity to the north frontage of Saginaw Highway (M-43) west of South Clinton (M-100). Smaller buildings are in scattered areas throughout the City. Unfortunately, the architectural styles and site design do not reflect the established character of the surrounding single-family neighborhoods.

Mobile Home Parks. Grand Ledge has two large isolated manufactured housing communities. The largest contains 215 units and is south of the river near the far west portion of the City. A sole entrance is through a berm on West Jefferson Street. The other park has 168 units and is north of the rail lines with access from North Clinton Street and Burt Avenue in Oneida Township. THIS PARK IS UNDER NEW MANAGEMENT AND HAS UNDERGONE SUBSTANTIAL IMPROVEMENTS OVER THE PAST YEAR.

Commercial and Office. Commercial development occurs in two concentrations. The Central Business District is at the heart of the community. It is the historic center and spans both sides of the river through a bridge connection. Most buildings are two and three stories and abut against one another. A wide spectrum of uses include civic buildings, banks, convenience and comparison shopping, restaurants, specialty shops, gas stations, churches, offices, apartments, single-family houses and other businesses.

~~While the downtown has a lot to offer, its economic health is threatened by competition from commercial uses along M-43, in other communities and even over the internet. In addition, there are problems with the CBD that discourage patrons and investors. Among those problems are loss of some major commercial attractions, and~~ OVER THE PAST DECADE, SEVERAL BUILDINGS IN THE CBD HAVE UNDERGONE SUBSTANTIAL FAÇADE AND INTERIOR IMPROVEMENTS. IN ADDITION, THE CITY HAS CONSTRUCTED TWO NEW, THOUGHTFULLY DESIGNED PARKING LOTS ON THE NORTH SIDE OF THE RIVER AND HAS IMPROVED THE APPEARANCE OF ITS PARKING LOTS ON THE SOUTH SIDE OF THE RIVER. THERE ARE VERY FEW VACANCIES IN THE CBD AT THIS TIME AND NUMEROUS COMMUNITY EVENTS THROUGHOUT THE YEAR

DRAW LARGE NUMBERS OF PEOPLE TO THE AREA WHICH HELPS SUPPORT THE CBD BUSINESSES. SPEEDING TRAFFIC AND the prevalence of LARGE trucks, HOWEVER, as a result of Bridge Street being a designated State trunkline, ~~and speeding traffic that makes the downtown less inviting for pedestrians. Other issues involve an inconsistent façade design, and lack of building maintenance in some cases.~~

Saginaw Highway (M-43) and Clinton/Hartel Road (M-100) is the center point of more recent commercial and office development and functions as the front door to the community. In contrast to the more compact downtown environment, this corridor contains a wide variety of automobile related uses characterized by larger lots with front yard parking lots – fast food and franchise restaurants, pharmacies, banks, ~~supermarkets and other convenience commercial, auto repair, auto parts, hardware, farm and outdoor machinery dealerships, offices and gas stations.~~ NEW COMMERCIAL DEVELOPMENT HAS CREATED A MORE UNIFORM SETBACK PATTERN, INCREASED LANDSCAPING, A REDUCTION IN THE AMOUNT OF DRIVEWAYS AND A MORE CONSISTENT SIGN PATTERN ALONG M-43. ~~Lack of uniform setbacks, inconsistent landscaping, and excessive number of driveways, competing signs and lack of maintenance within the right-of-way all contribute to a confusing and less attractive corridor than is possible. The developing Ledges Commerce Park HAS CONTINUED TO DEVELOP demonstrates what is possible with IN A cohesive MANNER and integrated site plans that incorporate INCORPORATING shared access, unifying UNIFIED landscaping, appropriate site lighting, brick facades and attractive monument signs. This development serves as the model for new development and redevelopment along the remainder of the corridor.~~

In addition to the major commercial areas, there are a few commercial uses scattered around the City. A number of these uses are either spot zones or nonconforming in terms of zoning.

Industrial. Industrial uses provide important employment opportunities and tax base to support improvements to capital facilities and municipal services. Most of the industrial sites in the City have existed for many years. Industrial concentrations are located along N. Clinton Street from the Bridge Street intersection to north of the CSX rail lines and near W. Jefferson in Oneida Township. The grain elevator, lumberyard, ETM Corporation and other uses have been established for many years. Some renovation is needed to correct deterioration of the buildings and sites.

The largest concentration of industrial uses is located within the Grand Ledge Willis Industrial

Park which provides greater acreage and modern amenities not available at other industrial locations in the City.

Airport. ~~The recently annexed Abrams-Municipal Park is not completely represented on Map 1 due to limited mapping capabilities. It is, however, an important part of the City.~~ located just north of Eaton Highway. The airport is operated by the City and includes a few spin-off industrial operations such as airport equipment storage. SEVERAL NEW HANGARS HAVE BEEN CONSTRUCTED TO PROVIDE MORE MODERN FACILITIES FOR THE STORAGE OF AIRPLANES.

Institutional. This category includes city, state and federal buildings, water towers, schools, churches and other public or quasi-public buildings. City offices, police and fire departments, the library, U.S. Post Office, and several churches are directly adjacent to or located within the CBD. These functions strengthen the focus of this district both locally and regionally and provide an important social need. The high and middle schools serve a seven township area. Three elementary (two public and one private) schools and the administration buildings are located in a tight proximity to larger schools. ~~The third public elementary school is north of the bridge.~~ Government operations are discussed in greater detail in the Community Facilities section of this chapter.

Parks and Open Space. Parks, school playgrounds and cemeteries provide important social, recreation and greenspace needs for residents. Six city and county parks are aligned along the City's most important natural resource, the Grand River, ~~provide~~ PROVIDING ready open space for several neighborhoods. The ~~Holbrook,~~ Neff, ~~and~~ FORMER HOLBROOK AND Greenwood elementary school playgrounds and Marsh Field function as parks for neighborhoods located away from the river. Subdivisions in the most recent annexed parcels do not appear to be adequately served. The community facilities chapter in this document and the ~~1997~~ 2011 PARKS AND Recreation Master Plan more completely address service radii and needs. Finally, a cemetery in the northeast section provides passive visual relief from the hard surfaces of adjacent uses.

Agriculture. There is one actively farmed tract of land in the City, located south of M-43, on the east side of M-100.

Vacant. There are a few tracts of vacant land in the City; the largest of which is the City owned

property located west of Fitzgerald Park. THERE IS ALSO A 40 ACRE PARCEL AND A 26 ACRE PARCELS LOCATED ON THE EAST SIDE OF S. CLINTON STREET, SOUTH OF SAGINAW HIGHWAY. Several modest and smaller areas are located on steep slopes, and adjacent to the railroad and Sandstone Creek.

Distribution of Land Uses.

A useful facet of existing land use is comparing dwelling unit numbers and acreage percentages of specific uses to similar communities. By no means should comparisons dictate the community’s vision for the future and the type of environment it desires. However, comparisons can shed light on the other development patterns and potential excesses and deficiencies in land use types.

Table 9
Existing Land Use Acreage Comparison

Unit Types	Grand Ledge Percentage	Williamston Percentage	Charlotte Percentage
<i>Residential</i>	41.9%	33.3%	42%
<i>Commercial & Office</i>	5%	6.2%	12%
<i>Industrial</i>	2.1%	8.7%	14%
<i>Institutional Facilities</i>	28%	19.7%	21%
<i>Vacant</i>	23%	32.1%	11%
TOTAL	100%	100%	100%

Sources: *Williamston Master Plan, Charlotte Master Plan, Existing Land Use Survey, Grand Ledge*

Distribution of dwelling unit type comparisons provide a meaningful foundation for zoning map amendments. The City can utilize the data to base future land use decisions, generate development policies and prepare zoning map amendments. It provides officials with one of several components in decision making. Williamston and DeWitt Charlotte were selected as comparative examples. As shown, the primary distinctions are that the comparison communities have a significantly greater percentage of INDUSTRIAL LAND USES. ~~single-family dwellings and a lower percentage of mobile homes.~~

Existing land use location is used to determine future land use. Williamston and DeWitt CHARLOTTE provided comparative land acreage numbers from their master plans. The percentages of single and two-family residential land uses were greater in Grand Ledge than in Williamston and DeWitt CHARLOTTE, yet agricultural and vacant lands comprised a smaller percentage in Grand Ledge COMPARED TO WILLIAMSTON AND A SIGNIFICANTLY LARGER PERCENTAGE IN COMPARISON TO CHARLOTTE. Map 1 indicates location of distinct uses.

NATURAL FEATURES

In terms of natural features, Grand Ledge is somewhat typical of towns in central Michigan, although some unique features are present. The City sits at an elevation of 860 feet and has some rolling terrain due to the river and glacial activity. This section briefly describes the natural features considered as the plan was developed. In some cases, development in sensitive areas should be limited, in others care should be taken or incentives offered to ensure responsible development.

General topography is characterized as being gently rolling with a downward slope from north to south. The most significant natural features in the City are the Grand River, and the Sandstone Creek AND THE LEDGES. The Grand River traverses the City in a southeast to northwest fashion and takes a southerly dip in the eastern portion. Sandstone Creek traverses the western part of the City to the south side of the Grand River. The Grand River has a profound presence in the City. At some point, the river is nearly 400 feet wide and the only crossing in the City is by Bridge Street.

The name "Grand Ledge" is a result of the unique natural features created by the Grand River along the two mile stretch within the City. Unlike most river basins in mid-Michigan, this stretch of the Grand River is entrenched in a "valley" of sandstone with walls nearly sixty feet high in some places. The result is beautiful exposed sandstone ledges that gave the City its name and help to create a dramatic and scenic landscape unlike any other in the lower peninsula of Michigan.

Some areas that are located along the Grand River have more gradual banks and are more prone to flooding. Because of the steep ledges along the Grand River, the majority of its local floodplain is located in the eastern half of the City. As a result of this floodplain, as well as

steep slopes, development in this area is limited and reflects the topography.

COMMUNITY FACILITIES

~~The City's buildings and associated sites are generally too small to accommodate current and future demands. Currently, the City services are scattered at several sites. In some cases, these separations are logical, but in other cases it occurs due to lack of adequate space. In addition, like other Michigan small cities, the aging underground infrastructure and streets must be constantly monitored and upgraded. This section briefly describes the conditions at the key municipal facilities in 1999 based on city staff comments and interviews with department heads and representatives of the library.~~

Parks and Recreation. The City offers residents open space and recreation at six parks totaling 19 +/- acres and leases the 78 acre Fitzgerald Park property to Eaton County. The parkland is primarily situated along the Grand River. Under the authority of the City Council, the parks are maintained by the Streets Department. Programs, budgets and improvements are guided by the direction of the Parks & Recreation Commission and the technical assistance provided by the Director of Public Service and the part time recreation director. The City's adopted Master Recreation Plan provides detailed insight into existing facilities and programming needs, and goals for the future.

~~City Hall. The Grand Ledge City Hall is located in close proximity to the Post Office, Library and downtown business district. Presence in the downtown reinforces the importance of the CBD as an important activity center. However, the building and site lacks space to accommodate all necessary functions. Not all of the departments typically found at city hall can fit within the building, parking is very limited and the seating area for public meetings is insufficient.~~ IN 2014, THE FORMER GREENWOOD ELEMENTARY SCHOOL AT 310 GREENWOOD STREET WAS RENOVATED INTO THE GRAND LEDGE CITY HALL AND POLICE STATION. THE NEW BUILDING PROVIDES STATE-OF-THE-ART FACILITIES FOR MEETINGS AS WELL AS OFFICES FOR THE CITY'S ADMINISTRATIVE STAFF AND POLICE DEPARTMENT. THE GYMNASIUM AND THE PLAYGROUND WERE RETAINED TO CONTINUE PROVIDING RECREATIONAL FACILITIES FOR THE SURROUNDING AREA. THE BUILDING ALSO SERVES AS A COMMUNITY CENTER AS IT USED ON A REGULAR BASIS BY VARIOUS COMMUNITY GROUPS. THE FORMER CITY HALL

BUILDING AT 200 E. JEFFERSON STREET IS NOW UNDER PRIVATE OWNERSHIP AND IS IN THE PROCESS OF BEING RENOVATED INTO A CUSTOMER-ORIENTED COMMERCIAL ESTABLISHMENT.

Library. The library is located across the street from THE FORMER city hall PROPERTY ON E. JEFFERSON STREET. The building includes the original library that fronts along E. Jefferson Street and now serves as a meeting room, and a later expansion THAT WAS CONSTRUCTED ~~in the rear~~ ON THE NORTH SIDE OF THE BUILDING. The library continues efforts to address BARRIER-FREE ACCESS TO THE BUILDING AND the rapidly changing demands of extended hours, programs, and internet access, ALTHOUGH expansion is constrained by adjacent buildings and parking. ~~The existing building has limited room to expand services; staff and storage areas are very cramped. The interior will need to be improved and the building possibly expanded in the future. A small area for expansion has been considered near the entrance, but it would be very small.~~ THE LIBRARY CURRENTLY HAS PLANS TO CONSTRUCT A 1,300 SQUARE FOOT ADDITON TO THE WEST SIDE OF THE BUILDING THAT WILL ALLOW FOR ADDITIONAL CUSTOMER SPACE AS WELL AS AN ELEVATOR THAT WILL PROVIDE BARRIER-FREE ACCESS TO ALL PARTS OF THE BUILDING.

Police Department. The police department is currently located in the ~~basement of~~ NEWLY RENOVATED City Hall. THE NEW FACILITY PROVIDES ADEQUATE OFFICE SPACE, PARKING, STORAGE AND TRAINING FACILITIES THAT WERE NOT AVAILABLE AT THE FORMER FACILITY ON E. JEFFERSON STREET. ~~The basement is small and lacks adequate space for offices, meeting areas, waiting rooms, interrogation rooms and evidence and interview rooms. In addition, it is not barrier free. As the City's and area population continues to grow, the Police Department will need to add officers and vehicles, an upgraded data retrieval system and preferably a larger, permanent building with sufficient indoor and outdoor parking.~~

Fire Protection. The Fire Station was erected in 1952 and is located at N. Bridge and Halbert Streets. The Department is managed and operated by the Grand Ledge Area Emergency Services authority and serves the City and Oneida Township. Future needs for the Fire Department fall into two categories: fire stations and equipment.

The fire station is located on the south side of the railroad tracks that cross N. Clinton Street. In the event of an emergency, problems occur when there is a crisis north of the railroad tracks and

trains prohibit fire engines from crossing. In addition, the fire station is located north of the bridge. If an emergency occurred on the bridge, it could prevent the Fire Department from responding to a call on the south side of the river.

The present station is inadequate in size and the design of the buildings prohibits certain fire apparatuses from being stored or parked inside the building. New stations would provide faster responses to emergencies and contribute toward decreasing the ISO ratings for both the City and the Township.

Public Service Buildings and Vehicles. The Department of Public Services is based at a six acre site on Lawson Road in Oneida Township. As the City continues to grow, increased demands will be placed on the department and facilities. Expansion of the garage and the site may be needed. Assuming the City will continue to facilitate garbage collection through private contractors, these expansions will be adequate to accommodate public services on an expanded scale in the future. The City Recycling Center site, located on Whitney Street, is adequate for the current program.

Sewer System. The existing sewage treatment plant is located at Fitzgerald Park. Built in 1975, the treatment facility ~~will~~ MAY need to be upgraded to correct ANY existing problems and to accommodate future demands. Underground lines are monitored and replaced as deficiencies occur.

Water System. Municipal water is an essential component of a City's infrastructure. In general, the City water service appears to function adequately, although there is an apparent need for additional services as development continues.

Wellhead protection. Due to the high volume and intensity of commercial activity along the M-43 corridor, wellhead protection CONTINUES TO BE A HIGH PRIORITY ~~was identified as a concern during the public workshop~~. Wellhead protection involves regulations on land uses and activities within an identified area to reduce the potential for groundwater contamination.

There are a number of potential sources of ground water contamination that may be controlled. These may include discharge of hazardous substances from commercial and industrial facilities, pesticides and fertilizer from residential and agricultural areas, overloaded septic systems, non-point source pollution from roadways and parking lots, leading underground storage tanks,

and site containing environmental contamination. Additionally, there are a number of pathways by which contaminants can reach the groundwater including air contaminants, leaking underground storage tanks and floor drains that must be considered during development. The City has adopted a wellhead protection ordinance, the requirements of which should be strictly enforced and monitored.

KEY CHAPTER FINDINGS

The following are important findings that were determined as a result of the analysis of the existing conditions of the community. These findings have been utilized in determining the goals and recommendations contained in the Future Development Plan.

Population, Economic and Housing Characteristics

- ◇ Due to availability of vacant land for residential development and the consistent growth of the Lansing metropolitan area, Grand Ledge's population is expected to increase at a steady pace in the next 20 years. This implies a need to plan for increased demand for residential, commercial and professional services; and an impact on infrastructure such as roads and the public sanitary and water systems.
- ◇ The City has a relatively high median age due to the large percentage (41 14.1%) of citizens over the age of 65. The City must plan for various senior living accommodations in order to adequately serve these residents.
- ◇ The City has a relatively well-educated population which has allowed for a stable median income, high skill level occupations and higher housing values. Overall, the City has been able to accommodate a substantial amount of desirable affordable housing opportunities. ~~They~~ THE CITY should continue to maintain a balance in order to serve all segments of the population. HIGHER DENSITY SINGLE FAMILY DEVELOPMENT SHOULD BE CONSIDERED TO ACCOMMODATE AN AGING POPULATION THAT MAY WANT TO DOWNSIZE WITHOUT GIVING UP THE OPTION OF HOME OWNERSHIP.

EXISTING LAND USE AND NATURAL FEATURES

- ◇ The residential areas of the community demonstrate traditional neighborhood design with tree lined streets, sidewalk and cozy spacing of homes. There are many signs of reinvestment that demonstrate the residents' devotion to the CITY'S character. This must be preserved as VACANT SITE DEVELOP AND existing sites redevelop and vacant sites develop.
- ◇ Commercial and office development is concentrated primarily in the downtown and along Saginaw Highway. Both are valuable to the community yet serve different functions. Future business development must be directed to these areas, as appropriate, and must preserve the character of each of these corridors.
- ◇ Industrial development is an important component of the City's tax base. The City should aggressively pursue new industrial businesses to locate in the Grand Ledge Willis Industrial Park.
- ◇ Institutional land uses as well as parks and open space are scattered throughout the City and adequately serve the residents. This most continue as the population grows AND NEW RESIDENTIAL DEVELOPMENTS OCCUR.
- ◇ Available vacant and agricultural land within the City and beyond the City limits are expected to develop in the next 2 years.
- ◇ The City possesses a number of significant natural features, primarily located along the scenic Grand River. This river and its distinct attributes are one of the greatest assets of the community and protection, preservation and enhancement should be CONTINUE TO BE held as a high priority.

COMMUNITY FACILITIES AND SERVICES

- ◇ The City's key facilities, City Hall, Department of Public Services, Library and Fire and Police Stations need rehabilitation or expansion. The City should continue budgeting for these improvements and consider opportunities for land acquisition and alternative funding sources.
- ◇ It is the desire of the City to keep as many facilities downtown as possible.
- ◇ The Fire and Police Departments are both in need of essential equipment and facility upgrades.
- ◇ The current 2011 Master Recreation Plan outlines several goals and projects over a five year planning period. These projects should be implemented and at the end of the five year planning period, the plan should be updated.
- ◇ THE CITY SHOULD CONTINUE TO RIGOROUSLY MONITOR ITS WELLS AND ENFORCE THE CITY'S A-wellhead protection ordinance ~~has been developed to protect the City' groundwater supply.~~

Definition:

Motel/Hotel: A series of attached, semidetached or detached rental units containing a bedroom, bathroom and closet space. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the public traveling by motor vehicles, and may contain a general kitchen and public dining room for the use of the occupants and other passersby.

Amend the uses permitted in the Central Business District to permit Motel/Hotels.

Section 220-36 Uses permitted subject to special conditions.

- F. MOTELS/HOTELS WHERE, BY PREARRANGEMENT AND FOR DEFINITE PERIODS OF TIME, TRANSIENT GUESTS ARE PROVIDED A SLEEPING ROOM IN RETURN FOR PAYMENT, SHALL BE PERMITTED SUBJECT TO THE FOLLOWING CONDITIONS:
- (1) AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH ROOM EITHER ON THE SITE OR WITHIN 300 FEET OF THE SITE.
 - (2) 24 ON-SITE MANAGEMENT IS PROVIDED WHEN ONE OR MORE OF THE ROOMS ARE OCCUPIED.
 - (3) NO GUEST SHALL ESTABLISH PERMANENT RESIDENCE AT A MOTEL/HOTEL FOR MORE THAN 60 CONSECUTIVE DAYS WITHIN ANY CALENDAR YEAR.
 - (4) MOTEL/HOTEL ROOMS MAY BE PERMITTED AS A SECONDARY USE TO A PRIMARY PERMITTED USE IN THE CENTRAL BUSINESS DISTRICT.
- 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 A BUILDING.
- (5) ACCESSORY STRUCTURES CANNOT BE LOCATED ON A TRAILER OR OTHER MOBILE DEVICE.
- (6) ACCESSORY STRUCTURES MUST BE COMPLETELY 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. THE EXTERIOR OF THE STRUCTURE MUST BE COMPATIBLE WITH THE CENTRAL BUSINESS DISTRICT IN TERMS OF DESIGN, COLOR AND MATERIALS.