

NOTICE

The Grand Ledge Planning Commission will hold its regular meeting on **Thursday, May 5, 2016 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 April 7, 2016
5. Notice of Agenda Item Conflicts
6. Business from the Floor

NEW BUSINESS

7. Zoning Ordinance Amendments – Article V, R-LD, R-MD: One Family Residential Districts
8. Master Plan Update – Chapter 6, Implementation

OTHER BUSINESS

9. Joint Planning Committee Report
10. Zoning Administrator's Report
11. Zoning Board of Appeals Representative's Report
12. Council Representative's Report
13. Comments from Commissioners
14. Chairman's Report
15. Adjournment

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
512 S. Clinton Street	Sprint	Illegal Signs	4/27/2016	5/4/2016	Open
116 Marsh Drive	Garry Miller	Junk	4/27/2016	5/4/2016	Open
730 E. Saginaw Hwy.	Meijer	Illegal Signs	4/25/2016	4/29/2016	Open
312 Lamson Street	Moji Miller	Junk	4/25/2016	5/2/2016	Open
815 W. Main Street	Andrew James	Junk	4/25/2016	5/9/2016	Open
960 Degroff Street	William & Cathy Godwin	Illegal gravel drive	4/25/2016	5/9/2016	Open
114 E. Main Street	4 W Properties	Damaged Fence	4/25/2016	5/16/2016	Open
321 E. South Street	Catherine McFee	Junk	4/25/2016	5/9/2016	Open
1052 E. Saginaw Hwy.	Beydoun Sons	Illegal parking/signs	4/21/2016	4/26/2016	Complied
669 E. Saginaw Hwy.	Dollar Tree	Illegal Signs	4/20/2016	4/26/2016	Complied
214 Franklin Street	Charles Smith	Parking on lawn	4/20/2016	4/26/2016	Complied
300 Morley Street	Terry Stephens	Junk Vehicles	4/20/2016	5/4/2016	Open
220 Degroff Street	Dana & Toby Hartwick	Junk	4/15/2016	4/22/2016	Complied
215 E. Front Street	Blake Ewing	Junk	4/12/2016	4/26/2016	Complied
465 Union Street	Gary Landon	Junk	4/12/2016	4/26/2016	Complied
207 S. Bridge Street	The Barn Tavern	Illegal Sign	4/11/2016	4/18/2016	Removed by City
117 Edwards Street	Matthew McGrill	Junk	4/5/2016	4/19/2016	Complied
803 N. Clinton Street	Tommy Hufnagle	Junk	4/5/2016	4/19/2016	Complied
140 Grand Manor	Kevin Rademacher	Junk	4/5/2016	4/19/2016	Complied
325 W. Washington	Nathan Floyd	Illegal Structure	3/31/2016	4/14/2016	Final notice sent
921 Degroff Street	Richard Kellogg	Parking on lawn	3/30/2016	4/6/2016	Complied
942 Degroff Street	Lisa Campbell	Parking on lawn	3/30/2016	4/6/2016	Complied
215 Oakwood Street	Michael Smith	Junk	3/24/2016	4/7/2016	Complied
326 W. Main Street	Jennifer Botek	Junk Vehicle	3/24/2016	4/7/2016	Complied
348 E. Front Street	Carol Larsen	Junk Vehicle	3/18/2016	4/1/2016	Extended compliance
515 E. Jefferson	Sidney Waterman	Junk Vehicle	3/15/2016	3/30/2106	Comple
300 Morley	Terry Stevens	Parking on lawn	3/15/2016	3/30/2016	Complied
208 High Street	Kimberley Byers	Junk	3/15/2016	3/30/2016	Not Complied
215 E. Front Street	Justintyme Properties	Junk	2/29/2016	3/7/2017	Complied
265 S. Clinton	Richard Kempf	Junk Vehicles	2/25/2016	3/10/2016	Complied
507 North street	Marcia Gales	Junk Vehicle	2/25/2016	3/10/2016	Complied
505 N. Clinton	Shirley & Mark Waldrop	Junk/Junk Vehicles	2/25/2016	3/10/2016	Not Complied
715 W. Jefferson Street	Summer Franch	Junk	2/3/2016	2/17/2016	Complied

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, April 7, 2016

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

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

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

The Commission held a moment of silence to honor the passing of Commissioner Steve Baribeau who served on the Planning Commission for many years.

Approval of the Agenda

Mr. Doty made a motion, seconded by Mr. Gute to approve the agenda as printed. On a voice vote, the motion carried 6-0.

Approval of the Minutes

Mr. Doty made a motion, seconded by Mr. Gute to approve the March 3, 2016 minutes, as printed. On a voice vote, the motion carried 6-0.

Notice of Agenda Items Conflicts - None

Business from the Floor - None

NEW BUSINESS

1. Zoning Ordinance Amendments – Article V, R-LD, R-MD: One Family Residential Districts

Ms. Stachowiak stated that she added a clause that would prohibit an attached garage from extending more than 10 feet beyond the front wall of the house. She said that this was discussed at the March meeting.

Mr. Stevens said that he saw a new development in Grand Rapids recently that had alleyways that provided access to rear, detached garage.

Ms. Stachowiak said that the type of development that we are trying to accommodate will appeal primarily to senior citizens and they are going to want an attached garage.

Mr. Gute asked if City originally had alleys.

Ms. Stachowiak stated that there were some but not in the original plat of the City. She said that the ones that did exist have been vacated.

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Mr. Stevens said that the Commission needs to define the parameters and then leave it to the creativity of the developer.

Mr. Morris said that this appears to extend beyond the Planning Commission's purview as it dictates building design which should be at the discretion of the developer. He said that developers are not going to want to develop ugly design. Mr. Morris said that the Commission has had good luck with getting developers to do right by the community.

Mr. Doty said that the lady that attended a meeting a few months ago was interested in getting a group of seniors together to assist in developing the ordinance. We could ask them such questions as do they want attached garages, what are the desired house sizes, lot sizes, etc.

Mr. Stevens said that the current housing market calls for smaller house and smaller lot sizes and the key to making these developments aesthetically pleasing is by minimizing the roads, parking and garages, and we at least need to have language encouraging these things. He said we also need to consider zero lot line development.

Mr. Gute stated that if we are going to invite seniors and others to come in and give input, we should also invite some developers to weigh in on it as well. This might actually even encourage developers to develop in the City.

Mr. Kane asked if we are still considering a back yard "granny pod".

The Commission stated that it was not in favor of "granny pods".

Mr. Stevens said that the high density single family development would only apply to certain parcels of land where such development is appropriate.

Mr. Doty said that most seniors are going to be looking for single story houses.

Mr. Stevens said that while there are some nice designs for small houses but the smaller they are the more expensive they are to build. The cost per square foot goes up because all of the utilities and basic infrastructure still needs to be installed.

Ms. Stachowiak asked about a minimum house size of 24' x 24'.

Mr. Stevens said that it is the size of a 2-car garage. He said that he was thinking more along the lines of 24' x 28' or 28' x 28'. Mr. Stevens said that he has some design sketches for houses that size.

Ms. Stachowiak said that if the minimum lot size is 45 feet with 5 foot side yard setbacks, that leaves a 35 foot wide building area.

Mr. Stevens said that as soon as you put a 2 garage in, the minimum you can do is a 40 foot wide house.

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Ms. Stachowiak stated that the housing would be focused on empty nesters and therefore, they may not need a 2-car garage. She also said that 45 feet would be the minimum lot width so there would be nothing preventing a developer from making it wider.

Mr. Morris said that we are going to target specific sites for this type of development and what we are proposing in the ordinance is much better than what we have right now. He said that we cannot let perfect be the enemy of good. Mr. Morris said that he likes the idea of a workshop where we bring in the seniors, developers and others to get input on the ordinance.

Ms. Stachowiak asked Mr. Morris if a 40 foot wide right-of-way is sufficient.

Mr. Stevens said that he measured some of the streets in the condo development on Abbot Road and the road was 26 feet from back of curb to back of curb which is about 6-7 feet less than standard. He said that the streets have to get down to that scale to make them fit in to these types of developments.

Mr. Morris said that it all depends on what you want in terms of on-street parking, sidewalks, etc. He said that there would be 2 12-foot wide travel lanes and on-street parking on one side of the road which is 32 feet, leaving 8 feet of excess right-of-way which is not adequate for sidewalks.

Mr. Doty asked about turning radii for fire trucks.

Mr. Stevens said that fire truck turning was what drove the designs of a lot of neighborhood streets which is why the roads/cul-de-sacs are so wide.

Mr. Morris said that if the street has a larger right-of-way, the front setback of the house could be reduced so that the appearance would be the same but there would be room for sidewalks, fire hydrants, lighting, etc. He said that there has to be room for people to park so not allowing for any on-street parking may be problematic, particularly when people have company.

Mr. Stevens said that bringing the homes closer to the road is part of the charm of these types of developments.

Mr. Morris said that these type of developments will primarily appeal to empty nesters and they will want smaller yards. He said that he likes the idea of bringing the houses closer to the roads.

Mr. Doty said that he likes the idea of bringing in citizens and others to obtain input on what they desire for this type of development. He said that we could have a design charrette and advertise it in the paper as well to try to get people to attend.

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Mr. Stevens said that he could put together a list of questions to spur discussions such as:

- How many bedrooms?
- 1 or 2 car garages?
- How many baths?
- Basements?

Mr. Gute said that some of the discussions with the developers can be how do we make some of the parcels, such as the one on Gulf Street, developable.

Mr. Morris said that there is nothing wrong with identifying which parcels we think would be appropriate for this type of development.

Mr. Mulder said that there is a little village in Ann Arbor called Pittsfield that is very small condos with all on-street parking.

Mr. Morris suggested having the charrette in June rather than May so that we have time to do it right. We should use the next meeting to plan for the workshop.

Mr. Gute said that we should talk to the City Clerk about using the City TV channel to advertise the charrette.

Mr. Kane said that on page 5, under 3 where it states that a zoning permit must be issued by the "City", who that is needs to be clarified.

Ms. Stachowiak said that it should state that a zoning permit must be issued by the Zoning Administrator. She said that she would make that change.

2. Master Plan Update – Chapter 5, Subarea Plans

Ms. Stachowiak reviewed the changes that she made. She said that the minimum house size on page 63 is 700 – 1,000 square feet.

Mr. Stevens said that the house size in the Master Plan needs to match what is in the Zoning Ordinance. He said that it should be 700 to 1,400 square feet since 1,400 square feet is the minimum house size for single family development in the current ordinance. He said that we need to determine our low which may be less than 700 square feet.

Mr. Stevens said that on page 61, 4th bullet, put "connections to...".

Mr. Kane said that on page 62, there is a statement that garages should not dominate the streetscape.

Ms. Stachowiak said that for purposes of the Master Plan, she thinks that statement should remain since we really do not want the garages to dominate the streetscape.

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The Commission agreed to leave this statement in the Plan.

Mr. Stevens pointed out a typo on Page 62 where “area” should be changed to “are”.

Ms. Stachowiak that the only chapter left is 6 and that is the implementation chapter. She said that once that is completed, she will have Jim Foster update the maps and then we can proceed with going through the adoption process. Ms. Stachowiak said that we are on pace to have this completed by the end of the year.

Mr. Stevens said that it would be nice for the Commission to get a final draft before it is put out to the public.

Ms. Stachowiak said that she would provide a final draft to the Commission. She also said that Mr. Kane has suggested holding a workshop to obtain input from the community like we did with the original plan.

The Commission agreed that it should hold a public workshop to review and obtain input from the community.

Mr. Doty said that Steve Baribeau needs to be recognized for his work on the Plan.

Mr. Stevens said that the Plan should include a memorial for Steve.

Mr. Kane said that page 63, 3rd paragraph, said that 6-12 units per acre seems high.

Mr. Stevens said that it should state that this is for stacked flats.

Mr. Gute asked if anyone knows that people who are renovating the house on Jefferson Street next to Mike Mayotte’s house. He said that they are making a large investment into the site and may be interested in serving on the Commission. He also said that Ms. MacDowell is going to be leaving the Commission and it has been nice having a downtown business owner on the Commission and hopefully we will be able to get another downtown business owner to replace her when the time comes.

Mr. Morris said that page 68 should say “medium” rather than “high” density.

Ms. Stachowiak said that she will have Chapter 6 on the next agenda.

OTHER BUSINESS

Joint Planning Committee Report

Mr. Doty stated that the Committee met on March 10, 2016. He said that the Parks and Recreation Commission had no representation at the meeting. Mr. Doty said that the Boat Launch project will not include a parking lot as originally discussed. He said that people will continue to park on River Street.

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Mr. Stevens said that this is a mistake. He said that there are only a few chances to do a project and get it right and the boat launch was supposed to be the anchor to the entire Jaycee Park Master Plan. He said that doing a boat launch project not installing a parking lot does not make sense. Mr. Stevens said that the Commission was told that the plans for the boat launch would be brought to the Planning Commission for review and he is very disappointed that this has not happened. He said that the whole purpose of obtaining the Rounds property, which was a suggestion made by the Planning Commission, was to provide enough room to do a proper boat launch with parking. Mr. Stevens said that he left a message for Adam Smith to express his concerns.

Mr. Kane stated that the Joint Committee, the DDA and the Planning Commission should all have input into a project of this nature. He said that the whole idea of the Joint Committee was to coordinate these types of project.

Mr. Stevens said that new plan is just replacing what we already have. He also said that all boat launches, by their very nature, are in a floodplain. He said that the Commission has been asking about this project every month for over a year. He also said that putting more money into the project to do it right only makes sense and is ultimately in the best interest of the City, particularly since the City has spent the money to buy the Rounds property.

Mr. Kane asked if there is any communication that the Commission can make to the Parks and Recreation Commission and the DDA about this matter.

Mr. Doty said that the DDA is moving forward with removing the teller stalls at the former bank building on the corner of Jefferson and Bridge.

Zoning Administrator's Report - None

Zoning Board of Appeals Representative's Report

Ms. MacDowell said that the ZBA did not meet in March.

Council Representative's Report

Mr. Mulder said that he would relay the Commission's concerns about the boat launch to the City Administrator.

Mayor's Report – None

Comments from Commissioner's

Mr. Salmon said that he was very proud to have known Steve Baribeau and wishes that he would have gotten to know him even better. He said that the service was a very nice tribute to him.

Mr. Doty said that the City has received a \$42,000 grant from the State for 8 acres of riverfront property to expand Oak Park. The City has to provide a \$6,000 match for the grant.

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Mr. Kane thanked Mr. Doty for spearheading everything with respect to Mr. Baribeau's passing.

Mr. Doty thanked everyone for attending the funeral. He said that the flowers were done by McDowell's and they were very nice. He said that we have 2 vacancies on the Commission and the Mayor has asked if anyone has any suggestions for new members. He also said that the Commission needs an updated membership list.

Comments from Chairman

Mr. Stevens stated that Mr. Baribeau's passing is a great loss to the Planning Commission and to him personally. He said that Steve and his family were friends with him and his family. He said that Steve was a great man, husband, father and businessman and he will be greatly missed.

Adjournment

Mr. Stevens adjourned the meeting at 8:02 p.m.

Submitted By:

Susan Stachowiak
Zoning Administrator

Lynne MacDowell, Secretary
Planning Commission

City of Grand Ledge

Public Notice

The City of Grand Ledge Planning Commission will be holding a charrette on **Thursday, June 2, 2016 at 6:30 p.m.** for the purpose of obtaining input on an amendment to the Zoning Ordinance to permit higher density, single family residential development in the City. More specifically, the Planning Commission would like your input in determining the needs and desires of the community with respect to house designs/sizes (number of bedrooms, baths, stories, etc.), lot sizes and parking needs (garage sizes, on-street parking, driveways, etc).

The meeting will be held at the Grand Ledge City Hall, 310 Greenwood Street, Grand Ledge, MI 48837.

Please contact Susan Stachowiak, Zoning Administrator at (517) 627-2149 or by email at sstachowiak@grand-ledge.com for further information.

Charrette Invitees

1. Cheryl Mattson, et al. (lady who spoke at January meeting)
2. Tom Dible
3. Rick Gilbert
4. Joe Gentilozzi
5. Chuck Pantera
6. Ron Maguire (all agents at Key Realty)
7. Key Builders
8. Senior Center
9. Jim Foster & Greg Minshall – City engineers
10. City Council & Administrative Staff
11. Tri-County Office on Aging?

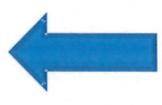
Notification Sources

1. Regular mail or email to all persons /agencies listed above
2. City TV Channel
3. City Website
4. GL Independent Article/Notice
5. Mayor's email address book
6. Posting at City Hall
7. Facebook

Charrette Topics

- What type of housing do you prefer (condominium, site condominium, subdivision plat, attached or detached units)?
- Number of bedrooms?
- Number of bathrooms?
- Number of stories?
- 1 or 2 car garages?
- Do you prefer an attached or detached garage?
- Do you prefer to have a basement?
- What would be your preference with regard to the size of a lot?
- Do you prefer to have a shallow setback between the front wall of the house and the street?
- Do you prefer a narrow road width (minimum lane widths with on-street parking permitted on one side only)?
- What locations in the City do you think would be appropriate for higher density single family development?

Possible location for
higher density single family
residential development



North



Castle Ledges Estates
23 units
6.31 units per acre



100 Feet

45 feet

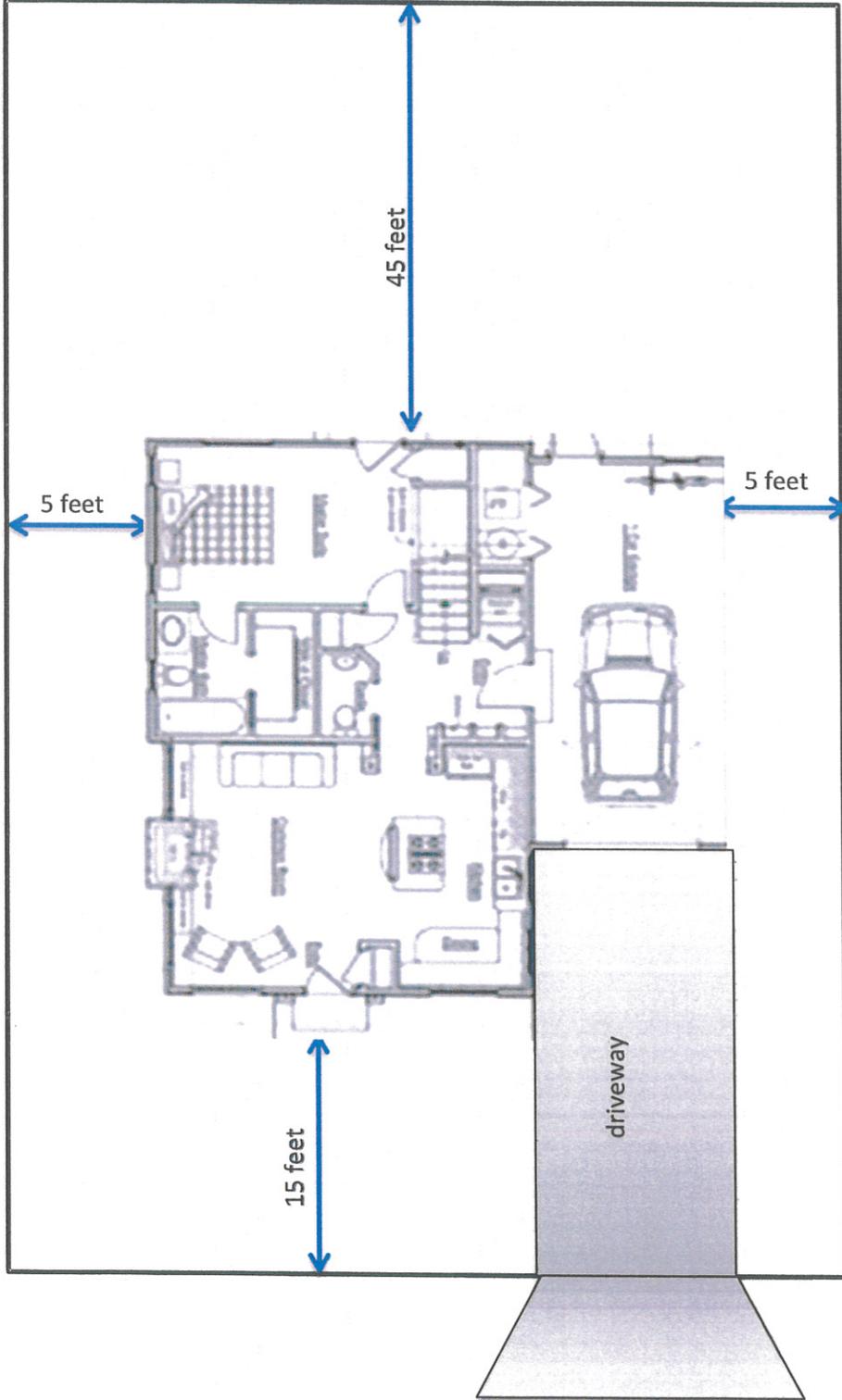
45 feet

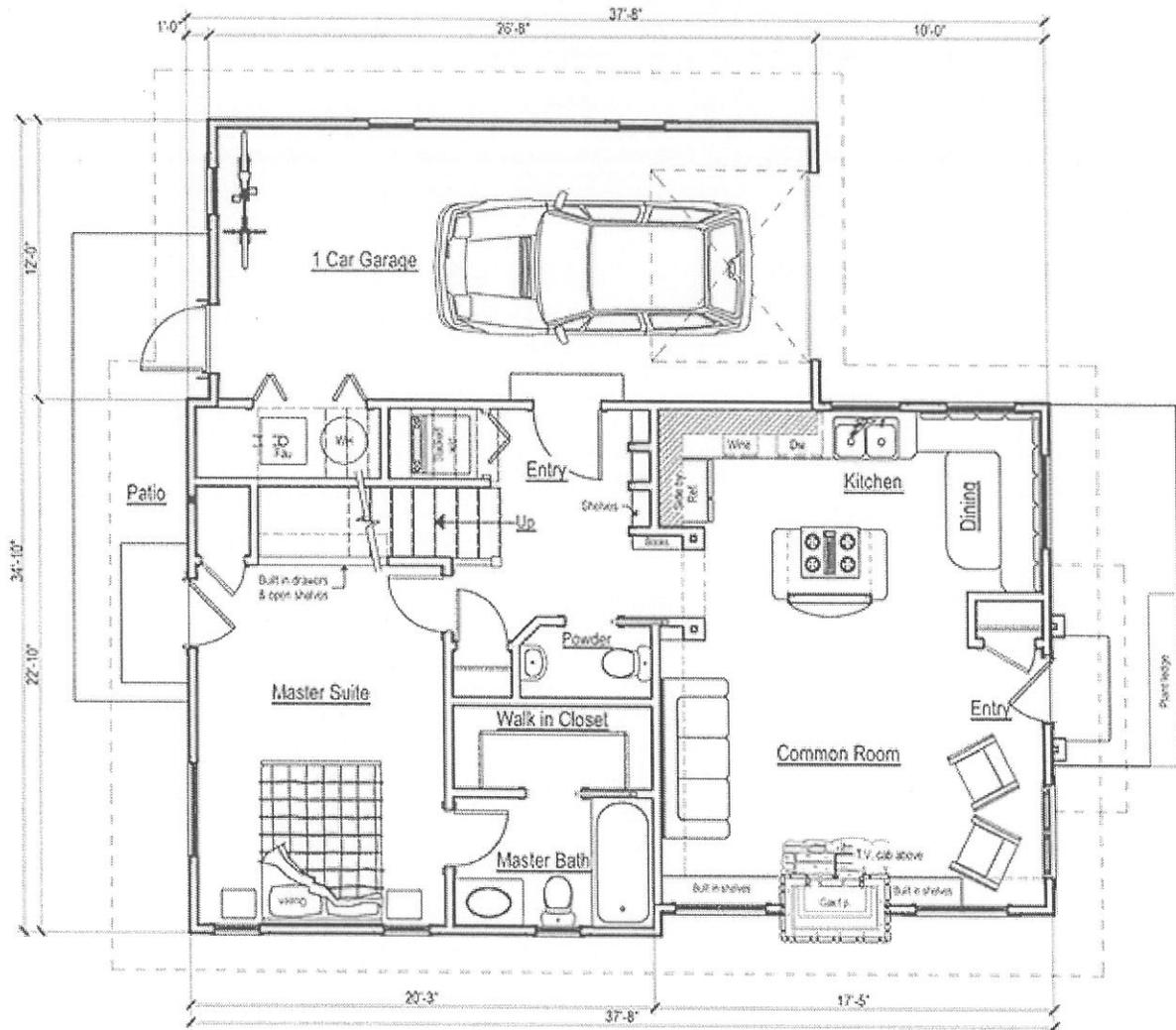
5 feet

5 feet

15 feet

driveway

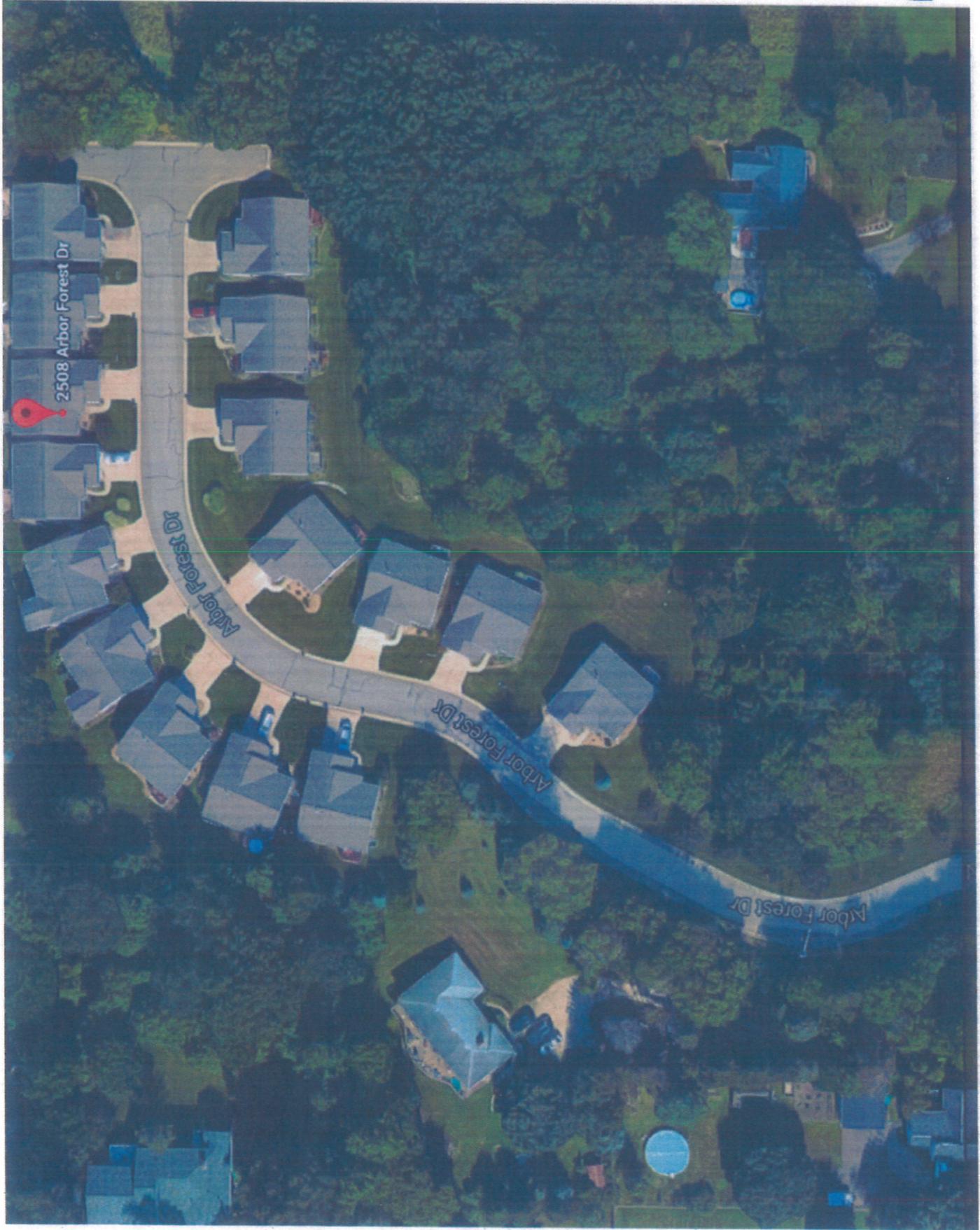




Main Level Pla

Arbor Forest, Lansing

North
↑

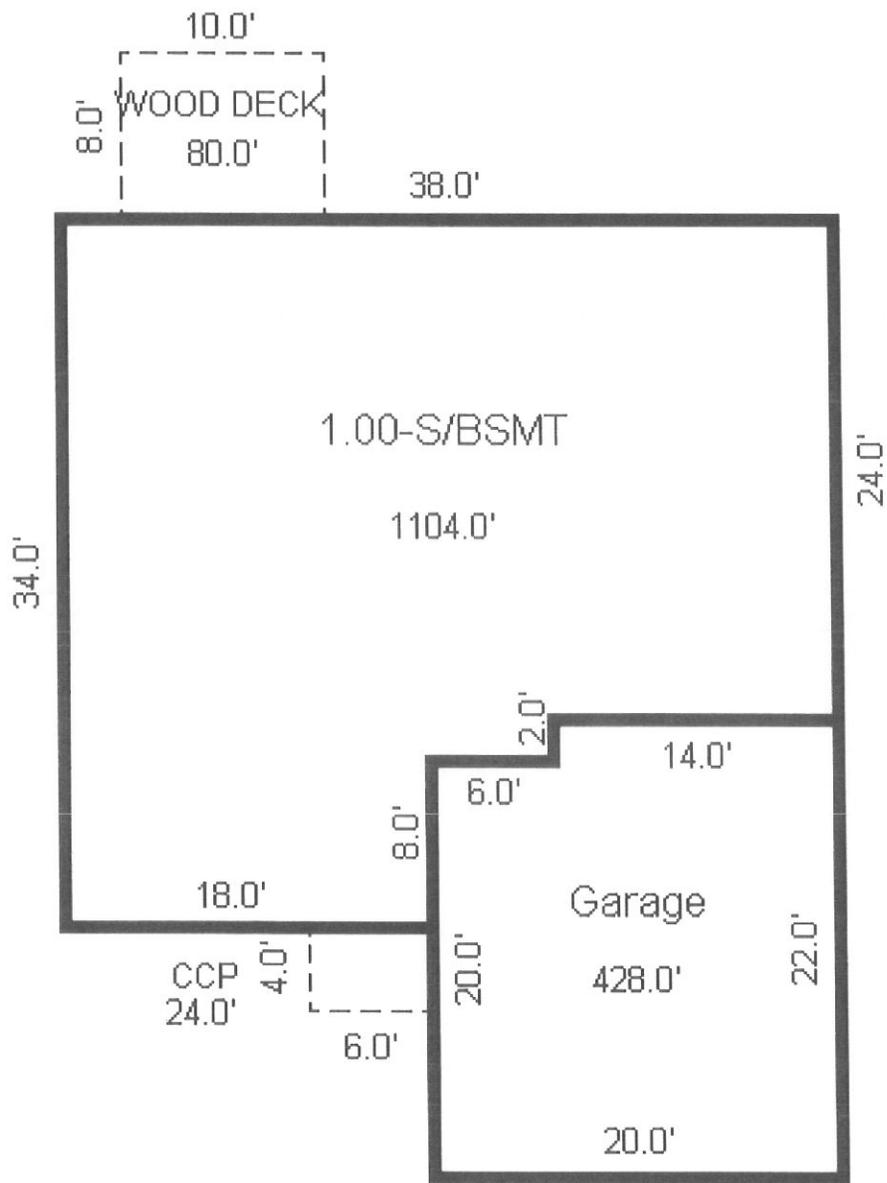


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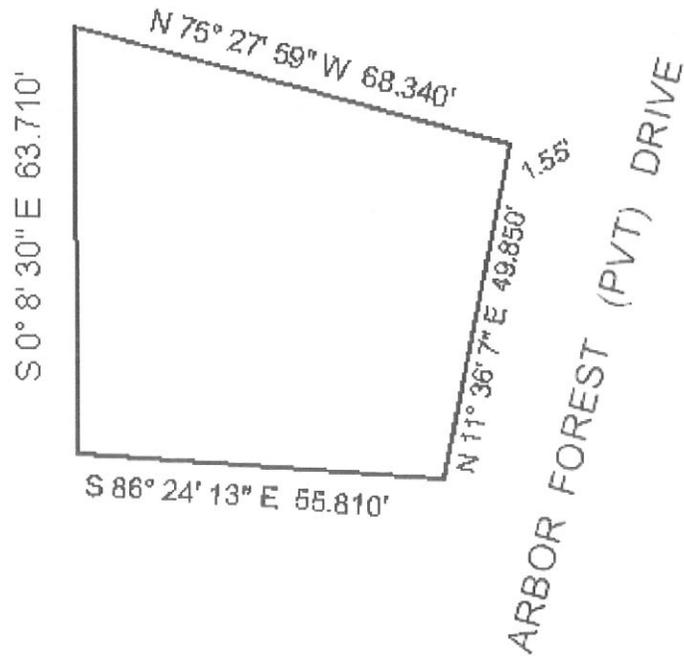


2520 ARBOR FOREST DR

Subject Site

3517.735 SF

0.08 Acres



JCG 2005

Chapter 220. ZONING

Article V. R-LD, R-MD: One-Family Residential Districts

§ 220-10. Purpose.

The R-LD and R-MD Single-Family Residential Districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly one-family detached dwellings of varying densities along with other residentially related facilities which serve the residents in the district.

§ 220-11. Principal uses permitted.

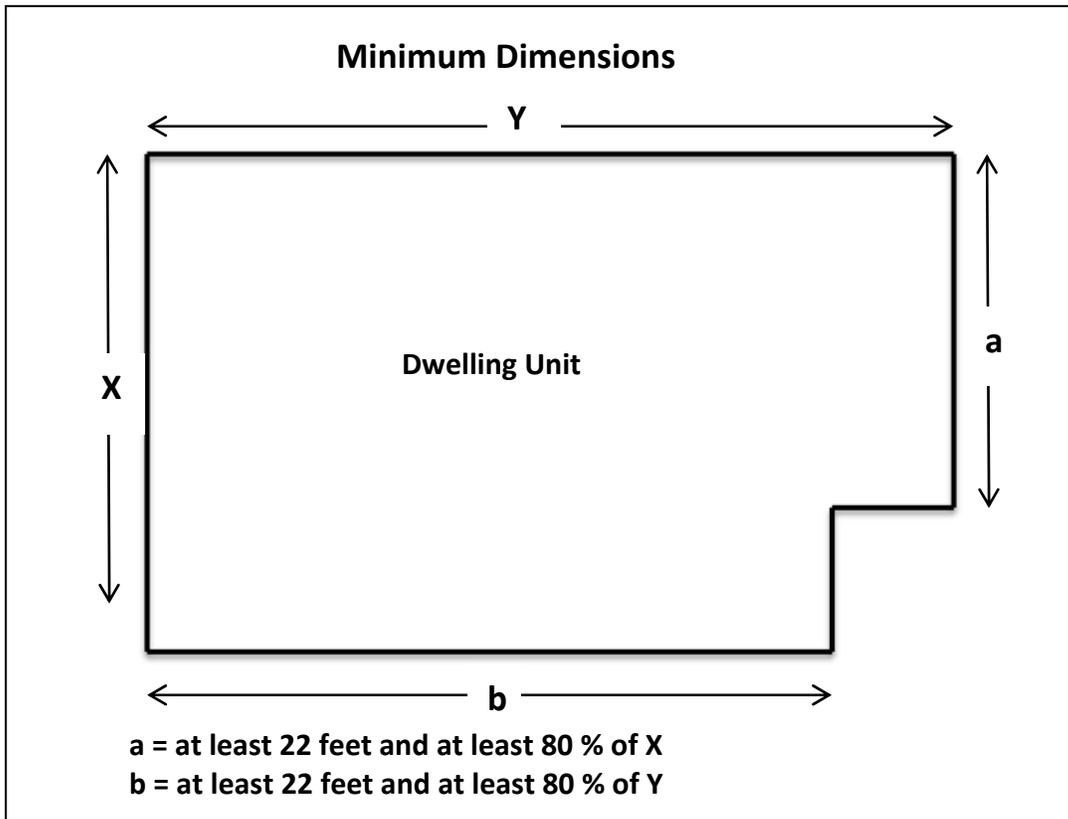
In an R-LD or R-MD District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- A. Site-built one-family detached dwelling units.
- B. Foster care homes for the care and **keeping HOUSING** of up to six persons.
- C. Publicly owned and operated buildings, libraries and recreational facilities.
- D. Private recreation and conservation areas such as but not limited to those commonly developed using the open space option or cluster option of this chapter.
- E. Temporary buildings for use incidental to construction work for a period not to exceed one year.
- F. Accessory buildings, structures and uses customarily **incidentAL** to any principal use permitted.

§ 220-12. Principal uses permitted subject to special conditions.

The following uses shall be permitted subject to the conditions hereinafter imposed for each use:

- A. Manufactured one-family dwelling units subject to the following provisions:
 - (1) Principal buildings and accessory structures shall conform to all applicable City codes and ordinances.
 - (2) Such dwellings shall be permanently attached to a permanent foundation constructed on the site in accordance with the City of Grand Ledge Building Code. *Editor's Note: See Ch. 66, Building Construction.*
In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet local requirements with respect to materials, construction and necessary foundation. Any such wall shall also provide an appearance which is compatible with the dwelling and with site-built homes in the area.
 - (3) Such dwellings shall provide a minimum width and depth of at least 22 feet over 80% of any such width or depth dimension.



- (4) Such dwellings shall have an overhang or eave as required by the Building Code of residential dwellings or similar to the site-built dwelling units on adjacent properties or in the surrounding residential neighborhood in the residential district.
- (5) Such dwellings shall be provided with exterior finish materials similar to the site-built dwelling units on adjacent properties or in the surrounding residential neighborhoods.
- (6) Such dwellings shall have a roof design and roofing materials similar to the site-built dwelling units on adjacent properties or in the surrounding residential neighborhood.
- (7) Such dwellings shall have an exterior building wall configuration which represents an average width-to-depth or depth-to-width ratio which does not exceed three to one or is in reasonable conformity with the configuration of site-built dwelling units on adjacent properties or in the surrounding residential neighborhood in the residential district.
- (8) All portions of any hitches or other transporting devices which extend beyond the vertical plane formed by the outer sidewalls of the dwelling shall be removed to a point where they will be totally obscured by a perimeter foundation or finished exterior wall.
- (9) The dwelling shall contain storage area in a basement located under the dwelling, in an attic area, in closet areas or in a separate structure of standard construction, similar in appearance to the principal building. Such storage area shall be a minimum of 10% of the minimum required floor area as noted in Article XVI, Schedule of Regulations.
- (10) Proposals for manufactured one-family detached dwelling units shall follow the procedures set forth below:

- (a) Applications to permit manufactured one-family detached dwelling units shall be submitted to the Zoning Administrator who may require the applicant to furnish such plans, photographs, elevations, and similar documentation as deemed necessary to permit a complete review and evaluation of the proposal. [Amended 6-24-2002 by Ord. No. 480]
- (b) In reviewing any such proposed dwelling unit with respect to Subsection A(1) through (9) above, architectural variation shall not be discouraged but reasonable compatibility with the character of residential dwelling units shall be provided, thereby protecting the economic welfare and property value of surrounding residential areas and of the City at large.
- (c) Should the Zoning Administrator find that any such dwelling unit does not conform with all of the above conditions and standards, the proposal shall be denied. The applicant may appeal the Zoning Administrator's decision by requesting a public hearing before the Planning Commission. Notice of such hearing shall be given in accordance with § 220-107, Notice of public hearings. Thereafter, the Planning Commission shall take final action. [Amended 6-24-2002 by Ord. No. 480]

B. Churches and other facilities normally incidental thereto, provided that the following conditions be met:

- (1) The site shall contain a minimum area of one acre of land. In addition, 1/2 acre shall be provided per 100 seats in the main auditorium.
- (2) No building shall be closer than 50 feet to any property line.
- (3) Access shall be in accordance with § 220-77, Access to major or collector thoroughfare.

C. Public, parochial and private elementary, intermediate or high schools offering courses in general education which may or may not be operated for profit upon the following conditions:

- (1) The site shall contain a minimum area of one acre of land.
- (2) No building shall be closer than 50 feet to any property line.
- (3) Access shall be provided in accordance with § 220-77, Access to major or collector thoroughfare. Editor's Note: Original Section 504(4), regarding adult foster care homes, which immediately followed this subsection, was repealed 3-27-2000 by Ord. No. 454.

D. Child-care centers, subject to the following conditions:
[Amended 10-27-2003 by Ord. No. 490]

- (1) The site shall contain a minimum of 1/2 acre.
- (2) The outdoor play space shall have a total minimum area of not less than 1,200 square feet for up to six children.
- (3) There shall be provided and maintained an additional area of 100 square feet of outdoor play space for each child licensed in the facility in excess of six. Such space is not permitted in a required front yard or required side yard when such side yard abuts a street.

- (4) Such use shall not be permitted on a zoning lot where both side lot lines are also the side lot lines of lots which are both zoned single-family residential and occupied by existing single-family detached dwellings. The use may be located on a lot that is bordered on one side by a house but not both sides.
 - (5) All play areas shall be fenced **IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 220-68**. Such fence shall be a minimum of five feet in height.
 - (6) Play areas shall be screened from adjacent residential areas with a **suitable SCREEN** fence, landscaping or some combination thereof.
 - (7) Access shall be provided in accordance with § 220 77, Access to major or collector thoroughfare.
- E. Golf courses, not including driving ranges or miniature golf courses, which may or may not be operated for profit subject to the following conditions:
- (1) Buildings, outdoor swimming pools, tennis courts or similar concentrated recreation use areas (not including tees, fairways or greens) shall have setbacks of not less than 100 feet.
 - (2) The site shall contain a minimum of 20 acres of land.
 - (3) Access shall be in accordance with § 220-77, Access to major or collector thoroughfare.
- F. Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations when operating requirements necessitate locating within the district in order to serve the immediate vicinity, provided that:
- (1) Access shall be in accordance with § 220-77, Access to major or collector thoroughfare. However, the Planning Commission may waive this requirement when it can be shown that operating requirements necessitate the location within the district in order to serve the immediate vicinity.
 - (2) Setbacks for all buildings or structures shall not be less than 40 feet.
 - (3) All buildings, structures and mechanical equipment shall be screened from view from abutting streets or properties in accordance with § 220-67, Walls and berms.
 - (4) The Planning Commission may require supplemental landscaping to provide screening from residential areas or to assure that the site will negatively impact its surroundings.
 - (5) A hearing shall be held in accordance with § 220-107, Notice of public hearings.
- G. Public or private cemeteries subject to the following conditions:
- (1) The site shall contain a minimum of 20 acres of land.
 - (2) No building shall be closer than 50 feet from any abutting residentially zoned property line.
 - (3) Access shall be in accordance with § 220-77, Access to major or collector thoroughfare.
- H. Roadside stands for the sale of products grown on the premises upon which the stand is located is permitted as an accessory use provided that the following conditions are met:

- (1) Contiguous space for the parking of customer vehicles is furnished ~~off the public-right-of-way~~ at a ratio of one space for each 45 square feet of roadside stand floor area. ~~and that s~~Such parking be located a minimum of 10 feet from the road right-of-way ~~LINE~~.
- (2) Access shall be in accordance with § 220-77, Access to major or collector thoroughfare.
- (3) A ~~temporary use~~ ZONING permit shall be obtained from the City.

§ 220-13. Accessory uses permitted subject to special conditions.

The following uses shall be permitted in single-family residential districts, subject to the conditions hereinafter imposed for each use:

A. Bed-and-breakfast facilities, provided that:

- (1) The rooms utilized are a part of the principal residential use, and not specifically constructed for rental purposes.
- (2) The bed-and-breakfast facility does not require any internal or external alterations or construction features, equipment or outdoor storage not customary in residential areas and does not change the character of the dwelling.
- (3) The principal use is a one-family residential dwelling and is owner-occupied at all times.
- (4) Sufficient off-street parking is provided in addition to that required by Article XVII, Off-Street Parking and Loading Requirements, for residential purposes, at the rate of one space per leasable room.
- (5) Signage shall be architecturally compatible with the home. One non-illuminated nameplate, not more than one square foot in area, may be attached to the building which shall contain only the name and occupation of the resident of the premises.

B. State-licensed family day-care homes are permitted after review and approval by the Zoning Administrator. [Amended 7-27-1998 by Ord. No. 442-98.2]

- (1) The licensee shall occupy the dwelling as a residence.
- (2) One non-illuminated nameplate, not more than one square foot in area, may be attached to the building which shall contain only the name and occupation of the resident of the premises.

~~C. State-licensed group day-care homes are permitted after review and approval by the Zoning Administrator, subject to the following conditions: [Amended 7-27-1998 by Ord. No. 442-98.2]~~

- ~~(1) The licensee shall occupy the dwelling as a residence.~~
- ~~(2) One non-illuminated nameplate, not more than one square foot in area may be attached to the building which shall contain only the name and occupation of the resident of the premises.~~
- ~~(3) Group day-care homes must be located on a major or secondary thoroughfare.~~
- ~~(4) Backing of vehicles directly onto a thoroughfare shall not be permitted.~~

D C. Home occupations as defined in § 220-4, Definitions (**A business use which is clearly secondary or incidental to the use of a single-family dwelling for residential purposes. Such occupation may include the giving of instruction in a craft or fine art within the residence. All home occupation uses shall be subject to noise, advertising, hours of operation or other conditions which may accompany the use of a residence as a home occupation pursuant to the terms of this chapter**), may be permitted after review by the Zoning Administrator provided that:

- (1) No more than 1/4 of the usable floor area of a residence may be devoted to a home occupation. If more than 1/4 of the usable floor area is devoted to the business, such business will be considered the principal use and, thus, illegal in a residential district.
- (2) The home occupation shall not require any internal or external alterations or construction features, equipment, vehicles or outdoor storage not customary in residential areas and does not change the character of the dwelling.
- (3) The home occupation is conducted entirely within the dwelling and shall be conducted so as to not be noticeable from the exterior of the dwelling.
- (4) **AUTOMOTIVE REPAIR ON VEHICLES NOT OWNED BY A PERSON RESIDING ON THE PREMISES IS NOT PERMITTED AS A HOME OCCUPATION.**
- (4 5) Other than residents of the dwelling unit, no more than one employee may be located on the premises.
- (5 6) Signage is not permitted.
- (6 7) A home occupation shall not generate an unduly burdensome amount of traffic for the general area in which it is located. In general, visitation by clients shall be an infrequent and irregular event.
- (7 8) Nuisance factors, as defined by this chapter, shall be prohibited.
- (8 9) A lawfully established home occupation shall lose its right to operate should it no longer meet the conditions outlined above or stipulated by the Zoning Board of Appeals.
- (9 10) In cases where the Zoning Administrator finds that an existing or proposed home occupation does not meet the above criteria the Zoning Board of Appeals may grant an exception to any of the above standards. In such cases, the Zoning Board of Appeals may eliminate or modify any of the existing standards or may apply new standards altogether to assure that a use permitted by exception will be in character with its surroundings and will in general not be a nuisance or result in nuisance factors.

§ 220-14. Required conditions.

[Amended 1-8-2001 by Ord. No. 462]

- A. Compliance with Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted and minimum yard setback requirements.

- B. New single-family buildings shall have an appearance that is non-obtrusive and consistent in color, materials, roofline and architecture with the residential district in which it is located.

§ 220-15. Subdivision open space plat.

- A. The purpose of a subdivision open space plat is to promote the preservation of open space while allowing a reduction in lot sizes and maintaining the density of population. In reviewing a subdivision open space plat, the Planning Commission shall consider the following objectives:
 - (1) To provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
 - (2) To encourage developers to use a more creative approach in the development of residential areas.
 - (3) To encourage a more efficient, aesthetic and desirable use of open area while recognizing a reduction in developing costs and by allowing the developer to bypass natural features on the site.
 - (4) To encourage the provision of open space within reasonable distance of all lot development of the subdivision and to further encourage the development of recreational facilities or preservation of natural environmental assets.
- B. Modifications of the standards as outlined in Article XVI, Schedule of Regulations, may be made in the R-LD Districts when the following conditions are met:
 - (1) Lot dimensions may be reduced provided that the number of residential lots shall be no greater than if the land area to be subdivided was developed in the minimum square foot lot areas as required for the R-LD District under Article XVI, Schedule of Regulations.
 - (2) Lot widths may be reduced from a minimum width of 80 feet to a minimum of 70 feet.
 - (3) Lot depths shall not be less than 140 feet except as otherwise provided in this chapter.
 - (4) Minimum front setbacks may be reduced from 35 feet to 30 feet.
 - (5) Lot depths may be reduced to not less than 120 feet when such lots border on land dedicated to the common use of the subdivision as indicated in Subsection C below:
 - (6) Rear yards may be reduced to not less than 30 feet when rear yards border on land dedicated to the common use of the subdivision as indicated in Subsection C below.
- C. For each square foot of land gained under the provisions of Subsection B within a residential subdivision through the reduction of lot sizes below the minimum requirements as outlined in Article XVI, Schedule of Regulations, equal amounts of land shall be dedicated to the common use of the lot owners in the subdivision in a manner approved by the City.
- D. Access shall be provided to areas dedicated for the common use of the subdivision for those lots not bordering on such dedicated areas by means of streets, parkways or

pedestrian access-ways. The open space for pedestrian access-ways shall be no less than 20 feet in width.

- E. Under this subdivision open space plat approach, the proprietor shall dedicate sufficient park area so that each final plat is within maximum density requirements; provided, however, that the entire park area within a single block shall be dedicated as a whole.
- F. Application for approval of the subdivision open space plat shall be submitted at the time of submission of the preliminary plat for approval as required by Chapter 182, Subdivision of Land, of the Code of the City of Grand Ledge.

§ 220-16. One-family clustering option.

A. Intent.

- (1) The intent of this section is to permit the development of one-family residential patterns which, through design innovations, will provide for an alternative means for development of single-family areas where a parcel of land has characteristics which hinder practical development under the normal subdivision approach or where the alternative will permit better preservation of natural features. Also, this option may permit increased densities under certain circumstances. To accomplish this, modifications to the one-family residential standards, as outlined in Article XVI, Schedule of Regulations, of this chapter, may be permitted in the R-LD Districts.
- (2) In the R-LD Districts, the requirements of Article XVI, Schedule of Regulations, of this chapter may be waived and the attaching of one-family dwelling units may be permitted subject to the standards of this section.

B. Conditions for qualification.

- (1) Qualification for the cluster option shall be based on two findings by the Planning Commission with final density dependent upon whether or not the site qualifies under both findings.
 - (a) First, the Planning Commission shall find that the parcel will qualify for the cluster development option as defined in Subsection B(2)(a) through (g) below. Development would be at the single-family densities as permitted in Subsection C(1) below. This finding must be made in all cases.
 - (b) Second, the Planning Commission may additionally find that the parcel is located in a transition area or is impacted by nonresidential uses or traffic on major or secondary thoroughfares or other similar conditions. If the Planning Commission makes such a finding, it may permit an increase in density up to the maximum densities established in Subsection C(2).
- (2) The Planning Commission may approve the clustering or attaching of buildings on parcels of land under single ownership and control which, in the opinion of the Planning Commission, have characteristics that would make sound physical development under the normal subdivision approach impractical because of parcel

size, shape or dimension or because the site is located in a transitional use area or the site has natural characteristics which are worth preserving or which make platting difficult. In approving a parcel for cluster development, the Planning Commission shall find at least one of the following conditions to exist:

- (a) The parcel to be developed has frontage on a major or secondary thoroughfare and is generally parallel to said Thoroughfare and is of shallow depth as measured from the thoroughfare.
 - (b) The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.
 - (c) A substantial portion of the parcel's perimeter is bordered by a major thoroughfare which would result in a substantial proportion of the lots of the development abutting the major thoroughfare.
 - (d) A substantial portion of the parcel's perimeter is bordered by land that is zoned other than single-family residential or is developed for a use other than one-family homes.
 - (e) The parcel is shaped in such a way that the angles formed by its boundaries make a subdivision difficult to achieve and the parcel has frontage on a major or secondary thoroughfare.
 - (f) The parcel contains a floodplain or soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.
 - (g) The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.
- (3) In order to qualify a parcel for development under Subsection B(1)(f) and (g) above, the Planning Commission shall determine that the parcel has those characteristics and the request shall be supported by written or graphic documentation, prepared by a landscape architect, engineer, professional community planner, registered architect or environmental design professional. Such documentation shall include the following as appropriate: soil test borings, floodplain map, topographic map of maximum two-foot contour interval, inventory of natural assets.
- (4) This option shall not apply to those parcels of land which have been split for the specific purpose of coming within the requirements of this cluster option section.

C. Permitted densities. In a cluster development, the maximum density permitted shall be as follows (including streets and road rights-of-way):

- (1) For those parcels qualifying under Subsection A(1)(e) through (g), the density permitted is 2.5 units per acre.
- (2) For those parcels qualifying under Subsection A(1)(a) through (d), an increase in density may be permitted by the Planning Commission up to 3.7 units per acre.
- (3) Water areas within the parcel may be included in the computation of density provided that land adjacent to the water is substantially developed as open space.

- (4) In those instances where increased densities may be permitted under Subsection C(2) above, the Planning Commission must find that such increased density does not result in the destruction or total removal of the natural features.

D. Development standards and requirements. On parcels meeting the criteria of Subsection B(1) above, the minimum yard setbacks, heights and minimum lot sizes per unit as required by Article XVI, Schedule of Regulations, may be waived and the attaching of dwelling units may be accomplished subject to the following:

- (1) The attaching of one-family dwelling units, one to another, may be permitted when said homes are attached by means of one of the following:
 - (a) Through a common party wall forming interior room space which does not have over 75% of its length in common with an abutting dwelling wall, including garage.
 - (b) By means of an architectural wall detail which does not form interior room space.
 - (c) Through common garage party walls of adjacent structures.
 - (d) No other common party wall relationship is permitted and the number of units attached in this manner shall not exceed three. This number may be increased to four if, in the opinion of the Planning Commission, greater preservation of natural assets would result.
- (2) Yard requirements shall be provided as follows:
 - (a) Spacing between groups of attached buildings or between groups of four unattached buildings shall be equal to at least 25 feet, measured between the nearest points of adjacent buildings. The minimum distance between detached units within groups of four shall be 15 feet, unless there is a corner to corner relationship in which case the minimum may be reduced to 10 feet.
 - (b) It is intended that setbacks for each dwelling shall be such that one car length space will be available between the garage or required off-street parking spaces and the street pavement. Setbacks from minor residential streets should follow the guidelines below:
 - [1] Garages or required off-street parking spaces shall not be located less than 20 feet from the right-of-way of a public street.
 - [2] Where streets are private, required off-street parking spaces shall not be located less than 30 feet from the pavement edge of the street.
 - (c) That side of a cluster adjacent to a major or secondary thoroughfare shall not be nearer than 25 feet to said road right-of-way.
 - (d) Any side of a cluster adjacent to a private road shall not be nearer to said road than 20 feet.
- (3) The area in open space (including subdivision recreation areas and water)

accomplished through the use of one-family cluster shall represent at least 15% of the horizontal development area of a one-family cluster development.

- (4) In order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, the Planning Commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development:
 - (a) Single-family lots subject to the standards of the R-MD District as specified in Article XVI, Schedule of Regulations.
 - (b) Detached buildings with setbacks as required by Article XVI, Schedule of Regulations, for the applicable residential district.
 - (c) Open or recreation space with a minimum depth of 50 feet.
 - (d) Changes in topography which provide an effective buffer.
 - (e) A major or secondary thoroughfare.
 - (f) Some other similar effective means of providing a transition that is acceptable to the Planning Commission.
 - (g) In those instances where the parcel has been qualified for the cluster option under Subsection B(2)(a) or where the adjoining land may be used for purposes other than detached one-family dwellings, the Planning Commission may approve a plan in which the units are attached if the parcel is too small to provide the transition and the greatest setback possible is provided.

E. Procedures.

- (1) In making application for approval under this section, the applicant shall file a sworn statement that the parcel has not been split for the purpose of coming within the requirements of this option, and shall further file a sworn statement indicating the date of acquisition of the parcel by the present owner.
- (2) Qualification for cluster development:
 - (a) Application to the Planning Commission for qualification of a parcel for cluster development shall include documentation substantiating one or more of the characteristics outlined in Subsection B above, Conditions for qualification.
 - (b) As an initial step, the applicant may ask the Planning Commission to make a preliminary determination as to whether or not a parcel qualifies for the cluster option under one or both of the provisions of Subsection B(1) above, based upon the documentation submitted.
 - (c) A preliminary determination by the Planning Commission that a parcel qualifies for cluster development does not assure approval of the site plan and, therefore, does not approve the cluster option. It does, however, give an initial indication as to whether or not a petitioner should proceed to prepare a site plan.
 - (d) The applicant may submit a site plan, as follows, if a preliminary determination is not sought.

- (3) Site plan and cluster approval.
- (a) The Planning Commission shall hold a public hearing on the site plan after an initial review of a preliminary plan which shall not require a public hearing.
 - (b) In submitting a proposed layout under this section, the sponsor of the development shall include, along with the site plan, the following:
 - [1] Typical building elevations and floor plans, topography drawn at one-foot contour intervals, all computations relative to acreage and density, a preliminary grading plan, and any other details which will assist in reviewing the proposed plan.
 - [2] An accurate tree survey indicating the location of all trees on the site of eight-inch DBH or greater. Such survey shall be at the same scale as the site plan.
 - (c) Site plans submitted under this option shall be accompanied by information as required by Chapter 182, Subdivision of Land, of the Code of the City of Grand Ledge, provided, however, that:
 - [1] Submission of an open space plan and cost estimates with the preliminary site plan shall be at the option of the applicant.
 - [2] The open space plan and cost estimate shall be submitted prior to final review or the public hearing.
 - (d) The Planning Commission shall give notice of the public hearing in accordance with § 220-107, Notice of public hearings.
 - (e) If the Planning Commission is satisfied that the proposal meets the letter and spirit of the Zoning Ordinance and should be approved, it shall give tentative approval with the conditions upon which such approval should be based. If the Planning Commission is not satisfied that the proposal meets the letter and spirit of this Zoning Chapter, or finds that approval of the proposal would be detrimental to existing development in the general area and should not be approved, it shall record the reasons therefor in the minutes of the Planning Commission meeting. Notice of approval or disapproval of the proposal together with copies of the proposal with copies of all layouts and other relevant information shall be forwarded to the City Clerk. If the proposal has been approved by the Planning Commission, the Clerk shall place the matter upon the agenda of the City Council. If disapproved, the applicant shall be entitled to a public hearing before the City Council, if requested in writing within 30 days after action by the Planning Commission.
 - (f) If the City Council approves the plans, it shall instruct the City Attorney to prepare a contract, setting forth the conditions upon which such approval is based, which contract, after approval by the City Council, shall be entered into between the City and the applicant prior to the issuance of a building permit for any construction in accordance with site plans.

- (g) As a condition for the approval of the site plan and open space plan by the City Council, the applicant shall deposit cash, irrevocable letter of credit, or other equivalent form of security as approved by the City Attorney, in the amount of the estimated cost of the proposed improvements to the open land guaranteeing the completion of such improvement within a time to be set by the City Council. Actual development of the open space shall be carried out concurrently with the construction of dwelling units.

§ 220-17. One-family, **LOW DENSITY site condominium option.**

- A. The **LOW DENSITY** site condominium option is intended to provide for the division of land as regulated by the Condominium Act (Act 59 of 1978, as amended, MCLA § 559.101 et seq.) rather than the Subdivision Control Act (Act 288 of 1967, as amended, MCLA § 560.101 et seq.). In accordance with Section 141 of Act 59 (MCLA § 559.241), it is further intended that development utilizing the site condominium options be treated no differently than a subdivision developed under the Subdivision Control Act and that the same standards be applied in their design layout and improvements.
- B. If the **LOW DENSITY** site condominium option is selected, the following conditions are applicable:
 - (1) Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum lot sizes and yard requirements shall be applicable as permitted in each zoning district or as otherwise altered within this section.
 - (2) Any development which utilizes the site condominium option shall conform to Article V, Design Standards, and Article VI, Improvements, of Chapter 182, Subdivision of Land, of the Code of the City of Grand Ledge.
 - (3) A site plan shall be submitted in accordance with § 220-80, Site plan review, of this chapter.
 - (4) Other options as defined and regulated by § 220-15, Subdivision open space plat, of this chapter can be used in conjunction with this section.
 - (5) If building footprints are shown on the site plan, setbacks shall be measured to the building. Otherwise, setbacks shall be provided for each building envelope equal to the minimum setback requirements of the zoning district and shall be measured as specified below:
 - (a) Rear setbacks shall be measured from the rear area line to the rear building envelope.
 - (b) Side setbacks shall be measured from the side area line to the side building envelope.
 - (c) Front setbacks shall be measured from the street right-of-way for public or private streets, and from the pavement edge for streets not having a right-of-way. In instances where there is no right-of-way the setback shall be increased by 15 feet.
 - (6) If building footprints are shown on the plan, building floor plans and elevations must be submitted.
 - (7) The Planning Commission may request that several different facades be used to provide a variety of building appearances.

- (8) Plans for the development and landscaping of all commons areas must be submitted and shall meet the applicable requirements of § 220-66, Landscaping.
- (9) All streets shall be dedicated to the public AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF ORDINANCE 182, EXCEPT THAT THE MINIMUM RIGHT-OF-WAY WIDTH MAY REDUCED AFTER REVIEW AND RECOMMENDATION BY THE CITY ENGINEER, PUBLIC SERVICE DIRECTOR AND FIRE CHIEF.
- (10) The means of maintaining all limited and general commons areas shall be specified in the master deed.
- ~~(11) —A copy of the master deed shall be submitted for review and recommendations of the City Attorney prior to final plan approval.~~

C. Review by the Planning Commission.

- (1) The Zoning Administrator shall receive and check the plan for completeness per § 220-80, Site plan review, of this chapter. If the plan contains all of the items noted, the Zoning Administrator shall schedule a public hearing as per § 220-107, Notice of public hearings.
- ~~(2) —The Zoning Administrator will also place the proposal on the agenda of the next regular Planning Commission meeting which follows the public hearing. Such meeting may be held directly following the public hearing or at the next regular meeting.~~
- (3 2) The Commission shall review all details of the proposed plan within the framework of this Zoning Chapter, within the various elements of the Master Plan, and within the standards of Chapter 182, Subdivision of Land.
- (4 3) The Commission shall give preliminary approval or disapprove the plan.
 - (a) Should the Commission disapprove the plan, it shall record the reasons in the minutes of the regular meeting. A copy of the minutes shall be sent to the applicant.
 - (b) Should the Commission find that all conditions have been satisfactorily met and the plan conforms to the provision of this chapter, it shall recommend approval to the City Council. The Planning Commission Chairman shall make a notation to that effect on each copy of the plan and distribute copies of same as follows:
 - [1] Return one copy to the applicant;
 - [2] Retain one copy which shall become a matter of permanent record in the Commission files;
 - [3] Forward one copy to the School Board or School Superintendent of the School District having jurisdiction in the area concerned;
 - [4] File the remaining copies in the office of the Clerk.

D. Review by the City.

- (1) No installation or construction of any improvements shall be made before the plan has received final approval of the City Council, engineering plans have been reviewed by the City Engineer and any deposits required have been received by the City.

- (2) The **APPLICANT plan** shall **be filed by the applicant** **A COPY OF THE PLAN** with the Zoning Administrator and shall deposit such sums of money as the City Council may require herein or by other ordinances.
- (3) The City Council shall not review the plan until it has received the review and preliminary approval of the Planning Commission. Following the preliminary approval by the Planning Commission, the City Council shall consider the plan at such meeting that the matter is placed on the regularly scheduled agenda. ~~The City Council shall take action on the plan within 30 days.~~
- (4) Final approval shall be effective for a period of two years from the date of final approval. The two-year period may be extended at the discretion of the City Council, if requested by the applicant and granted by the City Council in writing.
- (5) ~~Upon final approval of the plan by the City Council, four prints of the plan shall be forwarded: one to the Zoning Administrator; one to the Planning Commission; one to the City Assessor; and one to the Building Department.~~

§220-18. ONE-FAMILY, MEDIUM DENSITY SITE CONDOMINIUM OPTION.

- A. THE MEDIUM DENSITY SITE CONDOMINIUM OPTION IS INTENDED TO PROVIDE FOR THE DIVISION OF LAND AS REGULATED BY THE CONDOMINIUM ACT (ACT 59 OF 1978, AS AMENDED, MCLA § 559.101 ET SEQ.) RATHER THAN THE SUBDIVISION CONTROL ACT (ACT 288 OF 1967, AS AMENDED, MCLA § 560.101 ET SEQ.) IN ACCORDANCE WITH SECTION 141 OF ACT 59 (MCLA § 559.241), IT IS FURTHER INTENDED THAT DEVELOPMENT UTILIZING THE SITE CONDOMINIUM OPTIONS BE TREATED NO DIFFERENTLY THAN A SUBDIVISION DEVELOPED UNDER THE SUBDIVISION CONTROL ACT AND THAT THE SAME STANDARDS BE APPLIED IN THEIR DESIGN LAYOUT AND IMPROVEMENTS, EXCEPT AS PROVIDED BELOW.
- B. WHERE A PARCEL PROPOSED FOR USE AS A ONE-FAMILY MEDIUM DENSITY SITE CONDOMINIUM DEVELOPMENT ABUTS A ONE-FAMILY RESIDENTIAL DISTRICT, THE PLANNING COMMISSION MUST DETERMINE THAT THE SITE COMPLIES WITH BOTH OF THE FOLLOWING CRITERIA:
 1. THE SITE HAS AT LEAST ONE PROPERTY LINE ABUTTING A NONRESIDENTIAL ZONING DISTRICT OR PARCEL OF LAND THAT IS NOT BEING USED FOR RESIDENTIAL PURPOSES.
 2. THERE IS AT LEAST ONE VEHICULAR ACCESS POINT TO THE SITE THAT DOES NOT CROSS THROUGH A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD.
- C. IF THE MEDIUM DENSITY SITE CONDOMINIUM OPTION IS SELECTED AND AUTHORIZED UNDER SECTION 220-18 (B) THE FOLLOWING CONDITIONS ARE APPLICABLE:
 - (1) THE FOLLOWING HEIGHT AND BULK OF BUILDING, LOT SIZE AND YARD REQUIREMENTS SHALL BE APPLICABLE TO MEDIUM DENSITY SITE CONDOMINIUM DEVELOPMENTS:

Minimum Lot Size Per Unit		Maximum Height of Structures		Minimum Yard Setbacks			Minimum Floor Area Per Unit (sq. ft.)	Maximum % of Lot Area Covered by all Buildings
Area (sq. ft.)	Width (feet)	In Stories	In Feet	Front	Sides	Rear		
4,500	45	2	30	15	5	25	576	50%

- (3) ALL STREETS SHALL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF ORDINANCE 182, EXCEPT THAT THE MINIMUM RIGHT-OF-WAY WIDTH **MAY REDUCED TO 40 FEET** AFTER REVIEW AND RECOMMENDATION BY THE CITY ENGINEER, PUBLIC SERVICE DIRECTOR AND FIRE CHIEF.
- (4) EXCEPT AS PROVIDED FOR IN THE PRECEDING PARAGRAPH, THE SITE CONDOMINIUM DEVELOPMENT MUST COMPLY WITH ALL PROVISIONS OF ARTICLE V, DESIGN STANDARDS, AND ARTICLE VI, IMPROVEMENTS, OF CHAPTER 182, SUBDIVISION OF LAND, OF THE CODE OF THE CITY OF GRAND LEDGE.
- (5) A SITE PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH § 220-80, SITE PLAN REVIEW, OF THIS CHAPTER.
- (6) OTHER OPTIONS AS DEFINED AND REGULATED BY § 220-15, SUBDIVISION OPEN SPACE PLAT, OF THIS CHAPTER CAN BE USED IN CONJUNCTION WITH THIS SECTION.
- (7) IF BUILDING FOOTPRINTS ARE SHOWN ON THE SITE PLAN, SETBACKS SHALL BE MEASURED TO THE BUILDING. OTHERWISE, SETBACKS SHALL BE PROVIDED FOR EACH BUILDING ENVELOPE EQUAL TO THE MINIMUM SETBACK REQUIREMENTS OF THE ZONING DISTRICT AND SHALL BE MEASURED AS SPECIFIED BELOW:
 - (A) REAR SETBACKS SHALL BE MEASURED FROM THE REAR AREA LINE TO THE REAR BUILDING ENVELOPE.
 - (B) SIDE SETBACKS SHALL BE MEASURED FROM THE SIDE AREA LINE TO THE SIDE BUILDING ENVELOPE.
 - (C) FRONT SETBACKS SHALL BE MEASURED FROM THE STREET RIGHT-OF-WAY FOR PUBLIC OR PRIVATE STREETS, AND FROM THE PAVEMENT EDGE FOR STREETS NOT HAVING A RIGHT-OF-WAY.
- (8) **GARAGES, WHETHER ATTACHED OR DETACHED, MAY NOT EXTEND MORE THAN 10 FEET CLOSER TO THE STREET THAN THE FRONT WALL OF THE DWELLING.**
- (9) THE PLANNING COMMISSION MAY REQUEST THAT SEVERAL DIFFERENT FACADES BE USED TO PROVIDE A VARIETY OF BUILDING APPEARANCES.
- (10) PLANS FOR THE DEVELOPMENT AND LANDSCAPING OF ALL COMMONS AREAS MUST BE SUBMITTED AND SHALL MEET THE APPLICABLE REQUIREMENTS OF § 220-66, LANDSCAPING.

(11) THE MEANS OF MAINTAINING ALL LIMITED AND GENERAL COMMONS AREAS SHALL BE SPECIFIED IN THE MASTER DEED.

D. REVIEW BY THE PLANNING COMMISSION.

(1) THE ZONING ADMINISTRATOR SHALL RECEIVE AND CHECK THE PLAN FOR COMPLETENESS PER § 220-80, SITE PLAN REVIEW, OF THIS CHAPTER. IF THE PLAN CONTAINS ALL OF THE ITEMS NOTED, THE ZONING ADMINISTRATOR SHALL SCHEDULE A PUBLIC HEARING AS PER § 220-107, NOTICE OF PUBLIC HEARINGS.

(2) THE COMMISSION SHALL REVIEW ALL DETAILS OF THE PROPOSED PLAN WITHIN THE FRAMEWORK OF THIS ZONING CHAPTER, WITHIN THE VARIOUS ELEMENTS OF THE MASTER PLAN, AND WITHIN THE APPLICABLE STANDARDS OF CHAPTER 182, SUBDIVISION OF LAND.

(3) THE COMMISSION SHALL GIVE PRELIMINARY APPROVAL OR DISAPPROVE THE PLAN.

(A) SHOULD THE COMMISSION DISAPPROVE THE PLAN, IT SHALL RECORD THE REASONS IN THE MINUTES OF THE REGULAR MEETING. A COPY OF THE MINUTES SHALL BE SENT TO THE APPLICANT.

(B) SHOULD THE COMMISSION FIND THAT ALL CONDITIONS HAVE BEEN SATISFACTORILY MET AND THE PLAN CONFORMS TO THE PROVISION OF THIS CHAPTER, IT SHALL RECOMMEND APPROVAL TO THE CITY COUNCIL. THE PLANNING COMMISSION CHAIRMAN SHALL MAKE A NOTATION TO THAT EFFECT ON EACH COPY OF THE PLAN AND DISTRIBUTE COPIES OF SAME AS FOLLOWS:

[1] RETURN ONE COPY TO THE APPLICANT;

[2] RETAIN ONE COPY WHICH SHALL BECOME A MATTER OF PERMANENT RECORD IN THE COMMISSION FILES;

[3] FORWARD ONE COPY TO THE SCHOOL BOARD OR SCHOOL SUPERINTENDENT OF THE SCHOOL DISTRICT HAVING JURISDICTION IN THE AREA CONCERNED;

[4] FILE THE REMAINING COPIES IN THE OFFICE OF THE CLERK.

D. REVIEW BY THE CITY.

(1) NO INSTALLATION OR CONSTRUCTION OF ANY IMPROVEMENTS SHALL BE MADE BEFORE THE PLAN HAS RECEIVED FINAL APPROVAL OF THE CITY COUNCIL, ENGINEERING PLANS HAVE BEEN REVIEWED BY THE CITY ENGINEER AND ANY DEPOSITS REQUIRED HAVE BEEN RECEIVED BY THE CITY.

(2) THE APPLICANT SHALL FILE A COPY OF THE PLAN WITH THE ZONING ADMINISTRATOR AND SHALL DEPOSIT SUCH SUMS OF MONEY AS THE CITY COUNCIL MAY REQUIRE HEREIN OR BY OTHER ORDINANCES.

- (3) THE CITY COUNCIL SHALL NOT REVIEW THE PLAN UNTIL IT HAS RECEIVED THE REVIEW AND PRELIMINARY APPROVAL OF THE PLANNING COMMISSION. FOLLOWING THE PRELIMINARY APPROVAL BY THE PLANNING COMMISSION, THE CITY COUNCIL SHALL CONSIDER THE PLAN AT SUCH MEETING THAT THE MATTER IS PLACED ON THE REGULARLY SCHEDULED AGENDA.
- (4) FINAL APPROVAL SHALL BE EFFECTIVE FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL APPROVAL. THE TWO-YEAR PERIOD MAY BE EXTENDED AT THE DISCRETION OF THE CITY COUNCIL, IF REQUESTED BY THE APPLICANT AND GRANTED BY THE CITY COUNCIL IN WRITING.



Chapter 6: Implementation

In order for the City’s Master Plan to be an effective document for the next ten years, steps must be described to guide community leaders towards implementation. This chapter provides a summary of the recommendations described in previous chapters.

The strategies are divided into two tables. The first table outlines regulatory, construction and policy strategies by topic area including: land use, transportation, natural features and the subareas. For each action, steps needed toward implementation are described, such as changes to regulations (zoning and other ordinances), use as an on-going policy or other task. For some actions, future planning considerations are listed to describe additional analysis needed in the future.

The second table outlines capital improvements recommended in the Plan. For the purposes of this list, capital improvements are physical items, such as land acquisition, buildings or sewer lines, but do not include equipment, vehicles, furniture or other items that might be included in a complete Capital Improvements Program for annual budgeting by the City Administration and Council. The table is organized by facility and first describes the problems and needs of the service. The next column describes whether additional studies are needed to further analyze solutions or it lists the alternatives that should be considered. Finally, the table lists the recommended next steps towards resolution of the problem.

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
Plan Overall and Future Land Use		
Schedule Review of Master Plan and Implementation	<ul style="list-style-type: none"> ➤ The Planning Commission should annually review the Master Plan and prepare a report for the City Council on its implementation ➤ The Planning Commission should review the Master Plan, particularly the goals, and affirm or modify them on an annual basis ➤ An annual joint meeting with City Council to re-familiarize them with the Master Plan and Planning Commission roles could be considered, especially as new members are elected or appointed ➤ Incorporate a thorough process for proposed amendments to the Master Plan 	<ul style="list-style-type: none"> ➤ Update sections on the Master Plan as appropriate to keep it current
Implement Future Land Use Plan	<ul style="list-style-type: none"> ➤ Amend zoning districts to accommodate variety of uses desired ➤ The City may wish to initiate certain rezonings, especially where the future land use map recommends a lower intensity use than current zoning ➤ Refer to Master Plan when considering rezonings to ensure the conditions upon which the plan was based are still relevant and the timing for the change is appropriate (the future land use map is a 10+ year plan) ➤ Encourage the use of the R-PC district for the Planned Residential Communities identified on the map ➤ DEVELOP AN AMENDMENT TO THE ZONING ORDINANCE TO PERMIT HIGHER DENSITY SINGLE FAMILY RESIDENTIAL DEVELOPMENT 	Re-evaluate the future land use designations at least every five years to confirm it is still consistent with market conditions, current land use trends and other described factors related to land use

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
Motorized Transportation System (see Capital Improvement list for construction projects)		
Continue to refine access-management tools	<ul style="list-style-type: none"> ➤ Planning Commission and City staff should review access-management standards based on new research and new MDOT-guidelines, and modify Zoning Ordinance or adopt a separate Driveway Ordinance— 	<ul style="list-style-type: none"> ➤ Occasionally review the latest in access management to refine standards and procedures
Explore opportunities and feasibility for second river crossing	<ul style="list-style-type: none"> ➤ Consider alternatives with key players and incorporate into capital improvement budget WORK WITH TRI-COUNTY REGIONAL PLANNING COMMISSION AND NEARBY MUNICIPALITIES TO CREATE A SECOND RIVER CROSSING IN THE AREA 	<p>Evaluate feasibility of:</p> <ul style="list-style-type: none"> ➤ Improve circulation PEDESTRIAN SAFETY in downtown ➤ Explore potential for additional crossing over river to provide alternate traffic routes
Address the limited sight distance and poor design of the M-100 and Willow Highway intersection	<ul style="list-style-type: none"> ➤ Study should assess long term and short term options ➤ Study should involve public ➤ Study should involve multiple jurisdictions 	<p>Study should address:</p> <ul style="list-style-type: none"> ➤ Crossing evaluation should emphasize public input ➤ Pedestrian crossings from Fitzgerald Park to Lincoln Brick Park ➤ Vehicular crossing at Clinton Street
Incorporate traffic calming measures IN THE DOWNTOWN where appropriate	<ul style="list-style-type: none"> ➤ Consider incorporating non-motorized circulation into a new intersection design OBTAIN A STUDY TO DETERMINE THE APPROPRIATE MEASURES FOR IMPROVING PEDESTRIAN SAFETY IN THE DOWNTOWN AND AT THE JEFFERSON/BRIDGE STREET INTERSECTIN IN PARTICULAR ➤ THE CITY SHOULD WORK WITH MDOT TO ADDRESS THE FEASIBILITY OF INSTALLING CURB BUMP-OUTS AT ALL INTERSECTIONS IN THE DOWNTOWN ➤ THE CITY SHOULD WORK WITH MDOT ON TRAFFIC SIGNAL CHANGES THAT WOULD IMPROVE PEDESTRIAN SAFETY AT THE JEFFERSON/BRIDGE STREET INTERSECTION ➤ Coordinate with MDOT and other jurisdictions WORK WITH TCRPC AND SURROUNDING COMMUNITIIES TO DEVELOP A 	<ul style="list-style-type: none"> ➤ Develop design planS alternatives based on action items listed ➤ Continue to work with MDOT to ensure a timely reconstruction of the intersection

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
	SECOND BRIDGE CROSSING TO ALEVIATE TRUCK TRAFFIC IN THE DOWNTOWN	
Improve TRAFFIC CALMING ON CITY STREETS	<ul style="list-style-type: none"> ➤ The City should review its road design standards to allow streets to be developed similar to those in the historic neighborhoods where appropriate. This may include amendments to the zoning ordinance to allow lots and setbacks similar to those neighborhoods for projects that provide amenities such as sidewalks, street trees, ornamental lighting, traditional home design and public open space ➤ Consider traffic calming measures when there are concerns about traffic speeds in neighborhoods rather than stop signs that may be ineffective 	<ul style="list-style-type: none"> ➤ Planning Commission could assist police and Dept. of Public Services in evaluation of any traffic speed problem areas. Could also consider formation of citizens traffic committee with business and resident representatives modeled after other successful programs in Michigan ➤ Work with MDOT to implement the recommendations of the 2006 Traffic Calming Study
Improve parking downtown	<ul style="list-style-type: none"> ➤ The amount of parking and design of parking lots ON THE SOUTH SIDE OF THE RIVER should be studied along both sides of the river by the City/DDA 	<ul style="list-style-type: none"> ➤ Identify alternatives for additional parking, with a cost-benefit analysis

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
Non-Motorized Transportation		
Develop additional connections to the current NON-MOTORIZED planned system	<ul style="list-style-type: none"> ➤ Continue to implement and support the Non- Motorized Pathways Plan, as amended ➤ Continue to require installation of sidewalks and pathways for new site plans and major redevelopment projects ➤ Continue to seek funding for the installation of planned pathway routes from both internal and external sources 	<ul style="list-style-type: none"> ➤ Prepare detailed engineering plans to establish the actual location and design of proposed pathways ➤ Update the NON-MOTORIZED plan in 2003, or as needed
Create a safe pedestrian environment throughout the City	<ul style="list-style-type: none"> ➤ Secure funding and complete the first phase of TO EXTEND the riverwalk project between Jaycee and FROM Island Park TO FITZGERALD, OAK AND LINCOLN BRICK PARKS ➤ Explore the opportunity and feasibility of extending the riverwalk from Jaycee park to Fitzgerald Park ➤ Provide an additional pedestrian crossing over THE Grand River FROM S. CLINTON STREET TO N. CLINTON STREET ➤ Utilize some method of pavement markingS to create a wide pedestrian crossing areaS ➤ Pavement marking coupled with other signage should be utilized to effectively alert motorists of a pedestrian crossing area ➤ Allow ample space at intersections and install curb bump-outs in certain locations in the downtown to provide a safe waiting area for pedestrians 	<ul style="list-style-type: none"> ➤ Take into consideration all possible destinations and open space corridors to ensure they are planned for in the future
Coordinate with neighboring communities and outside agencies to provide a regional system	<ul style="list-style-type: none"> ➤ Ensure that pathway connections link to existing and planned networks of surrounding communities 	<ul style="list-style-type: none"> ➤ Participate in future initiatives to establish a regional pathway and greenway system ➤ Plan for potential abandonment of rail lines to convert to pathways

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
<p>Explore funding opportunities</p>	<ul style="list-style-type: none"> ➤ Grant funding, bond issues, special assessment districts and special millage levies have been successful in other communities in obtaining funding for pathway installation 	<ul style="list-style-type: none"> ➤ The City should continue to apply for TEA -21 grant funding for qualifying pathway and streetscape enhancement projects

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
Natural Features		
Protect the City’s natural features as new development occurs	<ul style="list-style-type: none"> ➤ Consider a minimum setback from natural features in the zoning ordinance ➤ Revise the R-PC district regulations to allow flexibility in site design with additional incentives to preserve natural features such as Grand River, wetlands, steep slope and woodlands ➤ Consider overlay zoning along the Grand River to protect its banks, vegetation and views ➤ Consider basic tree preservation regulations for larger developments that will limit clearing significant trees 	<ul style="list-style-type: none"> ➤ Could Work with the MDNR/MDEQ, adjacent communities and other groups to evaluate the river corridor and determine improvements to protect its ecosystem
Prevent negative impacts to the drainage system	<ul style="list-style-type: none"> ➤ Adopt “best management practices” for stormwater management to control the design, method and quality of stormwater runoff 	
Preserve open space throughout the community	<ul style="list-style-type: none"> ➤ Revise the subdivision control regulations, the R-PC design standards and other applicable districts to require open space and parkland for all new projects that may be dedicated to the public or used as private parkland for the homeowners or condominium association ➤ Evaluate available vacant lots and explore the feasibility of acquisition for small neighborhood parks 	

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
Neighborhood Development		
Ensure residential architecture is high quality and compatible with the neighborhood	<ul style="list-style-type: none"> ➤ Develop architectural design standards that require homes to possess traditional characteristics yet allows them to achieve its own unique design theme ➤ Require building materials to be high quality and durable 	
Provide neighborhoods WITH adequate open spaces and recreation areas	<ul style="list-style-type: none"> ➤ Require new residential development to provide open space that is useable as parkland for the association or entire community 	
Ensure the right-of-way of residential neighborhoods is appropriately enhanced and designed	<ul style="list-style-type: none"> ➤ Continue to require all new construction to provide sidewalks along the roadways and require linkages to nearby destinations ➤ Require that all new residential developments provide street lighting along sidewalks and at major intersections ➤ Require street trees be provided between the sidewalk and the curb within a curb lawn area ➤ The City should evaluate existing neighborhoods to determine deficiencies and develop a strategy for implementation 	<ul style="list-style-type: none"> ➤ Update the City's Non-Motorized Pathway Plan as needed
Residential streets should be designed to reinforce the traditional street network	<ul style="list-style-type: none"> ➤ Require road connections to existing neighborhoods and other adjacent land uses ➤ Limit the pavement width to the minimum necessary to allow two driving lanes and on-street parking ➤ All streets should have a concrete curb and gutter 	
All residential neighborhoods should provide traditional neighborhood characteristics	<ul style="list-style-type: none"> ➤ Promote the provision of landmarks within the neighborhood as a focal point and gathering area for residents ➤ The street layout and use of blocks should promote walkability 	
Preserve the historic	<ul style="list-style-type: none"> ➤ Establish a local historic district 	<ul style="list-style-type: none"> ➤ An historic preservation plan may be

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
residential neighborhoods	<ul style="list-style-type: none"> ➤ Regulate construction within the district through architectural guidelines ➤ Establish an Historical Commission to review architecture and serve as an advisory board for all permits and approvals for sites within the district 	<p>necessary that identifies key attributes and guidelines that set the framework for requirements</p>
Ensure high quality multiple family development	<ul style="list-style-type: none"> ➤ Establish design guidelines that are promote similar characteristics as the single family neighborhoods ➤ Require buildings and the main entrances to be oriented towards the street with similar setbacks as single family ➤ Require open space and park land based on occupancy ➤ Restrict parking to rear and side yards with appropriate screening ➤ Require screening/buffer areas where appropriate 	
Adequately accommodate senior housing	<ul style="list-style-type: none"> ➤ Continue to regulate adult foster care and nursing homes as outlined in the zoning ordinance ➤ DEVELOPMENT AN ORDINANCE TO PERMIT HIGHER DENSITY SINGLE FAMILY DEVELOPMENT (SMALLER HOSUE SIZES AND SMALLER LOT SIZES) 	<ul style="list-style-type: none"> ➤ ADOPT AN ORDINANCE TO PERMIT HIGHER DENSITY SINGLE FAMILY RESIDENTIAL DEVELOPMENT ➤ IDENTIFY LOCATIONS THAT WOULD BE APPROPRIATGE FOR ALL FORMS OF SENIOR HOUSING

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
Saginaw Highway		
Improve coordination with outside agencies on project development	<ul style="list-style-type: none"> ➤ The Planning Commission should affirm its role with MDOT in reviewing major road improvements and ensure its involvement early in the project development phase so Master Plan goals are considered ➤ The City should work with Oneida Township , Tri-County REGIONAL PLANNING COMMISSION and other nearby communities to evaluate M-43 as it relates to land use, traffic management and overall appearance ➤ Coordination with outside agency should present funding opportunities and potential joint grant applications 	
Ensure high quality site design that projects a positive image as the entrance to the community	<ul style="list-style-type: none"> ➤ Require business signs that adequately serve businesses but are subtle, low to the ground and offer materials, colors and landscaping that complement the building ➤ Landscaping should be required that enhances the site along the street and within the parking lot ➤ Landscaping should also be used to screen and buffer between sites ➤ Buildings should be required to be designed to offer a compatible and high quality design element to the site ➤ Site lighting should be the minimum amount necessary to avoid negative off site glares. It is appropriate to use lighting as an ornamental feature 	➤A more detailed corridor plan may be necessary which identifies landscape designs, specific driveway locations and lighting locations to better guide regulations
Provide safe and adequate circulation along the corridor and within the sites	<ul style="list-style-type: none"> ➤ Driveway spacing and location standards should CONTINUE TO BE ENFORCED be established ➤ Shared access and rear service drives should be accommodated for all sites located along the corridor ➤ Pedestrian circulation must be accommodated through sidewalk connections and clear and easy access for pedestrians to businesses 	

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
Central Business District		
Accommodate a variety of uses within the CBD that promote the traditional character of the city	<ul style="list-style-type: none"> ➤ The list of permitted uses in the downtown should comprise of office, commercial, civic and residential ➤ A civic complex, or campus, should be maintained in the downtown 	
Sites should preserve the historic integrity of the downtown and offer a positive pedestrian environment	<ul style="list-style-type: none"> ➤ Develop detailed architectural design guidelines which regulate scale, design, prominence and building materials of all buildings within the CBD ➤ Maintain a consistent building setback along the road ➤ Continue to provide street trees and ornamental lighting ➤ Provide for landmark features at key locations such as the entrances to the downtown to establish a sense of place ➤ Accommodate public open spaces for people to gather ➤ Utilize open spaces to create safe connections to the river 	<ul style="list-style-type: none"> ➤ An historic preservation plan may be appropriate for the CBD to better establish key issues and set the framework for design guidelines or requirements
Accommodate safe circulation throughout the downtown	<ul style="list-style-type: none"> ➤ Utilize methods such as landscaped medians CURB BUMP-OUTS, DESIGNATED PEDESTRIAN CROSSWALKS and TRAFFIC SIGNAL CHANGES increased on street parking to calm speeds in the downtown ➤ Provide for sidewalk and pathway connections for non-motorized access to the downtown 	
Improve and enhance parking in the downtown	<ul style="list-style-type: none"> ➤ Provide more parking on the north side of the river ➤ Require that all parking lots offer safe circulation, enhanced landscaping and screening from public roadways ➤ IMPROVE PARKING LOTS SOUTH OF THE BRIDGE TO INCLUDE LANDSCAPING, BUFFERS, ORNAMENTAL LIGHTING AND IMPROVED CIRCULATION 	<ul style="list-style-type: none"> ➤ A parking study should be prepared to closely evaluate current and future parking needs in the downtown
Address truck traffic and	<ul style="list-style-type: none"> ➤ WORK WITH TCRPC AND SURROUNDING MUNICIPALITIES TO PROVIDE A SECOND VEHICULAR CROSSING OVER THE 	<ul style="list-style-type: none"> ➤ Evaluate alternatives based on

MASTER PLAN IMPLEMENTATION TABLE

PLAN RECOMMENDATION	ACTIONS	FUTURE PLANNING
high speeds in downtown	GRAND RIVER	established subarea goals
Promote the retention and recruitment of businesses to the downtown	<ul style="list-style-type: none"> ➤ In cooperation with the DDA, a marketing strategy should be developed that offers short and long term goals for the district 	

CAPITAL IMPROVEMENT PROGRAM OUTLINE

IDENTIFIED ISSUES	ADDITIONAL STUDIES NEED OR ALTERNATIVES	RECOMMENDED ACTIONS
City Offices FACILITIES		
<ul style="list-style-type: none"> ➤ Inadequate space ➤ Insufficient parking ➤ Inconvenient having scattered offices 	<ul style="list-style-type: none"> ➤ Construct a new City hall in a different location 	<ul style="list-style-type: none"> ➤ Construct a new City hall for all administrative offices on the vacant lot in the 200 block of S. Bridge Street.
Police Station		
<ul style="list-style-type: none"> ➤ Inadequate space ➤ Functionally inadequate ➤ Lack of indoor and outdoor parking 	<ul style="list-style-type: none"> ➤ Relocate City offices and occupy entire current City Hall building ➤ Combine Police and Fire Department ➤ Relocate to Post Office or other downtown site 	<ul style="list-style-type: none"> ➤ Renovate the existing City hall building for use by the police department.
Fire Station		
<ul style="list-style-type: none"> ➤ Insufficient building size ➤ Functionally inadequate ➤ Poor access due to location and rail crossing ➤ Only one bridge crossing over river 	<ul style="list-style-type: none"> ➤ Construct new Clinton Street bridge ➤ Construct crossing over/under railroad ➤ Expand existing building ➤ Rebuild on new site(s) 	<ul style="list-style-type: none"> ➤ Construct a new fire station on property already owned by the Fire Department south of the City limits on M-100 ➤ Use existing building for EMS Station
Parks and Recreation		
<ul style="list-style-type: none"> ➤ Few neighborhood parks ➤ No barrier at Oak Park identifying where extra caution is required ➤ Boat launch ramp in poor condition at Jaycees Park 	<ul style="list-style-type: none"> ➤ Determine the proper location and type of barrier needed for Oak Park ➤ Develop master plan for Jaycees Park ➤ Research grant funding opportunities for completion of goals outlined in the 1997-2001 Parks & Recreation Mater Plan ➤ IMPLEMENT THE JAYCEE PARK MASTER PLAN 	<ul style="list-style-type: none"> ➤ Amend Subdivision Ordinance to require neighborhood parks ➤ Construct wall or other barrier along top of Ledges in Oak Park ➤ Acquire a site for approximately four baseball/softball fields located in a

CAPITAL IMPROVEMENT PROGRAM OUTLINE

IDENTIFIED ISSUES	ADDITIONAL STUDIES NEED OR ALTERNATIVES	RECOMMENDED ACTIONS
<ul style="list-style-type: none"> ➤ Inadequate location and number of baseball and softball fields 	<ul style="list-style-type: none"> ➤ CONSTRUCT A NEW BOAT LAUNCH WITH PARKING ➤ EXTEND RIVERWALK TO CONNECT TO ISLAND, OAK, LINCOLN BRICK AND FITZGERALD PARKS 	<p>publicly convenient area</p> <ul style="list-style-type: none"> ➤ Reconstruct boat launch at Jaycees Park AND PROVIDE A PARKING LOT ➤ Utilize 1997-2001 Parks & Recreation Master Plan as a guide for completion of these ALL PARKS projects INCLUDING IMPLEMENTATION OF THE JAYCEE PARK MASTER PLAN ➤ Complete Phase 1 of Riverwalk (Jaycee To Island Park) ➤ Develop a complete riverwalk system that connects to all parks and nonmotorized pathways
Department of Public Services		
<ul style="list-style-type: none"> ➤ Aging Facility on Lawson Road 	<ul style="list-style-type: none"> ➤ Renovate and Expand existing buildings ➤ Tear down and rebuild new buildings 	<ul style="list-style-type: none"> ➤ Continue to monitor and accommodate the needs of the Public Service Dept.
Sanitary Sewer/Storm Sewer/Drainage System		
<ul style="list-style-type: none"> ➤ Expansion needed for treatment facilities ➤ Systems Need To Be Expanded And Upgraded 	<ul style="list-style-type: none"> ➤ Wastewater Collection and Treatment Master Plan 	<ul style="list-style-type: none"> ➤ Upgrade sanitary and storm sewer in needed areas
Water System		
<ul style="list-style-type: none"> ➤ Water mains need to be expanded and upgraded 	<ul style="list-style-type: none"> ➤ Water System Master Plan 	<ul style="list-style-type: none"> ➤ Upgrade water mains in needed areas
City Street Maintenance and Reconstruction		
<ul style="list-style-type: none"> ➤ Gravel/dirt roads ➤ Streets in poor or failed 	<ul style="list-style-type: none"> ➤ Pave all gravel/dirt roads ➤ Consider roundabouts as alternative to other traffic controls where 	<ul style="list-style-type: none"> ➤ FOCUS RESOURCES ON MAINTAINING STREETS ALREADY

CAPITAL IMPROVEMENT PROGRAM OUTLINE

IDENTIFIED ISSUES	ADDITIONAL STUDIES NEED OR ALTERNATIVES	RECOMMENDED ACTIONS
<p>condition</p> <ul style="list-style-type: none"> ➤ Traffic calming ➤ Poor access management in certain areas 	<p>appropriate</p> <ul style="list-style-type: none"> ➤ Construct boulevards on certain streets ➤ Reduce width of certain streets ➤ CONTINUE TO IMPROVE ACCESS MANAGEMENT ON M-43 AND M-100 AS NEW DEVELOPMENT OCCURS ➤ IMPLEMENT TRAFFIC CALMING MEASURES INCLUDING REDUCING THE WIDTH OF LOCAL STREETS, INSTALLING CURB BUMP-OUTS, PEDESTRIAN CROSS WALKS AND TRAFFIC SIGNAL CONTOLS 	<p>IN GOOD CONDITION TO PREVENT DETERIORATION</p> <ul style="list-style-type: none"> ➤ Use traffic operations analysis to determine appropriate traffic calming measures ➤ Use “Street Condition Survey” as a guide for prioritizing resurfacing projects ➤ Reconstruct streets as recommended in Master Plan AS NECESSARY ➤ Include access management standards in Zoning Ordinance ➤ Construct boulevard on M-43
New Access Road along M-43		
<ul style="list-style-type: none"> ➤ Need alternative to numerous poorly spaced driveways along the south side of M-43 ➤ Need to complete gaps in the street system per City’s Street Master Plan 	<ul style="list-style-type: none"> ➤ A number of alternatives were considered before the City platted the road alignment ➤ Traffic operations analysis and preliminary engineering would need to be completed to refine concepts 	<ul style="list-style-type: none"> ➤ Construct South Access Road and other future roads contained in the Master Plan ➤ Work with MDOT and surrounding communities to build median boulevard ON M-43 EAST OF M-100 and further manage traffic ➤ Connect Tallman Road to M-100 ➤ Extend Eaton Highway to Tallman Road ➤ Require that access to the property on the east side of M-100 align with Fieldview Drive
Sidewalks/Pathways		
<ul style="list-style-type: none"> ➤ Deteriorated and dangerous sidewalks ➤ No sidewalks in certain 	<ul style="list-style-type: none"> ➤ Construct pathways on/off streets in those areas designated on the map included with this Plan ➤ Construct sidewalks along all City streets 	<ul style="list-style-type: none"> ➤ Repair all deteriorated or dangerous sidewalks ➤ Construct new sidewalks where

CAPITAL IMPROVEMENT PROGRAM OUTLINE

IDENTIFIED ISSUES	ADDITIONAL STUDIES NEED OR ALTERNATIVES	RECOMMENDED ACTIONS
<p>areas</p> <ul style="list-style-type: none"> ➤ No LIMITED non-motorized pathways ➤ Certain sidewalks lack barrier free ramps 	<ul style="list-style-type: none"> ➤ Obtain funding for the CONTINUED development of a pedestrian riverwalk 	<p>currently does not exist</p> <ul style="list-style-type: none"> ➤ Make all sidewalks barrier-free ➤ Install pathways as designated in Master Plan ➤ CONTINUED DEVELOPMENT develop a THE riverwalk connecting ALL City and county parks