

NOTICE

The Grand Ledge Planning Commission will hold its regular meeting on **Thursday, June 2, 2016 at 6:30 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 May 5, 2016
5. Notice of Agenda Item Conflicts
6. Business from the Floor

NEW BUSINESS

7. Design Workshop/Charrette – Higher Density Single Family Residential Development Standards

OTHER BUSINESS

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

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
815 N. Clinton Street	Concrete Development	Junk	5/26/2016	6/6/2016	Open
1150 Willow Street	Robert & Anjanette Monroy	illegal fence	5/26/2016	6/9/2016	Open
209 Torrey Street	Jodi Jones	Junk	5/26/2016	6/6/2016	Open
716 Spring Street	Monica Miller	Parking on lawn	5/24/2016	5/30/2016	Open
615 W. Jefferson Street	Tony Osborn	Tall grass	5/24/2016	5/30/2016	Open
214 High Street	Gary Landon	Junk Vehicle	5/24/2016	6/3/2016	Open
401 Jones Street	Kebler Investment Group	Tall grass/Junk	5/24/2016	5/30/2016	Open
213 High Street	James Ray	Tall grass	5/24/2016	5/30/2016	Open
800 W. Jefferson Street	Kebler Investment Group	Junk Vehicle	5/24/2016	6/3/2016	Open
401 S. Bridge Street	Rent-a-Micro	Tall grass	5/24/2016	5/30/2016	Open
835 W. Jefferson Street	Jeffrey Bone	Junk	5/24/2016	6/3/2016	Open
215 E. Front Street	Blake Ewing	Illegal Driveway	5/24/2016	5/31/2016	Open
212 Torrey	Federal National Mortgage	Tall grass	5/23/2016	5/27/2016	Open
122 W. Washington	Ramona Burnham	Tall grass	5/20/2016	5/24/2106	Complied
820 Charlevoix Drive	Baryames Cleaners	Tall grass	5/19/2016	5/23/2016	Final notice sent
669 E. Saginaw Hwy.	Verizon Wireless	Illegal Signs	5/17/2016	5/23/2016	Final notice sent
220 Edwards Street	Dana & Toby Hartwick	Parking on lawn	5/17/2016	5/23/2016	Complied
625 W. Jefferson Street	Robert Lenidecker	Tall grass	5/16/12016	5/20/2016	Complied
609 W. Jefferson Street	Patrick Seigert	Tall grass	5/16/12016	5/20/2016	Complied
326 N. Bridge Street	John & Deborah Lynn	Tall grass	5/16/12016	5/20/2016	Complied
119 W. Front Street	Robert & Jacqueline Faulk	Tall grass	5/16/12016	5/20/2016	Complied
704 W. Main Street	Michael & Roberta Warren	Tall grass	5/16/12016	5/20/2016	Complied
211 W. South Street	Scott Guilford	Tall grass	5/16/12016	5/20/2016	Complied
422 Kennedy Place	Citimortgage Inc.	Tall grass	5/16/2016	5/19/2016	Mowed by City
1103 Ledge Lane	Goldie Carrie	Tall grass	5/16/2016	5/19/2016	Mowed by City
1129 Tulip Street	Ranae Smith	Tall grass	5/16/2016	5/19/2016	Complied
700 Maple Street	Clinton Wells	Tall grass	5/16/2016	5/19/2016	Complied
208 High Street	Kimberly Byars	Tall grass/Junk	5/16/2016	5/23/2016	Complied
467 Union Street	Don Dennis/Kathy Ellenwood	Landscaping in ROW	5/16/2016	5/23/2016	Final notice sent
815 W. Main Street	Andrew Faulk	Tall grass	5/16/2016	5/23/2016	Complied
435 E. Saginaw Hwy.	G.L. Wash, LLC	Tall grass	5/16/2016	5/19/2016	Final notice sent
469 Union Street	Charles & Sherry Cierlik	Illegal Fence	5/16/2016	5/27/2016	Final notice sent
Railroad Property	CSX Transportastion	Tall grass	5/16/2016	5/27/2016	Open

	Landmark Development	Tall grass	5/13/2016	5/17/2016	Complied
669 E. Saginaw Hwy.		Tall grass	5/13/2016	5/17/2016	Complied
720 S. Clinton Street	Speedway	Tall grass	5/13/2016	5/17/2016	Complied
652 W. Jefferson Street	David Mather	Tall grass	5/12/2016	5/17/2016	Complied
327 N. Bridge Street	Concrete Development	Tall grass	5/9/2016	5/13/2016	Complied
634 Jenne Street	Tori Martin	Front Yard Parking	5/2/2016	5/10/2016	Complied
Harbour Portfolio	7 Willard Court	Junk	5/2/2016	5/10/2016	Complied
516 S. Clinton Street	Smokey Moutain Tobacco	Sign in ROW	4/30/2016	5/4/2016	Complied
512 S. Clinton Street	Sprint	Sign in ROW	4/27/2016	5/4/2016	Complied
116 Marsh Drive	Garry Miller	Junk	4/27/2016	5/4/2016	Complied
730 E. Saginaw Hw.	Meijer	Illegal Signs	4/25/2016	4/29/2016	Complied
312 Lamson Street	Moji Miller	Junk	4/25/2016	5/2/2016	Complied
815 W. Main Street	Andrew James Faull	Junk	4/25/2016	5/9/2016	Final notice sent
960 Degroff Street	William & Cathy Godwin	Illegal gravel drive	4/25/2016	5/9/2016	Final notice sent
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	Final notice sent
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	Complied
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	Complied
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	Not Complied
515 E. Jefferson	Sidney Waterman	Junk Vehicle	3/15/2016	3/30/2106	Complied
300 Morley	Terry Stevens	Parking on lawn	3/15/2016	3/30/2016	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

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, May 5, 2016

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

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

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

Approval of the Agenda

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

Approval of the Minutes

Mr. Kane made a motion, seconded by Mr. Gute to approve the April 7, 2016 minutes, with the following correction to Page 6:

Change “Ms. MacDowell” to “Ms. Stachowiak” under “Zoning Board of Appeals Representative Report”.

On a voice vote, the motion carried 7-0.

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

Mr. Doty suggested changing “charrette” to “public workshop” as many people may not know what a “charrette” is. The other Commissioner’s agreed.

Ms. Stachowiak reviewed the list of invitee’s for the workshop. She said that she included the Mayor’s email address book as that is probably the best way to reach a large amount of people.

Mr. Doty said that the Mayor’s email address book has more than 8600 email addresses in it.

Mr. Stevens asked about Allen Edwin Homes that is finishing the Meadow Woods Development.

Ms. Stachowiak said that she intentionally left out Allen Edwin Homes as they specialize in taking over defunct developments rather than new development. She said that Meadow Woods would not even meet the threshold criteria for higher density single family residential development at that location.

Mr. Stevens said that price point needs to be added to the list of topics for discussion.

Mr. Kane said that there should be easels with plans for people to look at and comment on.

Mr. Salmon questioned how restrictive the Commission should be with respect to architectural design. He said that the ordinance reads like it is permitting low income housing.

Mr. Gute showed the Commission a digital presentation of a neighborhood where, with one exception, the house sizes are what is listed in the ordinance - 45 feet wide and 100 foot deep lots – the road is 25 feet back of curb to back of curb - no on-street parking - houses are 25 feet from the curb. He asked if the porches count towards the setback.

Ms. Stachowiak said that porches can extent 8 feet into the required 25 foot front yard setback.

Mr. Gute said that he is showing one car garages with a single lane driveway. He said that there is one house shown that has a 2 car garage but it does not leave much house space. He agreed with Mr. Salmon that the ordinance does sounds a bit like low income housing because the houses will be so small. Mr. Gute said that the houses are right at the 5 foot setback.

The Commissioners thanked Mr. Gute for preparing the presentation. Mr. Salmon said that it will be a great tool for the workshop.

Ms. Stachowiak said that we will have it running on the 3 television screens during the workshop.

Mr. Stevens said that there should be some examples of these types of developments at the workshop to foster discussion. He suggested Verndale Lake as one example.

Mr. Gute said that the houses shown are 22 feet wide with one-car garages and single lane drives. Since the road is only 25 feet wide, there would be no room for visitors to park. He said that if the street is little wider, there would be room for on-street parking on one side of the road.

Mr. Morris said that 30 feet wide would allow 2 travel lanes with parking on one side of the street. He said that some of the houses are so close to the road that it would barely allow a vehicle to park in front of the garage without obstructing the sidewalk. Mr. Morris said that there can be a 2-car garage if it is detached from the house. He also said that the houses can be longer and narrower to allow for more garage area.

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Mr. Stevens said that the sidewalks can be placed closer to the street than what is typical in the City. He stated that people today want attached garages. He also said that alley access to garages can help maximize space and allow for 2 car garages/

Mr. Morris said that if they are connecting streets, they can be one-way and much narrower to allow for on-street parking.

Mr. Stevens said that the ordinance needs to allow flexibility in road design so that alleyways are an option.

Ms. Stachowiak said that most of the potential sites shown on the map for possible development of higher density single family development would not be large enough to accommodate alleys.

Mr. Mulder said that there is always a potential for more land to be annexed in future.

Ms. Stachowiak asked if the map showing the potential locations for this type of development should be displayed at the workshop.

The Commission agreed to not show that map as the issue is not the locations for development by the development standards themselves.

Ms. Stachowiak said that she intentionally set the time for 6:30 p.m. rather than 7:00 thinking that it would be a better time for the public to attend and would get the meeting over with somewhat earlier.

The Commission agreed on a 6:30 start time.

Ms. Stachowiak asked about having some house designs displayed at the workshop.

Mr. Stevens said that he will provide some designs.

Ms. Stachowiak said that if Mr. Stevens can email them to her in advance of the meeting, she can get them mounted on presentation boards.

Mr. Kane asked if the public will be provided with the proposed ordinance.

The Commission agreed to hold off on distributing it to the public at this time since it is still in very rough draft form and is likely to change significantly based on input at the workshop.

Mr. Gute asked if the Commission feels that a 45 wide lot is too narrow.

Mr. Stevens said that he has built on 40 foot wide lots. It allows for a 22 foot wide double garage with a 14 foot wide bedroom and a 6 foot wide porch. This allows for 10 feet between houses. Once the lot goes below 40 feet, it becomes really difficult to construct a home.

Mr. Gute asked Mr. Stevens to send him the house designs so that he can put them to imagery.

Mr. Morris said that the the market will dictate what size the lot needs to be.

Mr. Stevens said that the ordinance needs to be purposefully ambiguous to allow the developer the flexibility to create the right designs.

Mr. Gute asked if the ordinance is setting things up for variances to the ordinance standards.

Ms. Stachowiak said that a new neighborhood would not be able to meet the criteria to vary the ordinance standards.

Mr. Gute said that one could make a case that it is reasonable to have an attached garage and therefore, a variance should be granted to allow for reduced setbacks. He also said that there could be variance requests for people wanting to enclose porches as well.

Ms. Stachowiak said that there has to be something physically unique about a particular parcel of land that sets it apart from most other properties that warrants relief from the ordinance.

Ms. Stachowiak said that the Commission will have to assemble to call the meeting to order, after which she will give as brief presentation at to what we are doing and what we want to accomplish with the workshop. Then the Commission can spread out and man the easels, ask questions, write down responses, answer questions, etc. At the end of the meeting, the Commission will have to reassemble to adjourn meeting.

Master Plan Update – Chapter 6, Implementation

Ms. Stachowiak reviewed the changes that she made. She said that this is the final chapter of the Master Plan. Ms. Stachowiak said that she will have Jim Foster update the maps and then assemble the entire document with all the revisions. She will provide a copy to the Commission for final review before putting it out to the public at a charrette/workshop and beginning the approval process. Ms. Stachowiak said that there is a lot of notifications and other red tape involved in approval of the Plan and it will likely take until the end of the year for it to be completed.

Mr. Doty said that the City of Portland's Master Plan contained photos/pictures that make it visually appealing.

Ms. Stachowiak said that she can do the same for our Plan.

Mr. Stevens said that there is still a reference to a second bridge on page 79.

Mr. Morris said that it states that there should be a second bridge in the area.

The Commission agreed to keep this in the Plan.

Mr. Kane said that page 77 states that there should be an annual meeting of the Planning Commission for new members as well as elected and appointed officials of the City. He said that this is not being done but that it should.

Mr. Stevens said that page 83 states that there should be architectural design standards.

Mr. Kane said that it is referring to design standards for historic districts.

Ms. Stachowiak said that the City does not have a local historic district. We do have an area that is on the National Register of Historic Places but the only time that this would come into play is if federal funds were be used to make improvements to a house within the district.

Mr. Kane said that it is too bad that we do not have a local historic district

The Commission agreed to leave this in the Plan.

OTHER BUSINESS

Joint Planning Committee Report

Mr. Doty stated that after the last meeting, he received a letter from City Administrator Adam Smith about the boat launch. The letter states that the boat launch improvement project will occur this summer. It also states that the original project cost estimates were significantly underestimated which has resulted in a minimalistic approach to the round-about drive, asphalt and an emphasis on retaining the parks greenspace. The letter goes on to state that vehicular/trailer parking for the boat launch will be directed to E. River Street. Mr. Doty provided the Commission with the most recent plans for the boat launch, including the project costs, and a plan that shows the Rounds property as "future parking for boats".

Mr. Stevens said that this is a mistake. He said that this project has been in the works for 6 years and now this is what we are getting. 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 also worried about the effectiveness of the design, let alone asking people to park their vehicles/trailers up on River Street.

Mr. Doty said that the DDA has not even been approached about the possibility of contributing to this project to make it what it should be. He said that the project does not even include a canoe launch.

Mr. Morris said that the plan begs the question of why the City even bought the Rounds property. He said if it is a money issue, the ultimate project should be determined and then the City could do part of it with what money it has available at this time. He said that he commends the City for not paving the boat launch as that can be done at any time.

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Mr. Doty said that the City now has less than 120 days to do this project because of the grant.

Mr. Morris said that the time frame just requires obligating the funds. Not building the project.

Mr. Mulder suggested bringing these concerns to the Parks & Recreation Commission. He said that this may be a phase 1 of a bigger project. Mr. Mulder said that money is the primary factor. He said that he will try to make the next Parks & Recreation Commission meeting as well. Mr. Mulder said that it all revolves around the budget and the Parks Commission does not have a budget. He stated that the State is requiring the City to do this project or it will lose the grant as this project has been in the works for years.

Mr. Stevens said that he and Mr. Doty already did that. He said that someone is probably going to get this contract within the next month for it to be built this summer. Mr. Stevens said that the Commission has been asking to have input into this project for a year.

Mr. Doty said that according to the Michigan Municipal Planning Act requires that a project of this nature come to the Planning Commission and this did not happen.

Zoning Administrator's Report - None

Zoning Board of Appeals Representative's Report

Ms. MacDowell said that the ZBA met on April 28, 2016 and denied a variance request to construct a 6 foot high privacy fence in the front yard at 700 Degroff Street.

Mr. Doty asked about the gravel parking area that was installed at 960 Degroff Street.

Ms. Stachowiak said that it is completely illegal and she has notified the property owner that it has to be removed.

Mr. Morris said that there is an illegal front yard fence on Union Street.

Council Representative's Report

Mr. Mulder said that he would relay the Commission's concerns about the design of the boat launch and the lack of communication regarding this project to the City Administrator.

Comments from Commissioner's

Mr. Gute introduced David Rademacher. He said that he, David and Mayor Smith had breakfast and the Mayor is going to recommend him for appointment to the Planning Commission at the next Council meeting. Mr. Gute said that David owns one of the most recognizable homes in the City located on W. Jefferson Street

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David Rademacher, 315 W. Jefferson Street #2, said that he grew up on Chadwick Road in Eagle and has lived in the Lansing for the past 7 years. He said that he and his wife moved to Grand Ledge about 1 ½ years ago when the house on W. Jefferson became available. They are in the process of restoring the property as old houses are his passion. Mr. Rademacher said that he is in sales for Wimsatt Building Materials. He said that he was a building contractor prior to the recession.

Mr. Doty said that the Parks & Recreation Commission just put out a survey on the Grand Ledge website. He said that there is a possibility of a new pizza parlor and a dialysis clinic coming to Grand Ledge.

Comments from Chairman - None

Adjournment

Mr. Stevens adjourned the meeting at 8:10 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 workshop/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. 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.), lots sizes and parking needs (garage sizes, on-street parking, driveways, etc.).

The meeting will be held in City Council Chambers, 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/Workshop Topics

- What type of housing do you prefer (condominium, site condominium, subdivision plat, attached or detached units)?
- Price point?
- Number of bedrooms?
- Number of bathrooms?
- Number of stories?
- 1 or 2 car garages?
- Attached or detached garage?
- Is a basement essential?
- What would be your preference with regard to lot size?
 - Less than 5,000 square feet
 - 5,000 – 8,000 square feet
 - More than 8,000 square feet
- 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)?

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.

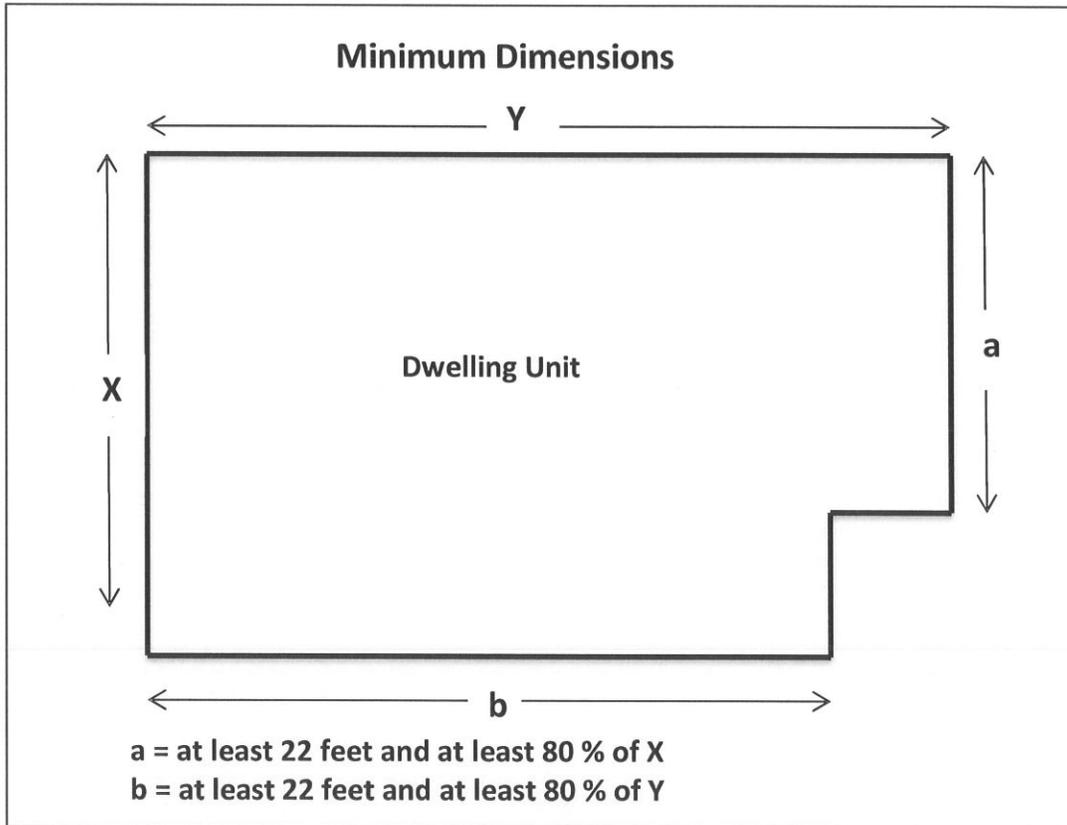
In an R-LD or R-MD District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- 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.

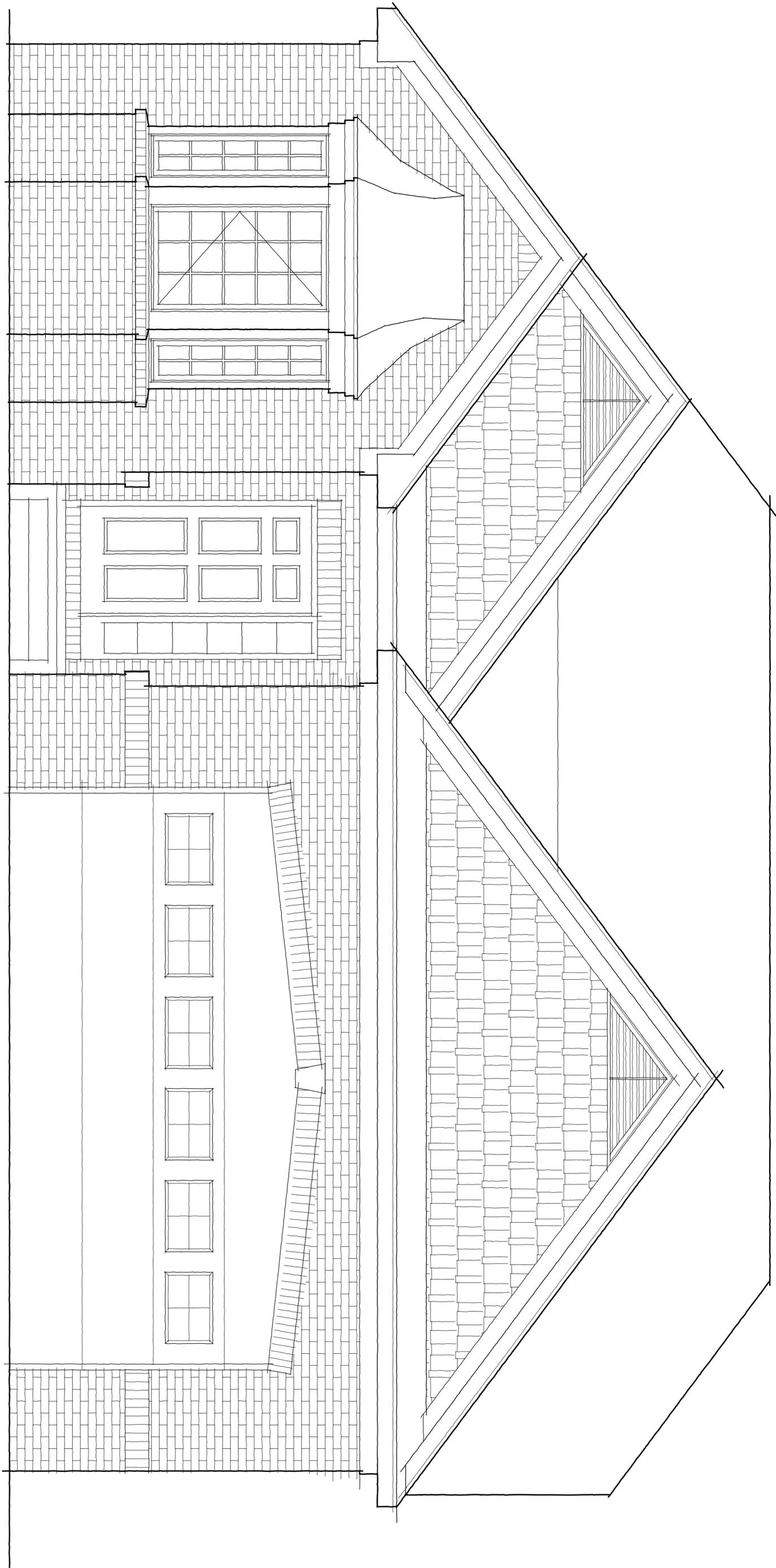
D. REVIEW BY THE PLANNING COMMISSION.

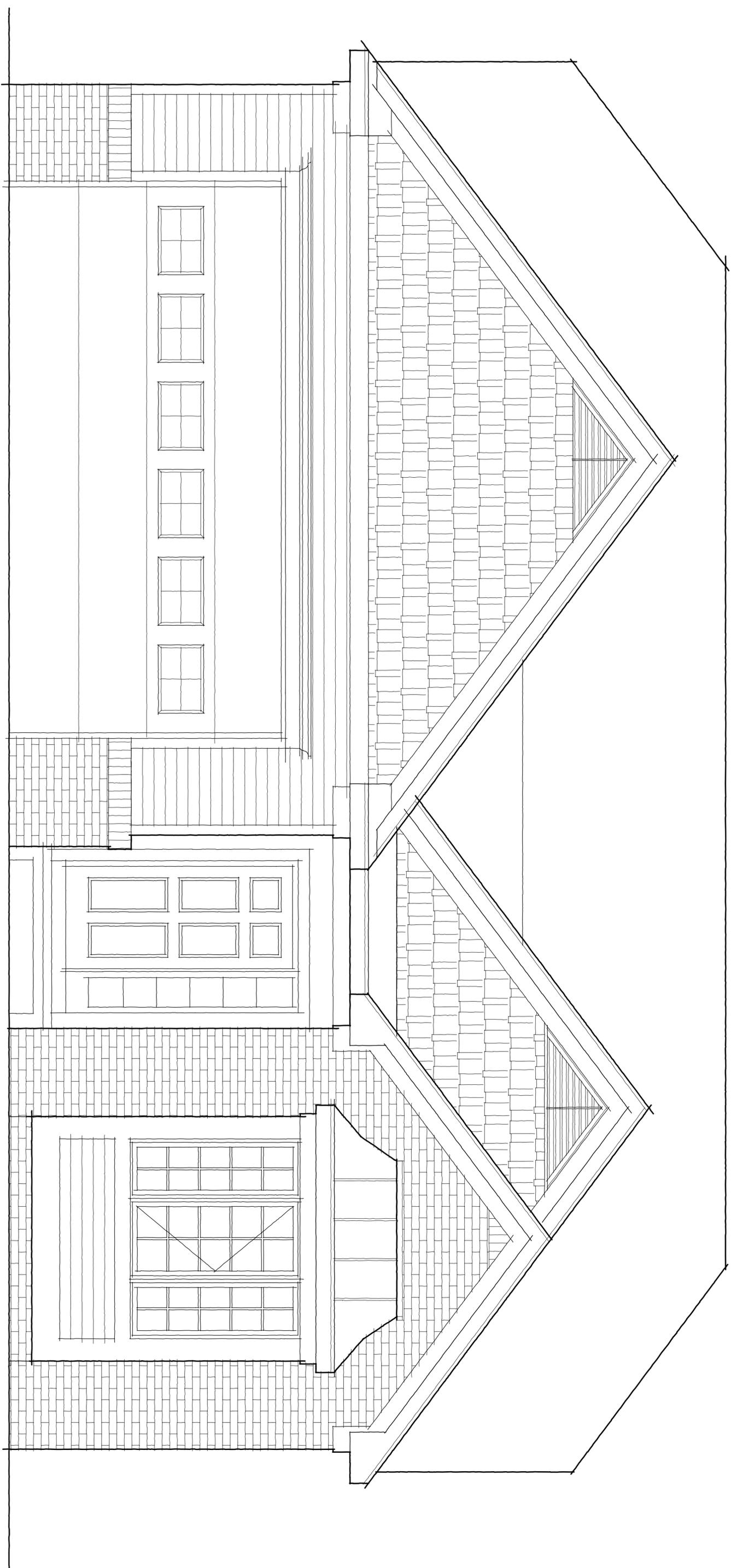
- (1) THE ZONING ADMINISTRATOR SHALL RECEIVE AND CHECK THE PLAN FOR COMPLETENESS PER § 220-80, SITE PLAN REVIEW, OF THIS CHAPTER. IF THE PLAN CONTAINS ALL OF THE ITEMS NOTED, THE ZONING ADMINISTRATOR SHALL SCHEDULE A PUBLIC HEARING AS PER § 220-107, NOTICE OF PUBLIC HEARINGS.
- (2) THE COMMISSION SHALL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

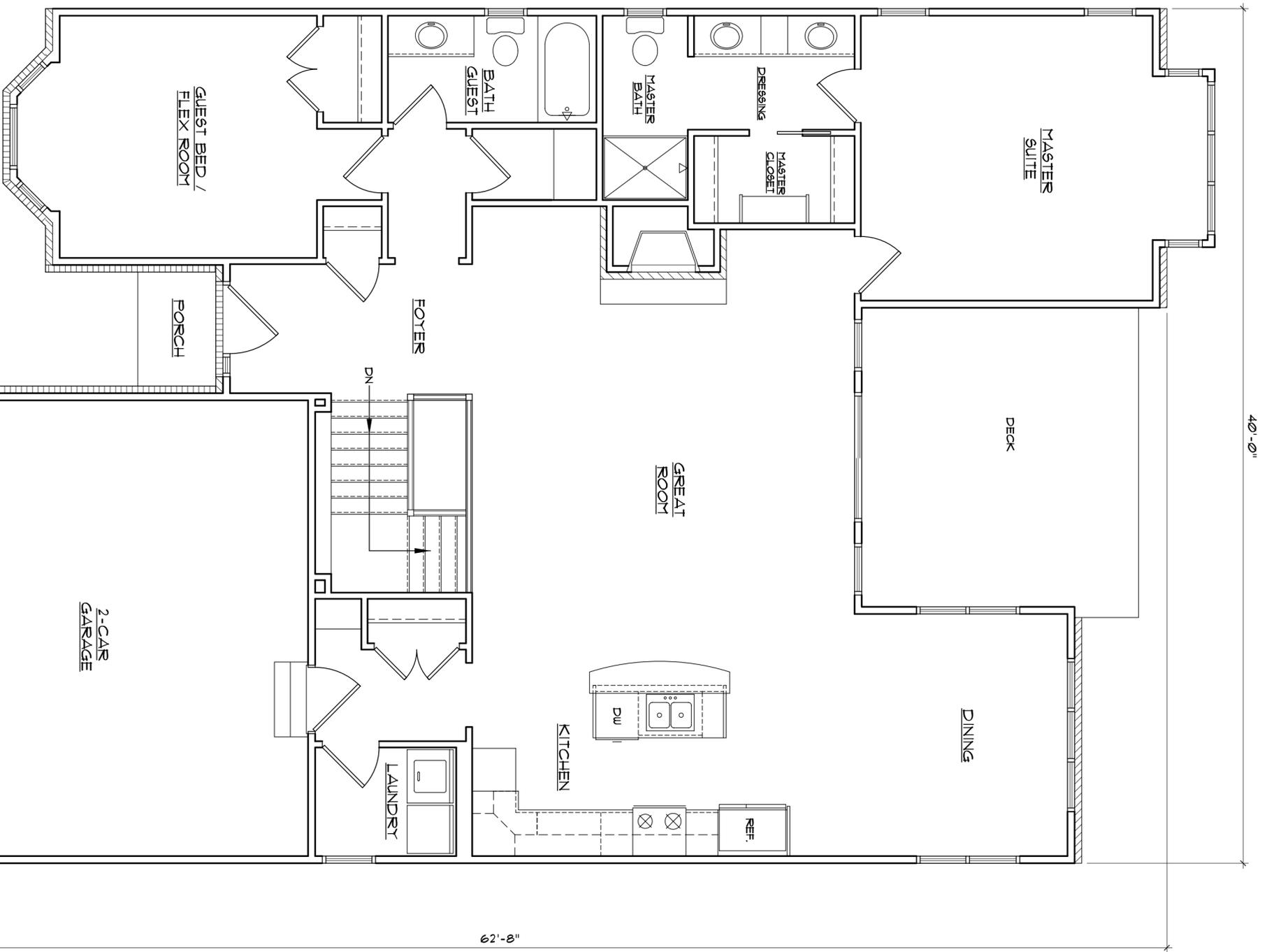
D. REVIEW BY THE CITY.

- (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.**



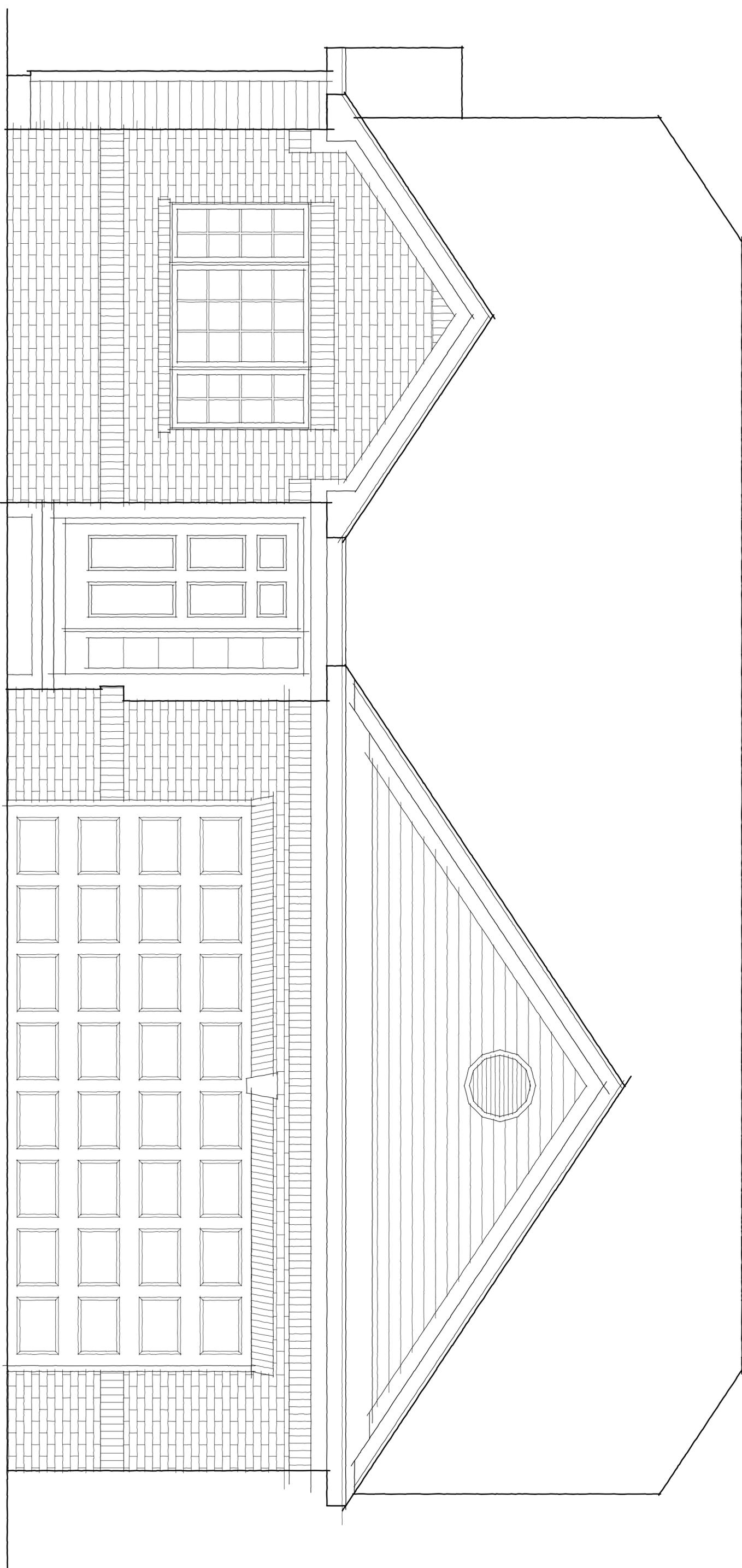




FIRST FLOOR PLAN

SQUARE FOOTAGE:

1ST FLOOR - 1560 SQ. FT.





422





515

515 CT



517

BY X 6013







609

