

NOTICE

The Grand Ledge Planning Commission will hold its regular meeting on **Thursday, September 8, 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 August 4, 2016
5. Notice of Agenda Item Conflicts
6. Business from the Floor

OLD BUSINESS

7. Site Plan Review – 608 S. Clinton Street, O'Reilly Auto Parts

NEW BUSINESS

8. Public Hearing – Request to Rezone 205 W. Scott Street from "R-MD" Single Family Residential to "CBD" Central Business District
9. Ordinance Amendments - Higher Density Single Family Residential Development Standards

OTHER BUSINESS

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

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
Speedway	720 S. Clinton Street	Open Soil/Weeds	8/31/2016	9/30/2016	Open
3 Willard Court	Jeffrey Cayo	Junk/Tall Grass	8/31/2016	9/9/2016	Open
176 McMillan	Karen Hummel	Junk	8/31/2016	9/8/2016	Open
131 McMillan	Robert & Susan Sackett	Illegal Parking/JV's	8/31/2016	9/8/2016	Open
325 W. Washington	Nathan Floyd	Illegal Structure	8/31/2016	9/14/2016	Open
1265 Burlington	Eric Greenwald	Noxious Weeds	8/31/2016	9/8/2016	Open
455 E. Saginaw Hwy.	Brad's Hair Studio	Pennants/streamers	8/24/2016	8/29/2016	Complied
1020 Charlevoix Drive	Dart Bank	Illegal Sign	8/24/2016	9/7/2016	Open
825 W. Jefferson Street	Jason Eakin	Tall Grass	8/10/2016	8/17/2016	Complied
11 Willard Court	Maxwell Stauffer	Tall Grass	Reoffence	N/A	Mowed by City
425 E. Saginaw Hwy.	GL Wash, LLC	Tall grass	Reoffence	N/A	Mowed by City
815 Willow Hwy.	Joli Collett	Noxious Weeds	8/10/2016	8/17/2016	Complied
803 N. Clinton	Tommy Hufnagel	Junk	8/10/2016	8/17/2016	Complied
205 S. Bridge Street	The Barn Group LLC	Tall Grass	8/3/2016	8/8/2016	Complied
1023 Old Post Road	Bobby & Carol Dye	Tall Grass	8/3/2016	8/8/2016	Complied
319 W. Washington	Trinity Enterprise LLC	Tall Grass	8/2/2016	8/8/2016	Complied
211 W. Washington	Frances Snyder	Tall Grass	8/2/2016	8/8/2016	Complied
213 High Street	Nicholas Klein	Tall Grass	8/2/2016	8/8/2016	Complied
931 N. Clinton Street	Thomas & Beverly Herson	Junk Vehicles	7/28/2016	8/11/2016	Complied
Vacant - Charlevoix Drive	Dart Bank	Tall Grass	7/27/2016	8/3/2016	Complied
411 W. Main	Menje, LLC	Junk	7/22/2016	7/29/2016	Complied
928 McDiarmid	Timothy Smith	Junk	7/20/2016	7/27/2016	Complied
715 N. Clinton	G.L. Auto Body	Tall Grass & Junk	7/19/2016	7/26/2016	Owner is complying
634 Jenne Street	Tori Martin	Front Yard Parking	7/15/2016	7/22/2016	Complied
815 W. Main Street	James Faul	Junk	7/15/2016	7/22/2016	Complied
630 Jenne Street	Bonnie Fedewa	Front Yard Parking	7/15/2016	7/22/2016	Complied
815 W. Main Street	James Faul	Junk	7/15/2016	7/27/2016	Complied
652 E. Jefferson	David Mather	Tall Grass	7/11/2016	7/18/2016	Complied
269 S. Clinton	S&B Equities	Tall Grass	7/11/2016	7/18/2016	Complied
815 N. Clinton	Eaton County Treasurer	Tall Grass & Junk	7/11/2016	7/18/2016	Complied
930 E. Saginaw Hwy.	Valvoline	Illegal Sign	7/11/2016	7/18/2016	Complied
425 E. Saginaw Hwy.	GL Wash, LLC	Tall grass	7/1/2016	7/7/2016	Mowed by City

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, August 4, 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 & David Rademacher. Absent: Eric Morris & Matt Salmon. Also present: Council Representative Keith Mulder & Zoning Administrator Sue Stachowiak.

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

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. Gute made a motion, seconded by Mr. Kane to approve the June 2, 2016 minutes, with the condition that the minutes are revised to reflect the names of the workshop attendees. On a voice vote, the motion carried 6-0.

Notice of Agenda Items Conflicts - None

Business from the Floor - None

NEW BUSINESS

1. Site Plan Review – 608 S. Clinton Street, O’Reilly Auto Parts

Ms. Stachowiak stated that the site plan is for the construction of a 7,225 square foot O’Reilly Auto Parts retail building with related site improvements at 608 S. Clinton Street. The subject property is the south, approximately 1 acre of the former McDonald’s property on S. Clinton Street which has been divided into 2 separate parcels of land. There is a vacant, approximately ½ acre parcel located between the O’Reilly Auto Parts parcel and the retail center to the north that will be available for future commercial development.

Ms. Stachowiak said that the proposed landscape plan does not demonstrate compliance with the requirements of the Zoning Ordinance. She said that the landscaping buffer between the parking lot and the front property line must contain 28 shrubs, with a minimum starting size of at least 24 inches in height and spread at the time of planting. The buffer area must also contain 5 canopy trees with a minimum starting size of 3½ caliper inches. The proposed landscape plan shows 2 trees with a 2½ inch caliper starting size. No shrubs are shown on the plan. In addition, 6 parking lot trees with a minimum starting size of 3½ caliper inches are

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required. Such trees must be evenly distributed throughout the parking lot. The proposed landscape plans shows 4, 2 ½ inch caliper trees along the perimeter of the parking lot.

Ms. Stachowiak said that the original 608 S. Clinton Street parcel contains 2 driveway cuts to S. Clinton and a joint use driveway connection with the parcel to the north. The site will continue to be accessed via the existing driveway at the south end of the site and via a connection to the retail center further to the north. The northern driveway on the original parcel will be eliminated. Section 220-74 of the Zoning Ordinance requires a minimum distance of 150 feet between driveways along S. Clinton Street. The driveway that will be retained is located approximately 110 feet from the driveway that currently exists on the property to the south. While the driveway does not comply with the separation distance requirement, staff is recommending that the location be approved.

Ms. Stachowiak said that a photometric plan has not been received and the proposed dumpster enclosure (wood fence) does not comply with the Zoning Ordinance. She said that the City Engineer had a number of items that need to be addressed. The applicant has submitted a revised plan addressing those comments and it is in the process of being reviewed. Ms. Stachowiak said that the other issue is that several Planning Commission members have expressed concerns about the building itself. She said that it is a steel building, whereas, the other buildings in the area are of masonry construction.

Mr. Doty said that the O'Reilly Auto Parts store in Owosso is very nice looking, as is the one in St. Johns. He said that the one that is being proposed for Grand Ledge is similar to the one on N. Larch Street in Lansing. It is an unattractive steel building. Mr. Doty said that despite not having any architectural standards to require a better looking building, he would ask that O'Reilly Auto Parts be a good neighbor and upgrade the building to one that fits in with the other brick buildings in the area. Mr. Doty said that he is not able to support approval of the site plan at this time.

Mr. Kane agreed with Mr. Doty. He said that there are a number of things that still need to be addressed including landscaping, lighting, the dumpster enclosure and bicycle parking. Mr. Kane said that he welcomes O'Reilly Auto Parts to the community but is very disappointed in the structure that they are proposing. He said that all of the other buildings in the area are brick and while Grand Ledge does not have an ordinance requiring a brick building, he cannot support approval of a building that does not fit in with the character of the area.

Mr. Rademacher asked the applicant's representative how O'Reilly decides which façade to use since they appear to have several.

Dylan Gideon, Anderson Engineering, stated that O'Reilly has about 4,000 stores and 5 different building designs. He said that unless there are architectural guidelines that they are required to meet, O'Reilly generally utilizes the steel building prototype. Mr. Gideon said that it is primarily because of the significant cost associated with constructing a brick building as opposed to a steel building.

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Mr. Stevens said that the building design is very important to the Commission. He asked that Mr. Gideon express the Commission's concerns to O'Reilly.

Ms. MacDowell agreed. She also said that the site plan does not provide for a loading zone.

Ms. Stachowiak stated that loading zones are not required. She said that most deliveries occur outside of business hours and therefore, they can use the parking lot for loading and unloading.

Mr. Gute asked if there is a light on the west side of the building. He said that if so, a photometric plan will be required to ensure that it does not glare into the neighborhood to the west. He also asked about the required landscaping.

Mr. Gideon said that they will comply with the landscape requirements. He also said that they will provide a photometric plan. Mr. Gideon stated that all of the issues that are being raised are trivial and very easy to address. He also said that the City does not have any architectural standards and therefore, the building is in compliance with the Zoning Ordinance. Mr. Gideon asked that the site plan be approved, conditioned upon addressing the items mentioned in the staff report.

Mr. Stevens said that there is too many things lacking to do a conditional approval.

Mr. Gute said that it would be good access management to have a parking lot connection with the future Speedway site to the south. He said that there is a significant grade differential between the 2 sites and therefore, the slope/grade change for the driveway connection would have to be on the Speedway site and would have to level off at it adjoins the O'Reilly property. Mr. Gute asked that Ms. Stachowiak address this issue with Speedway, possibly as part of the pre-construction meeting. He said that all property owners involved will benefit from having the sites connected.

Mr. Gute asked if the driveway connection through the vacant parcel connecting the O'Reilly property with the strip mall property will be installed as part of this project or not until the vacant parcel develops at some time in the future.

Mr. Gideon said that they would like to have driveway connections to both the Speedway site and across the vacant property to the north. He said that O'Reilly will not own the parcel of land that it is building on but rather, will lease it from the current owner. Therefore, O'Reilly has no control over when the driveway connection to the north will get constructed.

Ms. Stachowiak said that she will address this issue with Mr. Gentilozzi who owns all 3 parcels in question.

Mr. Kane said that he is not happy with the site utilization. He said that there is vacant land to the south on the Speedway property and now there will be a vacant lot north of the proposed

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auto parts store. Mr. Kane said he is just not comfortable with the use of the land as it is being proposed. He also said that, in the interest of being a good neighbor, he hopes that O'Reilly will provide a better architectural design for the building.

Mr. Gideon said that O'Reilly is only using what land it needs to make their project work in accordance with City codes.

Mr. Gute mentioned that a bicycle rack will be required. He also said that, although there is no ordinance restricting it, he is not a fan of having pavement right up to the building wall. Mr. Gute said that it is much better to have some landscaping between the pavement and the building. He asked Mr. Gideon to consider making this change. Mr. Gute asked about storm drainage.

Mr. Gideon said that they have provided storm water calculations to the City Engineer for review and are waiting on a response. He said that they will be providing detention and retention under the parking lot. Mr. Gideon said that they have addressed all of the engineering issues in the revised site plan that the City Engineering is in the process of reviewing.

Ms. MacDowell asked Mr. Gideon if there is any way that we can get a brick building inasmuch as we do not have an ordinance addressing building standards.

Mr. Gideon said that O'Reilly wants to be a good neighbor. He asked that Ms. Stachowiak provide a list of the remaining issues to be addressed and ask for a building design that the Commission feels is more appropriate for the site and he will take it back to O'Reilly. Mr. Gideon said that O'Reilly has about 5 different prototype buildings.

Mr. Doty said that all of the buildings in the area are brick which is why the proposed building will not fit in with the character of the area.

The Commissioner's agreed that they would be willing to have a special meeting to review the revised site plan so that the applicant does not have to wait until the September 8, 2016 meeting.

Mr. Doty made a motion, seconded by Mr. Kane to table the site plan for a new O'Reilly Auto Parts Store at 608 S. Clinton Street, pending receipt of a revised site plan that addresses the items contained in the staff report. On a voice vote, the motion carried unanimously (6-0).

Mr. Rademacher asked why the City does not have architectural guidelines.

Ms. Stachowiak said that the City has generally not been in favor of much regulation.

Mr. Gute asked Mr. Mulder if he would discuss this matter with the City Council to see if they would be open to architectural guidelines, using O'Reilly as an example of why they are needed.

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Mr. Mulder said that he would bring it up at the next Council meeting. He said that people should have a right to decide what their building is going to look like. Mr. Mulder asked if a metal building is really better than a masonry building.

Mr. Gute said that a masonry building is definitely better than a metal building.

2. Master Plan Update – Review of Final Draft

Ms. Stachowiak said that she provided the Commission with a description of the procedure for adoption of the Plan. She said that the City Council must authorize the distribution of the proposed Master Plan to those entities required to receive a copy of it in accordance with the Michigan Municipal Planning Act. All entities are given 63 days to respond with comments. After the 63 day time period, the Planning Commission must hold a public hearing. The Act gives the Planning Commission the sole authority to approve the Plan. The City Council endorses the Master Plan by authorizing its distribution.

Mr. Kane said that in the past, the Commission has forwarded the Master Plan to the City Council for formal approval as the last step in the process. He said that the Commission should do the same with this Plan.

Ms. Stachowiak agreed. She said that Council has, in the past, adopted a resolution approving the Plan as the final step in the process and the same should be done this time as well.

The other Commissioners agreed.

Ms. Stachowiak said that there is an error in the page numbering (2 page 24's). She also said that the quality of the photographs will be much better in the Plan once it has been adopted and all changes, corrections, etc. have been made.

Mr. Doty stated that the following corrections need to be made:

Page 6 – Delete the “Z” from the 3rd line in the last paragraph.

Page 8 – Table 5 – the chart does not match the numbers in the description.

Page 11 – 3rd paragraph – change 1990's to 1880's.

Page 47 – Remove “several” from the last line in paragraph 1.

Mr. Kane said that the following changes need to be made:

Page 4 – Remove everything except the first 2 lines.

Page 7 – Table 3 – switch the order between Charlotte and Mason

Page 15 – 2nd paragraph – Remove “former” from before “Holbrook” as the school is back in operation

Page 21 – 1st paragraph - add “... and upgraded in 2009” after 1975.

Page 43 – 2nd paragraph – remove “on the newly purchased land located south of the city limits” to “south of the bridge”.

Page 53 – 6th paragraph – change “sheriff’s” to “police”.

Page 63 – 1st paragraph – change “official” to “National Register”.

Map 2 – Show the Chamber of Commerce at City Hall rather than the Opera House.

Map 6 – Change “Possible crossing at Nixon Road” to “Possible crossing at Broadbent Road”.

Map 7 – Show existing pathways on Willow Highway.

Mr. Doty made a motion, seconded by Mr. Kane to forward the draft Master Plan to City Council for its authorization to distribute the Plan in accordance with the Michigan Municipal Planning Act. On a voice vote, the motion carried unanimously (6-0).

3. Higher Density Single Family Residential Development Standards

The Commission decided to discuss this matter at its September 8, 2016 meeting.

Mr. Gute said that he attended a conference on the future trends of elder care. He said that in 2025, the 1st round of baby boomers turn 80. Mr. Gute said that this is a large segment of the population that will need appropriate housing for their age group.

OTHER BUSINESS

Joint Planning Committee Report

Mr. Kane said that there was a discussion about the boat launch.

Zoning Administrator's Report - None

Zoning Board of Appeals Representative's Report

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

Council Representative's Report

Mr. Mulder said that he will express the Commission's concerns about the lack of architectural standards to the City Council.

Comments from Commissioner's

Mr. Doty said that Rick Gilbert intended to see the property for the final phase of Fieldstone to a developer for construction. He said that the developer has backed out because of the high cost of installing the infrastructure. Mr. Doty said that it is about \$40,000 per lot.

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Mr. Doty said that the trees at Dollar Tree appear to be less than our minimum required starting size. He said that they are very small.

Mr. Doty said that he will be at the September Planning Commission meeting but that may be his last as the first Charter Commission meeting is on the August 24, 2016 and there may be a swearing in of the members at that time. Mr. Doty reviewed the election results. He said that he spoke with the Mayor about the need to fill the vacancies on the Commission.

Mr. Doty said that Speedway intends to begin construction the week of August 8th. He said that he is hoping that there can be a driveway connection between Speedway and the new auto parts store.

Mr. Doty said that the boat launch project will begin on Monday. He said that his son is on the Parks Commission and he has spoken to them about a loft landing to accommodate canoes and kayaks. Mr. Doty said that the project came in under bid which would allow funding to construct the soft landing.

Comments from Chairman - None

Adjournment

Mr. Stevens adjourned the meeting at 8:25 p.m.

Submitted By:

Susan Stachowiak
Zoning Administrator

Lynne MacDowell, Secretary
Planning Commission

STAFF REPORT

TO: Planning Commission
City of Grand Ledge

FROM: Susan Stachowiak
Zoning Administrator

DATE: September 1, 2016

RE: REVISED Site Plan – 608 S. Clinton Street
New O'Reilly Auto Parts Retail Building & Related Site Improvements

The attached is a site plan, prepared by Esterly Schneider, dated June 17, 2016 and last revised on August 25, 2016, is for the construction of a 7,225 square foot O'Reilly Auto Parts retail building with related site improvements at 608 S. Clinton Street. The subject property is the south, approximately 1 acre of the former McDonald's property on S. Clinton Street which has been divided into 2 separate parcels of land. There is a vacant, approximately ½ acre parcel located between the O'Reilly Auto Parts parcel and the retail center to the north that will be available for future commercial development.

Attached is a copy of the proposed site plan, landscape plan, building elevations, floor plan and department head and agency reviews that have been received thus far.

APPLICANT: O'Reilly Auto Enterprises, LLC
233 S. Patterson
Springfield, MO
417-862-2674

OWNER: MC-100 Development, LLC
506 S. Clinton Street
Grand Ledge, MI 48837
517-622-2500

PARCEL SIZE& SHAPE: 169.97' x 262'+/-
.1.013 acres – Slightly Irregular Shape

SURROUNDING LAND USES: N: Vacant
S: Future Speedway Gasoline Station
E: Family Video/Church
W: Residential

SURROUNDING ZONING: N: “B” Highway Service District
 S: “B” Highway Service District
 E: “B” Highway Service District
 W: “R-MD” Single Family Residential District

ZONING: The subject property is zoned “B-1” Highway Service District

SITE DEVELOPMENT STANDARDS:

Article XVI of the Zoning Ordinance mandates the following site development requirements for buildings in the “B-1” Highway Service District:

	Required	Proposed
Front Yard Setback	30 feet	89 feet
Rear Yard Setback	20 feet	87 feet
Side Yard Setbacks	10 feet on one side, 30 feet for both sides combined	12 feet – south/side line 72 feet - north/side line
Building Height Limitation	25 feet	17.5 feet

LANDSCAPING/BUFFERING

A landscape plan is included as part of the site plan. The following planting plan specification requirements of the Zoning Ordinance have or have not been provided on the plan:

- I. Minimum scale of 1"=50'yes
- II. Existing and proposed contours not to exceed 2'yes
- III. Proposed landscape materials.....yes
- IV. Berm cross section.....n/a
- V. Construction details.....yes
- VI. Tree Survey.....yes

28 shrubs, with a minimum starting size of at least 24 inches in height and spread, and 5 trees with a minimum starting size of at least 3.5 caliper inches, are required in the landscaping buffer between the parking lot and the front property line. In addition, 6 parking lot trees within a minimum starting size of 3½ caliper inches are required. The proposed landscape demonstrates compliance with these requirements.

A 6 foot high fence, wall or berm is required along the west property line where the site adjoins the residential neighborhood to the west. There is an existing 6 foot high wood privacy fence along the west property line. This is sufficient to comply with Section 220-67 of the Zoning Ordinance.

STREETS AND ACCESS

The original 608 S. Clinton Street parcel contains 2 driveway cuts to S. Clinton and a joint use driveway connection with the parcel to the north. The site will continue to be accessed via the existing driveway at the south end of the site and via a connection to the retail center further to the north. The northern driveway on the original parcel will be eliminated. Section 220-74 of the Zoning Ordinance requires a minimum distance of 150 feet between driveways along S. Clinton Street. The driveway that will be retained is located approximately 110 feet from the driveway that currently exists on the property to the south. While the driveway does not comply with the separation distance requirement, staff is recommending that the location be approved based on the following:

1. Both driveway are existing and are located in an area of S. Clinton Street where traffic moves relatively slow because of the close proximity to the M-100/M-43 intersection;
2. The driveway is located in the most appropriate locations on the site;
3. The proposed development plan for the subject property results in the elimination of a driveway along S. Clinton Street which is positive from an access management standpoint.
4. No additional driveways will be permitted for the vacant parcel between the subject property and the Family Dollar site to the north. This property will be accessed via the proposed auto parts store driveway and the joint parking lot connection on the Family Dollar property to the north.

A permit from the Michigan Department of Transportation will be required for work within the S. Clinton Street public right-of-way. In addition, the City must be provided with copies of executed access agreement easements allowing access by and between the subject property, the vacant lot to the north and the Family Dollar property further to the north.

PARKING

Numerical Parking Space Requirements

Section 220-57(L) of the Zoning Ordinance requires one parking space for each 150 square feet of building floor area. 48 parking spaces are required and 49 parking spaces are shown on the site plan.

A bicycle rack that can support at least 2 bicycles in an upright position is required by Section 220-57(O) of the Zoning Ordinance. Sheet 5 has been revised to show a bicycle rack on the south side of the building.

Parking Lot Design Requirements

The proposed parking lot complies with all dimensional construction requirements contained in Section 220-58 of the Zoning Ordinance.

Parking Area Lighting

The proposed photometric plan (sheet SU2) demonstrates compliance with the requirements of Section 220-70 of the Zoning Ordinance.

WASTE RECEPTACLES

The dumpster enclosure details provided on Sheet A3 demonstrate compliance with all requirements of Section 220-76 of the Zoning Ordinance.

UTILITIES

Please refer to the review from the City Engineer, Jim Foster dated August 31, 2016.

MISCELLANEOUS

- As requested by the Planning Commission, the proposed building has been upgraded from a steel building to a masonry building.
- A 5' wide sidewalk as required by City ordinance along exists along the S. Clinton Street road frontage. Any damaged to the sidewalk caused by construction on the site will have to be repaired/replaced by the developer.
- New signs will require separate permits.

STAFF RECOMMENDATION

The following motion is offered for the Commission's consideration:

"I move that the City of Grand Ledge Planning Commission approve the site plan prepared by Esterly Schneider, dated June 17, 2016 and last revised on August 25, 2016, to permit the construction of a 7,225 square foot O'Reilly Auto Parts retail building with related site improvements on the property at 608 S. Clinton Street, subject to compliance with the items contained in the review from the City Engineer dated August 31, 2016 and the review from the Fire Department dated July 14, 2016."

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

August 30, 2016

City Hall
Planning & Zoning Department
310 Greenwood Street
Grand Ledge, MI 48837

Attn: Ms. Sue Stachowiak, Zoning Administrator

Re: O'Reilly Auto Parts Store
608 S. Clinton Street
Grand Ledge, MI 48837

Dear Ms. Stachowiak,

The following are in response to your Plan Review comments dated July 28, 2016. Please note that all revisions made to the drawings have been addressed in and attached with Addendum No. 1.

Comment 1. Provide a revised landscape plan that demonstrates compliance with Zoning Ordinance Section 220-66 (see attached) as follows:

- * *The landscaping buffer between the parking lot and the front property line must contain 28 shrubs, with a minimum starting size of at least 24 inches in height and spread at the time of planting. The buffer area must also contain 5 canopy trees with a minimum starting size of 3½ caliper inches. The proposed landscape plan shows 2 trees with a 2½ inch caliper starting size. No shrubs are shown on the plan.*
- * *In addition to the above, 6 parking lot trees within a minimum starting size of 3½ caliper inches are required. Such trees must be evenly distributed throughout the parking lot. The proposed landscape plans shows 4, 2 ½ inch caliper trees along the perimeter of the parking lot.*

Response: The landscape buffer has been revised to include 28 shrubs and 5 canopy trees with 3.5 caliper inches starting size. Seven trees are distributed throughout the parking lot. Refer to Sheet L1, revised 8-25-16.

Comment 2. Revise the proposed building elevation plans to show a masonry building façade design rather than the steel building façade design that was submitted with the original site plan documents.

Response: The proposed building elevations have been revised to show a brick masonry facade design. Refer to attached Sheet A3, revised 8-25-16.

Comment 3. Provide a photometric plan that demonstrates requirement with Section 220-70 of the Zoning Ordinance (see attached).

Response: Refer to attached response letter from Cameron K. Collins, P.E., dated 8-25-16.

Comment 4. Provide a detail of the dumpster enclosure that demonstrates compliance with Section 220-76 of the Zoning Ordinance (see attached).

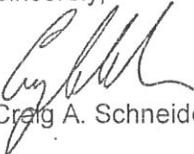
Response: Details of the dumpster enclosure are included on Sheet A3, revised 8-25-16.

Comment 5. Revised the site plan to show a location for a bicycle rack that can support at least 2 bicycles in an upright position.

Response: A bicycle rack for 2 bicycles has been added on the south side of the building. Refer to attached Sheet C2, revised 8-25-16.

Please contact our office if you have any further questions.

Sincerely,



Craig A. Schneider, AIA

ghh

Attachments: 13 Sets of Addendum No. 2, which includes the following:
Addendum No. 2 Text, dated 8-30-16
Sheets T1, C1, C2, C5, L1, L2, A1, A3, and SU1 revised 8-25-16
Sheet SU2, dated 8-25-16
Response Letter from Cameron K. Collins, P.E., dated 8-25-16

Copy of this letter only to: Mr. Steve Peterie, O'Reilly Auto Parts

ZIEMNICK FOSTER ENGINEERING, LLC
12350 Oneida Road
Grand Ledge, MI 48837
517.627.8086
www.zfengineering.com



8/31/2016

Re: 608 S. Clinton Street Site Plan – 2nd Review
Project No: 16001

Susan Stachowiak
Zoning Administrator
City of Grand Ledge
310 Greenwood Street
Grand Ledge, MI 48837

Dear Susan:

We are in receipt of updated drawings for the O'Reilly Auto Parts Store dated July 26, 2016. We offer you the following comments:

General Comments / Plan Deficiencies

1. Parking lot curbing appears to be 1.5 feet or less on the north parcel line. A variance may be required.
2. Storm water calculations were provided for review. Although it appears that the petitioners engineer has provided hydrographs for multiple storm events it appears that additional storage may be required. Plan sheet C6 indicates storage of 3,745 CF and Table 5 of the report indicates 9,092 CF of storage is required. Please clarify the volume and stage of water storage for the site. Table 5 also references Hydrograph 5 which we were unable to locate within the submittal.
3. It appears that storm drainage on the east side of the site is collected and piped directly to the outlet structure without any treatment. At a minimum, 3 foot sumps should be included on catch basins per Eaton County Drain Commissioner's standard.
4. No Post Construction Stormwater Management Plan (Grand Ledge Ordinance #547) was provided.
5. The frontage roadway between the developing parcel and lot to the north (Family Dollar) now shows curb and gutter edges. Petitioner should review the grading to ensure that storm water drains off the roadway to an approved discharge location. We understand that an access easement agreement is being obtained for the connector

roadway. Please provide a copy of the agreement once it has been recorded with the Eaton County Registrar of Deeds.

6. Proposed water service is shown to be constructed under the stormwater basin on the west side of the building. A note ensures that the service will be buried 5.5 feet. We would ask to add additional note indicating buried 5.5 feet below finished grade or routing the water service out and around the basin.

Additional Comments

Please provide ZFE with an electronic set (AutoCAD and PDF) of the final site plan drawings and as-built drawings for system records and utility mapping updates.

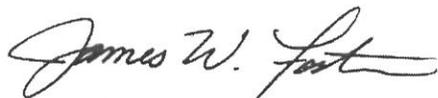
ZFE's plan review is for conformance with the City's submittal requirements and standard engineering practices for the City's use in its determination of whether to approve the plans. The developer and designer shall be responsible for the accuracy and validity of the information presented on the plan. Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. Further review of the proposed design may be necessary as the applicant addresses the comments noted.

The developer and designer remain responsible for the design, construction, and any resulting impacts of the project.

If you have any questions regarding this review, please contact our office.

Sincerely,

ZIEMNICK FOSTER ENGINEERING, LLC

A handwritten signature in black ink that reads "James W. Foster". The signature is written in a cursive, flowing style.

James W. Foster, P.E.

Delivered by: via Email (PDF)

Cc: Mr. Larry LaHaie – City of Grand Ledge Public Service Director
Mr. Rodney VanDeCastele – Interim Fire Chief, G.L. Area Emergency Services Authority

Grand Ledge Area Fire Department

500 N. Clinton St.
Grand Ledge Mi. 48837
(517) 627-1157

July 14, 2016

Susan Stachowiak, Zoning Administrator
310 Greenwood St
Grand Ledge Mi 48837

RE: S. Clinton St project O'Reilly's Auto Enterprises

Dear Susan,

During the review of the O'Reilly construction project. There are no immediate concerns for life safety. We have noted a few recommendations/Requirements to assist in providing efficient fire coverage to this structure.

- Require per IFC 2006 Sec 506.1: Fire Department Lock Box on all Buildings. Lock Box forms to be Picked up at the Fire Department at 500 N. Clinton St. Grand Ledge Michigan 48837. Lock box usually takes 3-4 weeks for delivery
- IFC 2006 Sec 503.2: Adequate driveways and parking lots, capable of supporting fire apparatus and meeting City of Grand Ledge standards are necessary. Temporary roadways capable of supporting fire apparatus must be constructed prior to any combustible construction. Roadways to be a minimum of 20' in width. Access for fire apparatus requires a turning radius of not less than 50'
- IFC 2006 Sec 505.1: Permanent, City approved addressing is necessary.
 - Temporary addressing during construction to be provided on the street side of all buildings.
 - Building Numbers to be placed in a position that is plainly legible and visible from the street fronting the building, these numbers shall contrast with their background.
- Recommend fire alarm system to be installed. As a fire alarm system may not be required with this type of construction fire protection is greatly enhanced with the installation.

- Pre-Fire evaluation for all buildings prior to occupancy to include:
 - Any MSDS'S Required
 - Hazard Storage
 - Emergency contact information
 - Premises Floor Plan
 - Pre-plan evaluation for site

- All construction debris
 - Construction debris on the interior of the structure must be removed on a daily basis
 - All debris containers, dumpsters, gondolas, and or other debris storage containers must be 50' ft from the building.

- Prior to any construction the fire Department shall be given a 24hr contact number for the person responsible for the property and the building, this contact person must be able to make entry into the structure if it's enclosed.

Again, thank-you for the opportunity to participate in this project, and if you have any further questions, please do not hesitate to call. Station (517) 627-1157 or Cell phone @ (517) 420-5221

Rodney VanDeCastele, Interim Chief
Grand Ledge Area Fire Department

General Information

APPLICANT/OWNER: Ann Duchene
SGL Holdings, LLC
10445 S. Wright Road
Eagle, MI 48822

REQUESTED ACTION: Rezone the property at 205 W. Scott Street from “R-MD”
Single Family Residential to “CBD” Central Business District

EXISTING LAND USE: Vacant Church Building

EXISTING ZONING: “R-MD” Single Family District

PROPOSED ZONING: “CBD” Central Business District

PROPERTY SIZE & SHAPE: “L” Shaped Property – 23,958 square feet (.55 acres)

SURROUNDING LAND USES: N: Single Family Residential
S: Single Family Residential
E: Methodist Church
W: Single Family Residential

SURROUNDING ZONING: N: “R-MD” Medium Density Residential District
S: “R-MD” Medium Density Residential District
E: “R-MD” Medium Density Residential District
W: “R-MD” Medium Density Residential District

MASTER PLAN DESIGNATION: The current Master Plan designates the subject property for
institutional land use (churches, schools, public facilities). The
proposed Master Plan designates the subject property for
“Central Business District”.

SPECIFIC INFORMATION

This is a request by Ann Duchene, on behalf of SGL Holdings, LLC, to rezone the property at 205 W. Scott Street, legally described as:

Lot 3 & the Northeast 99 Feet of Lots 1 & 2, Original Plat, Block 40, City of Grand Ledge
from “R-MD” Single Family Residential district to “CBD” Central Business District. The application
states:

“Immediately, we would use the administrative offices for our business office. In future, I
plan to renovate the historic church into a small, local inn.”

Background Information

The church building at 205 W. Scott Street was constructed in 1879. In 2003, the building was sold by the Church of God to Mid-Michigan Tutoring Center, LLC and was used as a home schooling facility until 2013. The building has been vacant since that time. The applicant purchased the property on August 15, 2016.

ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The subject property is primarily surrounded by “R-MD” Single Family Residential zoning. The “CBD” Central Business district, however, begins on the property just to the northeast of the subject property, at the same intersection. Therefore, the proposal will not result in a “spot zone” which is typically considered to be an unacceptable planning practice. The “CBD” district would still allow the property to be used for a church but would also allow other uses that would be appropriate at this location, given the surrounding zoning and land patterns. Much like the subject property, most of the buildings in the downtown either adjoin or are located in very close proximity to residences. To that end, the uses allowed in the “CBD” district are restricted to relatively low impact uses that do not generate a great deal of noise, fumes, dust, vibrations and other nuisances that could diminish the quality of life for residents in the area. Allowable uses in the “CBD” district include:

- | | |
|---------------------------------------|--------------------------------|
| * Offices | * Retail |
| * Hair/Nail/Tanning Salons | * Restaurants |
| * Overnight Lodging Facilities | * Single Family Residential |
| * Upper Floor Multi-Family Res. Units | * Churches |
| * Child Care Centers | * Theaters |
| * Photography Studios | * Commercial Recreational Uses |
| * Performing Art Schools | * Financial Institutions |

Since the subject property does not have direct exposure from Bridge or Jefferson Streets, many of the uses listed above would not be practical at this location. Given its location, the site would be most appropriate for destination type uses such as offices, overnight lodging, photography studios and child care centers rather than the type of uses that depend on pass-by traffic for its customer base. The uses listed above that would be practical for the subject property are also the type of uses that would be most compatible with the surrounding residential land uses as they are quiet and do not generate much traffic.

COMPLIANCE WITH MASTER PLAN

The existing Master Plan designates the subject property for institutional land use. When the current Master Plan was developed, the subject property was still owned by the Church of God and therefore, it was likely anticipated that it would either remain a church or become some other type of institutional use such as a school. The building has been vacant for quite some time and is falling into a significant state of deterioration. The applicant is requesting that the property be rezoned to “Central Business

District”, which is consistent with the future land use designation being advanced in the proposed Master Plan, for the purpose of converting the building to offices and eventually, a boutique inn. Not only is the requested zoning designation consistent with the proposed future land use plan, it will also allow for the preservation and adaptive reuse of a building that has historical and architectural value in the community, which is one of the primary goals of the Master Plan.

VEHICULAR AND PEDESTRIAN TRAFFIC

Primary access to the site is from W. Scott Street which is classified as a collector road/minor arterial that is designed to carry a relatively high volume of traffic. There is a secondary access to the site from Harrison Street. The uses permitted in the Central Business District do not typically generate a high volume of traffic. This is particularly true in this case because the site is not located on a commercial corridor and therefore, its future uses will likely be limited to destination uses such as offices or lodging facilities, rather than those that depend on pass-by traffic for a customer base. Depending on the future use of the site, there may be an increase in pedestrian traffic in the area, which typically has a positive impact on residential neighborhoods.

PARKING

The “CBD” Central Business District has no on-site parking requirements, regardless of the use. The reason for eliminating the parking requirement in this district is that most of the lots in the downtown area are so small that it would be impossible for them to provide on-site parking. In addition, it is assumed that most people will either walk to these businesses or utilize City parking lots and on-street parking. In this case, there are approximately 35 on-site parking spaces on the subject property, which, although not required, should be more than adequate to accommodate any future use of the building that would be permitted under the CBD district. Thus, any future use of the property should not place a burden on the on-street or off-street parking system in the area

ENVIRONMENTAL IMPACT

No negative environmental impacts are anticipated to result from this request. The uses allowed in the “CBD” district typically generate a very low volume of traffic and do not produce much noise and other nuisances that could impact the peaceful enjoyment of the surrounding residential neighborhood. In terms of the physical environment, the applicant is not proposing to construct any new buildings or parking areas on the site.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The proposed rezoning will not set a negative precedent for future rezoning requests in the area. The area surrounding the subject property to the south, north and west is entirely residential and would not be appropriate for rezoning to the “CBD” Central Business District. The proposed rezoning allows for adaptive reuse of an existing building that otherwise may continue to sit vacant, thus resulting in further deterioration. In its current state, the building detracts rather than contributes to the area in which it is located. If the building deteriorates to the extent that it has to be demolished, reuse of the site, particularly under the current residential zoning, may be very difficult from an economic standpoint as

the uses allowed under the current zoning are very limited (single family residential home, church, school, child care center).

SUMMARY

This is a request by Ann Duchene, on behalf of SGL Holdings, LLC, to rezone the property at 205 W. Scott Street, legally described as:

Lot 3 & the Northeast 99 Feet of Lots 1 & 2, Original Plat, Block 40, City of Grand Ledge
from “R-MD” Single Family Residential district to “CBD” Central Business District.

The proposed rezoning is consistent with the future land use plan being advanced in the proposed Master Plan. In addition, no negative impacts on traffic, the environment or future patterns of development are anticipated to result from approval of the request.

RECOMMENDATION

Staff recommends approval of the request to rezone the property at 205 W. Scott Street from “R-MD” Single Family Residential to “CBD” Central Business District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Rezoning Application

For Office Use Only

Fee Paid _____

Date Received: _____

Petitioner(s) ANN DUCHENE (FOR SGL HOLDINGS, LLC)

Address 10446 S. WRIGHT RD.
EAGLE, MI 48822

Daytime Phone 517-749-0320

Evening Phone _____

Interest in Property (check one)

Owner

Represent Owner

Other I AM BUYING THE PROPERTY. CURRENT OWNER WILL ALSO SIGN APP.

Option to buy

Lessee

Complete address of property requested to be rezoned 205 W. SCOTT STREET
GRAND LEDGE, MI 48837

Owner Name(s) LAND HOLDINGS, LLC

Address 201 W. BEAVER ROAD, STE. #125
TROY, MI 48084

Daytime Phone _____

Evening Phone _____

Legal Description (indicate attached if needed): LOT 3 AND NE 99 FEET OF LOTS
1 AND 2, O.P. BLOCK 40. CITY OF GRAND LEDGE 1973.

2 LOTS = IRREGULAR - SEE SITE MAP
Lot size: Width _____ Length _____ Area 23,958

Current zoning: R-MD Proposed zoning CBD

Proposed use of rezoned property IMMEDIATELY, WE WOULD USE THE ADMINISTRATIVE OFFICES
FOR OUR BUSINESS OFFICE. IN FUTURE, I PLAN TO RENOVATE THE HISTORIC CHURCH
INTO A SMALL, LOCAL INN.

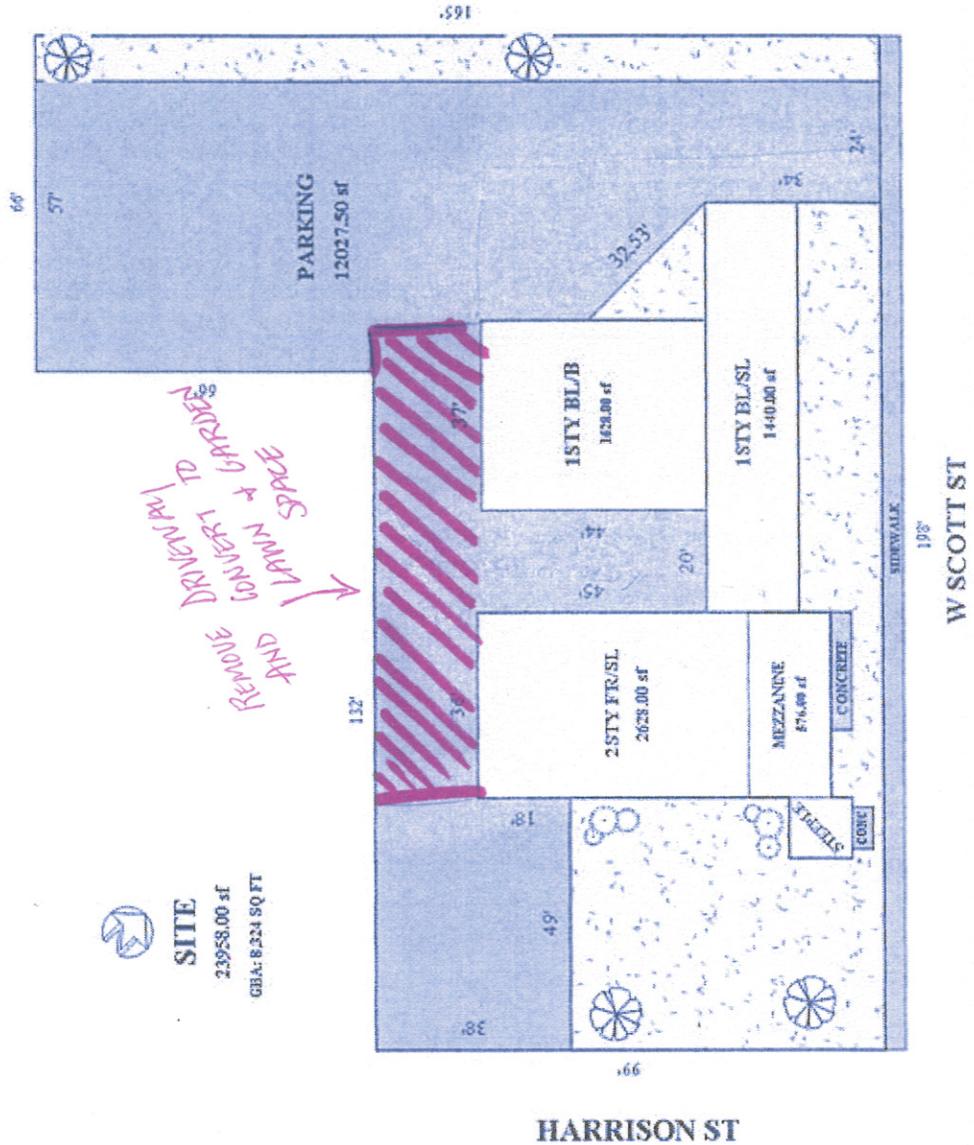
Explain what changes or conditions make this proposed rezoning necessary CURRENTLY ZONED AS
RESIDENTIAL (R-MD) AND WE WANT TO USE IT IN COMMERCIAL CAPACITY. THE
EXTERIOR OF THE PROPERTY WILL NOT CHANGE MUCH, EXCEPT FOR A SMALLER
PARKING LOT AND ENHANCED LANDSCAPING AND HISTORIC ARCHITECTURAL DETAIL.
OUR PLANS WILL BE MUCH QUIETER IN THE NEIGHBORHOOD THAN CHURCH / SCHOOL.

City of Grand Ledge

Image/Sketch for Parcel: 400-000-640-015-00

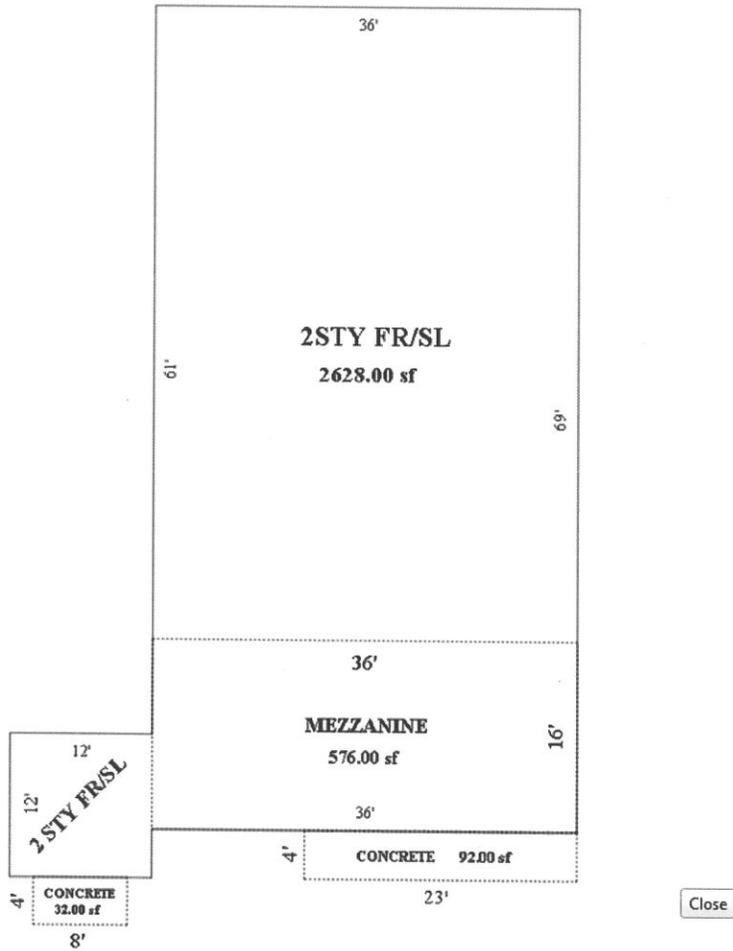
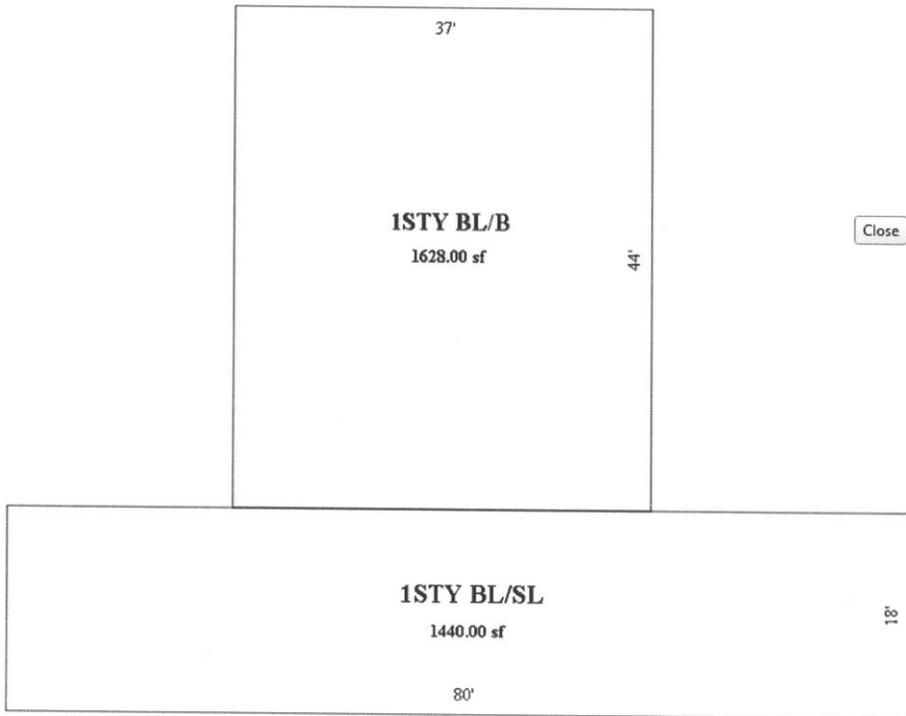
[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: No caption found



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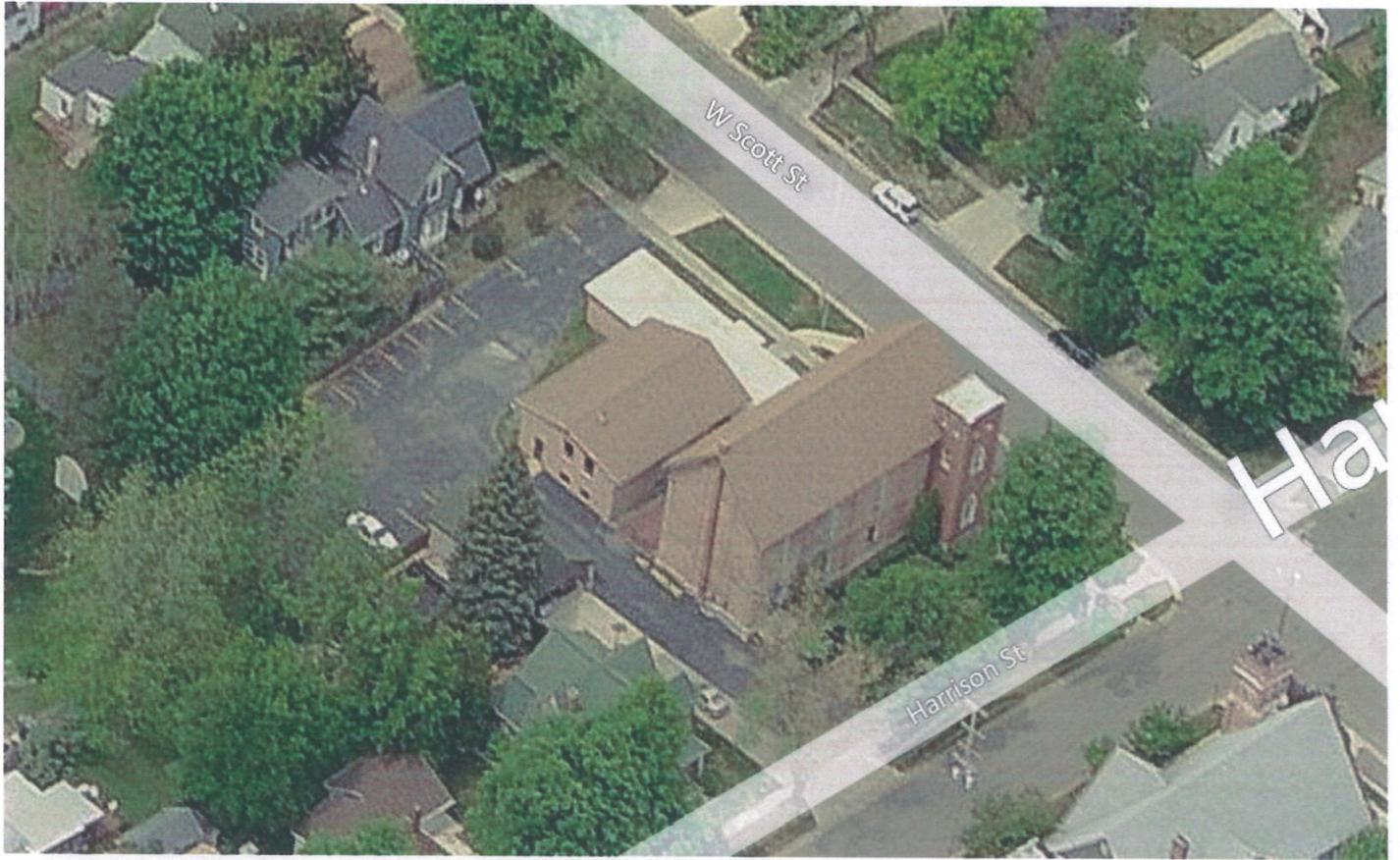




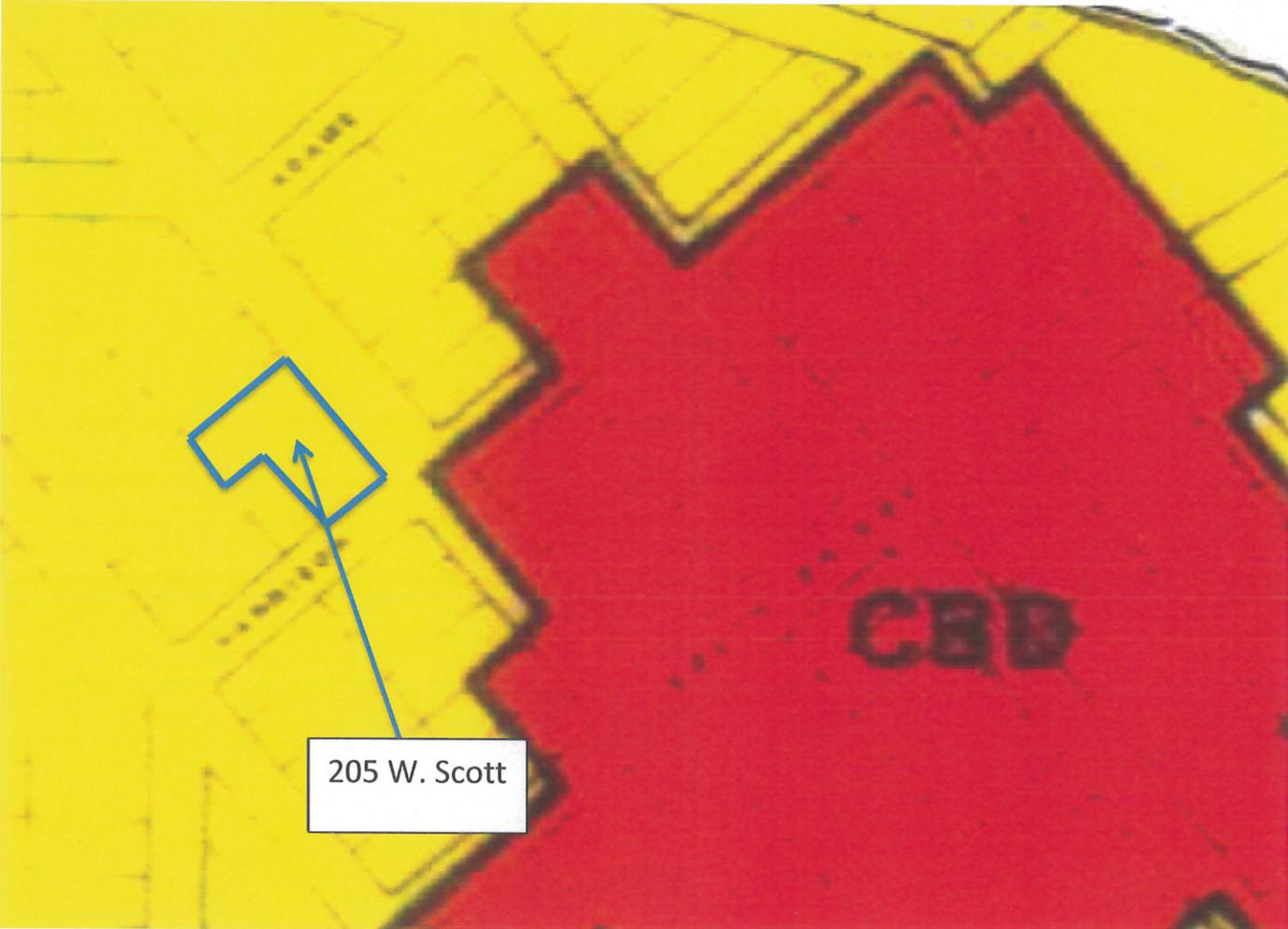
ADDITIONAL PHOTOS



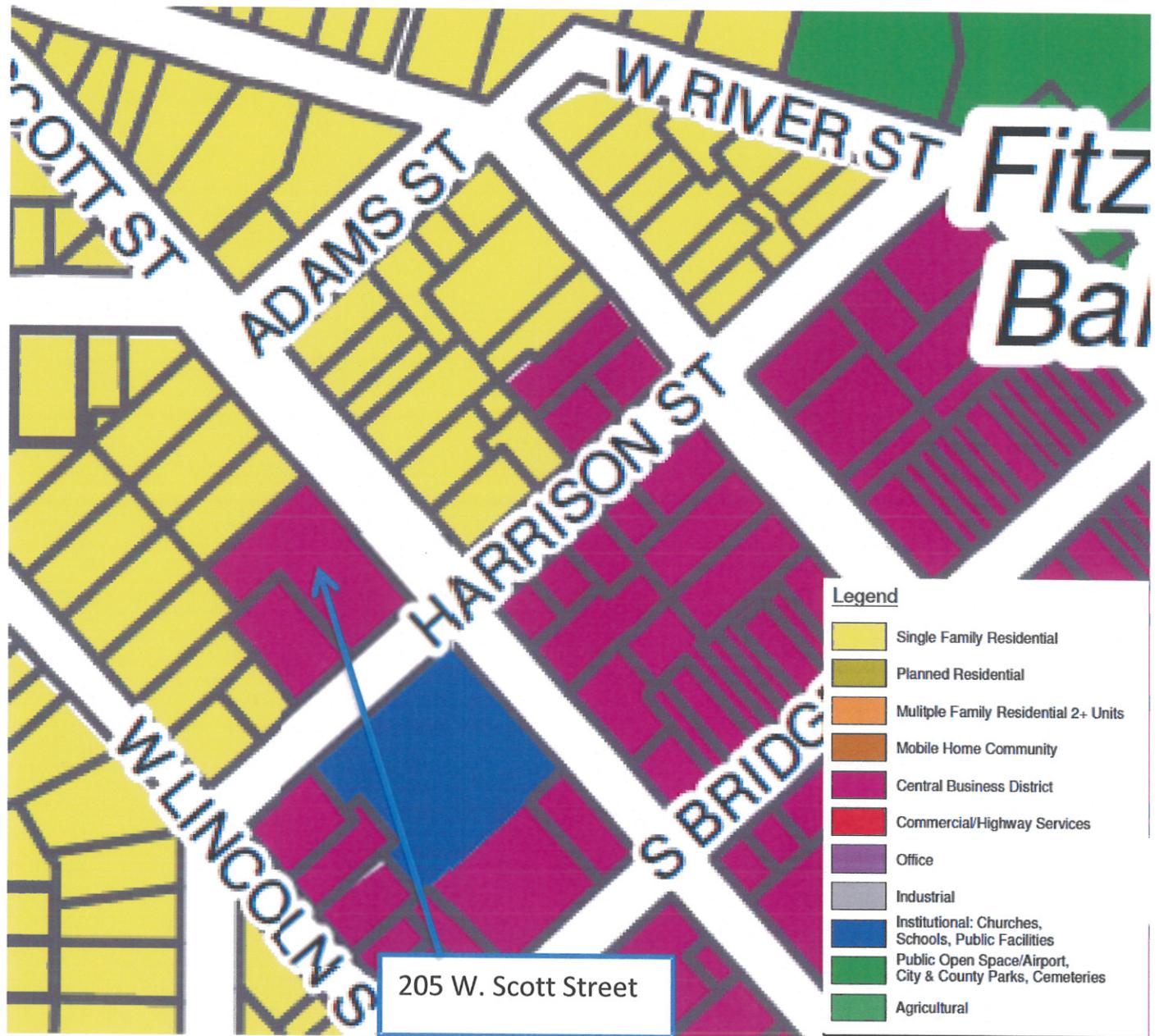
For more information regarding this property or our other listings, please visit our website,
www.mshapirorealestate.com



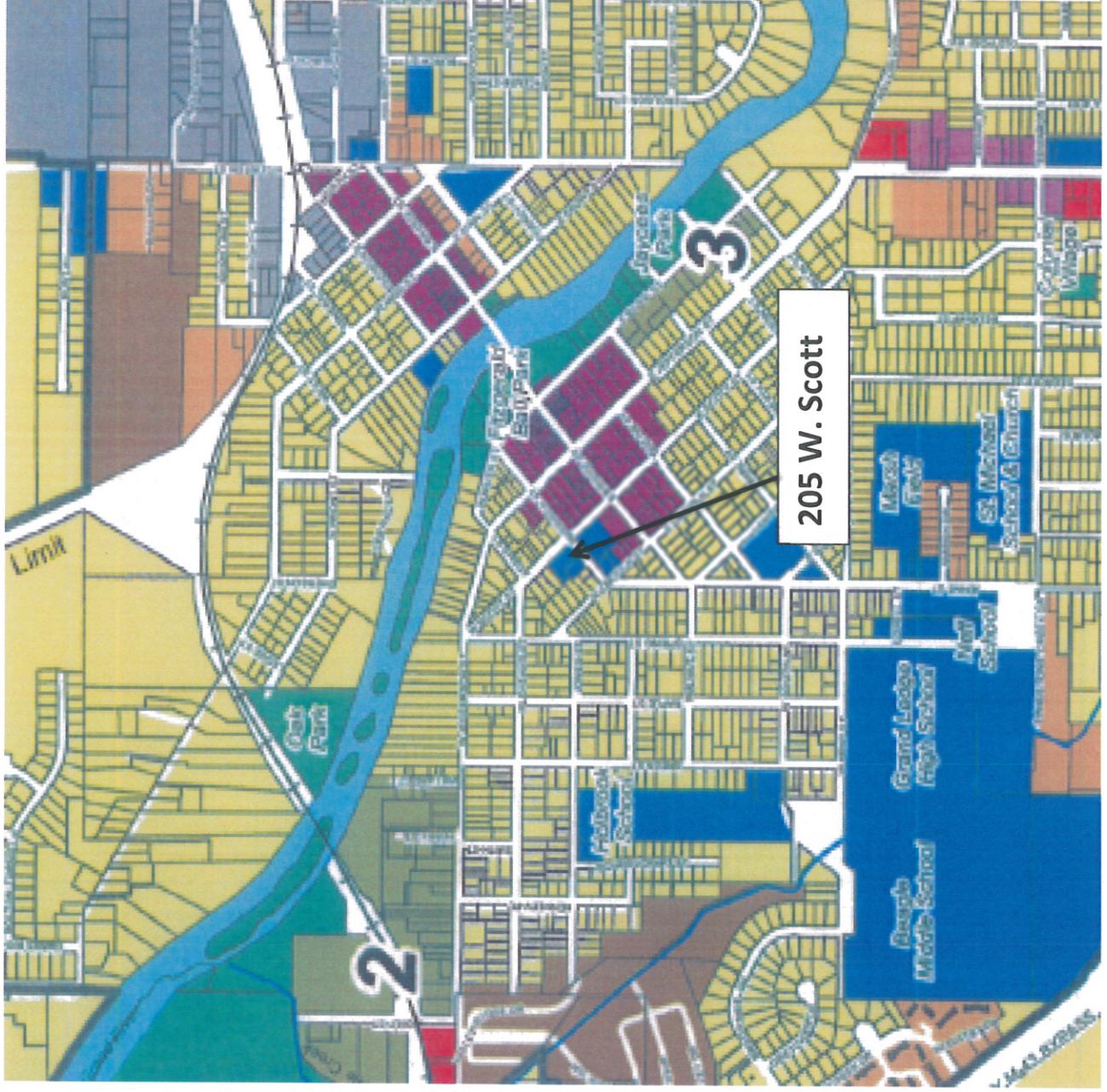
Zoning Map



Proposed Master Plan – Future Land Use Map



Existing Master Plan – Future Land Use Map



Map 4

Future Land Use

Grand Ledge Master Plan
City of Grand Ledge, Michigan

Legend

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

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.

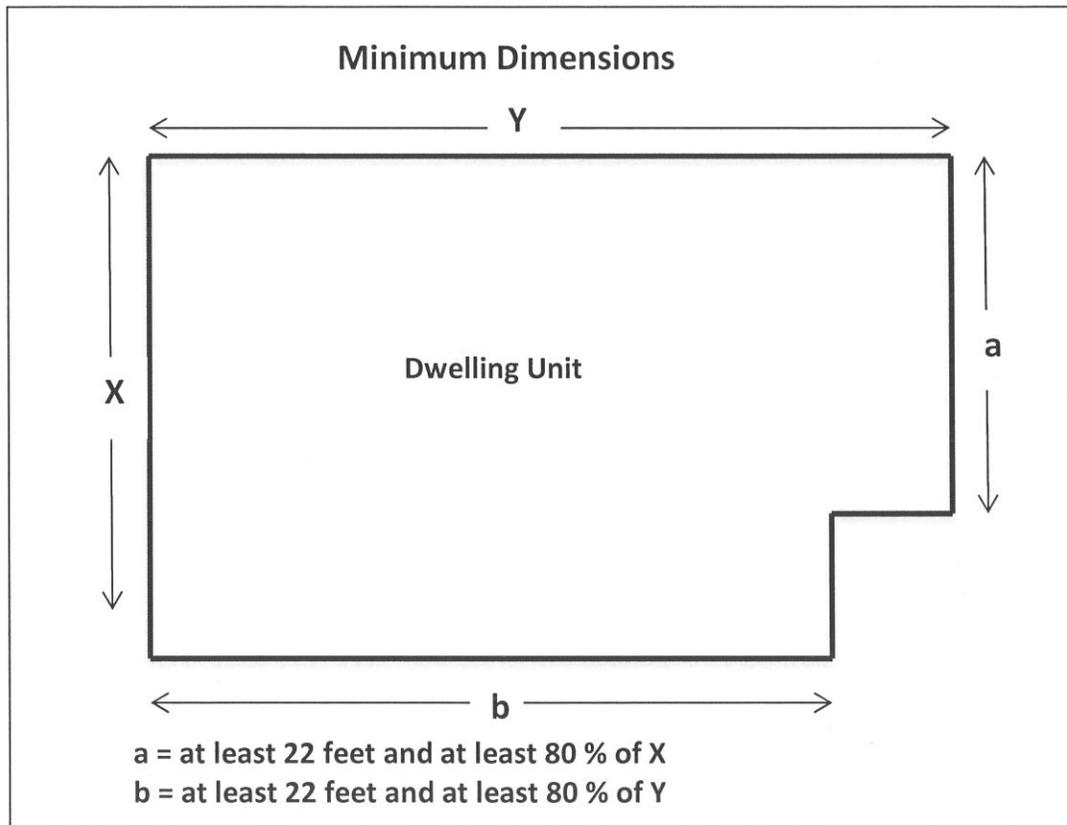
In an R-LD or R-MD District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- 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 15 square feet of roadside stand floor area. ~~and that~~ 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 APPROVAL 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.