

NOTICE

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

OLD BUSINESS

7. Request to Rezone 205 W. Scott Street from "R-MD" Single Family Residential to "CBD" Central Business District
8. Public Hearing–Zoning Ordinance Amendments–R-MD, R-LD, Single Family Residential Districts

NEW BUSINESS

9. Commercial Building Design Standards

OTHER BUSINESS

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

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
8 Willard Court	William Gustafson	Junk	9/28/2016	10/6/2016	Open
10 Willard Court	Raymond & Sandra Evert	Junk/JunkVehicles	9/28/2016	10/12/2016	Open
115 E. Jefferson	Wolverine Development	ROW Sign - Fence	9/27/2016	10/11/2016	Open
111 Bouck Avenue	Ralph Rounds Trust	Junk	9/23/2016	9/30/2016	Open
214 Maple Street	Stephen Delaney	Tall Grass	9/21/2016	9/26/2016	Complied
1129 Tulip Street	Ranae Smith	Tall Grass	9/21/2016	9/26/2016	Complied
520 W. Jefferson	George Ammann	Junk	9/16/2016	9/23/2016	Final notice sent
312 W. Front Street	Joseph Lockard	Junk Vehicle	9/16/2016	9/30/2016	Open
815 W. Main Street	Andrew Faull	Tall Grass	9/16/2016	9/23/2016	Complied
629 Maple Street	Jeffrey Brunger	Junk	9/16/2016	9/23/2016	Complied
431 W. Main Street	Barry Tilson	Illegal Parking	9/16/2016	9/21/2016	Complied
714 Maple Street	Grant Buchwald	Junk	9/9/2016	9/23/2016	Complied
728 N. Clinton Street	WCH of Michigan LLC	Tall Grass	9/9/2016	9/13/2016	Complied
302 Union Street	Raymond & Terri Dewey	Junk Vehicle	9/9/2016	9/23/2016	Final notice sent
325 Union Street	Matt & Tavia Zerman	Front Yard Parking	9/9/2016	9/13/2016	Complied
505 N. Clinton Street	Waldrop's	Junk/Junk Vehicles	9/9/2016	9/23/2016	Final notice sent
660 Jenne Street	Thomas & Nicole Brown	Parking on lawn	9/7/2016	9/14/2016	Complied
214 Franklin	Charles Smith	Parking on lawn	9/7/2016	9/14/2016	Complied
321 E. South Street	Catherine McFee	Junk	9/7/2016	9/14/2016	Complied
201 Ingersoll Street	John Davis	Tall Grass	9/2/2016	9/6/2016	Complied
720 S. Clinton Street	Speedway	Open Soil/Weeds	8/31/2016	9/30/2016	Closed
3 Willard Court	Jeffrey Cayo	Junk/Tall Grass	8/31/2016	9/9/2016	Complied
176 McMillan	Karen Hummel	Junk	8/31/2016	9/8/2016	Complied
131 McMillan	Robert & Susan Sackett	Illegal Parking/JV's	8/31/2016	9/8/2016	Final notice sent
325 W. Washington	Nathan Floyd	Illegal Structure	8/31/2016	9/14/2016	Final notice sent
1265 Burlington	Eric Greenwald	Noxious Weeds	8/31/2016	9/8/2016	Complied
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	Complied
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

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, September 8, 2016

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

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

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

Approval of the Agenda

Mr. Salmon made a motion, seconded by Mr. Morris to approve the agenda with the addition of “Charter Commission Update” under New Business. On a voice vote, the motion carried 5-0.

Approval of the Minutes

Mr. Morris made a motion, seconded by Mr. Kane to approve the August 4, 2016 minutes, with the following corrections:

Page 6 – first line of last paragraph – change “see” to “sell”

Page 7 – second line of 4th paragraph – change “loft” to “soft.”

On a voice vote, the motion carried 5-0.

Notice of Agenda Items Conflicts

Mr. Salmon said that he lives directly adjacent to 205 W. Scott Street which is the property that is proposed for rezoning.

The Commissioners agreed that Mr. Salmon does not have a conflict of interest that would prevent him from participating in the discussion and voting on this matter.

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 was tabled at the August meeting as it was deemed to be incomplete. The original site plan did not include a photometric plan, dumpster enclosure detail, bicycle parking or an adequate landscape plan. In addition, the Commission expressed concerns about the steel building that was being proposed. Ms. Stachowiak said that the

revised site plan demonstrates compliance with all aspects of the Zoning Ordinance and the applicant has agreed to construct a building that has a masonry façade.

Mr. Morris asked if a pedestrian entrance to the dumpster enclosure is required.

Ms. Stachowiak said that it is not required.

Mr. Kane said that he is concerned that the Commission will not get the nice looking building that they are being shown.

Ms. Stachowiak said that they cannot deviate from the façade design as it is part of the Commissions' approval.

Joe Gentilozzi, Delta River Drive, Lansing, MI stated that the parking lot connection shown on the site plan is not what he has agreed to. He said that the agreement does not allow access from the proposed site across the vacant land to the north to the Family Dollar site further to the north. Mr. Gentilozzi showed the Commission a drawing of what was approved by him in terms of driveways and access. He said that the intent was to relocate the drive just south of Family Dollar a bit further to the south to align with Charlevoix Drive. This would result in no change to the number of driveways but would space them out better.

Mr. Stevens said that McDonald's had 2 driveways and one is being eliminated.

Mr. Morris said that the important part is that the Commission cannot approve anything beyond the property line and therefore, the important part is that the drive aisle stubs at the north property line to allow for a future connection to the property to the north.

Mr. Morris made a motion, seconded by Mr. Kane to 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, within the confines of the 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. On a voice vote, the motion carried unanimously (5-0).

2. Public Hearing – Request to Rezone 205 W. Scott Street from “R-MD” Single Family Residential to “CBD” Central Business District

Ms. Stachowiak said that this is a request by Ann Duchene, on behalf of SGL Holdings, LLC, to rezone the property at 205 W. Scott Street from “R-MD” Single Family Residential district to “CBD” Central Business District. The applicant immediate plans for the building are to use it for administrative offices for her business office and at some point in the future, to renovate the historic church into a small, local inn. She said that 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.

Ms. Stachowiak said that staff is recommending approval of the rezoning. She said that the proposed rezoning is consistent with the future land use map contained in the proposed master plan. She also said that while the subject property is primarily surrounded by "R-MD" Single Family Residential zoning, the "CBD" Central Business district begins on the property just to the northeast of the subject property and therefore, the proposal will not result in a "spot zone" which it typically considered to be an unacceptable planning practice. She said that 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. Ms. Stachowiak said that since the subject property does not have direct exposure from Bridge or Jefferson Streets, many of the uses allowed in the CBD district 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. She said that the allowable uses 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.

Mr. Stevens opened the public hearing at 7:43.

Gerry Cohoon, 2419 E. Saginaw Highway, stated that he owns a couple of properties in Grand Ledge, including the Corner Cone at 201 W. Jefferson Street and the property at 314 Harrison Street. He stated that he is not in support of the rezoning. Mr. Cohoon stated that it is not up to the City to ensure that a property owner makes money from the property. He said that this the rezoning should not be approved as it is a spot zone, would change the character of the area and there is no need for more land zoned "CBD" as there is already a lot of vacancies in the downtown. Mr. Cohoon stated that if the building at 205 W. Scott were to be demolished, the site could be developed into residential homes.

Ann Duchene, SGL Holdings, LLC, 10445 S. Wright Road, Eagle, MI, spoke in support of her request. She said that she and her husband were attracted to the building because of its beauty and historic character. Ms. Duchene said that the building is currently empty on the inside and they are planning to invest a lot of money into the building to prevent any further deterioration. She said that eventually, they would like to have anywhere from 4-12 room in the building that would be available for overnight lodging.

Matt Salmon, 410 Harrison Street, stated that he lives directly adjacent to the property along Harrison Street. He said that if the property were to be rezoned to the "CBD" district, any of the permitted uses could potentially be established in the building. Mr. Salmon said that an "inn" would be acceptable but he would not want it to become a reception hall, a bar, or certain other uses that would not be compatible with the surrounding residential land uses. He stated that he appreciates that someone is willing to put money into the building to keep it from just continuing to sit vacant and deteriorate. Mr. Salmon said that he would love to see it continue to be a church but in lieu of that, the allowable uses need to be restricted to prevent any negative impacts on the residential area in which it is located.

Mr. Kane asked if the applicant intends to make any changes to the site.

Ms. Duchene said that they would like to make the side wing of the building that was constructed in the 1960's fit it better with the rest of the building in terms of historic character. She said that they also intend to do some landscaping. Ms. Duchene stated that the site does adjoin other CBD zoning and is a logical expansion of the district. She stated that they will operate their business in a manner that respects the surrounding residential neighborhood.

Dennis Duchene, 10445 Wright Road, spoke in support of the request. He said that they have no intentions of putting a reception hall in the building. Mr. Duchene stated that they would like to improve the town by providing overnight lodging, particularly near the downtown.

Seeing no one else wishing to speak, Mr. Stevens closed the public hearing at 7:55.

Ms. Stachowiak stated that the allowable uses can be restricted via a conditional zoning agreement. The applicant has to agree to the conditions but she can prepare a proposal that would be very similar to what was approved when the former Doty Flower Shop property on Spring Street was rezoned. Ms. Stachowiak asked Ms. Duchene if she would be willing to consider a conditional zoning agreement.

Ms. Duchene responded affirmatively.

Mr. Mulder said that a conditional use agreement is imperative to protect the neighborhood from certain uses that would be potentially detrimental in this area. He said that the rezoning makes sense for the office and overnight lodging uses that the applicant is proposing but would not be an appropriate location for a bar/brewery, restaurant, reception hall, etc.

Mr. Morris said that the conditional use agreement should list the permitted uses rather than prohibitive uses. He also pointed out that the proposed future land use plan shows Mr. Salmon's house in the CBD district.

Ms. Stachowiak said that the conditions associated with a rezoning run with the land, not with the property owner.

Mr. Morris made a motion, seconded by Mr. Salmon to table the request to rezone the property at 205 W. Scott Street till the October 6, 2016 meeting to allow time for a conditional zoning agreement to be executed. On a voice vote (5-0-), the motion carried unanimously.

3. Higher Density Single Family Residential Development Standards

The Commission agreed to hold a public hearing on this matter at its October 6, 2016 meeting.

4. Charter Commission Update

Mr. Doty stated that the Commission has had 2 meetings and will meet again on September 21, 2016. The meetings are being held on the 1st and 3rd Wednesdays of each month from 5:30 to 7:00 p.m. in Council Chambers. The Commission consists of 3 former Planning Commission members, 1 former Mayor, 3 local business owners, 5 former Councilmembers, a former DDA member, a former LDFA member, a reporter and an attorney. Mr. Doty said that they are setting up a website to keep the public informed and allow for questions to be answered. The minutes will be available on the website, meetings dates will be posted on the City TV channel and progress updates will be provided to the GL Independent. Mr. Doty said that the Commission is currently working on a set of rules for the Commission and on deciding which charter or charters to use for templates.

OTHER BUSINESS

Joint Planning Committee Report

Mr. Doty said that there will be a meeting on September 21, 2016.

Zoning Administrator's Report

Ms. Stachowiak said that the City Council expressed general support for instituting architectural standards for nonresidential buildings. She said that she will have a draft prepared for the Commission for discussion at its October meeting.

Ms. Stachowiak said that she is requiring Speedway to grade and seed the site since construction does not appear to be anywhere on the horizon. She also said that the site plan for the Speedway construction will expire at the end of September and therefore, unless construction begins by that date, the site plan will have to be reapproved before it can begin.

Zoning Board of Appeals Representative's Report

Ms. Stachowiak said that the ZBA did not meet in August.

Council Representative's Report

Mr. Mulder said that he did express the Commission's concerns about the lack of architectural standards to the City Council and that the response was generally favorable.

Mr. Mulder said that the Mayor appointed him and Councilman Jancek to the Commission as voting members until other appointments could be made but were then informed that as elected officials, they were not eligible to serve as voting members of the Commission.

Comments from Commissioner's

Mr. Morris said that he appreciates Mr. Doty and Ms. MacDowell's participation on the Charter Commission and their past participation on the Planning Commission. He asked about an open solicitation for Planning Commission members.

Ms. Stachowiak said that the Mayor would really like to have some names of people who would be interested in serving.

Mr. Morris and Mr. Mulder both said that they may have someone who would be interested.

Ms. Stachowiak said that Ms. MacDowell was the liaison between the Commission and the ZBA.

Mr. Rademacher said that he would be willing to serve as the liaison.

Mr. Salmon thanked the Commission for listening to his concerns about the rezoning.

The Commission congratulated Mr. Salmon on his promotion to detective with the Lansing Police Department.

Comments from Chairman - None

Adjournment

Mr. Stevens adjourned the meeting at 8:17 p.m.

Submitted By:

Susan Stachowiak
Zoning Administrator

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. In order to further protect the surrounding neighborhood from any negative impacts, the applicant has agreed to a conditional rezoning (see attached conditional zoning agreement) wherein only a limited number of uses would be permitted on the subject property. Conditional zoning agreements run with the land and are binding upon future owners of the property.

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, and as further limited by the conditional zoning agreement, 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, with the condition that the allowable uses at this location, as agreed to by the applicant, are limited to the following:

1. Churches,
2. Business, professional and medical offices, not including emergency medical clinics,
3. Motels/Hotels as regulated by Section 220-36(G) of the Zoning Ordinance,
4. Single family residential use or upper level multiple family residential use as regulated by Section 220-36(D) of the Zoning Ordinance,
5. Personal service establishments including barber, beauty, nail and tanning salons,
6. Studios for professional work or teaching of interior decorating, photography, music, drama or dancing,
7. Art galleries,
8. Libraries and museums,
9. Child care centers as regulated by Section 220-36(F) of the Zoning Ordinance, and
10. Small-animal veterinary office, pet shops and pet grooming establishments, provided that animals are kept inside the building at all times.

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.

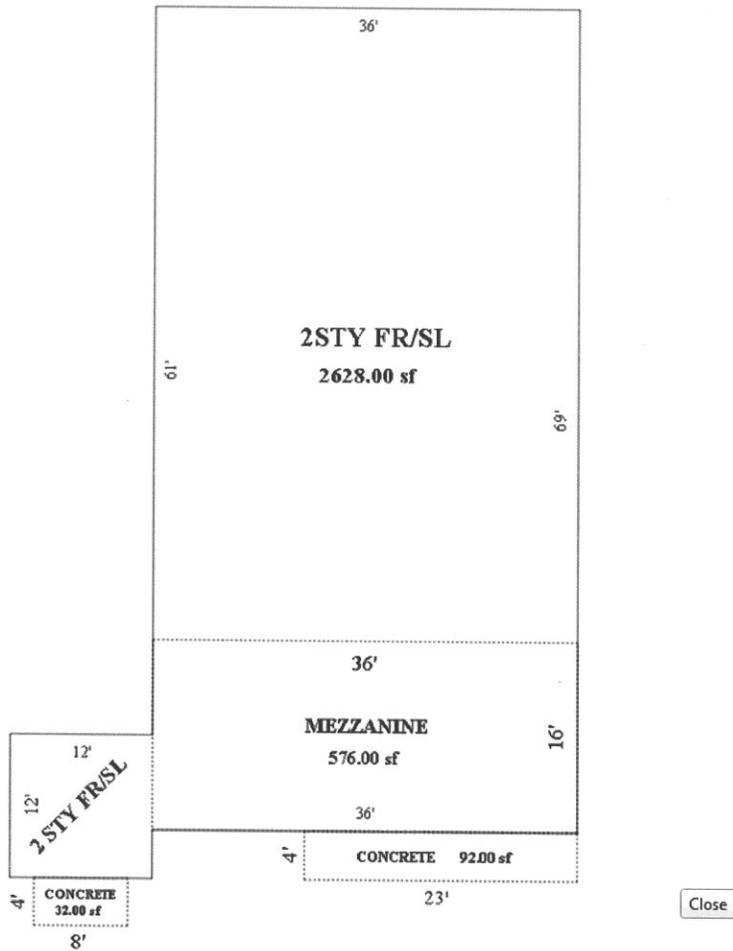
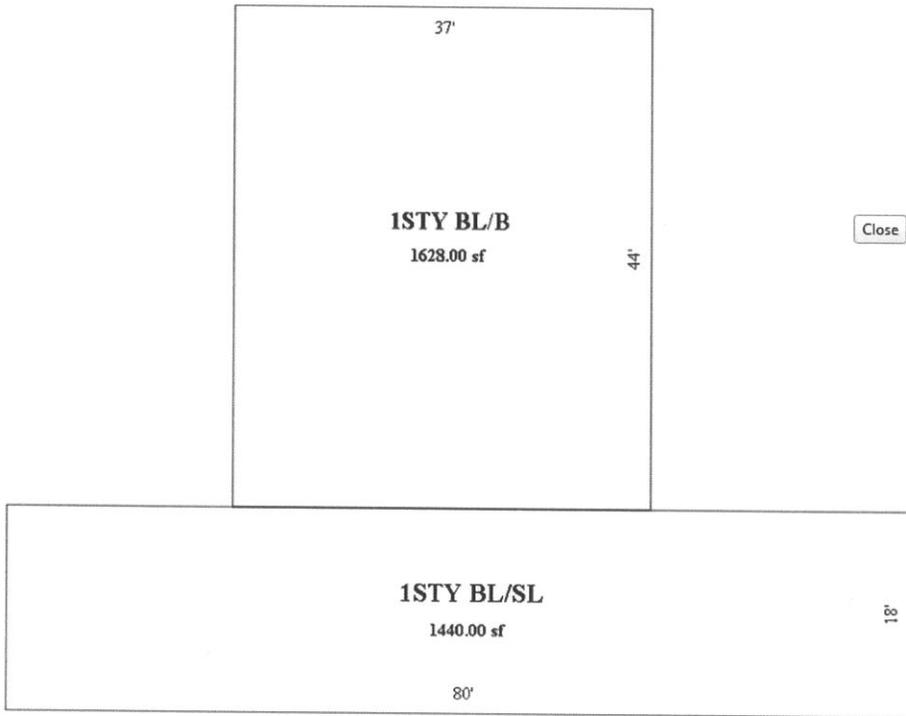
2 LOTS = IRREGULAR - SEE SITE MAP
Lot size: Width _____ Length _____ Area 23,958

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.

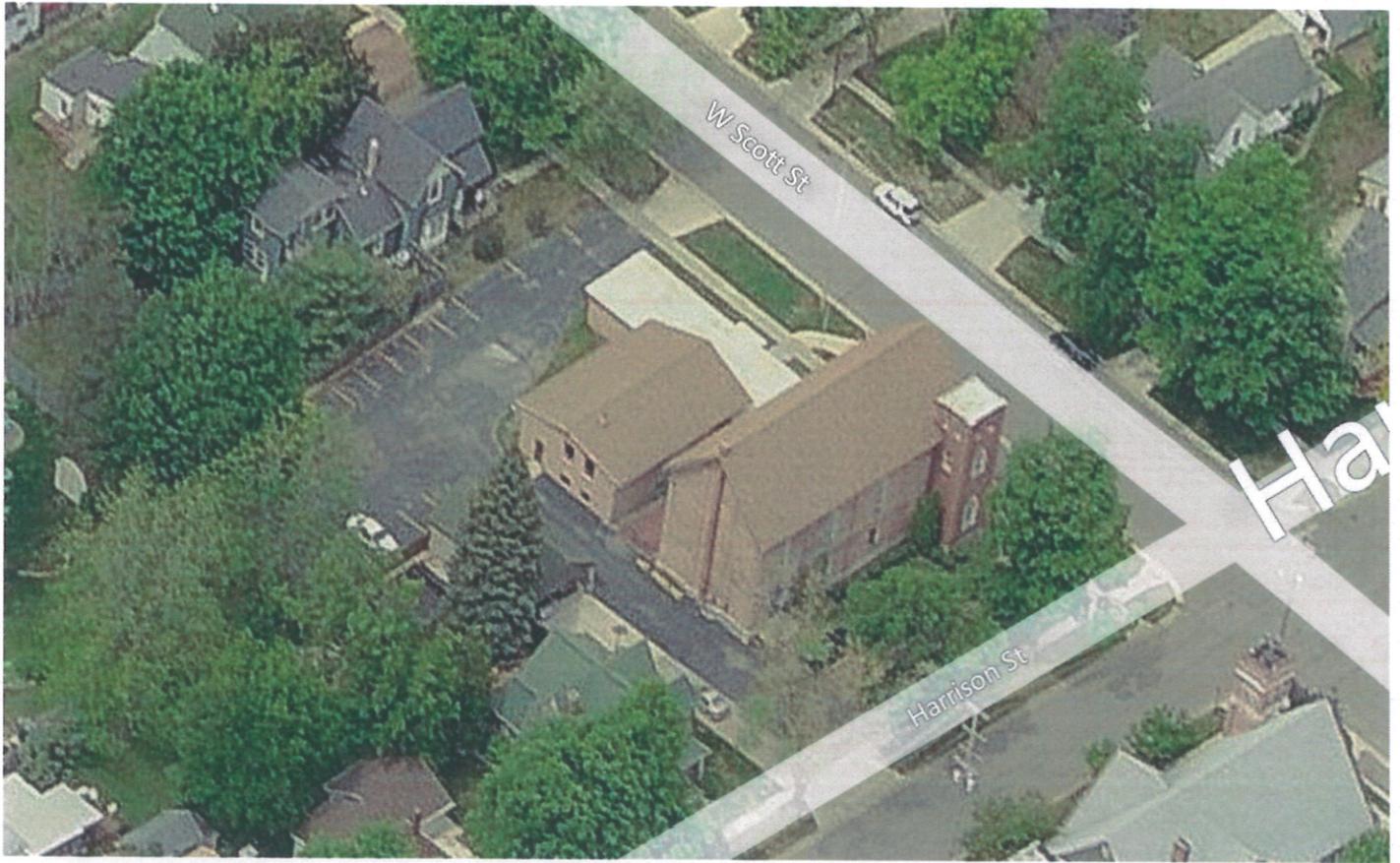




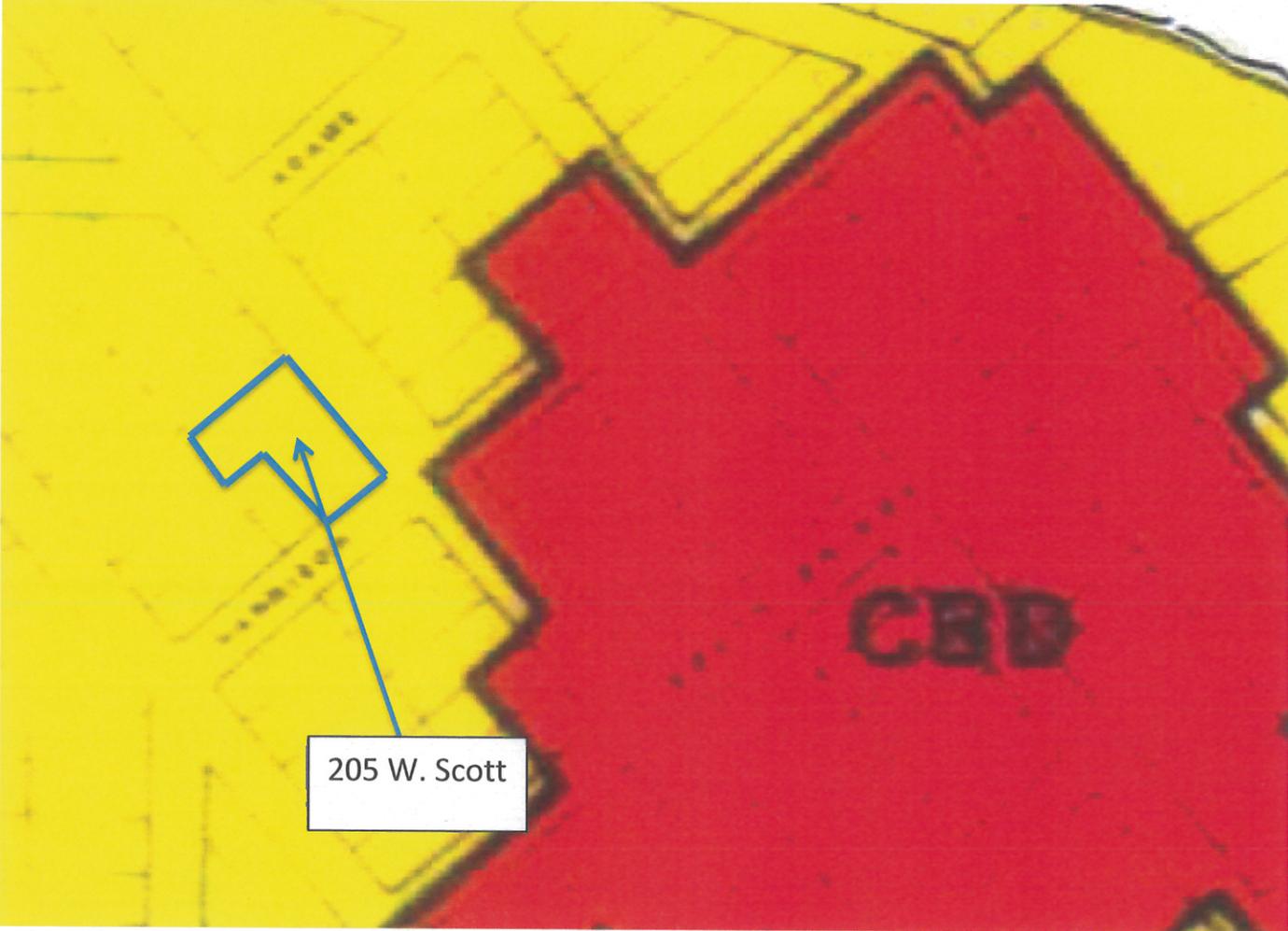
ADDITIONAL PHOTOS



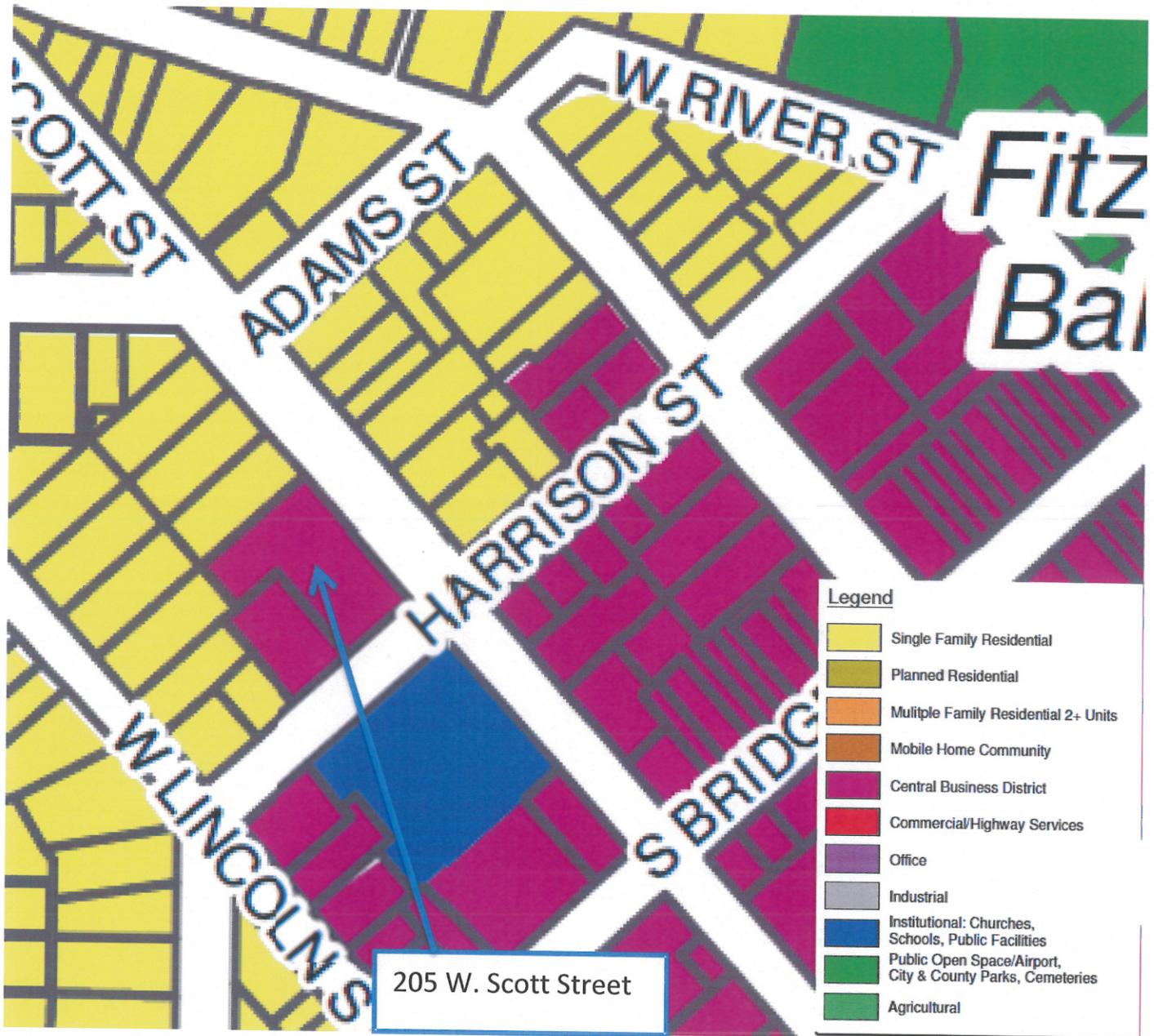
For more information regarding this property or our other listings, please visit our website,
www.mshapirorealestate.com



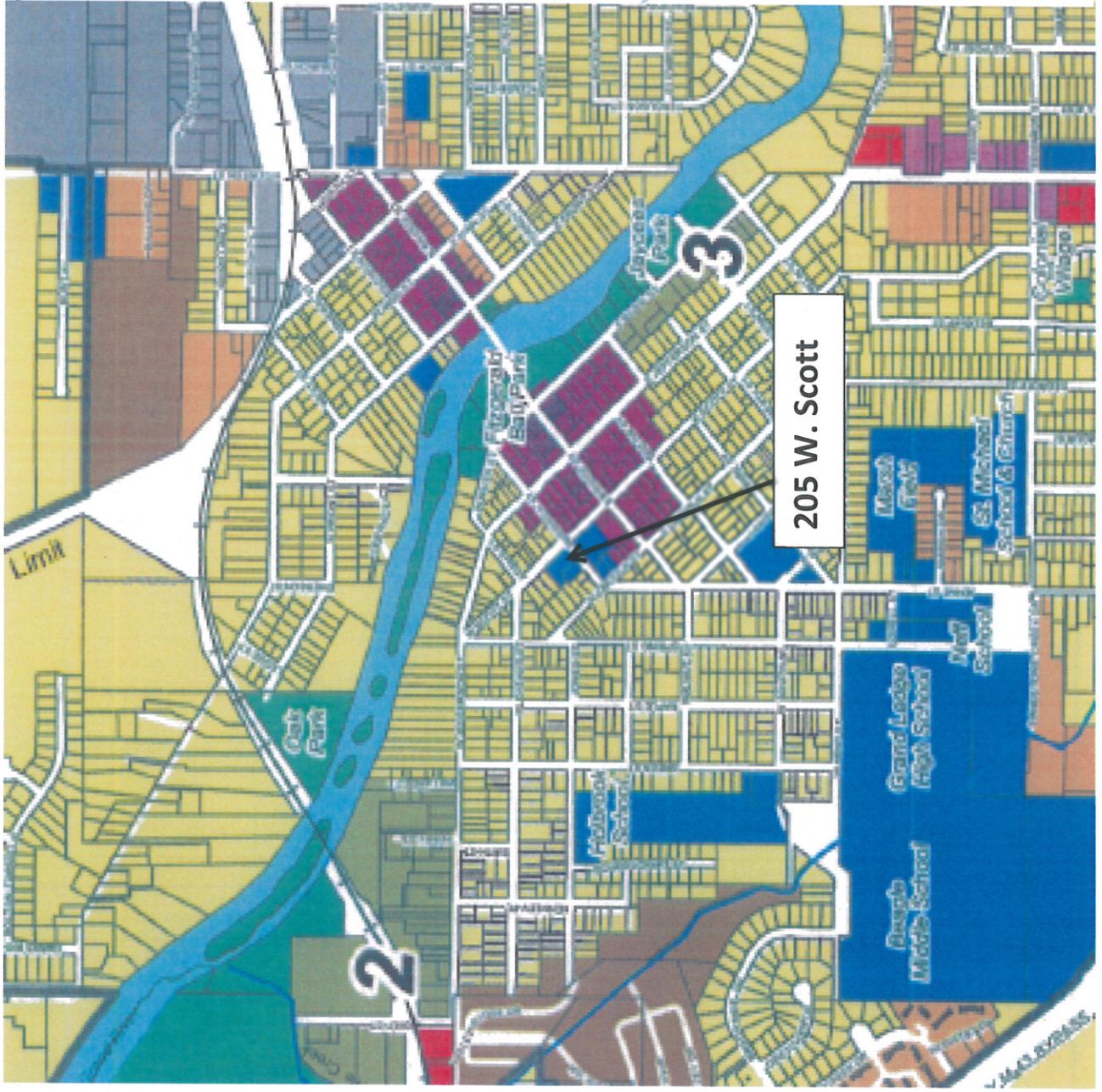
Zoning Map



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.

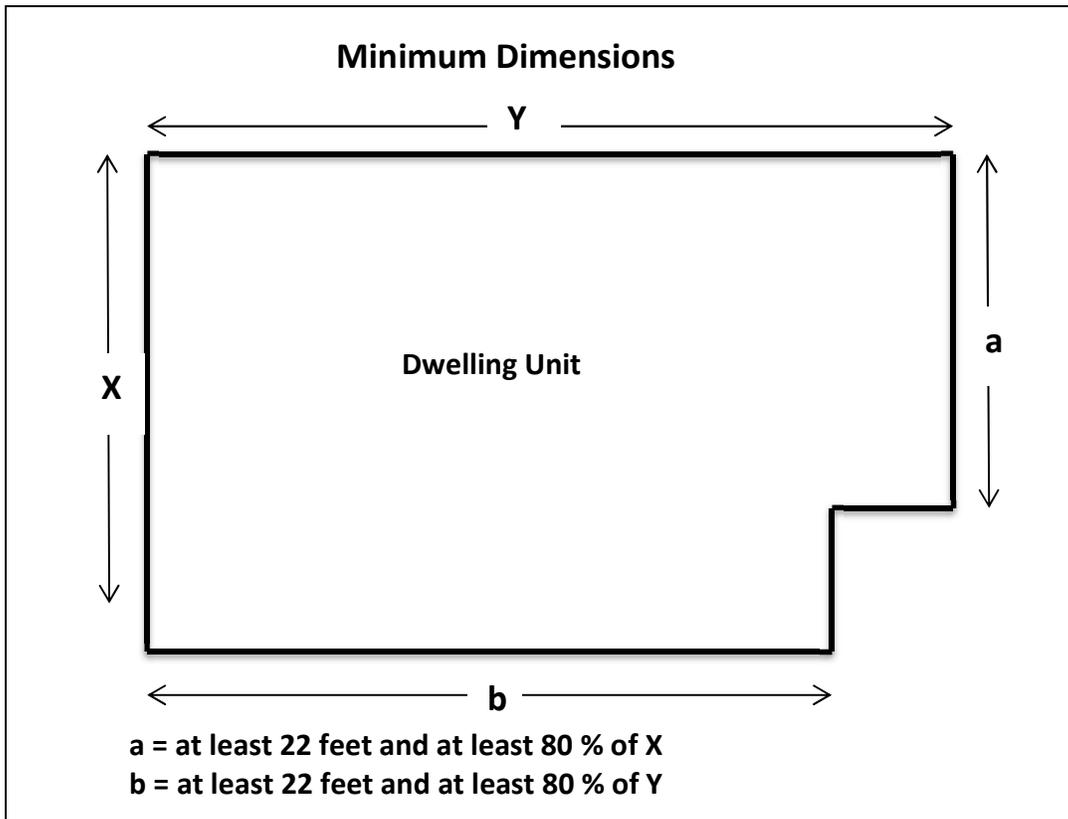
In an R-LD or R-MD District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- 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 s~~Such parking be located a minimum of 10 feet from the road right-of-way ~~LINE~~.
- (2) Access shall be in accordance with § 220-77, Access to major or collector thoroughfare.
- (3) A temporary use ZONING permit shall be obtained from the City.

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

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

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

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

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

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

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

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

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

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

§ 220-14. Required conditions.

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

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

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

§ 220-15. Subdivision open space plat.

- A. The purpose of a subdivision open space plat is to promote the preservation of open space while allowing a reduction in lot sizes and maintaining the density of population. In reviewing a subdivision open space plat, the Planning Commission shall consider the following objectives:
 - (1) To provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
 - (2) To encourage developers to use a more creative approach in the development of residential areas.
 - (3) To encourage a more efficient, aesthetic and desirable use of open area while recognizing a reduction in developing costs and by allowing the developer to bypass natural features on the site.
 - (4) To encourage the provision of open space within reasonable distance of all lot development of the subdivision and to further encourage the development of recreational facilities or preservation of natural environmental assets.

- B. Modifications of the standards as outlined in Article XVI, Schedule of Regulations, may be made in the R-LD Districts when the following conditions are met:
 - (1) Lot dimensions may be reduced provided that the number of residential lots shall be no greater than if the land area to be subdivided was developed in the minimum square foot lot areas as required for the R-LD District under Article XVI, Schedule of Regulations.
 - (2) Lot widths may be reduced from a minimum width of 80 feet to a minimum of 70 feet.
 - (3) Lot depths shall not be less than 140 feet except as otherwise provided in this chapter.
 - (4) Minimum front setbacks may be reduced from 35 feet to 30 feet.
 - (5) Lot depths may be reduced to not less than 120 feet when such lots border on land dedicated to the common use of the subdivision as indicated in Subsection C below:
 - (6) Rear yards may be reduced to not less than 30 feet when rear yards border on land dedicated to the common use of the subdivision as indicated in Subsection C below.

- C. For each square foot of land gained under the provisions of Subsection B within a residential subdivision through the reduction of lot sizes below the minimum requirements as outlined in Article XVI, Schedule of Regulations, equal amounts of land shall be dedicated to the common use of the lot owners in the subdivision in a manner approved by the City.

- D. Access shall be provided to areas dedicated for the common use of the subdivision for those lots not bordering on such dedicated areas by means of streets, parkways or

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

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

§ 220-16. One-family clustering option.

A. Intent.

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

B. Conditions for qualification.

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

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

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

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

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

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

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

- (1) The attaching of one-family dwelling units, one to another, may be permitted when said homes are attached by means of one of the following:
 - (a) Through a common party wall forming interior room space which does not have over 75% of its length in common with an abutting dwelling wall, including garage.
 - (b) By means of an architectural wall detail which does not form interior room space.
 - (c) Through common garage party walls of adjacent structures.
 - (d) No other common party wall relationship is permitted and the number of units attached in this manner shall not exceed three. This number may be increased to four if, in the opinion of the Planning Commission, greater preservation of natural assets would result.

(2) Yard requirements shall be provided as follows:

- (a) Spacing between groups of attached buildings or between groups of four unattached buildings shall be equal to at least 25 feet, measured between the nearest points of adjacent buildings. The minimum distance between detached units within groups of four shall be 15 feet, unless there is a corner to corner relationship in which case the minimum may be reduced to 10 feet.

- (b) It is intended that setbacks for each dwelling shall be such that one car length space will be available between the garage or required off-street parking spaces and the street pavement. Setbacks from minor residential streets should follow the guidelines below:

[1] Garages or required off-street parking spaces shall not be located less than 20 feet from the right-of-way of a public street.

[2] Where streets are private, required off-street parking spaces shall not be located less than 30 feet from the pavement edge of the street.

- (c) That side of a cluster adjacent to a major or secondary thoroughfare shall not be nearer than 25 feet to said road right-of-way.

- (d) Any side of a cluster adjacent to a private road shall not be nearer to said road than 20 feet.

(3) The area in open space (including subdivision recreation areas and water)

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

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

E. Procedures.

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

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

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

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

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

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

C. Review by the Planning Commission.

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

D. Review by the City.

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

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

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

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

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

- (3) ALL STREETS SHALL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF ORDINANCE 182, EXCEPT THAT THE MINIMUM RIGHT-OF-WAY WIDTH **MAY REDUCED TO 40 FEET** AFTER REVIEW AND 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.

COMMERCIAL BUILDING DESIGN STANDARDS

The design for all new non-residential buildings in the “CBD” Central Business District, “OS” Office Service District and “B-1” Highway Service District must be approved by the Planning Commission as part of the site plan review and approval process. In evaluating building designs, the following minimum standards shall apply:

1. Exterior building material shall be composed of high quality, durable, low maintenance materials such as brick, stone or glass to the extent that said materials are consistent with other buildings in the surrounding area. The followings materials are prohibited, except on and non-street facing rear facades or as architectural accent features covering not more than 20% of the exterior walls:
 1. Concrete block,
 2. Vinyl, wood, aluminum or plastic siding,
 3. Steel, metal, plastic or fiberglass panels,
 4. Synthetic stucco, and
 5. Reflective glass
2. All buildings shall be finished on all 4 sides with the same materials and detailing, with the exception of non-street facing rear facades.
3. Pitch roofs, if provided, shall have a minimum pitch of 4/12. Architectural elements that add visual interest to the roof, such as dormers, and masonry chimneys, are encouraged. Flat roofs shall require parapet screening and cornice detailing.
4. The front facade of the building containing the primary customer entrance must face the public street. The Planning Commission may waive this requirement for buildings located within a planned commercial development or where, through the use of shared access/parking facilities or other site characteristics it is determined that the front façade of the building would be more appropriately oriented in a different direction.
5. Overhead doors shall not face or be visible from the street, unless approved by the Planning Commission based upon a finding that the door is recessed back from the facade and properly screened from view of a street.
6. All mechanical equipment, including but not limited to heating, ventilating and air conditioning equipment, and antennas, shall be placed in an inconspicuous location or screened from view. If equipment is placed on rooftops it shall also be screened from the public view in a manner that does not draw attention to the placement of the equipment.
7. Buildings shall be designed to reduce massive scale and a uniform/impersonal appearance through the use of windows, inviting entryways, awnings, dormers, columns and wall offsets. At least 25% of all building walls that face a public street and at least 10% of all side walls that are visible from a public street must be covered by windows.
8. Building colors, including roofs, shall be low reflective, subtle, neutral, or earth tone shades. Fluorescent or metallic colors are prohibited.
9. Buildings must be constructed and maintained in strict compliance with the design approved by the Planning Commission as part of the site plan review process.