

NOTICE

The Grand Ledge Planning Commission will hold its regular meeting on **Thursday, December 1, 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 October 6, 2016
5. Notice of Agenda Item Conflicts
6. Business from the Floor

NEW BUSINESS

7. Public Hearing – Preliminary Plat – Fieldstone Estates, Phase 5
8. Public Hearing – Meadow Woods East Site Condominium Development, Phase 2
9. 2016 Annual Report
10. 2017 Work Plan
11. 2017 Meeting Schedule

OLD BUSINESS

12. Commercial Building Architectural Standards
13. Zoning Ordinance Amendments–R-MD, R-LD, Single Family Residential Districts
14. Master Plan Update

OTHER BUSINESS

15. Zoning Administrator's Report
16. Zoning Board of Appeals Representative's Report
17. Council Representative's Report
18. Comments from Commissioners
19. Chairman's Report
20. Adjournment

Address	Name	Violation	Date letter sent or notice posted on site	Compliance Date	Status
121 Marsh Drive	Garry Miller	Junk	11/23/2016	12/1/2016	Open
817 N. Clinton Street	Grand Oaks Village	Dead tree	11/22/2016	12/13/2016	Open
325 Union Street	Matthew & Tavia Zerman	Front Yard Parking	11/22/2016	11/30/2016	Open
716 W. Jefferson Street	James Daly	Junk	11/18/2016	12/2/2016	Open
7 Willard Court	Harbour Portfolio	Junk	11/18/2016	11/22/2016	Open
504 E. Jefferson Street	Ray Evert	Front Yard Parking	11/14/2016	11/22/2016	Complied
411 W. Main Street	Menje, LLC	Tall grass/Junk	11/14/2016	11/11/2016	Complied
438 W. Main Street	John Lund	Junk	11/7/2016	11/14/2016	Complied
312 W. Front Street	Joseph Lockard	Junk Vehicle	11/7/2016	11/14/2016	Owner is complying
815 W. Main Street	Andrew Faul	Junk Vehicles	11/7/2016	11/17/2016	Owner is complying
176 McMillan Street	Karen Hummel	Junk	10/31/2016	11/14/2016	Complied
700 Maple Street	Clinton Wells	Junk	10/28/2016	11/11/2016	Complied
10 Willard Court	Raymond & Sandra Evert	Junk/JunkVehicles	10/28/2016	11/11/2016	Owner is complying
424 Maple Street	Michael & Kelly O'Connor	Chickens	10/24/2016	11/4/2016	Complied
835 W. Jefferson Street	Jeffrey Bone	Junk	10/21/2016	11/4/2016	Complied
465 Union Street	Gary Landon	Junk/Illegal Parking	10/14/2016	10/28/2016	Complied
313 S. Clinton Street	Grand Ledge Fledge	ROW Sign	10/12/2016	10/19/2016	Complied
Vacant Lot - Meadow Woods	Dan Fleming	Illegal Parki8ng	10/12/2016	10/19/2016	Complied
486 Union Street	Lisa Burcham	Junk	10/10/2016	10/24/2016	Complied
825 W. Jefferson Street	Jason Eakin	Tall Grass	10/7/2016	10/14/2016	Complied
117 Edwards Street	Matthew McGill	Junk	10/5/2016	10/19/2016	Complied
116 Marsh Drive	Garry Miller	Junk/Junk Vehicle	10/5/2016	10/19/2016	Complied
8 Willard Court	William Gustafson	Junk	9/28/2016	10/6/2016	Complied
115 E. Jefferson	Wolverine Development	ROW Sign - Fence	9/27/2016	10/11/2016	Complied in part
111 Bouck Avenue	Ralph Rounds Trust	Junk	9/23/2016	9/30/2016	Complied
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	Complied
815 W. Main Street	Andrew Faul	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

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, October 6, 2016

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

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

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

Approval of the Agenda

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

Approval of the Minutes

Mr. Kane made a motion, seconded by Mr. Rademacher to approve the September 8, 2016 minutes, with the following correction:

Page 2 – third line of last paragraph – change “applicant” to “applicant’s”

On a voice vote, the motion carried 6-0.

Notice of Agenda Items Conflicts - None

Business from the Floor

Robert Doty, 635 Maple Street, stated that the Charter Commission meets on the 1st and 3rd Wednesdays of each month at City Hall. The meetings are broadcasted on the City TV channel. Mr. Doty said that the Commission is up to Chapter 3 in its review and is using the Jonesville Charter as a model/guide.

OLD BUSINESS

1. 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 staff is recommending approval of the rezoning.

Ms. Stachowiak said that there were concerns expressed at the last meeting about some of the uses that would be permitted in the “CBD” district that would not be compatible with the surrounding residential area. To that end, the request was tabled to allow time to develop a conditional zoning agreement that would restrict the uses that would be permitted on the property. These include:

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.

Ms. Stachowiak said that the applicant has agreed to the conditions. She said that the conditions run with the land, not with the owner. Ms. Stachowiak said that the zoning map is marked with a “C” to indicate that it is a conditional rezoning so that future City staff members will know that there are conditions on the property. She said that the owners of the property will be required to disclose this information to future owners as well.

Mr. Rademacher said that the owner information on the application is not the same as the applicant.

Ann Duchene, SGL Holdings, LLC, 10445 S. Wright Road, Eagle, MI, stated that since the application was prepared, she has become the official owner of the property. Ms. Duchene provided Ms. Stachowiak with the signed and notarized conditional zoning agreement.

Mr. Salmon said that as the next door neighbor to this property, he is satisfied with the proposed conditions.

Mr. Mulder asked if this rezoning will result in other properties in the block being rezoned as well.

Ms. Stachowiak stated that this property is the only one in the block that would be appropriate for rezoning. She said that the future land use map in the proposed master plan contains an error by showing Mr. Salmon’s property for future CBD zoning.

Mr. Kane made a motion, seconded by Mr. Gute to recommend approval of the request to rezone the property at 205 W. Scott Street from “R-MD” Single Family Residential to “CBD” Central Business District, with the condition that the allowable uses on the property 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.**

On a roll call vote (5-0-), the motion carried unanimously.

2. Higher Density Single Family Residential Development Standards

Ms. Stachowiak said that the intent of the proposed ordinance is to permit higher density single family residential development (smaller house sizes on smaller lot sizes). She said that the proposed change is primarily intended to accommodate the housing needs of empty-nesters that want to continue to be home owners without all of the maintenance and upkeep.

Mr. Stevens opened the public hearing at 7:22. Seeing no one wishing to speak, Mr. Stevens closed the public hearing at 7:22.

Ms. Stachowiak asked Mr. VanDeCastele to review the ordinance and provide feedback, particularly with regard to street width.

Mr. VanDeCastele said that he would be glad to do so. He said that the fire truck is 10 feet wide with 6 foot outriggers on both sides. This takes up 22 feet of street width and another 12 feet of street is necessary for a vehicle to pass. Mr. VanDeCastele said that 36 – 40 feet would be the minimum width necessary unless there is an outlet in both directions. He said that the outriggers have to be on a hardsurfaced area.

Mr. Salmon asked if Mr. VanDeCastele would be willing to talk to Fire agencies in other jurisdictions that have allowed development with lesser street widths.

Mr. Stevens said that there is a condo development north of Lake Lansing Road just off of Abbot Road that has a 26 foot wide street with parking on one side.

The Commission agreed to have further discussion on this matter at its next meeting.

NEW BUSINESS

1. Commercial Building Design Standards

Ms. Stachowiak said that she looked at several other building design ordinances and did not feel that any of them were very good. She said that she included some of the standards she found in other ordinances but really tailored the standards to fit Grand Ledge. She also said that she did not want the standards to be too restrictive so that it would be well received by the City Council.

Mr. Gute asked what the ultimate goal is in developing these standards.

Mr. Stevens said that this came up when O'Reilly Auto Parks wanted to put up a steel panel building in an area that is completely characterized by brick buildings.

Mr. Kane stated that the Master Plan refers to architectural standards but we have never had any in our ordinances. He said that the DDA has a façade committee which includes 3 members of the Planning Commission. Mr. Kane said that the DDA should be given an opportunity to review and comment on the proposed standards before anything is forwarded to the City Council. He said that Mark Sullivan, when he was the staff person to the DDA, prepared a rather lengthy set of design standards as well as a façade program design manual.

Mr. Mulder said that he is concerned about requiring a certain percentage of fenestration across the building facades. He said that certain businesses may not want windows, particularly on the side walls of the building.

Mr. Stevens said that the Commission would be able to allow exceptions as the situation warrants.

The Commission made the following changes/comments relative to the proposed standards:

- * Rename the document from "Commercial Building Design Standards" to "Architectural Building Design Standards".
- * Revise the list of prohibited building materials – paragraph 1
- * Rewrite paragraph 2 so that under certain circumstances, rear facades are not exempt from the architectural standards. \

- * Change “4/12 pitch” to “6/12 pitch” – paragraph 3.
- * Delete paragraph 8 in its entirety.
- * Add a section that allows the Commission the discretion to waive or modify any of the requirements as the situation warrants.

Ms. Stachowiak said that she will make the changes and bring a revised draft back to the Commission at the next meeting for further review.

OTHER BUSINESS

Zoning Administrator's Report

Ms. Stachowiak said that there is a possibility that a site plan may be submitted in the next week or so for consideration at the November meeting. If that does not happen, she said that the only items will be the Master Plan update and more discussion on the ordinance amendments. Ms. Stachowiak asked the Commission if they want to have a November meeting for just discussion items or wait until the December meeting.

The Commission agreed that it would cancel the November meeting unless a site plan is submitted in time to be considered at that meeting.

Ms. Stachowiak said that Speedway will be breaking ground on the new gas station on Monday, October 10, 2016, weather permitting.

Ms. Stachowiak said that Oneida and Delta Townships both requested hard copies of the draft master plan which she provided. She provided the Commission with the comments that have been received from Delta Township and said that she is expecting to receive comments from Oneida Township.

Zoning Board of Appeals Representative's Report

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

Council Representative's Report - None

Comments from Commissioner's

Mr. Gute said that he was visiting his dentist in the Doty Professional building as was almost hit by a car in the parking lot as a result of the cut through traffic. He also said that the City is resurfacing the road in front of his house and he received a call from Jodie Willobee at City Hall letting him know that the work was going to occur. He said that he was appreciative of the phone call.

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Mr. Kane read the following letter dated September 21, 2016 from Mayor Smith to the Joint Planning Committee, into the record:

“First and foremost, I greatly appreciate your time, energy and interest in improving our community. The City continues to improve communication and involvement by making all agendas, minutes, meeting packets, reports, and other information readily available on our website for and you and the community.

This memorandum is to reiterate the status of the “Joint Planning Committee” as an informal group, without formal affiliation with the City’s component units. As such, the group’s membership must be voluntary to maintain membership eligibility on official City boards and commissions, both elected and appointed. Additionally, City staff are not available to support or attend meetings, or to provide, compile or distribute information for the group. The City will gladly continue to make space available in Meeting Room B106 at City Hall for meeting of the group, as we do for other community groups.

As an informal group, I encourage you not to deliberate policy, or make recommendations or decisions to be presented to any City board or commission. City boards and commissions will not refer matters to this group, request the group’s input or recommendation, officially appoint members to the group, or receive reports from the group other than during public comment. The group must maintain an informal relationship with the City and its component units to avoid any conflicts of interest or eligibility.

I hope this clarified any confusion about the group and welcome any questions or comments. Again, I appreciate all you do for Grand Ledge and welcome your continued involvement in our efforts to improve our community. Thank you. Kalmin Smith (signature).”

Mr. Kane stated that the Joint Planning Committee has disbanded and that is really a shame because this group has provided good input and was important to keeping the lines of communication open between the 3 boards. He said that at the last meeting, all 3 Planning Commission representatives and 2 DDA representatives were in attendance. No one from Parks and Recreation Commission attended the meeting. Mr. Kane said that the Joint Planning Commission was integral coordinating the dam project, Scout building, Jaycee Park Master Plan, Farmers Market, property acquisitions, etc. He stated that after receiving the letter that he just read, he contacted Mayor Smith and he was not aware of the letter. Mr. Kane stated that he enjoyed being on the Joint Committee and is sad that it is coming to an end.

Mr. Salmon welcomed Mr. VanDeCastele to the Commission.

Comments from Chairman

Mr. Stevens welcomed Mr. VanDeCastele to the Commission.

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Adjournment

Mr. Stevens adjourned the meeting at 8:05 p.m.

Submitted By:

Susan Stachowiak
Zoning Administrator

CITY OF GRAND LEDGE ZONING DEPARTMENT

PRELIMINARY PLAT - FIELDSTONE FARMS SUBDIVISION NO. 5

PREPARED BY: Susan Stachowiak, Zoning Administrator

DATE: November 22, 2016

GENERAL INFORMATION

APPLICANT/OWNER: Eric & Sondra Gilbert
4072 Tall Oaks Drive
Grand Ledge, MI 48837

REQUESTED ACTION: Preliminary Plat Approval – Phase 5 (lots 121-134),
Fieldstone Farms Subdivision.

EXISTING ZONING: R-MD, Single Family Residential

GENERAL LOCATION: The subject property is located between Saginaw
Highway and the north end of Stone Bluff Drive.

ADJACENT LAND USES: N Single Family Residential
S Single Family Residential
E Single Family Residential
W Vacant

ADJACENT ZONING: N “B-1” Highway Servicer District
S “R2-A” Medium Density Residential District
(Township Zoning)
E “R2-A” Medium Density Residential District
(Township Zoning)
W R-MD, Single Family Residential District

MASTER PLAN: The Master Plan designates the subject property
for single family residential use.

PROJECT HISTORY:

A preliminary plat for Phase 5 of Fieldstone Estate that included 11 lots was approved by the City in March, 2016. The applicant is now requesting approval of a revised preliminary plat that includes 13 lots. The additional lots are necessary to cover the infrastructure costs for the development.

The first 4 phases of Fieldstone Subdivision are located in Oneida Township. The subject property, along with the properties to its north and west, were annexed into the City of Grand Ledge in 2015. The proposed phase 5 is merely an extension of the existing subdivision from where it current ends at the north terminus of Stone Bluff Drive. This phase will complete the subdivision as it was designed in the original preliminary plat.

Zoning Ordinance Requirements

The subject property is zoned R-MD, Single Family Residential which permits the proposed development.

The Zoning Ordinance requires a minimum lot width of 65 feet and a minimum lot size of 8,450 square feet. All of the proposed lots exceed these requirements.

The building setbacks shown on the preliminary plat are the minimum required by the Zoning Ordinance:

- Front yard setback: 25 feet
- Rear yard setback: 35 feet
- Side yard setbacks: 5 feet on one side and a total of 15 for both sides

Other minimum Zoning Ordinance development standards are as follows:

- Minimum House Size: 500 square feet (ground floor area)
960 square feet (total minimum floor area)
- Lot coverage: 30% maximum (buildings)
- Building height: 25 feet & 2 stories maximum

Subdivision Ordinance Requirements

The following items required by the Subdivision Ordinance have or have not been shown on the proposed Preliminary Plat:

- Proposed name of subdivision.....yes
- Location by section, town and range, or by other legal description.....yes
- Names & addresses of subdivider & professional who designed the subdivision.....yes
- Subdividers interest in the land.....yes
- Date.....yes
- North point and scale.....yes
- Layout of streets indicating proposed names, rights-of-way widths and connections with adjoining platted streets.....yes
- Topography drawn as contours with an interval of 5 feet.....yes
- Layout, numbers and dimensions of lots.....yes
- Indication of proposed uses of parcels to be dedicated or set aside for public use or for use by the property owners in the subdivision.....yes
- Lands set aside for future street connections.....n/a
- Indication of system proposed for sewage disposal.....yes
- Indication of system proposed for water supply.....yes
- Indication of system proposed for storm drainage.....yes

Development Requirements

The preliminary plat demonstrates compliance with the following minimum street design standards required by Article V, Design Standards and Article VI, Improvements, of Chapter 182 of the City of Grand Ledge Subdivision Ordinance:

“66-foot right-of-way, 27-foot bituminous or concrete pavement with integral curb measured from outside of curb to outside of curb, ten-and-one-half-foot separation strip and five-foot concrete sidewalk on each side of roadway, and one foot of space between sidewalk and right-of-way line on each side.”

The required 5 foot wide sidewalk as required by City Ordinance is shown on the plat.

Existing trees near street rights-of-way must be preserved by the subdivider. Street trees must be provided at least one per lot of no less than one-inch caliber in size in a location and of a specified as approved by the Public Service Department.

Street name signs must be placed at all street intersections within or abutting the subdivision, and they shall be located as follows in the order of preference of the subdivider:

- A. Next to stop sign.
- B. At N.E. corner of intersection.
- C. At S.E. corner of intersection.

Permanent monuments shall be installed in compliance with and as specified by Act 288 of the Public Acts of 1967, State of Michigan, as amended.

All streets must be lighted in a manner approved by the City. The developer shall secure proposed street lighting plans from the servicing utility for modification and/or approval by the City prior to final plat approval. All installation costs must be paid by the developer.

Fire hydrants must be provided in accordance with all Fire Department rules and regulations.

Utilities are shown on the preliminary plat as required by the Subdivision Ordinance. Refer to letter dated November 22, 2016 from City Engineer Jim Foster. Construction plans for the utilities and streets must be reviewed and approved by the City Engineer, Public Service District and Fire Department prior to installation of any infrastructure improvements.

Preliminary Plat - Phase 5, Fieldstone Subdivision

November 22, 2016

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Approval Procedure

Fieldstone Subdivision has already received the necessary preliminary plat approvals from the various State and County agencies required by Sections 113 through 118 of the State of Michigan Land Division Act (P.A. 288 of 1967), as amended.

The preliminary plat complies with all other requirements of P.A. 288 as well.

A public hearing will be held by the Planning Commission at its December 1, 2016 meeting. Notice of the public hearing has been sent to all land owners adjoining the subject property as required by Section 182-10 of the Subdivision Ordinance.

Section 182-9 of the Subdivision Ordinance states:

“The Planning Commission shall approve, approve conditionally, or disapprove the proposed plat.”

The Planning Commissions’ recommendation will be forwarded to the City Council for final action. Approval of the preliminary plat allows the subdivider to proceed with the preparation of a final plat, which must conform substantially to the approved preliminary plat. Although preliminary plat approval does not constitute approval of the final plat, it is considered approval of the layout which serves as a guide to the preparation of a final plat.

Construction plans for the utilities and streets must be reviewed and approved by the City Engineer, Public Service District and Fire Department prior to installation of any infrastructure improvements.

STAFF RECOMMENDATION

The following motion is offered for the Planning Commissions’ consideration:

“I make a motion to approve the Preliminary Plat for Phase 5 of Fieldstone Subdivision (lots 121-134), as depicted on the plan dated January 27, 2016 and revised on September 29, 2016, subject to compliance with the conditions contained in the City Engineer’s letter dated November 22, 2016.”

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



11/22/2016

Re: Fieldstone Farms No. 5 – Preliminary Plat Review – 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 your memorandum dated November 8, 2016 for a Preliminary Plat Review of Phase 5, Fieldstone Farms. Plans have been prepared by Mr. Dane Pascoe, P.S. of KEBS, Inc. of Haslett, Michigan. We offer you the following comments:

The proposed plat consists of the addition of 14 lots (Lots 121 through 134) that will connect Silver Leaf Drive to Stone Bluff Drive and extending Stone Bluff Drive north to Saginaw Highway. The following is the zoning for the development. Each lot meets the 8,450 square feet and 65 foot minimum lot width requirement.

USE DISTRICT	MINIMUM YARD SETBACK			
	FRONT	SIDE	SIDE	REAR
R-MD REQ'D	25'	5' Min	15' Total	35'
R-MD - PROVIDED	25'	7.5'	15'	35'

General Comments

1. Water System:
 - a. The proposed water main on Saginaw Highway should be indicated as a 12-inch water main for entire length.
 - b. Proposed water system connection on Overbrook Lane to Fieldview Drive should be provided at this time for water reliability.
 - c. A hydrant should be proposed on the end of the 12-inch water line west of Stone Bluff and Saginaw Highway.

2. Sanitary Sewer System:

- a. It appears that the sanitary sewer main line at the proposed upstream end at the north end is roughly 6 feet in depth. It is likely that gravity service to basements will be difficult within this phase without the use of a pumps at effected homes.
- b. An 8-inch sanitary sewer is being proposed between lots 121 and 122 to service future service area west of this development. Additional information for service area is requested. Also, additional easement width may need and or deed restrictions needed based on depth of proposed sewer.

3. Stormwater Management:

- a. No catch basins are indicated in the existing low area east of Lot 126.
- b. Catch basins should drain directly to manholes. Petitioner to add a storm manhole at north end of storm sewer on Stone Bluff Drive.
- c. It appears that off-site stormwater is planned to be collected by the proposed storm sewer system. Petitioner to provide stormwater calculations for review prior to sizing of storm sewer and approval. Additional easement and or deed restrictions may need to be utilized to provide adequate easement width for storm sewer extensions.
- d. Design must incorporate the policies and procedures of the Post Construction Stormwater Control Manual and Ordinance No. 547 of 2013.

4. Roadway Section:

- a. Aggregate base course shall extend 1 foot beyond the back of curb.
- b. MDOT 21AA Aggregate Base may be used in lieu of MDOT 22A if desired.
- c. MDOT HMA, 13A shall be used as a minimum mix design for the asphalt pavement.

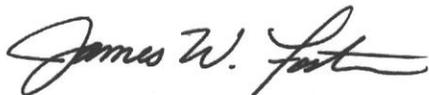
Additional Comments

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

If you have any questions, please contact our office.

Sincerely,

ZIEMNICK FOSTER ENGINEERING, LLC



James W. Foster, P.E.

Delivered by: via Email (PDF)

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



KEBS, INC

Engineering • Surveying

September 29, 2016

Planning & Zoning Department
City of Grand Ledge
310 Greenwood Street
Grand Ledge, MI 48837
Attn: Sue Stachowiak

Re: Preliminary Plat of Fieldstone Farms No. 5

Dear Ms. Stachowiak,

Enclosed you will find seven (7) copies of the preliminary plat of Fieldstone Farms No. 5, a proposed subdivision located in Section 14, T4N, R4W, City of Grand Ledge, Eaton County, Michigan.

We would like to formally request preliminary plat approval for this proposed subdivision. Your office previously recommended approval for this preliminary plat in a letter dated February 23, 2016. Some minor changes were made to the proposed storm lines and 2 additional lots have been created. This preliminary plat has also been resubmitted to all of the appropriate agencies.

Please feel free to contact me if you have any questions or if any additional information is required.

Sincerely,

Dane B. Pascoe, P.S.
KEBS, Inc.



North

PRELIMINARY PLAT

FIELDSTONE FARMS NO. 5

A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, T4N, R4W, CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN

DEVELOPER:
 KEELS, INC.
 11868 SHELLY ROAD
 21551 W. 14TH AVE.
 GRAND LEDGE, MI 49830
 PHONE: (517) 231-1014

SURVEYOR/ENGINEER:
 KEELS, INC.
 11868 SHELLY ROAD
 21551 W. 14TH AVE.
 GRAND LEDGE, MI 49830
 PHONE: (517) 231-1014

CLIENT:
 DAVID H. MASCHER
 11868 SHELLY ROAD
 21551 W. 14TH AVE.
 GRAND LEDGE, MI 49830
 PHONE: (517) 231-1014

LEGAL DESCRIPTION:
 This is a parcel of land in the Northwest 1/4 of Section 14, T4N, R4W, City of Grand Ledge, Michigan, more or less, bounded as follows: on the North by the North line of said Section 14, on the East by the East line of said Section 14, on the South by the South line of said Section 14, and on the West by the West line of said Section 14, containing 37.9 acres more or less, said parcel subject to all easements and restrictions in any and all records.

LEGAL DESCRIPTION:
 This is a parcel of land in the Northwest 1/4 of Section 14, T4N, R4W, City of Grand Ledge, Michigan, more or less, bounded as follows: on the North by the North line of said Section 14, on the East by the East line of said Section 14, on the South by the South line of said Section 14, and on the West by the West line of said Section 14, containing 37.9 acres more or less, said parcel subject to all easements and restrictions in any and all records.

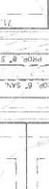
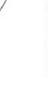
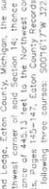
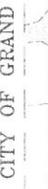
LEGAL DESCRIPTION:
 This is a parcel of land in the Northwest 1/4 of Section 14, T4N, R4W, City of Grand Ledge, Michigan, more or less, bounded as follows: on the North by the North line of said Section 14, on the East by the East line of said Section 14, on the South by the South line of said Section 14, and on the West by the West line of said Section 14, containing 37.9 acres more or less, said parcel subject to all easements and restrictions in any and all records.

LEGAL DESCRIPTION:
 This is a parcel of land in the Northwest 1/4 of Section 14, T4N, R4W, City of Grand Ledge, Michigan, more or less, bounded as follows: on the North by the North line of said Section 14, on the East by the East line of said Section 14, on the South by the South line of said Section 14, and on the West by the West line of said Section 14, containing 37.9 acres more or less, said parcel subject to all easements and restrictions in any and all records.

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CITY OF GRAND LEDGE ZONING DEPARTMENT

MEADOW WOODS EAST SITE CONDOMINIUM DEVELOPMENT – PHASE II

PREPARED BY: Susan Stachowiak, Zoning Administrator

DATE: November 22, 2016

GENERAL INFORMATION

APPLICANT: Westview Capital, LLC
795 Clyde Court, Suite D
Byron Center, MI 49315

OWNER: Banker Holding, LLC
1116 Middlewoods Way
Grand Ledge, MI 48837

ZONING: R-MD, Single Family Residential

GENERAL LOCATION: East end of Bolton Farms Lane

ADJACENT LAND USES: N Single Family
S Single Family
E Vacant
W Single Family

ADJACENT ZONING: N R-MD, Single Family Residential
S R-MD, Single Family Residential
E R-MD, Single Family Residential
W R-MD, Single Family Residential

MASTER PLAN: The Master Plan designates the subject property
for single family residential use.

PARCEL SIZE: 6.7 acres

REQUEST

The site plan prepared by Kebs, Inc., dated October 28, 2016 and revised on November 3, 2016, is for Phase 2 (21 lots) of Meadow Woods East Site Condominiums, located at the east end of Bolton Farms Lane. The subject parcel is zoned R-MD, Single Family Residential, which district permits site condominium developments in accordance with the standards of Section 220-17 of the Zoning Ordinance.

SITE DEVELOPMENT STANDARDS:

Section 22017(B) of the Zoning Ordinance states that if the 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.

The subject property is zoned R-MD, Single Family Residential. The minimum requirements of this district are as follows:

Lot width:	65 feet
Lot size:	8,450 square feet
Rear yard setback:	35 feet
Front yard setback:	25 feet
Side yard setbacks:	Not less than 5 feet on one side and a total of 15 feet for both sides
Lot coverage:	30% maximum (buildings)
Building height:	25 feet & 2 stories maximum

The proposed site plan and building elevations demonstrate compliance with the above conditions.

- (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.

For minor streets, Article VI of Chapter 182 requires:

“66-foot right-of-way, 27-foot bituminous or concrete pavement with integral curb measured from outside of curb to outside of curb, ten-and-one-half-foot separation strip and five-foot concrete sidewalk on each side of roadway, and one foot of space between sidewalk and right-of-way line on each side.”

This section also requires curb and gutter, street lights, street trees, fire hydrants, utilities and concrete sidewalks on both sides of the street. All installation costs are to be paid by the developer.

Sidewalks must be five feet wide, four inches thick, and placed one foot off property lines. Where deemed necessary by the City Engineer, sidewalks must have at least three inches of gravel or sand base. Sidewalks must be seven inches thick where they intersect with driveways.

Existing trees near street rights-of-way shall be preserved by the subdivider. Street trees shall be provided at least one per lot of no less than one-inch caliber, and shall be placed in the separation strip at such location as directed by the City Council. Tree species shall be approved by the City Council.

The construction plans must be reviewed and approved by the City Engineer and all required deposits to the ensure completion of the necessary improvements must be received by the City prior to the start of construction.

- (3) A site plan shall be submitted in accordance with § 220-80, Site plan review, of this chapter.

The site plan is attached and reflects compliance with the standards of Section 220-80.

- (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.

Not applicable.

- (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.

The building envelopes shown on the plan reflect compliance with the required setbacks of the R-MD, Single Family Residential zoning district: 25 foot front, 35 foot rear and side yard setbacks of at least 5 feet on one side and a total of 15 feet for both sides.

- (6) If building footprints are shown on the plan, building floor plans and elevations must be submitted.

Building footprints are not shown on the plan, however, the applicant has provided building elevations (see attached).

Site Plan Review – Meadow Woods East Condominiums Phase 2

November 22, 2016

Page 4

- (7) The Planning Commission may request that several different facades be used to provide a variety of building appearances.

The applicant has provided several different building facades as examples of the type of houses that will be constructed on the site.

- (8) Plans for the development and landscaping of all commons areas must be submitted and shall meet the applicable requirements of § 220-66, Landscaping.

There will be no common areas to landscape. Street trees with a minimum starting size of 2.5 caliper inches must be installed in accordance with the requirements of Section 182-55 of the Subdivision Regulations.

- (9) All streets shall be dedicated to the public.

The streets will be dedicated to the public and constructed in accordance with the design standards specified in the Subdivision Regulation Ordinance for residential streets.

- (10) The means of maintaining all limited and general commons areas shall be specified in the master deed.

The master deed addresses how any limited or general common areas would be maintained.

- (11) A copy of the master deed shall be submitted for review and recommendations of the City Attorney prior to final plan approval.

A copy of the master deed will be provided to the City Attorney for review

STAFF RECOMMENDATION

The following motions are offered for the Council's consideration:

“I move that the Grand Ledge City Council approve the site condominium plan for Phase 2 (21 lots) of Meadow Woods East Condominiums, prepared by Kebs, Inc., dated October 28, 2016 and revised on November 3, 2016, conditioned upon compliance with the applicable items contained in this staff report, the City Engineer's letter dated November , 2016 and the Fire Dept. letter dated November 22, 2016.”

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Kalmin D. Smith – Mayor | Adam R. Smith – City Administrator

Planning & Zoning • 310 Greenwood St. • Grand Ledge MI 48837

Ph: 517.622.7928 • Fax: 517.627.9796 • www.grand-ledge.com

Site Plan Review Application

For Office Use Only

Fee Paid _____

Date Received: _____

Applicant(s) Westview Capital, LLC

Address 795 Clyde Ct Suite D
Byron Center, MI 49315

Daytime Phone 616-878-1748x428
Evening Phone _____

Interest in Property (check one)

- Owner
- Represent Owner
- Other _____

- Option to buy
- Lessee

Complete address of property requested to be reviewed _____
Future Extension of Bolton Farm Lane as Meadow Woods East Phase 2

Owner Name(s) Banker Holdings, LLC

Address 1116 Middlewoods Way
Grand Ledge, MI 48837

Daytime Phone _____
Evening Phone _____

Legal Description (indicate attached if needed): See attached site plan

Lot size: Width _____ Length _____

Area Toal Parcel: 28.8
Proposed phase: 6.7 Acres

Current zoning: R-MD

Proposed use of property R-MD Single Family Site Condominium

Estimate the following:

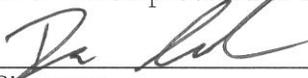
- General traffic volume 42 Vehicles
- Total population increase 21 units with 4 people=84
- Population per acre 14 people per acre
- Hours of operation n/a

- Total number of employees n/a
- Total building area proposed n/a
- Parking spaces n/a

Petition must include photographs of the property, copies of any other required permits and a site plan, as follows:

- Drawn to a scale of at least 1"=100' – (1"=50' for storm water plans)
- Existing and proposed structures (buildings, trash receptacles, landscaping, etc.)
- Existing and proposed parking areas and driveways
- Existing and proposed roads, easements and other access points
- Flood plain elevations, if applicable
- Zoning classifications of all abutting land within 300 feet
- Soil Erosion and Sedimentation Control (SESC) and National Pollutant Discharge Elimination System (NPDES) permits, if applicable

I stipulate and understand the site plan review, if approved by the City of Grand Ledge, does not guarantee I may proceed with the proposed development. I understand there may be additional permits required to meet trade codes and other governmental requirements, and I understand the City of Grand Ledge does not have any power or authority over these additional permits. I certify the statements made and the information provided in this site plan review application are true, accurate and complete.

 11/4/16
 Signature Date

Required Reviews

	Approve Petition	Deny Petition	Initials
<input checked="" type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Building Official	<input type="checkbox"/>	<input type="checkbox"/>	_____

Meadow Woods East

Project Narrative

November 4, 2016

Project Overview

The proposed project will expand the existing Meadow Woods East Site Condominium in a manner that is consistent with the community master plan. This second phase will include 21 single family units utilizing the current zoning classification of R-MD, Single Family Residential Medium Density. This narrative addresses the overall objectives of the proposed Site Condominium.

Overall Objectives

The purpose and objective of the proposed Meadow Woods East community is to provide single family homes within the desirable City of Grand Ledge Community. The proposed subdivision will consist of 21 units and will be established by expanding the existing Site Condominium.

The homes in Meadow Woods will be served with public sanitary sewer, storm sewer and water. The scope of this project requires that the existing public utilities be extended from the existing utility stubs. The layout of the proposed phase has been designed to accommodate both existing water main and future storm water management. The streets are proposed as public streets to be built to the City of Grand Ledge Standards.

It is our desire to pursue a construction schedule that begins in spring of 2017 with a completion in summer 2017. Home construction will begin following the approval and acceptance of the project utilities and roadways.

The subdividing of the land will take place with an amendment to the existing Master Deed. The Master Deed amendment will expand the number of units of the Site Condominium from the 21 units included in phase 1 to a total of 42. The Homeowner's Association scope of authority will remain limited to architectural and aesthetic concerns. Since the proposed project consists of units and a public street, with no open space, HOA dues are not necessary. The Homeowner's Association will not be required to operate and manage financial aspects of the community.

Proposed Home Styles

The portfolio that we are offering consists of 177 elevation options that will uniformly integrate with the existing community. Each elevation can be modified with color variations, trim styles, and brick or stone. At a minimum, homes will include a 2 car garage, and identical homes will not be placed side by side. The minimum square footage that will be offered from our current portfolio is 1,400 square feet, and the maximum will be 3,100 square feet.

We anticipate that the starting price for homes in Meadow Woods East will be around \$200,000. The current speculative home inventory that is scheduled for completion in the spring of 2017 is listed between \$230,000 and \$260,000.

Conclusion

The proposed Meadow Woods East Site Condominium will be a beneficial addition to the City of Grand Ledge that will enhance the surrounding area and provide diverse home styles. The Site Condominium approach will maintain the consistency and atmosphere of the single family neighborhood.

The opportunity to continue to work with the City of Grand Ledge to expand the Meadow Woods community comes with much anticipation and excitement.



11/22/2016

Re: Meadow Woods East Phase II Site Plan 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 your memorandum dated November 8, 2016 for a site plan review (SPR) of the proposed Site Condominium Development – Phase II of the vacant property east of Meadow Woods Subdivision. Plans have been prepared by Mr. Greg Petru, P.E. of KEBS, Inc. of Haslett, Michigan. We offer you the following comments:

The proposed project consists of lands zoned R-MD (Medium Density Residential) looking to build condominiums for the remaining phases of Meadow Woods Subdivision. Minimum Size Lot is 8,450 square feet with 65 feet width as a minimum. Lots 22-42 of Phase 2 meet these two requirements with the exception of Lots 34, 35, & 42. These lots do not appear to meet the 65 foot width at the road right-of-way.

General Comments / Plan Deficiencies

1. Streets shall be dedicated to the public as shown on the plans.
2. The Master Deed was not submitted in conjunction with this site plan approval.
3. Storm catch basins should drain directly to a storm manhole located in the street right-of-way. Daisy-chaining of catch basins in the curb lines will not be permitted.
4. Dimensions:
 - a. Lot No. 26 of Phase 2 length of 149.80 feet does not match that of Lot 97 of Meadow Woods No. 6.
 - b. Lot 28 & 29 indicates 127 feet depth and should likely be more around 150 feet.

5. Roadway Section

- a. No proposed roadway section was provided for review.
- b. Aggregate Base should extend under the concrete curb to 1 foot behind the back of curb.
- c. Roadways indicate 66 foot ROW widths on the drawings with sidewalks shown 1 foot inside the ROW lines, each side.

Utilities

No utility plans were submitted for review and approval. Sanitary sewers are typically down the center of the street or ROW with storm sewer offset to the south or east and watermain offset to the north or west of the sanitary sewer.

Review of proposed utilities will take place at time construction plan review. Easements of utilities not within the public right-of-way shall be shown on the plans.

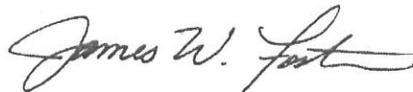
Additional Comments

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.

If you have any questions, please contact our office.

Sincerely,

ZIEMNICK FOSTER ENGINEERING, LLC

A handwritten signature in black ink that reads "James W. Foster". The signature is fluid and cursive, with a long horizontal stroke at the end.

James W. Foster, P.E.

Delivered by: via Email (PDF)

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

Meadow Woods East - Phase II

CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN

DEVELOPER:
 WESTVIEW CAPITAL, LLC
 10000 CENTER, W 48325
 HAZEL, MI 48030
 CONTACT: DAN LAMAR
 PHONE: (517) 336-0101

DESIGNER/ENGINEER:
 KEBS, INC.
 10000 CENTER, W 48325
 HAZEL, MI 48030
 CONTACT: DAN LAMAR
 PHONE: (517) 336-0101



LEGAL DESCRIPTION:
 Phase II, a portion of the East-Central, Township 14 N, Range 14 E, Section 2, 146, 147, 148, City of Grand Ledge, Eaton County, Michigan, the boundaries of which are described as follows: ...

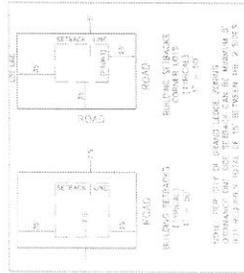
NOTES:
 ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
 ALL DIMENSIONS NOT SHOWN SHALL BE AS SHOWN.
 DIMENSIONS OF WALLS, SLOPES, ETC. SHALL BE AS SHOWN.
 CONCRETE SHALL BE 3000 PSI STRENGTH.
 ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
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 ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.

PROPOSED SITE DATA:
 NUMBER OF UNITS: 21
 SIZE OF SMALLEST UNIT: 6,677 S.F. (6081 S.F.)
 MINIMUM LOT FRONTAGE: 65'
 MINIMUM LOT FRONTAGE AT SETBACK: 65'

NOTES:
 1. THIS DEVELOPMENT IS TO BE A RESIDENTIAL DEVELOPMENT.
 2. ALL UNITS ARE TO BE SINGLE-FAMILY RESIDENTIAL UNITS.
 3. MINIMUM UNIT AREA IS 6,640 SQUARE FEET.
 4. MINIMUM FRONT YARD SETBACK IS 25 FEET.
 5. MINIMUM SIDE AND REAR YARD SETBACKS ARE 10 FEET.
 6. ALL UNITS TO BE SEPARATED BY PUBLIC WALKS AND DRIVEWAYS.
 7. ALL UNITS TO BE SEPARATED BY PUBLIC WALKS AND DRIVEWAYS.
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CONDOMINIUM PLAN FOR LOT DIMENSIONS

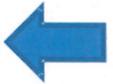
UNIT NO.	UNIT AREA (S.F.)	UNIT PRICE
1	6,677	\$150,000
2	6,677	\$150,000
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5	6,677	\$150,000
6	6,677	\$150,000
7	6,677	\$150,000
8	6,677	\$150,000
9	6,677	\$150,000
10	6,677	\$150,000
11	6,677	\$150,000
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16	6,677	\$150,000
17	6,677	\$150,000
18	6,677	\$150,000
19	6,677	\$150,000
20	6,677	\$150,000
21	6,677	\$150,000



- EX. LEGEND:**
- 1. EXISTING BUILDING
 - 2. EXISTING DRIVEWAY
 - 3. EXISTING WALKWAY
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LEGEND

SYMBOL	DESCRIPTION
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City of Grand Ledge Planning Commission 2016 Annual Report

1. INTRODUCTION:

The City of Grand Ledge Planning Commission functions under and has its duties set forth by the Michigan Planning Enabling Act (MPEA) (PA 33 of 2008) and the Michigan Zoning Enabling Act (ZEA) (PA 110 of 2006). The Michigan Planning Enabling Act (MPEA) provides for the creation, organization, powers and duties of Planning Commissions. The Michigan Zoning Enabling Act (MZEA) provides for the adoption of zoning ordinances and the establishment of zoning districts and prescribes powers and duties of certain officials including the Planning Commission.

Section 125.3819(2) states that: “A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

2. MEMBERSHIP:

The current membership of the Planning Commission is as follows:

Mike Stevens, Chairman
Bill Kane
Eric Morris
Rodney VanDeCastele
Steve Rivet

Todd Gute
Matt Salmon
Dave Rademacher
Paul Viles

Council Representative:
Staff:

Keith Mulder
Susan Stachowiak, Zoning Administrator

3. MEETINGS:

The Planning Commission meets at 7:00 p.m. on the first Thursday of each month. Meetings are held in Council Chambers at City Hall, 310 Greenwood Street, Grand Ledge, MI 48837. All meetings are held in compliance with the Open Meetings Act (PA 267 of 1976).

The Planning Commission held ten (10) meetings in 2016.

4. PLANNING COMMISSION RESPONSIBILITIES:

The Planning Commission's basic duties and responsibilities include the following:

- Perform Site Plan Reviews as required by the Zoning Ordinance.
- Conduct public hearing and make recommendations to the City Council with regard to requests for special use permits and rezonings.
- Conduct public hearings and make recommendations to the City Council on Zoning Ordinance text/map amendments and the Master Plan.
- Update and maintain the Master Plan in accordance with the MPEA.
- Review and comment on any proposed Master Plans or Master Plan amendments for other communities as required by the MPEA.
- Provide recommendations on capital improvements as required by the MPEA.

5 PLANNING COMMISSION ACTIVITY IN 2016:

A. Zoning Ordinance Update

The Planning Commission continued its efforts to update the Zoning Ordinance. This was done with careful consideration of the needs of the community and upholding the integrity of the Master Plan. At this time, there are 3 ordinance amendments pending at the Council level:

1. Section 220-63, Recreational Vehicles
2. Section 220-70, Exterior Lighting
3. Section 220-80, Site Plan Review

In 2016, the Planning Commission recommended and Council approved the following Zoning Ordinance amendments:

1. Section 220-72, Access to a Street
2. Section 220-74, Access Management
3. Article XX, Nonconforming Lots, Structures and Uses
4. Section 220-36, Central Business District – providing for overnight lodging and regulating accessory structures

The Planning Commission is currently working on the following amendments:

1. Architectural standards for commercial buildings
2. Permitting high density single family residential development

B. Master Plan Update

The Planning Commission completed a draft of the updated Master Plan and sent it out for review in accordance with the requirements of the Michigan Planning Enabling Act. The Planning Commission is in the process of reviewing the

comments that have been received. Once a final draft is prepared, the Commission will hold a public hearing before taking final action on the Plan. The Commission will then forward the Plan to the City Council for its approval/endorsement.

C. Applications

The Planning Commission approved or recommended approval of the following applications in 2016:

1. Site Plan Review:

- a. Capitol Bedding Manufacturing Facility–320 Winstanley Blvd.**
- 38,072 square foot manufacturing building with related site improvements
- b. Office Building Addition – 403 S. Clinton Street** - 3,288 square foot addition to the south side of the office building
- c. O’Reilly Auto Parts - 608 S. Clinton Street** - 7,225 square foot retail building with related site improvements at 608 S. Clinton Street
- d. Meadow Woods East Condominiums, Phase 2** - 21 site condominium units at the east end of Bolton Farms Lane – being forwarded to City Council for final approval.

2. Rezoning - 205 W. Scott Street: The Planning Commission recommended approval of a request to rezone the property at 205 W. Scott Street from R-MD, Single Family Residential to CBD, Central Business District, with conditions restricting the allowable uses for the site. This request was approved by the City Council on November 14, 2016.

3. Plat - Fieldstone Estates Phase 5: A preliminary plat for Phase 5 of Fieldstone Estate that included 11 lots was recommended for approval and approved by the City Council in March, 2016. The Planning Commission, at its December 1, 2016 meeting recommended approval of a revised preliminary plat that includes 2 additional lots needed to cover the infrastructure costs for the development. This recommendation will be forwarded to the City Council for final approval.

4. Other -118 S. Bridge Street: Approval of a request by Dr. William Brooks to utilize the vacant dental office suite in his building at 118 S. Bridge Street for a single family residential apartment.

6. Zoning Board of Appeals

The Zoning Board of Appeals meets on the 3rd Thursday of each month when there is business to be conducted.

The only variance request in 2016 was for a privacy fence in the front yard at 700 Degroff Street. The ZBA denied the variance for lack of compliance with the criteria established in the Zoning Ordinance for evaluating variances.

7. Budget

The expenses associated with the Planning Commission and Zoning Board of Appeals (postage, publishing, copying, etc.) are included in the Planning & Zoning budget (Dept. 300-410). The Planning Commission will continue its efforts to update the Zoning Ordinance which will result in costs for public hearing notices. This is anticipated to be the largest expense associated with the Commission in 2016. Therefore, it is unlikely that the budget for these expenses will need to be increased in the next fiscal year.

8. Recommendations

1. Approve/endorse the updated Master Plan. Work with City commissions and boards to develop a capital improvements plan for incorporation into the Master Plan to be used as a tool for implementation of its recommendations.
2. Process recommended Zoning Ordinance amendments so that the overall goal of updating the Zoning Ordinance can be achieved in a timely manner
3. Work with the Planning Commission on matters of public improvements (roads, recreational facilities, etc.) as required by the Municipal Planning Enabling Act, Section 125.3861.

City of Grand Ledge Planning Commission

2017 Proposed Work Plan

1. Zoning Ordinance Update.

Continued work on updating the Zoning Ordinance with the goal of completing amendments to all of the use district chapters by the end of the year.

(The Commission is currently working on amendments to the Zoning Ordinance to establish commercial building architectural standards. The Commission is also working on finalizing an amendment to permit higher density single family residential development in the R-MD, Single Family Residential District)

Work with the City Council to get the following pending ordinance amendments adopted:

1. Section 220-63, Recreational Vehicles
2. Section 220-70, Exterior Lighting
3. Section 220-80, Site Plan Review.

2. Master Plan.

Finalize the Master Plan update and work with the City Council to obtain its approval/endorsement. Review development projects and capital improvement projects to ensure compliance with the Master Plan.

3. Coordinated Planning

Continue to work with the City Council, DDA and Parks and Recreation Commission on all matters of planning and zoning through participation on committees, attendance at meetings and open communication and reporting between Board representatives and liaisons. This includes fulfilling the requirements of Article IV of the Michigan Planning Enabling Act by reviewing and making recommendations to the City Council with respect to capital improvement projects.



Schedule of Regular Meetings Calendar Year 2017

Planning Commission

First Thursday at 7:00 p.m.

Council chambers, City Hall, 310 Greenwood St., Grand Ledge MI 48837

January	05
February	02
March	02
April	06
May	04
June	01
July	06
August	03
September	07
October	05
November	02
December	07

ARCHITECTURAL 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, glass or tinted/textured concrete masonry units to the extent that said materials are consistent with other buildings in the surrounding area. The followings materials are prohibited, except as architectural accent features covering not more than 25% of the exterior walls:
 1. Smooth-faced concrete block,
 2. Vinyl, wood, aluminum or plastic siding,
 3. Steel, metal, plastic or fiberglass panels,
 4. Synthetic stucco, and
 5. Reflective glass
2. Buildings shall be finished on all 4 sides with the same materials and detailing.
3. Pitch roofs, if provided, shall have a minimum pitch of 6/12. 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 and screened from view of the street and adjoining residential uses.
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. 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.
9. The Planning Commission may waive or modify the requirements of this Section where circumstances exist that justify said waiver or modification.

MEMO

TO: Planning Commission

FROM: Susan Stachowiak, Zoning Administrator

DATE: November 22, 2016

RE: Draft Master Plan Responses

In accordance with the requirements of the Michigan Planning Enabling Act, the draft master plan was provided to the following entities for review and comment:

- Tri-County Regional Planning Commission
- Consumers Energy
- Oneida Township
- Delta Township
- Eagle Township
- Eaton County
- Clinton County
- Eaton & Clinton County Road Commissioners
- Eaton & Clinton County Drain Commissioners
- Michigan Department of Transportation
- CSX Transportation

We have received comments from Delta Township and Clinton County (see attached). In addition, the City Administrator has completed his review of the first half of the plan and has made several comments. Once the City Administrator has completed his review, I will make the necessary changes to the plan based on all of the comments received and provide a revised draft to the Commission for review at its January, 2017 meeting. The Commission could then schedule a public hearing for the February, 2017 meeting.



DELTA TOWNSHIP

Supervisor: Kenneth R. Fletcher
Treasurer: Howard Pizzo
Clerk: Mary R. Clark
Trustees: Dennis R. Fedewa, Jeffrey C. Hicks,
Doug Kosinski, Karen Mojica

Community Development Department – Planning Division

October 5, 2016

Ms. Susan Stachowiak
City of Grand Ledge
310 Greenwood St.
Grand Ledge, Michigan 48837

Re. Draft Master Plan Update

Dear Ms. Stachowiak:

I'm in receipt of your memo of August 30, 2016 informing Delta Township officials that the Grand Ledge Planning Commission has prepared a draft, updated Master Plan for the City. You requested comments from local municipalities.

Please find attached a memo dated September 19, 2016 which I sent to the Delta Township Board and Planning Commission. The memo notes the references in the plan to Delta Township. The memo has been transmitted to the Township Board but I have yet to receive any feedback. The memo will be sent to the Planning Commission in the near future and I'll provide you with any comments if they are forthcoming.

I have the following comments regarding the draft of the Master Plan Update:

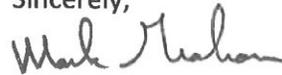
1. Pg. 5 of the Plan notes that the 2010 population for Grand Ledge is 7,786. The Census Bureau has released a 2015 population estimate for the City which could be provided in the Plan.
2. Pg. 30 was missing.
3. Pg. 49 of the text refers to two future road crossings of the Grand River in Delta Township, being Nixon Road and Broadbent Road. However, Map 6, Future Street Improvements, only graphically refers to the Nixon Road river crossing.



4. Section 33 of the Michigan Planning Enabling Act lists the required contents of a master plan. Paragraph 2, sub-paragraph b, notes that if the local unit of government has adopted a zoning ordinance, a zoning plan should be provided explaining how the land use categories on the Future Land Use Map relate to the districts on the zoning map. I couldn't find a zoning plan in the draft of the Master Plan Update.

Thank you for providing Delta Township an opportunity for input regarding the draft of the Master Plan update. I look forward to receiving a copy of the update upon its adoption.

Sincerely,



Mark Graham
Planning Director

C:\cors\general\Stachowiak GL Master Plan



Supervisor: Kenneth R. Fletcher
Treasurer: Howard Pizzo
Clerk: Mary R. Clark

Trustees: Dennis R. Fedewa, Jeffrey C. Hicks, R. Douglas Kosinski, Karen Mojica

Planning Department

(517) 323-8560

Date: September 19, 2016
To: Delta Township Board
Delta Township Planning Commission
From: Mark Graham, Planning Department
Subject: City of Grand Ledge, Draft Master Plan Update

I am in receipt of an August 30, 2016 memo from Susan Stachowiak, Grand Ledge Zoning Administrator noting that the City has recently prepared a draft, updated Master Plan for the City. I obtained a "hard copy" of the Plan and conducted a quick review of the draft document looking specifically for references to Delta Township but also noting other interesting items. I offer the following for your consideration:

(Note: Deleted text is depicted with ~~strikeout~~ and proposed text with **bold italics**.)

1. Pg. 21. Proposed Text: ***"Higher density single family development should be considered to accommodate an aging population that may want to downsize without giving up the option of home ownership."***
2. Pgs. 27 & 28. Proposed Text: ***"An amendment to the zoning ordinance should be considered to permit higher density single family residential development. Smaller single family dwellings (700-1,000 sq. ft. on area) on reduced lot sizes would accommodate the needs of empty nesters, retirees, young professionals and other segments of the population that desire to own rather than rent their homes without having to maintain a 1,400 sq. ft. home on an 8,450 sq. ft. lot required under the current ordinance."*** (Note: Delta Township's smallest single family ranch-style homes are in the RC zoning district at 1,000 sq. ft. on a 10,000 sq. ft. lot.)
3. Pg. 46. Existing Text: "The jurisdictional situation along M-100 & M-43 has caused several concerns. Some MDOT projects aimed at reducing crash potential have been in conflict, to some degree, with the City's vision for a "walkable" community with grand entryways, a median along M-43 as well as spaced site access. In addition to Grand Ledge, Delta Township to the east also envisions a median along M-43 in the future. The Tri-County long-range plan does not currently identify this project." (Note: Pg. 105 of the Delta Township Comprehensive Plan recommends: Continue the dialogue with MDOT regarding West Saginaw driveway closures, improvements to overpasses on I-96 & I-496 and the establishment of a boulevard on West Saginaw west of I-96.)
4. Pg. 49. Combination of Existing & Proposed Text revised as follows: "A second river crossing has been discussed on numerous occasions as a viable consideration to evaluate. The future road improvement maps identify two



possible locations to consider; one at ~~Clinton Street, and the other at Nixon Road~~ **and the other at Broadbent Road. The most viable option is an extension of Broadbent Road connecting Willow Highway to Eaton Highway.** Although past decisions have not supported a second vehicular crossing within the City, during development of this plan, the option was again discussed as a long term option. Other locations for crossings over the Grand River outside the City limits should also be considered. (Note: Pg. 105 of the Delta Township Comprehensive Plan recommends: "Explore the necessity of the Nixon Road Bridge Project with input from the Eaton County Road Commission and Township staff." In July 2014 I sent a 5 page report to the Township Board regarding the Pros & Cons of the Nixon Road Bridge as well as the Broadbent Road Bridge alternative. In July 2016 The Tri-County Regional Planning Commission adopted the 2040 Regional Transportation Plan. Appendix F of the Plan contains the Illustrative List of long-range projects. The Illustrative List provides the following info regarding the Nixon Road Bridge: "Fiscal Year = 2023, Responsible Agency = ECRC, Project Nixon Rd & Bridge, Limits = Willow St. to North Hwy, Length = 0.50 miles, Description = construct new bridge & roadway, Total Cost = \$7,076,929)

5. Pg. 60, Existing Text, Pathways, "In order to ensure the pathway system is comprehensive, the City must continue to coordinate with neighboring communities such as Delta and Oneida Townships to provide pathway connections. There are also many regional efforts to link pathways. The City should support these agencies and organizations by getting involved in their plans and initiatives. For example, in the future **if** the railroad **may** becomes abandoned at such time the City and surrounding townships should be in a position to acquire the right of way for pathway connections."
6. Pg. 84, Proposed Text, Master Plan Implementation Table, Plan Actions: **"Work with Tri-County Regional Planning Commission and Nearby Municipalities to Create a Second River Crossing in the Area."**
7. Pg. 88. Existing Text: Master Plan Implementation Table, Plan Recommendation: "Protect the City's natural features as new development occurs", Actions: Consider a minimum setback from natural features (wetlands) in the zoning ordinance; Consider overlay zoning along the Grand River to protect its banks,, vegetation & views" (Note: The draft Delta Township Zoning Ordinance mandates a 25 ft. non-disturbance setback from the edge of a protected wetland, a 25 ft. non-disturbance setback from the ordinary high water mark of a watercourse, and doesn't permit any building construction within 100 ft. of the high water mark of a watercourse.)
8. Pg. 91, Existing Text, Master Plan Implementation Table, Plan Actions: "The City should work with Oneida Township, Tri-County Regional Planning Commission and other nearby communities to evaluate M-43 as it relates to land use, traffic management and overall appearance".
9. Map 3, Regional Future Land Use. This map at the end of the Master Plan depicts proposed Future Land Use in the City of Grand Ledge as well as its periphery. The Map depicts the westernmost half mile of Delta Township from M-43 to the Township's northern border. The Map accurately depicts the proposed commercial development adjacent to M-43 and the Low Density Residential Development to the north of M-43. However, Delta Township's Future Land Use Plan in the Township's Comprehensive Plan recommends Low Density Residential Development north of the Grand River whereas the City's Future Land Use Plan mistakenly depicts this area as Agricultural.
10. Map 7, Non-Motorized Pathway Plan. This map depicts existing and proposed non-motorized pathways in the City of Grand Ledge. It doesn't illustrate any pathways extending to the east to Delta Township's westernmost border. Delta Township's non-motorized plan depicts bike lanes adjacent to Willow Highway and North River Highway extending to the west as well as a pathway along the Grand River extending to the west.

Good morning, Susan –

I am responding to your draft master plan update that I received back on September 2nd, 2016. We did not have a Planning Commission in October 2016 but held our PC meeting this past Thursday, November 10th. I had placed your draft master plan update on the agenda under Other Business.

At our November 10th Planning Commission meeting, the Planning Commission did accept and place on file this draft plan, however we wish to provide some comment.

I have attached our Future Land Use Map for Eagle Township (amended with our Comprehensive Plan of 2016). Please make note of the zoning for Clinton County, Eagle Township on our future land use map and compare to your Regional Future Land Use Map #3.

One thing we discovered is that this regional future land use map #3 shows Clinton Township in Clinton County. Clinton Township is actually in Macomb County.

And our future zoning map of Eagle township appears to be different than what you show on your future land use zoning map for Eagle township. On your map #3, you show Eagle township as split down the middle of Single-Family Residential (yellow) and Institutional: Churches, Schools, Public Facilities (blue). As you can see on our attached Future Land Use map for Eagle township, it shows different types of zoning for our Eagle township. We have mixed use (purple), rural transitional /A-3 (white), rural low density/RR (orange) and Ag preservation (A-2). There are some spots of Commercial zoning (red) and Industrial (dark brown).

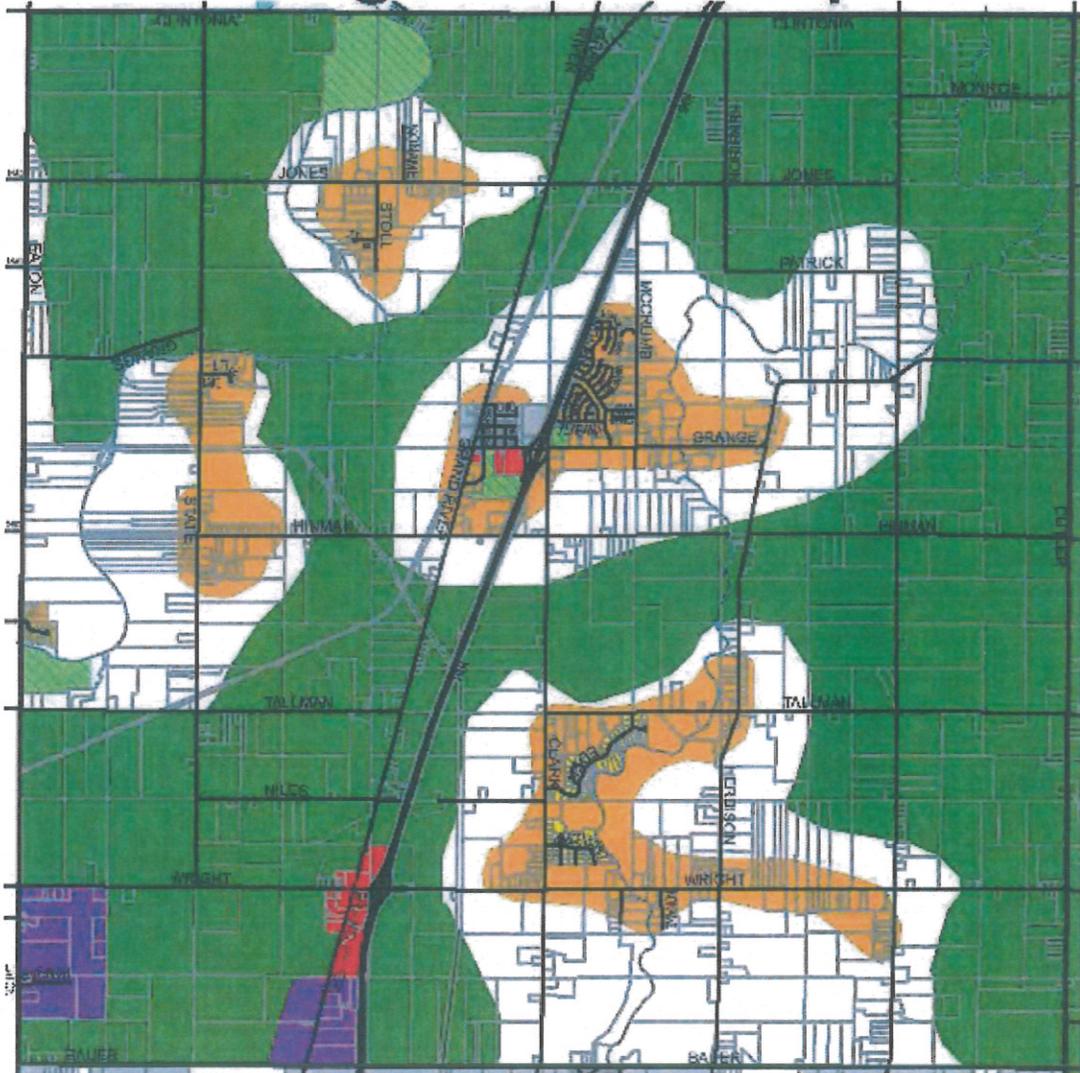
Please double check both future land use maps and let me know if you have any questions, comments and/or concerns.

I thank you and look forward to your response –

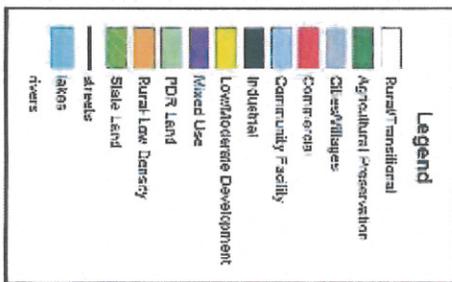
Wendy

Wendy Ward
Clinton County Planning Commission / Zoning Board of Appeals / Code Enforcement /
Planning & Zoning
Community Development Department
100 E. State Street
Suite 1300
St. Johns, MI 48879
(989) 224.5292 (office) (989) 227-6492 (fax)
email: wardw@clinton-county.org

Eagle Township

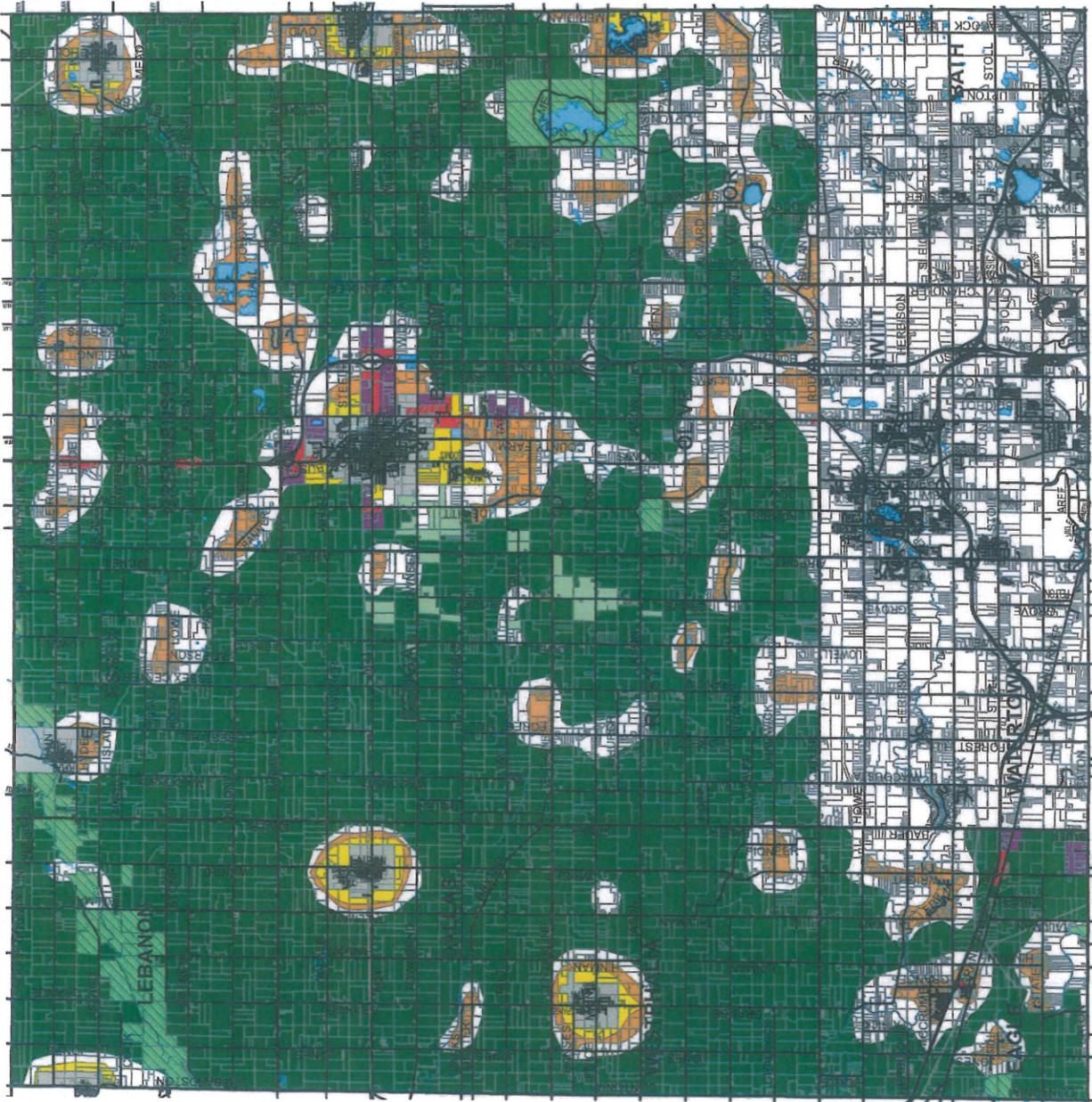


**Future Land Use Map
Amendment**



Clinton County

Future Land Use Map Amendment



Legend

- Rural/Transitional
- Agricultural Preservation
- Cities/Villages
- Commercial
- Community Facility
- Industrial
- Low/Moderate Development
- Mixed Use
- PDR Land
- Rural-Low Density
- State Land
- streets
- lakes
- rivers



1 in = 2 miles

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.

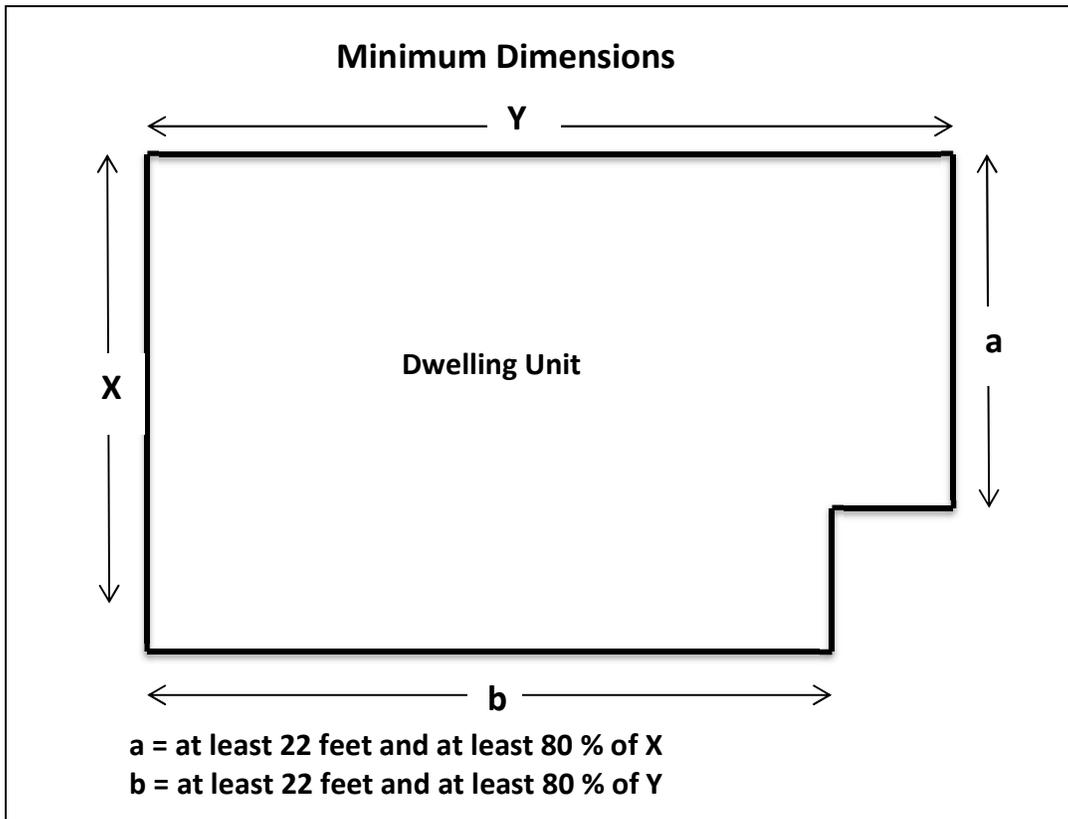
In an R-LD or R-MD District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- 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 BE REDUCED 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.