



Grand Ledge Planning Commission

Agenda

Thursday, February 5, 2026 - 6:30 p.m.

Council Chambers, City Hall

310 Greenwood St., Grand Ledge MI 48837

- I. **Roll Call** – Mike Stevens, Chair; Commissioners John Brunette, Bob Doty, Rachel Duncan, Todd Gute, Tom Hedlund, Simeon Lowe, Matt Salmon & Erica Shuff
- II. **Pledge of Allegiance**
- III. **Audience Participation**
- IV. **Approval of Agenda**
 - A. Motion - To approve the February 5, 2026, Planning Commission meeting agenda
- V. **Approval of Minutes**
 - A. Motion - To approve the January 8, 2026, Regular Planning Commission Meeting Minutes
- VI. **Unfinished Business**
- VII. **New Business**
 - A. Discussion – Master Plan Update - Review of the Grand Ledge Public Schools section of the Master Plan, the remaining items that need to be completed and the schedule for completion and adoption of the Plan
 - B. Discussion – Public Act 58 of 2025, House/Senate Bill increasing the allowable number of parcel divisions under certain circumstances
- VIII. **Zoning Administrator’s Report**
- X. **Community Development Director’s report**
- XI. **Communications from Commissioners**
- XII. **Audience Participation**
- XIII. **Adjournment**

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GRAND LEDGE PLANNING COMMISSION
310 GREENWOOD ST.
GRAND LEDGE MI 48837
(517) 627-2149

PLANNING COMMISSION MINUTES – REGULAR MEETING
THURSDAY, JANUARY 8, 2026 – 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF PLANNING COMMISSION** – Mike Stevens, Chair; Commissioners John Brunette, Bob Doty, Rachel Duncan, Todd Gute, Tom Hedlund, Simeon Lowe, Matt Salmon (absent), and Erica Shuff (absent)
OTHERS PRESENT – Susan Stachowiak, Zoning Administrator

II. PLEDGE OF ALLEGIANCE

Commissioner Duncan led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

IV. APPROVAL OF REGULAR AGENDA

- A. Motion** – To approve the Thursday, January 8, 2026, Planning Commission regular agenda.

COMMISSIONER DOTY MOVED, COMMISSIONER HEDLUND SECONDED, TO APPROVE THE THURSDAY JANUARY 8, 2026, PLANNING COMMISSION REGULAR MEETING AGENDA, AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF MINUTES

- A. Motion** – To approve the Thursday, December 4, 2025, Planning Commission regular meeting minutes.

COMMISSIONER DOTY MOVED, COMMISSIONER LOWE SECONDED, TO APPROVE THE THURSDAY, DECEMBER 4, 2025, PLANNING COMMISSION MEETING MINUTES, AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- A. Discussion** – Review of Draft Master Plan.

Commissioner Hedlund spoke about the presentation at the recent Grand Ledge Area Emergency Services Authority meeting regarding a new fire station south of the bridge and the need for a millage to fund the project.

XII. ADJOURNMENT

CHAIR STEVENS ADJOURNED THE THURSDAY, JANUARY 8, 2026, PLANNING COMMISSION REGULAR MEETING, AT 7:13 P.M.

Sue Stachowiak, Zoning Administrator

Mike Stevens, Chair

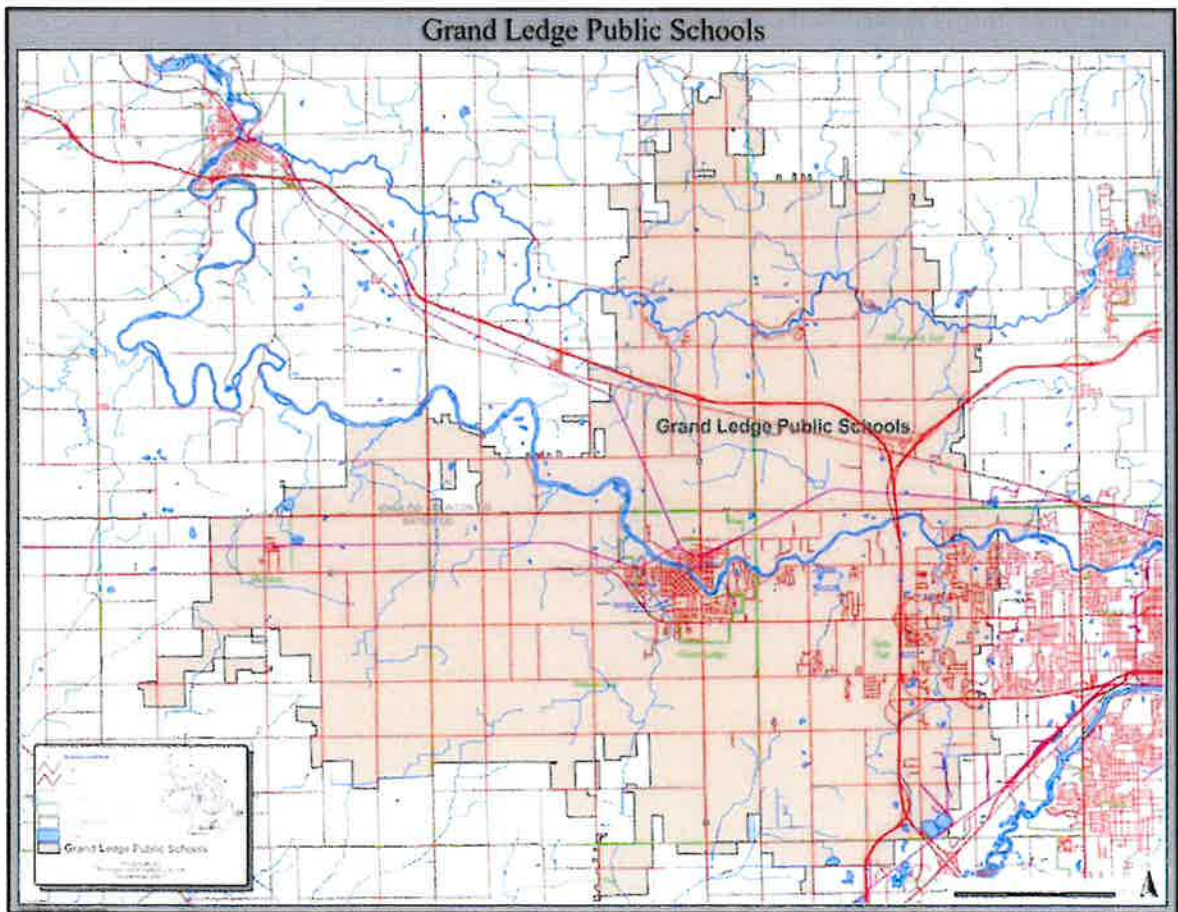
DRAFT

Chapter 4 Grand Ledge Public Schools

CURRENTLY UNDER REVIEW BY GRAND LEDGE PUBLIC SCHOOLS

Grand Ledge Public Schools (GLPS) has a rich history of school spirit and community pride and is committed to its mission of growing learners and preparing students. The school district's approximately 700 staff deliver an exemplary academic curriculum, award-winning arts programs, and championship-level athletics to about 5,500 students in grades K-12. Two early childhood centers, four K-4 elementary schools, one 5-6 intermediate school, one 7-8 middle school, and one 9-12 high school all endeavor to provide every student a high-quality education, critical thinking skills, and social development to reach their highest potential in a safe and inclusive environment. The district's 120 square miles are about 10 miles west of Lansing, Michigan, and are mainly located in Eaton County, with portions in Clinton and Ionia Counties. It includes the City of Grand Ledge and the villages of Delta Mills, Mulliken, Wacousta, and Eagle as well as a large portion of Delta Township.

Grand Ledge Public Schools District Map.



Source: Grand Ledge Public Schools website.

GLPS anticipated an enrollment of 5,500 students for the 2025-2026 school year. Enrollment has rebounded from years affected by COVID 19, when school enrollment dropped by nearly 5% statewide. Enrollment in the 2016-2017 school year was 5,240.

No future enrollment projections are available. Student enrollment at GLPS generally follows population trends.

Grand Ledge High School, Beagle Middle School, Holbrook Elementary School, Neff Early Childhood Center, and Sawdon Administration Building are located within the city limits, as are the community stadium and other facilities.

Two bond proposals were on the November 2018 ballot and both were approved by voters.²⁴

As is noted in the Land Use Plan – Maintaining Small Town Character section, having a strong public school physical presence in the city is very important and is part of the fabric of daily life.

Part of the city’s identity and success is linked to the GLPS. Public school reputation, academics, and sports are considerations for potential new residents, business owners, and companies when making decisions on where to locate. In more cases than not, the quality of the public school system is directly related to the health of the community it serves.

GLPS is a valued partner of the City of Grand Ledge.²⁵

²⁴ [2018 Bond Proposals](#)

²⁵ [Grand Ledge Public Schools](#)

Master Plan – 2026 Planning Commission next steps

February – Planning Commission consideration of a request to City Council.

February – March – Statutory Review timeframe

April 2, 2026 meeting – begin reviewing comments

May 7, 2026 meeting – complete review comments. Schedule public hearing

June 4, 2026 meeting – Public Hearing. Consider approval/adoption and recommendation to City Council for approval

2025 Master Plan – The Unfinished Business List

- **Area and redevelopment plan for M-100/N. Clinton St./Railroad**
- **Telecommunication wires at M-43 and M-100 intersection**
- **Economic Development Potential of MSU property north of City limits/land use/develop partnership with MSU.**
- **Feasibility and identification of locations for pedestrian bridge crossings of Grand River.**
- **Slowing traffic speeds down on M-100 Bridge in downtown and the rest of downtown while improving pedestrian safety.**
- **Develop concepts for Front St. water tower in the event that it is not longer viable for use as a water storage tank**
- **Identification of areas in town best suited for aging in place**
- **Identification of areas in town for accessory dwelling units**



TO: Planning Commission and Sue Stachowiak, Zoning Administrator

FROM: Rich Morrison, Community Development Director

RE: Master Plan adoption – PA 33 of 2008

DATE: January 27, 2026

BACKGROUND:

It has been customary in Grand Ledge for the City Council to endorse or support the Master Plan. Public Act 33 of 2008 (MCL Section 125.3843(3)) requires the legislative body (City Council) to pass a resolution if it wishes to approve or reject the Master Plan. PA 33 of 2008 is attached for your information.

In my view, having the City Council approve the Master Plan following the Planning Commission's approval is very beneficial. At the most basic level, City Council approval of the Master Plan demonstrates that the Planning Commission and City Council are in general alignment, and that developers, business owners, and residents can reasonably expect that land use decisions made by the Planning Commission and City Council will be in general conformance with the Master Plan.

Assuming that the resolution is approved by City Council, the approval/adoption of the Master Plan will occur essentially as it did for the 2018 Master Plan. Staff is projecting that to occur in the June-July timeframe.

RECOMMENDATION:

I am recommending that the Planning Commission take an unrequired action to request that City Council pass a resolution as required by PA 33 of 2008 to preserve its right to approve or reject the proposed Master Plan. I believe that this action confirms the solid working relationship that the Planning Commission and City Council has developed.

PLANNING COMMISSION ACTION:

Consider the following motion:

I move that the Planning Commission request City Council to pass a resolution as required by PA 33 of 2008 to assert its right to approve or reject the Master Plan.

Attachment:

PA 33 of 2008 with highlights

MICHIGAN LEGISLATURE

Michigan Compiled Laws Complete Through PA 74 of 2025

House adjourned until Tuesday, January 27, 2026 1:30 PM

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MCL - Section 125.3843

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[Chapter 125](#)

[Act 33 of 2008](#)

33-2008-III.

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MICHIGAN PLANNING ENABLING ACT (EXCERPT)

Act 33 of 2008


125.3843 Proposed master plan; public hearing; notice; approval by resolution of planning commission; statement; submission of copy of master plan to legislative body; approval or rejection by legislative body; procedures; submission of adopted master plan to certain entities.

Sec. 43.

(1) Before approving a proposed master plan, a planning commission shall hold not less than 1 public hearing on the proposed master plan. The hearing shall be held after the expiration of the deadline for comment under section 41(3). The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the local unit of government. The planning commission shall also submit notice of the public hearing in the manner provided in section 39(3) to each entity described in section 39(2). This notice may accompany the proposed master plan submitted under section 41.

(2) The approval of the proposed master plan shall be by resolution of the planning commission carried by the affirmative votes of not less than 2/3 of the members of a city or village planning commission or not less than a majority of the members of a township or county planning commission. The resolution shall refer expressly to the maps and descriptive and other matter intended by the planning commission to form the master plan. A statement recording the planning commission's approval of the master plan, signed by the chairperson or secretary of the planning commission, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map. Following approval of the

proposed master plan by the planning commission, the secretary of the planning commission shall submit a copy of the master plan to the legislative body.

 (3) Approval of the proposed master plan by the planning commission under subsection (2) is the final step for adoption of the master plan, unless the legislative body by resolution has asserted the right to approve or reject the master plan. In that case, after approval of the proposed master plan by the planning commission, the legislative body shall approve or reject the proposed master plan. A statement recording the legislative body's approval of the master plan, signed by the clerk of the legislative body, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.

(4) If the legislative body rejects the proposed master plan, the legislative body shall submit to the planning commission a statement of its objections to the proposed master plan. The planning commission shall consider the legislative body's objections and revise the proposed master plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until the legislative body approves the proposed master plan.

(5) Upon final adoption of the master plan, the secretary of the planning commission shall submit, in the manner provided in section 39(3), copies of the adopted master plan to the same entities to which copies of the proposed master plan were required to be submitted under section 41(2).

History: 2008, Act 33, Eff. Sept. 1, 2008

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TO: Planning Commission and Sue Stachowiak, Zoning Administrator

FROM: Rich Morrison, Community Development Director

RE PA 58 of 2025 – Land Division Act Amendment

DATE: January 27, 2026

BACKGROUND:

The Land Division Act in Michigan has recently been amended. In an oversimplification of the previous Land Division Act, 4 splits or divisions of land were allowed without the need to create a subdivision plat or create a site condominium.

The amendment allows for 10 splits/divisions of land without a subdivision plat or site condominium. Attached are both the Senate and House Fiscal Analyses of the Act.

The new law allows local municipalities to increase the number of splits/divisions beyond 10 splits/divisions by ordinance.

I have asked the City Attorney to provide some guidance on this topic, including effective date(s), local regulation applicability (zoning, municipal standards, and others) and how to adopt a local ordinance if desired. I hope to have more information for the February meeting.

This topic merits discussion given the amount of time and energy the Planning Commission spent on housing related topics as part of the Master Plan formulation.

Attachments:

House Fiscal Agency Report

Senate Fiscal Agency Report

Legislative Analysis



INCREASE ALLOWABLE LAND DIVISION

Phone: (517) 373-8080
<http://www.house.mi.gov/hfa>

Senate Bill 23 (H-1) as reported from House committee

Sponsor: Sen. Kevin Hertel

House Committee: Regulatory Reform

Senate Committee: Local Government

Complete to 12-16-25

Analysis available at
<http://www.legislature.mi.gov>

(Enacted as Public Act 58 of 2025)

SUMMARY:

Senate Bill 23 would amend the Land Division Act to increase the number of parcels that can be platted (i.e., divided from a single tract of land).

Currently, the act allows the first 10 acres of a parent tract of land to be divided into up to four smaller parcels.

Under the bill, beginning one year after the legislation's effective date, the first 10 acres of a parent tract could be divided into up to 10 parcels.

The bill also would add a provision allowing municipalities or counties that have the authority to approve or reject a proposed land division under the act to adopt ordinances allowing tracts of land to be partitioned into a greater number of parcels than otherwise allowed by the act. This provision would take effect when the bill does.

MCL 560.108

BRIEF DISCUSSION:

The bill's supporters argue that it would help to address the housing shortage in Michigan by increasing the number of buildable lots that can be made from certain parcels of land. They also contend that current law does not work for some parcels of land that are too small to be used for larger developments (i.e., subdivisions) but too large to be divided into just four buildable lots.

Some have raised concerns about the unintended consequences that could be created by the bill, noting in particular the lack of oversight on the division of parcels under the bill and the long-term consequences that could result from hastily or improperly divided land, such as sprawl, increased infrastructure costs, and drainage issues.

FISCAL IMPACT:

The bill would have an indeterminate fiscal impact on state and local government. Any fiscal impact would be related to changes in value and development on any affected parcel as a direct result of bill's provisions, which cannot be projected with any certainty.

POSITIONS:

The following entities indicated support for the bill (12-11-25):

- Mackinac Center for Public Policy
- Michigan Realtors
- Homebuilders Association of Michigan

The following entities indicated opposition to the bill (12-11-25):

- Michigan Association of County Drain Commissioners
- Michigan Society of Professional Surveyors

Legislative Analyst: Alex Stegbauer
Fiscal Analyst: Ben Gielczyk

■ This analysis was prepared by nonpartisan House Fiscal Agency staff for use by House members in their deliberations and does not constitute an official statement of legislative intent.



Senate Fiscal Agency
P.O. Box 30036
Lansing, Michigan 48909-7536



BILL ANALYSIS

Telephone: (517) 373-5383

Fax: (517) 373-1986

Senate Bill 23 (as enacted)
Sponsor: Senator Kevin Hertel
Committee: Local Government

PUBLIC ACT 58 of 2025

Date Completed: 1-15-26

RATIONALE

The current system for dividing parcels requires legal solutions that make the process of building houses more expensive. Plats, site condominiums (see **BACKGROUND**), and judicial litigation are all commonly used strategies for developing already-divided parcels, and these strategies require time or money. According to testimony before the Senate Committee on Local Government, allowing more splits to occur could decrease the cost of lots if the lots have already made all their legal splits under current statute. This could incentivize more construction of affordable housing depending on the local ordinance governing the build site.

CONTENT

The bill amends Section 108 of the Land Division Act to do the following:

- **Increase, from four to 10, the number of parcels that the first 10 acres of a parent parcel or tract could be divided into on and after March 24, 2027.**
- **Allow a municipality to authorize the further partitioning of land into more parcels or tracts than allowed under Section 108 if the land meets standards established by the municipality.**

The bill will take effect on March 24, 2026.

Section 108 of the Land Division Act prescribes requirements for divisions of parcels or tracts of land. Among other division requirements, Section 108 requires that the first 10 acres or fraction thereof of a parent parcel or parent tract (a parcel or tract before it is split) be divided into four or fewer separate parcels. Under the bill, the first 10 acres of a parent parcel or tract or fraction thereof could be divided into 10 or fewer separate parcels on and after March 24, 2027.

(The Act defines "parcel" as a contiguous area or acreage of land. "Tract" means two or more parcels that share a common property line and are under the same ownership. "Plat" means a map or chart of a subdivision of land.)

Additionally, the bill allows a municipality or county that has authority to approve the division under Section 109 to authorize by ordinance the further partitioning or splitting of a parcel or tract into a greater number of parcels or tracts than otherwise authorized by Section 108. A parcel or tract created by an ordinance as described above must not be further partitioned or split without being subject to the platting requirements of the Act.

(Section 109 describes the criteria that must be met to approve an application for a proposed division. Generally, these requirements include an accurate legal description of the parcel, size requirements for the parcel, that the resulting parcel be accessible, that each resulting parcel has adequate easements for public utilities, and that fees are paid.)

BACKGROUND

"Site condominium" is not defined in the Condominium Act. The term is used to describe condominium development with single-family detached housing instead of two or more housing units in one structure.¹ The type of review that the development project is subject to depends on the local government's ordinances.² A site condominium development is functionally like a subdivision developed in accordance with the Land Division Act.³

PREVIOUS LEGISLATION

(This section does not provide a comprehensive account of previous legislative efforts on this subject matter.)

The bill is similar to Senate Bill 480 of the 2023-2024 Legislative Session, which passed the Senate and was reported from the House Committee on Local Government and Municipal Finance but received no further action.

ARGUMENTS

(Please note: The arguments contained in this analysis originate from sources outside the Senate Fiscal Agency. The Senate Fiscal Agency neither supports nor opposes legislation.)

Supporting Argument

The bill may improve local governments' control over housing affordability and density. According to testimony before the Senate Committee on Local Government during the 2023-2024 Legislative Session, municipalities commonly use site condominiums instead of plats to achieve basically the same legal result of dividing real estate into separate residential building sites without spending as much time or money as the platting process. Reportedly, local governments favor the site condominium approach over platting because the site condominium approach also presents better control of market timing. Under the bill, municipalities can grant the split of a parent parcel or tract by changing its ordinance to better align with the site condominium approach. Therefore, the bill will offer a method of working within the platting system to achieve the same goal that local governments can achieve today using the site condominium system.

Opposing Argument

The bill likely will not achieve its intent to construct more affordable housing and may diminish existing consumer protections. Exempting splits of parent parcels or tracts from State platting requirements does not guarantee that the housing built upon these new splits will be affordable. While it likely will mean that lots are cheaper to purchase, these savings may not benefit the buyer. Additionally, the increased splitting of parent parcels may make it easier for remote, rural construction to occur, incentivizing sprawl and increasing the likelihood that new housing will be built in more expensive areas.

Further, after the bill takes effect, the only limitations on excessive splitting will come from local ordinance. Starting on March 24, 2026, if local ordinance allowed for it, a developer could divide an existing parent parcel or tract into a 10-house subdivision in an area without transportation, water, or sewer infrastructure. This may undermine consumer protection, as many uninformed purchasers who buy a house may be unaware that they will need to organize and pay for septic and water infrastructure, as well as pay for burdensome surveying costs. Also, exempting splits from State platting requirements in municipalities without similar

¹ Michigan Department of Licensing and Regulatory Affairs, *The Condominium Buyer's Handbook*, October 2018.

² *Id.*

³ *Id.*

requirements in their local ordinances may place burdensome surveying costs on the first buyer of a home, or else lead to the denial of that buyer's homeowner's insurance or mortgage. This could increase civil lawsuits against sellers, increasing burden on the judicial system. Exempting splits from State platting requirements may lead to unaffordable housing construction and weaker consumer protections.

Opposing Argument

The bill could create a gap in the oversight of proper planning for new housing construction. By allowing splits that are exempt from State platting requirements and instead subject to local ordinances, the requirement to survey, address environmental considerations like floodplains and wetlands, manage stormwater, and properly plan for septic and water infrastructure on the property would be governed by ordinances of the local government in which the division occurred. According to testimony before the Senate Committee on Local Government, not all local governments require surveying or evaluation of stormwater runoff in ordinances governing the splitting of parcels. The bill could lead to construction in an unknown wetland or floodplain, resulting in poor management of stormwater and leading to residential flooding and costly remediation. Finally, the bill could overwhelm existing municipal agencies, including the local assessor, environmental health division, and building code officials, with the burden of enforcing the local ordinance. Without State platting laws requiring a new parcel's survey, management of environmental considerations, stormwater, and water treatment infrastructure, the bill could lead to poorly planned home construction.

Legislative Analyst: Alex Krabill

FISCAL IMPACT

The bill will have an indeterminate fiscal impact on the State and local governmental units. The bill increases the parceling of property. If these individual parcels generate more tax revenue collectively than as part of the original parcel this will lead to a positive fiscal impact for the State and the local government unit; however, if individually the parcels generate less tax revenue collectively than as part of the original parcel this will lead to a negative fiscal impact for the State and the local governmental unit.

Fiscal Analyst: Bobby Canell

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This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.