



Grand Ledge Planning Commission

Agenda

Thursday, March 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 March 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. Motion - to approve the draft 2026 – 2031 Capital Improvements Plan and recommend approval to City Council.
 - B. Motion – to recommend approval of the draft Prohibited Weed Ordinance to City Council.
 - C. Discuss the State legislative bill package that would pre-empt local zoning authority and consider possible action.
 - D. Motion – to recommend that City Council pass a resolution to assert its right to approve or reject the Master Plan
 - E. Discussion of Draft Master Plan - Review of the Grand Ledge Public Schools section of the draft Master Plan.
 - F. Discussion of the draft Master Plan- Review of timetable for adoption of Master Plan and review of Unfinished Business list.
 - G. 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**

Here is the Zoom information for the 05 March 2026 Planning Commission agenda:

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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

TO: Planning Commission
Nicholas Montry, Zoning Administrator
Sue Stachowiak Retired Zoning Administrator

FROM: FY 2026-2031 Capital Improvements Plan

DATE: February 26, 2026

BACKGROUND

The Michigan Planning Enabling Act requires the Planning Commission to “... annually prepare a capital improvements program.....” (excerpt from Section 125.3865 of Act 33 of 2008).

The Planning Commission customarily receives the draft Capital Improvements Plan (CIP) in March annually. Following its review, the Planning Commission recommends approval with or without modification.

For the most part, this year’s CIP is an update of the previous year’s CIP. Many projects are dependent on grants or other non-City funding.

In reviewing the CIP, you will see that several topics included in the Master Plan preparation are identified in the CIP which include among others:

- Wastewater Treatment Plant Expansion
- Replacement and Upgrade of Watermain Crossing of the Grand River
- Front St. Water Tower Replacement (FY 2030)

It is important to note that inclusion in the CIP does not mean that a project will be constructed. A CIP project must be approved by City Council as part of the budget process to be fully funded and ready for procurement.

PLANNING COMMISSION ACTION

Consider a motion to recommend that City Council approve the FY 2026-2031 Capital Improvements Plan.



FY 2026-2031

CAPITAL IMPROVEMENTS PLAN



DRAFT

RECOMMENDED BY PLANNING COMMISSION ON



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CIP OVERVIEW

What is a Capital Improvements Plan (CIP)?

Capital improvements programming is the preparation and updating of a recommended schedule of public works and related equipment to be built or purchased during the next six years. To be effective, the City's Capital Improvements Plan (CIP) will cover the entire range of public facility and service requirements. In the City's CIP, all projects are listed in order of construction priority together with preliminary cost estimates and the anticipated means of financing for each project.

Pursuant to the Michigan Planning Enabling Act 33 of 2008, Section 125.3865, the Planning Commission is required to adopt a Capital Improvement Program (CIP) annually. The Planning Commission recommends the CIP to City Council for its consideration.

The CIP commences in October annually with City administration reviewing projects contained in the CIP and submitting new projects. The CIP is submitted to the Planning Commission in February or March of each year. After the Planning Commission's recommended CIP is forwarded to City Council as part of the annual comprehensive budget preparation and adoption process.

Briefly stated, the CIP objectives are as follows:

- To develop a long range (five-year) program in which physical projects are planned, prioritized and implemented in an orderly manner;
- To coordinate the capital-related projects of the various City departments and boards and commissions to ensure an appropriate distribution of capital improvement funds with regards to the needs of the City and the fiscal ability of the City to undertake the requested projects;
- To assist the Mayor and City Council in the determination of project requests and funding sources with regard to short and long-range plans; and
- To coordinate the demands and requests for capital improvement funds with the planning needs of the City so that an appropriate prioritized system of funding can be programmed over increments of five years.

What are Capital Improvements?

Capital improvements are projects that result in the acquisition, addition, updating, redevelopment, or development of physical facilities. A capital improvement may also include contractual or bonded indebtedness payments related to fixed assets, or any major expenditure for physical development, which generally falls into one of the following categories:

- Land and non-structural improvements
- New and renovated structures
- Major repairs - \$25,000 or more
- Major replacements - \$25,000 or more
- Vehicles equipment - \$25,000 or more
- Other projects, including studies, that are deemed to have substantial public interest.

Additionally, capital improvements are generally defined as the following:

- New and expanded physical facilities for the community which are relatively large in size, expensive, and permanent.
- Large scale rehabilitation or replacement of existing facilities
- Major pieces of equipment with a direct relationship to the function of a physical facility and which are relatively expensive and have long life.
- Purchase of equipment for any public improvements when first erected or acquired that are to be financed in whole or part from bond funds.
- The cost of engineering and architectural studies and surveys relative to an anticipated improvement

What determines the length of a CIP?

A six-year CIP period is enabled by PA 33 of 2008. The CIP is based on a fiscal year cycle. Current fiscal year projects are listed in the completed and under construction section of the CIP. Year one projects have the most certainty in being constructed. Out year projects are dependent on funding and inclusion in the City Council adopted budget.

What is the capital improvement budget?

While the CIP is a proposed spending schedule for six years, the Comprehensive Budget (Capital and Operating) is the legal authorization and appropriation to spend, during the coming fiscal year, funds from City sources and from Federal and State Grants.

The City's Capital Budget is distinct from the Operating Budget. The Operating Budget authorizes the expenditures, on a one-year basis, of funds for employee salaries, fringe benefits, and the purchase of services, supplies and the like. It also includes the payment of principal and interest on the bonds issued to support past Capital Budget projects. Since effective City services depend on the timely combination of manpower, supplies, and capital facilities, serious effort is devoted in the budgetary process to coordinate the Capital and Operating Budgets.

Money appropriated by the City Council for capital improvement projects to be implemented during the budget year. It includes amendments made during the fiscal year to the originally approved capital budget appropriations.

Inclusion in the annual CIP does not mean a project is funded. Only those projects included in the annually adopted City Council budget (or otherwise approved by Council) are funded projects.

What does the CIP process look like?

The projects listed in this document were compiled by the City administration from the submissions and requests of the various departments and divisions of the City, as well as formally adopted priorities and plans. Compiling a CIP has five components; initiation, project history analysis, information gathering, prioritizing, and review. The five components are outlined as follows:

INITIATION. A communication from City Administration was transmitted to all City department and division heads, as well as to select boards and commissions, enlisting their support and cooperation.

PROJECT HISTORY ANALYSIS. The last CIP was adopted in 2025.

INFORMATION GATHERING. Review of future capital improvement proposals consisted of systematically analyzing the input from various City departments and divisions, as well as formally adopted priorities and plans. Each project includes a departmental/divisional listing of proposed capital improvement projects with proposed priority and related cost estimates and funding source identification.

PRIORITIZING. The criteria used for the evaluation of each Capital Improvement Project by the City administration consisted of the following:

1. Is the proposed project already in process due to its inclusion in the current budget year? Is the project under construction, under contract, and is there a continuing debt obligation payable?
2. Is the project mandated by law or court action?
3. Is there a relationship between the proposed project and the City's goals and objectives and/or the goals and objectives of the appropriate board or commission?
4. Is alternative funding available? Is funding available through other sources, or is funding available through land contract or bonding to minimize annual cost requirement?
5. Does the proposed project generate revenue for the general fund and/or other funds? This item should be determined based upon an annual forecast and the schedule of revenues should be designated by the appropriate fund.
6. Does the proposed project result in the use of supplementary funds for "leverage", using matching funds with other funding sources?

REVIEW PROCEDURES. The review procedures associated with the CIP consisted principally of the following:

1. After receiving all proposed project data and priorities from each department/division, the information was evaluated, reviewed, amended, and approved by the City Manager.
2. The CIP was submitted by the City Manager to the Grand Ledge Planning Commission for its review and comment.
3. The CIP was submitted by the City Manager to the City Council for its review and approval.

In summary, the above information enumerates the thought process and procedures used to compile the proposed CIP. Upon receipt of this proposal, the Planning Commission and, subsequently, the City Council must review and amend the program if necessary, so that implementation can commence.

Note: Project costs will continue to be refined until the adoption of the Fiscal Year Budget.

FUNDING

The Capital Improvement Budget is built from the following fund sources:

FUND No.	FUND	DESCRIPTION
101	General	Property Taxes, State revenue sharing, fees and other City charges
202	Major Streets	Act 51 revenues and other Street charges
203	Local Streets	Act 51 revenues and other Street charges
204	Municipal Streets	General Fund Allocation and County Road tax?
208	Parks & Recreation	Property Taxes and Park fees
248	DDA Special Revenue	Property Taxes
264	Drug Forfeiture	Donations and forfeitures
265	Police Restricted	Act 302 Training funding
295	Airport Development	Federal and State Funding, Rents and Land Leases
410	Capital Projects	Contributions and/or bond proceeds
495	Local Development Finance Authority	Property Taxes
592	Water & Sewer Fund	User Fees and other charges and fees
661	Equipment Operating Fund	Internal Service Funding/User fees
678	Employee Benefit Fund	Internal Service Funding

CIP COMPONENTS

The components of the CIP have been established as follows:

Label	Project Type	Departments
AIR	Abrams Municipal Airport	Abrams Municipal Airport (AIR)
ADM	Administration	Administration (ADM-City Hall) Police Department (ADM-PD)
DDA	Downtown Development Authority	Downtown Development Authority (DDA)
EQP	Equipment	Department of Public Services (DPS)
P&R	Parks & Recreation	Department of Public Services - Parks (DPS-P)
STS	Streets	Department of Public Services (DPS)
W&S	Water & Sewer	Department of Public Services - Sewer (DPS-S)
W&S	Water & Sewer	Department of Public Services - Water (DPS-W)



BOARD AND COMMISSION RECOMMENDATIONS

Insert Planning Commission recommendation here



Insert Parks and Rec Recommendation here

GRAND LEDGE CITY COUNCIL PRIORITIES

 *City Council*
PRIORITIES

Tier **1** 2026 & 2027

SANITARY SEWER IMPROVEMENTS
[Wastewater Treatment Plant and Collection System Improvements; W. River St. Lift Station, Whitney St. Lift Station; M-43 Sanitary Sewer Crossing; Inflow/Infiltration Reduction; Comprehensive Sewer Ordinance Update; Utility Billing Assessment]

WATER SYSTEM IMPROVEMENTS
[Well 11 Construction; Well 12 Siting; Distribution System Improvements with Focus on Grand River Watermain Crossings; State Lead & Galvanize Service Line Compliance; Decommissioning of Obsolete Iron Removal Plant; Engineered Flushing Plan; Evaluation of Water Storage; Comprehensive Water Ordinance Update; Utility Billing Assessment]

CITY EMPLOYEE TALENT RETENTION & ATTRACTION
[Adequate Staffing Levels; Tools & Technology Advancements; Continued Education; Growth & Development; Accountability; Compensation Package Improvement to Attract & Retain City Employee Talent]

Tier **2** COMMUNITY & ECONOMIC DEVELOPMENT INITIATIVES
COMPLETE STREETS SYSTEM IMPROVEMENTS
PUBLIC PLACE & PARKS ENHANCEMENTS

Approved January 12, 2026

COMPLETED & UNDER CONSTRUCTION CIP PROJECTS

DDA PROJECT TITLE: ADA Observation Platform at Jaycee Park	
FUNDING SOURCE(S):	Tax Increment Financing/DNR Land and Water Grant
FISCAL YEAR COST:	FY 2026 - \$870,000
<p>Project Description: Construction of an ADA Observation Platform in Jaycee Park. The space will consist of approximately 4000 square feet of space accessible from the existing sidewalk, consisting of grass and a concrete deck that will provide enhanced views of Jaycee Park and the Grand River. An area under the observation platform will provide shelter from the elements and space will be available on the lower level at grade, that will be accessed by stairs from the sidewalk along E. River St.</p> <p>The ADA Observation Platform is located adjacent to the existing restroom building. Construction engineering costs have been funded by the DDA.</p> <p>Project Need & Impact: Project is a DDA tier 2 priority. Project continues investment to improve Jaycee Park.</p>	
STATUS: UNDER CONSTRUCTION	
DDA PROJECT TITLE: Jaycee Park – Universally Accessible Playground	
FUNDING SOURCE(S):	Donations/Grants/Tax Increment Financing/Property Taxes
FISCAL YEAR COST:	FY 2026 - \$ 1,300,000
<p>Project Description: A brand-new ADA accessible and inclusive playground at Jaycee Park that utilizes the existing footprint of the current playground. The playground includes three ways to access Jaycee Park without the challenge of the steep hill, including an ADA accessible, concrete walkway down the hill. Features include two 12’ tall slides, racing hill slides, accessibility from E. River St. all the way through the structure and sandstone “climbing rocks”.</p> <p>Project Need & Impact: Existing playground was over 30 years old and in deteriorating condition as replacement parts are no longer available. The playground is not ADA accessible and the steep hill at Jaycee Park continues to be a hurdle to many using the park. As usage at Jaycee Park continues to grow, improved playground equipment for all ages and abilities is warranted. This is a Tier 1 priority of the Five-Year Action Program in the Park and Recreation Master Plan.</p>	
STATUS: COMPLETE	

P&R PROJECT TITLE: Adjacent to Fitzgerald Park – Ballfield Phase I	
FUNDING SOURCE(S):	MNRTF Grant/Donation/Eaton County Parks/Property Taxes
FISCAL YEAR COST:	FY 2026 - \$565,286
<p>Project Description: The Ball Field Development project will bring a youth ball field with ADA accessibility to a vacant, currently unused, City-owned, ten-acre parcel adjacent to the City’s iconic Fitzgerald Park. Phase I of this project will include the development of a 13U/14U and up, baseball field, a minimum of three (3) handicapped parking spaces, 3,500 square feet of ADA connecting sidewalks from the parking lot area and to the field, ADA barrier-free viewing area, wheelchair accessible picnic tables, barrier-free portable bathrooms, bioretention stormwater treatment swale, and a green privacy buffer along the eastern and southern boundaries of the property.</p> <p>Project Need & Impact: Phase 1 has received a Michigan Natural Resources Trust Fund grant of 134,700. Grand Ledge Youth Baseball, Inc., a 501c3, has committed \$30,000. Eaton County Parks has provided a grant for \$212,694.</p>	
STATUS: SUBSTANTIALLY COMPLETE	
STREETS PROJECT TITLE: Middlewoods Way – Mill and resurface	
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2026 - \$33,000
<p>Project Description: Middlewoods Way, St. Johns Chase to Bolton Farms. Mill and resurface.</p> <p>Project Need & Impact: Mill and resurface in accordance with 10-year street improvement schedule.</p>	
STATUS: COMPLETE	
STREETS PROJECT TITLE: St. Johns Chase – Mill and resurface	
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2026 - \$68,200
<p>Project Description: St. Johns Chase mill and resurface -Tallman Road to 965 St. Johns Chase</p> <p>Project Need & Impact: Mill and resurface in accordance with 10-year street improvement schedule.</p>	
STATUS: COMPLETE	
STREETS PROJECT TITLE: Schoolcraft – Mill and Resurface	
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2028 - \$42,000 (project advanced)
<p>Project Description: Schoolcraft mill and resurface from Jones to the dead end.</p> <p>Project Need & Impact: Mill and resurface in accordance with 10-year street improvement schedule.</p>	
STATUS: COMPLETE	

W&S PROJECT TITLE: Wastewater Treatment Plant Expansion	
FUNDING SOURCE(S):	Clean Water State Fund/Water & Sewer Fund/Federal Grant-\$960k, State Grant-\$5 Million
FISCAL YEAR COST:	FY 2026 - \$52,400,000
<p>Project Description: Wastewater Treatment Expansion – Wastewater Treatment facility is located on City owned property adjacent to Fitzgerald Park and the Grand River. The current plant capacity is 1.5 mgd. Expansion will provide treatment up to approximately 3.0 mgd. This project will increase both the design and hydraulic loading capacity of the Wastewater Treatment Plant (WWTP). The work will include two new buildings, a blower and pipe gallery for the aerobic granular sludge process and a sludge processing building to house the rotary drum thickener. Additional work includes site work, grading, yard piping, and the required electrical improvements.</p> <p>West River Pump Station Improvements Part of the WWTP Expansion includes work at the W.River Pump Station. This project at the West River Pump Station increases the station’s capacity to convey wet weather flow to the WWTP via the interceptor. This project includes the installation of three wet weather pumps and modifications to the adjacent sewers. This will allow the City to pump more wet weather flow into the interceptor and restrict the flows from recirculating into the wet well. Several manholes on the interceptor will be rehabilitated to allow for the higher flow conditions. Under normal conditions, the existing dry weather pumps will continue to be used.</p> <p>The WWTP Expansion Project design is nearly complete, and awaiting EGLE approval. Construction is scheduled to start in the Summer of 2025 with the approval of City Council.</p> <p>Project Need & Impact: The City is expecting a pending Administrative Consent Order from EGLE for Sanitary Sewer Overflow to be issued. Sanitary Sewer Overflows occur during heavy precipitation events. Planned expansion will alleviate overflows and provide capacity for future users. Cooperative Development Area growth is expected to add many more customers.</p>	
STATUS UNDER CONSTRUCTION	
W&S PROJECT TITLE: Iron Removal Plant Replacement	
FUNDING SOURCE(S):	Drinking Water State Fund/Water and Sewer Fund
FISCAL YEAR COST:	FY 2026 - \$20,329,000
<p>Project Description: Replace existing Iron Removal Plant located at 320 W. Saginaw Hwy. Construction began in March 2023. Work completed. New plant operational and online in fall 2025.</p> <p>Project Need & Impact: Current Iron Removal Plant is failing. Costs for new plant include design, construction, and related costs. A new building will house the new iron removal facility.</p>	
STATUS: COMPLETE	

PROJECT TITLE:	Well Development – Well #11
FUNDING SOURCE(S):	Water & Sewer Fund
FISCAL YEAR COST:	FY 2027 - \$590,658
<p>Project Description: Completion of new 12" well located in the eastern part of Jaycee Park with a depth of approximately 400 feet. Well will connect to new raw water main. \$158,500 was spent in FY 2025 for drilling, engineering and related well costs.</p> <p>Well house, pump, and completion of well will occur in FY 2027. Engineering for wellhouse: \$58,000</p> <p>Project Need & Impact: Additional wells are needed as the City needs to ensure adequate drinking water and fire suppression supply and satisfy EGLE capacity requirements. Well 11 will provide an additional source of drinking water and will improve capacity as it is connected to the raw water main. The raw water main connects wells #2 & #11 to the Iron Removal Plant</p>	
STATUS: UNDER CONSTRUCTION	
W&S PROJECT TITLE:	Raw Water Main
FUNDING SOURCE(S):	State Revolving Fund Loans/Bond Proceeds/Water and Sewer Fund
FISCAL YEAR COST:	FY 2026 - \$4,320,000
<p>Project Description: Construction of 12" watermain from Well #2 (Jaycee Park) and new well in Jaycee Park to new Iron Removal Plant at 320 W. Saginaw Hwy. New watermain will be installed by directional boring to limit disruption. Project began Spring 2024. Project completed in 2025.</p> <p>Project Need & Impact: Installation of raw water main is necessary to connect Well 2 and a future well (Well #11) in Jaycee Park to the new Iron Removal Plant.</p>	
STATUS: COMPLETE	



NEW & FY 2027 PROJECT HIGHLIGHTS

AIR – ABRAMS MUNICIPAL AIRPORT 4DO

PROJECT TITLE:	Acquire Land for Approaches-Runway 27 (Parcel 10)
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%
FISCAL YEAR COST:	FY 2027 - \$69,000
PROJECT TITLE:	Acquire Land for Approaches-Runway 27 (Parcel 10)
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%
FISCAL YEAR COST:	FY 2027 - \$390,000
PROJECT TITLE:	Obstruction Marking/Lighting/Removal RWY 27 Construction (Parcels 10 & 11)
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%
FISCAL YEAR COST:	FY 2027 - \$130,000
PROJECT TITLE:	Acquire Land for Approaches-Runway 27 (Parcel 11)
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%
FISCAL YEAR COST:	FY 2027 - \$459,000

ADM – ADMINISTRATION

PROJECT TITLE:	City Hall – HVAC System
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2027 - \$145,000
PROJECT TITLE:	Police Department – Records Management System
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2027 - \$12,600
PROJECT TITLE:	Police Department – Squad Car Replacement and Emergency Equipment Upfit
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2027 - \$68,000
PROJECT TITLE:	Police Department –Camera System
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2027 - \$19,000

DDA – DOWNTOWN DEVELOPMENT AUTHORITY

PROJECT TITLE:	DDA Plan Update
FUNDING SOURCE(S):	Tax Increment Financing
FISCAL YEAR COST:	2027 - \$50,000
PROJECT TITLE:	Preservation of District Amenities
FUNDING SOURCE(S):	Tax Increment Financing
FISCAL YEAR COST:	FY 2027 - \$50,000
PROJECT TITLE:	Public Bathrooms within the District
FUNDING SOURCE(S):	Tax Increment Financing
FISCAL YEAR COST:	FY 2027 - \$250,000
PROJECT TITLE:	Mast Arm Traffic Lights at M-100/Bridge Street
FUNDING SOURCE(S):	Tax Increment Financing/MDOT
FISCAL YEAR COST:	FY 2027 - \$160,000
PROJECT TITLE:	DDA District Infrastructure (Streets/Water/Sewer)
FUNDING SOURCE(S):	Tax Increment Financing
FISCAL YEAR COST:	FY 2027 - \$500,000

EQP – EQUIPMENT

PROJECT TITLE:	Department of Public Services –Woodchipper and ¾ Ton Truck
FUNDING SOURCE(S):	Internal Service Fund
FISCAL YEAR COST:	FY 2027 - \$130,000

P&R – PARKS & RECREATION

PROJECT TITLE:	Adjacent to Fitzgerald Park – Ballfield Phase II
FUNDING SOURCE(S):	MNRTF Grant/Donation/Eaton County Parks/Property Taxes
FISCAL YEAR COST:	FY 2027 - \$495,000
PROJECT TITLE:	Parks Signage
FUNDING SOURCE(S):	Grants/Property Taxes
FISCAL YEAR COST:	FY 2027 - \$10,000
PROJECT TITLE:	Jaycee Park – We-Go-Swing
FUNDING SOURCE(S):	Grants/Property Taxes
FISCAL YEAR COST:	FY 2027 - \$150,000

STS – STREETS

PROJECT TITLE:	Union St Phase 1 - Reconstruction
FUNDING SOURCE(S):	MDOT Surface Transportation Program/Property Taxes
FISCAL YEAR COST:	FY 2027 - \$740,000
PROJECT TITLE:	Morley St. Reconstruction
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2027 - \$269,000
PROJECT TITLE:	Seminary St.
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2031 - \$175,000
PROJECT TITLE:	Colonial Park St. Reconstruction
FUNDING SOURCE(S):	Property Taxes
FISCAL YEAR COST:	FY 2031 - \$555,000

W&S – WATER & SEWER: SEWER PORTION

PROJECT TITLE:	Whitney Street Lift Station Repair
FUNDING SOURCE(S):	Water and Sewer Fund
FISCAL YEAR COST:	FY 2027 - \$80,000
PROJECT TITLE:	Colonial Park Dr.
FUNDING SOURCE(S):	Water and Sewer Fund
FISCAL YEAR COST:	FY 2031 - \$285,000

W&S – WATER & SEWER: WATER PORTION

PROJECT TITLE:	Well Development – Future Well #12
FUNDING SOURCE(S):	Bond Proceeds/Water & Sewer Fund
FISCAL YEAR COST:	FY 2027 - \$1,000,000
PROJECT TITLE:	Colonial Park Dr.
FUNDING SOURCE(S):	Bond Proceeds/Water & Sewer Fund
FISCAL YEAR COST:	FY 2031 - \$600,000



2027 – 2031 CIP PROJECTS

AIR – ABRAMS MUNICIPAL AIRPORT 4DO

Improvement projects are in accordance with the Airport Capital Improvement Plan for 4DO, approved by the State of Michigan Bureau of Aeronautics.

PROJECT TITLE:	Acquire Land for Approaches-Runway 27 (Parcel 10)				
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$69,000				
<p>Project Description: Multiple obstructions in the runway protection zone impact the approach to runway 27. Acquisition of easements or land acquisition for two parcels. Likely a multi-year project. Project Need & Impact: Project was included in previous years CIP as an FY 2026 project. Currently listed as a 2026 project in the State’s Airport Capital Improvement Program. Link to City Council Priorities:</p>					
PROJECT TITLE:	Acquire Land for Approaches - Runway 27 (Parcel 10)				
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$390,000				
<p>Project Description: Multiple obstructions in the runway protection zone impact the approach to runway 27. Acquisition of easements for two parcels. Likely a multi-year project. Project Need & Impact: Project was included in last year’s CIP and programmed for FY 2026. Currently listed as a 2026 project in the State’s Airport Capital Improvement Program. Link to City Council Priorities:</p>					
PROJECT TITLE:	Obstruction Marking/Lighting/Removal Rwy 27 Construction (Parcels 10 & 11)				
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$130,000				
<p>Project Description: Removal of obstructions to the runway protection zone of runway 27 Project Need & Impact: Project was included in last year’s CIP and programmed for FY 2026. Currently listed as a 2026 project in the State’s Airport Capital Improvement Program. Link to City Council Priorities:</p>					

PROJECT TITLE:	Acquire Land for Approaches – Runway 27 (Parcel 11)				
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$459,000				
<p>Project Description: Multiple obstructions in the runway protection zone impact the approach to runway 27. Acquisition of easements or land acquisition for two parcels. Likely a multi-year project.</p> <p>Project Need & Impact: Project was included in last year’s CIP and programmed for FY 2026. Currently listed as a 2026 project in the State’s Airport Capital Improvement Program.</p> <p>Link to City Council Priorities:</p>					
PROJECT TITLE:	Reconstruct Taxilane-Midfield Hangar Area - Design				
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$35,000			
<p>Project Description: Develop and design the reconstruction of taxilane in midfield hangar area near T-hangars.</p> <p>Project Need & Impact: Currently listed as a 2028 project in the State’s Airport Capital Improvement Program.</p> <p>Link to City Council Priorities:</p>					
PROJECT TITLE:	Reconstruction Taxilane-Midfield Hangar Area - Construction				
FUNDING SOURCE(S):	Federal/State 95% - Airport Fund 5%				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$505,000		
<p>Project Description: Construction of taxi lane in midfield hangar area near T-hangars.</p> <p>Project Need & Impact: Currently listed as a 2029 project in the State’s Airport Capital Improvement Program.</p> <p>Link to City Council Priorities:</p>					
PROJECT TITLE:	6-unit T-Hangar -Improvement/Rehabilitation -Design				
FUNDING SOURCE(S):	Federal/State 5% - Airport Fund 95%				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
				\$90,000	
<p>Project Description: Develop and design a third continuous 6 T-Hangar building south of the existing hangar additions.</p> <p>Project Need & Impact: Currently listed as a 2030 project in the State’s Airport Capital Improvement Program.</p> <p>Link to City Council Priorities:</p>					

PROJECT TITLE:	6-unit T-Hangar -Improvement/Rehabilitation -Construction				
FUNDING SOURCE(S):	Federal/State 5% - Airport Fund 95%				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
					\$1,260,000
<p>Project Description: Develop and design a third continuous 6 T-Hangar building south of the existing hangar additions.</p> <p>Project Need & Impact: Currently listed as a 2031 project in the State’s Airport Capital Improvement Program.</p> <p>Link to City Council Priorities:</p>					

ADM – ADMINISTRATION

PROJECT TITLE:	City Hall				
FUNDING SOURCE(S):	Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$145,000				
<p>Project Description: Controller for HVAC (FY 27 \$145,000). City Hall Computer Upgrade (FY 27 \$15,000) Server Replacement (FY 2027 \$30,000)</p> <p>Project Need & Impact: Items have reached the end of a useful life and/or are no longer functioning properly.</p> <p>Link to City Council Priorities: Tier 1 – City Employee Talent Retention & Attraction</p>					
PROJECT TITLE:	Police Department – Records Management System				
FUNDING SOURCE(S):	Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$12,600	\$13,000	\$8,500	\$9,000	\$9,400
<p>Project Description: Replace the existing Records Management System as it is ineffective and lacks needed features.</p> <p>Project Need & Impact: A new Records Management System will provide better data collection features, reliability and improved data extraction which will result in improved officer activity tracking, accountability, and efficiency.</p> <p>Link to City Council Priorities: Tier 1 – City Employee Talent Retention & Attraction</p>					
PROJECT TITLE:	Police Department – Camera System				
FUNDING SOURCE(S):	Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$19,000	\$14,000	\$14,000	\$14,000	\$14,000
<p>Project Description: Access to local and national network of license plate reading camera systems that provide active actionable evidence to help solve, deter and reduce crime. Location will be M-43 and M-100.</p> <p>Project Need & Impact: MDOT approval to place cameras at M-43 and M-100.</p> <p>Link to City Council Priorities: City Employees Talent & Attraction (Tools and Technology)</p>					

PROJECT TITLE:	Police Department – Squad Car Replacement and Emergency Equipment Upfit				
FUNDING SOURCE(S):	Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$68,000	\$71,400	\$74,970	\$78,720	\$82,660
<p>Project Description: Replacement Plan for Police Department vehicle fleet. Purchase of patrol car plus the costs to upfit the vehicle to department requirements.</p> <p>Project Need & Impact: One new squad car should be added to the fleet each year.</p> <p>Link to City Council Priorities:</p>					
PROJECT TITLE:	Police Department – Firearm Replacement				
FUNDING SOURCE(S):	Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$20,000			
<p>Project Description: Replacement handguns.</p> <p>Project Need & Impact: Firearms are in need of modernization.</p> <p>Link to City Council Priorities: Tier 1 – City Employee Talent Retention & Attraction</p>					

DDA – DOWNTOWN DEVELOPMENT AUTHORITY

PROJECT TITLE:	DDA Plan Update				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$50,000				
<p>Project Description: Hire Consultant to update the DDA plan. The DDA plan is a 20-year plan that expires December 2027. Plan update anticipated to take one year to complete.</p> <p>Project Need & Impact: Development plans must be kept current. This is a DDA Tier 1 Priority.</p> <p>Link to City Council Priorities: Tier 2 Community and Economic Development Initiatives</p>					
PROJECT TITLE:	Façade/Renovation Programs				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$20,000			
<p>Project Description: Hire consultant to update façade/renovation grant guidelines.</p> <p>Project Need & Impact: Current guidelines were created in July 2006. Update of guidelines is a DDA Tier 2 priority.</p> <p>Link to City Council Priorities: Tier 2 -Community & Economic Development Initiatives</p>					
PROJECT TITLE:	Preservation of District Amenities				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
<p>Project Description: Riverwalk repaving (50k), seal stamped concrete, bollard replacement in Log Jam Lot . Future preservation projects will be developed.</p> <p>Project Need & Impact: Continued maintenance of the district amenities is vital to our downtown. This is a DDA Tier 1 priority.</p> <p>Link to City Council Priorities: Tier 2 -Community & Economic Development Initiatives</p>					
PROJECT TITLE:	Public Bathrooms within the District				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$250,000				
<p>Project Description: Additional bathroom in Jaycee Park.</p> <p>Project Need & Impact:. This is a DDA Tier 1 priority.</p> <p>Link to City Council Priorities: Tier 2 - Community & Economic Development Initiatives</p>					

PROJECT TITLE:	Riverview Park - Riverfront Access				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$350,000		
<p>Project Description: Stairs and at grade boardwalk to provide access to the Grand River. The concrete stairway located between the M-100 bridge and deck will provide access to a 10' wide wood (or synthetic) at grade boardwalk. Estimated costs include design and construction engineering.</p> <p>Project Need & Impact: Currently a steep bank does not provide access to the river. The recently completed improvements to Riverview Park (deck and restrooms) are expected to be heavily used. River access will complement new amenities. Improving river access at Riverview (referred to as Riverfront Park in the Parks and Recreation Master) Park is a Priority 2 project in the 5 year plan action plan of the Master Plan.</p> <p>Link to City Council Priorities: Tier 2 -Public Place & Park Enhancements</p>					
PROJECT TITLE:	Entryway Signage				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
				\$150,000	
<p>Project Description: Signs to welcome residents and visitors to Grand Ledge. Signs to be located in the DDA District close to M-43 & M-100 intersection.</p> <p>Project Need & Impact: Entryway signage is a DDA Tier 2 priority.</p> <p>Link to City Council Priorities: Tier 2 – Community & Economic Development Initiatives</p>					
PROJECT TITLE:	Public/Private Partnership for Infill Development at Bridge St. Plaza				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$250,000			
<p>Project Description: Public/Private partnership for construction of multi-story building with commercial and residential where Bridge St. Plaza is currently located.</p> <p>Project Need & Impact: Project is a DDA tier 2 priority. New multi-story building will add to the vitality of Downtown.</p> <p>Link to City Council Priorities: Tier 2 – Community & Economic Development Initiatives</p>					
PROJECT TITLE:	Fitzgerald Memorial Field – Spectator Bleachers				
FUNDING SOURCE(S):	Grants/Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
					\$375,000
<p>Project Description: Install new bleachers next to existing bleachers at Fitzgerald Memorial Field. Bleachers were part of the W. River St. hillside seating project completed in 2024 but were cut due to project costs.</p> <p>Project Need & Impact: Increased seating at Fitzgerald Memorial Field.</p> <p>Link to City Council Priorities: Tier 2 – Public Place and Parks Enhancements</p>					

PROJECT TITLE:	Strategic Property Acquisition				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$500,000			
<p>Project Description: Enhancement of district and add additional public spaces. Project Need & Impact: This is a DDA Tier 2 priority. Link to City Council Priorities: Tier 2 – Public Place and Parks Enhancements</p>					
PROJECT TITLE:	Redevelopment of 300 Block of N. Bridge Street				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$500,000			
<p>Project Description: Enhancement of district. Project Need & Impact: This is a DDA Tier 2 priority. Link to City Council Priorities: Tier 2- Community & Economic Development Initiatives</p>					
PROJECT TITLE:	Mast Arm Traffic Lights at M-100/Bridge Street				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$160,000				
<p>Project Description: Replace span wire traffic signals at the Bridge Street and Jefferson Street intersection in Downtown with mast arms. Traffic signals will be supported by mast arms. Project Need & Impact: MDOT informed the City that it intends to modernize/upgrade the traffic signals at the Bridge/Jefferson Street intersection. MDOT offered the City the opportunity to install mast arms at the intersection at an estimated cost of \$120,000. The mast arms will need to be painted to match downtown street light poles. The cost of the mast arms with paint is \$160,000. The DDA has approved to pay for the mast arms. This is a Tier 1 priority. Link to City Council Priorities: Tier 2 Public Place and Parks Enhancements</p>					
PROJECT TITLE:	DDA District Infrastructure (Streets/Water/Sewer)				
FUNDING SOURCE(S):	Tax Increment Financing				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$500,000				
<p>Project Description: Support for CIP and Operations and Maintenance projects within the DDA District. Project Need & Impact: Infrastructure Supports businesses in the DDA District Link to City Council Priorities: Tier 1 – Sanitary Sewer/Water System Improvements</p>					

EQP – EQUIPMENT

The Equipment Replacement Plan details purchases of the equipment listed below during the FY 2026 through FY 2030. In addition to the actual purchase of the equipment, the plan depreciates all of the department’s equipment and determines annual replacement costs that must be saved to achieve replacement.

PROJECT TITLE:		Department of Public Services – Equipment Replacement & Purchase				
FUNDING SOURCE(S):	Internal Service Fund					
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	
	\$135,000	\$255,000	\$310,000	\$245,000	\$180,000	
<p>Project Description: Woodchipper – FY 2027 (\$70,000) ¾ Ton Truck – FY 2027 (\$60,000) (3) ¾ Ton Trucks – FY 2028 (\$180,000) 1 Ton Dump Truck – FY 2028 (\$75,000) Sweeper – FY 2029 (\$190,550) (2) ¾ Ton Trucks – FY 2029 (\$120,000) ¾ Ton Truck – FY 2030 (\$65,000) Tandem Dump Truck – FY 2030 (\$180,000) Tandem Dump Truck – FY 2031 (\$180,000)</p> <p>Project Need & Impact: Rolling stock replacement in accordance with Equipment Replacement Plan Schedule.</p> <p>Link to City Council Priorities: Tier 1- City Employee Talent Retention & Attraction- Tools & Technology</p>						

P&R Master Plan currently in process. Park project priorities subject to change.

P&R – PARKS & RECREATION

PROJECT TITLE:	Adjacent to Fitzgerald Park – Ballfield Phase II				
FUNDING SOURCE(S):	MNRTF Grant/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$495,500				
<p>Project Description: The development of one 9U to 12 U baseball/softball field with paved ADA sidewalks, wheelchair accessible picnic tables, bioretention stormwater treatment swale with a butterfly garden, additional ADA accessible/barrier-free viewing areas, paved connecting trail into the 2.6- miles of existing trails in Fitzgerald Park, ADA drinking fountain with water bottle filler, and field irrigation.</p> <p>MNRTF Grant (Approved) \$346,500. City Match \$149,000.</p> <p>Project Need & Impact: Phase II is part of the Ballfield Complex on 10 acres of land that the City purchased for ballfield development. The City is pursuing grant funds for the construction of this phase. Project is a Priority 3 item of the 5 year action plan.</p> <p>Link to City Council Priorities: Tier 2 – Public Place & Park Enhancements</p>					
PROJECT TITLE:	Jaycee Park – We-Go-Swing				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$150,000				
<p>Project Description: Wheelchair swing at Jaycee Park. Work to construct an ADA wheelchair swing has been a priority for several years. Staff continues to pursue grants to fund the project.</p> <p>Grant -Mi Paralyzed Veterans of America -\$10,000 and Friends of GL Chamber \$28,000 donation.</p> <p>Project Need & Impact: As usage at Jaycee Park continues to grow, improved playground equipment for all ages and needs is warranted. This is a Tier 1 priority of the Five-Year Action Program in the Park and Recreation Master Plan.</p> <p>Link to City Council Priorities: Tier 2 – Public Place & Park Enhancements</p>					

PROJECT TITLE:	All Parks				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$35,000	\$25,000	\$50,000	\$25,000	
<p>Project Description: Parks Signage – FY 2027 (\$10,000 Provide improved and cohesive park signage for vehicles and pedestrians). Urban Tree Canopy – FY 2029 (\$25,000 – Plant additional trees in Parks). Improve ADA accessibility – FY 2027 through FY 2030 (\$25,000 each year – 100k total) continue to make Parks accessible to all users). Project Need & Impact: Items listed above are listed as Priority 1 items in the Five-Year Action Program of Parks and Recreation Master Plan. Link to City Council Priorities: Tier 2 – Public Place & Park Enhancements</p>					
PROJECT TITLE:	Jaycee Park - Splashpad Enhancements				
FUNDING SOURCE(S):	Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$60,000			
<p>Project Description: Expansion of splashpad, additional water features, and shade canopy. Exact items to be determined based on costs. Project Need & Impact: The enhancements to splashpad are directly identified in the Parks and Recreation 5-year action plan. Link to City Council Priorities: Tier 2 – Public Place & Park Enhancements</p>					
PROJECT TITLE:	Jaycee Park – Picnic Shelter				
FUNDING SOURCE(S):	Donations/Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$100,000				
<p>Project Description: Construct a picnic shelter in Jaycee Park with the exact location to be determined. Project Need & Impact: A picnic shelter has been located and utilized at Jaycee Park for years. The shelter was demolished in 2023 due to dilapidation. A new shelter similar in size to the former shelter will be constructed. Not specifically identified in the 5 year plan, the shelter replacement is in accord with the Parks and Rec Master Plan. Link to City Council Priorities: Tier 2 – Public Place & Park Enhancements</p>					

PROJECT TITLE:	Widewalk - E. Saginaw to Roundabout				
FUNDING SOURCE(S):	Donations/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$170,000			
<p>Project Description: Construct approximately 1640 feet of 10' wide sidewalk along south and west side of M-43 between E. (Old) Saginaw Hwy and the M-43 roundabout. As part of the Hampton Manor Assisted Living site plan approval, the developer committed to paying for a large portion of the cost of widewalk construction.</p> <p>Project Need & Impact: New widewalk will allow safe student and pedestrian crossing of M-43 at the roundabout. Currently students and pedestrians do not have access to an established M-43 crosswalk. There is no sidewalk on the south side of M-43 west of Sandstone Creek, so the Jenne St. pedestrian crossing is not a viable crossing for the neighborhoods to the west. The widewalk is a Priority 1 item of the Parks and Rec 5-year action plan.</p> <p>Link to City Council Priorities: Tier 2 - Complete Streets System Improvements</p>					
PROJECT TITLE:	Park Property Acquisition				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$250,000			
<p>Project Description: Add additional land to existing parks. Consideration for adding to all dedicated parks, with priority on expansion of Jaycee and Oak Park along the Grand River.</p> <p>Project Need & Impact: Jaycee Park is a frequently visited park with many amenities. Expansion of park will allow for addition of park amenities on a park on the south side of the river adjacent to downtown. Oak Park expansion could advance Park and Rec Master Plan.</p> <p>Link to City Council Priorities: Tier 2 –Public Place & Park Enhancements</p>					
PROJECT TITLE:	Dock Replacement at Fitzgerald Park				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$150,000			
<p>Project Description: Replace dock at Fitzgerald Park. New dock will allow for significantly better access for canoes and kayaks to the Grand River from Fitzgerald Park. Dock is located near the dam/fish ladder.</p> <p>Project Need & Impact: The existing dock has been in place for decades. A dock that provides ADA water access from parking area is a future project. Improving portage opportunities is a Priority 2 item on the 5-year action plan.</p> <p>Link to City Council Priorities: Tier 2 – Public Place & Park Enhancements</p>					

PROJECT TITLE:	Oak Park – Trail improvements				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$250,000			
<p>Project Description: Improvement of existing trails and improved stair access at Oak Park for better viewing of the ledges and provide fishing, and river access.</p> <p>Project Need & Impact: Oak Park trail improvements are a Priority 1 improvement in the Five-Year Action Plan in the Parks and Rec Master Plan</p> <p>Link to City Council Priorities: Tier 2 – Public Park & Park Enhancements</p>					
PROJECT TITLE:	Little Fitz Park – Rustic trails for hiking and mountain biking				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$250,000			
<p>Project Description: Construction of rustic trails and mountain biking. Exact location of trails to be determined.</p> <p>Project Need & Impact: Little Fitz rustic trails are a Priority 1 improvement in the Five-Year Action Plan in the Parks and Rec Master Plan</p> <p>Link to City Council Priorities: Tier 2 – Public Park & Park Enhancements</p>					
PROJECT TITLE:	Island Park – Bank Stabilization				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$300,000		
<p>Project Description: Installation of rock rip rap to slow down loss of riverbank in Island Park.</p> <p>Project Need & Impact: Stabilization is needed to stop erosion and loss riverbank and is a Priority 1 item of the 5-year action plan.</p> <p>Link to City Council Priorities: Tier 2 –Public Place & Park Enhancements</p>					
PROJECT TITLE:	Oak Park – Parking lot improvements				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
				\$250,000	
<p>Project Description: Paving and stormwater improvements of the existing parking lot at Oak Park.</p> <p>Project Need & Impact: Existing parking lot is gravel. Paved parking lot with drain system will provide an improved user experience at the park. Oak Park parking lot improvements are a Priority 2 improvement in the Five-Year Action Plan in the Parks and Rec Master Plan. Project to be re-evaluated as part of Parks and Rec Master Plan.</p> <p>Link to City Council Priorities: Tier 2 –Public Place & Park Enhancements</p>					

PROJECT TITLE:	Adjacent to Fitzgerald Park – Ballfield Phase III				
FUNDING SOURCE(S):	MNRTF Grant/Donation/Eaton County Parks/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$600,000			
<p>Project Description: Phase III of the Ballfield development project located south of Fitzgerald Park and west of Fitzgerald Park Drive and north of Jefferson Street on 10 acres of land owned by the City. The Phase III project consists of a third ballfield.</p> <p>Project Need & Impact: The Phase III ballfield is designed for 9U-12U baseball and 9U- adult softball.</p> <p>Project will be advanced if funding is secured.</p> <p>Link to City Council Priorities: Tier 2 – Public Place & Park Enhancements</p>					
PROJECT TITLE:	Wide Walk– Extend to Fitzgerald Park				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
					\$1,500,000
<p>Project Description: Current Wide Walk has termination points at Jaycee Park (it connects with the Riverwalk Trail Boardwalk) and on West Saginaw Highway at Timbercreek Drive. The current plan is to extend Wide Walk from West Saginaw to Fitzgerald Park. Private property coordination will be needed for easements. Location of Wide Walk extension route to be determined.</p> <p>Project Need & Impact: Wide Walk extension to Fitzgerald Park is mentioned frequently in the Park and Rec Master Plan. Plan. It is a priority 1 improvement in the Five-Year Action Plan in the Parks and Rec Master Plan. Extension is dependent on the ability to secure easements from private property owners.</p> <p>Link to City Council Priorities: Tier 2 –Public Place & Park Enhancements</p>					
PROJECT TITLE:	Riverwalk Trail – Trail improvements				
FUNDING SOURCE(S):	Grants/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
					\$1,500,000
<p>Project Description: Current trail is narrow and in places difficult to use in wet weather. Riverwalk Trail connects Fitzgerald Park with Island Park in downtown.</p> <p>Project Need & Impact: There is a need for trail improvement. This project is mentioned numerous times in the Park and Rec Master Plan. It is a priority 1 improvement in the Five-Year Action Plan in the Parks and Rec Master Plan. Improvements to be planned and implemented in coordination with Eaton County Parks. Project to be re-evaluated as part of Parks and Rec Master Plan.</p> <p>Link to City Council Priorities: Tier 2 – Public Place & Park Enhancements</p>					

PROJECT TITLE:	DDA District Park Projects				
FUNDING SOURCE(S):	Grants – Property Taxes/DDA TIFA/Private Donations				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	<i>Refer to DDA projects.</i>				
<p>Project Description: Additional park improvements planned within the DDA district include:</p> <ul style="list-style-type: none"> • Jaycee Park <ul style="list-style-type: none"> ○ ADA Observation Platform – construction winter/spring 2026 ○ Additional bathroom in Jaycee Park (location to be determined) ○ ADA Accessible/Inclusive Playground (complete) • Riverview Park <ul style="list-style-type: none"> ○ Creating riverfront access • Fitzgerald Memorial Ballfield <ul style="list-style-type: none"> ○ Installation of new spectator bleachers next to existing bleachers ○ Future project – repurposing of building (former concession space/warming house) <p>Link to City Council Priorities: Tier 2 –Public Place & Park Enhancements Refer to Downtown Development Authority projects for additional details.</p>					

STS – STREETS

PROJECT TITLE:		Union Street Phase I - Reconstruction				
FUNDING SOURCE(S):		MDOT Surface Transportation Program/Property Taxes				
FISCAL YEAR COST:		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$740,000				
<p>Project Description: Union St. reconstruction, N. Clinton to Church. City has been awarded a \$509,000 TIP grant which is included in project costs. To be bid concurrently with Morely Street below.</p> <p>Project Need & Impact: Street reconstruction to include new pavement, sidewalk, and curb and gutter. Water and Sewer main replacement as part of street reconstruction. Design and construction engineering costs for Phase I and Phase II are included.</p> <p>Link to City Council Priorities: Tier 2 – Complete Streets System Improvements</p>						
PROJECT TITLE:		Morely Street Reconstruction				
FUNDING SOURCE(S):		Property Taxes				
FISCAL YEAR COST:		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$269,000				
<p>Project Description: Morely St. reconstruction, Union to Orchard. To be bid concurrently with Union Street (Phase I) above.</p> <p>Project Need & Impact: Street reconstruction to include new pavement, sidewalk, and curb and gutter. Design and construction engineering costs are part of the Union St. Phase I engineering costs.</p> <p>Link to City Council Priorities: Tier 2 – Complete Streets System Improvements</p>						
PROJECT TITLE:		Oakwood Street – Mill and Resurface				
FUNDING SOURCE(S):		Property Taxes				
FISCAL YEAR COST:		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$48,300			
<p>Project Description: Oakwood St. mill and resurface from N. Clinton to Morley.</p> <p>Project Need & Impact: Mill and resurface in accordance with 10-year street improvement schedule.</p> <p>Link to City Council Priorities: Tier 2 – Complete Streets System Improvements</p>						
PROJECT TITLE:		Belknap Street Reconstruction				
FUNDING SOURCE(S):		Property Taxes				
FISCAL YEAR COST:		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$536,000			
<p>Project Description: Reconstruct Belknap St. from E. Scott to Edwards.</p> <p>Project Need & Impact: Street reconstruction includes new pavement, sidewalk, and curb and gutter. Sewer and watermain replacement are part of reconstruction project. Engineering costs are included.</p> <p>Link to City Council Priorities: Tier 2 – Complete Streets System Improvements</p>						

PROJECT TITLE:	Spring Street – Reconstruction/Resurface				
FUNDING SOURCE(S):	Grant/Property Taxes				
FISCAL YEAR COST:	FY 2026	FY 2028	FY 2029	FY 2030	FY 2031
			\$321,000		
<p>Project Description: Spring St. reconstruction Walnut to Kent. Spring St. mill and resurface -W. Kent to Lovell</p> <p>Project Need & Impact: Street reconstruction to include new pavement, sidewalk, and curb and gutter. Water and Sewer main replacement as part of street reconstruction. Engineering costs are included.</p> <p>Link to City Council Priorities: Tier 2 – Complete Streets System Improvements</p>					
PROJECT TITLE:	Union Street Phase II – Reconstruction				
FUNDING SOURCE(S):	MDOT Surface Transportation Funding/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
				\$449,848	
<p>Project Description: Union St. reconstruction Church to Whitney.</p> <p>Project Need & Impact: Street reconstruction includes new pavement, sidewalk, and curb and gutter. Watermain and sewer main replacement as part of street reconstruction. Construction engineering costs: \$92,200. Engineering costs included in Union St. Phase I.</p> <p>Link to City Council Priorities: Tier 2 – Complete Streets System Improvements</p>					
PROJECT TITLE:	Seminary St. – Resurface, Curb & Gutter, and Sidewalk				
FUNDING SOURCE(S):	Grant/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
					\$175,000
<p>Project Description: Curb, gutter, road surface and sidewalks from Maple St. to Spring St.</p> <p>Project Need & Impact: Street work to be completed in accordance with 10-year street improvement schedule. No sewer and water construction planned as part of this project.</p> <p>Link to City Council Priorities: Tier 2 – Complete Streets System Improvements</p>					
PROJECT TITLE:	Colonial Park Drive- Reconstruction				
FUNDING SOURCE(S):	Grant/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
					\$555,000
<p>Project Description: Reconstruct Colonial Park Drive from E. Colonial Park Dr, to W. Colonial Park Dr.</p> <p>Project Need & Impact: Street reconstruction includes new pavement, sidewalk, and curb and gutter. Sewer and watermain replacement are part of reconstruction project. Engineering costs are included.</p> <p>Link to City Council Priorities: Tier 2 – Complete Streets System Improvements</p>					

W&S – WATER & SEWER: SEWER PORTION

PROJECT TITLE:	Wastewater Treatment Plant Expansion				
FUNDING SOURCE(S):	State Revolving Fund Loans/Bond Proceeds/Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$52,400,000				
<p>Project Description: Wastewater Treatment Expansion – Wastewater Treatment facility is located on City owned property adjacent to Fitzgerald Park and the Grand River. The current plant capacity is 1.5 mgd. Expansion will provide treatment up to approximately 3.0 mgd. This project will increase both the design and hydraulic loading capacity of the Wastewater Treatment Plant (WWTP). The work will include two new buildings, a blower and pipe gallery for the aerobic granular sludge process and a sludge processing building to house the rotary drum thickener. Additional work includes site work, grading, yard piping, and the required electrical improvements.</p> <p>West River Pump Station Improvements Part of the WWTP Expansion includes work at the W.River Pump Station. This project at the West River Pump Station increases the station’s capacity to convey wet weather flow to the WWTP via the interceptor. This project includes the installation of three wet weather pumps and modifications to the adjacent sewers. This will allow the City to pump more wet weather flow into the interceptor and restrict the flows from recirculating into the wet well. Several manholes on the interceptor will be rehabilitated to allow for the higher flow conditions. Under normal conditions, the existing dry weather pumps will continue to be used.</p> <p>The WWTP Expansion Project design is nearly complete, and awaiting EGLE approval. Construction is scheduled to start in the Summer of 2025 with the approval of City Council.</p> <p>Project Need & Impact: The City is expecting a pending Administrative Consent Order from EGLE for Sanitary Sewer Overflow to be issued. Sanitary Sewer Overflows occur during heavy precipitation events. Planned expansion will alleviate overflows and provide capacity for future users. Cooperative Development Area growth is expected to add many more customers.</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					
PROJECT TITLE:	M-43 Sanitary Sewer Improvement				
FUNDING SOURCE(S):	Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$1,840,000		
<p>Project Description: Sanitary sewer improvement; located under the M-43 state highway, West of Jenne St., East of the John Earl Drain Extension.</p> <p>Project Need & Impact: Sanitary sewer replacement, 15" diameter pipe to a 21" diameter pipe to increase capacity due to a flow restriction caused by inadequate pipe diameter.</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					

PROJECT TITLE:	Union Street Phase I – Reconstruction				
FUNDING SOURCE(S):	Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$308,080				
<p>Project Description: Union St. reconstruction- N. Clinton to Church. To be bid concurrently with Morely Street below.</p> <p>Project Need & Impact: Sewer main replacement as part of street reconstruction. Sewer main estimated to be 100 years old.</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					
PROJECT TITLE:	Inflow and Infiltration Reduction				
FUNDING SOURCE(S):	Bond Proceeds/Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$350,000	\$350,000	\$350,000	\$350,000
<p>Project Description: Develop a plan based on past work and new investigation to address inflow and infiltration (I&I). Consultant to be hired to help in developing plan and implementation schedule. Implementation of plan likely to occur on several fronts including replacement /repair of manholes, repair of sewer collection system which is vulnerable to inflow (laterals located on private property) and cross connected footing drains located on private property.</p> <p>Project Need & Impact: The wastewater collection system takes in groundwater (infiltration) throughout the year and stormwater (inflow) seasonally. Groundwater and stormwater enters the sewer system and reduces capacity. In many cases privately owned sump pumps are connected to the sewer system, contributing to the problem. The stormwater/groundwater unnecessarily reduces system capacity and requires treatment.</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					
PROJECT TITLE:	Belknap Street Reconstruction				
FUNDING SOURCE(S):	Bond Proceeds/Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$336,000			
<p>Project Description: Reconstruct Belknap St. from E. Scott to Edwards.</p> <p>Project Need & Impact: Sewer main replacement during street construction. The existing sewer main is approximately 65 years old. Design and construction engineering costs: \$150,480.</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					

PROJECT TITLE:	Whitney Street Lift Station Repair				
FUNDING SOURCE(S):	Water & Sewer Fund/Water and Sewer Utility Rates				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$80,000				
<p>Project Description: The Whitney Street Lift Station is located near the Grand River north of the Recycling Center. The lift station is part of the sanitary sewer collection and transmission system.</p> <p>Project Need & Impact: The Whitney Street Lift Station is in need of future major repairs, however with some intermediate repair work, the major repairs can be deferred for several years. The intermediate work consists of replacement valves and pumps.</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					
PROJECT TITLE:	Spring Street – Reconstruction				
FUNDING SOURCE(S):	Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$298,000		
<p>Project Description: Spring St. reconstruction Walnut to Kent</p> <p>Project Need & Impact: Street reconstruction to include new sewer main. The existing sewer main is approximately 90 years old. New pavement and watermain replacement included as part of street reconstruction.</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					
PROJECT TITLE:	Union Street Phase II – Reconstruction				
FUNDING SOURCE(S):	Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
				\$117,074	
<p>Project Description: Union St. reconstruction Church to Whitney</p> <p>Project Need & Impact: Sewer main replacement as part of street reconstruction.</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					
PROJECT TITLE:	Colonial Park Dr.				
FUNDING SOURCE(S):	Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
					\$285,000
<p>Project Description: Colonial Park Drive- street reconstruction</p> <p>Project Need & Impact: Sewer main replacement as part of street reconstruction project</p> <p>Link to City Council Priorities: Tier 1 – Sanitary Sewer Improvements</p>					

W&S – WATER & SEWER: WATER PORTION

PROJECT TITLE:	Well Development – Well #11				
FUNDING SOURCE(S):	Bond Proceeds/Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$590,658				
<p>Project Description: Completion of new 12" well located in the eastern part of Jaycee Park with a depth of approximately 400 feet. Well will connect to new raw water main. \$158,500 was spent in FY 2025 for engineering and related preliminary well costs.</p> <p>Well house, pump, and completion of well will occur in FY 2027. Engineering for wellhouse: \$58,000</p> <p>Project Need & Impact: Additional wells are needed as the City is nearing its firm water capacity limit, which is regulated by EGLE. Well 11 will provide an additional source of drinking water and will improve capacity.</p> <p>Link to City Council Priorities: Tier 1 – Water System Improvements</p>					
PROJECT TITLE:	Well Development – Future Well #12				
FUNDING SOURCE(S):	Bond Proceeds/Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$1,000,000				
<p>Project Description: New well likely to be located on the east side of City. Will be similar in nature to Well #11. Project costs include engineering and well house, pump, and related items. Approximately 4 acres are needed for a well site due to EGLE required separation distances. Property acquisition costs are not included in the FY 2027 costs.</p> <p>Project Need & Impact: Additional wells are needed as the City is nearing its firm water capacity limit, which is regulated by EGLE. Future Well 12 will provide an additional source of drinking water and will improve fixed capacity.</p> <p>Link to City Council Priorities: Tier 1 – Water System Improvements</p>					
PROJECT TITLE:	Union Street Phase I – Reconstruction				
FUNDING SOURCE(S):	Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	\$416,000				
<p>Project Description: Union St. Reconstruction- N. Clinton to Church. To be bid concurrently with Morely Street below. Project coordinated with street reconstruction and new sewer main.</p> <p>Project Need & Impact: Watermain replacement as part of street reconstruction. Watermain is estimated to be 100 years old.</p> <p>Link to City Council Priorities: Tier 1 – Water System Improvements, Tier 2 – Complete Streets System Improvements</p>					

PROJECT TITLE:	Belknap Street Reconstruction				
FUNDING SOURCE(S):	Bond Proceeds/Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$538,000			
<p>Project Description: Belknap St. reconstruction E. Scott to Edwards Project Need & Impact: Watermain replacement as part of street reconstruction. Watermain is estimated to be 65 years old. Link to City Council Priorities: Tier 1 – Water System Improvements, Tier 2 – Complete Streets System Improvements</p>					
PROJECT TITLE:	Watermain -Existing Grand River Crossing Replacement and additional Grand River Watermain Crossing				
FUNDING SOURCE(S):	Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$1,000,000	\$1,000,000		
<p>Project Description: FY-2028 - Replacement and upgrade of existing 8” cast iron watermain with 12” watermain. The watermain crossing is located between the Island Park parking lot and the Front St. Water Tower. The new 12” watermain will be bored under the river. FY- 2029- Additional crossing of Grand River between WWTP and W. Main St. Project Need & Impact: FY -2028 -Existing 8” watermain is 118 years old and provides potable water and fire suppression to many residences and businesses on the north side of town. The watermain is one of two that serve the north side of the Grand River. FY-2029- Additional water pressure, fire suppress, and improved water quality. Loops system Link to City Council Priorities: Tier 1 – Water System Improvements</p>					
PROJECT TITLE:	Decommissioning of Obsolete Iron Removal Plant				
FUNDING SOURCE(S):	Grant/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
		\$900,000			
<p>Project Description: The former Iron Removal Plant is located adjacent to the new Iron Removal Plant on M-43. Decommissioning will include removal and proper disposal of filter media and other components. The existing building will be reused and repurposed once decommissioning is complete. Project Need & Impact: In order to reuse the existing building, removal of the filter media and removal of other water treatment equipment is required. Michigan EGLE requires the proper disposal of used filter media. Link to City Council Priorities: Tier 1- Water System Improvements</p>					

PROJECT TITLE:	Spring Street – Reconstruction				
FUNDING SOURCE(S):	Bond Proceeds/Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$566,000		
<p>Project Description: Spring St. reconstruction Walnut to Kent Project Need & Impact: Watermain replacement as part of street reconstruction. Watermain estimated to be 90 years old. Link to City Council Priorities: Tier 1 – Water System Improvements, Tier 2 – Complete Streets System Improvements</p>					
PROJECT TITLE:	Evaluation of Water Storage				
FUNDING SOURCE(S):	Grant/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
			\$27,000		
<p>Project Description: Evaluation of Water Storage Infrastructure at various locations in the City Project Need & Impact: Evaluation of the City’s water storage towers, tanks, and facilities is needed to ensure that adequate water pressure for domestic use and fire suppression is available. The Front Street Water Tower, which provides potable water and fire suppression water to the north side of town, is 118 years old. Link to City Council Priorities: Tier 1- Water System Improvements</p>					
PROJECT TITLE:	Union Street Phase II - Reconstruction				
FUNDING SOURCE(S):	Water & Sewer Fund				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
				\$530,000	
<p>Project Description: Union St.- reconstruction Church to Whitney. Project Need & Impact: Watermain replacement as part of street reconstruction. Link to City Council Priorities: Tier 1 – Water System Improvements, Tier 2 – Complete Streets System Improvements</p>					
PROJECT TITLE:	Front Street Water Tower Replacement				
FUNDING SOURCE(S):	Water & Sewer Fund/Water and Sewer Utility Rates				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
				\$5,000,000	
<p>Project Description: The Front Street Water Tower is 118 years old. Its capacity is 100,000 gallons of water. It is located on Front Street, on the north side of the Grand River and is iconic. Project Need & Impact: The Front Street Water Tower provides water supply and pressure to the residences and businesses on the north side of the river. Although the water tower continues to be viable, a new, larger capacity (500,000gallon minimum) water tower is needed. Link to City Council Priorities: Tier 1 – Water System Improvements</p>					

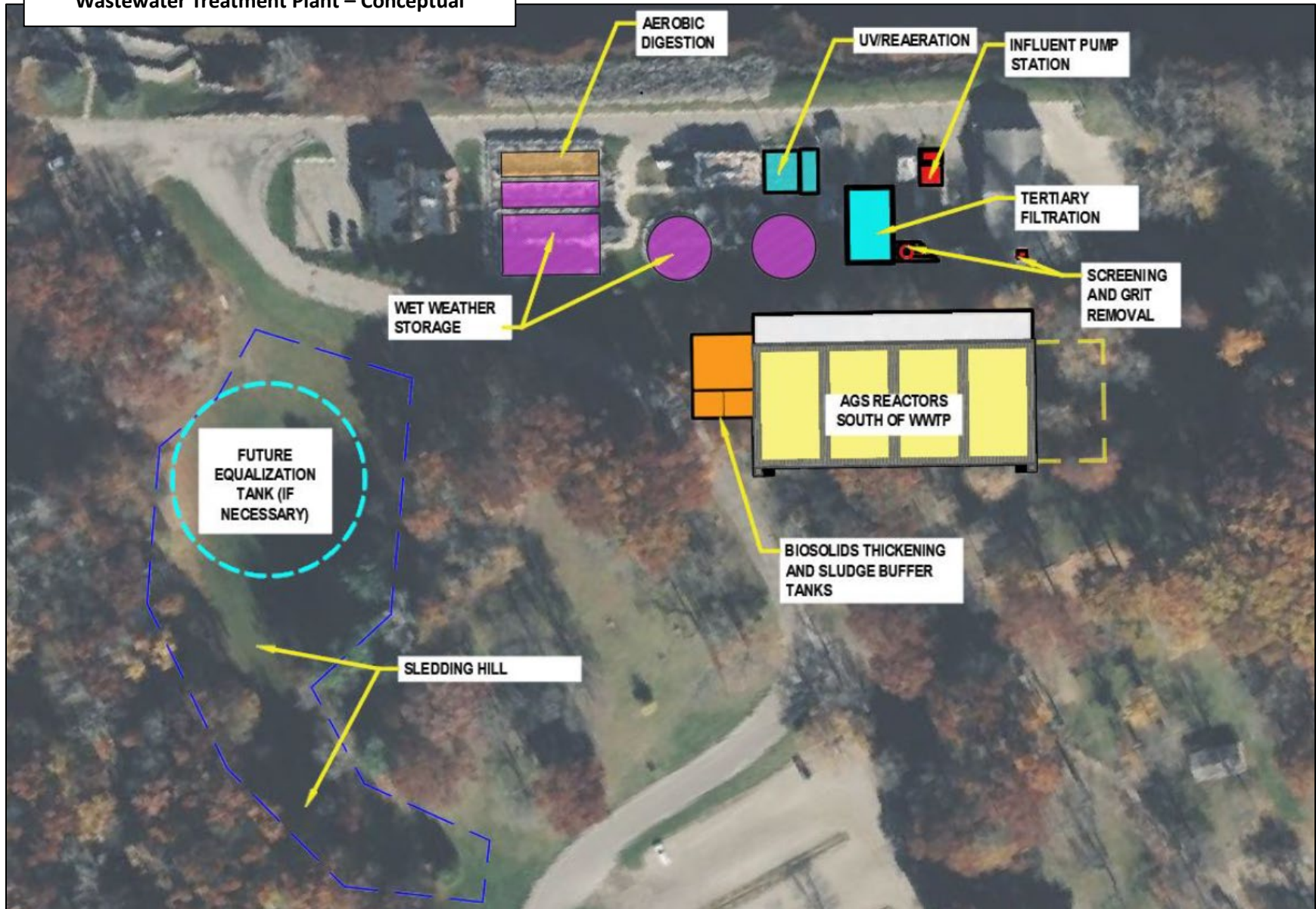
PROJECT TITLE:	Colonial Park Dr.				
FUNDING SOURCE(S):	Grant/Property Taxes				
FISCAL YEAR COST:	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
					\$600,000
<p>Project Description: Reconstruction of Colonial Park Drive Project Need & Impact: Watermain replacement as part of street reconstruction Link to City Council Priorities: Tier 1- Water System Improvements, Tier 2 -Complete Streets System Improvements</p>					

ATTACHMENTS

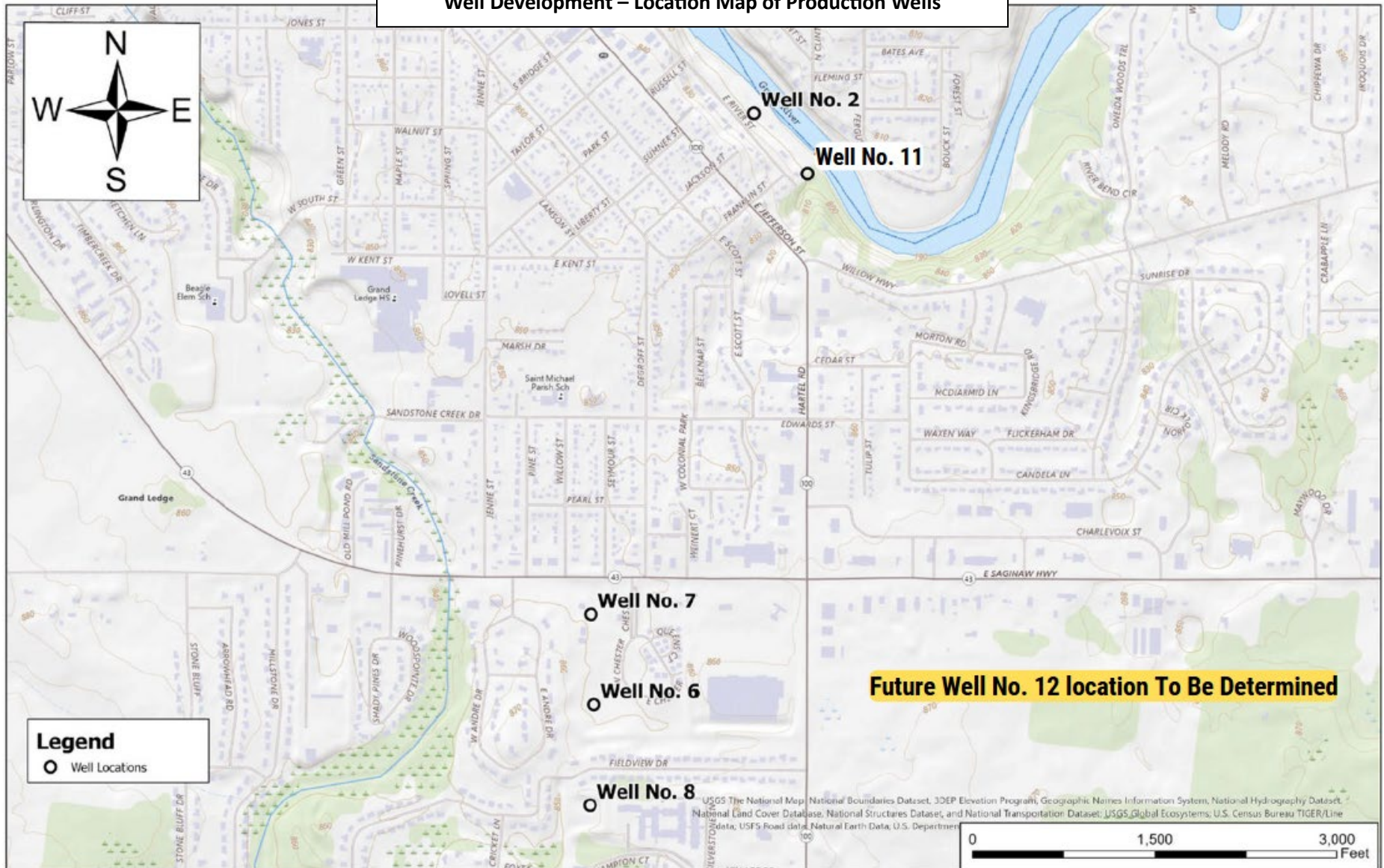
Adjacent to Fitzgerald Park – Ballfield Phase II



Wastewater Treatment Plant – Conceptual



Well Development – Location Map of Production Wells



TO: Planning Commission

FROM: Nicholas Montry, Zoning Administrator

RE: Introduction of Draft Ordinance – Prohibited Vegetation (Repeal and Replace of Chapter 16, Article VI)

DATE: February 26, 2026

BACKGROUND

On February 9, 2026, I began serving as the City’s Zoning Administrator. At the time of my appointment, a draft amendment to Chapter 16 – Environment, Article VI was already under consideration. Given the transition in administrative leadership and the importance of having clear and enforceable property maintenance standards, I undertook a comprehensive review of both the existing ordinance and the prior draft language.

Through research of comparable municipalities and evaluation of our current enforcement framework, it became apparent that a full repeal and replace approach would provide greater clarity and long-term consistency than continuing to amend the existing structure. The current ordinance contains language and formatting that may create ambiguity for residents and challenges for consistent enforcement.

The proposed draft ordinance, titled **“Prohibited Vegetation,”** is structured to:

- Establish clear, objective standards for compliance
- Improve readability and accessibility for residents
- Provide a transparent and predictable enforcement process
- Aligning regulatory language with modern best practices

This draft reflects best practices observed in similarly situated communities and is structured to improve both voluntary compliance and defensible enforcement. The proposed ordinance has not yet been reviewed by the City Attorney, and any recommendation for adoption should be considered contingent upon the City Attorney’s formal review and approval.

RECOMMENDATION:

I respectfully request that the Planning Commission review the attached draft ordinance and provide policy-level feedback and guidance. Specifically, I am seeking the Commission’s input regarding:

- Whether the proposed standards appropriately reflect community expectations
- Whether the enforcement framework is reasonable and proportionate
- Any areas where additional clarification or refinement would be beneficial

Your feedback will assist in refining a final draft that is clear, balanced, and responsive to community expectations prior to presentation to City Council.

PLANNING COMMISSION ACTION REQUESTED

Although review of this ordinance by the Planning Commission is not mandated by law, obtaining the Commission's review and recommendation is consistent with past City practice. A motion is requested to recommend approval of the draft Prohibited Vegetation Ordinance, with or without modification, subject to review and approval by the City Attorney.

Attachments:

Amendment Draft

Repeal and Replace Draft Ordinance

PART II - CODE OF ORDINANCES
Chapter 16 - ENVIRONMENT
ARTICLE VI. Prohibited Vegetation

Sec. 16-###. – Purpose

The purpose of this ordinance is to protect public health, safety, and neighborhood appearance by regulating overgrown or harmful vegetation. Overgrown, unmanaged, or invasive vegetation can create fire hazards, obstruct sidewalks and sightlines, contribute to pest harborage, impair drainage, and create conditions associated with neighborhood blight and property deterioration. Such conditions negatively impact surrounding properties and are detrimental to public health, safety, and general welfare.

Sec. 16-###. Prohibited Vegetation Definition

Prohibited Vegetation means any plant growth that meets one or more of the following:

- a. Grass, weeds, scrub vegetation, or similar vegetation over ten (10) inches in height.
- b. Any plant listed as a noxious weed under the **Michigan Seed Law and Regulations (Act 329 of 1965)** and the **State of Michigan Noxious Weeds Statute (Act 358 of 1941)**, as amended.
- c. Any vegetation that is dead, diseased, invasive, or harmful to public health or safety.
- d. Any vegetation that obstructs sidewalks, streets, traffic visibility, or drainage.

Sec. 16-###. Applicability.

This Article regulates prohibited vegetation as defined herein. Trees are not regulated under this Article and shall be subject to Chapter 16, Article V, Division 2 of the City Code.

Sec. 16-###. Nuisance Declared

Vegetation that meets the definition of Prohibited Vegetation under Sec. 16-### constitutes a public nuisance. It shall be unlawful for any owner, occupant, or person in control of property to permit Prohibited Vegetation to grow or remain on such property.

Sec. 16-###. Notice of Violation

If Prohibited Vegetation exists, the City Manager or their authorized designee shall issue a written Notice of Violation to the property owner, occupant, or person in control of the property.

The notice may be delivered by one or more of the following methods:

1. First-class mail to the owner of record
2. Posting the notice on the property
3. Personal service

The Notice of Violation shall include:

1. A description of the violation

2. The required corrective action
3. The deadline for compliance
4. A statement that failure to comply may result in City abatement

Failure to receive or accept notice does not prevent enforcement if the City has made reasonable efforts to provide notice.

Sec. 16-###. Time to Correct

The owner, occupant, or person in control of the property shall correct the violation within three (3) business days after the date of notice.

If the City Manager or authorized designee determines that Prohibited Vegetation creates an immediate hazard to public safety, such as obstructing traffic visibility, blocking sidewalks, creating fire risk, or harboring dangerous conditions, the City may require correction within a shorter time or may immediately abate the violation without further notice.

Sec. 16-###. City Abatement; Costs

If the violation is not corrected within the timeframe specified in the Notice of Violation, the City Manager or their authorized designee may enter upon the property and remove or otherwise abate the Prohibited Vegetation to protect the public health, safety, and welfare.

All costs incurred by the City in connection with the abatement, including administrative expenses as established by the City's adopted fee schedule, shall be the responsibility of the property owner. The City shall provide written notice to the property owner of the total costs incurred and shall demand payment within thirty (30) days of the date of such notice.

If the costs are not paid in full within thirty (30) days, the unpaid amount shall be placed on the tax rolls as a lien against the property involved and collected in the same manner provided for collection of real property taxes, plus interest as provided for delinquent property taxes.

Sec. 16-###. Exceptions

(a) The provisions of this Article shall not apply to:

- (1) Land actively devoted to agricultural use or maintained in a fallow state as part of a bona fide agricultural operation.
- (2) Stormwater detention or retention facilities constructed and maintained in accordance with an approved site plan or applicable engineering standards.
- (3) Mature wooded areas.

- (4) Public parks.
 - (5) Areas adjacent to or within natural waterways, including rivers, streams, creeks, ponds, and wetlands.
 - (6) Steep slopes or protected natural areas where vegetation is necessary to prevent erosion.
 - (7) Trees, which are regulated separately under Chapter 16, Article V, Division 2, Dangerous Trees of the City Code.
-
- (b) Underdeveloped parcels of land that are at least one acre in size and/or directly adjoin a natural waterway, railroad right-of-way, mature wooded area, undeveloped area or field for growing crops, whether actively being farmed or in a fallow state are only required to be maintained in compliance with this chapter to a depth of 20 feet, beginning from the edge of the street(s) upon which the parcel is located or to an existing wooded area, whichever is lesser.
 - (c) In addition to the foregoing exemptions, the City Manager or their designee may grant a written exemption from the requirements of this Article for specific areas where such exemption is necessary for erosion control, protection of urban forestry, preservation of community character, or the protection of native flora or fauna.

Sec. 16-###. Severability

If any part of this ordinance is found invalid, the remaining sections remain in effect.

Legislative Bill Package

Introduced:

- [HB 5529 \(Grant\) Land Division Act Lot Size](#): Prohibits local ordinances from requiring a minimum parcel or lot size greater than 1,500 square feet for detached single-family residence where the subdivision is accessible and will be served by public water and sewer
- [HB 5530 \(Wortz\) Lot Size](#): Prohibits a minimum parcel size greater than 1,500 square feet for detached single-family residence where the parcel is accessible and will be served by public water and sewer.
- [HB 5531 \(Neeley\) Study Requirements](#): Allows local units of government to require reasonably necessary studies in reviewing a site plan application. Limits circumstances of when additional information can be required for the same application after initial approval. Creates a 60-day decision shot clock after receipt of a site plan for a local unit of government.
- [HB 5532 \(Aragona\) Protest Petitions](#): Expands the qualifying petition area to 300 ft and sets a 60% signature threshold.

To Be Introduced:

- **Duplex by Right**: Creates a statewide definition of “duplex.” Mandates duplexes are a permitted use in any district where single family residences are allowed and not subject to any procedures different from a single-family residence.

- **Parking Requirements:** Mandates parking requirements at no more than one space per dwelling unit for multifamily residential use of property. Allows mobile homes in any residential zone.
 - **“Mobile home”** means a structure that is transportable in 1 or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.
- **Accessory Dwelling Units:** Creates a statewide definition of “accessory dwelling unit” (ADU). Mandates ADUs are permitted by right in residential zoning districts and not subject to a public hearing. ADUs are prohibited from density calculations, additional parking requirements, and owner occupancy requirements. Allows mobile homes in any residential zone.
- **Setback Requirements:** Mandates setback requirements at 15 feet or less from the front property line and five feet from the side or rear for dwellings or outbuildings if the local unit of government is located in whole or part within a metropolitan statistical area (MSA) or is located adjacent to a MSA area.
- **Dwelling Size:** Prohibits a minimum area requirement greater than 500 square feet for a dwelling.

Supporters of preemption often point to declining permits, rising home prices, and regulatory costs as justification for statewide mandates. While these pressures are real, they are driven by broader economic forces including the

housing crash, rising labor and material costs, high interest rates, and complex market dynamics that go far beyond local zoning. **Sweeping mandates oversimplify the problem and ignore the unique needs and circumstances of Michigan's diverse communities.**

Thank you for taking the time to advocate for your community by voicing your opposition. **Your engagement will lead to our success.** If you have any questions, please do not hesitate to reach out to Jen Rigterink at jrigterink@mml.org or John LaMacchia at jlamacchia@mml.org.

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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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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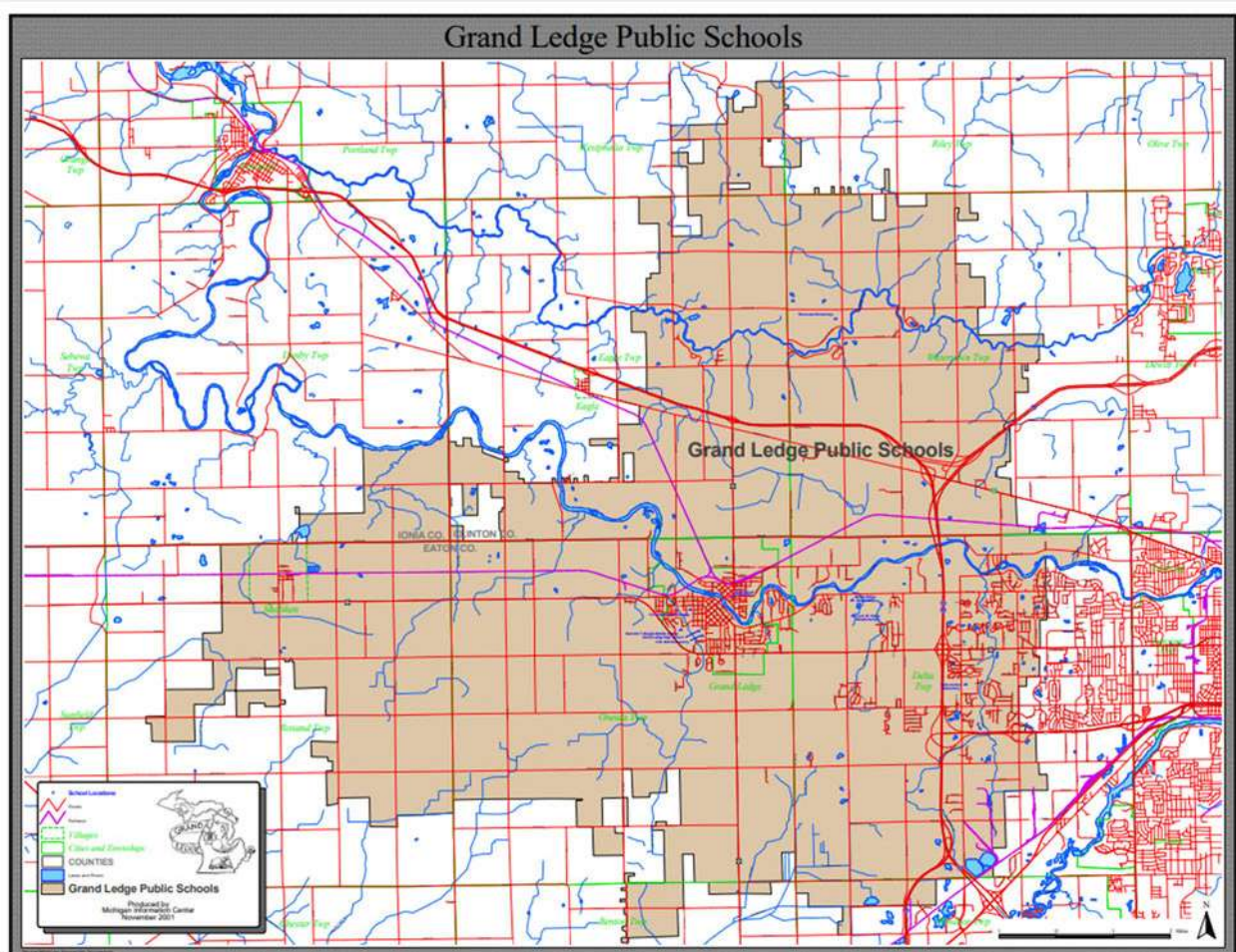
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Chapter 4 Grand Ledge Public Schools

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 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.