



Grand Ledge Planning Commission

Agenda

Thursday, April 2, 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 April 2, 2026, Planning Commission meeting agenda
- V. **Approval of Minutes**
 - A. Motion - To approve the March 5, 2026, Regular Planning Commission Meeting Minutes
- VI. **Unfinished Business**
- VII. **New Business**
 - A. Motion - to conditionally approve the site plans prepared by Studio Intrigue Architects and Kebs dated March 26, 2026 for a Lake Trust Credit Union and parking lot improvements at 860 E. Saginaw Hwy.
 - B. Discussion – Public Act 58 of 2025 and consideration of a local ordinance.
- 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 02 April 2026 Planning Commission agenda:

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/87241849008>

Phone one-tap:
+13017158592,,87241849008# (Washington DC), +13052241968,,87241849008#

Join via audio:
+1 301 715 8592 (Washington DC), +1 305 224 1968, +1 309 205 3325, +1 312 626 6799
(Chicago), +1 646 876 9923 (New York), +1 646 931 3860, +1 253 205 0468, +1 253 215 8782
(Tacoma), +1 346 248 7799 (Houston), +1 360 209 5623, +1 386 347 5053, +1 408 638 0968 (San

Jose), +1 507 473 4847, +1 564 217 2000, +1 669 444 9171, +1 669 900 6833 (San Jose), +1 689
278 1000, +1 719 359 4580

Webinar ID: 872 4184 9008

International numbers available: <https://us02web.zoom.us/j/kdkZBLTDqM>

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

PLANNING COMMISSION MINUTES – REGULAR MEETING
THURSDAY, MARCH 5, 2026 – 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF PLANNING COMMISSION** – Todd Gute, Vice Chair (acting as Chair for this meeting); Commissioners John Brunette, Bob Doty, Rachel Duncan, Tom Hedlund, Simeon Lowe, Erica Shuff, Mike Stevens (absent) and Matt Salmon (absent),
OTHERS PRESENT – Rich Morrison and Nick Montry, Zoning Administrator

Vice Chair Gute introduced and welcomed Zoning Administrator Nicholas (Nick) Montry. Mr. Montry spoke briefly on his background. Commissioners welcomed Mr. Montry to the City.

II. PLEDGE OF ALLEGIANCE

Zoning Administrator Nick Montry Duncan led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

Council liaison Jancek reported that the Iron Removal Plant has been fully operational for some time. He also noted that the Wastewater Treatment Plant construction is on schedule. He updated the Commission on other items of interest.

IV. APPROVAL OF REGULAR AGENDA

- A. Motion** – To approve the Thursday, March 5, 2026, Planning Commission regular agenda.

COMMISSIONER HEDLUND, MOVED, AND COMMISSIONER LOWE SECONDED, TO APPROVE THURSDAY, MARCH 5, 2026, PLANNING COMMISSION REGULAR MEETING AGENDA, AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF MINUTES

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

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

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- A. Motion** – To approve the draft 2026-2031 Capital Improvements Plan and recommend approval to City Council Review of Draft Master Plan.

Community Development Director Rich Morrison presented the Capital Improvements Plan (CIP). He called the Commission's attention to page 37 of the CIP which added a watermain crossing of the Grand River to replace a broken and abandoned watermain crossing of the River between Jaycee Park and E. Front St. He provided an overview of the 2026-2031 CIP.

The Commission asked questions about several Capital Improvements Plan projects and discussed the CIP.

COMMISSIONER DOTY MOVED, AND COMMISSIONER LOWE SECONDED, TO RECOMMEND THAT CITY COUNCIL ADVANCE THE ENTRYWAY SIGNAGE PROJECT LISTED ON PAGE 22 OF THE CIP IF FUNDING ALLOWS. MOTION CARRIED UNANIMIOUSLY.

COMMISSIONER DOTY MOVED, AND COMMISSIONER BRUNETTE SECONDED, TO RECOMMEND THAT CITY COUNCIL ADVANCE THE WIDEWALK -E. SAGINAW TO ROUNDABOUT PROJECT LISTED ON PAGE 22 OF THE CIP AND INCLUDE IT IN THE FY 2027-2032 CIP AS A CITY FUNDED PROJECT DUE TO SAFETY CONCERNS. MOTION CARRIED UNANIMIOUSLY

COMMISSIONER DOTY MOVED, AND COMMISSIONER DUNCAN, TO APPROVE THE FY 2026-2031 CAPITAL IMPROVEMENTS PLAN AND RECOMMEND THAT CITY COUNCIL APPROVE THE CIP. MOTION CARRIED UNANIMIOUSLY

- B. Motion** – To recommend approval of the draft Prohibited Weed Ordinance to City Council.

Zoning Administrator Nick Montry provided an overview of the Prohibited Weed Ordinance. He provided several reasons that a new ordinance was being advanced, including ease of reading and understanding by the public.

The Planning Commission discussed the draft ordinance and asked questions.

COMMISSIONER DUNCAN MOVED, AND COMMISSIONER SCHUFF SECONDED THAT THE PLANNING COMMISSION RECOMMENDS THAT CITY COUNCIL APPROVE THE PROHIBITED WEED ORDINANCE FOLLOWING REVIEW BY THE CITY ATTORNEY AND FURTHER CLARIFYING LANGUAGE ADDED BY STAFF. MOTION CARRIED UNANIMIOUSLY.

- C. Discussion** – The State legislative bill package that would pre-empt local zoning authority and consider possible action.

The Planning Commission discussed and voiced its displeasure with the bills that would pre-empt local zoning laws. Commissioners stated that local governments were better suited to dealing with local

issues that broad based policies enacted by the State. Commissioners acknowledged the bills could be applicable in a new zoning district, but do not agree with the proposed legislative bills. Acting Chair Gute remarked that the bill package undermines and devalues the years of investment made by the Planning Commission insuring that Grand Ledge's character and viability through site plan review and ordinance enactment.

COMMISSIONER DOTY MOVED, AND COMMISSIOER HEDLUND SECONDED THAT THE PLANNING COMMISSION REQUESTS STAFF TO DRAFT AND SEND A LETTER TO LOCAL LEGISLATORS OPPOSING THE ATTEMPT BY THE STATE TO PRE-EMPT LOCAL ZONING AND INFORM LEGISLATOR THAT LOCAL DECISIONS SHOULD BE MADE BY LOCAL MUNICIPALITIES. MOTION CARRIED UNANIMIOUSLY.

- D. Motion** – To recommend that City Council pass a resolution to assert its right to approve or reject the Master Plan.

Community Development Director Rich Morrison provided a brief overview of the topic. He indicated that approval of the Master Plan by City Council is important as it demonstrates that the Planning Commission and City Council are on the same page.

COMMISSIONER SCHUFF MOVED, AND COMMISSIONER HEDLUND SECONDED, TO THAT THE PLANNING COMMISSION REQUEST THAT CITY COUNCIL TO PASS A RESOLUTION AS REQUIRED BY PA 33 of 2008 TO ASSERT ITS RIGHT TO APPROVE OR REJECT THE MASTER PLAN. MOTION CARRIED UNANIMOUSLY.

- E. Discussion** – Draft Master Plan – Review of Grand Ledge Public Schools section of the draft Master Plan.

Community Development Director Rich Morrison briefed the Planning Commission on this matter. The Planning Commission acknowledged the value of having a Grand Ledge Public Schools section in the Master Plan.

- F. Discussion** – Draft Master Plan – Review timetable for adoption of Master Plan and review the Unfinished Business list.

The Planning Commission reviewed the timetable for review and adoption of the Master Plan by the Planning Commission, currently scheduled for a Public Hearing and approval on June 2026, and reviewed the Unfinished Business list. Staff prepared the list, which are items that the Planning Commission did not have time to address during the development of the current Master Plan development. The Commission identified the following three items to as priorities: locations for pedestrian bridges, concepts for reuse/relocation of Front St. Water Tower if the water tower is no longer viable, identify optimal locations for aging in place housing. The Unfinished Business list will be added to the Master Plan as an appendix.

- G. Discussion** – Public Act 58 of 2025 – House/Senate Bill increasing the allowable parcel divisions under certain circumstances.

Rich Morrison introduced the topic, which included informing the Commission that the number of divisions has increased from 4 to 10, and that there is an option for local municipalities to allow

additional land divisions. The Commission discussed the topic and possible ramifications. No action was taken.

VIII. ZONING ADMINISTRATOR'S REPORT

IX. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- A. Rich Morrison reported the ADA Observation Platform in Jaycee Park is moving along well. Poor soils slowed progress for about 10 days. Demolition of the former Bob's Marathon building is supposed to occur in the next month or two. The State Land Bank is responsible for the demolition. The Parks and Rec Commission is working on its Park and Rec Master Plan.

X. AUDIENCE PARTICIPATION

Keith Weaver spoke to the Commission. He noted that the Oneida Township Planning Commission had not received the City Master Plan for review.

XI. COMMUNICATIONS FROM THE PLANNING COMMISSION

Commissions made brief comments about the meeting.

XII. ADJOURNMENT

CHAIR GUTE ADJOURNED THE THURSDAY, MARCH 5, 2026, PLANNING COMMISSION REGULAR MEETING, AT 8:07 P.M.

Nick Montry, Zoning Administrator

Todd Gute, Acting Chair

STAFF REPORT

TO: Planning Commission

FROM: Nick Montry, Zoning Administrator
Rich Morrison, Community Development Director

DATE: March 27, 2026

RE: Site Plan Review – Lake Trust Credit Union
860 E. Saginaw Highway, Parcel #: 400-013-100-023-00

The attached site plans and renderings are prepared by Studio Intrigue Architects and Kebs, Inc. show renovations and parking lot improvements for a Lake Trust Credit Union at 860 E. Saginaw Hwy. The site was formerly used as Tim Horton's and has been vacant for several years. A narrative requesting a waiver and parking that exceeds ordinance requirements has also been submitted.

The site plan packet includes architectural renderings, exterior improvements, signage, lighting, parking lot modifications, and drive through improvements

There was a misunderstanding between City staff and the architect about a year ago on whether site plan review was required for the project. When the current plans were submitted for staff review it was determined that Planning Commission review of the project is required. The narrative submitted by Studio Intrigue Architects makes reference to the misunderstanding.

Staff has authorized interior demolition work (at risk) in advance of site plan review and interior work is underway. Given that the project is the renovation of an existing site that has been vacant for several years, and acknowledging the misunderstanding above, staff has expedited the site plan review.

APPLICANT: Ken Jones (Studio Intrigue Architects)
1114 S. Washington #100
Lansing, MI 48910

OWNER: Lake Trust Credit Union
4605 S. Old Us Hwy 23
Brighton MI 48114

ZONING DESIGNATION: B-1, Highway Service district

[Type here]

PROPERTY SIZE: 38,332.8 square feet - 0.88

EXISTING LAND USE: Vacant (Former Tim Hortons)

SURROUNDING LAND USES: N: Strip Commercial/Baryames Cleaners
S: Vacant
E: Auto Zone
W: Doty Agency

SURROUNDING ZONING: N: “B-1” Highway Service District
S: “R-HD” Multiple Family Residential
E: “B-1” Highway Service District
W: “B-1” Highway Service District\

ZONING COMPLIANCE ANALYSIS

Use

The proposed use, a financial institution, is permitted as a principal use within the B-1 Highway Service District pursuant to Section 46-314(2) of the City Code.

As a permitted principal use, the development is not subject to the special conditions outlined in Section 46-315, except where specific site features such as a drive-through facility trigger applicable standards.

The proposed drive-through facility includes two service lanes. Section 46-315(5) requires a minimum of five (5) stacking spaces per service lane.

Drive-Through Facility

The proposed drive-through facility includes two service lanes. Section 46-315(5) requires a minimum of five (5) stacking spaces per service lane.

Based on the submitted site plan, both the outer and inner stacking lanes provide a minimum of five (5) stacking spaces and are compliant with the ordinance requirement. Staff has reviewed the layout and finds that the stacking configuration meets the minimum standards without adversely impacting adjacent parking areas or internal site circulation.

Accordingly, the proposed drive-through stacking layout is in compliance with Section 46-315(5).

SITE DEVELOPMENT STANDARDS

The following table lists the basic site development requirements of Article XVI for property that is zoned “B-1” Highway Service:

	Required /Permitted	Proposed
Rear Yard Setback (south)	20 feet	143 feet
Front Yard Setback (north)	30 feet	50 feet
Front Yard Setback (west)	30 feet	50 feet
Side Yard Setback (east)	10 feet	19 feet
Maximum building height	30 feet	28 feet, 10 inches

LANDSCAPING

Section 46-7 requires a landscape plan demonstrating compliance with minimum planting requirements, including provisions for tree credits and required buffering along public rights-of-way. Based on the submitted plan, five (5) existing trees with a caliper greater than six (6) inches qualify for ordinance credit, satisfying the required tree count. In addition, the plan identifies one (1) existing tree under six (6) inches and three (3) proposed trees, further supporting overall compliance with the ordinance standards.

The plan also provides the required greenbelt buffering along the public right-of-way, including four (4) trees and twenty (20) shrubs within the buffer area. The quantity and distribution of plantings meet the applicable buffering requirements.

The City finds the landscape plan to be in compliance with Section 46-7

LIGHTING

The originally submitted site plan identified a deficiency with respect to the minimum footcandle requirements of Section 46-11 of the Zoning Ordinance. A revised photometric plan has since been submitted and demonstrates that light levels across the site fall within the allowable range, not exceeding the maximum intensity of five (5) footcandles and maintaining the required minimum of one and one-half (1.5) footcandles.

To achieve compliance, the proposed pole height was increased from the originally submitted seventeen (17) feet to twenty-two (22) feet, with an additional three (3) foot base, resulting in a total height of twenty-five (25) feet. This height is compliant with the standards set forth in Section 46-11 of the Zoning Ordinance.

However, a detail reflecting the revised pole height has not been provided with the updated submission. As such, a condition of approval should include the submission of a lighting detail confirming the increased pole height and base to ensure consistency with the approved photometric plan.

PARKING

Section 46-475(12) of the Zoning Ordinance requires one (1) parking space for each 200 square feet of usable floor area for banks and credit unions. The proposed building contains 2,785 square feet, resulting in a minimum parking requirement of fourteen (14) spaces. The site plan depicts a total of twenty-nine (29) parking spaces, which exceeds the minimum required.

Section 46-475(14) of the Zoning Ordinance limits the maximum number of off-street parking spaces to the amount required by subsection (12), unless additional parking is approved by the Planning Commission based on evidence demonstrating that such parking is necessary to accommodate the use on a typical day.

The applicant has provided a narrative outlining the justification for the additional parking spaces. As proposed, the site plan exceeds the maximum number of permitted spaces and therefore does not meet the strict requirements of Section 46-475(14) without Planning Commission approval. The Planning Commission shall determine whether the applicant's justification satisfies the ordinance criteria for additional parking and may approve the excess parking accordingly.

Construction Requirements

The driveway and parking areas are proposed to be hard surfaced with asphalt and delineated with concrete curbing, in compliance with Section 46-476(14) of the Zoning Ordinance.

Dimensional Requirements

The proposed parking lot complies with the dimensional standards set forth in Section 46-476 of the Zoning Ordinance. The ordinance requires a minimum parking space size of nine (9) feet in width by nineteen (19) feet in length, along with a minimum maneuvering aisle width of twenty-two (22) feet.

The submitted site plan indicates parking spaces measuring (9) feet by 1(9) feet and (9) feet by (20) feet, with maneuvering aisles ranging from 22 to 23 feet in width.

Accordingly, the dimensional requirements meet or exceed the minimum standards of the ordinance.

STREETS AND ACCESS

The site is served by a single existing driveway providing ingress and egress to E. Saginaw Street. The driveway does not serve any adjacent properties and provides an approximate 68-foot opening at the right-of-way, with a 35-foot throat width. No access easements are required or proposed.

WASTE RECEPTACLES

The site plan depicts a (4' x 7') foot fenced enclosure, approximately (5) feet in height, intended to house wheeled trash bins for routine curbside collection. Section 46-17 of the Zoning Ordinance is not applicable in this case, as the ordinance expressly exempts portable trash containers intended for curbside pick-up. Based on the information provided, the proposed enclosure is consistent with this exemption, and no zoning compliance issues are identified.

UTILITIES

The existing building is to be repurposed and parking and paving expanded. No additional demand on water and wastewater utilities is expected. The City Engineer is currently reviewing the stormwater plan due to the increase in paved area.

SIGNAGE

Pursuant to Section 46-425(c) of the Zoning Ordinance, one (1) wall sign is permitted per building, provided the sign area does not exceed ten percent (10%) of the wall area upon which it is placed.

The north façade of the building contains approximately (770) square feet of wall area, allowing for a maximum sign area of (77) square feet.

In addition, one (1) ground sign is permitted. Ground signs shall not exceed six (6) feet in height and shall be set back a minimum of ten (10) feet from the future right-of-way line.

A sign permit application, including detailed plans, shall be submitted for review and approval prior to installation to ensure compliance with all applicable ordinance requirements.

ARCHITECTURAL STANDARDS

Section 46-21 of the City's Zoning Ordinance lists the architectural standards for commercial land uses in the "B-1" Highway Service zoning district. The existing building exterior materials will be removed and replaced with a combination of face brick, cement board siding, wood siding, and windows. The building proposed material selections satisfy ordinance requirements.

The architectural standards require that "The front façade of the building containing the primary customer entrance must face the public street." – Section 46-21 (4). The primary customer entrance is on the west side of the building. The entrances to the previous uses are in compliance with the ordinance requirements. The Planning Commission is authorized to waive this provision and other architectural standards, and the applicant is requesting a waiver from Section 46-21 (4).

WAIVER & ALLOWANCE FOR ADDITIONAL PARKING

A waiver from Section 46-21 (4) (primary customer entrance facing public street) has been requested. The site plan shows the primary customer entrance on the west side of the building. The applicant has requested a waiver as outlined in the narrative from Studio Intrigue Architects. **The Planning Commission will need to determine whether the waiver is warranted.**

Section 46-475 (14) sets the maximum number of parking spaces. The maximum parking spaces permitted by Ordinance 14. The site plan shows 29 parking spaces. Currently there are 24 parking spaces on site. Section 46-475 (14) authorizes the Planning Commission to permit additional parking spaces when satisfactory evidence is provided. The applicant is seeking approval of the 29 parking spaces shown on the plans as outlined in the narrative from Studio Intrigue Architects.

The Planning Commission needs to evaluate the request for additional parking and determine how many parking spaces will be permitted.

Governing Ordinance Provision

Section 46-475 (14) In order to minimize excessive areas of pavement which negatively impact aesthetic standards and contribute to high volumes of stormwater runoff, the maximum amount of off-street parking permitted for any use shall not exceed the amount of parking required by subsection (1) of this section. This requirement shall not apply to single-family or two-family dwellings. If permeable pavement is utilized, the number of parking spaces may be increased by ten percent of the amount of parking required by subsection (1) of this section. **In any case, the planning commission may permit additional parking over and above the number of spaces required by subsection (12) of this section based on evidence demonstrating that additional parking spaces are necessary to accommodate the use on a typical day**

ANALYSIS

In staff's opinion, the proposed building exterior improvements (brick, siding, and windows) improve the appearance of the building. The new landscaping exceeds Ordinance requirements.

The reuse/redevelopment of the site is welcome and the overall development plan is solid. The addition of a 'bypass lane' for the drive-through should be appreciated by the Planning Commission.

Staff does not have significant concerns with the customer entrance on the west side of the building however, the reasons provided in the waiver request are not compelling in staff's opinion. In the event that the Commission wishes to grant a waiver, solid reasons should be cited.

Like the request for the waiver, the reasons cited for the additional parking request are inadequate to satisfy ordinance requirement, in our opinion. The Planning Commission needs sound evidence to permit parking that exceeds ordinance maximum requirements. It is worth noting, that although the number of parking spaces on the proposed plan shows an increase of 5 spaces, the amount of asphalt surface has increased by approximately 1,100 square feet.

RECOMMENDATION

The City Engineer has not yet completed a review of the site plan. Staff does not believe that the Engineer’s review will affect the site design and the site plan can be approved conditioned on compliance with the site plan.

The waiver request and additional parking request are outstanding items; and review by the Commission is required. Staff believes the site plan can be approved once the Commission makes decisions on waiver and additional parking requests.

MOTION

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

“I move that the City of Grand Ledge Planning Commission approve the site plans prepared by Studio Intrigue Architects sheets A-301, C-100, A-301 showing compliance with architectural standards all last dated 3-26-2026, drawings prepared by Kebs, Inc sheets 1-6 last dated 3-26-2026 and elevation renderings prepared by Studio Intrigue Architects dated 3/12/2026 showing a Lake Trust Credit Union at 860 E. Saginaw Hwy subject to the following conditions:

- 1 - The City Engineers review and approval.
- 2 — The Granting of a waiver by the Planning Commission from Section 46-21 (to allow the front door to be on the west side) **OR** the submission of a revised site plan showing compliance with Section 46-21 to be approved by the Zoning Administrator.
- 3- The Planning Commission permits the number of parking spaces as presented in the site plans based upon the narrative submitted **OR** the submission of a revised site plan showing compliance with Section 46-21 to be approved by the Zoning Administrator.
- 4- Review and approval of lighting plan and light pole details by the Zoning Administrator.

Site Plan Review – Lake Trust Credit Union
March 27, 2026

ATTACHMENTS:

Application
Site Plans
Narrative



SITE PLAN REVIEW APPLICATION

Applicant(s)	Ken Jones (Studio Intrigue Architects)	Phone Number 517-372-8804
Email Address <i>Required</i>	KenJ@studiointrigue.com cc' StephanieS@studiointrigue.com	
Address	1114 S. Washington Ave. #100	Daytime 517-372-8804
	Lansing, MI 48910	
Interest in Properties <i>(Check One)</i>	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Represent Owner <input type="checkbox"/> Option to Buy <input type="checkbox"/> Lessee <input checked="" type="checkbox"/> Other: <u>Architect</u>	
Complete address of the property request to be reviewed:	400- 013-100-023-00 Owner: _ LAKE TRUST CREDIT UNION Address: 4605 S. OLD US HWY 23 BRIGHTON, MI 48114	Current Zoning District B-1 Phone Number 810-845-9321
Lot Size: Width: <u>115'</u> Length: <u>346'</u> Area: <u>.88 Acres</u>		
Proposed use of the property:	<i>Indicate attached if needed.</i> The proposed project shall entail the renovation of the prior Tim Hortons Restaurant and convert the existing building and site for a new Lake Trust Credit Union branch location.	

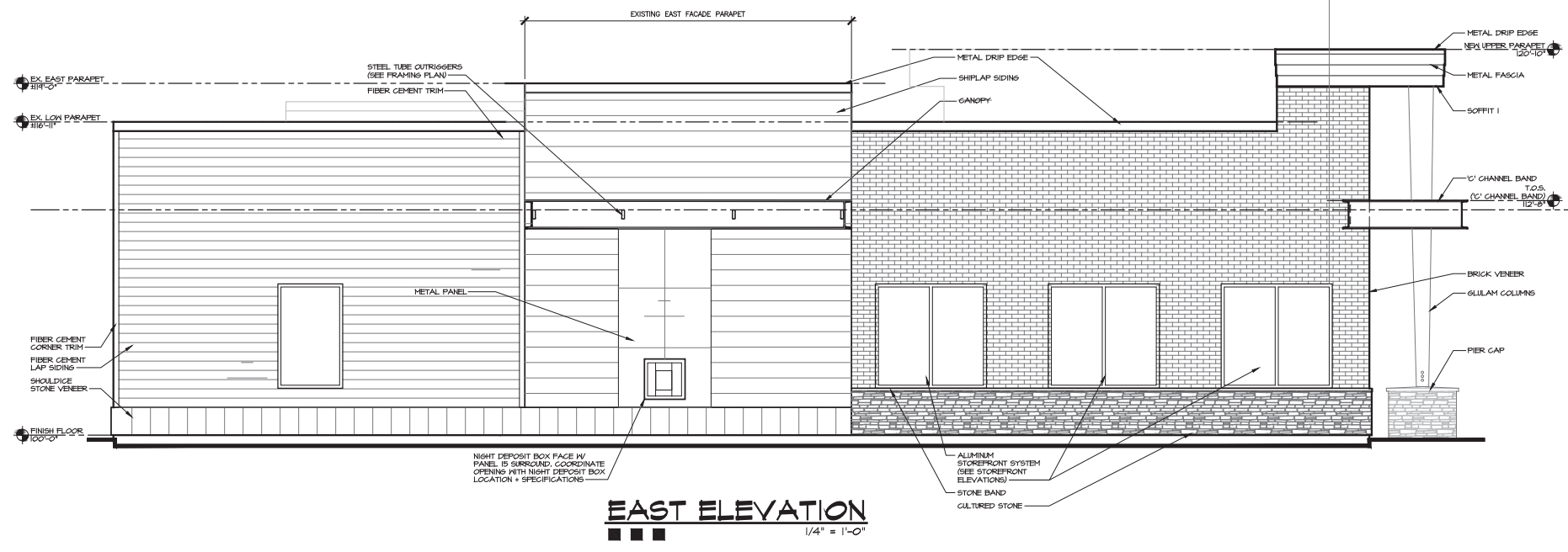
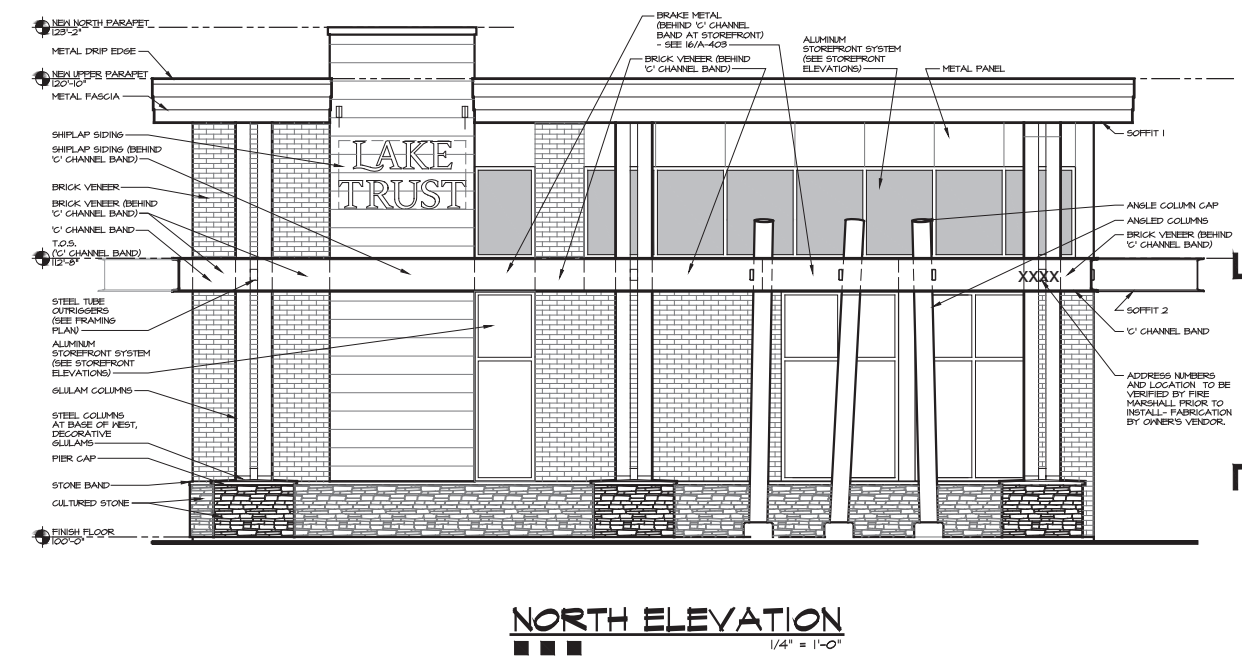
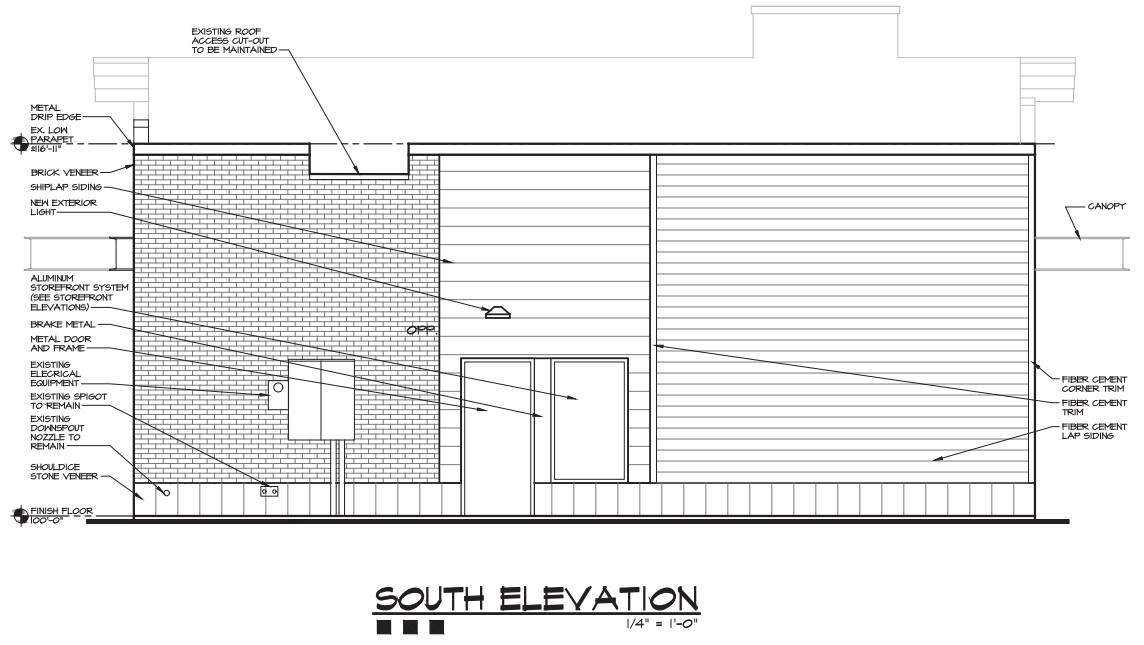
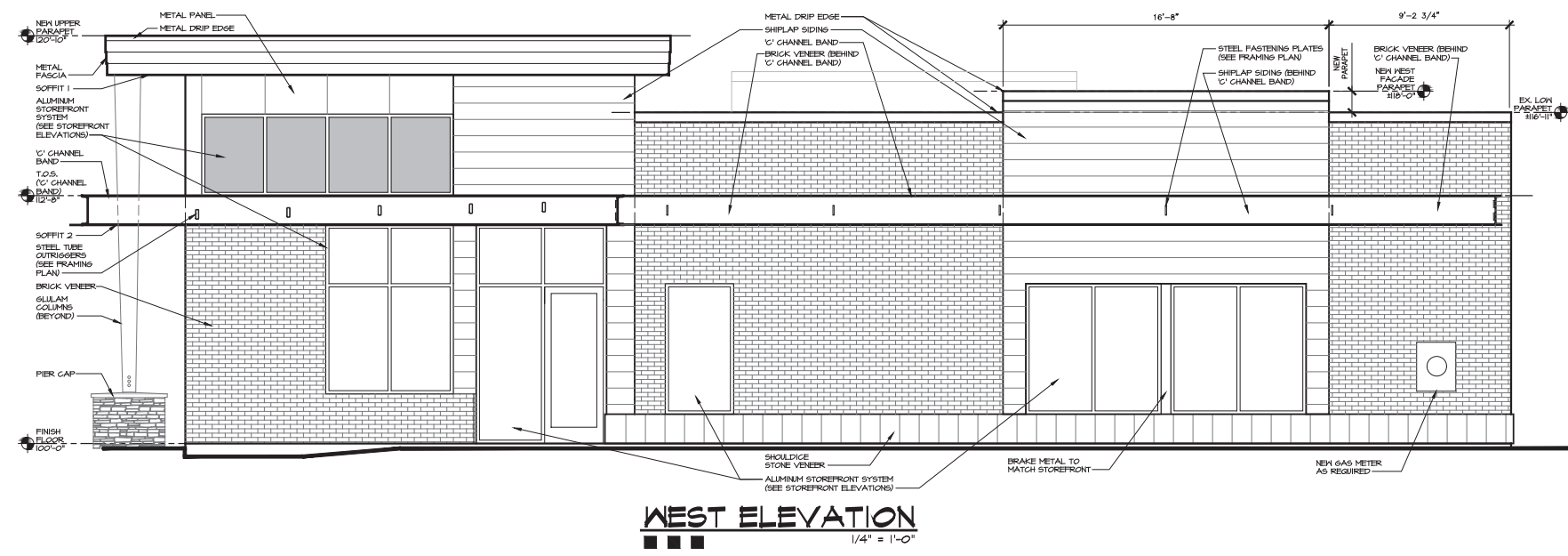
City of Grand Ledge – Planning & Zoning – Site Plan Review Application

Estimate the following:	<input type="checkbox"/> General Traffic Volume: <u>NO INCREASE ANTICIPATED</u> <input type="checkbox"/> Total Population Increase: <u>N/A</u> <input type="checkbox"/> Population per Acre: <u>N/A</u> <input type="checkbox"/> Hours of Operation: <u>9am- 5:00pm</u> <input type="checkbox"/> Total number of employees: <u>Estimated average 6 employees per shift</u> <input type="checkbox"/> Total building area proposed: <u>EXISTING (±2,785 S.F.)</u> <input type="checkbox"/> Parking Spaces: <u>29 SPACES (02 B.F.)</u>
Application must include photographs of the property, copies of any other required permits, and a site plan, as follows:	<input type="checkbox"/> Drawn to scale of 1" = 100' (1" = 50' for storm water plans) <input type="checkbox"/> Existing and proposed structures (buildings, trash receptacles, landscaping, etc.) <input type="checkbox"/> Existing and proposed parking areas and driveways <input type="checkbox"/> Existing and proposed roads, easements and other access points <input type="checkbox"/> Flood plain elevations, if applicable <input type="checkbox"/> Zoning classifications of all abutting land within 300 feet <input type="checkbox"/> Soil Erosion and Sedimentation Control (SESC) and National Pollutant Discharge Elimination System (NPDES) permits, if applicable

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

Applicant Signature:  Date: 03/16/26

For Office Use Only -----	Required Reviews	Approve / Deny		Initials
Fee Paid: _____	<input type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
Date Received: _____	<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
	<input type="checkbox"/> Building Official	<input type="checkbox"/>	<input type="checkbox"/>	_____



BUILDING SIGNAGE:

PER THE CITY OF GRAND LEDGE CODE OF ORDINANCES CHAPTER 46 - ZONING, ARTICLE XXI SEC. 46-625 c, ONE WALL SIGN PER BUILDING FACADE WITH ROAD FRONTAGE SHALL BE ALLOWED PROVIDED THE SIGNS ARE LIMITED TO NOT MORE THAN TEN PERCENT OF THE AREA OF THE WALL WHERE THE SIGN IS PLACED

NORTH FACADE WALL AREA:
770 S.F. (10%) = 77 S.F. ALLOWED

PROPOSED SIGNAGE: = 18 S.F. < 77 S.F.

NOTE!!! THE SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT SCALE THE ARCHITECTURAL DRAWINGS FOR FABRICATION OF SIGN DRAWINGS - THESE DRAWINGS ARE NOT SHOP DRAWINGS. THE SIGN VENDOR SHALL, PRIOR TO FABRICATING ANY SIGNS, VISIT THE PROJECT SITE TO MEASURE & OBSERVE FIELD CONDITIONS.

SITE PLAN REVIEW	PROPOSED REVISION
03/12/26	03/26/26

Copyright 2026 Studio [Intrigue] Architects, LLC

STUDIOintrigue
ARCHITECTS

1114 S. WASHINGTON AVE #100 LANSING MI, 48910 517.372.8804

Project Type
BUILDING RENOVATION

Project
LAKE TRUST GRAND LEDGE BRANCH

860 EAST SAGINAW STREET
GRAND LEDGE, MI 48837

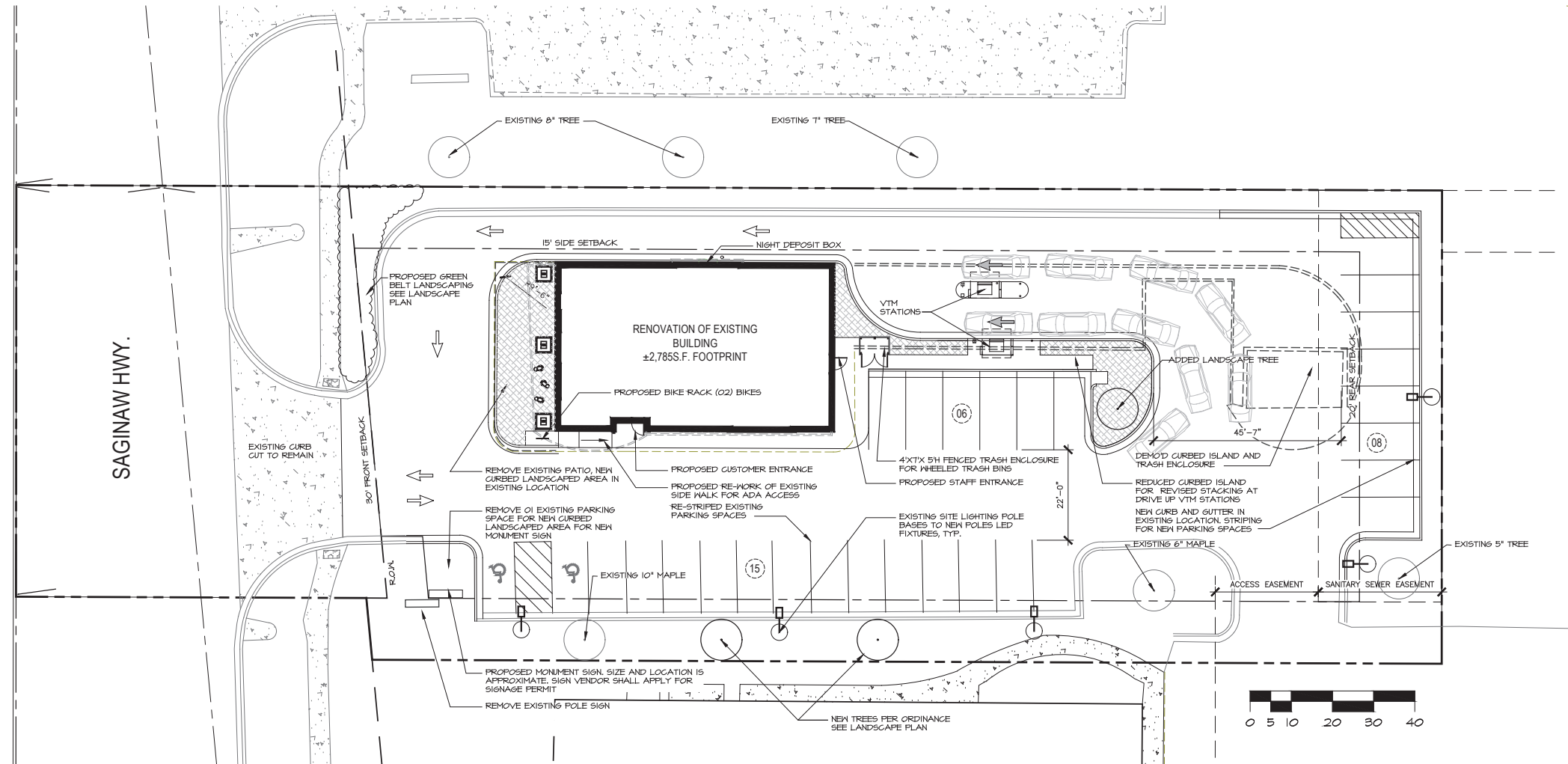
Client
LAKE TRUST

4605 S. OLD US HWY 23
BRIGHTON, MI 48114

Copyright 2026 Studio [Intrigue] Architects, LLC

Project Number
24.131

Sheet
A-301



**860 E. SAGINAW HWY. GRAND LEDGE
GRAPHIC SITE PLAN**

1/16"=1'-0" @24x36



NOTE:
THIS PLAN IS A GRAPHIC REPRESENTATION OF THE SITE PLAN CHANGES. SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL DETAILS

SITE PLAN REVIEW	
PROPOSED REVISIONS	

03/12/26	
03/26/26	

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STUDIOintrigue
ARCHITECTS
1114 S. WASHINGTON AVE #100 LANSING MI, 48910 517.372.8804

Project Type
BUILDING RENOVATION

Project
LAKE TRUST GRAND LEDGE BRANCH
860 EAST SAGINAW STREET
GRAND LEDGE, MI 48837

Client
LAKE TRUST
4605 S. OLD US HWY 23
BRIGHTON, MI 48114

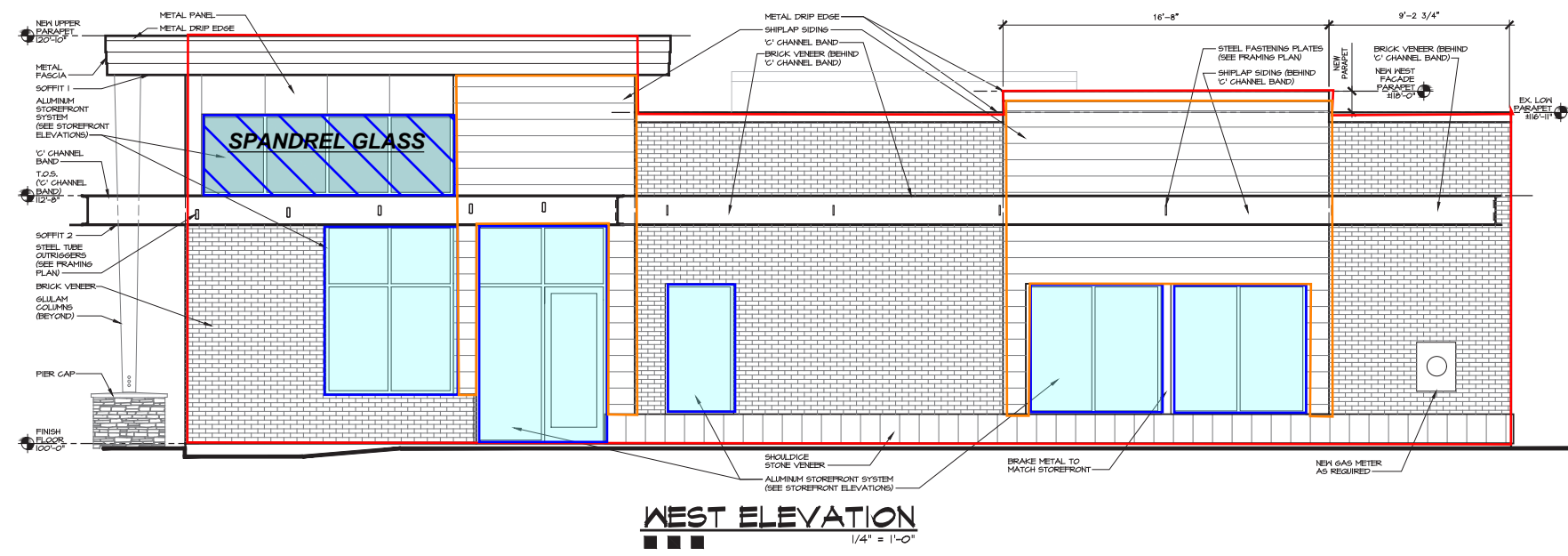
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Project Number
24.131

Sheet
C-100

WEST ELEVATION:
WALL AREA: 1,254.9 S.F.
WOOD: 266.1 S.F.
CLEAR GALZING: 255 S.F.
SPANDREL GLAZING: 53.6 S.F.

WOOD= 21.2% < 25% ALLOWED
 GLAZING= 24.59% > 10% REQUIRED
 * ONLY CLEAR=20.3% >10%



SITE PLAN REVIEW
 PROPOSED REVISION

03/12/26
 03/26/26

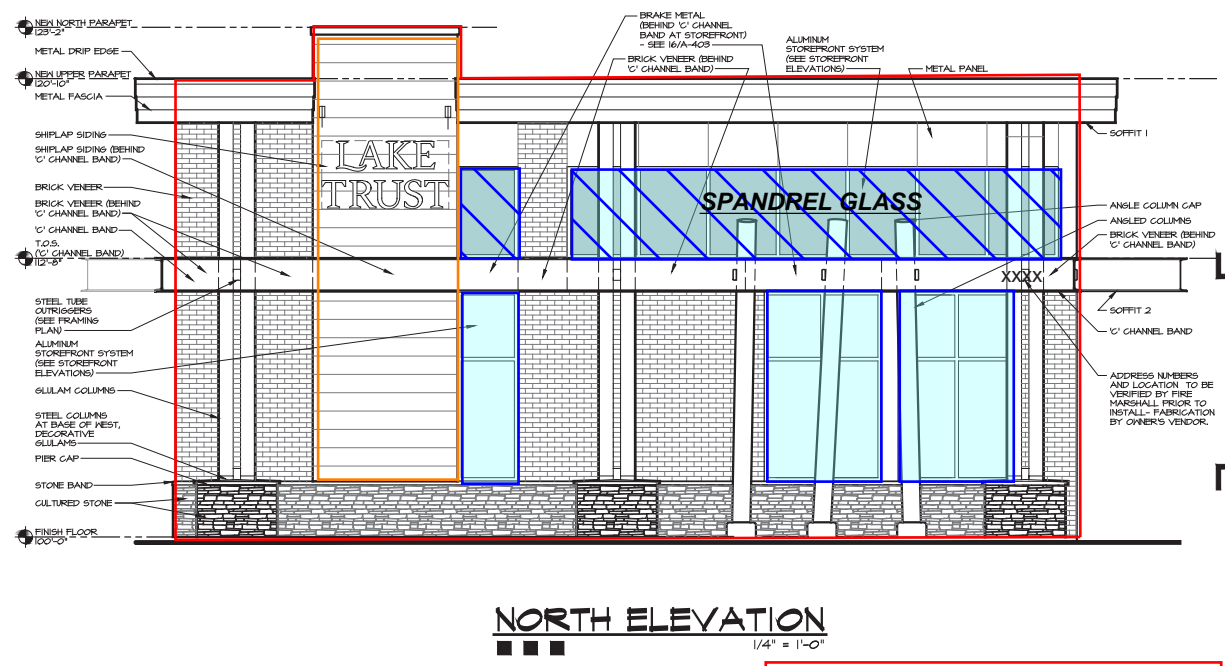
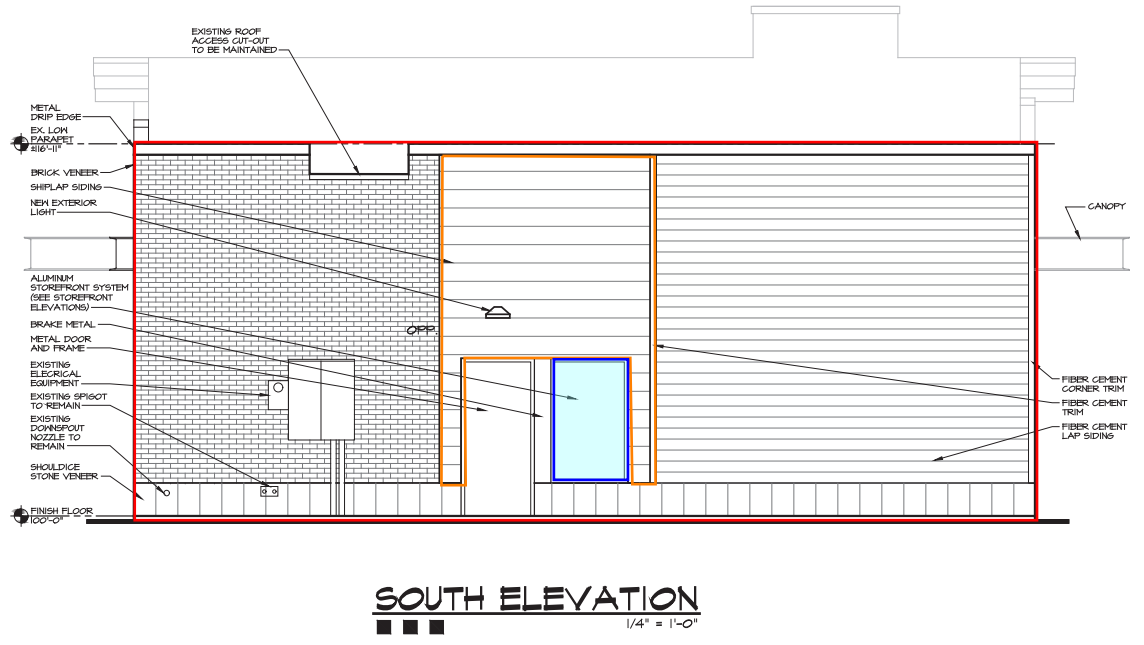
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STUDIOintrigue
ARCHITECTS

1114 S. WASHINGTON AVE #100 LANSING MI, 48910 517.372.8804

SOUTH ELEVATION:
WALL AREA: 692.98 S.F.
WOOD: 99.9 S.F.

WOOD= 14.4% < 25% ALLOWED
 GLAZING= NOT REQUIRED



Project Type
BUILDING RENOVATION

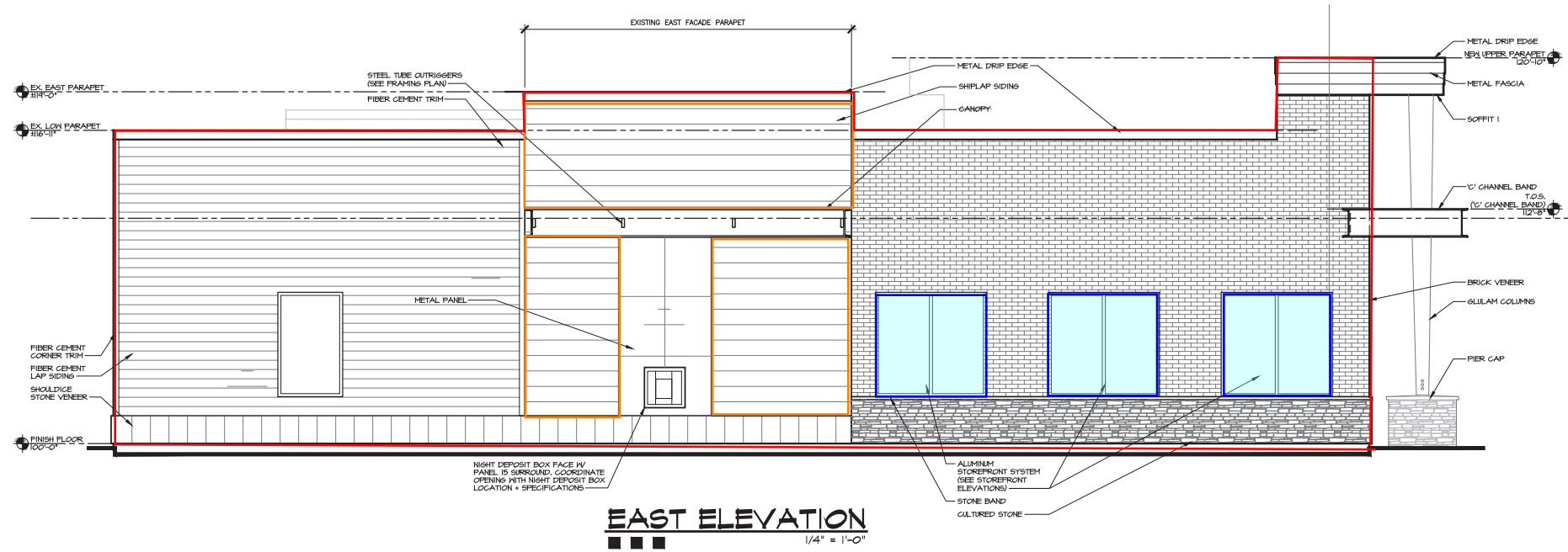
Project
LAKE TRUST GRAND LEDGE BRANCH
 860 EAST SAGINAW STREET
 GRAND LEDGE, MI 48837

Client
LAKE TRUST

4605 S. OLD US HWY 23
 BRIGHTON, MI 48114

EAST ELEVATION:
WALL AREA: 1,191.8 S.F.
WOOD: 252 S.F.
CLEAR GALZING: 121.1S.F.

WOOD= 21.14% < 25% ALLOWED
 GLAZING= 10.1% > 10% REQUIRED



NORTH ELEVATION:
WALL AREA: 871 S.F.
WOOD: 134 S.F.
CLEAR GALZING: 115.7 S.F.
SPANDREL GLAZING: 104.4 S.F.

WOOD= 20% < 25% ALLOWED
 GLAZING= 25.26% >25% REQUIRED
 * ONLY CLEAR=13.28% <25%

BUILDING SIGNAGE:

PER THE CITY OF GRAND LEDGE CODE OF ORDINANCES CHAPTER 46 - ZONING, ARTICLE XXI SEC. 46-625 c, ONE WALL SIGN PER BUILDING FACADE WITH ROAD FRONTAGE SHALL BE ALLOWED PROVIDED THE SIGNS ARE LIMITED TO NOT MORE THAN TEN PERCENT OF THE AREA OF THE WALL WHERE THE SIGN IS PLACED

NORTH FACADE WALL AREA:
 770 S.F. (10%) = 77 S.F. ALLOWED

PROPOSED SIGNAGE: = 18 S.F. < 77 S.F.

NOTE!!!
 THE SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT SCALE THE ARCHITECTURAL DRAWINGS FOR FABRICATION OF SIGN DRAWINGS - THESE DRAWINGS ARE NOT SHOP DRAWINGS. THE SIGN VENDOR SHALL, PRIOR TO FABRICATING ANY SIGNS, VISIT THE PROJECT SITE TO MEASURE & OBSERVE FIELD CONDITIONS.

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Project Number
24.131

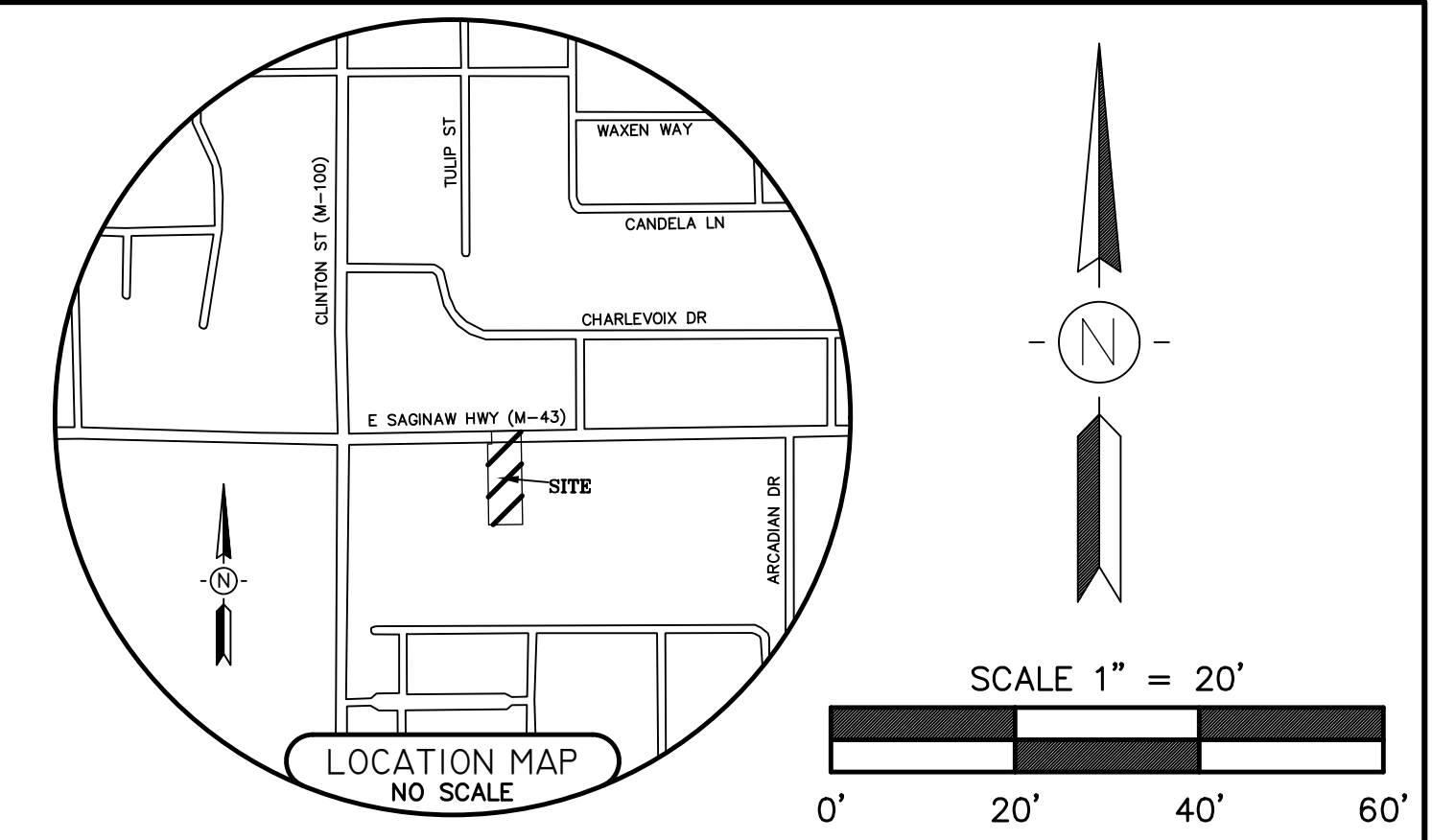
Sheet
A-301

ARCHITECT:
STUDIO INTRIGUE ARCHITECTS
1114 S WASHINGTON AVE STE 100
LANSING, MI 48910
PH: (517) 372-8804

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014

860 E SAGINAW HWY

CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN



BENCHMARKS

BENCHMARK #1 ELEV. = 864.79 (NAVD88)
SOUTHEAST BOLT OF HYDRANT, ±20.5' SOUTH OF BACK OF CURB OF SAGINAW HIGHWAY (M-43), ±11' NORTH OF BACK OF CURB OF PARKING LOT OF 'AUTO ZONE'

BENCHMARK #2 ELEV. = 866.27 (NAVD88)
SOUTHWEST BOLT OF HYDRANT, ±29.5' SOUTH OF BACK OF CURB OF SAGINAW HIGHWAY (M-43), ±11' NORTH OF BACK OF CURB OF PARKING LOT, ±3.8' WEST OF BACK OF CURB OF ENTRANCE

SEWER INVENTORIES

STORM MANHOLE #100 RIM - 863.49 12" HDPE E - 855.03 12" HDPE S - 855.05 12" RCP NW - 855.09	STORM MANHOLE #105 WEST SIDE OF VAULT WITH STORM MH #106 RIM - 864.28 12" HDPE NW - 856.00	STORM MANHOLE #109 RIM - 862.53 6" PVC N - 859.43 12" HDPE E - 858.78 12" HDPE W - 858.78	CATCH BASIN #114 RIM - 862.17 12" RCP NE - 858.30 12" RCP S - 858.30
STORM MANHOLE #101 RIM - 864.46 12" HDPE S - 857.05 12" HDPE W - 857.00	STORM MANHOLE #106 EAST SIDE OF VAULT WITH STORM MH #105 RIM - 864.29 12" HDPE SE - 856.00	CATCH BASIN #110 RIM - 861.44 6" PVC S - 859.62 12" HDPE SE - 857.73	CATCH BASIN #115 RIM - 862.13 12" RCP N - 857.80 12" RCP SE - 857.73
CATCH BASIN #102 RIM - 863.96 12" RCP NE - 858.37	CATCH BASIN #107 RIM - 864.03 12" HDPE E - 857.85 12" RCP SW - 857.98	CATCH BASIN #111 RIM - 861.17 NO STRUCTURE - DOGHOUSE INTO E-W 12" CPP PIPE INV - 858.92	CATCH BASIN #116 RIM - 860.99 12" HDPE SE - 857.11 12" RCP NW - 857.21
CATCH BASIN #103 RIM - 862.47 12" HDPE N - 857.57 12" HDPE W - 857.52	STORM MANHOLE #108 RIM - 864.20 6" CPP NE - 861.77	CATCH BASIN #112 RIM - 864.20 12" RCP S - 859.23	SANITARY MANHOLE #200 RIM - 863.23 10" PVC E - 839.10 10" PVC SW - 839.10
CATCH BASIN #104 RIM - 863.22 12" HDPE N - 857.49 12" HDPE E - 857.50	CATCH BASIN #113 RIM - 862.05 12" RCP SW - 858.77 12" RCP W - 858.77	SANITARY MANHOLE #201 RIM - 863.94 10" PVC NE - DEEPER THAN 838.94 10" PVC NW - DEEPER THAN 838.94 (EXACT ELEVATIONS ARE INACCESSIBLE BEYOND 25' ROD DEPTH)	

LEGAL DESCRIPTION:

(As provided by Fidelity National Title Insurance Company, Commitment No. 449739LANS, dated November 12, 2024)

That part of the Northwest 1/4 of the Northwest 1/4 of Section 13, Town 4 North, Range 4 West, described as follows: Commencing at the Northwest corner of said Section 13; thence North 89 degrees 50 minutes 35 seconds East 560.00 feet (Due East record) along the North line of said Section 13 as established by the Michigan Department of Transportation; thence South 00 degrees 00 minutes 48 seconds West 89.70 feet (Due South record) to a found iron on the South right of way of Highway M-43 and the point of beginning; thence along said right of way line North 84 degrees 24 minutes 33 seconds East 100.48 feet (recorded by MDT as North 84 degrees 24 minutes 58.48 seconds East) along the South line of a Highway Easement Release as recorded in Liber 325, page 355 of the Eaton County Records; thence South 00 degrees 00 minutes 48 seconds West 266.31 feet (Due South record) to a point on the South line of the North 21 rods of the Northwest 1/4 of the Northwest 1/4 of said Section 13; thence along said South line South 89 degrees 50 minutes 35 seconds West 100.00 feet (Due West record); thence North 00 degrees 00 minutes 48 seconds East 256.80 feet to the point of beginning.

AND

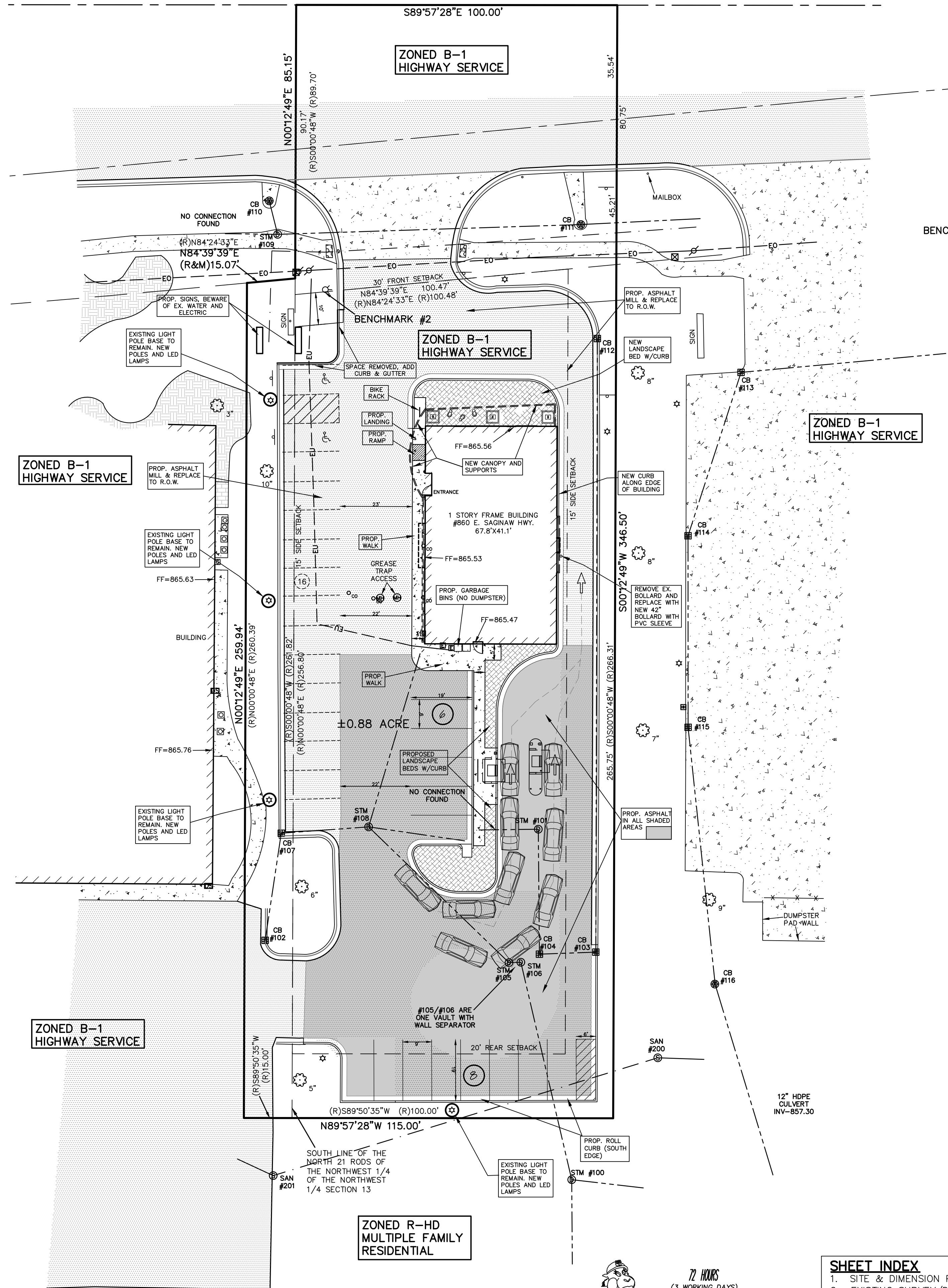
That part of the Northwest 1/4 of the Northwest 1/4 of Section 13, Town 4 North, Range 4 West, described as follows: Commencing at the Northwest corner of said Section 13; thence North 89 degrees 50 minutes 35 seconds East 410.00 feet (Due East record) along the North line of said Section 13 as established by the Michigan Department of Transportation; thence South 00 degrees 00 minutes 48 seconds West 98.16 feet (Due South record) to the South right of way of Highway M-43; thence along said right of way line 77.81 feet along the arc of a curve, concave to the North having a radius of 3854.82 feet, a central angle of 01 degree 09 minutes 23 seconds, whose chord bears North 84 degrees 59 minutes 15 seconds East 77.81 feet; thence continuing along said right of way line North 84 degrees 24 minutes 33 seconds East 57.77 feet (recorded by MDT as North 84 degrees 24 minutes 58.48 seconds East) to the point of beginning; thence continuing along said right of way line North 84 degrees 24 minutes 33 seconds East 15.07 feet (recorded by MDT as North 84 degrees 24 minutes 58.48 seconds East); thence South 00 degrees 00 minutes 48 seconds West 261.82 feet (Due South record) to a point on the South line of the North 21 rods of the Northwest 1/4 of the Northwest 1/4 of said Section 13; thence along said South line South 89 degrees 50 minutes 35 seconds West 15.00 feet (Due West record); thence North 00 degrees 00 minutes 48 seconds East 260.39 feet to the point of beginning.

EX. LEGEND

● = SET 1/2" BAR WITH CAP	⊙ = SANITARY MANHOLE
○ = FOUND IRON AS NOTED	⊕ = DRAINAGE MANHOLE
— = DEED LINE	⊖ = ELECTRIC MANHOLE
— = DISTANCE NOT TO SCALE	⊗ = TELEPHONE MANHOLE
— = FENCE	⊘ = CATCHBASIN
— = ASPHALT	⊙ = SANITARY CLEANOUT
— = CONCRETE	⊙ = FIRE HYDRANT
— = GRAVEL	⊙ = VALVE
— = EXISTING SPOT ELEVATION	⊙ = UTILITY POLE
— = EXISTING CONTOUR ELEVATION	⊙ = LIGHT POLE
— = SANITARY SEWER	⊙ = GUY POLE
— = STORM SEWER	⊙ = GUY WIRE
— = WATER LINE	⊙ = UTILITY PEDESTAL
— = GAS LINE	⊙ = TRANSFORMER
— = UNDERGROUND TELEPHONE	⊙ = HANDHOLE
— = UNDERGROUND TELEVISION	⊙ = ELECTRIC METER
— = UNDERGROUND ELECTRIC	⊙ = GAS METER
— = OVERHEAD WIRES	⊙ = WATER METER
— = EDGE OF WOODS	⊙ = SOIL BORING
— = DECIDUOUS TREE	⊙ = SIGN
— = CONIFEROUS TREE	⊙ = POST
— = BUSH	⊙ = AIR CONDITIONING UNIT

LEGEND

— = PROPOSED WATER MAIN	— = PROPOSED SANITARY SEWER	— = PROPOSED STORM SEWER
— = PROPOSED HYDRANT	— = PROPOSED GATE VALVE	— = PROPOSED SAN. M.H.
— = PROPOSED C.B.	— = PROPOSED GRADES	— = PROPOSED TOP OF CURB ELEV.
— = PROPOSED TOP OF GROUND ELEV.	— = PROPOSED TOP OF PAVT ELEV.	— = PROPOSED TOP OF WALK ELEV.
— = DENOTES S.E.S.C. KEYING SYSTEM		



SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
- All dimensions shown are as-measured unless otherwise noted.
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Parcel has direct access to public Saginaw Highway (M-43).
- Wetlands, if any, not shown hereon.

SITE DATA

PROPOSED USE: RENOVATE EXISTING STORE AND DRIVE THRU TO A CREDIT UNION

TOTAL SITE AREA = 0.88 ACRES
ZONING: B-1 (HIGHWAY SERVICE)
ADJ. ZONING: SHOWN ON PLAN

BUILDING SETBACKS

FRONT - 30 FEET FROM R.O.W.
SIDES - 10 FEET ON ONE SIDE, 30 FEET TOTAL
REAR - 20 FEET

BUILDING/UNIT DATA

EXISTING BUILDING FLOOR AREA = ±2,785 S.F.
MAXIMUM BUILDING HEIGHT = 30 FT.

PARKING

REQUIRED:
1 SPACE PER 200 S.F. OF USABLE FLOOR AREA
2,785 S.F. / 200 S.F. = 14 SPACES
TOTAL REQUIRED = 14 SPACES
TOTAL PROVIDED = 28 SPACES

BIKE PARKING

REQUIRED: 1 BIKE RACK FOR (2) BICYCLES, PROVIDED

UTILITIES

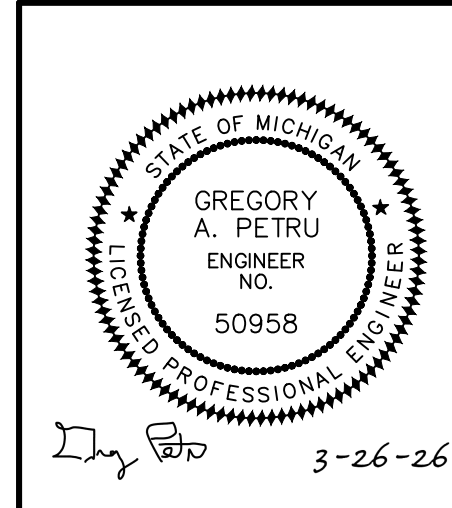
WATER: CITY PUBLIC WATER MAIN
SANITARY: CITY PUBLIC SANITARY
STORM: CITY PUBLIC STORM
TRASH: ON-SITE DUMPSTER

NOTES

- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT

SHEET INDEX

- SITE & DIMENSION PLAN
- EXISTING SURVEY/DEMO PLAN
- GRADING PLAN
- SOIL EROSION CONTROL PLAN
- LANDSCAPE PLAN
- DETAIL & SPECIFICATIONS SHEET



REVISIONS	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2-25-25 PRELIMINARY OWNER REVIEW	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047
10-2-25 PRELIMINARY OWNER REVIEW	Marshall Office Ph. 269-781-9800
12-1-25 SITE PLAN SUBMITTAL	860 E Saginaw Hwy. SITE & DIMENSION PLAN
2-3-26 SITE PLAN REVISION	SCALE: 1" = 20'
3-26-26 SITE PLAN REVISION	DATE: 02/19/25
	AUTHORIZED BY: STEPHANIE SPACE
	DESIGNER: STEPHANIE SPACE
	PROJECT MGR. STEPHANIE SPACE
	APPROVED BY: STEPHANIE SPACE
	SHEET 1 OF 6
	JOB # E-103567



ZONED R-HD MULTIPLE FAMILY RESIDENTIAL

ZONED B-1 HIGHWAY SERVICE

ZONED B-1 HIGHWAY SERVICE

ZONED B-1 HIGHWAY SERVICE

SURVEY#

3-26-26

LEGAL DESCRIPTION:
 (As provided by Fidelity National Title Insurance Company, Commitment No. 449739LANS, dated November 12, 2024)

That part of the Northwest 1/4 of the Northwest 1/4 of Section 13, Town 4 North, Range 4 West, described as follows: Commencing at the Northwest corner of said Section 13; thence North 89 degrees 50 minutes 35 seconds East 560.00 feet (Due East record) along the North line of said Section 13 as established by the Michigan Department of Transportation; thence South 00 degrees 00 minutes 48 seconds West 89.70 feet (Due South record) to a found iron on the South right of way of Highway M-43 and the point of beginning; thence along said right of way line North 84 degrees 24 minutes 33 seconds East 100.48 feet (recorded by MDT as North 84 degrees 24 minutes 58.48 seconds East) to the point of beginning; thence continuing along said right of way line North 84 degrees 24 minutes 33 seconds East 57.77 feet (recorded by MDT as North 84 degrees 24 minutes 58.48 seconds East) to the point of beginning; thence continuing along said right of way line North 84 degrees 24 minutes 33 seconds East 15.07 feet (recorded by MDT as North 84 degrees 24 minutes 58.48 seconds East); thence South 00 degrees 00 minutes 48 seconds West 266.31 feet (Due South record) to a point on the South line of the North 21 rods of the Northwest 1/4 of the Northwest 1/4 of said Section 13; thence along said South line South 89 degrees 50 minutes 35 seconds West 100.00 feet (Due West record); thence North 00 degrees 00 minutes 48 seconds East 256.80 feet to the point of beginning.

AND

That part of the Northwest 1/4 of the Northwest 1/4 of Section 13, Town 4 North, Range 4 West, described as follows: Commencing at the Northwest corner of said Section 13; thence North 89 degrees 50 minutes 35 seconds East 410.00 feet (Due East record) along the North line of said Section 13 as established by the Michigan Department of Transportation; thence South 00 degrees 00 minutes 48 seconds West 98.16 feet (Due South record) to the South right of way of Highway M-43; thence along said right of way line 77.81 feet along the arc of a curve, concave to the North having a radius of 3854.82 feet, a central angle of 01 degree 09 minutes 23 seconds, whose chord bears North 84 degrees 59 minutes 15 seconds East 77.81 feet; thence continuing along said right of way line North 84 degrees 24 minutes 33 seconds East 57.77 feet (recorded by MDT as North 84 degrees 24 minutes 58.48 seconds East) to the point of beginning; thence continuing along said right of way line North 84 degrees 24 minutes 33 seconds East 15.07 feet (recorded by MDT as North 84 degrees 24 minutes 58.48 seconds East); thence South 00 degrees 00 minutes 48 seconds West 261.82 feet (Due South record) to a point on the South line of the North 21 rods of the Northwest 1/4 of the Northwest 1/4 of said Section 13; thence along said South line South 89 degrees 50 minutes 35 seconds West 15.00 feet (Due West record); thence North 00 degrees 00 minutes 48 seconds East 260.39 feet to the point of beginning.

AS SURVEYED:
 (The following legal description describes the same parcel of land as the provided description)

A parcel of land in the Northwest 1/4 of Section 13, T4N, R4W, City of Grand Ledge, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 13; thence S89°57'28"E along the North line of said Section 13 a distance of 560.00 feet to the point of beginning of this description; thence S89°57'28"E continuing along said North line 100.00 feet; thence S00°12'49"W parallel with the West line of said Section 13 a distance of 346.50 feet to the South line of the North 21 rods of the Northwest 1/4 of the Northwest 1/4 of said Section 13; thence N89°57'28"W parallel with said North line 115.00 feet; thence N00°12'49"E parallel with said West line 259.94 feet to the South right-of-way line of Saginaw Highway (M-43); thence N84°39'39"E along said South line 15.07 feet; thence N00°12'49"E parallel with said West line 85.15 feet to the point of beginning; said parcel containing 0.88 acre, more or less, including 0.19 acre, more or less, presently in use as public right-of-way for Saginaw Highway (M-43); said parcel subject to all easements and restrictions, if any.

SCHEDULE B, SECTION II, EXCEPTIONS:
 (As provided by Fidelity National Title Insurance Company, Commitment No. 449739LANS, dated November 12, 2024)

- Item 11: Easement granted to Consumers Power Company as recorded in Liber 324, Page 260; crosses parcel, is plottable and shown hereon.
- Item 12: Easement granted to the State of Michigan as recorded in Liber 325, Page 355; crosses parcel, is plottable and shown hereon.
- Item 13: Easement granted to the Township of Oneida as recorded in Liber 780, Page 385; crosses parcel, is plottable and shown hereon.
- Item 14: Easement granted to Consumers Power Company as recorded in Liber 295, Page 410; crosses parcel, however follows actual route of utilities and is not shown hereon.
- Item 15: Judgement as recorded in Liber V, Page 209; does not cross parcel and is not shown hereon.
- Item 16: Easement granted to the State of Michigan as recorded in Liber 325, Page 357; abuts parcel, is plottable and shown hereon.
- Item 17: Easement granted to Consumers Power Company as recorded in Liber 328, Page 144; crosses parcel, however no route is given and therefore not shown hereon; said document just notes that overhead wires may be placed "in an easterly and westerly direction over and across the Northerly part of the land."
- Item 18: Easement granted to the Township of Oneida as recorded in Liber 780, Page 383; crosses parcel, is plottable and shown hereon.
- Item 19: Area as described in Liber 2286, Page 32; does not cross parcel and is not shown hereon.
- Item 20: Area as described in Liber 2348, Page 588; crosses parcel, is blanket in character and therefore not plottable or shown hereon.
- Item 21: Access, Storm Water, and Temporary Construction Easement as recorded in Liber 2348, Page 581; Access Easement abuts parcel, is plottable and shown hereon; Storm Water Easement abuts parcel, is plottable and shown hereon. Note: easements are shown per drawings in the provided documents and are approximate locations only.
- Item 22: Area as described in Liber 2365, Page 647; crosses parcel, is blanket in character and therefore not plottable or shown hereon.
- Item 23: Easement granted to Eaton County as recorded in Liber 209, Page 146; crosses parcel, is plottable and shown hereon.

EX. LEGEND

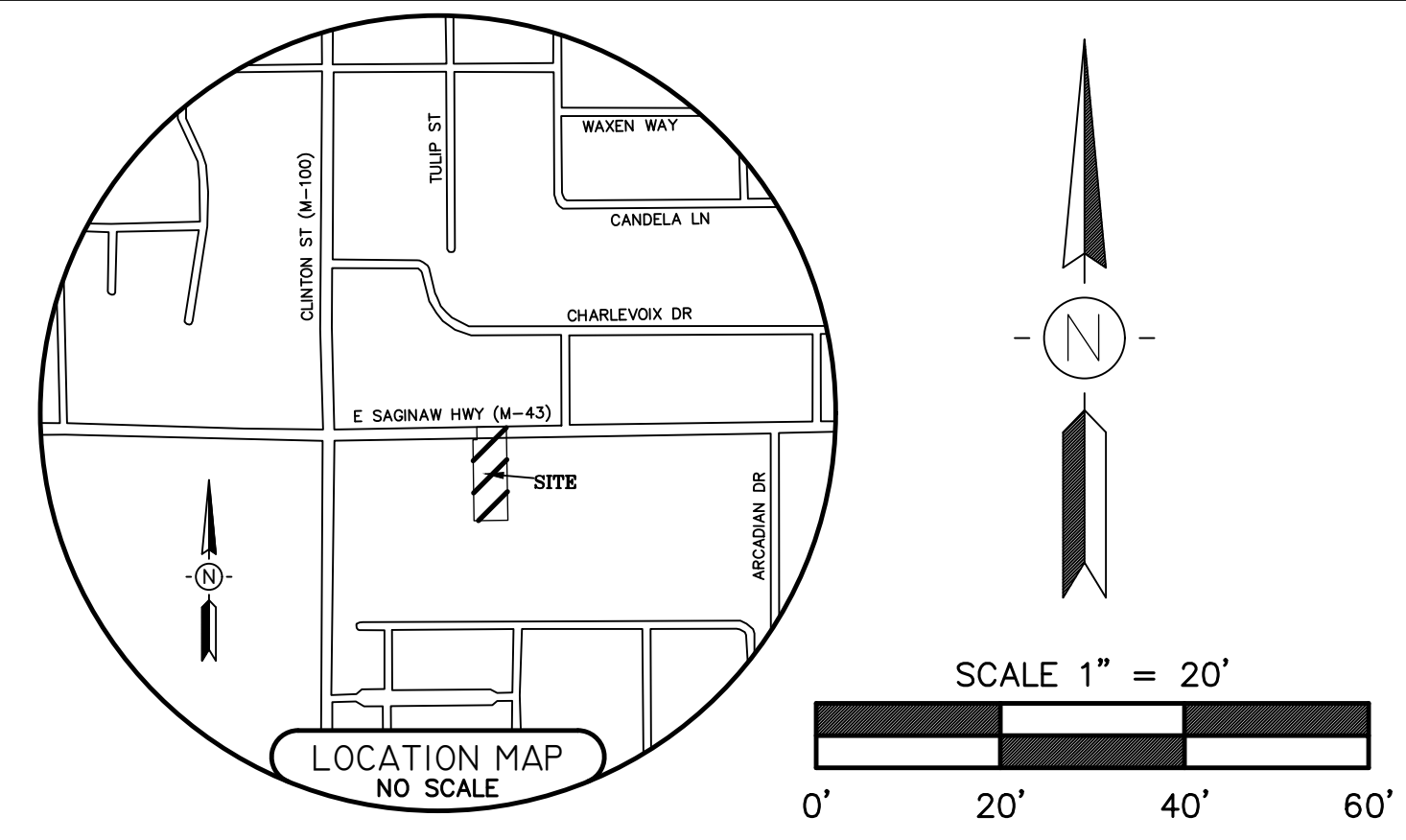
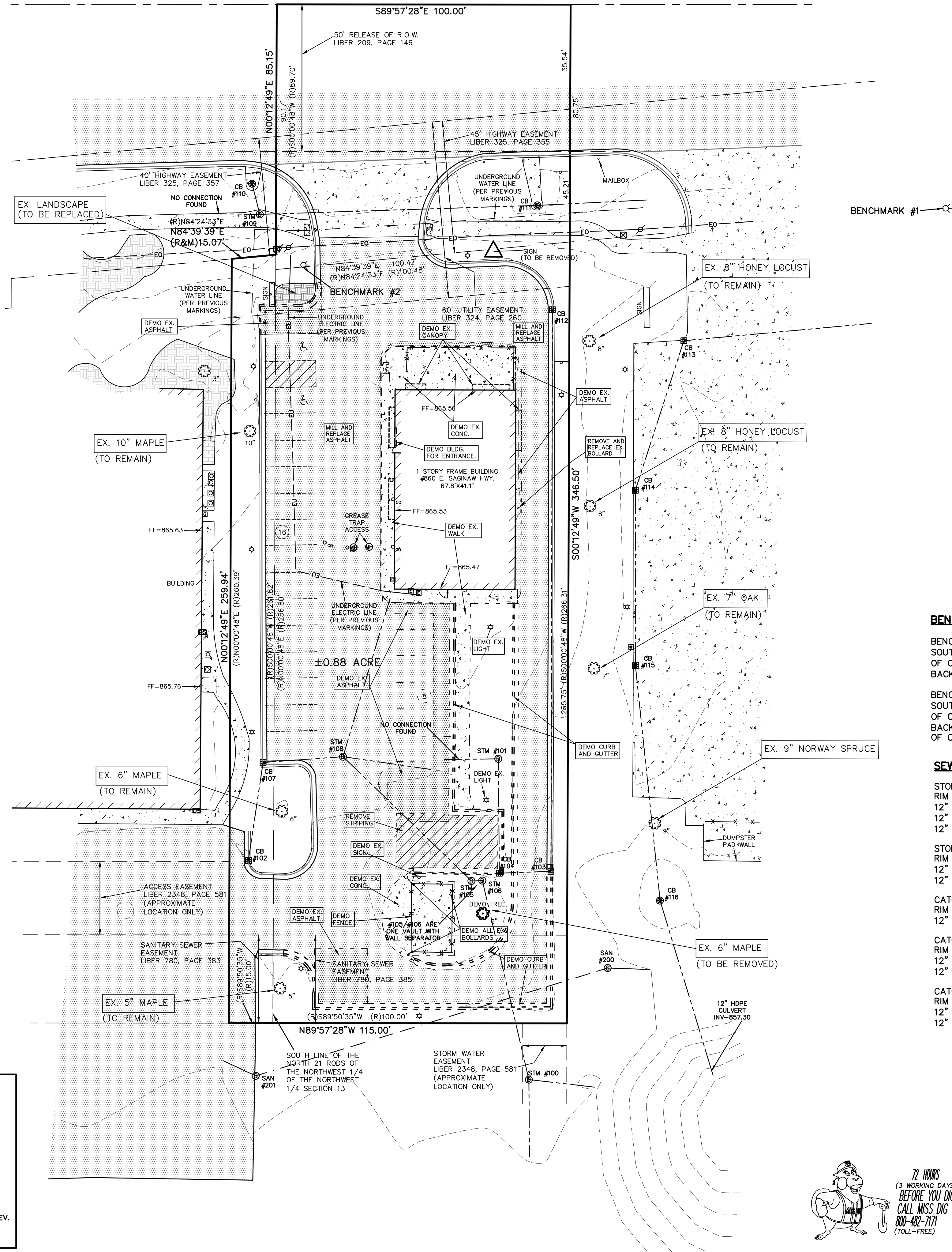
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LEGEND

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860 E SAGINAW HWY

CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN



SURVEYOR'S NOTES:

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 SOUTHWEST BOLT OF HYDRANT, ±29.5' SOUTH OF BACK OF CURB OF SAGINAW HIGHWAY (M-43); ±11' NORTH OF BACK OF CURB OF PARKING LOT, ±3.8' WEST OF BACK OF CURB OF ENTRANCE

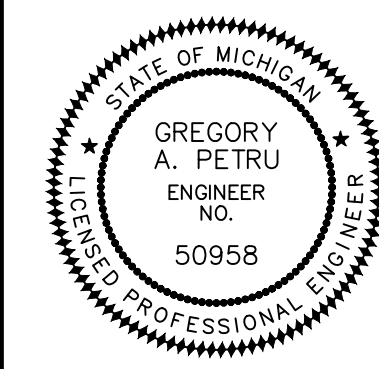
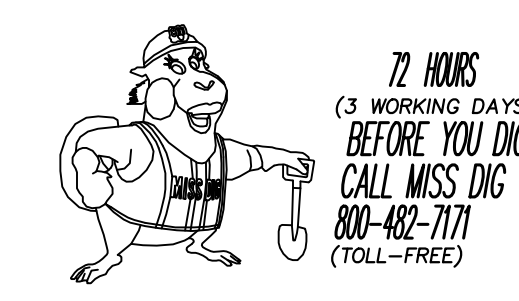
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STORM MANHOLE #100 RIM - 863.49 12" HDPE E - 855.03 12" HDPE S - 855.05 12" RCP NW - 855.09	STORM MANHOLE #105 WEST SIDE OF VAULT WITH STORM MH #106 RIM - 864.28 12" HDPE NW - 856.00	STORM MANHOLE #109 RIM - 862.53 6" PVC N - 859.43 12" HDPE E - 858.78 12" HDPE W - 858.78	CATCH BASIN #114 RIM - 862.17 12" RCP NE - 858.30 12" RCP S - 858.30
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CATCH BASIN #102 RIM - 863.96 12" RCP NE - 858.37	CATCH BASIN #107 RIM - 864.03 12" HDPE E - 857.85 12" RCP SW - 857.98	CATCH BASIN #111 NO STRUCTURE - DOGHOUSE INTO E-W 12" RCP NW - 857.21 OPP PIPE INV - 858.92	CATCH BASIN #116 RIM - 860.99 12" HDPE SE - 857.11 12" RCP NW - 857.21
CATCH BASIN #103 RIM - 862.47 12" HDPE N - 857.57 12" HDPE W - 857.52	STORM MANHOLE #108 RIM - 864.20 6" CPP NE - 861.77 24" HDPE E - 857.45 12" HDPE SE - 858.89 12" HDPE W - 857.55	CATCH BASIN #112 RIM - 863.23 10" PVC E - 839.10 10" PVC SW - 839.10	SANITARY MANHOLE #200 RIM - 863.23 10" PVC E - 839.10 10" PVC SW - 839.10
CATCH BASIN #104 RIM - 863.22 12" HDPE NE - 857.49 12" HDPE E - 857.50	CATCH BASIN #113 RIM - 862.05 12" RCP SW - 858.77 12" RCP W - 858.77	SANITARY MANHOLE #201 RIM - 863.94 10" PVC NE - DEEPER THAN 838.94 10" PVC NW - DEEPER THAN 838.94 (EXACT ELEVATIONS ARE INACCESSIBLE BEYOND 25' ROD DEPTH)	

REVISIONS

2-25-25 PRELIMINARY OWNER REVIEW	
10-2-25 PRELIMINARY OWNER REVIEW	
12-1-25 SITE PLAN SUBMITTAL	860 E Saginaw Hwy. EXISTING SURVEY/DEMO PLAN
2-3-26 SITE PLAN REVISION	
3-26-26 SITE PLAN REVISION	SCALE: 1" = 20' DATE: 02/19/25 AUTHORIZED BY: STEPHANIE SPACE

DESIGNER: GREGORY A. PETRU
 PROJECT MGR. GREGORY A. PETRU
 SHEET 2 OF 6
 APPROVED BY: GREGORY A. PETRU
 JOB # E-103567



BENCHMARKS

BENCHMARK #1 ELEV. = 864.79 (NAVD88)
SOUTHEAST BOLT OF HYDRANT, ±20.5' SOUTH OF BACK OF CURB OF SAGINAW HIGHWAY (M-43), ±11' NORTH OF BACK OF CURB OF PARKING LOT OF 'AUTO ZONE'

BENCHMARK #2 ELEV. = 866.27 (NAVD88)
SOUTHWEST BOLT OF HYDRANT, ±29.5' SOUTH OF BACK OF CURB OF SAGINAW HIGHWAY (M-43), ±11' NORTH OF BACK OF CURB OF PARKING LOT, ±3.8' WEST OF BACK OF CURB OF ENTRANCE

SEWER INVENTORIES

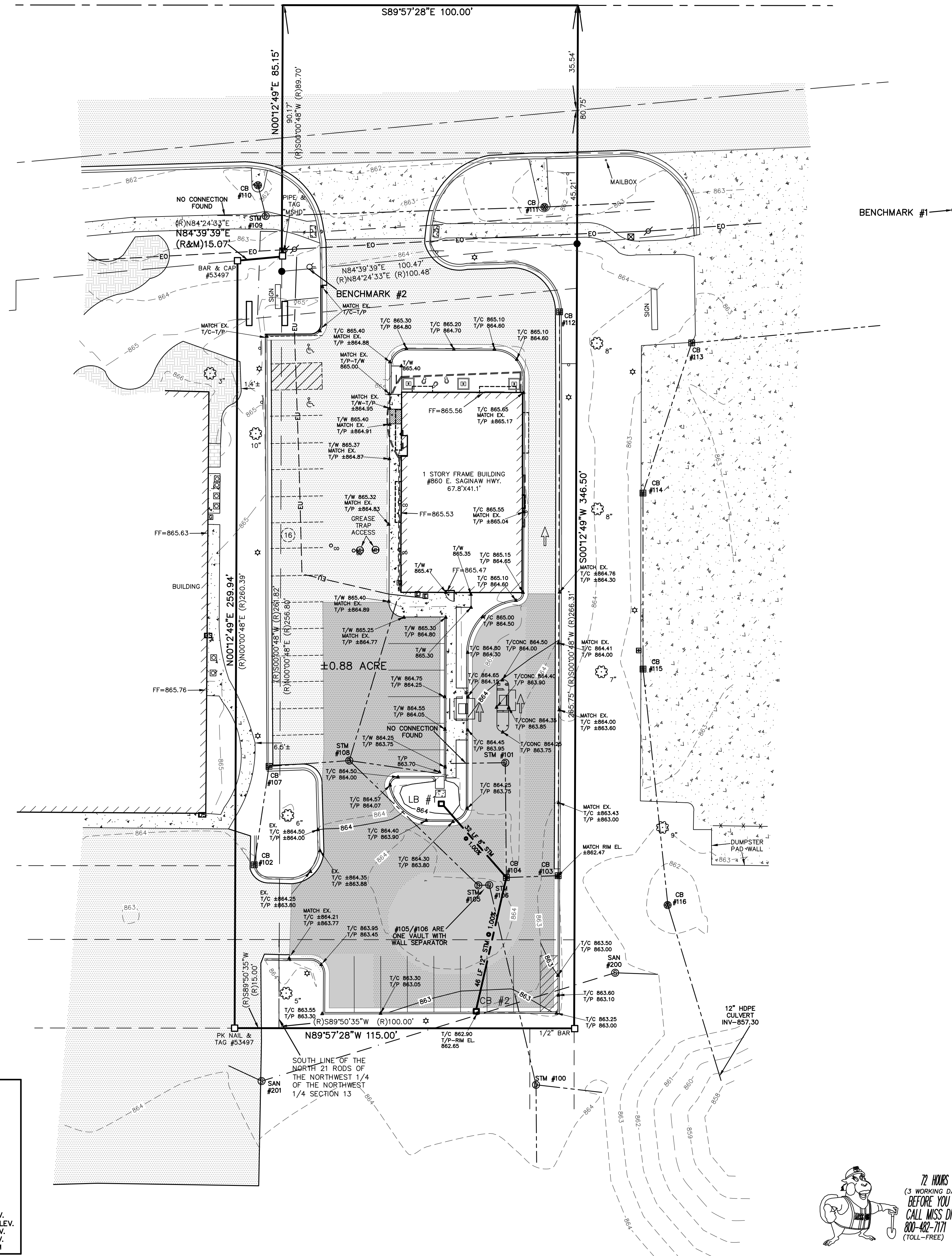
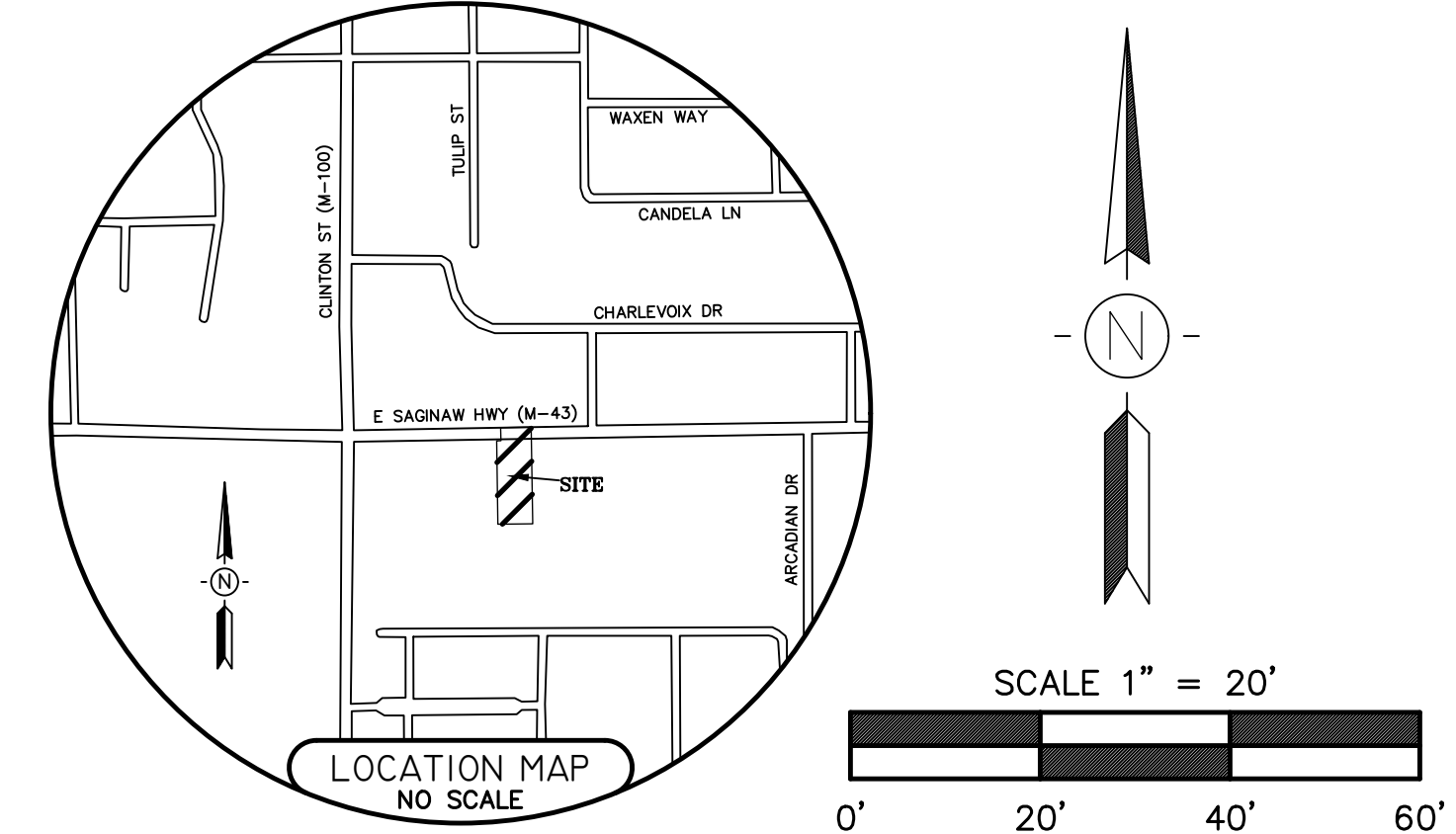
- | | | | |
|---|---|---|---|
| STORM MANHOLE #100
RIM - 863.49
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12" HDPE S - 855.05
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| STORM MANHOLE #101
RIM - 864.46
12" HDPE S - 857.05
12" HDPE W - 857.00 | STORM MANHOLE #106
EAST SIDE OF VAULT WITH STORM MH #105
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12" RCP S - 859.23 | SANITARY MANHOLE #200
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RIM - 863.94
10" PVC NW - DEEPER THAN 838.94
10" PVC NE - DEEPER THAN 838.94
(EXACT ELEVATIONS ARE INACCESSIBLE BEYOND 25' ROD DEPTH) |

PROP. SEWER INVENTORIES

- LAWN BASIN #1
RIM - 863.30
8" SE - IE 858.92
- CATCH BASIN #2
RIM - 862.65
12" NE - IE 858.46

860 E SAGINAW HWY

CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN



EX. LEGEND

- | | |
|--------------------------------|---------------------------|
| ● = SET 1/2" BAR WITH CAP | ⊙ = SANITARY MANHOLE |
| □ = FOUND IRON AS NOTED | ⊖ = DRAINAGE MANHOLE |
| — = DEED LINE | ⊕ = ELECTRIC MANHOLE |
| — = DISTANCE NOT TO SCALE | ⊗ = TELEPHONE MANHOLE |
| — = FENCE | ■ = CATCHBASIN |
| — = ASPHALT | — = SANITARY CLEANOUT |
| — = CONCRETE | — = FIRE HYDRANT |
| — = EXISTING SPOT ELEVATION | — = VALVE |
| — = EXISTING CONTOUR ELEVATION | — = UTILITY POLE |
| — = SANITARY SEWER | — = LIGHT POLE |
| — = STORM SEWER | — = GUY WIRE |
| — = WATER LINE | — = UTILITY PEDESTAL |
| — = GAS LINE | — = TRANSFORMER |
| — = UNDERGROUND TELEPHONE | — = HANDHOLE |
| — = UNDERGROUND TELEVISION | — = ELECTRIC METER |
| — = UNDERGROUND ELECTRIC | — = GAS METER |
| — = OVERHEAD WIRES | — = WATER METER |
| — = EDGE OF WOODS | — = SOIL BORING |
| — = DECIDUOUS TREE | — = SIGN |
| — = CONIFEROUS TREE | — = POST |
| — = BUSH | — = AIR CONDITIONING UNIT |

LEGEND

- | | |
|------------------------------------|---------------------------------------|
| — = PROPOSED WATER MAIN | — = PROPOSED SANITARY SEWER |
| — = PROPOSED STORM SEWER | — = PROPOSED HYDRANT |
| — = PROPOSED GATE VALVE | — = PROPOSED SAN. M.H. |
| — = PROPOSED STORM M.H. | — = PROPOSED C.B. |
| — = PROPOSED GRADES | — = PROPOSED TOP OF FIRST FLOOR ELEV. |
| — = PROPOSED TOP OF CURB ELEV. | — = PROPOSED TOP OF GROUND ELEV. |
| — = PROPOSED TOP OF PAVT ELEV. | — = PROPOSED TOP OF WALK ELEV. |
| — = DENOTES S.E.S.C. KEYING SYSTEM | |

	REVISIONS 2-25-25 PRELIMINARY OWNER REVIEW 10-2-25 PRELIMINARY OWNER REVIEW 12-1-25 SITE PLAN SUBMITTAL 2-3-26 SITE PLAN REVISION 3-26-26 SITE PLAN REVISION	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	SURVEY# 860 E Saginaw Hwy. GRADING PLAN	
	SCALE: 1" = 20' DATE: 02/19/25 AUTHORIZED BY: STEPHANIE SPACE	DESIGNER: G.A.P. PROJECT MGR: G.A.P. SHEET 3 OF 6 JOB #: E-103567	APPROVED BY: G.A.P.	
	72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-462-7171 (TOLL-FREE)			
	GREGORY A. PETRU ENGINEER NO. 50958 PROFESSIONAL ENGINEER			

SEQUENCE OF CONSTRUCTION

1. INSTALL ALL TEMPORARY SILT FENCE PER PLAN AND AS SHOWN ON THE DETAIL SHEET.
2. CONSTRUCT THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PER DETAIL (USE EXISTING GRAVEL ENTRANCE).
3. INSTALL ALL INLET PROTECTION FABRIC DROP IN ALL EXISTING YARD BASINS OR INLETS WHICH MAY BE SUSCEPTIBLE TO SEDIMENT EROSION FROM THE PROPOSED CONSTRUCTION AS SHOWN IN THESE PLANS.
4. WHILE MAINTAINING A VEGETATIVE BUFFER WHENEVER POSSIBLE STRIP AND STOCKPILE TOPSOIL ABOVE AREAS OF PROPOSED EXCAVATION OR GRADING FOR LATER USE ON SITE. PLACE STOCKPILES TOPSOIL IN AREAS WHICH ARE NEITHER SUBJECT TO HIGH RUNOFF NOR ALONG STEEP SLOPES SEED AND MULCH STOCKPILES IMMEDIATELY TO PREVENT WIND BLOWN SEDIMENT POLLUTION AND EXCESSIVE DUST.
5. EXCAVATE FOR PROPOSED ROAD AND UTILITY CONSTRUCTION AS NECESSARY. DO NOT EXPOSE AREAS FAR IN ADVANCE OF THE PROPOSED CONSTRUCTION FOR THAT AREA. ROUGHEN AND SCARIFY EXPOSED SURFACES TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION. MAINTAIN VEGETATION WHENEVER POSSIBLE TO PROVIDE A NATURAL BUFFER.
6. AFTER COMPLETION OF THE PROPOSED UTILITIES, INSTALL INLET PROTECTION FABRIC DROPS IN, IN ALL INLETS. PLACE INLET PROTECTION FENCE AROUND ALL INLETS.
7. INSTALL TEMPORARY STONE FILTER BERMS PERPENDICULAR TO EXPOSED STEEP SLOPES AS NECESSARY ALONG THE PROPOSED STREETS TO REDUCE RUNOFF VELOCITY AND SEDIMENTATION. USE TEMPORARY STRAW BALE CHECK DAMS TO SLOW DOWN AND/OR DIVERT HEAVY RUNOFF WHERE NECESSARY.
8. TOPSOIL, SEED, FERTILIZE AND MULCH ALL EXPOSED AREAS AS SOON AS FEASIBLE TO PROTECT AND RESTORE PERMANENT VEGETATION.
9. WATER EXPOSED GROUND REGULARLY TO CONTROL AIRBORNE PARTICULATE MATTER.
10. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS AND UNTIL PERMANENT VEGETATION IS REESTABLISHED IN ALL EXPOSED AREAS. REMOVE ACCUMULATED SEDIMENT FROM ALL STRUCTURES.
11. THE SITE WILL BE PERIODICALLY INSPECTED BY THE CITY OF GRAND LEDGE AND/OR EATON COUNTY. CONTRACTOR SHALL BECOME FAMILIAR WITH THE RULES AND REGULATIONS OF THOSE AGENCIES.
12. UPON FINAL APPROVED INSPECTION OF THE COMPLETED CONSTRUCTION BY ALL REVIEWING AGENCIES, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

SOIL EROSION CONTROL NOTES:

1. ALL SOIL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF GRAND LEDGE AND EATON COUNTY DRAIN SPECIFICATIONS.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS; WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
5. A MINIMUM 50' LONG BY 20' WIDE, 6" DEEP CLEAN STONE EXIT SHALL BE PROVIDED AT ALL CONSTRUCTION ENTRANCES. SHOULD THE STONE BECOME LESS EFFICIENT IT SHALL BE REPLACED. ALL CONSTRUCTION TRAFFIC WILL USE THE CLEAN STONE EXITS.
6. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTORS. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.

AREA DISTURBED = ±0.88 ACRES

DENOTES EXISTING DRAINAGE FLOW →

DENOTES PROPOSED DRAINAGE FLOW ↘

○ SILT FENCE (TYP.)

--- LIMITS OF EARTH DISTURBANCE (TYP.)

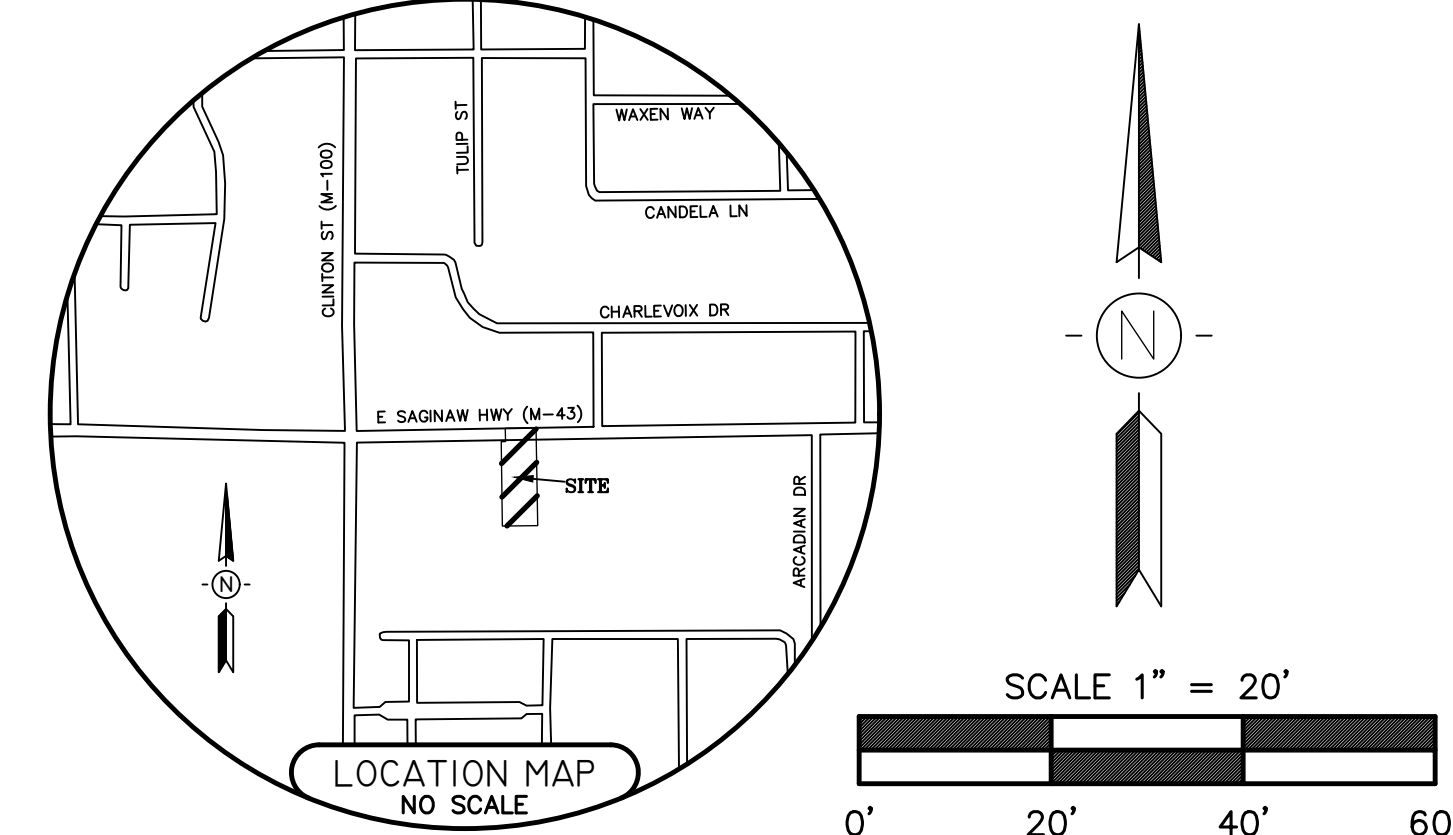
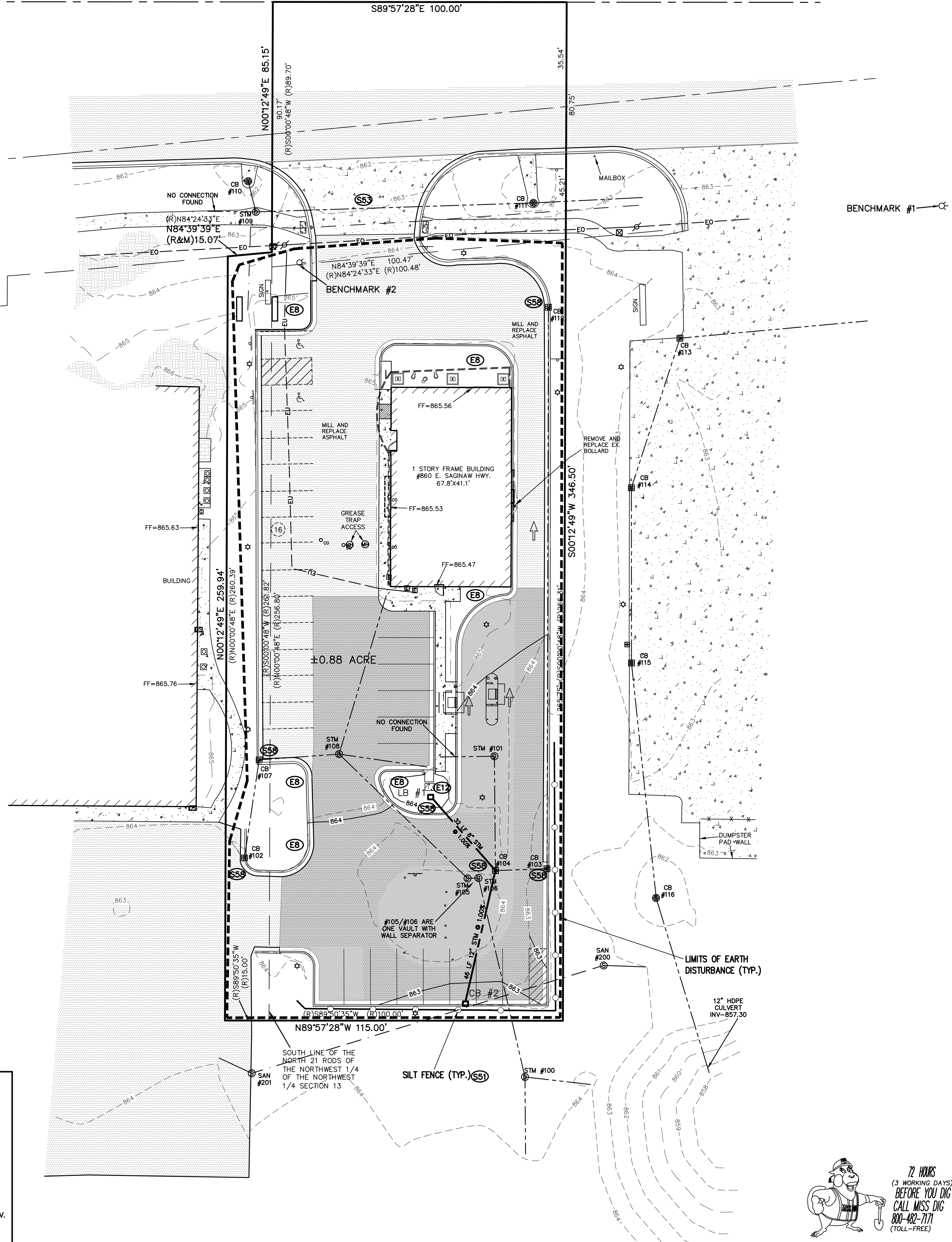
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LEGEND

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- ⊙ = DENOTES S.E.S.C. KEYING SYSTEM

860 E SAGINAW HWY
CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN



MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

CONSTRUCTION SCHEDULE & SEQUENCING:

	2026	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
PLACE AND MAINTAIN TEMPORARY EROSION CONTROLS													
TOPSOIL STRIPPING & STOCKPILING													
DEMOLITION AND ON-SITE UTILITIES CONSTRUCTION													
SITE GRADING & EARTHWORK													
BUILDING, PARKING AND WALK CONSTRUCTION													
TOPSOIL SPREADING													
PERMANENT SEEDING													
FINAL INSPECTIONS & REMOVE TEMPORARY EROSION CONTROLS													

SOIL TYPE:
CvraB - Conover loam,
0-4% slopes

STREET SWEEPING NOTES:
E SAGINAW HWY SHALL BE KEPT CLEAN AND FREE OF TRACKED SEDIMENT. A STREET SWEEPER OR A BOBCAT WITH A BROOM ATTACHMENT SHOULD BE KEPT ON SITE TO DEAL WITH ANY OFF-SITE TRACKING AS IT OCCURS.

REVISIONS

- 2-25-26 PRELIMINARY OWNER REVIEW
- 10-2-26 PRELIMINARY OWNER REVIEW
- 12-1-26 SITE PLAN SUBMITTAL
- 2-3-26 SITE PLAN REVISION
- 3-26-26 SITE PLAN REVISION

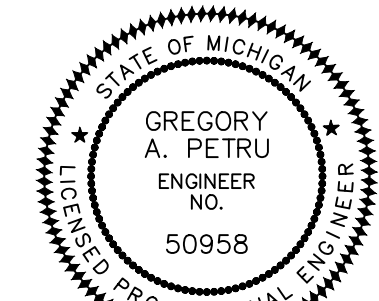
KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

860 E Saginaw Hwy.
SOIL EROSION CONTROL PLAN

DESIGNER: GREGORY A. PETRU ENGINEER NO. 50958

SCALE: 1" = 20'
DATE: 02/19/25
AUTHORIZED BY: STEPHANIE SPACE

APPROVED BY: GARY PROJECT MGR. SHEET 4 OF 6
JOB #: E-103567



E8 PERMANENT SEEDING SPECIFICATIONS

When

- To finalize stabilization of temporary seeding areas or when an area needs permanent stabilization following completion of construction. Also used when vegetative establishment can correct existing soil erosion or sedimentation problem.
- Within 5 days of final grade.

Why

- To stabilize soil and prevent or reduce soil erosion/sedimentation problems from developing.

Where

- Used on construction and earth change sites which require permanent vegetative stabilization.

How

- Review SESAC plan and construction phasing to identify areas in need of permanent vegetative stabilization.
- Select perennial grass and ground cover for permanent cover.
- Seed mixes vary. However, they should contain native species.
- Seed mixes should be selected through consultation with a certified seed provider and with consideration of soil type, light, moisture, use applications, and native species content.
- Soil tests should be performed to determine the nutrient and pH levels in the soil. The pH may need to be adjusted to between 6.5 and 7.0.
- Prepare a 3-5" deep seedbed, with the top 3-4" consisting of topsoil.
- Slopes steeper than 1:3 should be roughened.
- Apply seed as soon as possible after seedbed preparation. Seed may be broadcast by hand, hydroseeding, or by using mechanical drills.
- Mulch immediately after seeding.
- Dormant seed mixes are for use after the growing season, using seed which lies dormant in the winter and begins growing as soon as site conditions become favorable.



E8 PERMANENT SEEDING SPECIFICATIONS (cont.)

When

11. Protect seeded areas from pedestrian or vehicular traffic.
12. Divert concentrated flows away from the seeded area until vegetation is established.

Maintenance

- Inspect weekly and within 24 hours following each rain event in the first few months following installation to be sure seed has germinated and permanent vegetative cover is being established.
- Add supplemental seed as necessary.

Limitations

- Seeds need adequate time to establish.
- May not be appropriate in areas with frequent traffic.
- Seeded areas may require irrigation during dry periods.
- Seeding success is site specific, consider mulching or sodding when necessary.

PERMANENT SEEDING SPECIFICATION
 SEED ALL DISTRIBUTED AREAS WITH THE FOLLOWING SEED MIXTURE OR APPROVED EQUAL.
 MICHIGAN GREEN - 15% BLUEGRASS, 40% FESCUE, 45% RYEGRASS
 APPLY AT A RATE OF 5 LBS./1000 SF

—APPLY SILT STOP OR APPROVED TACKIFIER TO SEED MIX.



E8 PERMANENT SEEDING

Planting Zones:	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
Seeding Window Permanent Seeding	4/15 - 10/10	5/1 - 10/1	5/1 - 9/20
Seeding Window Dormant Seeding	11/15 - Freeze	11/01 - Freeze	11/01 - Freeze

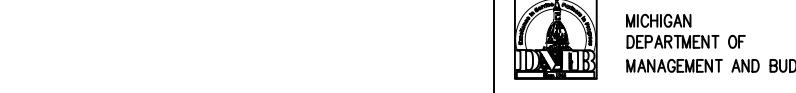
Source: Adapted from MDO1 Interim 2003 Standard Specifications for Construction

	Zone 1 Lower Peninsula (South of U.S. 10)	Zone 2 Lower Peninsula (North of U.S. 10)	Zone 3 Upper Peninsula
Seeding Dates (with Irrigation or Mulch)	4/1 - 8/1	5/1 - 9/20	5/1 - 9/10
Seeding Dates (w/o Irrigation or Mulch)	4/1 - 5/20 or 8/10 - 10/1	5/1 - 6/10 or 8/1 - 9/20	5/1 - 6/15 or 8/1 - 9/20
Dormant Seeding Dates	11/1 - Freeze	10/25 - Freeze	10/25 - Freeze

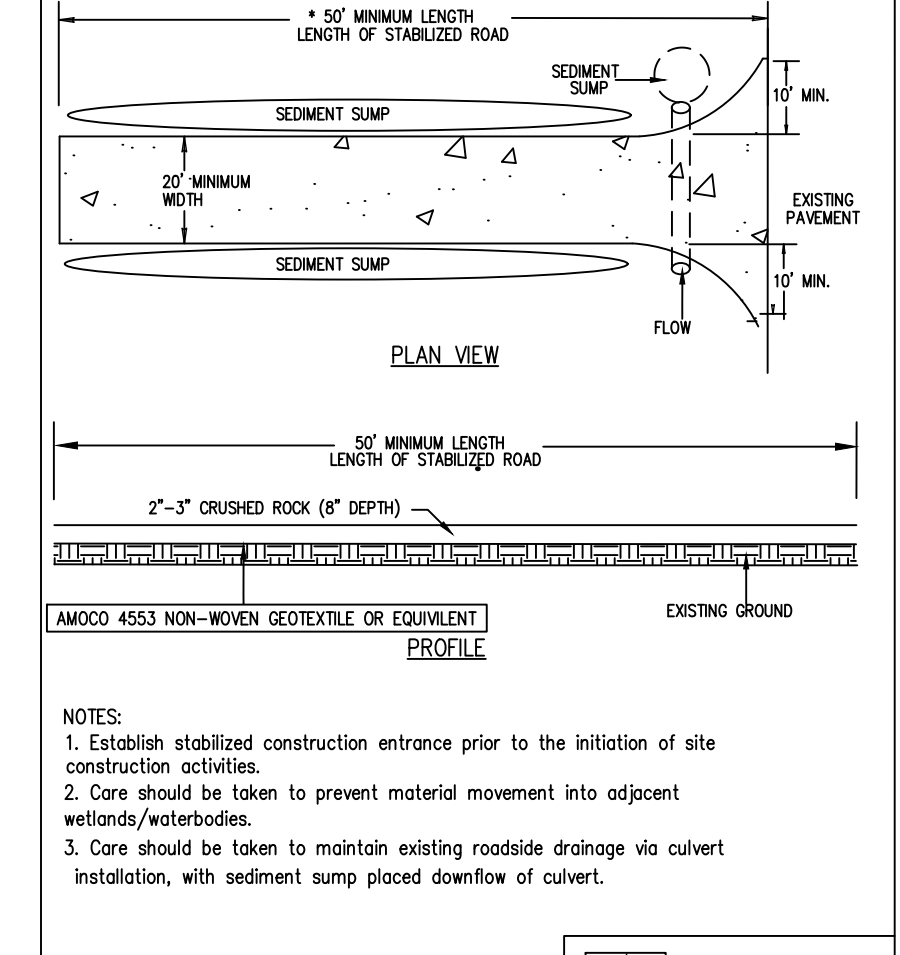
Source: Adapted from USDA NRCS Technical Guide #342 (1999)

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.



S5.3 STABILIZED CONSTRUCTION ACCESS



STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

Maintenance (cont.)

- Sediment deposited on public rights-of-way shall be removed immediately and returned to the construction site.
- If soils are such that washing of tires is required, it shall be done in a wash rack area, stabilized with stone, immediately prior to the construction access stabilized corridor.
- At the project completion, rock access road should be removed and disposed of unless utilized as subgrade for final road.
- Effectiveness limited, sediment may be tracked onto roads requiring additional action.

Limitations

1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed down flow of culvert.



STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

When

- Construction traffic is expected to leave a construction site.
- Stabilization of interior construction roads is desired.

Why

- To minimize tracking of sediment onto public roadways and to minimize disturbance of vegetation.

Where

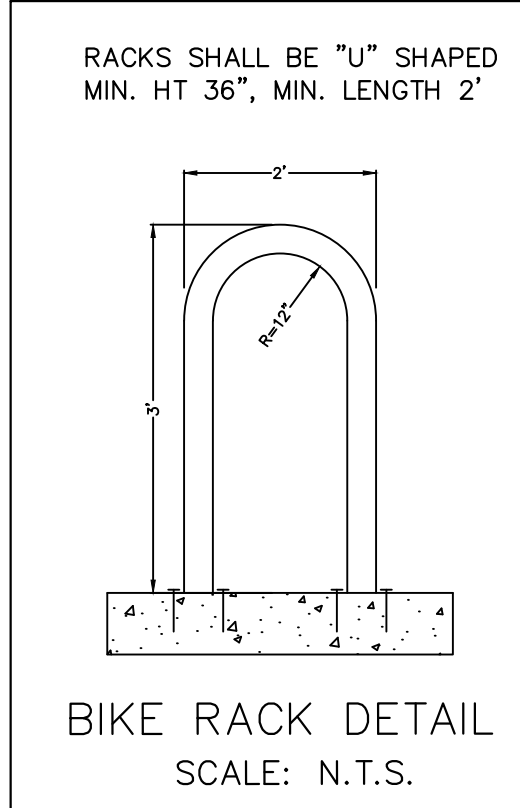
- Stabilized construction entrances shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must be routed over the rock ingress/egress corridor.

How

1. Stabilized construction access road should be established at the onset of the construction activities and maintained in place for the duration of the construction project.
2. Installation of this practice should be the responsibility of the site clearing or excavating contractor.
3. Access location should be cleared of woody vegetation.
4. Non-woven geotextile fabric shall be placed over the existing ground prior to placing stone.
5. Access size should be a minimum of 50'. (30' for single residence lot).
6. Access width should be 12' minimum, flared at the existing road to provide a turning radius.
7. Crushed aggregate (2" to 3"), or reclaimed or recycled concrete equivalent, shall be placed to at least 8" deep over the length and width of the ingress/egress corridor.

Maintenance

- Periodic inspection and needed maintenance shall be provided after each rain event.
- Stabilized entrances shall be repaired and rock added as necessary.



S51 SILT FENCE SPECIFICATIONS

When

- A temporary measure for preventing sediment movement.

Why

- Used to prevent sediment suspended in runoff from leaving an earth change area.

Where

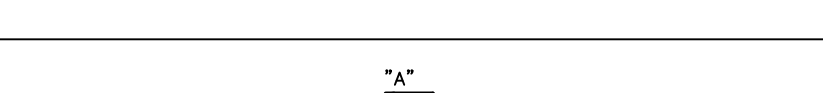
- Use adjacent to critical areas, wetlands, base of slopes, and watercourses.

How

1. Install parallel to a contour.
2. The silt fence should be made of woven geotextile fabric.
3. Silt fence should accommodate no more than 1/2 to 1 acre of drainage per 100' of fence and on slopes less than 1:2 (v:h).
4. Dig a 6" trench along the area where the fence is to be installed.
5. Place 6" of the silt fence bottom flap into the trench.
6. Backfill the trench with soil and compact the soil on both sides. Create a small ridge on the up-slope side of the fence.
7. Install wooden stakes 8 - 10' apart and drive into the ground a minimum of 12".
8. Staple the geotextile fabric to the wooden stakes.
9. Join sections of silt fence by wrapping ends together (See drawing).

Maintenance

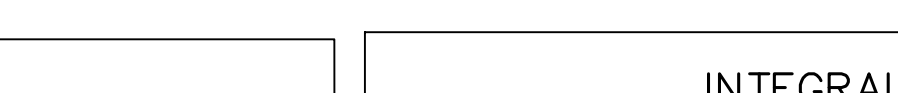
- Inspect frequently and immediately after each storm event. Check several times during prolonged storm events. If necessary, repair immediately.
- If the sediment has reached 1/3 the height of the fence, the soil should be removed and disposed of in a stable upland site.
- The fence should be re-installed if water is seeping underneath it or if the fence has become ineffective.
- Silt fence should be removed once vegetation is established and up-slope area has stabilized.



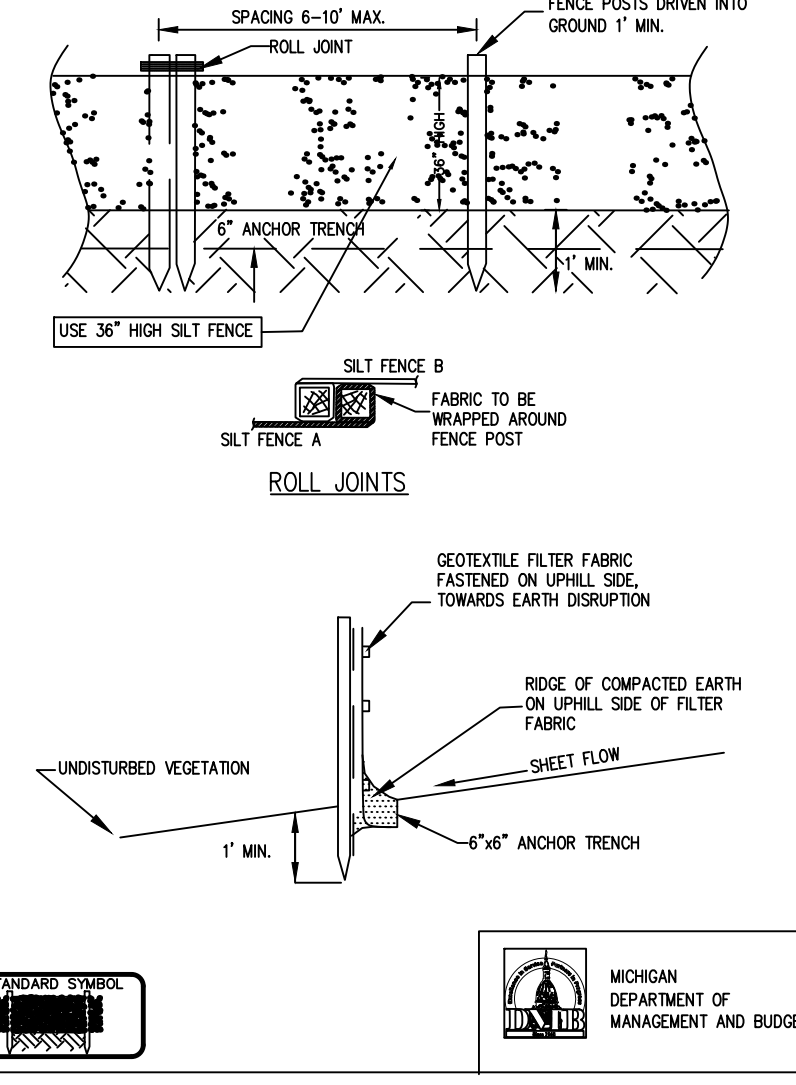
S51 SILT FENCE SPECIFICATIONS

Limitations

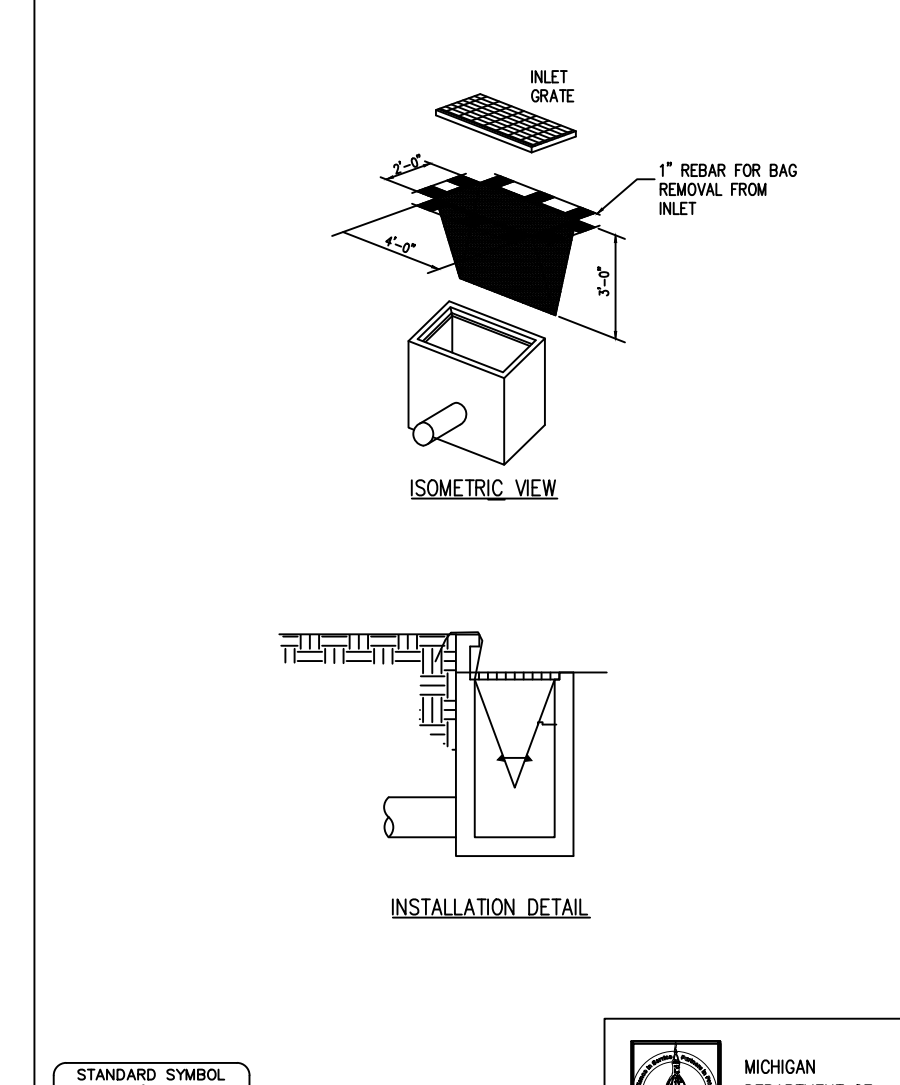
- Silt fence may cause temporary ponding and could fail if too much water flows through the area.
- Do not use in areas with concentrated flows.
- Chance of failure increases if fence is installed incorrectly or if sediment accumulation is not removed.



S51 SILT FENCE



S58 INLET PROTECTION - FABRIC DROP



INLET PROTECTION - FABRIC DROP SPECIFICATIONS

When

- When sediment laden stormwater requires treatment before entering a stormwater drainage system.

Why

- To prevent sediment from entering stormwater systems.

Where

- Use in or at stormwater inlets, especially at construction sites or in streets.

How

1. A filter fabric bag is hung inside the inlet, beneath the grate.
2. Replace grate, which will hold bag in place.
3. Anchor filter bag with 1" rebar for removal from inlet.
4. Flaps of bag that extend beyond the bag can be buried in soil in earth areas.

Maintenance

- Drop inlet filters should be inspected routinely and after each major rain event.
- Damaged filter bags should be replaced.
- Clean and/or replace filter bag when 1/2 full.
- Replace clogged fabric immediately.
- If needed, initiate repairs immediately upon inspection.
- Remove entire protective mechanism when upgradient areas are stabilized and streets have been swept.

Limitations

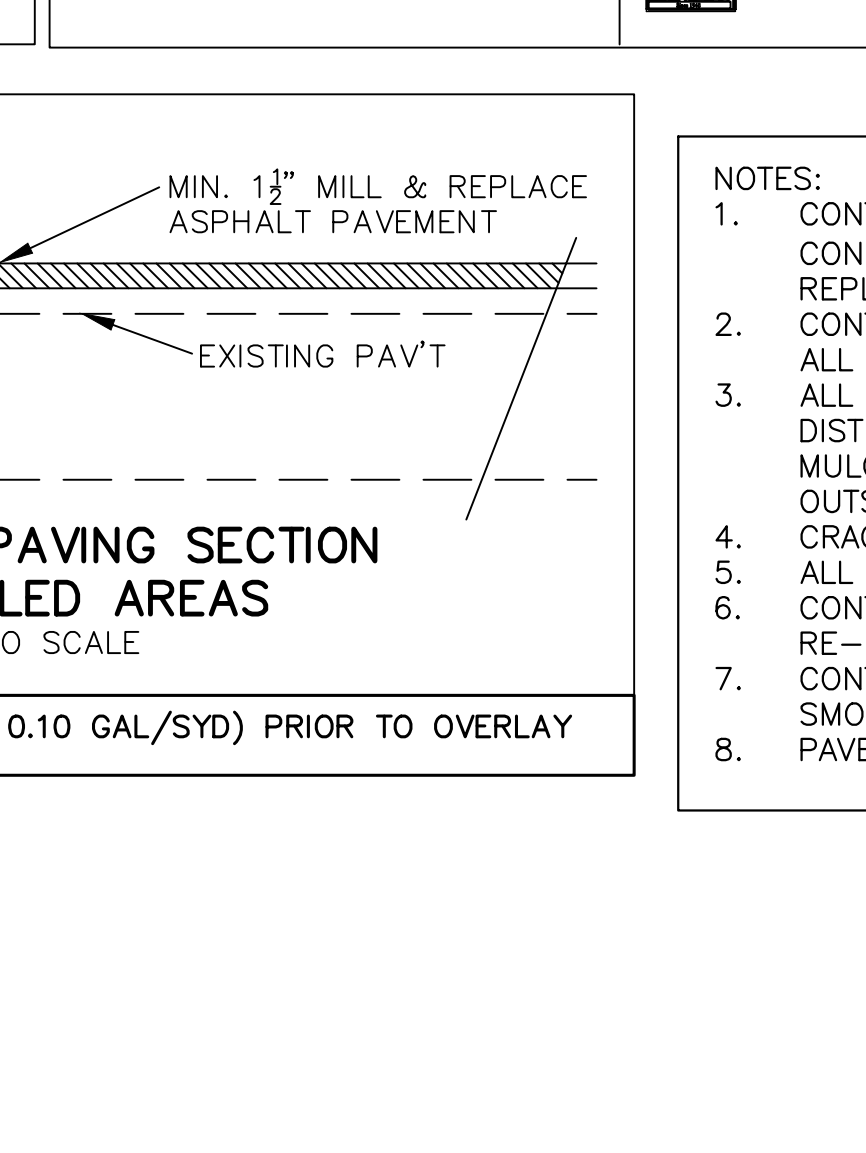
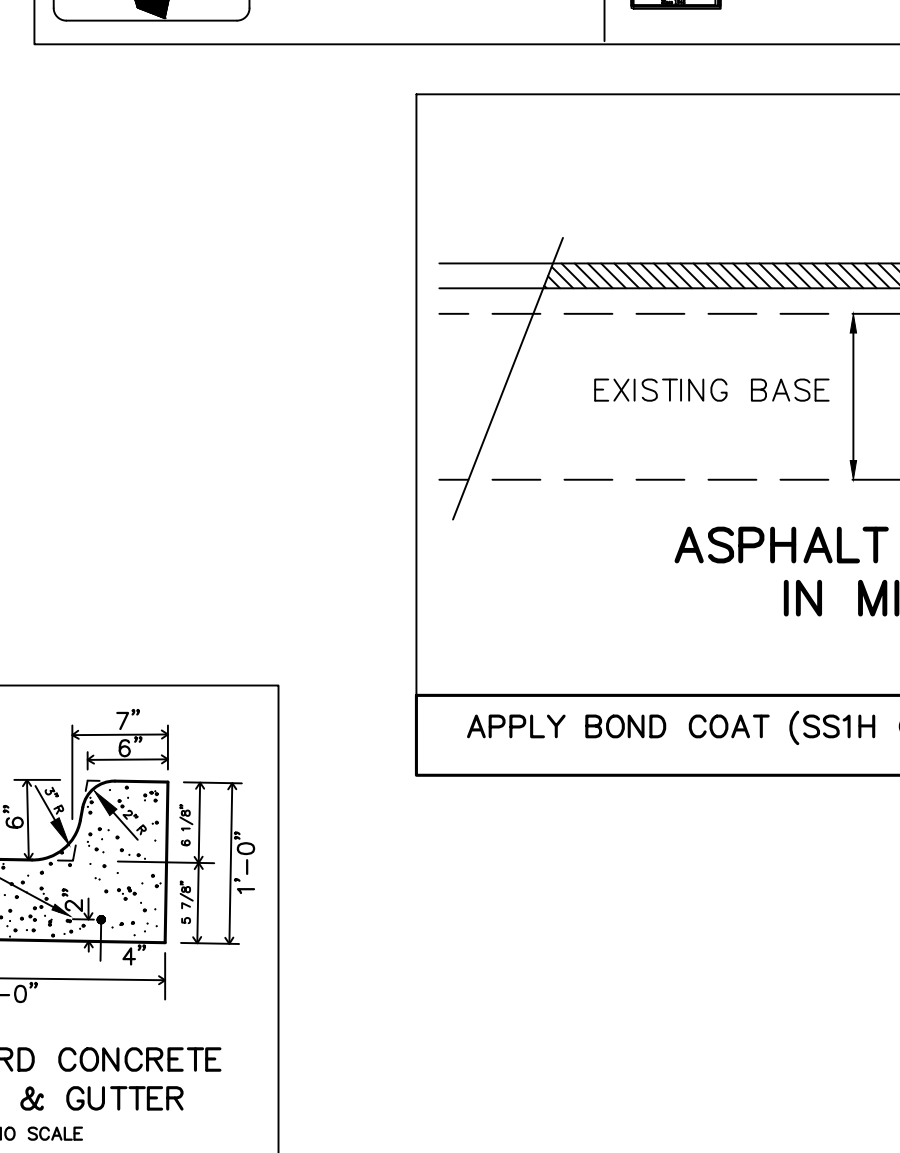
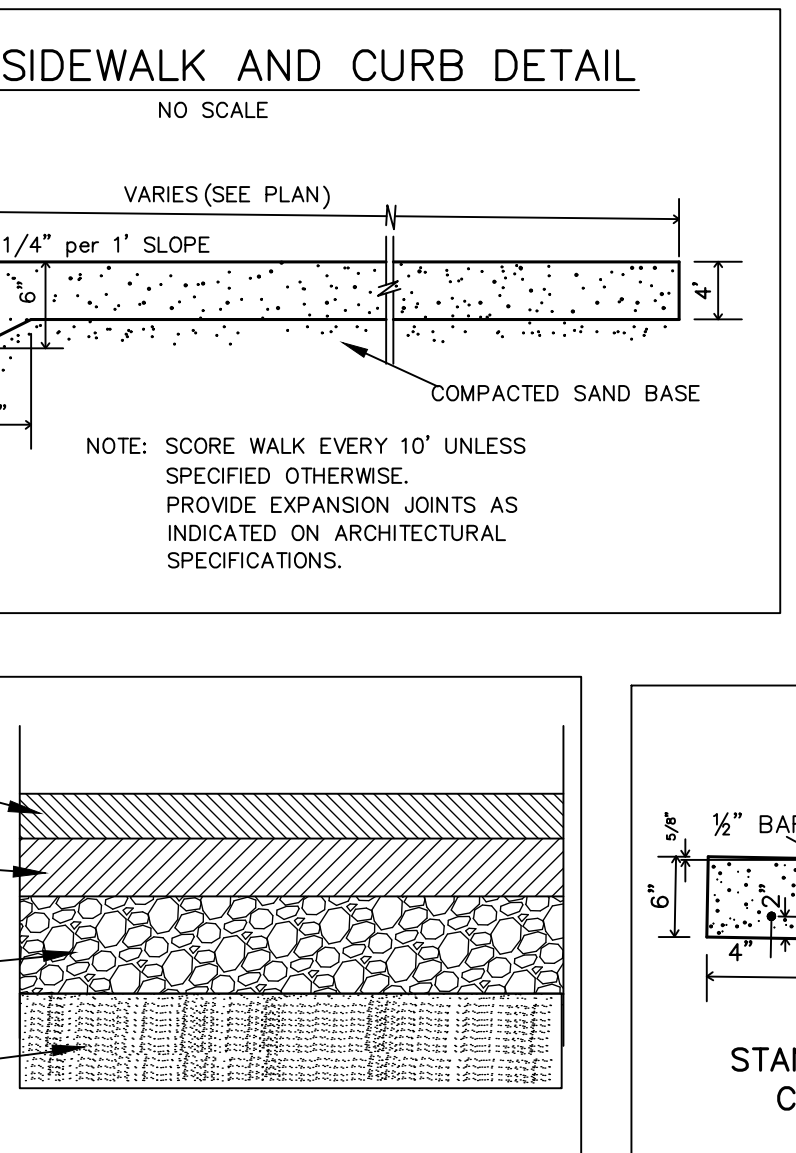
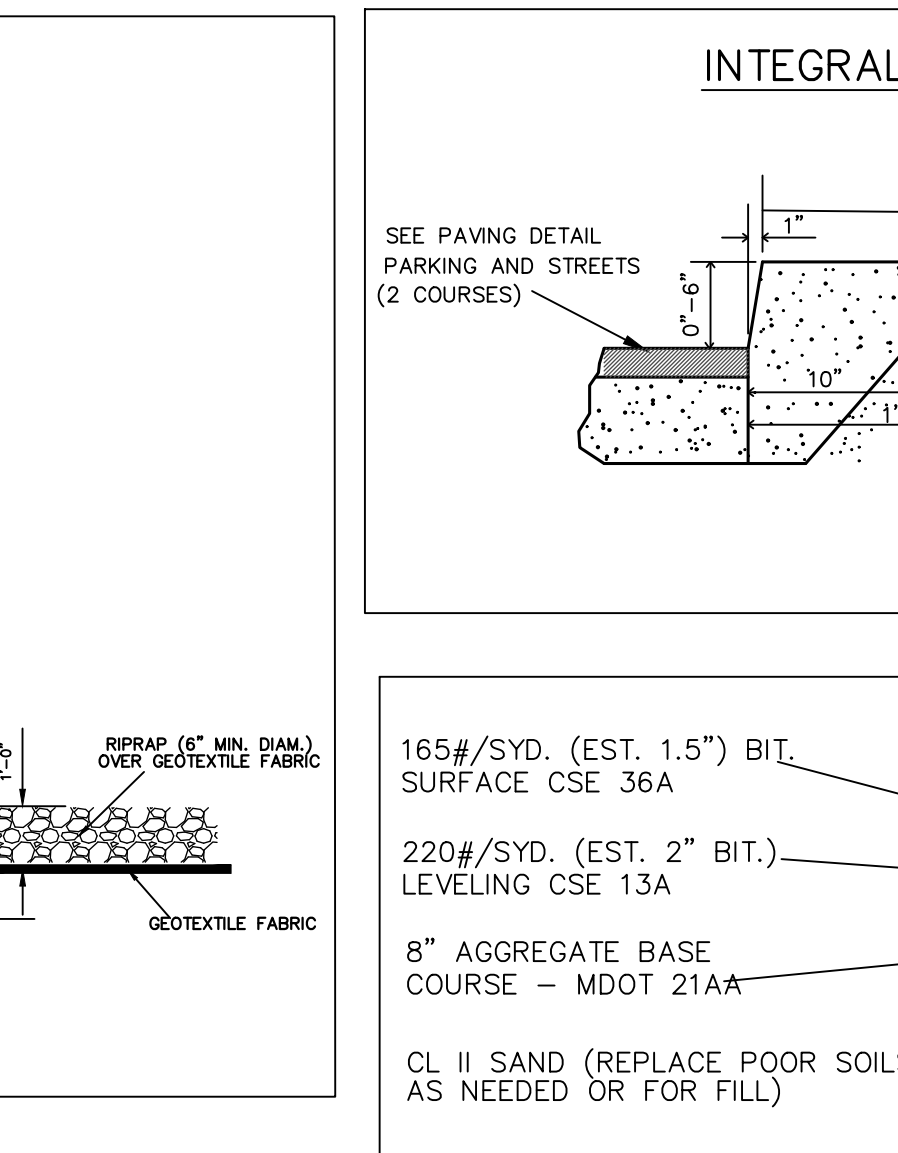
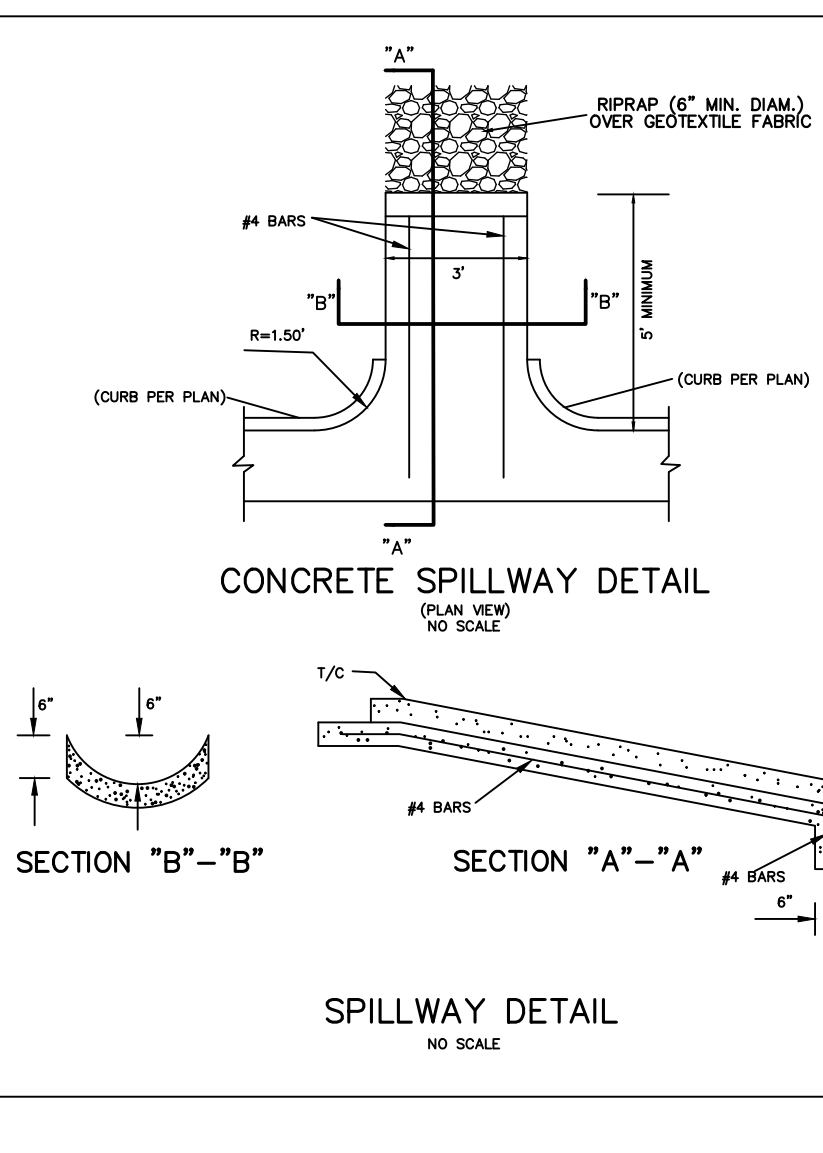
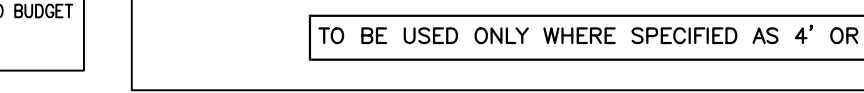
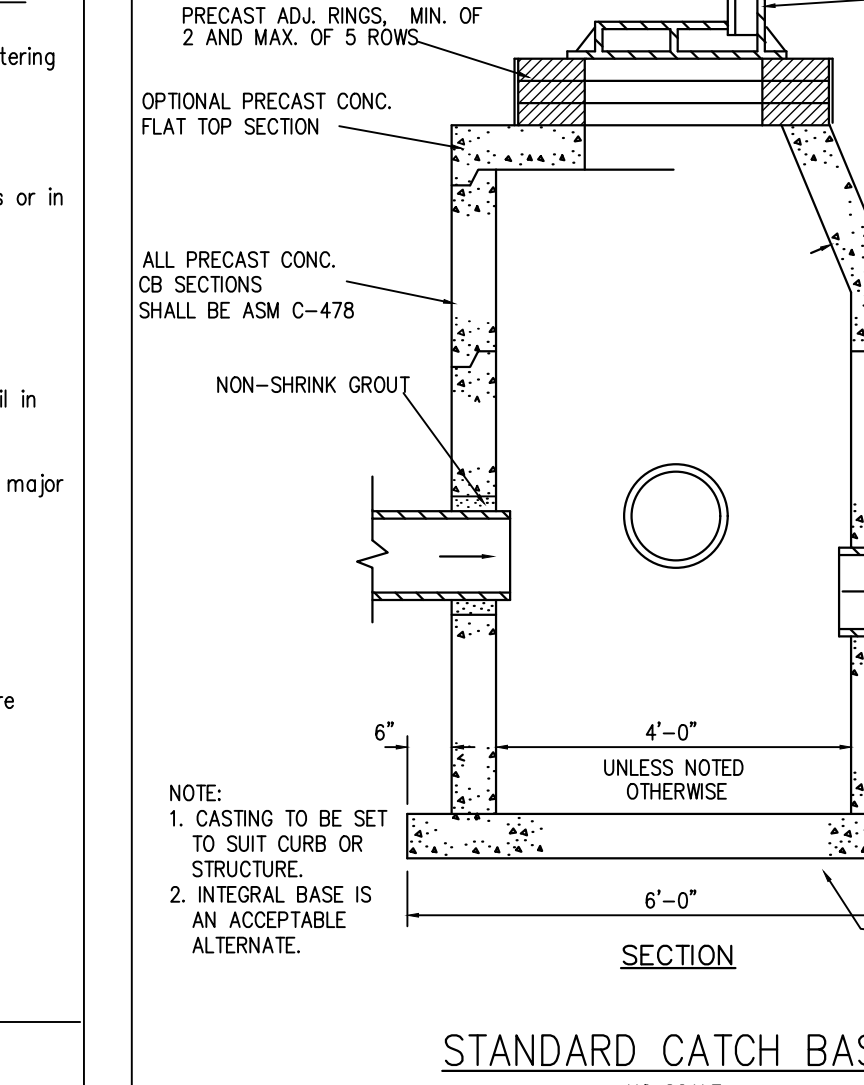
- Can only accommodate small flow quantities.
- Requires frequent maintenance.
- Ponding may occur around storm drains if filter is clogged.

Additional Notes:

- The silt sacks are to be non-black in color
- The name of the owner must be attached or written on the bag



STANDARD CATCH BASIN



- NOTES:**
1. CONTRACTOR TO VERIFY WITH OWNER THE LOCATION OF ALL UTILITIES, ELECTRIC CONDUITS, AND THE EXTENT OF ALL CURB AND LANDSCAPE REPAIR AND/OR REPLACEMENT PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO REPLACE ALL PAVEMENT STRIPING AND REPLACE OR RE-INSTALL ALL CURBING OR SIGNAGE DAMAGED OR REMOVED FOR CONSTRUCTION.
 3. ALL DISTURBANCE INTENDED TO BE CONFINED TO PAVED AREAS. SHOULD DISTURBANCE EXTEND BEYOND CURB AND PAVING, STABILIZE WITH STRAW OR MULCH DURING WINTER MONTHS, AND SEED AND MULCH ANY DISTURBANCE OUTSIDE PAVEMENT AS SOON AS FEASIBLE.
 4. CRACKS IN PAVEMENT ARE TO BE BLOWN OUT AND SEALED BEFORE OVERLAY.
 5. ALL CASTINGS TO BE RAISED TO NEW PAVEMENT ELEVATIONS AFTER OVERLAY.
 6. CONTRACTOR SHALL RE-PAINT ALL CURBS THAT HAVE EXISTING PAINT AND RE-STRIPE ALL AREAS THAT HAVE EXISTING STRIPING.
 7. CONTRACTOR SHALL SAWCUT EXISTING ASPHALT IN STRAIGHT LINES AND MAKE SMOOTH CONNECTIONS.
 8. PAVE ALL AREAS WHILE ENSURING POSITIVE DRAINAGE.

	REVISIONS 2-25-25 PRELIMINARY OWNER REVIEW 10-2-25 PRELIMINARY OWNER REVIEW 12-1-25 SITE PLAN SUBMITTAL 2-3-26 SITE PLAN REVISION 3-26-26 SITE PLAN REVISION	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marahall Office Ph. 269-781-9800 860 E Saginaw Hwy. DETAIL & SPECIFICATION SHEET
	SCALE: 1" = 20' DATE: 02/19/25 AUTHORIZED BY: STEPHANIE SPACE	DESIGNER: GAP PROJECT MGR. GAP SHEET 6 OF 6 JOB # E-103567



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860 E. SAGINAW ST. GRAND LEDGE, MI

PROJECT #:24.131

DATE: 07/09/25

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860 E. SAGINAW ST. GRAND LEDGE, MI
PROJECT #:24.131 **SIDING OPTION 2** DATE: 07/09/25

3/26/26

RE: 830 E Saginaw Site Plan Review

Door Location Narrative:

The entrance door to the facility has been located on the West side of the building due to all of the customer parking being located to the West of the building. The building location and parking location are existing conditions of the site. This is a similar arrangement to other properties adjacent to this property (Lansing Urgent Care, AutoZone, Doty Agency).

Parking Space Narrative:

Lake Trust Credit Union has numerous locations across the State of Michigan which serve the citizens of the communities in which they are located. As such, Lake Trust has developed an understanding of the needs of their customers and the volume of customers at peak times. Given the number of customer service representatives, the number of interior video teller machines, and the size of the community room within the building this location has a need for approximately 28-34 parking spaces.

Prior to purchase of the building (in March of 2025), effort was taken by the Lake Trust team to communicate with Susan Stachowiak, Zoning Administrator for the City to review plans for increased parking. Susan stated that that the overall site plan proposed and the amount of parking was acceptable.



TO: Planning Commission and Nick Montry

FROM: Rich Morrison, Community Development Director

RE PA 58 of 2025 – Land Division Act Amendment

DATE: March 26, 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.

The Planning Commission discussed this topic at its March meeting. One of the concerns expressed by the Planning Commission was a lack of review/input by the Commission if a local ordinance was adopted.

I believe that a local ordinance authorizing an increase in the number of splits/land divisions in excess of the State allowed 10, could require Planning Commission review of a concept plan or more detailed plan in order to obtain approval for additional splits/land divisions.

PLANNING COMMISSION ACTION:

Revisit this topic and provide direction to staff to investigate and draft a local ordinance (or not).

Attachments:

Previous memo and attachments.

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



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

SAS\S2526\s23ea

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.