



Grand Ledge Zoning Board of Appeals

Regular Meeting Agenda
Thursday, November 20, 2025 - 7:00 p.m.
Council Chambers, City Hall
310 Greenwood St., Grand Ledge MI 48837

- I. **Roll Call** – Chair Tim McClung, Vice-Chair Tom Nelson, Secretary Ben Cwayna, Ron Graber, and Alternate Member, Bob Doty
- II. **Pledge of Allegiance**
- III. **Audience Participation**
- IV. **Approval of Regular Agenda**
 - A. Motion - To approve the November 20, 2025, Regular Zoning Board of Appeals Agenda
- V. **Approval of Minutes**
 - A. Motion - To approve the July 17, 2025, Regular Board of Zoning Appeals Minutes
- VI. **Zoning Administrator’s Report**
- VII. **Unfinished Business**
- VIII. **New Business**
 - A. **Public Hearing** – In consideration of a request for a variance to permit the construction of 10, 185-foot-wide multiple family residential buildings at 5776 E. Saginaw Highway and the adjoining vacant parcel (parcel #'s: 030-13-200-040-00 & 030-13-200-062-015).
 - B. **Motion** – To approve a request for a variance to permit the construction of 10, 185-foot-wide multiple family residential buildings at 5776 E. Saginaw Highway and the adjoining vacant parcel (parcel #'s: 030-13-200-040-00 & 030-13-200-062-015).
- IX. **Audience Participation**
- X. **Communications from Board Members**
- XI. **Adjournment**

This meeting will be held in person, per the Open Meetings Act, and will be livestreamed via Zoom for informational purposes only. The public is invited to attend in person to participate and offer comments. Written comments can also be submitted to the City Clerk at 310 Greenwood Street, Grand Ledge, MI 48837, or by email at cityhall@cityofgrandledge.com.

Please click the link below to join the webinar: <https://us02web.zoom.us/j/82780211366> phone one-tap: +16468769923,,82780211366# (New York), +16469313860,,82780211366, via audio at +1 646 876 9923 (New York), +1 646 931 3860, +1 301 715 8592 (Washington DC), +1 305 224 1968, +1 309 205 3325, +1 312 626 6799 (Chicago), +1 689 278 1000, +1 719 359 4580, +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) Webinar ID: 827 8021 1366, international numbers available: <https://us02web.zoom.us/j/82780211366>

GRAND LEDGE ZONING BOARD OF APPEALS
310 GREENWOOD ST.
GRAND LEDGE MI 48837
(517) 627-2149

ZONING BOARD OF APPEALS MINUTES
THURSDAY, JULY 17, 2025 – 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF ZONING BOARD OF APPEALS** – Tim McClung, Chair; Board Members Ben Cwayna (absent), Bob Doty (Planning Commission Representative), Ron Graber, Tom Nelson (absent), and Carol Weigel
OTHERS PRESENT – Susan Stachowiak, Zoning Administrator

II. PLEDGE OF ALLEGIANCE

Chair McClung led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

The public did not comment.

IV. APPROVAL OF REGULAR AGENDA

- A. Motion** – To approve the Thursday, July 17, 2025, Zoning Board of Appeals agenda.

BOARD MEMBER DOTY MOVED, BOARD MEMBER GRABER SECONDED, TO APPROVE THE THURSDAY, JULY 17, 2024, ZONING BOARD OF APPEALS MEETING AGENDA WITH THE ADDITION OF “MEETING START TIME” UNDER NEW BUSINESS. MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF MINUTES

- A. Motion** – To approve the Thursday, December 19, 2024, Zoning Board of Appeals meeting minutes.

BOARD MEMBER GRABER MOVED, BOARD MEMBER DOTY SECONDED, TO APPROVE THE THURSDAY, DECEMBER 19, 2024, ZONING BOARD OF APPEALS MEETING MINUTES, AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

VI. ZONING ADMINISTRATOR’S REPORT

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

- A. Public Hearing** – In consideration of a request for variances to City Code Chapter 46 – Zoning, Section 46-9(3)(a) (1) & (2) to permit a 6-foot-high, solid wood privacy fence in the E. (Old) Saginaw Highway front yard of the property at 11988 Stone Bluff Drive.

Susan Stachowiak, Zoning Administrator, recommended approval of the request for variances to permit a 6-foot-high, wood privacy fence that would extend 24 feet into the E. (Old) Saginaw Highway front yard of the corner property at 11988 Stone Bluff Drive. She explained the fence will not be contrary to the intent of the ordinance as it will be directly in line with an existing 6-foot-high privacy fence on the adjoining property to the east and will have no impact on visibility at the Saginaw Highway/Stone Bluff Drive intersection or any driveways in the area.

CHAIR MCCLUNG OPENED THE PUBLIC HEARING IN CONSIDERATION OF A REQUEST FOR VARIANCES TO CITY CODE CHAPTER 46 – ZONING, SECTION 46-9(3)(A) (1) & (2) TO PERMIT A 6-FOOT-HIGH, SOLID WOOD PRIVACY FENCE IN THE E. (OLD) SAGINAW HIGHWAY FRONT YARD OF THE PROPERTY AT 11988 STONE BLUFF DRIVE, AT 7:03 P.M.

The public did not comment.

CHAIR MCCLUNG CLOSED THE PUBLIC HEARING, AT 7:03 P.M.

- B. Motion** – In consideration of a request for variances to City Code Chapter 46 – Zoning, Section 46-9(3)(a) (1) & (2) to permit a 6-foot-high, solid wood privacy fence in the E. (Old) Saginaw Highway front yard of the property at 11988 Stone Bluff Drive.

The Board discussed the findings of fact as detailed in the staff report and agreed that since there is already a 6 foot high privacy fence along Old Saginaw on the property to the east and since the proposed fence will not negatively impact visibility for motorists in the area, denial of the variances would create an unnecessary hardship on the applicant and will not set a negative precedent for future requests to vary the fence height restriction in front yards.

BOARD MEMBER DOTY MOVED, BOARD MEMBER GRABER SECONDED, TO APPROVE THE REQUEST FOR VARIANCES TO PERMIT A 6-FOOT-HIGH, WOOD PRIVACY FENCE IN THE OLD SAGINAW HIGHWAY FRONT YARD OF THE PROPERTY AT 11988 STONE BLUFF DRIVE THAT WOULD BE SETBACK 3 FEET FROM THE PUBLIC SIDEWALK ALONG OLD SAGINAW HIGHWAY AND NO CLOSER TO STONE BLUFF DRIVE THAN THE REAR WALL OF THE HOUSE, BASED UPON THE FINDINGS OF FACT AS DETAILED IN THE STAFF REPORT, AND TO GIVE IMMEDIATE EFFECT TO THE APPROVAL OF THE VARIANCES, AS HEREBY CERTIFIED ON THE RECORD. MOTION CARRIED UNANIMOUSLY.

- C. Motion** – Meeting start time.

The Board discussed changing the start time of meetings from 7:00 p.m. to 6:30 p.m.

BOARD MEMBER DOTY MOVED, BOARD MEMBER GRABER SECONDED, TO CHANGE THE START TIME OF MEETINGS FROM 7:00 P.M. TO 6:30 P.M. MOTION CARRIED UNANIMOUSLY.

IX. ADJOURNMENT

CHAIR MCCLUNG ADJOURNED THE THURSDAY, JULY 17, 2025, ZONING BOARD OF APPEALS REGULAR MEETING, AT 7:08 P.M.

Sue Stachowiak, Zoning Administrator

Mike Stevens, Chair

DRAFT

**CITY OF GRAND LEDGE
STAFF REPORT
VARIANCE REQUEST**

GENERAL INFORMATION

DATE: November 14, 2025

APPLICANT/OWNER: Oneida Investment, LLC
29200 Northwestern Highway, Suite 450
Southfield, MI 48034

LOCATION: The subject property (5776 E. Saginaw Highway & the vacant parcel to its south and east) is located on E. Saginaw Highway, directly south of Sundance Chevrolet.

PROPERTY SIZE: 78.07 acres

ZONING: R-HD, Multiple Family Residential

EXISTING LAND USE: Single Family Residential/Vacant

SURROUNDING LAND USES: N: Vehicle Dealership/Single Family Residential
S: Single Family Residential
E: Vehicle Dealership/Single Family Residential
W: Single Family Residential

REQUEST

The attached site plan for a 326-unit multiple family residential apartment complex on the 78.07-acre site located south of Sundance Chevrolet on E. Saginaw Highway has been approved by the Planning Commission, subject to several conditions. One of the conditions is approval of a variance to permit 10 of the 73 proposed buildings to exceed the 180-foot building length restriction of Article XVI of the Zoning Ordinance by 5 feet. The other conditions are of a technical engineering nature and will not impact the layout of the site.

| Permitted | Proposed | Variance |
|------------------------------------|--------------------------|---|
| 180 feet – maximum building length | 185-foot building length | 5 feet to the building length restriction |

EVALUATION

BASIC CRITERIA:

The Zoning Ordinance establishes the following basic criteria, all of which must be satisfied before a variance can be approved.

- (a) Will not be contrary to the public interest or to the intent and purpose of this chapter.**

The intent of restricting the length of multiple family residential buildings is to ensure adequate access to all parts of the building for emergency services, prevent the interruption of natural light and wind patterns, control the scale of buildings for aesthetic purposes and to preserve open views from other buildings within and adjacent to the site. It is unclear as to why the City’s Zoning Ordinance restricts the length of buildings specifically to 180 feet.

Most dimensional variance requests are evaluated to determine if there is a unique physical feature of a particular property, such as irregular shape or uneven topography that either prevents compliance with the ordinance or makes it unreasonably difficult. The other standard, however, that can be applied is whether denial of the variance would place an unnecessary hardship on the applicant, based upon a finding that the variance could be approved while preserving the ordinance standard and thus not setting a negative precedent for future requests of a similar nature.

The applicant is requesting a variance to permit 10 of the proposed 73 multiple family residential buildings at 185 feet in length. In this case, the basis for the variance is one of unnecessary hardship as opposed to a unique physical feature of the site. Since the additional length is negligible, will only apply to 10 of the buildings and will not be contrary to the public interest or to the intent and purpose of the Zoning Ordinance as described above, denial of the variance would cause an unnecessary hardship on the applicant.

- (b) Shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a conditional use permit or a temporary use permit is required.**

Not applicable.

- (c) Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.**

The additional 5 feet of building length will have no impacts on any of the adjoining properties.

- (d) Is not one where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.**

Not applicable.

- (e) **Will relate only to property that is under control of the applicant.**

The buildings that are the subject of this variance request are located entirely within the applicant's property and will have no effect on the adjoining properties.

Based upon this evaluation, the applicant's request complies with all of the applicable basic criteria required for granting variances.

SPECIAL CRITERIA:

When all of the foregoing basic conditions can be satisfied, the ordinance establishes the following special criteria for further evaluation before granting a variance. The ordinance states that a variance may be granted when any one of the following special conditions can be clearly demonstrated.

- (a) **Where there are practical difficulties or unnecessary hardships which prevent carrying out the strict letter of this chapter. These hardships or difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.**
- (b) **Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district. Such circumstances or conditions shall not have resulted from any act of the applicant subsequent to the adoption of this chapter.**

The applicant's request satisfies special criterion (a) listed above as the additional 5 feet of length for 10 of the proposed buildings will not be contrary to the intent and purpose of the ordinance as described in this report and thus, denial of the variance would cause an unnecessary hardship on the applicant

RECOMMENDATION

The following motion is offered for the Board's consideration:

"I make a motion to approve the request for a variance of 5 feet to the 180 foot building length restriction of Article XVI of the Zoning Ordinance to permit 10, buildings at 185 feet in length, identified on the site plan as buildings 28, 41, 44, 45, 46, 47, 70, 71, 72, based upon the findings of fact as detailed in the staff report, and to give immediate effect to the approval of the variance, as hereby certified on the record."

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



29200 Northwestern Highway
Suite 450
Southfield, Michigan 48034
248-855-2100 (p) 248-855-1080 (f)

T R A N S M I T T A L

DATE: October 23, 2025

TO: City of Grand Ledge
Zoning Board of Appeals
310 Greenwood Street
Grand Ledge, MI 48837

HAND DELIVERY

FROM: Kevin P. Christiansen, AICP, PCP
Oneida Investment, LLC
248-756-4550

RE: The Avenue at Grand Ledge
ZBA Application for Building Length Variance

Attached are the following documents for the referenced ZBA application:

1. Cover Letter
2. ZBA Application including Legal Description.
3. Site Plan and Type 105 Building Plans.
4. Review fee-Check for \$500.

Please contact me if you have any questions.



29200 Northwestern Highway
Suite 450
Southfield, Michigan 48034
248-855-2100 (p) 248-855-1080 (f)

October 23, 2025

Ms. Susan Stachowiak
Zoning Administrator
City of Grand Ledge
310 Greenwood Street
Grand Ledge, MI 48837

RE: The Avenue at Grand Ledge
Building Length Variance Request

Dear Ms. Stachowiak:

Attached for your review and consideration is a Zoning Board of Appeals Variance Application for the referenced project. As you are aware, the Planning Commission at its January 2, 2025 meeting, approved the site plan for The Avenue at Grand Ledge. The site plan was approved with several conditions, including conformance with Zoning Ordinance requirements restricting the length of the buildings to 180 feet, unless a variance is granted by the Zoning Board of Appeals.

The project consists of 326 units located in 73 buildings, with several different unit combinations. We are requesting a variance for 10 of the 73 buildings, which are Building Type 105. This is a 5 unit all ranch building configuration, and is found in buildings 28, 41, 44, 45, 46, 47, 70, 71, 72 and 73. We have found the ranch units to be the most sought after.

In seeking this variance, we wish to note the following:

1. This variance request is not contrary to the public interest.
2. This variance shall not permit the establishment within a district of any use which is not permitted by right within the zoning district or any use or dimensional variance for which a conditional use permit or a temporary use permit is required.
3. Granting this variance will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property is located.
4. This variance is not one where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.
5. This variance will relate only to property that is under the control of Oneida Investment, LLC.

The purpose of this variance request is to accommodate the overall design of the approved buildings in locations of the project site with unique physical conditions, to provide consistent buildings throughout the development as they relate to the approved infrastructure/road layout, and to comply with the conditions of the site plan approval.

Please contact me if you have any questions with this submittal. We look forward to discussing this at the Zoning Board of /Appeals meeting.

Sincerely,

ONEIDA INVESTMENT, LLC

A handwritten signature in black ink, appearing to read "Kevin Christiansen". The signature is fluid and cursive, written over the printed name.

Kevin P. Christiansen, AICP, PCP
Project Manager

cc: Rich Morrison, Community Development Director, City of Grand Ledge
Jack Knowles, Oneida Investment, LLC



VARIANCE APPLICATION

| | | |
|---|--|--|
| Applicant(s) | ONEIDA INVESTMENT, LLC | Phone Number 248-756-4550 |
| Email Address <i>Required</i> | KPCHRISTIANSEN62@AOL.COM | |
| Address | 29200 NORTHWESTERN HWY., SUITE 450 | Daytime SAME AS ABOVE |
| | SOUTHFIELD, MI 48034 | |
| Interest in Properties <i>(Check One)</i> | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input type="checkbox"/> Option to Buy <input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____ | |
| Complete address of the property request to be reviewed: | 400-013-200-040-00 & 400-013-200-062-01 | Current Zoning District R-HD Phone Number 248-7564550 |
| | Owner: ONEIDA INVESTMENT, LLC Address: 29200 NORTHWESTERN HWY., SUITE 450 SOUTHFIELD, MI 48034 | |
| Lot Size: Width: <u>1326</u> Length: <u>2711</u> Area: <u>78.07 ACRES</u> | | |
| Legal Description: | <i>Indicate attached if needed.</i> SEE ATTACHED | |
| Proposed use of property: | <i>Indicate attached if needed.</i> MULTI FAMILY RESIDENTIAL | |

City of Grand Ledge – Planning & Zoning – Variance Application

| | |
|---|--|
| Estimate the following: | <input type="checkbox"/> General Traffic Volume: <u>TRAFFIC STUDY ON FILE WITH THE CITY</u> <input type="checkbox"/> Total Population Increase: <u>571</u> <input type="checkbox"/> Population per Acre: <u>7.3</u> <input type="checkbox"/> Hours of Operation: <u>RENTAL OFFICE 10am - 6pm (TO GENERAL PUBLIC)</u> <input type="checkbox"/> Total number of employees: <u>6-10 (WILL VARY)</u> <input type="checkbox"/> Total building area proposed: <u>N/A</u> <input type="checkbox"/> Parking Spaces: <u>1464 (SEE SITE PLAN)</u> |
| Application must include photographs of the property, copies of any other required permits, and a site plan, as follows: | <input checked="" type="checkbox"/> Drawn to scale of 1" = 100' <input checked="" type="checkbox"/> Existing and proposed structures (buildings, trash receptacles, landscaping, etc.) <input checked="" type="checkbox"/> Existing and proposed parking areas and driveways <input checked="" type="checkbox"/> Existing and proposed roads, easements and other access points <input checked="" type="checkbox"/> Flood plain elevations, if applicable <input checked="" type="checkbox"/> Zoning classifications of all abutting land within 300 feet |

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: *Kevin Christiansen* Date: 10/23/25
 KEVIN P. CHRISTIANSEN, ONEIDA INVESTMENT, LLC

| 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"/> | _____ |

THE AVENUE AT GRAND LEDGE – LEGAL DESCRIPTION

A parcel of land being a part of the East 1/2 of Section 13, T4N,R4W, Oneida Township, Eaton County, Michigan, being more particularly described as follows: COMMENCING at the Northeast corner of said Section 13; thence South 00 degrees 18 minutes 44 seconds West, along the East line of said Section 13, 320.00 feet to the POINT-OF-BEGINNING of the following described Parcel; thence continuing South 00 degrees 18 minutes 44 seconds West, along the East line of said Section 13. 2325.14 feet to the East 1/4 Corner of said Section 13; thence South 00 degrees 22 minutes 11 seconds West, along the East line of said Section 13, 66.00 feet; thence North 89 degrees 57 minutes 36 seconds West, 1326.67 feet along the South line of the North 4 rods (66 feet) of the East 1/2 of the Southeast 1/4 of said Section 13; thence North 00 degrees 21 minutes 11 seconds East, along the West line of the East 1/2 of the Southeast 1/4 of said Section 13, as monumented, 66.00 feet to the East -West 1/4 line of said Section 13; thence North 00 degrees 20 minutes 15 seconds East, along the West line of the East 1/2 of the Northeast 1/4 of Section 13, as monumented, 2645.26 feet to the Northwest Corner of the East 1/2 of the Northeast 1/4 of said Section 13; thence South 89 degrees 57 minutes 18 seconds East, along the North line of said Section 13, 640.28 feet; thence South 00 degrees 00 minutes 47 seconds West, 400.00 feet; thence South 89 degrees 57 minutes 18 seconds East, parallel with the North line of said Section 13, 230.00 feet; thence North 00 degrees 00 minutes 47 seconds East, 400.00 feet to a point on the North line of said Section 13 (said point being North 89 degrees 57 minutes 18 seconds West, 455.24 feet from the Northeast Corner of said Section 13); thence South 89 degrees 57 minutes 18 seconds East, along the North line of said Section 13, 135.24 feet; thence South 00 degrees 20 minutes 18 seconds West, 320.21 feet; thence South 89 degrees 59 minutes 33 seconds East, 320.15 feet to the POINT-OF-BEGINNING. Containing 78.07 acres of land, more or less.

Avenue at Grand Ledge

a planned multi-family residential community

City of Grand Ledge, Michigan

Sheet Index:

SITE PLAN:

LP-1 OVERALL SITE PLAN

ENGINEERING:

C-1.0 DESIGN SURVEY
 C-1.1 to C-1.2 TREE SURVEY- INVENTORY
 C-2.0 DEMOLITION PLAN
 C-3.0 to C-3.5 SITE PLAN A, B, C, D & E
 C-4.0 to C-4.11 ROAD PLANS & PROFILES
 C-5.0 to C-5.5 GRADING PLANS
 C-6.0 to C-6.3 SOIL EROSION & SEDIMENTATION CONTROL PLANS
 C-7.0 to C-7.5 UTILITY PLAN A, B, C, D & E
 C-8.0 to C-8.14 SANITARY SEWER & WATER MAIN PLANS
 C-9.0 to C-9.8 STORM DRAINAGE PROFILES
 C-9.9 DRAINAGE AREAS
 C-9.10 STORMWATER MANAGEMENT & CALCULATIONS
 C-9.11 STORMWATER DETENTION DETAILS
 C-9.12 WALDO DRAIN - MARYWOOD DRAIN TRANSFER
 C-9.3 DETENTION POND SECTIONS
 C-10.0 to C-10.2 DETAILS

ARCHITECTURAL:

A-1.0 BUILDING TYPE 104 FLOOR PLANS
 A-1.1 BUILDING TYPE 104 ELEVATIONS
 A-2.0 BUILDING TYPE 105 FLOOR PLANS
 A-2.1 BUILDING TYPE 105 ELEVATIONS
 A-3.0 BUILDING TYPE 204 FLOOR PLANS
 A-3.1 BUILDING TYPE 204 ELEVATIONS
 A-4.0 BUILDING TYPE 205 FLOOR PLANS
 A-4.1 BUILDING TYPE 205 ELEVATIONS
 A-5.0 BUILDING TYPE 206 FLOOR PLANS
 A-5.1 BUILDING TYPE 206 ELEVATIONS
 A-6.0 CLUBHOUSE FLOOR PLANS
 A-6.1 CLUBHOUSE ELEVATIONS

LANDSCAPE:

LS-1 OVERALL PLAN VIEW
 LS-2 LANDSCAPE PLANTING DETAIL
 LS-3 LANDSCAPE PLANTING DETAIL
 LS-4 LANDSCAPE PLANTING DETAIL
 LS-5 CLUBHOUSE PLANTING DETAIL
 LS-6 FOUNDATION PLANTING DETAIL
 LS-7 ENTRANCE PLANTING DETAIL
 LS-8 PLANT DETAILS & LANDSCAPE NOTES
 LS-9 ENTRANCE MONUMENT
 LS-10 SITE AMENITY REFERENCE PLAN



Project Team:

developer:
ONEIDA INVESTMENT, LLC
 29200 Northwestern Hwy. Suite 450,
 Southfield, Michigan 48034
 Developer Contact
 Jack Knowles
 ph. (734) 564-6723

civil engineers:
PEA GROUP

3135 Pine Tree Road
 Lansing, Michigan 48911
 contact: Eric Iverson
 ph. (517) 393-2902

architect:
TK DESIGN

26030 Pontiac Trail
 South Lyon, Michigan 48178
 ph. (248) 446-1960
 fax. (248) 446-1961

landscape architect:
FELINO A. PASCUAL and ASSOCIATES

24333 Orchard Lake Rd, Suite G
 Farmington Hills, Michigan 48336
 ph. (248) 557-5588
 fax. (248) 557-5416

traffic study:
COLLIERS ENGINEERING and DESIGN

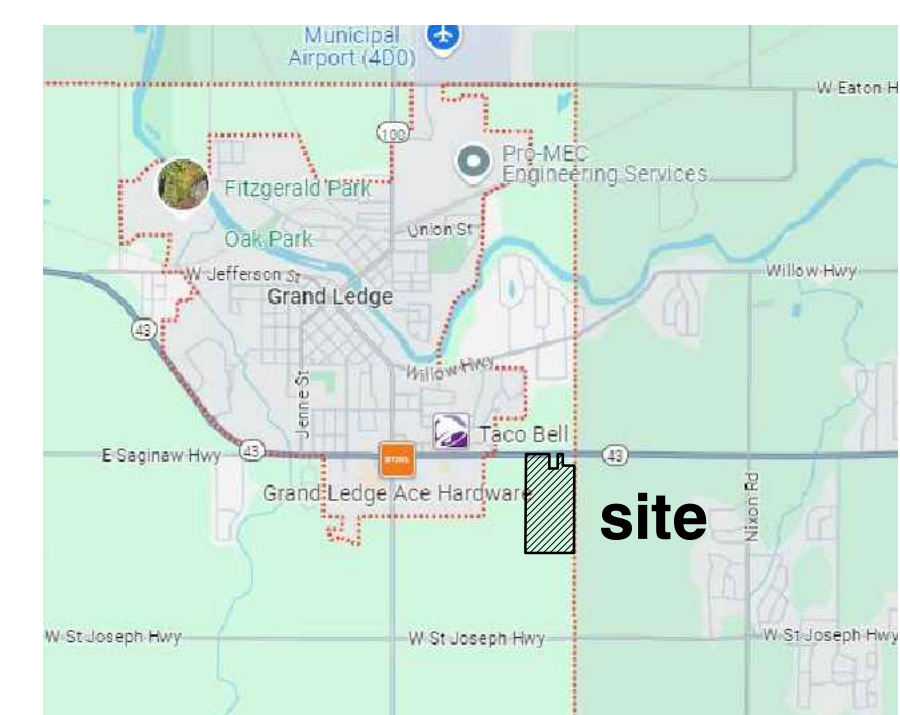
7050 W Saginaw Hwy # 200 Lansing,
 Michigan 48917
 ph. (877) 627-3772

soil testing:
McDOWELL and ASSOCIATES

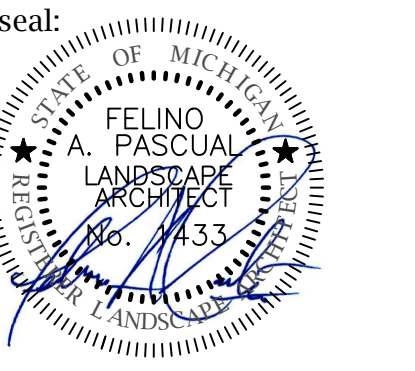
21355 Pontiac Trail
 South Lyon, Michigan 48220
 ph. (248) 399-2066
 fax. (248) 399-2157

environmental site assessment:
PM ENVIRONMENTAL

3340 Ranger Road
 Lansing, Michigan 48906



 **site location map**



client:
ONEIDA INVESTMENT, LLC
 29200 Northwestern Hwy.
 Suite 450, Southfield,
 Michigan 48034
 Developer Contact
 Jack Knowles
 734-564-6723

project:
AVENUE at Grand Ledge
 A Planned Multi-family Residential Community

project location:
 City of Grand Ledge,
 Michigan
 E. Saginaw Hwy

sheet title:
SITE PLAN

job no./issue/revision date:

| | | |
|-------------|--------|-----------|
| LS23.013.02 | review | 2-4-2024 |
| LS23.013.03 | review | 3-12-2024 |
| | review | 3-18-2024 |
| | review | 3-26-2024 |
| LS24.013.04 | review | 4-24-2024 |
| LS24.013.04 | zoning | 5-16-2024 |
| LS24.013.11 | SPA | 11-6-2024 |

drawn by:
JP, HP, DK

checked by:
FP
 date:
2-2-2024

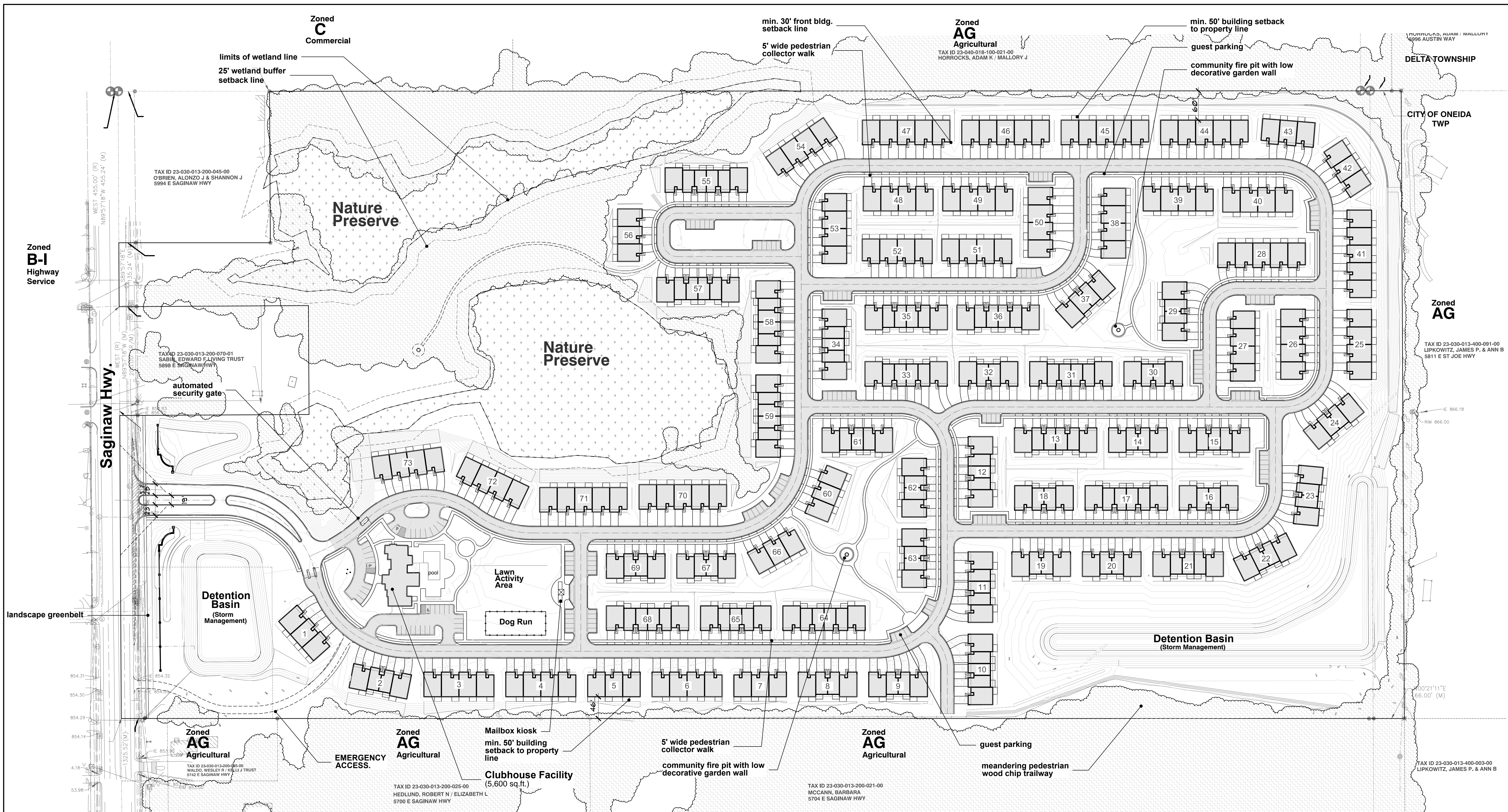
notice:
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 Do Not scale drawings. Use figured dimensions only.



The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

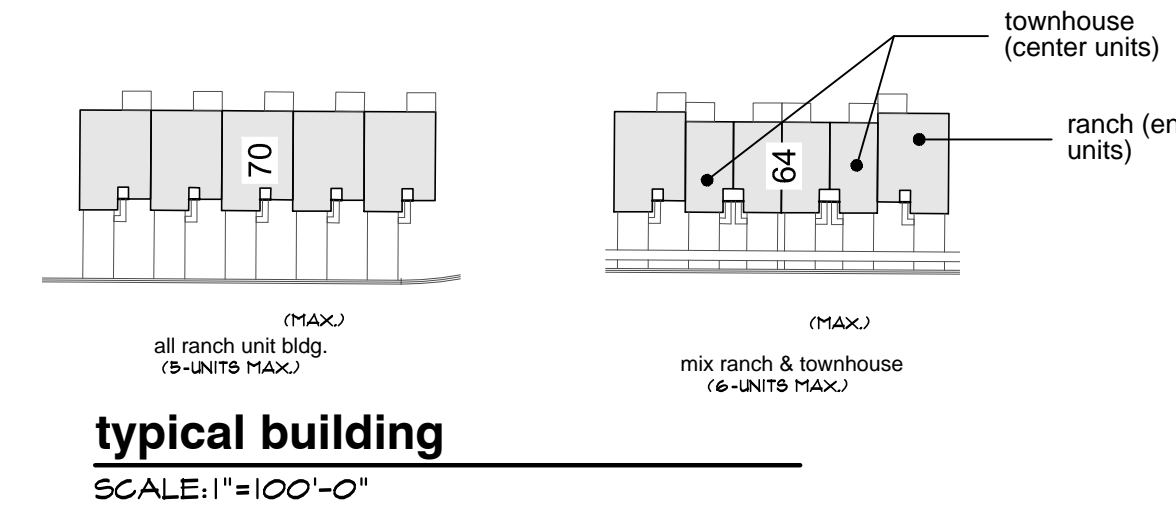
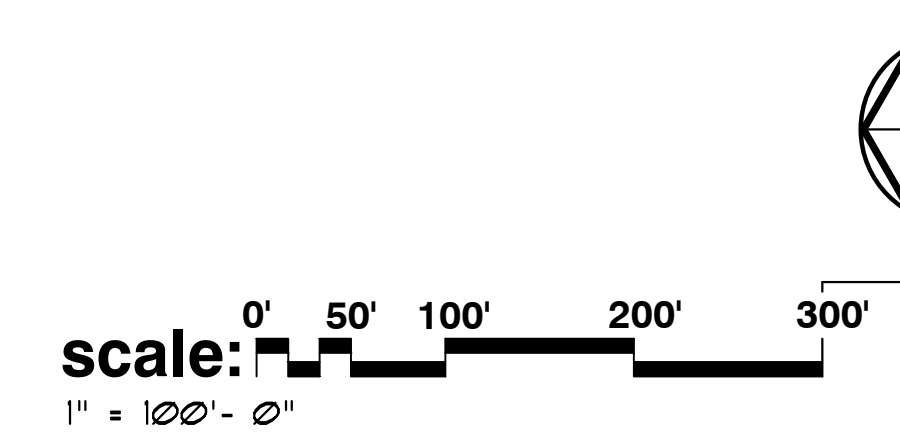
project no:
LS24.013.02

sheet no:
LP-1



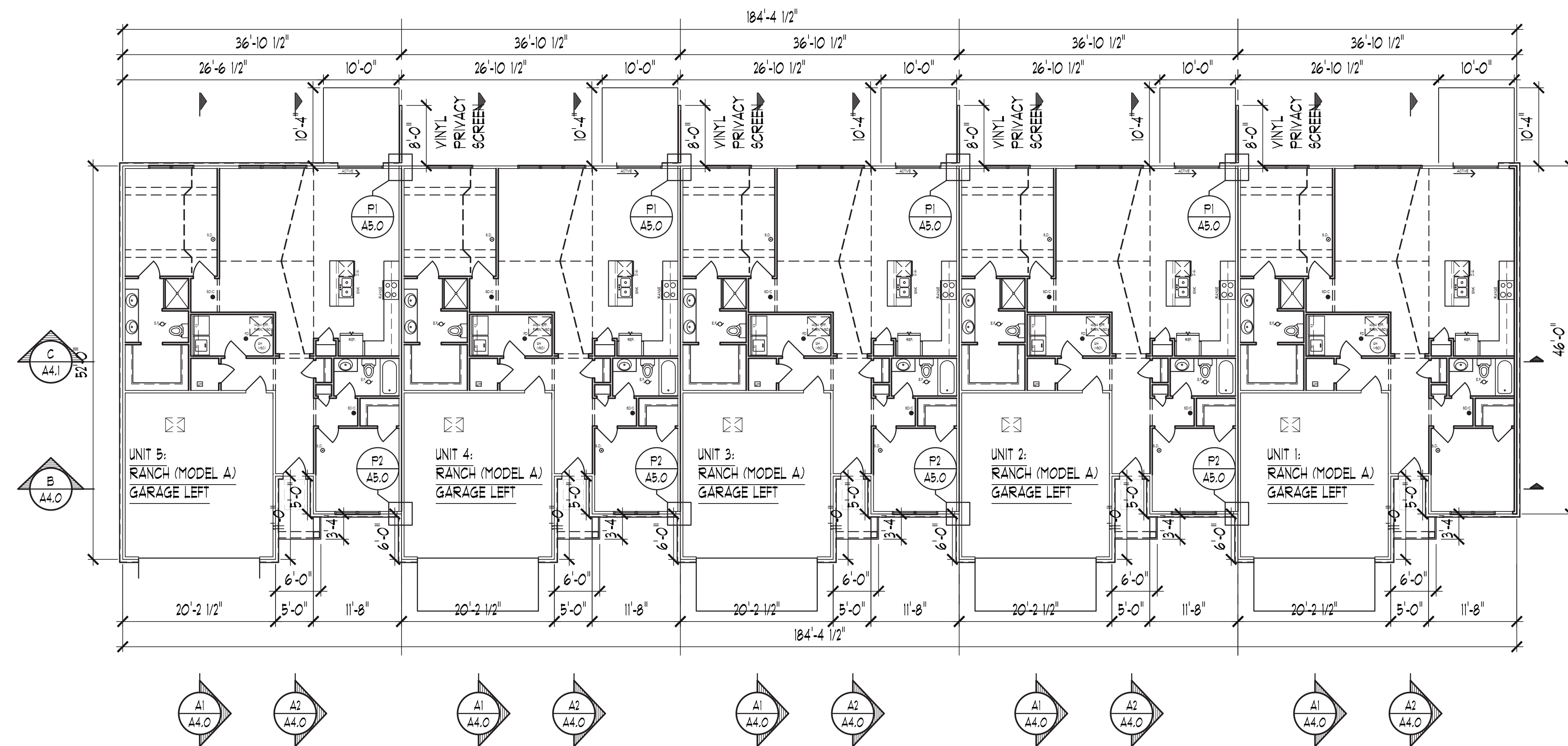
“Avenue Apartments” at Grand Ledge

a planned multi-family residential community



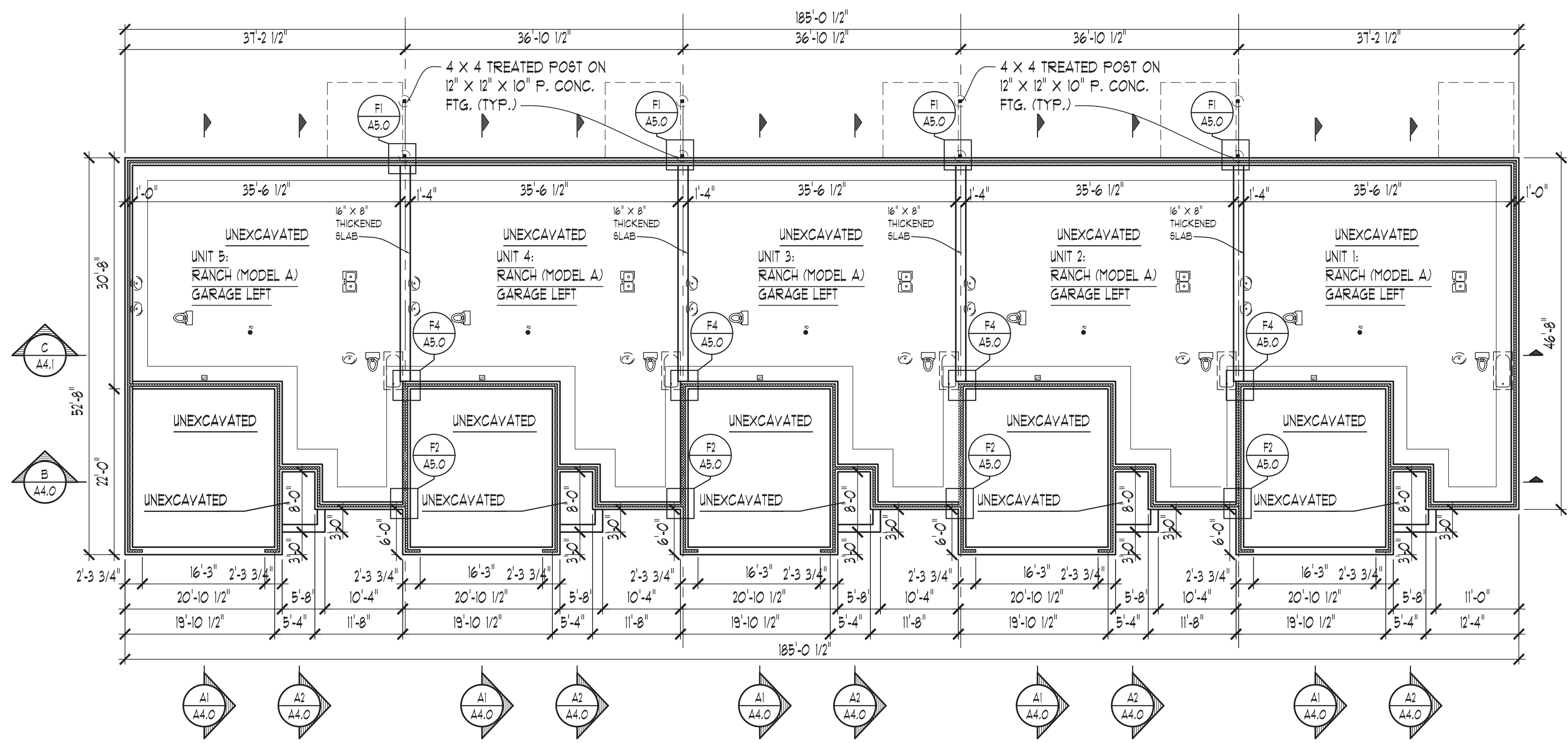
site data

| | | | |
|--|-----------|--------------------------------------|-------------|
| TOTAL ACRES OF SITE GROSS | 78.01± | MIN. BUILDING SETBACKS: | |
| ACRES OF ROAD R.O.W. AREA | 2.26± | BLDG. FRONT DRIVE | 30' |
| ACRES OF WETLAND AREA | 12.41± | BLDG. SIDE TO SIDE | 20' |
| TOTAL ACRES OF SITE NET (BUILDABLE AREA) | 63.34± | BLDG. SIDE TO REAR | 35' |
| | | BLDG. CORNER TO CORNER | 20' |
| | | BLDG. REAR TO REAR | 50' |
| | | BLDG. REAR TO PROPERTY LINE | 50' |
| TOTAL NO. OF ATTACHED RESIDENTIAL UNITS | 326 | TOTAL ACRES OF PARK COMMONS PROVIDED | 35.2± (42%) |
| NO OF RANCH UNITS | 222 (68%) | ACRES OF REGULATED WETLAND AREAS | 7.96± |
| NO. OF TOWNHOUSE UNITS | 104 (32%) | ACRES OF PROPOSED DETENTION AREAS | 5.67± |
| TOTAL NO. OF PARKING REQUIRED | 652 | ACRES OF UPLAND OPEN SPACE AREAS | 21.57± |
| (326-UNITS X 2-SPACES PER UNIT=652) | | PROPERTY TAX ID | |
| TOTAL NO. OF PARKING PROVIDED | 1464 | TAX ID: 030-013-200-040-00 | 2.11 AC. |
| NO. GARAGE PARKING | 652 | TAX ID: 030-013-200-062-01 | 78.01 AC. |
| NO. GARAGE APPROACH | 652 | | |
| NO. CLUBHOUSE AREA PARKING | 63 | | |
| NO. GUEST PARKING | 97 | | |



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



FOUNDATION PLAN

SCALE: 3/32" = 1'-0"



DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL,
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

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CALL 482.2273 3 DAYS PRIOR TO ANY EXCAVATION
CONSTRUCTION. THE SOLE RESPONSIBILITY OF THE FUNDRAISER.

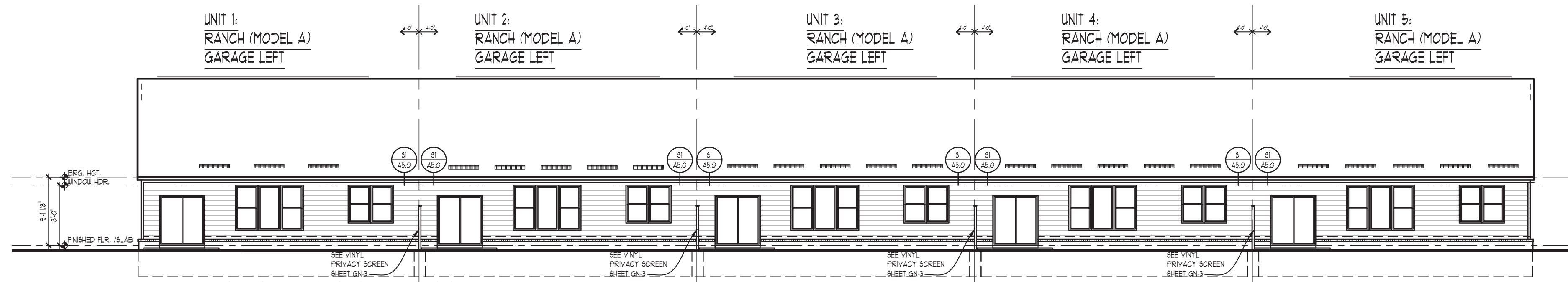
CLIENT / PROJECT
BOJII DEVELOPMENT
A VENUE
APARTMENTS
BUILDING TYPE 105

JOB No. 916-0001
DRAWN: AG
CHECKED: PAP
FRAMED: -
REVIEW
FINAL: 7-23-24
FND. ONLY: 10-25-23

SCALE:
PER PLAN

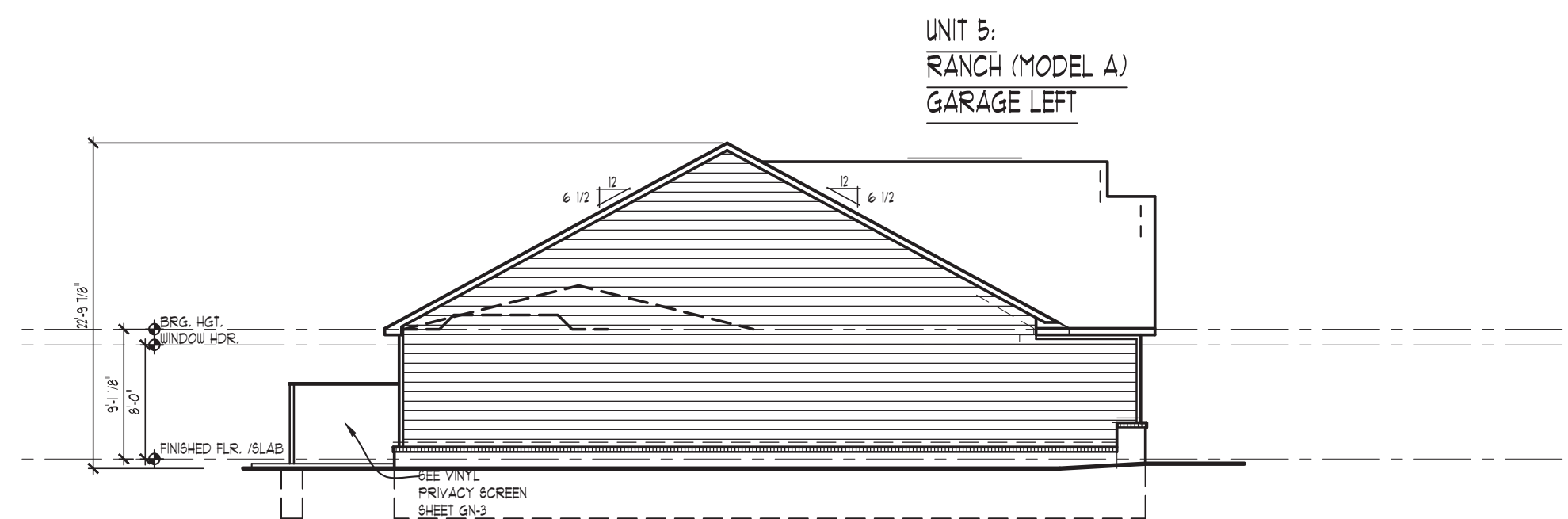
SHEET #
A-2.0

NOTE:
REFER TO SHEETS A2.0 THRU A3.2 FOR DETAILED
MODEL A AND MODEL B PLANS / ELEVATIONS



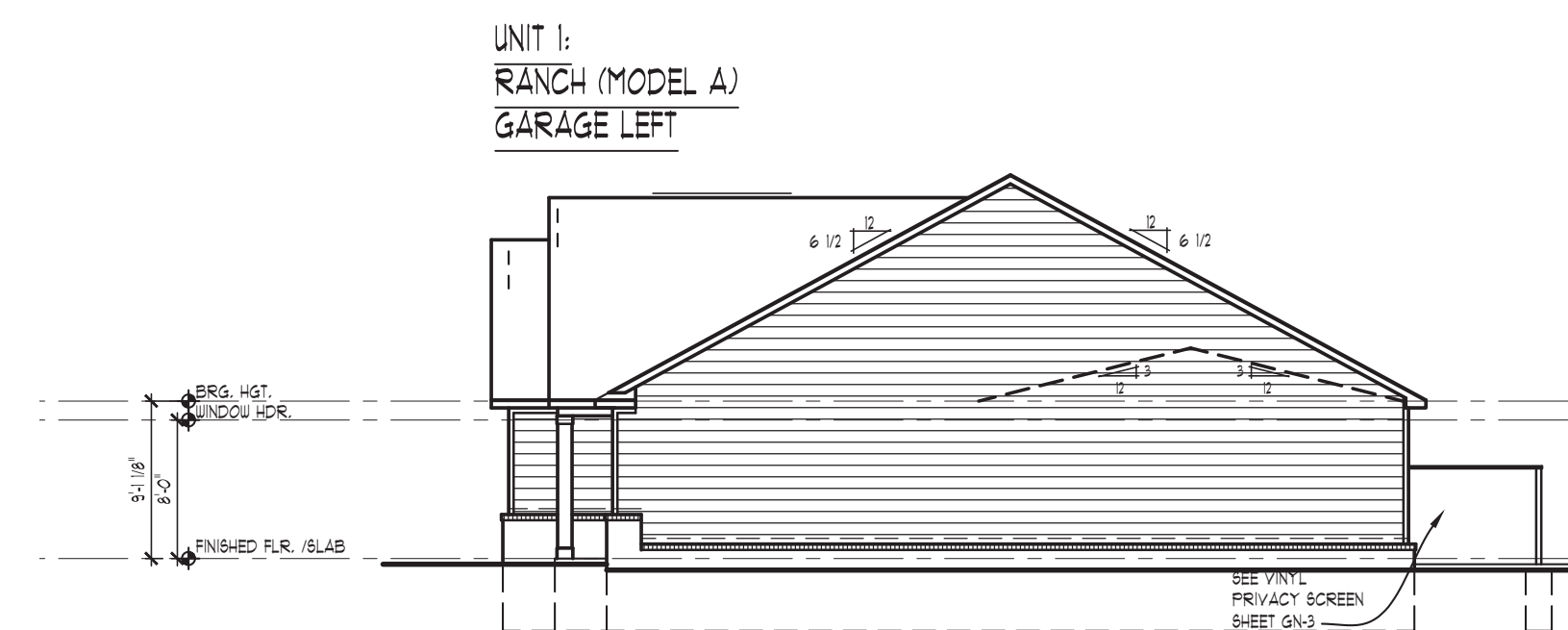
REAR ELEVATION

SCALE: 3/32" = 1'-0"



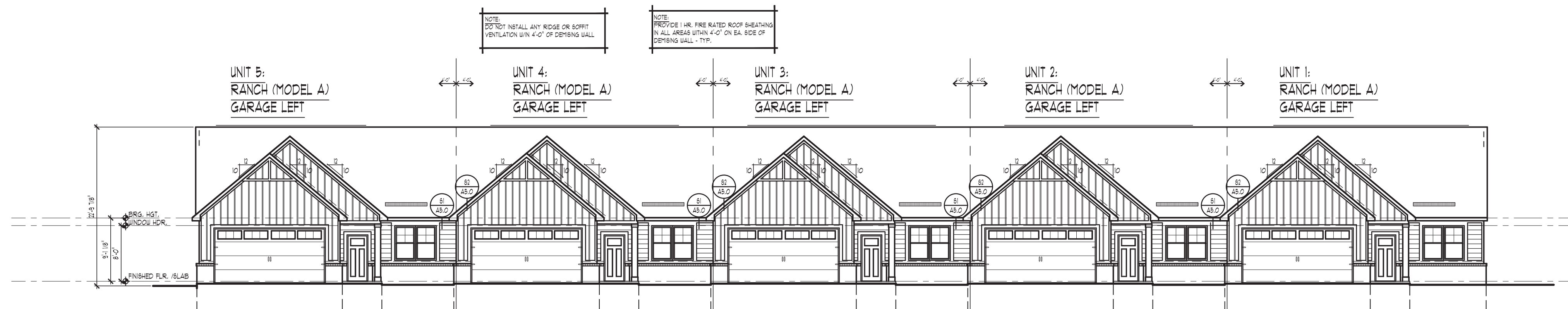
LEFT ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



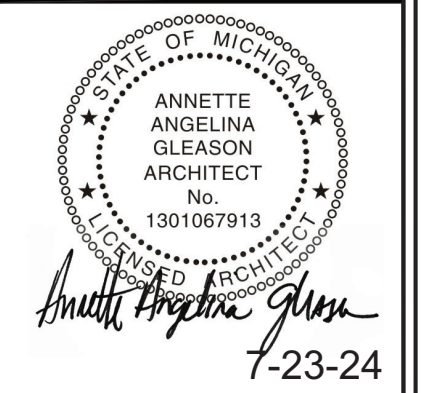
FRONT ELEVATION

SCALE: 3/32" = 1'-0"

NOTE: DO NOT INSTALL ANY RIDGE OR SOFFIT VENTILATION UNLESS 4" OF DRYING GALL

NOTE: PROVIDE 1 HR. FIRE RATED ROOF SHEATHING IN ALL AREAS UP TO 4" OF DRYING GALL - TYP.

NOTE:
REFER TO SHEETS A2.0 THRU A3.2 FOR DETAILED MODEL A AND MODEL B PLANS / ELEVATIONS



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CONSTRUCTION. THE SOLE RESPONSIBILITY OF THE PROFESSIONAL

CLIENT / PROJECT
BOJI DEVELOPMENT
A
AVENUE
APARTMENTS
BUILDING TYPE 105

JOB No. 916-0001
DRAWN: AG
CHECKED: PAP
FRAMED: -
REVIEW
FINAL: 7-23-24
FND. ONLY: 10-25-23

SCALE:
PER PLAN

SHEET #
A-2.1



Shinsul

Maypoomw
Ruth
Ave

Rupp Rd



North