

## **CITY OF GRAND LEDGE NOTICE OF PUBLIC HEARING**

The Grand Ledge Zoning Board of Appeals will hold a public hearing during a special meeting at 7:00 p.m., on Thursday, 17 July 2025, to consider and receive public input on a request for a variance to permit a six (6) foot high privacy fence in the Saginaw Highway front yard of the corner lot at 11988 Stone Bluff Drive. Zoning Ordinance, Section 46-9(b)(3)(a) restricts the height of fences in front yards to a maximum of six (6) feet. A variance of two (2) feet to the height restriction for a front yard fence is therefore being requested. All information related to the proposed variance is available for review on the City's website at [www.cityofgrandledge.com](http://www.cityofgrandledge.com) and at the City Clerk's office, 310 Greenwood St., Grand Ledge, Michigan, between 8:00 a.m. and 5 p.m., Monday through Friday.

The meeting will be held in the Council Chambers, City Hall, 310 Greenwood St., Grand Ledge MI 48837, in compliance with the Open Meetings Act, as amended, and will also be livestreamed via Zoom for informational purposes only. The online stream can be accessed at <https://us02web.zoom.us/j/82714046574>, phone one-tap:

+13017158592,,82714046574# US (Washington DC), +13052241968,,82714046574# US or join via audio at +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 876 9923 US (New York), +1 646 931 3860 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 408 638 0968 US (San Jose, Webinar ID: 827 1404 6574, International numbers available: <https://us02web.zoom.us/j/82714046574>, International numbers available: <https://us02web.zoom.us/u/kec1vcRDc2>

The Zoning Board of Appeals invites anyone interested to attend in person and offer comments at the public hearing. Written comments can be mailed or delivered to Elected or Appointed Officials at 310 Greenwood St., Grand Ledge, MI 48837, placed in the drop box in front of City Hall, or emailed to [cityhall@cityofgrandledge.com](mailto:cityhall@cityofgrandledge.com). All written comments will be considered if received by 5:00 p.m. the day of the hearing. Please call (517) 627-2149 or email [cityhall@cityofgrandledge.com](mailto:cityhall@cityofgrandledge.com) for further information or to request accommodations for disabilities.

Gregory Newman, City Clerk



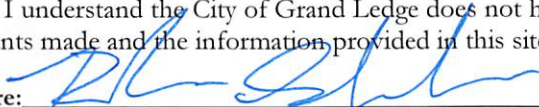
### VARIANCE APPLICATION

Applicant(s)	Brandon M.H. Schumacher		Phone Number (989) 917-0505
Email Address Required	brandon.m.h.schumacher@gmail.com		
Address	11988 Stone Bluff Drive		Daytime
	Grand Ledge MI 48837		
Interest in Properties (Check One)	<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- <del>0500</del> <sup>051</sup> -000-128-00		Current Zoning District R-MD
	Owner: Brandon Schumacher + Danielle Schumacher Address: 11988 Stone Bluff Drive Grand Ledge MI 48837		Phone Number (989) 917-0505
Lot Size: Width:	103.27	Length: 146.78	Area: 15,157.97 sqft
Legal Description:	Indicate attached if needed.  See attached.		
Proposed use of property:	Indicate attached if needed.  See attached.		

City of Grand Ledge – Planning & Zoning – Variance Application

Estimate the following:	<input type="checkbox"/> General Traffic Volume: <u>NA</u> <input type="checkbox"/> Total Population Increase: <u>NA</u> <input type="checkbox"/> Population per Acre: <u>NA</u> <input type="checkbox"/> Hours of Operation: <u>NA</u> <input type="checkbox"/> Total number of employees: <u>NA</u> <input type="checkbox"/> Total building area proposed: <u>Approx 1700 sq ft</u> <input type="checkbox"/> Parking Spaces: <u>NA</u>
Application <b>must</b> 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' <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:  Date: 5/30/20

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"/>	_____

Legal Description: Lot 128 Fieldstone Farms, City of grand Ledge, Split from 400-014-100-004-04 for 2017

Abutting land zoning classifications within 300 feet: R-MD, B-1

Proposed variance: A variance to allow a fence otherwise complying with the zoning ordinance to extend north into a side yard by 24 feet, run east in the same side yard by approximately 73 feet, and run south in the same side yard by 24 feet to where a fence could be erected without a variance.

Without a variance, the fence would have to start from the northern most corner of the dwelling and run east. The result would be losing approximately 1700 square feet of usable, practical “rear yard” space if the zoning ordinance is applied as written.

# PLOT PLAN

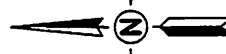
For:  
 Mayberry Homes  
 1650 Kendale Blvd., Suite 200  
 East Lansing, MI 48823

Survey Address:  
 11988 Stone Bluff Drive  
 Grand Ledge, MI 48837  
 ID: 400-051-000-128-00

Legal Description (as provided): Lot 128, Fieldstone Farms No. 5, City of Grand Ledge, Eaton County, Michigan, according to the recorded plat thereof, as recorded in Liber 13 of Plats, Page 228, Eaton County Records.

**Soil Erosion Control Notes:**

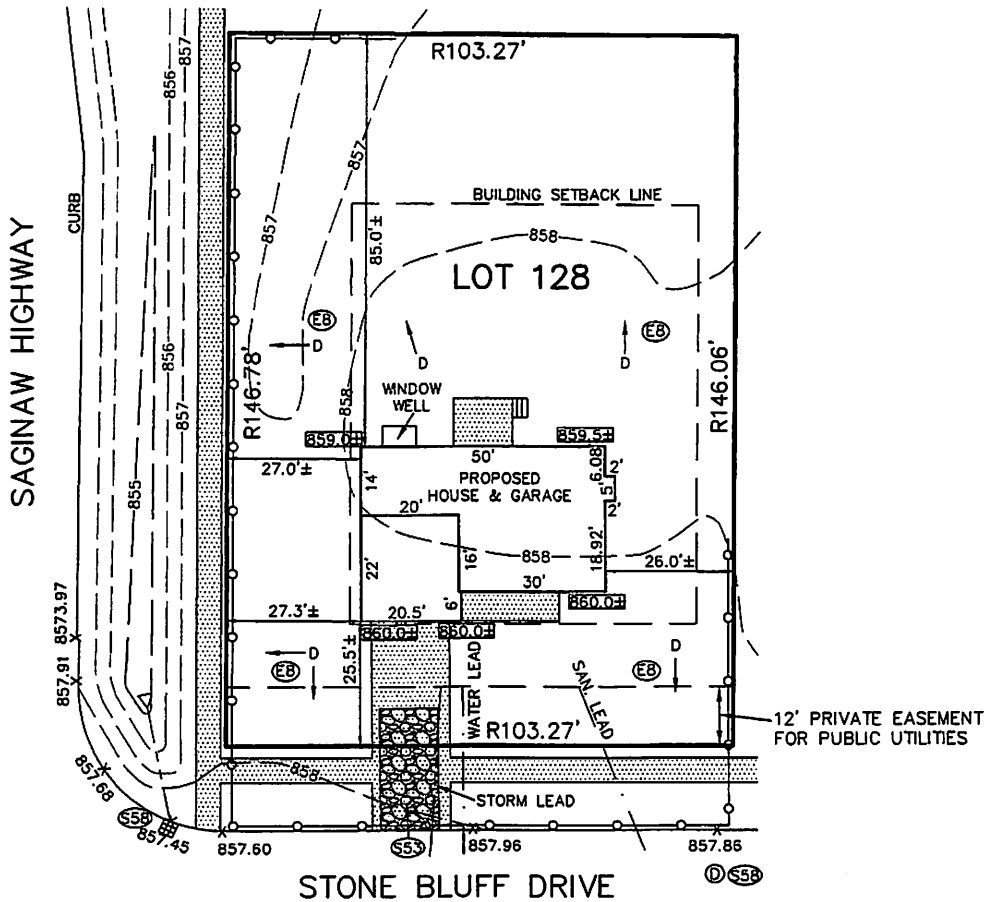
1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.
7. Standard basement foundation.



1" = 30'

**NOTES:**

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.



PROPOSED TOP OF BASEMENT WALL = 861.0±

PROPOSED FINISH GARAGE FLOOR = 860.0±

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Dimension
- x = Existing Elevation
- = Silt Fence
- D = Surface Drainage
- = Deed Line
- 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas



**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
 PH. 269-781-9800 FAX. 269-781-9805

*David J. Lacross* 10/22/20  
 DAVID J. LACROSS DATE  
 PROFESSIONAL SURVEYOR NO. 57348

DRAWN BY	SLH	SECTION	14, T4N, R4W
FIELD WORK BY	---	JOB NUMBER:	97356.HSE
SHEET	1 OF 2		

# SOIL EROSION CONTROL PLAN

	NOVEMBER	DECEMBER	JANUARY 2021	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER
TEMP SEC MEASURES	✕	✕	✕	✕	✕	✕						
EXCAVATION	✕	✕										
HOME CONSTRUCTION	✕	✕	✕	✕	✕	✕						
TOPSOIL SPREADING					✕	✕	✕					
SEEDING & MULCHING					✕	✕	✕					
FINAL INSPECTION					✕	✕	✕					

(SCHEDULE IS SUBJECT TO CHANGE)

APPROX. EXCAVATION= 397 CUBIC YDS.

LIMITS OF DISRUPTION= 1' INSIDE OF LOT LINES ON ENTIRE LOT

TEMPORARY EROSION CONTROL TO BE INSTALLED, MAINTAINED AND REMOVED BY BUILDER.

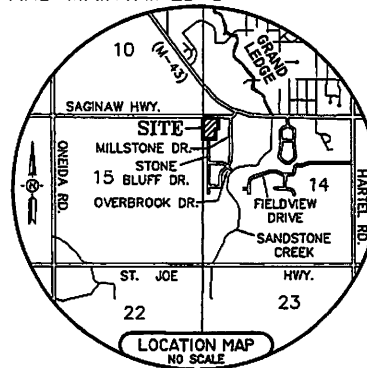
PERMANENT EROSION CONTROL TO BE INSTALLED BY BUILDER AND MAINTAINED BY LANDOWNER

**NOTES:**

1. CONSTRUCTION DRIVE WILL BE PROVIDED WITH CRUSHED STONE OR CRUSHED CONCRETE SIZE 2"-3"
2. NO WETLANDS WERE LOCATED FOR THIS PLAN.
3. ALL CATCH BASINS ARE TO BE EQUIPPED WITH FILTER CLOTH.

**SOIL TYPES:**

CvraaB - CONOVER LOAM, 0-4% SLOPES  
(ACCORDING TO WEBSOILSURVEY.NRCS.USDA.GOV)







**NOTE: ANY STOCKPILING OF SOIL SHALL BE SURROUNDED BY SILT FENCE. SEEDED IF LEFT OVER 6 MONTHS.**

**STORM WATER FROM THIS SITE WILL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.**



**MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET  
S-E-S-C KEYING SYSTEM**

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
<b>EROSION CONTROLS</b>			
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.

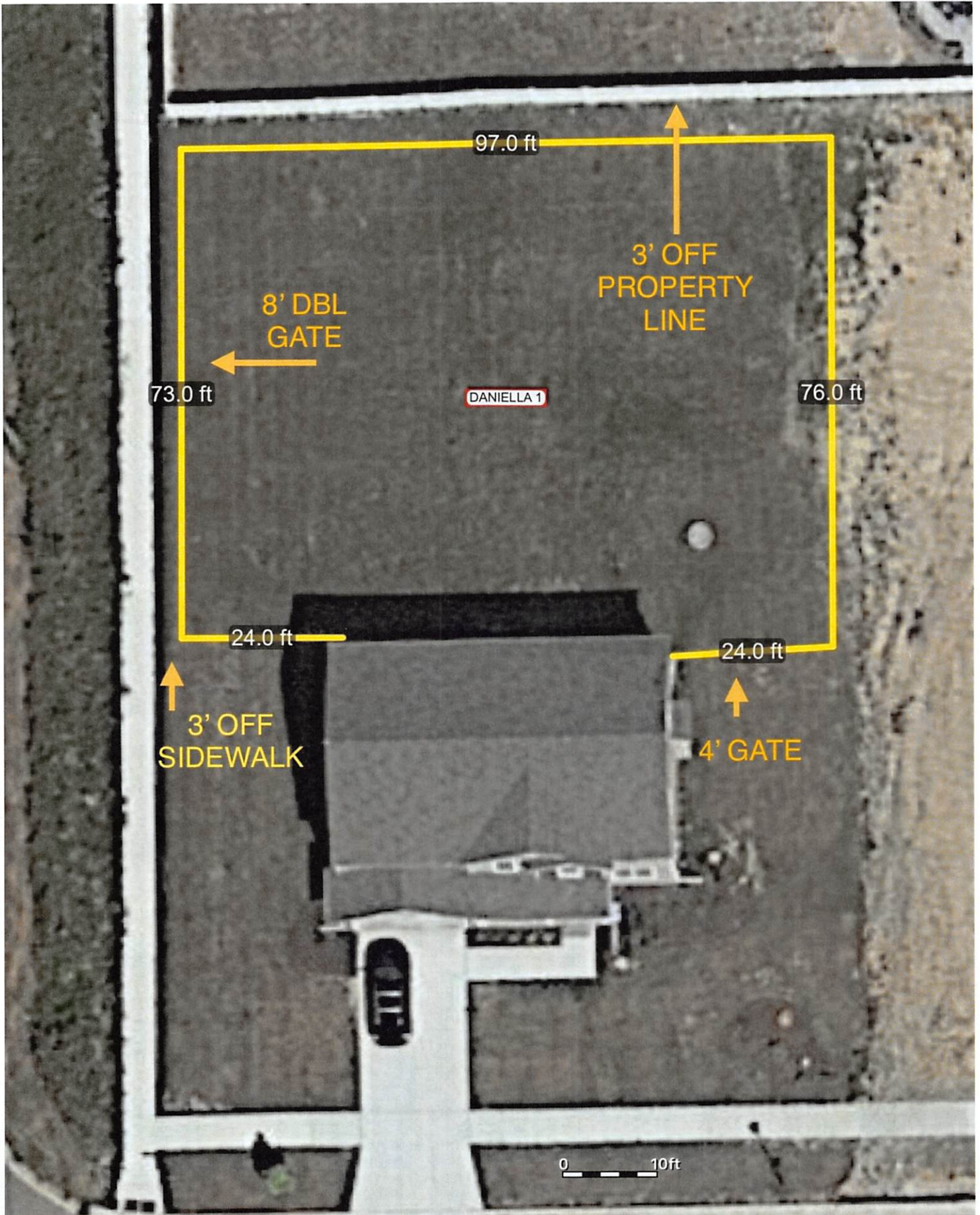


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FIELD WORK BY --	JOB NUMBER:
SHEET 2 OF 2	97356.HSE



*Fence with variance*

