

CITY OF GRAND LEDGE  
NOTICE OF PUBLIC HEARING

The Grand Ledge City Council will hold a public hearing during its regular meeting at 7:30 p.m. on 28 February 2022, to consider and receive public input on a proposed ordinance amending the Grand Ledge City Code, Chapter 46, Zoning, Article XVI, Schedule of Regulations, Section 46-453, Schedule. The proposed ordinance is available on the City's website at [www.cityofgrandledge.com](http://www.cityofgrandledge.com).

The meeting will be held in the Gymnasium, 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 without the ability for two-way communication or interaction. The online stream can be accessed at <https://www.zoom.us> with the Meeting ID: 829 1633 6597, or by calling +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 with Meeting ID: 829 1633 6597.

The City Council 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

City of Grand Ledge Ordinance #\_\_\_\_\_

An Ordinance Amending the Grand Ledge City Code, Chapter 46, Zoning, Article XVI, Schedule of Regulations, Section 46-453, Schedule.

The City of Grand Ledge Ordains:

**Section 1. Change.** The Grand Ledge City Code, Chapter 46, Zoning, Article XVI, Schedule of Regulations, Section 46-453, Schedule, is amended, as follows:

Use District		Minimum Size Lot Per Unit		Maximum Height of Structures		Minimum Yard Setback (Feet)(a)(b)				Minimum Floor Area Per Unit (Sq. Ft.)	Minimum Ground Floor Area Per Unit (Sq. Ft.)	Maximum % Lot Area Covered By All Buildings
		Area (Sq. Ft.)	Width (Feet)	In Stories	In Feet	Front	Sides(n)		Rear			
							Least One	Total of Two				
R-LD	Low Density Residential(i)	12,000	80	2	35	35	10	25	35	1,350	500	25%
R-MD	Medium Density Residential(j)	8,450	65	2	30	25	5	15	35	960	500	40%
R-HD	Multiple-Family Residential	9,600(c)	80	<del>2</del> (d)	<del>30</del> (e)	25	5	15	35	(f)	—	40%
R-PC	Residential Planned Community	43,560(c)	(c)	<del>2</del> (d)	<del>30</del> (e)	<del>25</del> (e)	<del>5</del> (e)	<del>15</del> (e)	<del>35</del> (e)	(f)	—	40%
MH	Mobile Home	see article VIII	—	2	30	—	—	—	—	—	—	—
OS	Office Service	—	60	2	25	25	5	15	35	—	—	50%
CBD	Central Business District	—	—	<del>3</del>	<del>45</del> <u>50</u> (i)	0	10(i)	20	0	—	—	—
B-1	Highway Service	—	100	2	30	30(h)	10	30	20	—	—	—
AG	Agricultural	5 acres	none	2	50	35	50	100	50	—	—	5%
I-1	Light Industrial	—	—	2	40	25	20	40	40	—	—	—
I-2	Heavy Industrial	—	—	2	50	75	20	40	40	—	—	—

Schedule of Regulation Notes

- (a) All yards abutting a street shall be landscaped. For all uses except one-family or two-family detached residential units, a landscape plan shall be submitted in accordance with the applicable provisions of section 46-7, landscaping. The objective of such landscaping is not to totally obscure but to soften the overall appearance of the use.
- (b) Utility transformers or pedestals not exceeding four feet in height may be placed within the minimum yard setback of any yard except a front yard.

- (c) For the purpose of computing density, the number of rooms, not the number of units, shall apply. A den, library or other unspecified room shall be counted as a bedroom for density calculations. The following shall control:
  - (1) Efficiency unit: one room.
  - (2) One-bedroom unit: two rooms.
  - (3) Two-bedroom unit: three rooms.
  - (4) Three-or-more-bedroom unit: four rooms.

In no instance shall more than 15 percent of the total number of units of any multiple-family development be utilized for efficiency apartment development. The total number of rooms in multiple-dwelling structures shall not be more than the area of the parcel in square feet divided by 1,000 in an R-HD District and 900 in an R-PC. In either case, fractional figures of one-half or greater shall be rounded to the next whole number.

- (d) Multiple-family residential buildings on parcels of land that are at least ~~ten-five~~ acres in size may be permitted to be increased to a maximum of three stories and 4550 feet in height. All buildings ~~in excess of~~exceeding 30 feet in height must be set back at least 25 feet from all property lines that adjoin single-family residential parcels of land.
- (e) The minimum floor area requirements shall be supplied as follows:

Efficiency unit	350	square feet
One-bedroom unit	600	square feet
Two-bedroom unit	800	square feet
Three-bedroom unit	1,000	square feet
More than three bedrooms	1,150	square feet plus 150 square feet for each additional bedroom

- (f) No multiple-family building may exceed 180 feet in length or width.
- (g) One-family detached condominiums shall meet all requirements and standards of the district in which such dwellings are to be constructed.
- (h) Parking may be permitted within a required front yard setback, provided that the parking setback is not less than ten feet. The lawn area shall be landscaped in accordance with section 46-7.
- (i) No side yards are required along interior side lot lines, except as otherwise specified in the building code. Exterior side yards shall have a setback as specified by the Schedule of Regulations except that if the exterior side yard borders on a residential district, there shall be provided a setback of not less than 20 feet. Furthermore, if walls or structures face interior side lot lines and contain windows or other openings, side yards of not less than ten feet shall be provided.
- (j) Except for 1-story buildings and single-family residential dwellings, all buildings that have frontage along the 100, 200, and 300 blocks of North and South Bridge streets must have a flat roof. A parapet wall, as required by Section 46-21(3), may extend 3 feet above the 50 foot building height limitation.

**Section 2. Severability.** The provisions of this ordinance are severable, and if any section, sub-section, paragraph, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of all remaining sections, sub-sections, paragraphs, sentences, clauses, phrases or portions of this ordinance.

**Section 3. Section Headings.** The section headings used in this ordinance are for convenience only and are not a part of this ordinance.

**Section 4. Effective Date.** This ordinance shall take effect seven days after it has been adopted by the Grand Ledge City Council.

Introduced by the Grand Ledge City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Motion by

Second by

Ayes:

Nays:

Absent:

Adopted by the Grand Ledge City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Motion by

Second by

Ayes:

Nays:

Absent:

Approved:

\_\_\_\_\_  
Thomas J. Sowle, Jr., Mayor

I, Gregory Newman, Grand Ledge City Clerk, certify this is Ordinance # \_\_\_\_\_ adopted by the Grand Ledge City Council at a meeting held the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, a meeting held according to the Open Meetings Act, Public Act No. 267 of 1976, as amended. I further certify Ordinance # \_\_\_\_\_ was published in the Grand Ledge Independent, a newspaper of general circulation in the City of Grand Ledge, the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, subsequent to its adoption.

\_\_\_\_\_  
Gregory L. Newman, City Clerk

Introduced:

Public Hearing:

Adopted:

Published:

Effective:

## MEMO

TO: Adam Smith, City Administrator  
Gregory Newman, City Clerk

FROM: Susan Stachowiak, Zoning Administrator

DATE: February 8, 2022

RE: Proposed Amendments to the Zoning Ordinance

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At its February 3, 2022, meeting, the Planning Commission voted unanimously to recommend approval to the City Council of the following amendments to Section 46-453 of the Zoning Ordinance:

- \* Eliminate the 3-story building height restriction in the CBD, Central Business District
- \* Increase the allowable building height in the CBD district from 45 feet to 50 feet and allow a parapet wall to extend 3 feet above the roofline to a maximum height of 53 feet.
- \* Require flat roofs for buildings in the 100, 200 and 300 blocks of North and South Bridge Street, except for 1-story buildings and single and 2-family dwellings
- \* Eliminate the 2-story height restriction in the R-HD, Multiple Family Residential and R-PC, Residential Planned Community districts
- \* Allow building heights up to 50 feet and 3 stories in the R-HD and R-PC zoning districts on parcels of land that are at least 5 acres in size and for buildings that are at least 25 feet from all single-family residential property lines.

Prior to making its recommendation, the Commission held a duly noticed public hearing, at which no comments were received.

If I can answer any questions, or provide additional information, please contact me at 810-287-2743.