



MEMO

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

FROM: Susan Stachowiak
Zoning Administrator

DATE: February 6, 2023

RE: Zoning Recommendation – Fieldview Drive

At its regular meeting held on February 2, 2023, the Planning Commission voted unanimously to recommend “R-MD” Single Family Residential zoning for the vacant, .74-acre property located on the north side of Fieldview Drive at the City’s west border that was recently annexed into the City from Oneida Township. Section 46-97 of the Zoning Ordinance provides that any area annexed to the City of Grand Ledge shall, immediately upon such annexation, be automatically classified as an “Ag” Agricultural district, until a zoning map for said area has been adopted by the City Council, following a recommendation by the Planning Commission.

The Planning Commission held a public hearing at its February 2, 2023, meeting, at which two area property owners asked questions about the rezoning and no other comments were received.

Please place this rezoning on the February 13, 2023, City Council agenda for introduction of an ordinance and setting the public hearing.

Please contact me at 810-287-2743 if I can answer any questions or provide additional information.

Thank you.

General Information

PROPERTY OWNER:	Cale August Sauter 217 S. Clemens Avenue Lansing, MI 48912
REQUESTED ACTION:	Rezone the parcel of land that was recently annexed to the City via a 425 Annexation Agreement between the City and Oneida Township
LOCATION:	.74-acre parcel of land located on the north side of Fieldview Drive at the City's west border (see attached aerial view)
EXISTING LAND USE:	Vacant
EXISTING ZONING:	"Ag" Agricultural District
PROPOSED ZONING:	"R-MD" Single Family Residential
PROPERTY SIZE & SHAPE:	See attached map
SURROUNDING LAND USES:	N: Single Family Residential S: Single Family Residential E: Single Family Residential/Vacant W: Single Family Residential
SURROUNDING ZONING:	N: "R2-A" Medium Density Residential (Oneida Twp) S: "R2-A" Medium Density Residential (Oneida Twp) E: "R-MD" Single Family Residential W: "R2-A" Medium Density Residential (Oneida Twp)
MASTER PLAN DESIGNATION:	The City of Grand Ledge Master plan designates the subject property for single family residential land use.

SPECIFIC INFORMATION

The subject property was recently annexed into the City from Oneida Township via a 425-annexation agreement. A 425 agreement is a temporary (up to 50 years) transfer of property from one jurisdiction to another that includes revenue sharing between the 2 affected municipalities. The agreement in this case is for a period of 50 years and the terms of the revenue sharing as well as jurisdiction over public services, infrastructure, zoning, etc. are described therein.

Section 220-9 of the Zoning Ordinance states:

"Any area annexed to the City of Grand Ledge shall, immediately upon such annexation, be automatically classified as an AG Agricultural District, until a zoning map for said area has been adopted by the City Council. The Planning Commission shall recommend appropriate zoning for such area within three months after the matter is referred by the City Council."

The subject property is intended to be developed for one single family residential home, consistent with the rest of Fieldstone Farms Subdivision which surrounds the property on all sides. The appropriate zoning for a single-family residential use under the City of Grand Ledge Zoning Ordinance is R-MD, Single Family Residential. This zoning is consistent with the land use pattern being advanced in the Master Plan for the subject property. It is also consistent with the Township zoning designation of the surrounding residential subdivision. A sketch showing how the applicant intends to place the house on the property is attached to this report. The house will face and be accessed via Fieldstone Drive.

COMPLIANCE WITH MASTER PLAN

The City's Master Plan designates the subject property for low density residential land use. While until recently the subject property has been located in Oneida Township, it is typical for municipalities to master plan areas located contiguous to its borders as the use of those parcels has a direct impact on the municipality from both a planning and an infrastructure standpoint. In fact, Section 125.3831 of the Michigan Municipal Planning Act specifically authorizes municipalities to do so:

“For a township that on September 1, 2008 had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality.”

Zoning the subject property to R-MD, Single Family Residential is consistent with both the City of Grand Ledge and Oneida Township's Master Plans.

OTHER

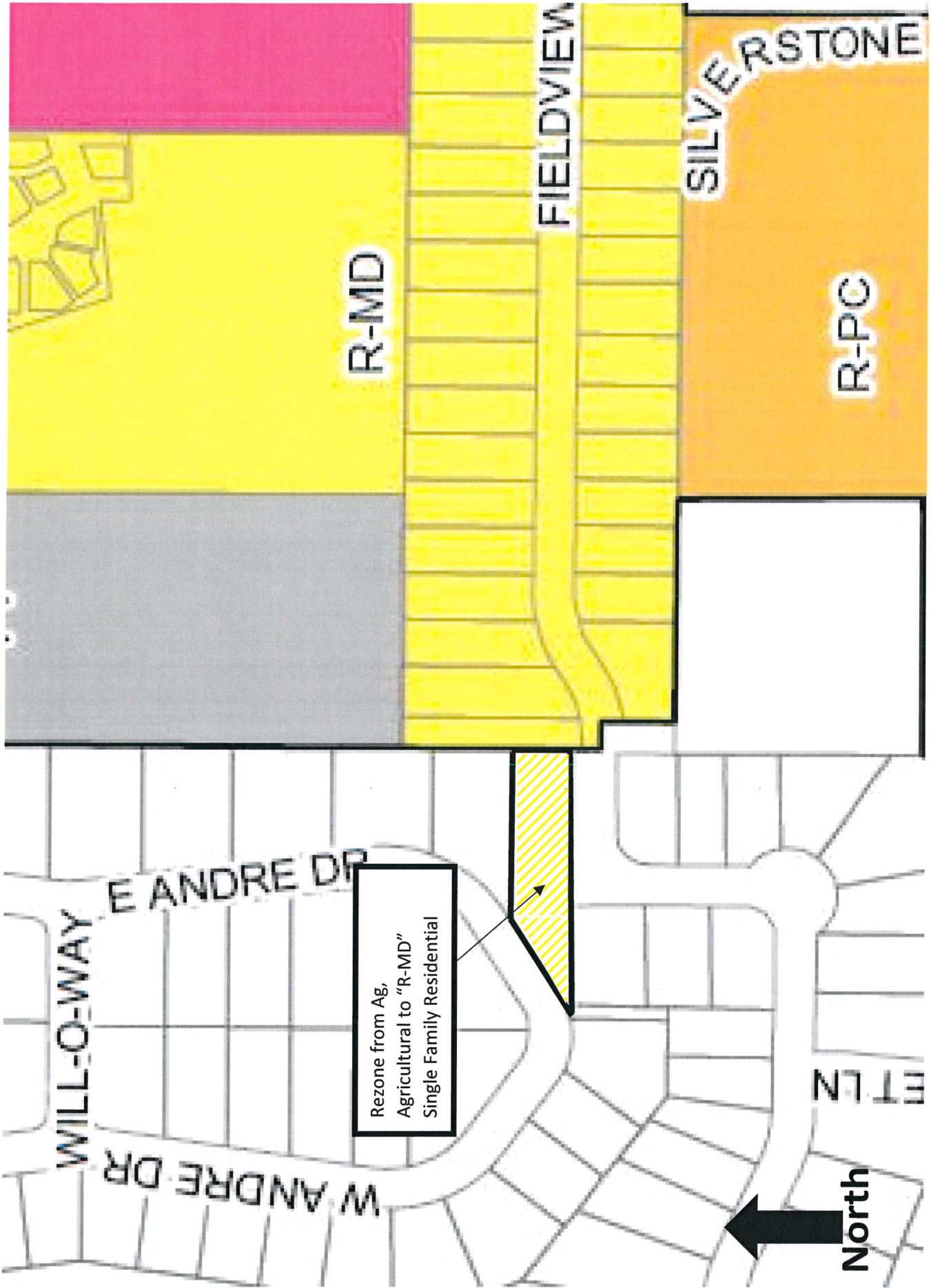
The Planning Commission must hold a public hearing before making its recommendation to the City Council. By the terms of the 425 Agreement, Oneida Township is to be provided notice and given an opportunity to comment at all public hearings regarding zoning matters involving the subject property. Notices of the February 2, 2023, public hearing were sent by first class mail to the owners, taxpayers and occupants of all real property within 300 feet of the property to be rezoned. A notice was also sent to the Oneida Township offices.

RECOMMENDATION

The staff recommendation and the Planning Commission's recommendation is to rezone the .74-acre parcel of property (parcel #: 030-043-600-120-00) located on the north side of Fieldview Drive at the City's west border from “Ag” Agricultural to “R-MD” Single Family Residential.”

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Rezone from Ag,
Agricultural to "R-MD"
Single Family Residential

SILVERSTONE

R-MD

FIELDVIEW

R-PC

WILL-O-WAY

E ANDRE DR

W ANDRE DR

SILVERSTONE

North



Rezzone from Ag, Agricultural to "R-MD" Single Family Residential

E ANDRE DR

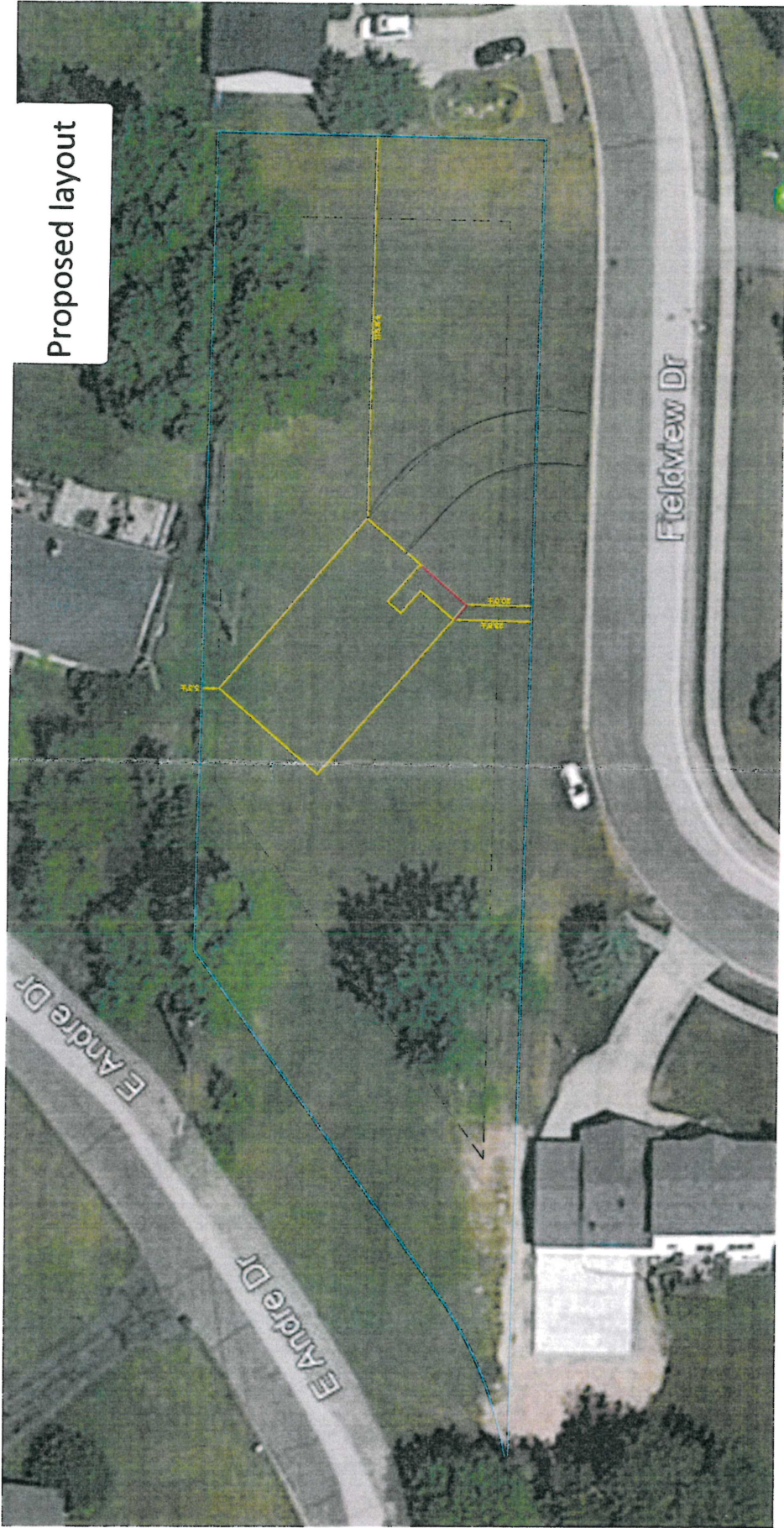
W ANDRE DR

ET LN

North

Edwin Koszarski
eddkos@mac.com

Proposed layout



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 27 February 2023, to consider and receive public input on a proposed ordinance amending the Zoning District Map referred to in City Code §46-94, Zoning District Map, to rezone the 0.74-acre vacant property located on the north side of Fieldview Dr. from AG, Agricultural District to R-MD, Single-Family Residential District. The proposed ordinance is available on the City's website at www.cityofgrandledge.com.

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://www.zoom.us> with the Meeting ID: 892 6587 9670, or by calling +1 309 205 3325 or +1 312 626 6799 or +1 646 876 9923 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 408 638 0968 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 with Meeting ID: 892 6587 9670.

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. 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 for further information or to request accommodations for disabilities.

Gregory Newman, City Clerk

City of Grand Ledge Ordinance # _____

An Ordinance Amending the Zoning District Map Referred to in City Code §46-94, Zoning District Map, to Rezone the 0.74-Acre Vacant Property Located on the North Side of Fieldview Dr. From AG, Agricultural District to R-MD, Single-Family Residential District.

The City of Grand Ledge Ordains:

Section 1. Change. The Zoning District Map referred to in Grand Ledge City Code §46-94, Zoning district map, is amended to change the 0.74-acre vacant property located on the north side of Fieldview Dr, legally described below, from AG, Agricultural District to R-MD, Single-Family Residential District:

LOT 12. BROOKSHIRE ESTATES SEC. 14, T4N, R4W, ONEIDA TOWNSHIP

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:

Keith O. Mulder, 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: