

# City of Grand Ledge

## Notice of Public Hearing

The Grand Ledge Planning Commission will hold a public hearing during its regular meeting at 7:00 p.m. on 07 December 2023, to consider and receive public input on a proposed ordinance to rezone the property at 4063 E. Saginaw Highway (Parcel #: 400-011-300-055-00) and the adjoining vacant parcel to its north and east (Parcel #: 400-011-300-060-00) from "B-1" Highway Service to "R-HD" Multiple Family Residential. The purpose of the rezoning is to permit an 85 unit, senior, assisted living facility on the combined parcels. 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 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: 838 9436 6471, or by calling +1 646 876 9923 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 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 with Meeting ID: 838 9463 6471. International numbers available: <https://us02web.zoom.us/j/83894636471>

The Planning Commission invites anyone interested to attend in person and offer comments at the public hearing. Written comments can be mailed or delivered to City Hall 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 Zoning District Map Referred to in City Code Chapter 46 – Zoning, Article IV – Zoning Districts and Map, Section 46-94 – Zoning District Map, to Rezone the Property Located at 4063 E. Saginaw Hwy. (Parcel #400-011-300-055-00) and the Adjoining Vacant Parcel to its North and East (Parcel #400-011-300-060-00) from “B-1” Highway Service to “R-HD” Multiple Family Residential.**

**The City of Grand Ledge Ordains:**

**Section 1. Change.** The Zoning District Map Referred to in City Code Chapter 46 – Zoning, Article IV – Zoning Districts and Map, Section 46-94 – Zoning District Map, is amended to change the property located at 4063 E. Saginaw Hwy. (Parcel #400-011-300-055-00) and the adjoining vacant parcel to its north and east (Parcel #400-011-300-060-00) from “B-1” Highway Service to “R-HD” Multiple Family Residential:

Parcel #400-011-300-055-00: COM. 7.27 RODS E OF SW CORNER OF SEC. 11, N 22 RODS, E 14.73 RODS, S 22 RODS, W 14.73 RODS TO BEG. SEC. 11, T4N,R4W, CITY OF GRAND LEDGE. D 6-22-15 SPLIT FROM 030-011-300-055-00 FOR 2016

Parcel #400-011-300-060-00: THAT PART OF SW 1/4 OF SW 1/4 LYING S OF HWY M-43 EXCEPT S 22 RODS OF W 22 RODS & EXCEPT E 370 FEET. SEC. 11, T4N,R4W, CITY OF GRAND LEDGE. D 6-22-15 SPLIT FROM 030-011-300-060-00 FOR 2016

**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 City Council.

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

**Motion by**

**Second by**

**Ayes:**

**Nays:**

**Absent:**

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

**Motion by**

**Second by**

**Ayes:**

**Nays:**

**Absent:**

Approved:

\_\_\_\_\_  
Keith O. Mulder, Mayor

I, Gregory Newman, City Clerk, certify this is Ordinance # \_\_\_\_\_ adopted by the 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, the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, subsequent to its adoption.

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

Introduced:

Public Hearing:

Adopted:

Published:

Effective:



**REZONING APPLICATION**

**Date Received:** \_\_\_\_\_

|   |  |   |
|---|--|---|
| Applicant(s)  | HAMPTON MANOR PREMIER ASSISTED LIVING  | Phone Number<br>989 708 1878  |
| Email Address<br><i>Required</i>  | zohaibsyed@buildseniorhousing.com  |   |
| Address   | 1451 S. GRATIOT AVE., CLINTON TOWNSHIP, MI 48036   | Daytime<br>989 708 1878   |
|   |  |   |
| Interest in Properties<br><i>(Check One)</i>                              | <input type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input checked="" type="checkbox"/> Option to Buy<br><input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____   |   |
| Complete address of property requested to be rezoned:                     | 400- <u>011-300-060-00 &amp; 400-011-300-055-00</u><br>Owner: <u>ERIC &amp; SONDRAGILBERT</u><br>Address: <u>4063 E. SAGINAW HWY</u><br><u>GRAND LEDGE MI 48837</u>  | Phone Number<br><u>517 881 4678</u><br><u>RON MAGUIRE,</u><br><u>EXIT REALTY SELECT,</u><br><u>BROKER REPRESENTING</u><br><u>SELLER</u> |
| Lot Size:<br>Width: <u>IRREGULAR</u><br><br>Length: _____                 | Legal Description: <i>Indicate attached if needed.</i><br><br>ATTACHED   |   |
| Area: <u>8.1 AC</u>   | Current Zoning: <u>B-1</u> Proposed Zoning: <u>R-HD</u>  |   |
| Proposed use of rezoned property:   | <i>Indicate attached if needed.</i><br><br>SENIOR ASSISTED LIVING FACILITY, SEE ATTACHED   |   |
| Explain what changes or conditions make this proposed rezoning necessary: | <i>Indicate attached if needed.</i><br><br>THE PROPOSED USE IS NOT ALLOWED IN THE B-1 DISTRICT   |   |
| CHOOSE ONE OF THE FOLLOWING:  |  |   |
| <input checked="" type="checkbox"/> Residential Property                  | <i>Single Family:</i> Number of Bedrooms _____<br><i>Multi-Family:</i> Efficiency _____ One Bedroom _____<br>Two Bedroom _____ Three Bedroom _____<br>Three Bedrooms _____ TOTAL UNITS: <u>~85</u><br>Accessible onsite parking spaces: <u>~47</u> |   |

City of Grand Ledge – Planning & Zoning – Rezoning Application

|   |  |
|---|--|
| <input type="checkbox"/> Commercial Property  | Employees _____ Accessible onsite parking spaces: _____<br>Hours and days per week of operation: _____   |
| Application <b>must</b> include photographs of the property, copies of any other required permits, a site plan, as follows: | <input checked="" type="checkbox"/> Drawn to scale of 1" = 100' <input checked="" type="checkbox"/> Existing and proposed structures<br><input checked="" type="checkbox"/> Existing and proposed parking areas and driveways<br><input checked="" type="checkbox"/> All existing and proposed roads, easements, or other access points<br><input type="checkbox"/> Flood plain elevations, if possible<br><input checked="" type="checkbox"/> Zoning classifications of all abutting land within 300 feet |

I certify the statements made and the information provided in this rezoning application are true, accurate and complete.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

| 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"/> City Council         | <input type="checkbox"/> <input type="checkbox"/> | _____    |

**HAMPTON MANOR OF GRAND LEDGE**  
 PART OF THE S.M. 14 OF SECTION 11  
 TOWN 4 NORTH, RANGE 4 WEST  
 CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN

PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

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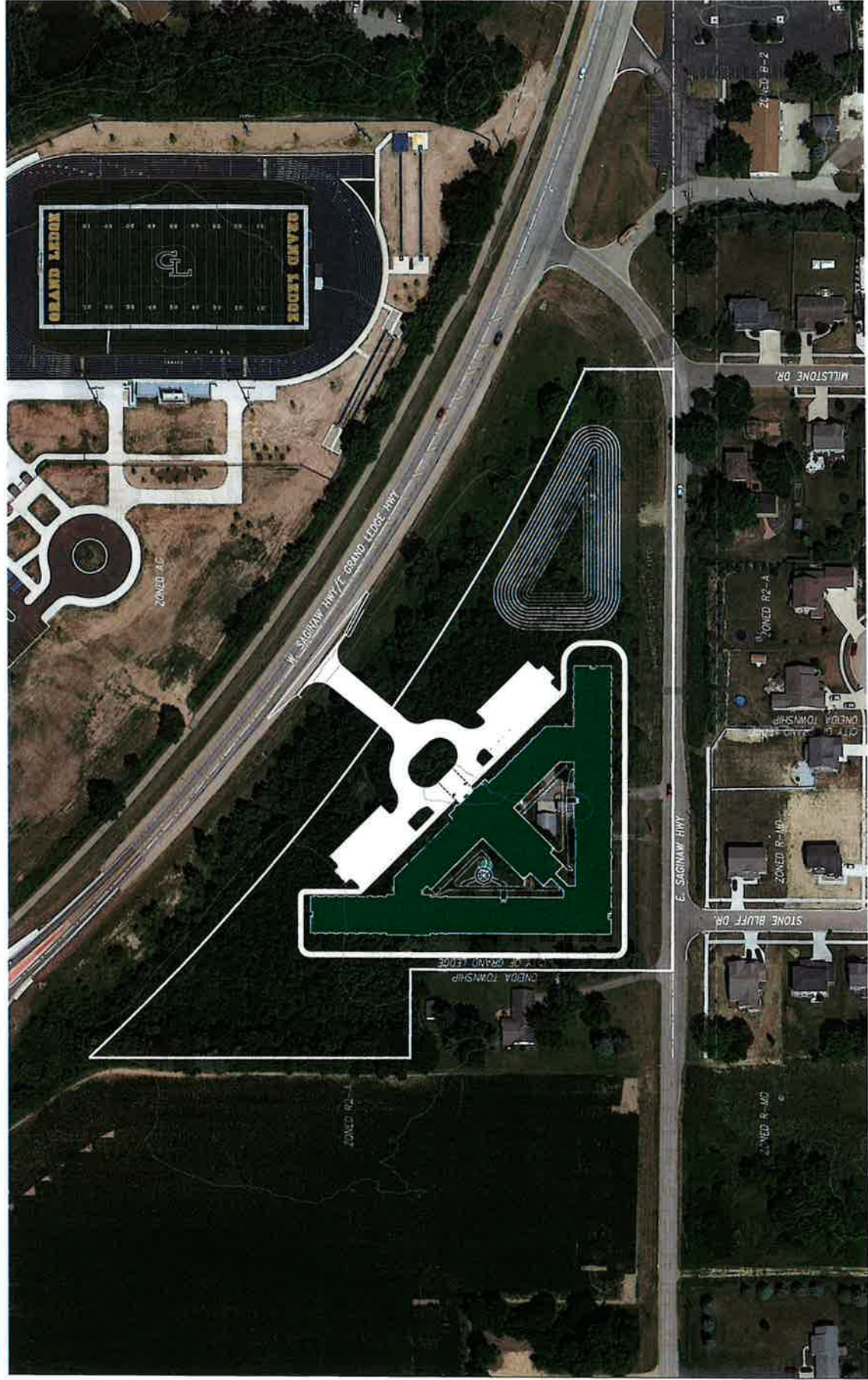
PROPRIETOR  
 DATE: 10-27-2023  
 STATUS: CONCEPT PLAN  
 SHEETS: 11  
 LHM NO. 2023-001  
 HAMILTON MANOR PROJECT  
 ASSISTED LIVING, LLC  
 1451 S. MARKET AVE.  
 GRAND LEDGE, MI 49830  
 1" = 60'  
 DATE: 10-27-2023  
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MLP  
 ENGINEERS, SURVEYORS  
 Michael L. Priest & Associates, Inc.  
 40555 Kappeler Road, Canton, MI 48107  
 Phone: (734) 459-1550  
 Fax: (734) 459-2585

HAMPTON MANOR OF GRAND LEDGE  
 ASSISTED LIVING FACILITY  
 CONCEPT PLAN FOR REZONING APPLICATION

SHEET





North

ONE DR

SILVER LEAF DR

43