

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 Thursday, 06 June 2024, to consider and receive public input on a request for a special land use permit to allow a gasoline station at 715 S. Clinton St. (former Rite Aid pharmacy site). Gasoline stations are permitted in the B-1, Highway Service district, which is the zoning designation of the subject property, with approval of a special land use permit by the City Council, following a recommendation by the Planning Commission. The proposal for the site also includes a convenience store and drive-through restaurant, both of which are uses permitted by right in the B-1 zoning district. The special land use permit is available for review on the City's website at 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://www.zoom.us> with the Meeting ID: 895 9419 8382, or by calling +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), with Meeting ID: 895 9419 8382.

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 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



SPECIAL LAND USE APPLICATION

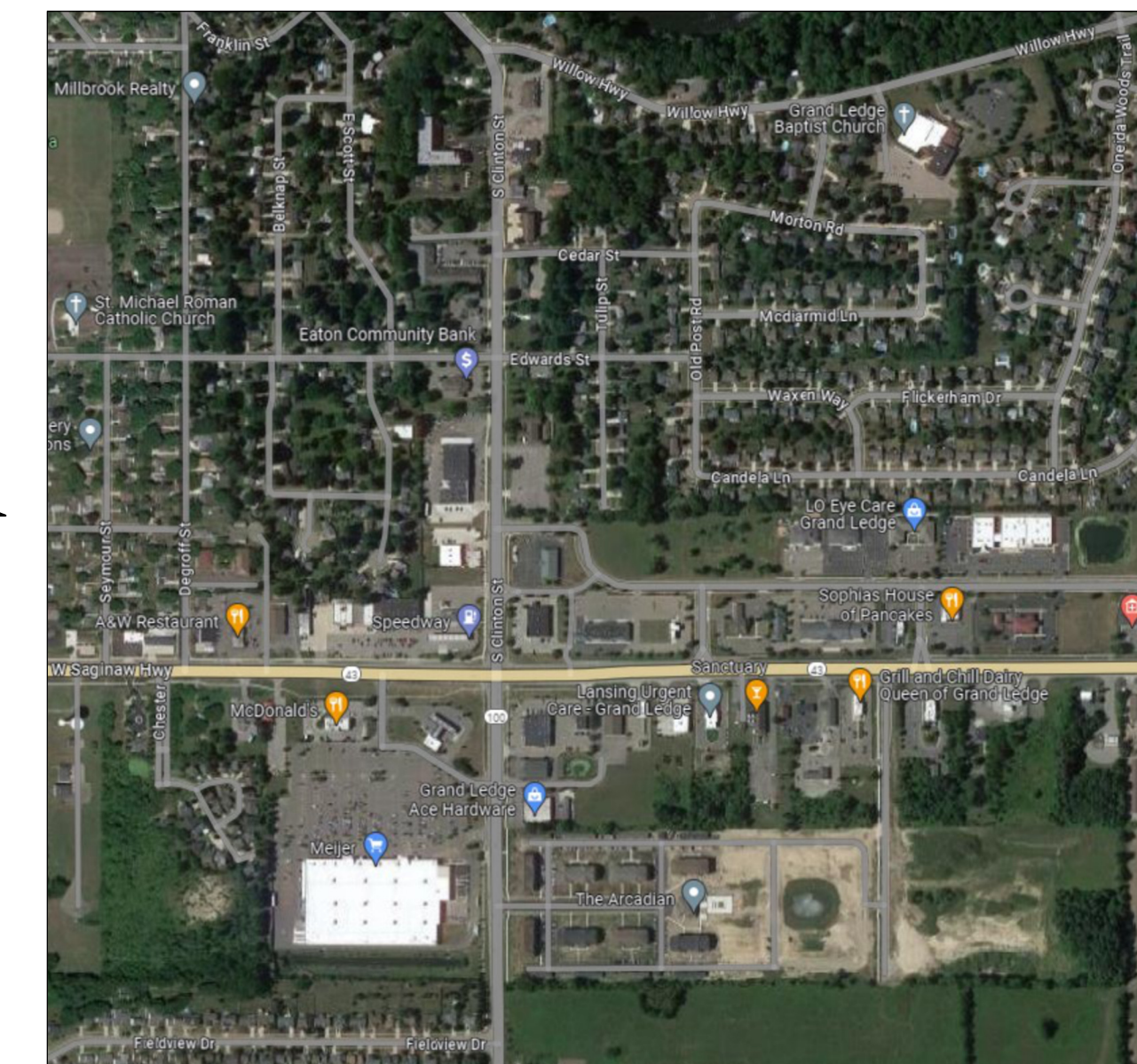
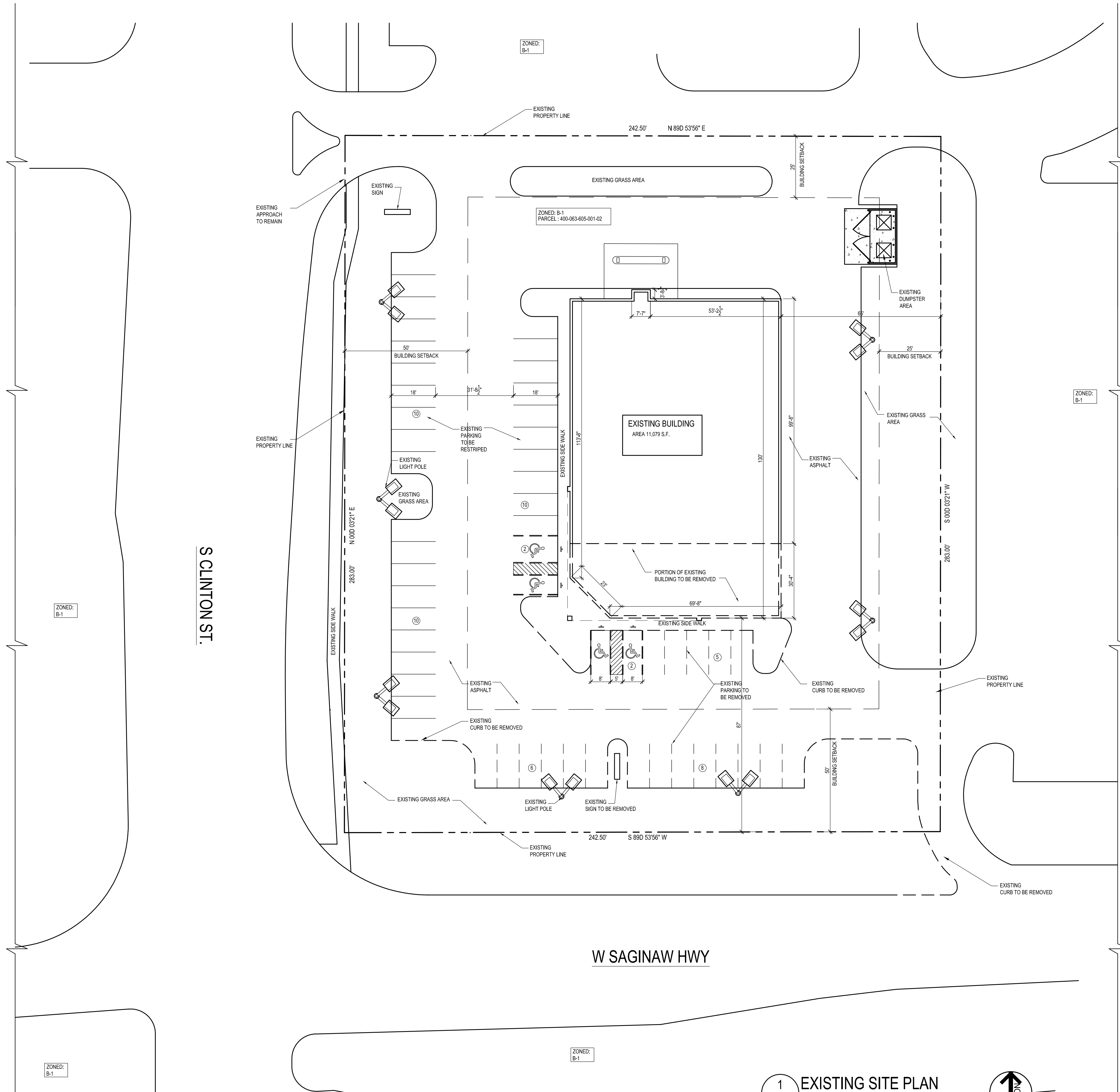
Applicant(s)	Ihsan Atto (Shawn)	Phone Number 906-322-5200
Email Address <i>Required</i>	DV@ATTOUSA.COM	
Address	6257 Rose Blvd	Daytime
	West Bloomfield, MI 48322	248-533-4842
Interest in Properties <i>(Check One)</i>	<input type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input checked="" type="checkbox"/> Option to Buy <input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____	
Complete address of special land use:	400- 0 6 3-6 0 5-0 0 1-0 2	Current Zoning District B-1
	Owner: <u>G & G Development</u> Address: <u>715 South Clinton Street</u> <u>Grand Ledge, MI 48837</u>	Phone Number <u>586-980-0456</u>
Legal Description(s):	<i>Indicate attached if needed.</i> UNIT 1B. 4.76% LEDGES COMMERCE PARK CONDO. SW 1/4, SEC. 12, CITY OF GRAND LEDGE 12-23-97 D.D.A. Lot Size: Width: <u>242.50'</u> Length: <u>283.0'</u> Area: <u>1.193 AC</u>	
Proposed Special Land Use:	<i>Indicate attached if needed.</i> GAS STATION, CONVENIENCE STORE, RETAIL + OFFICE AND DRIVE THROUGH ARESTAURANT USE	

Application must include photographs of the property, copies of any other required permits, and a site plan, as follows:	<input type="checkbox"/> Drawn to a scale of at least 1"=100' <input type="checkbox"/> Existing and proposed structures (buildings, trash receptacles, landscaping, etc.) <input type="checkbox"/> Existing and proposed parking areas and driveways <input type="checkbox"/> Existing and proposed roads, easements and other access points <input type="checkbox"/> Flood plain elevations, if applicable
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I stipulate and understand the special land use, if approved by the City of Grand Ledge, does not guarantee I may proceed with the special land use. 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 sign permit application are true, accurate and complete.

Applicant Signature:  Date: 4/23/2024

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"/> City Assessor	<input type="checkbox"/> <input type="checkbox"/>	_____



LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION:
UNIT 1B, 4.76% LEDGES COMMERCE PARK CONDO, SW 1/4, SEC.12, CITY OF GRAND LEDGE 12-23-97 D.D.A.

1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"



1055 SOUTH BLVD, E. STE 200
ROCHESTER HILLS, MI 48307
P (248) 457-6903

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CONVENIENCE STORE AND RESTAURANT
715 S. CLINTON ST.
GRAND LEDGE, MI 48837

CONVENIENCE STORE
715 S CLINTON ST.
GRAND LEDGE, MI 48837

ISSUANCE:
 SCHEMATIC
 BIDDING
 MUNI SUBMITTAL
 CONSTRUCTION
 OTHER:
 DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

DRAWN BY:
R.A.
CHECKED BY:
P.D.
ISSUE DATE:
04-11-2024

SHEET
SP001
PROJECT NO.
24-1113

CONVENIENCE STORE AND RESTAURANT
715 S. CLINTON ST.
GRAND LEDGE, MI 48837

CONVENIENCE STORE

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ISSUANCE:
 SCHEMATIC
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 OTHER:

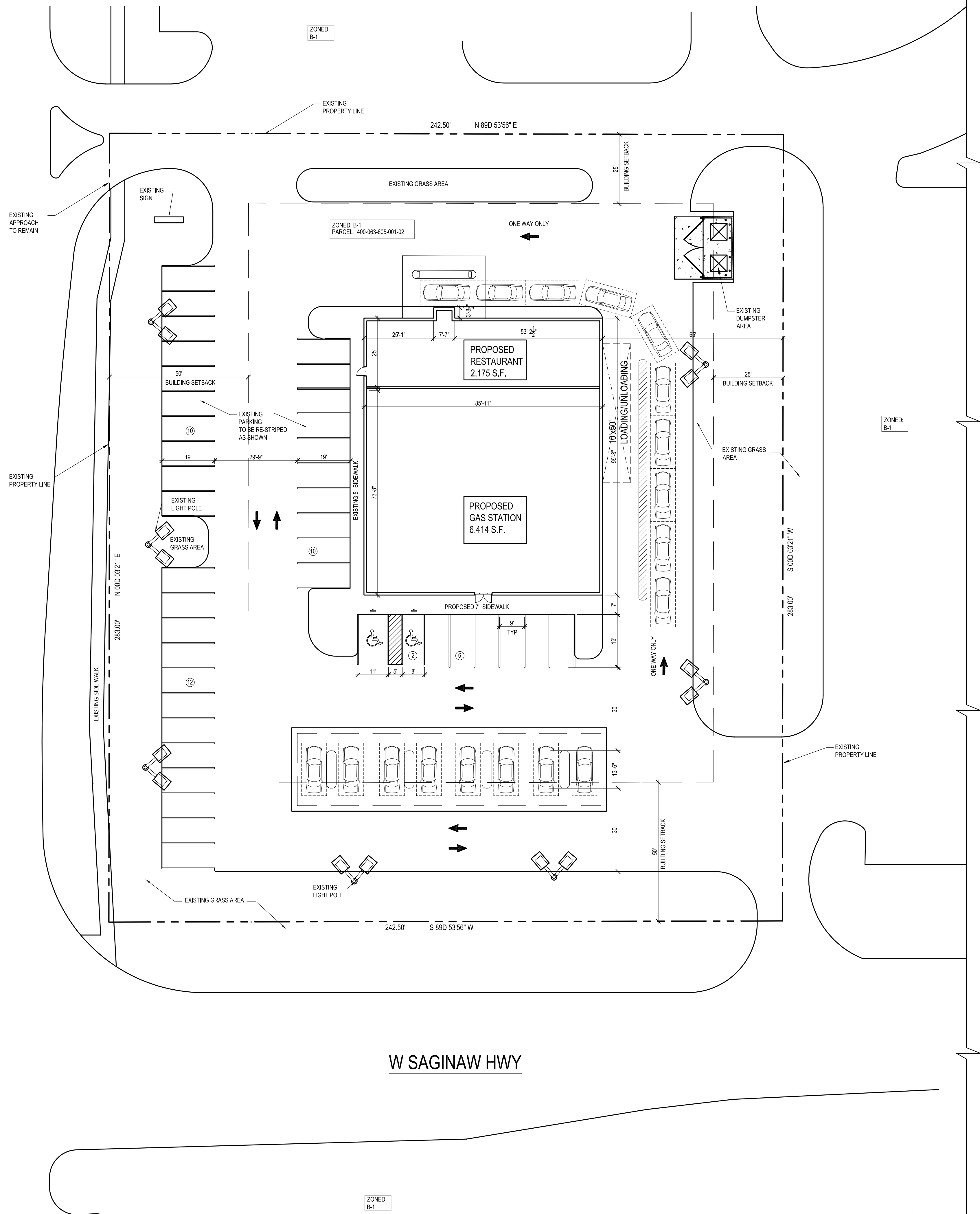
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

DRAWN BY:
R.A.
 CHECKED BY:
P.D.

ISSUE DATE:
04-11-2024

SHEET
SP002

PROJECT NO.
24-1113



PARKING CALCULATIONS:
 PROPOSED CONVENIENCE STORE = 6,242 S.F.
 PROPOSED DRIVE THROUGH RESTAURANT = 2,347 S.F.

PARKING REQUIREMENTS:
CONVENIENCE STORE:
 1 SPACE PER 250 S.F. OF USABLE AREA: (6,414 x 70%) / 250 = 18 SPACES
 PLUS ONE SPACE PER EACH FUELING STATION = 6 SPACES

RESTAURANT:
 1 SPACE PER 50 S.F. OF USABLE AREA: (2,175 x 50%) / 50 = 22 SPACES
 PROPOSED STACKING SPACES = 10 SPACES

TOTAL SPACES REQUIRED: 40 SPACES
 TOTAL SPACES PROVIDED ON SITE: 40 SPACES

1 PROPOSED SCHEMATIC SITE PLAN
 SP002 SCALE: 1" = 20'-0"

