

CITY OF GRAND LEDGE  
NOTICE OF PUBLIC HEARING

The Grand Ledge Planning Commission will hold a public hearing during a special meeting at 7:00 p.m., on Thursday, 27 June 2024, to consider and receive public input on a proposed ordinance to rezone the property at 5776 E. Saginaw Highway (Parcel #: 030-013-200-040-00) and the adjoining vacant parcel to its south and east (Parcel #: 030-013-200-062-01) from “Ag” Agricultural to “R-HD” Multiple Family Residential. The proposed rezoning includes several conditions including restricting the use of the combined properties to a 350-unit residential development. Other conditions include preservation of natural features, restrictions on the size, styles and features of the various building units and conditions to ensure that the development is properly served by all necessary utilities. The proposed ordinance 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://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](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 – Planning & Zoning – Rezoning Application

<input type="checkbox"/> Commercial Property	Employees _____ Accessible onsite parking spaces: _____ 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 type="checkbox"/> Drawn to scale of 1" = 100' <input type="checkbox"/> Existing and proposed structures <input type="checkbox"/> Existing and proposed parking areas and driveways <input type="checkbox"/> All existing and proposed roads, easements, or other access points <input type="checkbox"/> Flood plain elevations, if possible <input 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: *Maged / [Signature]* Date: 5/29/24

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"/>	_____

**THE AVENUE APARTMENTS at GRAND LEDGE - REZONING APPLICATION SUPPLEMENTAL INFORMATION**

May 2024

**DEVELOPER/APPLICANT:**

Majid Koza  
29200 Northwestern Hwy., Suite 450  
Southfield, MI 48034  
248-855-2100

**DEVELOPER'S INTEREST IN PROPERTY:**

Purchase Agreement, dated 6/30/23.

**DEVELOPER PROJECT REPRESENTATIVE:**

Jack Knowles  
734-564-6723  
[mjknowles3@gmail.com](mailto:mjknowles3@gmail.com)  
Please direct all project correspondence to Mr. Knowles.

**PROPERTY OWNERS:**

JoAnne Ringwelski,  
Jan H. Sabin  
Edward F. Sabin  
Zachary Sabin

**OWNERS CONTACT:**

Zachary Sabin  
8214 Arboretum Lane  
Lansing, MI 48917  
517-420-4110  
[Zachary.t.sabin@gmail.com](mailto:Zachary.t.sabin@gmail.com)

**PROPERTY TAX ID:**

030-013-200-040-00 / 5776 E. SAGINAW HIGHWAY/M-43  
030-013-200-062-01 / VACANT LAND / NO ADDRESS

**LEGAL DESCRIPTIONS:** SEE ATTACHED PROPERTY SKETCH

**PROPOSED USE OF PROPERTY:** MULTI FAMILY RESIDENTIAL - SEE ATTACHED PROJECT NARRATIVE

**CHANGES AND/OR CONDITIONS FOR REZONING:**

This property is included within the Utility Service Area of the Cooperative Development Agreement between the City of Grand Ledge and Oneida Township, and was recently transferred into Category 2, as approved by both municipalities. An intent of this agreement was to provide more intensive development opportunity to areas of the township that abutted or were in close proximity to City borders, to help meet the need for additional housing of varying types.

This property is located at the very eastern border of the township, on a major state trunkline (M-43), and is well positioned for a project of this type and density.

## KOZA REZONING APPLICATION – AG TO R-HD / MULTI FAMILY RESIDENTIAL

THE FOLLOWING ARE CONDITIONS PROPOSED BY THE APPLICANT TO BE INCLUDED AS PART OF THE CONDITIONAL REZONING APPLICATION:

### A. GENERAL DEVELOPMENT CONDITIONS

1. A Conditional Rezoning Plan (CRP) has been furnished to accompany this application and the property shall be developed in general conformance with this CRP plan.
2. The primary use of the property shall be for a Multi-Family Residential development.
3. The primary access to the development shall be from M-43/Saginaw Highway.
4. The Development shall not include more than 350 units.
5. The Development density shall not exceed 5 dwelling units per gross acre.
6. A minimum 40 foot building setback shall be maintained from all perimeter property lines.
7. Natural features as shown on the CRP shall be preserved and maintained.
8. The property shall be developed in accordance with local, county and state requirements.
9. Changes to the CRP that increase project density, alter the general layout, or have a significant impact/change on the overall plan, are subject to City review and approval.

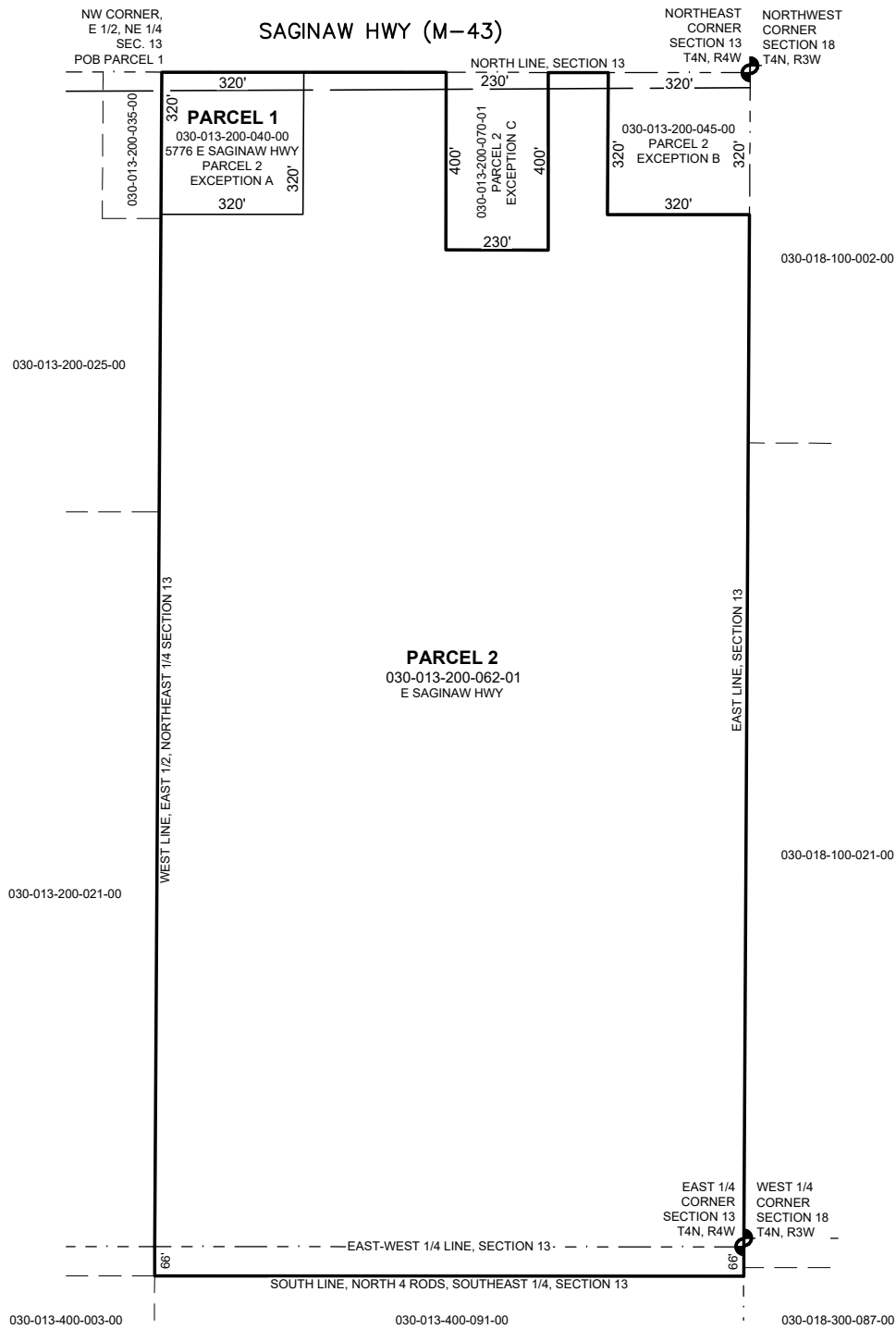
### B. GENERAL BUILDING / UNIT CONDITIONS

1. All residential units shall either be 1-story Ranch units or 2-story Townhome units.
2. All residential units shall have a minimum of 1100 square feet in size.
3. All residential units shall have a 2 car attached garage.
4. All residential units shall have a minimum of 1.5 baths and 2 bedrooms.
5. All residential units shall have an outside patio or deck.
6. The maximum building length shall not exceed 188 feet.

### C. GENERAL UTILITY CONDITIONS

1. All interior roads and utilities (sanitary sewer, watermain and storm water management facilities) shall be designed and constructed in accordance with local, county and state standards.
2. All interior roads and drives shall be private and maintained by the property owner. Interior roads shall be constructed in accordance with the approved project plans.
3. Sanitary sewer and water service shall be public utilities, constructed by the property owner and maintained by the City. These utilities shall be located within easements dedicated to the City.
4. Storm water management facilities are a private utility, constructed in accordance with City and County standards, and maintained by the property owner.

S:\PROJECTS\2023\23-0699 ONIEDA TWP APTS\SURVE\230699BND\DWG\230699--APP--EXHIBIT--2024\_05\_09.dwg PLOT DATE: 5/29/2024 BY: Chris Beland



### PROPERTY DESCRIPTION

#### Parcel 1 030-013-200-040-01 5776 E Saginaw Hwy

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 13, Town 4 North, Range 4 West, Oneida Township, Eaton County, Michigan; thence East 320 feet; thence South 320 feet; thence West 320 feet; thence North 320 feet to the point of beginning.

#### Parcel 2 030-013-200-062-01 E Saginaw Hwy

The East 1/2 of the Northeast 1/4 of Section 13, and the North 4 rods in width of the East 1/2 of the Southeast 1/4, Town 4 North, Range 4 West, except the portions thereof described as: (a) Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 13; thence East 320 feet; thence South 320 feet; thence West 320 feet; thence North 320 feet to the beginning, and (b) Commencing at the Northeast corner of the East 1/2 of the Northeast 1/4 of Section 13; thence South 320 feet; thence West 320 feet; thence North 320 feet; thence East 320 feet to the beginning; and (c) commencing at the Northeast corner of Section 13; thence West 455 feet to the point of beginning; thence West 230 feet; thence South 400 feet; thence East 230 feet; thence North 400 feet to the point of beginning.

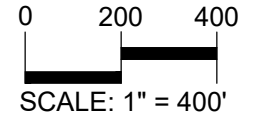
Parcel 1 & 2 Total Acreage 78.07



t: 844.813.2949  
www.peagroup.com



NORTH



#### CLIENT

**Majid Koza**  
29200 Northwestern Hwy  
Ste 450  
Southfield, MI 48034

#### PROJECT

**Oneida Township  
Apartments**  
5776 E Saginaw Hwy  
Grand Ledge, MI 48837

#### DRAWING NAME

**Parcel Sketch**

#### DATE:

MAY 29, 2024

PEA JOB NO. 23-0699

DN. CB

DRAWING NUMBER:

1 of 1

# **AVENUE APARTMENTS at GRAND LEDGE – PROJECT DESCRIPTION**

May 2024

## **GENERAL PROPERTY INFORMATION**

The proposed avenue apartments at grand ledge project is a 326 unit residential multi-family/apartment development on 78 rolling acres located on the south side of M-43, at the very eastern boundary of Oneida Township. The property is currently comprised of two separate parcels (to be combined) which are located in the NE ¼ of Section 13, Oneida Township, directly across M-43 from 'Sundance' Chevrolet. The east line of this property is the 'Town Line' with Delta Township.

The property is rectangular in shape, with the NE corner being cut out and occupied by the Ledge's Auto Body business. Directly east of the auto body business, along the south side of M-43 is Morrie's Grand Ledge Ford, and south of that abutting the majority of our eastern boundary is vacant/agricultural land. The southern boundary abuts the Grand Ledge Country Club and the west property line is adjacent to larger residential acreage parcels.

The site is gently rolling with over 25 feet of vertical elevation change. A good portion of the property is vegetated with a variety of deciduous tree species with occasional smaller groups of evergreen trees. The size and quality of the deciduous trees widely varies, and some areas of the site have heavy underbrush.

In the north half of the site, there are two large wetland areas. Each wetland area has a brush/shrub perimeter surrounding a smaller pool of permanent water. These wetland areas will remain intact and become a nature preserve with access trails for the enjoyment of the residents.

## **VEHICULAR SITE ACCESS**

The site is accessed from M-43/Saginaw Highway, a major state trunk line. The interior drives and parking areas will be private drives, privately maintained and constructed to City standards. The entrance drive off M-43 is open to the public up to the clubhouse parking area. Beyond the clubhouse, vehicular access is limited to residents (and guests) by a key coded gate system.

## **RESIDENTIAL UNITS**

The project consists of two different unit types (A) single story 'ranch' units and (B) 2 story 'townhome' units. The units are assembled in buildings that contain 3 to 6 units, with different unit combinations. When ranch and townhome units are combined, the ranch units will always be the end units, with the townhomes between them. While there are ranch only groupings, there are no groups that contain only townhomes.

The ranch units have 2 bedrooms, 2 baths and contain approximately 1300 square feet of usable floor area.

The townhome units each have 3 bedrooms, 2.5 baths, and contain approximately 1600 square feet of useable floor area.

Each unit will have a private, hard surfaced patio or wood deck off the rear of the unit.

## **GARAGES & PARKING**

All units have a 2 car attached garage, and 2 driveway apron parking spaces in front of the garages, totaling 4 parking spaces per unit. The garages will all be electrically prepped to permit the installation of chargers for electric vehicles.

In addition, there are 98 'guest' parking areas located evenly throughout the development to accommodate occasional guest vehicles. Resident parking will not be permitted in 'guest' spaces.

### **CLUBHOUSE AND POOL AREA**

Near the main entrance there is a community clubhouse that comprises approximately 6,500 square feet. This building will include a leasing center and property management office, large social room and kitchenette, a fully equipped fitness center and yoga space, a business center and dog wash/spa. Glass doors along the social room rear wall open to an outdoor covered terrace with fireplace and lounge seating.

The covered terrace overlooks the heated in-ground swimming and spacious sun deck with a variety of seating.

An open lawn area adjacent to the pool provides space for general outside activities as well as a play area for younger children.

### **MAILBOX AREA**

Mailboxes for all units are located in a central, easily accessed area near the clubhouse.

### **MAINTENANCE FACILITIES**

A maintenance office space and garage for on-site maintenance staff and equipment will be adjacent to and accessible from the management office in the Clubhouse.

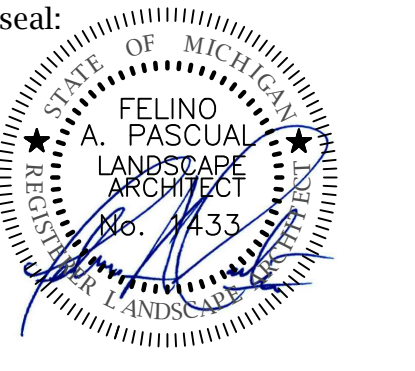
### **UTILITY SERVICE - PUBLIC UTILITIES**

The site will be serviced with public sanitary sewer and watermain with sufficient capacity to adequately service the project. These utilities will be extended into and through the project to service the buildings, and will be designed and installed in accordance with City and State standards.

Storm Water Management – detention requirements are accomplished with on-site detention areas at the SW and NW corners of the property. The system is designed to accommodate the required volumes, pre-treatment and discharge requirements for the entire property. Storm water management system design criteria, materials and specifications will be per City and County requirements and standards.

### **PROPERTY MANAGEMENT**

This property/development will be managed by a professional property management company, with on-site staff to attend to resident needs. Daily maintenance of the property will be handled by on-site personnel, with more complex/major issues being handled through the use of outside contractors.



Client:  
**BOJI DEVELOPMENT INCORPORATED**  
 31000 Northwestern Hwy.  
 Suite 145, Farmington Hills, Michigan 48334

Project:  
**AVENUE APARTMENTS at Grand Ledge**  
 A Planned Multi-family Residential Community

Project Location:  
 Oneida Charter Township, Michigan  
 E. Saginaw Hwy

Sheet Title:  
**SITE PLAN**

Job No./Issue/Revision Date:  
 LS24.013.04 zoning 5-20-2024

Drawn by:  
**JP, HP, DK**

Checked by:  
**FP**

Date:  
**5-20-2024**

Notice:  
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Do Not scale drawings. Use figured dimensions only



The location and elevations of existing underground utilities as shown on this drawing are only approximate. No guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

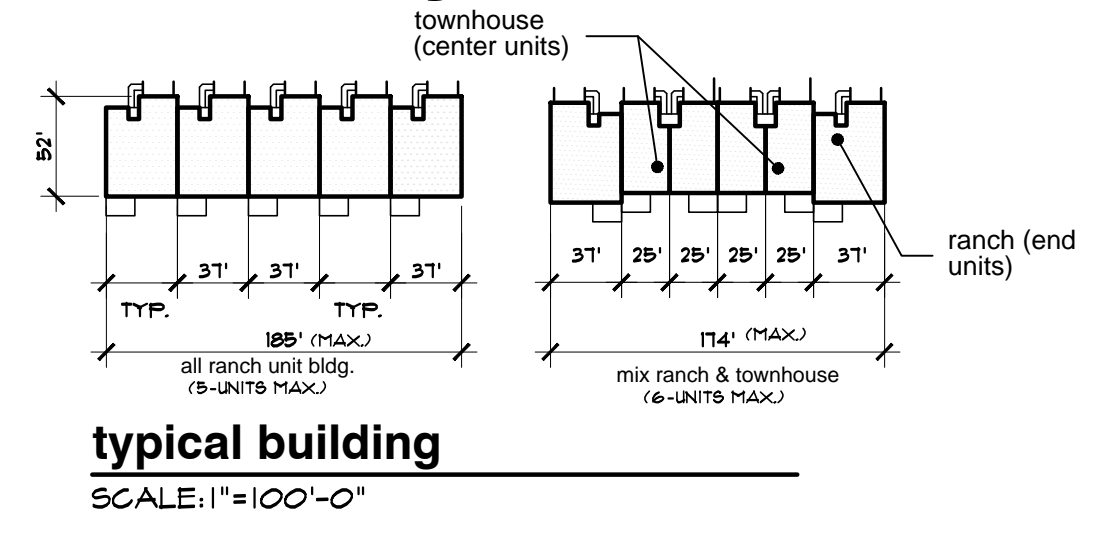
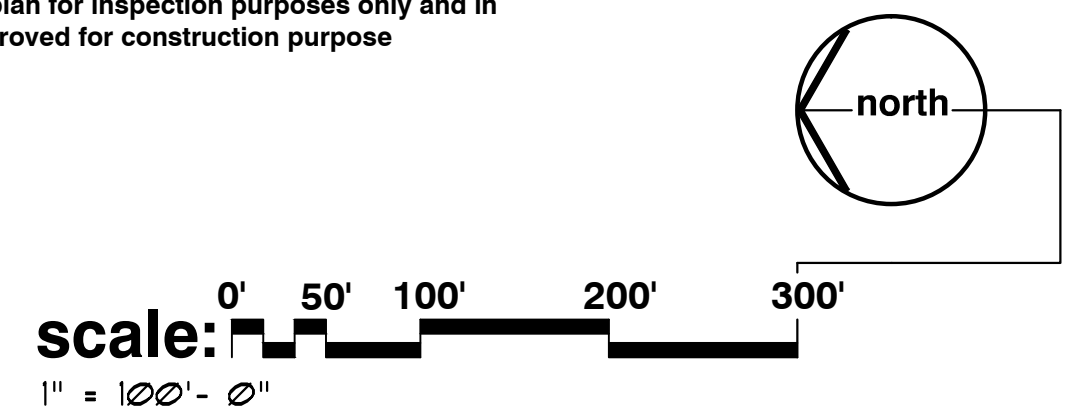
Project No.:  
**LS24.013.02**

Sheet No.:  
**LP-1**



site plan study for:  
**“Avenue Apartments” at Grand Ledge**  
 a planned multi-family residential community

**note**  
 preliminary concept plan for inspection purposes only and in no way official or approved for construction purpose



**site data**

TOTAL ACRES OF SITE GROSS	78.01±	MIN. BUILDING SETBACKS:	
ACRES OF ROAD R.O.W. AREA	2.26±	BLDG. FRONT DRIVE	30'
ACRES OF WETLAND AREA	7.96±	BLDG. SIDE TO SIDE	20'
TOTAL ACRES OF SITE NET (BUILDABLE AREA)	67.85±	BLDG. SIDE TO REAR	35'
		BLDG. CORNER TO CORNER	20'
TOTAL NO. OF ATTACHED RESIDENTIAL UNITS	326	BLDG. REAR TO REAR	50'
NO OF RANCH UNITS	222 (68%)	BLDG. REAR TO PROPERTY LINE	50'
NO. OF TOWNHOUSE UNITS	104 (32%)		
TOTAL NO. OF PARKING REQUIRED	652	TOTAL ACRES OF PARK COMMONS PROVIDED	35.2± (45%)
(326-UNITS X 2-SPACES PER UNIT=652)		ACRES OF REGULATED WETLAND AREAS	7.96±
		ACRES OF PROPOSED DETENTION AREAS	5.67±
TOTAL NO. OF PARKING PROVIDED	1462	ACRES OF UPLAND OPEN SPACE AREAS	21.57±
NO. GARAGE PARKING	652		
NO. GARAGE APPROACH	652	PROPERTY TAX ID	
NO. CLUBHOUSE AREA PARKING	60	TAX ID: 030-013-200-040-00	
NO. GUEST PARKING	98	TAX ID: 030-013-200-062-01	