

**CITY OF GRAND LEDGE  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

The Grand Ledge Planning Commission will hold a public hearing during its regular meeting at 6:30 p.m., on Thursday, 02 October 2025, to consider and receive public input on a proposed ordinance to rezone the northwest 78 feet by 212 feet of Parcel #: 400-013-100-020-03 from “R-HD” Multiple Family Residential to “B-1” Highway Service. The purpose of the rezoning is to combine the subject property with the property to its north at 850 E. Saginaw Highway to create a site large enough to accommodate an automatic car wash. The proposed ordinance and additional material are 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: 856 6730 9386, or by calling +309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 876 9923 US (New York), +1 646 931 3860 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 408 638 0968 US (San Jose), +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) with Meeting ID: 856 6730 9386.

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



PLANNING & ZONING

310 Greenwood St. • Grand Ledge MI 48837  
 Ph: 517.622.7928 • Fax: 517.627.9796 • www.cityofgrandledge.com

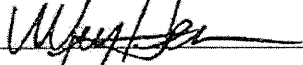
**SITE PLAN REVIEW APPLICATION**

Applicant(s)	Mike Herrema	Phone Number 616-813-4980
Email Address <i>Required</i>	mherrema@teamtommys.com	
Address	19184 Rosemary Road	Daytime
	Spring Lake, MI 49456	
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 the property request to be reviewed:	400- 0 6 3 -6 0 5 -0 0 1 -0 2	Current Zoning District B-1
	Owner: <u>see above</u> Address: <u>715 S. Clinton Street</u> _____	Phone Number 616-813-4980
Lot Size: Width: <u>228'</u> Length: <u>248'</u> Area: <u>1.46 acres</u>		
Proposed use of the property:	<i>Indicate attached if needed.</i> Proposed Tommy's Express Car Wash	

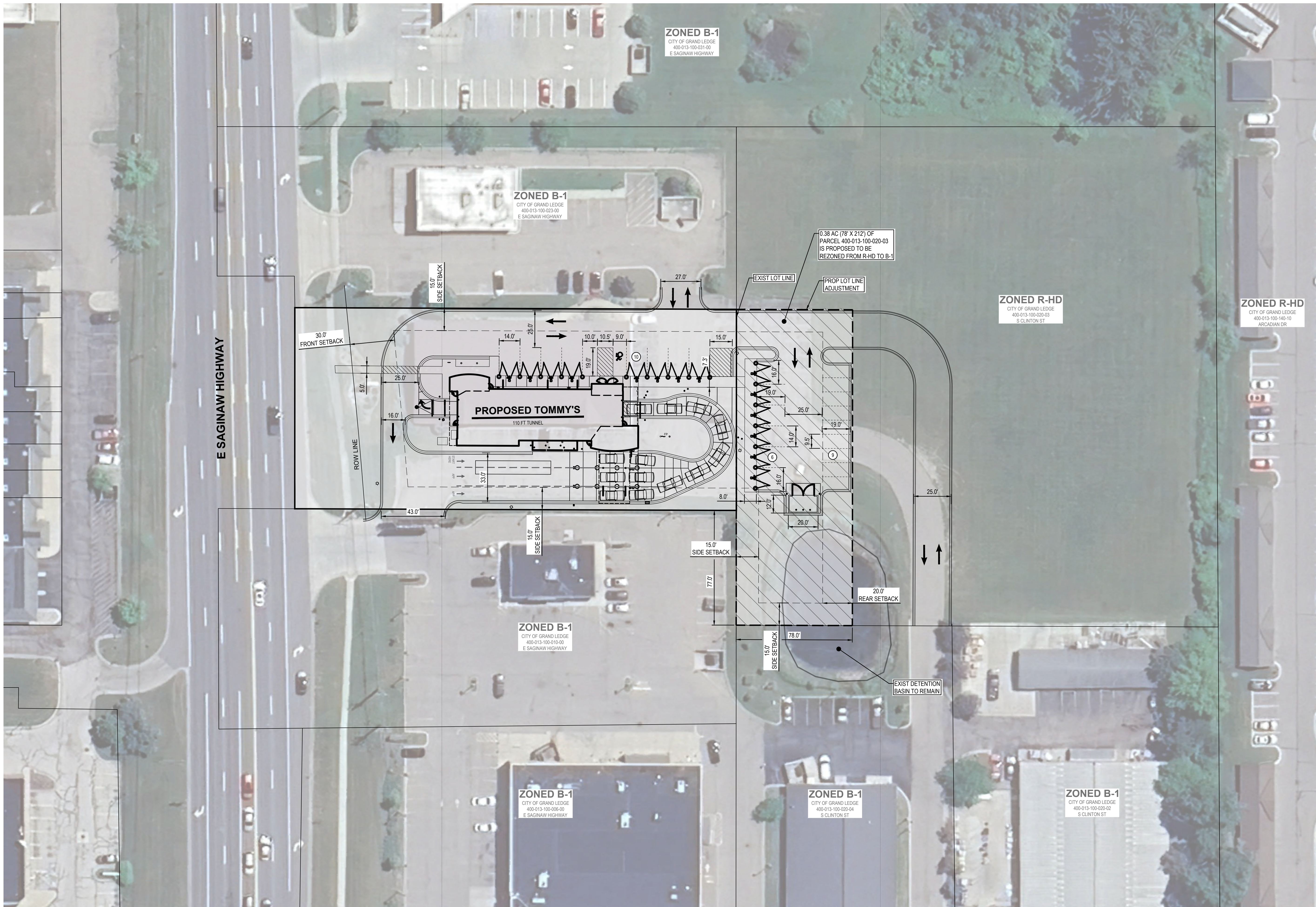
City of Grand Ledge – Planning & Zoning – Site Plan Review Application

Estimate the following:	<input type="checkbox"/> General Traffic Volume: <u>~150 vph</u> <input type="checkbox"/> Total Population Increase: <u>NA</u> <input type="checkbox"/> Population per Acre: <u>NA</u> <input type="checkbox"/> Hours of Operation: <u>7am - 9pm</u> <input type="checkbox"/> Total number of employees: <u>6-8 employees</u> <input type="checkbox"/> Total building area proposed: <u>5,265 sq.ft.</u> <input type="checkbox"/> Parking Spaces: <u>25 spaces (including 18 vacuum stalls)</u>
Application <b>must</b> include photographs of the property, copies of any other required permits, and a site plan, as follows:	<input type="checkbox"/> Drawn to scale of 1" = 100' (1" = 50' for storm water plans) <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 <input type="checkbox"/> Zoning classifications of all abutting land within 300 feet <input type="checkbox"/> Soil Erosion and Sedimentation Control (SESC) and National Pollutant Discharge Elimination System (NPDES) permits, if applicable

I stipulate and understand the site plan review, if approved by the City of Grand Ledge, does not guarantee I may proceed with the proposed development. 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 site plan review application are true, accurate and complete.

Applicant Signature:  Date: 11/13/24

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"/> Building Official	<input type="checkbox"/> <input type="checkbox"/>	_____



**NOTES**

Site Location:	=	850 E Saginaw Highway Grand Ledge, MI 48837
Existing Acreage	=	0.92 ac.
Proposed Additional Acreage	=	0.38 ac.
Total Acreage	=	1.30 ac.
Tunnel Length	=	110 In.ft.
Vacuum Stalls	=	14 spaces
Employee Parking	=	9 spaces
Zoning of Property	=	B-1 & R-HD
North Parcel	=	B-1 Highway Service
South Parcel	=	R-HD Multi-Family
<b>Rezoning Required from R-HD to B-1</b>		
Surrounding Zoning:		
North & East	=	B-1
South & West	=	B-1 & R-HD

# TENTATIVE PARCEL MAP

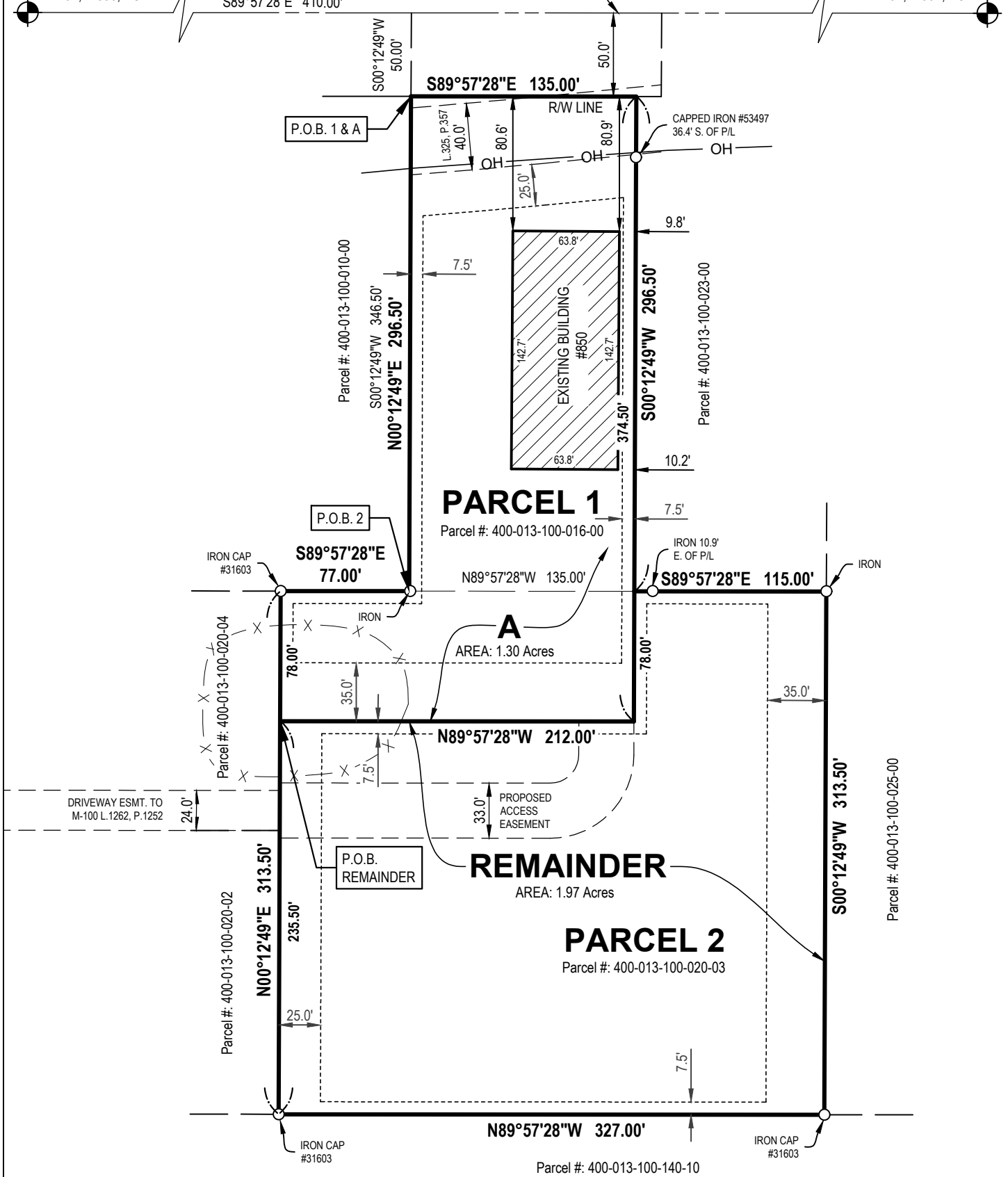
## W. SAGINAW HIGHWAY

(STATE HIGHWAY M-43)  
(100' WIDE PUBLIC R/W)

NW. COR.  
SEC. 13  
T4N, R4W  
L.2492, P.896, ECR

N. 1/4 COR.  
SEC. 13  
T4N, R4W  
L.2492, P.902, ECR

N. LINE SEC. 13



This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCALE: 1" = 80' 0' 40' 80'



NORTH

Mike Herrema  
19184 Rosemary Road  
Spring Lake, MI 49456

Tommy's Grand Ledge  
850 E. Saginaw Highway

DRAWN BY: RP  
REV. BY:  
REV.:

DATE: 08.28.2025  
REV. DATE:

PRJ #: 25400297TPM

1 OF 2

**NEDERVELD**  
www.nederveld.com • 800.222.1868

Ann Arbor  
3037 Miller Rd.  
Ann Arbor, MI 48103  
Phone: 734.929.6963  
Grand Rapids • Holland

By:   
Brandon G. Parrent Licensed Professional Surveyor No. 4001063096

# TENTATIVE PARCEL MAP

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## TITLE INFORMATION

The Title Description and Schedule B items hereon are from Transnation Title Agency of Michigan Central Division LLC (underwritten by Fidelity National Title Insurance Company), Commitment No. 468184LANS, dated August 11, 2025.

## TITLE DESCRIPTION

### Parcel 1:

A parcel of land in the Northwest 1/4 of Section 13, Town 4 North, Range 4 West, City of Grand Ledge, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 13; thence South 89 degrees 57 minutes 28 seconds East along the North line of said Section 13, a distance of 410.00 feet; thence South 00 degrees 12 minutes 49 seconds West parallel with the West line of said Section 13, a distance of 50.00 feet to the point of beginning of this description; thence South 89 degrees 57 minutes 28 seconds East parallel with said North line, 135.00 feet; thence South 00 degrees 12 minutes 49 seconds West parallel with said West line, 296.50 feet; thence North 89 degrees 57 minutes 28 seconds West parallel with said North line, 135.00 feet; thence North 00 degrees 12 minutes 49 seconds East parallel with said West line, 296.50 feet to the point of beginning.

### Parcel 2:

A parcel of land in the Northwest 1/4 of Section 13, Town 4 North, Range 4 West, City of Grand Ledge, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 13; thence South 89 degrees 57 minutes 28 seconds East along the North line of said Section 13, a distance of 410.00 feet; thence South 00 degrees 12 minutes 49 seconds West parallel with the West line of said Section 13, a distance of 346.50 feet to the point of beginning of this description; thence South 89 degrees 57 minutes 28 seconds East parallel with said North line, 250.00 feet; thence South 00 degrees 12 minutes 49 seconds West parallel with said West line, 313.50 feet; thence North 89 degrees 57 minutes 28 seconds West parallel with said North line, 327.00 feet; thence North 00 degrees 12 minutes 49 seconds East parallel with said West line, 313.50 feet; thence South 89 degrees 57 minutes 28 seconds East parallel with said North line, 77.00 feet to the point of beginning.

## ZONING INFORMATION

### ALTA TABLE "A" ITEM NO. 6(a) - CURRENT ZONING CLASSIFICATION

Zoning of property: R-HD Multi-Family Residential

### ALTA TABLE "A" ITEM NO. 6(b) - CURRENT ZONING REQUIREMENTS

#### R-HD Zoning Requirements

- A) Minimum Lot Area = 9,600 SQ.FT.
- B) Minimum Lot Width = 80 FT.
- C) Maximum Building Height = 30 FT
- D) Maximum Lot Coverage = 40%

#### Setbacks

- A) Front Yard = 25 FT.
- B) Side Yard = 5 FT. (Least); 15 FT. (Total of Two)
- C) Rear Yard = 35 FT.

SOURCE OF ZONING INFORMATION: City Code City of Grand Ledge, Michigan

NOTE: This may not be a complete compilation of the zoning regulations governing the subject property, and the City Code City of Grand Ledge, Michigan should be consulted for the accuracy and completeness of the information shown hereon.




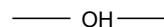

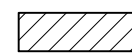

## SECTION CORNERS AND WITNESSES

Northwest Corner Section 13, Town 4 North, Range 4 West  
Per LCRC recorded in Remon Liber 2492, Page 896, Eaton County Register of Deeds

North 1/4 Corner Section 13, Town 4 North, Range 4 West  
Per LCRC recorded in Remon Liber 2492, Page 902, Eaton County Register of Deeds

BASIS OF BEARING: The North line of Section 13 being S89°57'28"E per Transnation Title Agency of Michigan Central Division LLC (underwritten by Fidelity National Title Insurance Company), Commitment No. 468184LANS, dated August 11, 2025.

## LEGEND

-  Section Corner
-  Iron - Set 1/2" X 18" iron rebar with NED Cap
-  Iron - Found as noted
-  OH Overhead Utility
-  Zoning Setback
-  Existing Building
-  P/L Property Line

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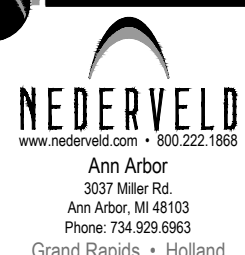
NO SCALE



NORTH

By:   
Brandon G. Parrent Licensed Professional Surveyor No. 4001063096

Mike Herrema 19184 Rosemary Road Spring Lake, MI 49456		
Tommy's Grand Ledge 850 E. Saginaw Highway		
DRAWN BY: RP	DATE: 08.28.2025	PRJ #: 25400297TPM <b>2 OF 2</b>
REV. BY:	REV. DATE:	
REV.:		



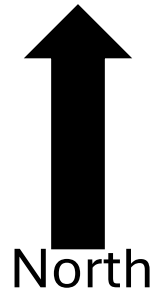
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Ann Arbor, MI 48103  
Phone: 734.929.6963  
Grand Rapids • Holland

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# Zoning Map



Legend	
	AG, Agricultural
	R-MD, Medium Density Residential
	R-HD, Multiple Family Residential
	R-PC, Residential Planned Community
	B-1, Highway Service
	CBD, Central Business District
	MH, Mobile Home
	OS, Office Service
	P, Parking
	I-1, Light Industrial





North

