



MEMO

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

FROM: Susan Stachowiak
Zoning Administrator

DATE: October 3, 2025

RE: Rezoning Application -South of 850 E. Saginaw Highway

At its regular meeting held on October 2, 2025, the Planning Commission voted unanimously to recommend approval of the request 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 adjoining property to its north at 850 E. Saginaw Highway to create a site that is zoned for and large enough to accommodate an automatic car wash.

At the public hearing held on October 2, 2025, the owner of the property spoke in support of the rezoning and no other comments were received.

Please place the attached documents on the October 13, 2025, City Council agenda for introduction of an ordinance and scheduling a public hearing.

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

Thank you.

General Information

APPLICANT: Mike Herrema
Tommy's Car Wash
19184 Rosemary Road
Spring Lake, MI 49056
(Option to purchase)

OWNER: M-43 Development, LLC
506 S. Clinton Street
Grand Ledge, MI 48837
(Authorized the applicant to request the rezoning)

REQUESTED ACTION: 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

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Automatic Car Wash

EXISTING ZONING: "R-HD" Multiple Family Residential District

PROPOSED ZONING: "B-1", Highway Service District

PROPERTY SIZE: 78' x 212' = 16,535 square feet - .37 acres

SURROUNDING LAND USES: N: Multi-Tenant Commercial Building
S: Vacant
E: Vacant
W: Retail

SURROUNDING ZONING: N: "B-1" Highway Service
S: "R-HD" Multiple Family Residential
E: "R-HD" Multiple Family Residential
W: "B-1" Highway Service

MASTER PLAN DESIGNATION: The Master Plan designate the subject property for "Commercial/Highway Services".

BACKGROUND INFORMATION

The entire 2.35 acre parcel located south of 850 E. Saginaw Highway was rezoned in 2014 from "B-1" Highway Service district to "R-HD" Multiple Family Residential district. The purpose of the rezoning was to permit a multiple family residential apartment complex. The site was never developed.

REQUEST

This is a request by Tommy's Car Wash 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 adjoining property to its north at 850 E. Saginaw Highway to create a site that is zoned for and large enough to accommodate an automatic car wash.

This is not a conditional rezoning. If approved, the site could be used for any of the uses permitted under the "B-1" Highway Service district zoning which include, but are limited to car washes, offices, restaurants, financial institutions, retail stores, dry cleaning establishments, oil change and light automobile repair facilities. The area to be rezoned is not large enough and nor does it have the road frontage necessary for it to be developed on its own. It would have to be combined within one of the adjoining properties that is currently zoned "B-1" in order for it to be developed, as is the case with the applicant's proposal.

DEVELOPMENT REQUIREMENTS

A conceptual plan for the proposed car wash is attached to this report. The site plan demonstrates compliance with the basic development requirements of the Zoning Ordinance. If the rezoning is approved, the applicant will need to submit a fully engineered site plan, landscape plan, building elevations and all other information required by the Zoning Ordinance for review and approval by the Planning Commission.

The area to be rezoned will need to be split from the remainder of the parcel and added to the property at 850 E. Saginaw Highway. This is an administrative process and must be completed before any construction can begin on the subject property.

ANALYSIS

Compatibility with the Surrounding Land Uses

The car wash will be compatible with surrounding land uses. The area is characterized by commercial uses that generate a high volume of traffic and depend on direct access to major thoroughfares for easy access and exposure to pass-by traffic to generate and maintain a strong customer base.

Compliance with the Master Plan

The proposed "B-1" Highway Service zoning is consistent with the "Commercial/Highway Service" future land use being advanced in the Master Plan. When the 2.35 acre parcel south of 850 E. Saginaw Highway was rezoned in 2014, it was recognized that multiple family residential zoning/use was contrary to the Master Plan. The rezoning was approved, however, because it was determined at the time that there was a need for additional housing in the City and an abundance of commercially zoned land that was available for development or redevelopment. This request only involves rezoning enough area of the site to increase the size of 850 E. Saginaw Highway so that it will be adequate to accommodate a car wash. The rest of the property will remain zoned "R-HD" Multiple Family Residential.

Vehicular and Pedestrian Traffic

The proposed car wash is a high trip generator but will be served by two driveways to accommodate the traffic. The proposed car wash site will be accessed through easements by the full-service driveways on E. Saginaw Highway to the west and the driveway from S. Clinton Street to the rear of the site. Both E.

Saginaw Highway and S. Clinton Street are state trunklines designed and intended to carry the highest volumes of traffic. The necessary easements for perpetual access across and use of the driveways on the adjoining sites as shown on the attached plan are already in place.

Environmental Impact

The proposed car wash will not negatively impact the environment. There are no wetlands, floodplains or wooded areas on the site. In addition, the proposed development will result in only a very slight, if any increase in impervious surface. The parking lot for 850 E. Saginaw Highway already extends onto the site to its south and covers a majority of the area that is the subject of the rezoning. The storm-water management systems will be evaluated during the site plan review process to determine if any changes will be necessary.

Impact on Future Patterns of Development

The proposed rezoning/development will have no negative impacts on future patterns of development in the area. The proposed "B-1" Highway Service zoning is not only consistent with the existing zoning pattern in the area and the future land use plan but with the fundamental principles of planning and zoning in general which is to concentrate the most intensive commercial uses along major thoroughfares that are designed to accommodate the highest volume of traffic generated therefrom. Furthermore, the request is merely returning the subject property to the "B-1" Highway Service zoning that it had prior to the rezoning that occurred in 2014.

SUMMARY

This is a request by Tommy's Car Wash 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 adjoining property to its north at 850 E. Saginaw Highway to create a site that is zoned for and large enough to accommodate an automatic car wash.

The proposed rezoning is consistent with the general principles of planning and zoning as described in the preceding paragraphs of this report. In addition, the proposed development is not anticipated to result in any negative impacts on traffic, the environment, or future patterns of development in the area.

RECOMMENDATION

Staff recommends approval of the request 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.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

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 Northwest 78 feet by 212 feet of Parcel #400-013-100-020-03 From R-HD, Multiple Family Residential District to B-1 Highway Service District.

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 northwest 78 feet by 212 feet of Parcel #400-013-100-020-03 from R-HD, Multiple Family Residential District to B-1 Highway Service District.

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 13th day of October, 2025.

Motion by Logel

Second by Gillespie

Ayes: Gillespie, Jancek, Lantz, Logel, MacDowell, Mulder, Willems

Nays: None

Absent: None

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

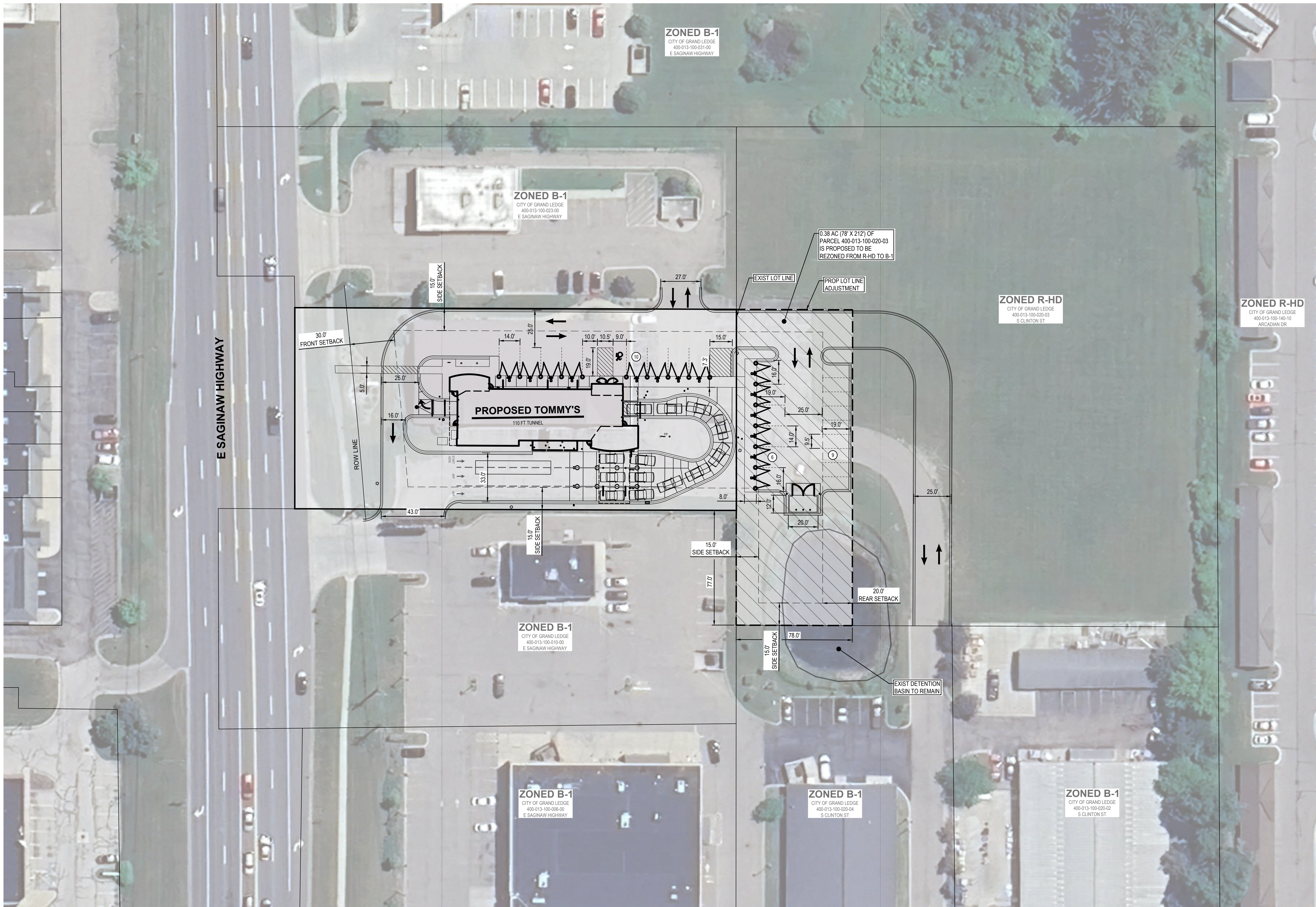
Introduced: 13 October 2025

Public Hearing: 27 October 2025

Adopted:

Published:

Effective:



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
Rezoning Required from R-HD to B-1		
Surrounding Zoning:		
North & East	=	B-1
South & West	=	B-1 & R-HD

TENTATIVE PARCEL MAP

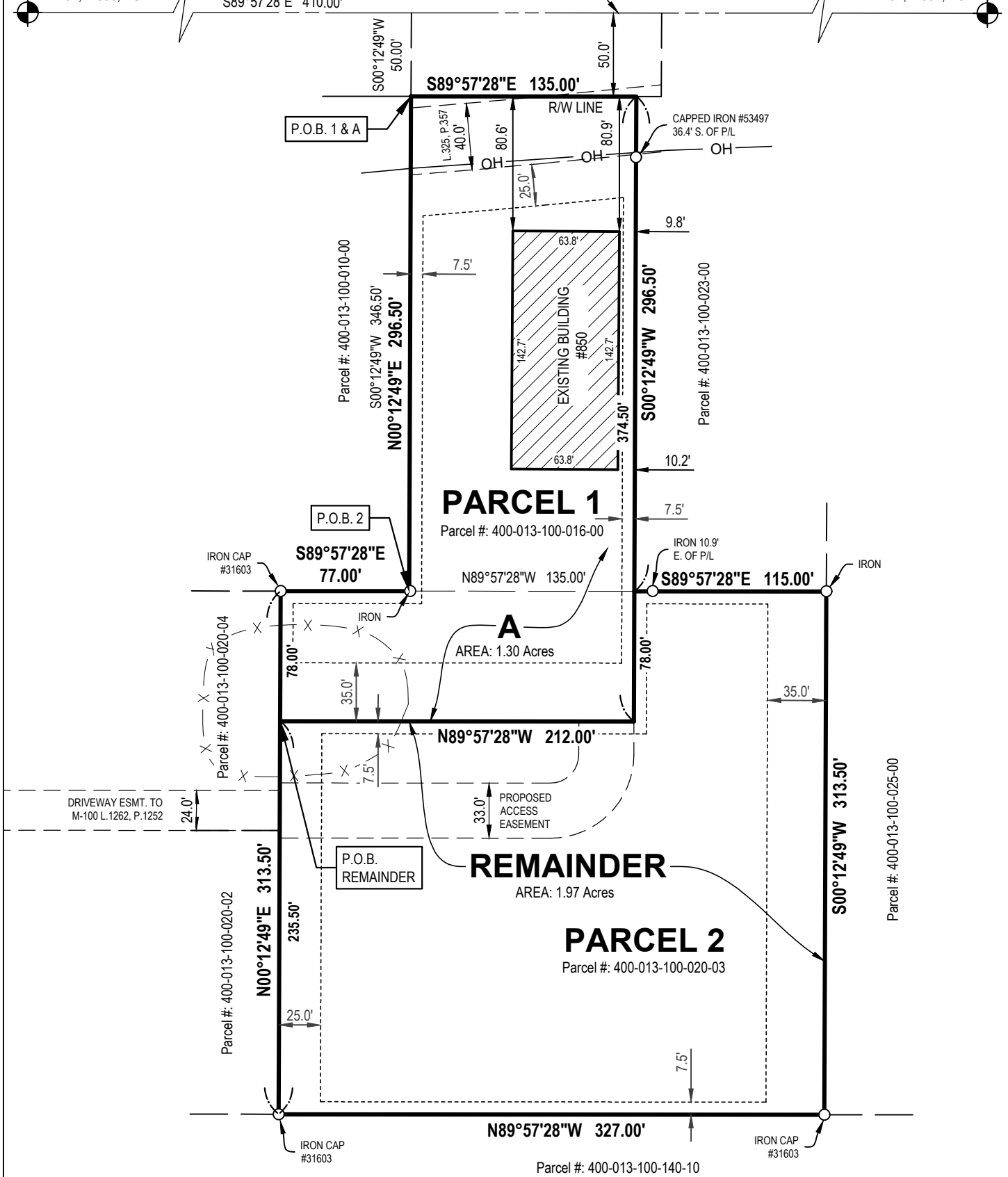
W. SAGINAW HIGHWAY

(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

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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

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.




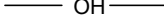
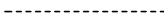
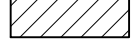

SECTION CORNERS AND WITNESSES

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

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.

NO SCALE



NORTH

Mike Herrema
19184 Rosemary Road
Spring Lake, MI 49456

Tommy's Grand Ledge
850 E. Saginaw Highway

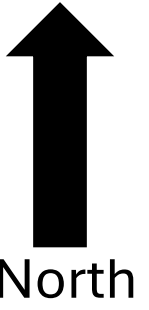
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2 OF 2

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Phone: 734.929.6963
Grand Rapids • Holland

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



North

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

