

**City of Grand Ledge Ordinance #616**

**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 13<sup>th</sup> 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 27<sup>th</sup> day of October, 2025.

**Motion by** MacDowell

**Second by** Logel

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

**Nays:** None

**Absent:** Gillespie

Approved:

*Keith O Mulder*

Keith O Mulder (Oct 28, 2025 14:34:59 EDT)

Keith O. Mulder, Mayor

I, Gregory Newman, City Clerk, certify this is Ordinance #616 adopted by the City Council at a meeting held the 27<sup>th</sup> day of October, 2025, a meeting held according to the Open Meetings Act, Public Act No. 267 of 1976, as amended. I further certify Ordinance #616 was published in the Grand Ledge Independent, a newspaper of general circulation in the City, the 05<sup>th</sup> day of November, 2025, subsequent to its adoption.

*Gregory L Newman*

Gregory Newman (Oct 28, 2025 11:01:52 EDT)

Gregory L. Newman, City Clerk

Introduced:	13 October 2025
Public Hearing:	27 October 2025
Adopted:	27 October 2025
Published:	05 November 2025
Effective:	06 November 2025



## **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

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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.

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**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.

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### **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.

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### **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.

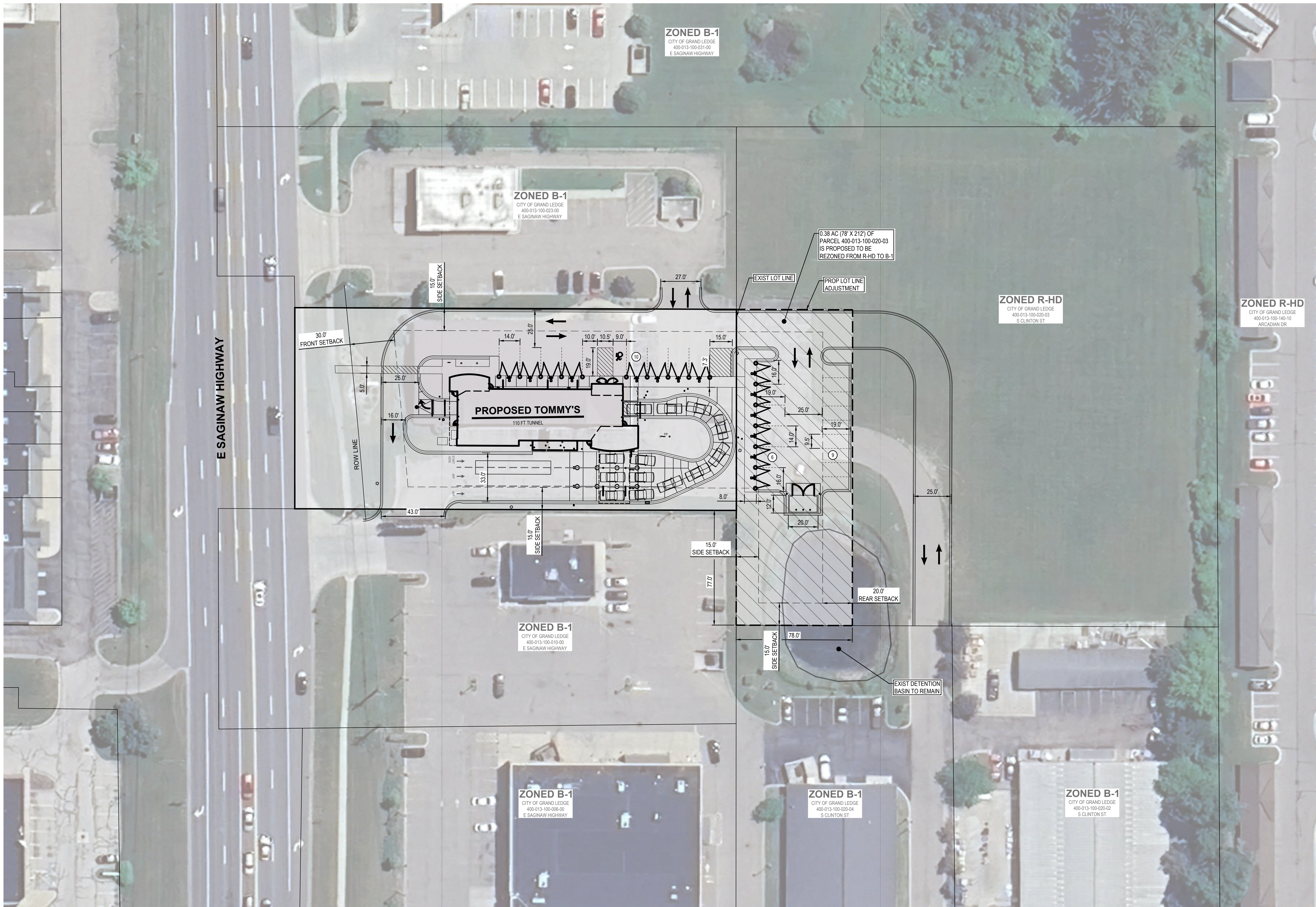
The proposed rezoning is consistent with the general principles of planning and zoning as described in the preceding paragraphs of this report. In addition, the proposed development is not anticipated to result in any negative impacts on traffic, the environment, or future patterns of development in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



**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

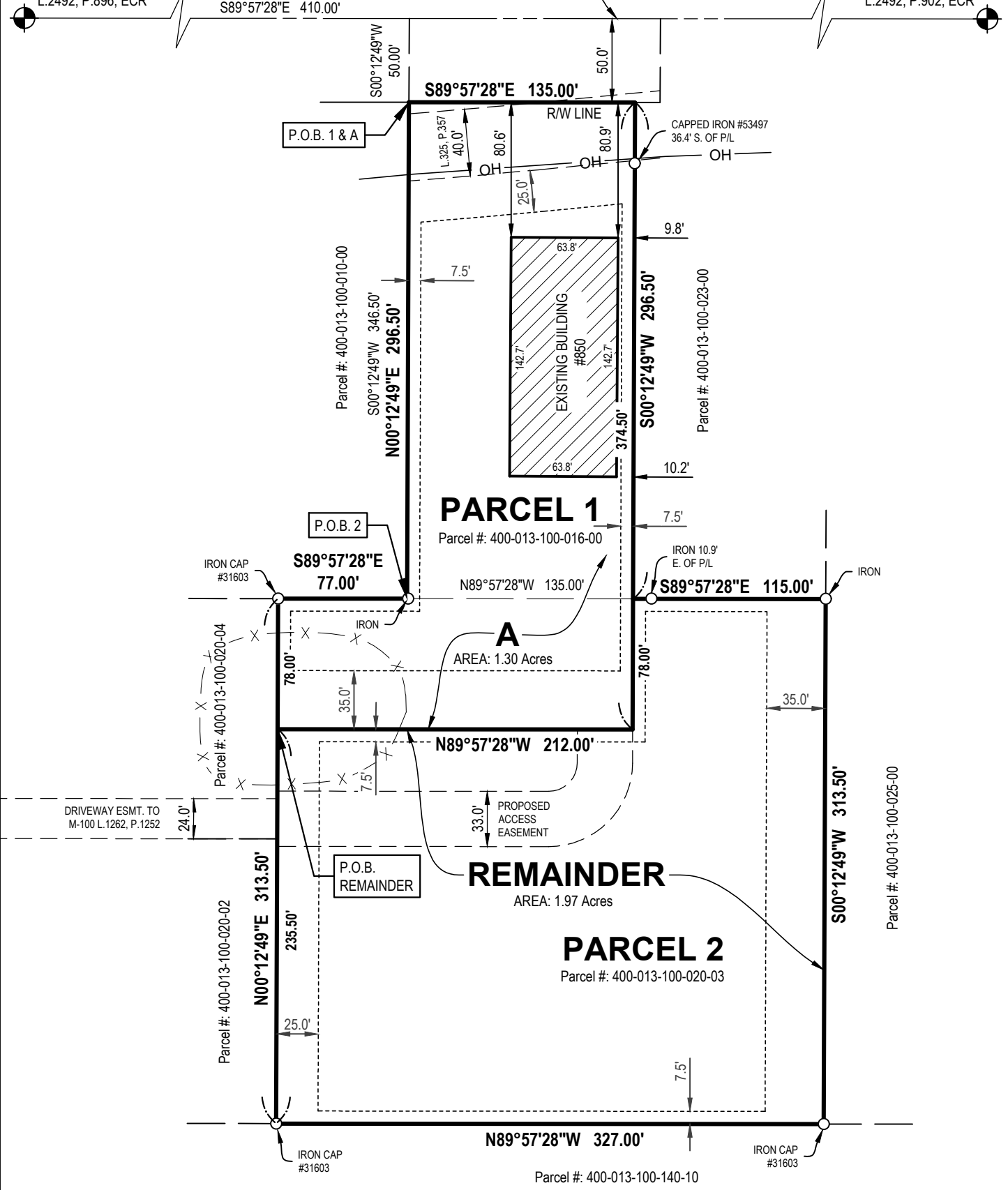
## W. SAGINAW HIGHWAY

(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



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

## 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.




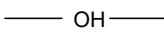
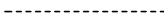
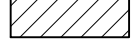

## SECTION CORNERS AND WITNESSES

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

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	<b>PRJ #: 25400297TPM</b> <b>2 OF 2</b>
REV. BY:	REV. DATE:	
REV.:		










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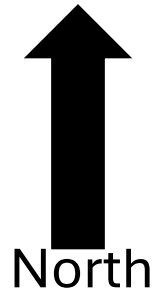


North

# 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





**GRAND LEDGE PLANNING COMMISSION**  
**310 GREENWOOD ST.**  
**GRAND LEDGE MI 48837**  
**(517) 627-2149**

**PLANNING COMMISSION MINUTES – REGULAR MEETING**  
**THURSDAY, OCTOBER 2, 2025 – 6:30 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**310 GREENWOOD ST., GRAND LEDGE MI 48837**

- I. ROLL CALL OF PLANNING COMMISSION** – Mike Stevens, Chair; Commissioners John Brunette, Bob Doty, Rachel Duncan, Todd Gute, Tom Hedlund, Simeon Lowe, Matt Salmon, and Erica Shuff (absent)  
**OTHERS PRESENT** – Rich Morrison, Community Development Director and Susan Stachowiak, Zoning Administrator

**II. PLEDGE OF ALLEGIANCE**

Commissioner Gute led those in attendance in the Pledge of Allegiance.

**III. AUDIENCE PARTICIPATION**

Councilmember Tom Jancek, 920 McDiarmid, spoke about a bell tower that he saw when visiting Belgium recently that is still standing after more than 1,000 years. He also spoke about a person he knows that returned to Grand Ledge after many years and how impressed he was with the progress and the improvements that have been made to the City which demonstrates the importance of planning.

**IV. APPROVAL OF REGULAR AGENDA**

- A. **Motion** – To approve the Thursday, October 2, 2025, Planning Commission regular agenda.

COMMISSIONER DOTY MOVED, COMMISSIONER LOWE SECONDED, TO APPROVE THE THURSDAY, OCTOBER 2, 2025, PLANNING COMMISSION REGULAR MEETING AGENDA, AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

**V. APPROVAL OF MINUTES**

- A. **Motion** – To approve the Thursday, September 4, 2025, Planning Commission regular meeting minutes.

COMMISSIONER GUTE MOVED, COMMISSIONER DOTY SECONDED, TO APPROVE THE THURSDAY, SEPTEMBER 4, 2025, PLANNING COMMISSION MEETING MINUTES, AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- A. Public Hearing** – In consideration of 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 for the purpose of combining the subject property with the property to its north at 850 E. Saginaw Highway to increase the size of the site for redevelopment.

CHAIRMAN STEVENS OPENED THE PUBLIC HEARING IN CONSIDERATION OF 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 FOR THE PURPOSE OF COMBINING THE SUBJECT PROPERTY WITH THE PROPERTY TO ITS NORTH AT 850 E. SAGINAW HIGHWAY TO INCREASE THE SIZE OF THE SITE FOR REDEVELOPMENT, AT 6:36 P.M.

Zoning Administrator, Susan Stachowiak provided an overview of the rezoning request and recommended that it be approved based upon its consistency with the existing zoning pattern in the area and with the future land use being advanced in the Master Plan. Zoning Administrator Stachowiak explained that the rezoning is being requested so that the land can be added to 850 E. Saginaw Highway to increase the size of that property for the construction of an automatic car wash.

Jason VanRyan, Nederveld, introduced himself as the civil engineer for the proposed car wash and mentioned that he is in the process of preparing the site plan for review and approval by the Commission.

Joe Gentilozzi, 506 S. Clinton Street, spoke in support of the request as owner of 850 E. Saginaw Highway and the parcel to its south which includes the area that is the subject of the rezoning.

CHAIRMAN STEVENS CLOSED THE PUBLIC HEARING AT 6:42 P.M.

- B. Motion** – To recommend approval of 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 Commissioners discussed the easement that is in place to provide access across the properties between E. Saginaw Highway and S. Clinton Street. The Commissioner’s also discussed the proposed B-1 zoning as being far more appropriate from a planning and zoning standpoint than the existing R-HD zoning.

COMMISSIONER SALMON MOVED, COMMISSIONER DOTY SECONDED, TO RECOMMEND APPROVAL OF 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. MOTION CARRIED UNANIMOUSLY.

- C. Discussion** – Master Plan Update – Housing

Community Development Director, Rich Morrison, reviewed the community’s existing and forecasted housing demands, with strategies and policies for addressing those demands, which is a required component of the Master Plan in accordance with the Michigan Municipal Planning Act. He spoke about the data regarding population and housing demonstrating that there is a demand for housing but that it is not strong enough to spur much new development. He also spoke about land

availability and the capacity in the utility systems to accommodate new developments when the market is ripe for new housing.

Community Development Director, Rich Morrison showed examples of several types of accessory dwelling units and spoke about the majority of the lots in the City, particularly those close to the downtown being insufficient in size to accommodate a detached accessory dwelling unit and to accommodate parking for any type of accessory dwelling unit. He also spoke about the possibility of permitting homeowners to rent out rooms to borders in existing houses given the data showing that the average household size in the City is 2.14 persons which is very small.

Community Development Director, Rich Morrison spoke about “missing middle” housing which is typically in-fill housing, particularly near a downtown, that consists of more than 1 unit in the same building, designed to fit in well with single family residential neighborhoods.

The Commission discussed the city’s population and the need for flexibility in new housing development, the trend among the younger population preferring to rent rather than own, encouraging more housing in the downtown, row housing, particularly along E. River Street where it would be elevated and could take advantage of the view of the Grand River, and allowing for developments that offer a variety of housing styles and options to accommodate the needs of people at various stages of life and familial status.

CONSENSUS THAT THE MASTER PLAN SHOULD ADDRESS AFFORDABLE AND SENIOR HOUSING AND SHOULD ENCOURAGE ADDITIONAL HOUSING IN AND AROUND THE DOWNTOWN AND UNDER THE PLANNED UNIT DEVELOPMENT OPTION PROVIDED FOR IN THE ZONING ORDINANCE.

**VIII. ZONING ADMINISTRATOR’S REPORT**

**IX. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**

Community Development Director, Rich Morrison reported that the demolition permit has been approved for the former Wendy’s site to allow for construction of the new ALDI’s store. He also reported that the City has not received any new information regarding when the Avenue apartments project may begin but that the developer is now within the time of year that the site clearing can begin in accordance with the regulations pertaining to the brown bats.

**X. AUDIENCE PARTICIPATION**

Councilmember Tom Jancek spoke about the new fees that will be going into effect soon for use of the recycling center as a result of the loss of funding from Eaton County and Oneida Township and due to the cost to the City of having to dispose of batteries, Styrofoam and other items that are improperly dropped off at the facility.

Mayor Keith Mulder spoke about the progress being made on the Jaycee Park project, iron removal plant and the future wastewater treatment plant.

**XI. COMMUNICATIONS FROM THE PLANNING COMMISSION**

**XII. ADJOURNMENT**

CHAIR STEVENS ADJOURNED THE THURSDAY, OCTOBER 2, 2025, PLANNING  
COMMISSION REGULAR MEETING, AT 7:57 P.M.

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Sue Stachowiak, Zoning Administrator

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Mike Stevens, Chair

DRAFT