



## CITY OF GRAND LEDGE NOTICE OF PUBLIC HEARING

The Grand Ledge Zoning Board of Appeals will hold a public hearing during its regular meeting at 7:00 p.m., on Thursday, 20 November 2025, to consider and receive public input on a request for a variance to permit the construction of 7, 5-unit, 185 foot long multiple family residential buildings at 5776 E. Saginaw Highway and the adjoining vacant parcel (parcel #'s: 030-13-200-040-00 & 030-13-200-062-015). Zoning Ordinance, Article XVI restricts the length of multiple family residential buildings to 180 feet. All information related to the proposed variance 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://us02web.zoom.us/j/82780211366>, phone one-tap: +16468769923,,82780211366# (New York), +16469313860,,82780211366, via audio at +1 646 876 9923 (New York), +1 646 931 3860, +1 301 715 8592 (Washington DC), +1 305 224 1968, +1 309 205 3325, +1 312 626 6799 (Chicago), +1 689 278 1000, +1 719 359 4580, +1 253 205 0468, +1 253 215 8782 (Tacoma), +1 346 248 7799 (Houston), +1 360 209 5623, +1 386 347 5053, +1 408 638 0968 (San Jose), +1 507 473 4847, +1 564 217 2000, +1 669 444 9171, +1 669 900 6833 (San Jose) Webinar ID: 827 8021 1366, international numbers available: <https://us02web.zoom.us/j/82780211366>, international numbers available: <https://us02web.zoom.us/u/kbGG9c1RX5>

The Zoning Board of Appeals 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



### VARIANCE APPLICATION

Applicant(s)	ONEIDA INVESTMENT, LLC	Phone Number 248-756-4550
Email Address <i>Required</i>	KPCHRISTIANSEN62@AOL.COM	
Address	29200 NORTHWESTERN HWY., SUITE 450	Daytime SAME AS ABOVE
	SOUTHFIELD, MI 48034	
Interest in Properties <i>(Check One)</i>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input type="checkbox"/> Option to Buy <input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____	
Complete address of the property request to be reviewed:	400-013-200-040-00 & 400-013-200-062-01	Current Zoning District R-HD Phone Number 248-7564550
	Owner: ONEIDA INVESTMENT, LLC Address: 29200 NORTHWESTERN HWY., SUITE 450 SOUTHFIELD, MI 48034	
Lot Size: Width: <u>1326</u> Length: <u>2711</u> Area: <u>78.07 ACRES</u>		
Legal Description:	<i>Indicate attached if needed.</i>  SEE ATTACHED	
Proposed use of property:	<i>Indicate attached if needed.</i>  MULTI FAMILY RESIDENTIAL	

City of Grand Ledge – Planning & Zoning – Variance Application

Estimate the following:	<input type="checkbox"/> General Traffic Volume: <u>TRAFFIC STUDY ON FILE WITH THE CITY</u> <input type="checkbox"/> Total Population Increase: <u>571</u> <input type="checkbox"/> Population per Acre: <u>7.3</u> <input type="checkbox"/> Hours of Operation: <u>RENTAL OFFICE 10am - 6pm (TO GENERAL PUBLIC)</u> <input type="checkbox"/> Total number of employees: <u>6-10 (WILL VARY)</u> <input type="checkbox"/> Total building area proposed: <u>N/A</u> <input type="checkbox"/> Parking Spaces: <u>1464 (SEE SITE PLAN)</u>
Application <b>must</b> include photographs of the property, copies of any other required permits, and a site plan, as follows:	<input checked="" type="checkbox"/> Drawn to scale of 1" = 100' <input checked="" type="checkbox"/> Existing and proposed structures (buildings, trash receptacles, landscaping, etc.) <input checked="" type="checkbox"/> Existing and proposed parking areas and driveways <input checked="" type="checkbox"/> Existing and proposed roads, easements and other access points <input checked="" type="checkbox"/> Flood plain elevations, if applicable <input checked="" type="checkbox"/> Zoning classifications of all abutting land within 300 feet

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: *Kevin Christiansen* Date: 10/23/25  
 KEVIN P. CHRISTIANSEN, ONEIDA INVESTMENT, LLC

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"/>	_____

## **THE AVENUE AT GRAND LEDGE – LEGAL DESCRIPTION**

A parcel of land being a part of the East 1/2 of Section 13, T4N,R4W, Oneida Township, Eaton County, Michigan, being more particularly described as follows: COMMENCING at the Northeast corner of said Section 13; thence South 00 degrees 18 minutes 44 seconds West, along the East line of said Section 13, 320.00 feet to the POINT-OF-BEGINNING of the following described Parcel; thence continuing South 00 degrees 18 minutes 44 seconds West, along the East line of said Section 13. 2325.14 feet to the East 1/4 Corner of said Section 13; thence South 00 degrees 22 minutes 11 seconds West, along the East line of said Section 13, 66.00 feet; thence North 89 degrees 57 minutes 36 seconds West, 1326.67 feet along the South line of the North 4 rods (66 feet) of the East 1/2 of the Southeast 1/4 of said Section 13; thence North 00 degrees 21 minutes 11 seconds East, along the West line of the East 1/2 of the Southeast 1/4 of said Section 13, as monumented, 66.00 feet to the East -West 1/4 line of said Section 13; thence North 00 degrees 20 minutes 15 seconds East, along the West line of the East 1/2 of the Northeast 1/4 of Section 13, as monumented, 2645.26 feet to the Northwest Corner of the East 1/2 of the Northeast 1/4 of said Section 13; thence South 89 degrees 57 minutes 18 seconds East, along the North line of said Section 13, 640.28 feet; thence South 00 degrees 00 minutes 47 seconds West, 400.00 feet; thence South 89 degrees 57 minutes 18 seconds East, parallel with the North line of said Section 13, 230.00 feet; thence North 00 degrees 00 minutes 47 seconds East, 400.00 feet to a point on the North line of said Section 13 (said point being North 89 degrees 57 minutes 18 seconds West, 455.24 feet from the Northeast Corner of said Section 13); thence South 89 degrees 57 minutes 18 seconds East, along the North line of said Section 13, 135.24 feet; thence South 00 degrees 20 minutes 18 seconds West, 320.21 feet; thence South 89 degrees 59 minutes 33 seconds East, 320.15 feet to the POINT-OF-BEGINNING. Containing 78.07 acres of land, more or less.

# Avenue at Grand Ledge

## a planned multi-family residential community

### City of Grand Ledge, Michigan

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#### Project Team:

**developer:**  
**ONEIDA INVESTMENT, LLC**  
 29200 Northwestern Hwy. Suite 450,  
 Southfield, Michigan 48034  
 Developer Contact  
 Jack Knowles  
 ph. (734) 564-6723

**civil engineers:**  
**PEA GROUP**

3135 Pine Tree Road  
 Lansing, Michigan 48911  
 contact: Eric Iverson  
 ph. (517) 393-2902

**architect:**  
**TK DESIGN**

26030 Pontiac Trail  
 South Lyon, Michigan 48178  
 ph. (248) 446-1960  
 fax. (248) 446-1961

**landscape architect:**  
**FELINO A. PASCUAL and ASSOCIATES**

24333 Orchard Lake Rd, Suite G  
 Farmington Hills, Michigan 48336  
 ph. (248) 557-5588  
 fax. (248) 557-5416

**traffic study:**  
**COLLIERS ENGINEERING and DESIGN**

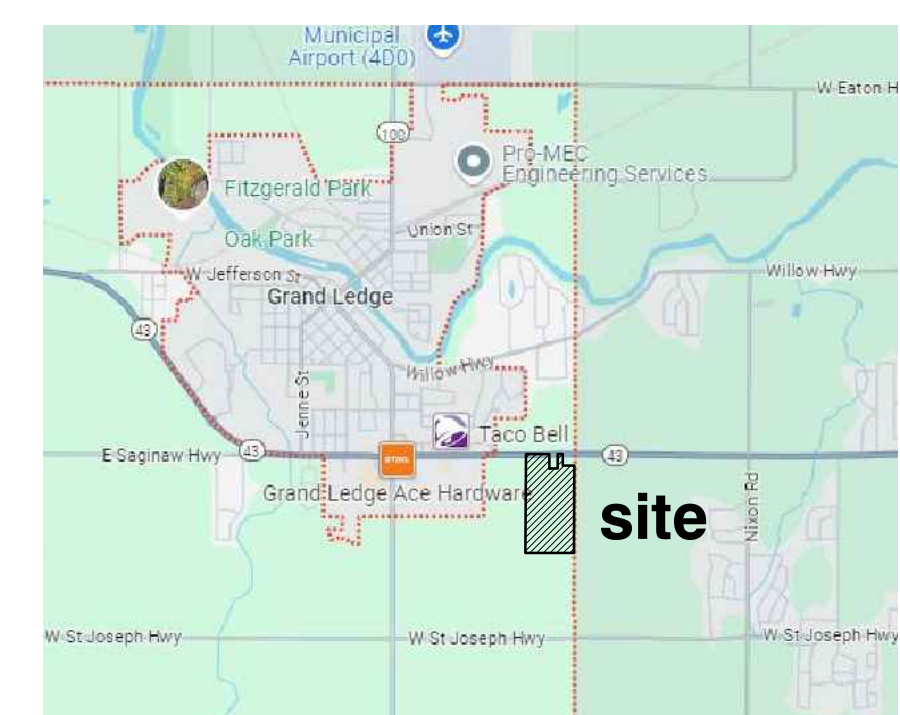
7050 W Saginaw Hwy # 200 Lansing,  
 Michigan 48917  
 ph. (877) 627-3772

**soil testing:**  
**McDOWELL and ASSOCIATES**

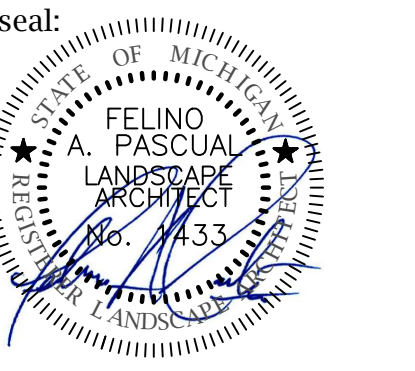
21355 Pontiac Trail  
 South Lyon, Michigan 48220  
 ph. (248) 399-2066  
 fax. (248) 399-2157

**environmental site assessment:**  
**PM ENVIRONMENTAL**

3340 Ranger Road  
 Lansing, Michigan 48906



site location map



client:  
**ONEIDA INVESTMENT, LLC**  
 29200 Northwestern Hwy.  
 Suite 450, Southfield,  
 Michigan 48034  
 Developer Contact  
 Jack Knowles  
 734-564-6723

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

project location:  
 City of Grand Ledge,  
 Michigan  
 E. Saginaw Hwy

sheet title:  
**SITE PLAN**

job no./issue/revision date:

LS23.013.02	review	2-4-2024
LS23.013.03	review	3-12-2024
	review	3-18-2024
	review	3-26-2024
LS24.013.04	review	4-24-2024
LS24.013.04	zoning	5-16-2024
LS24.013.11	SPA	11-6-2024

drawn by:  
**JP, HP, DK**

checked by:  
**FP**  
 date:  
**2-2-2024**

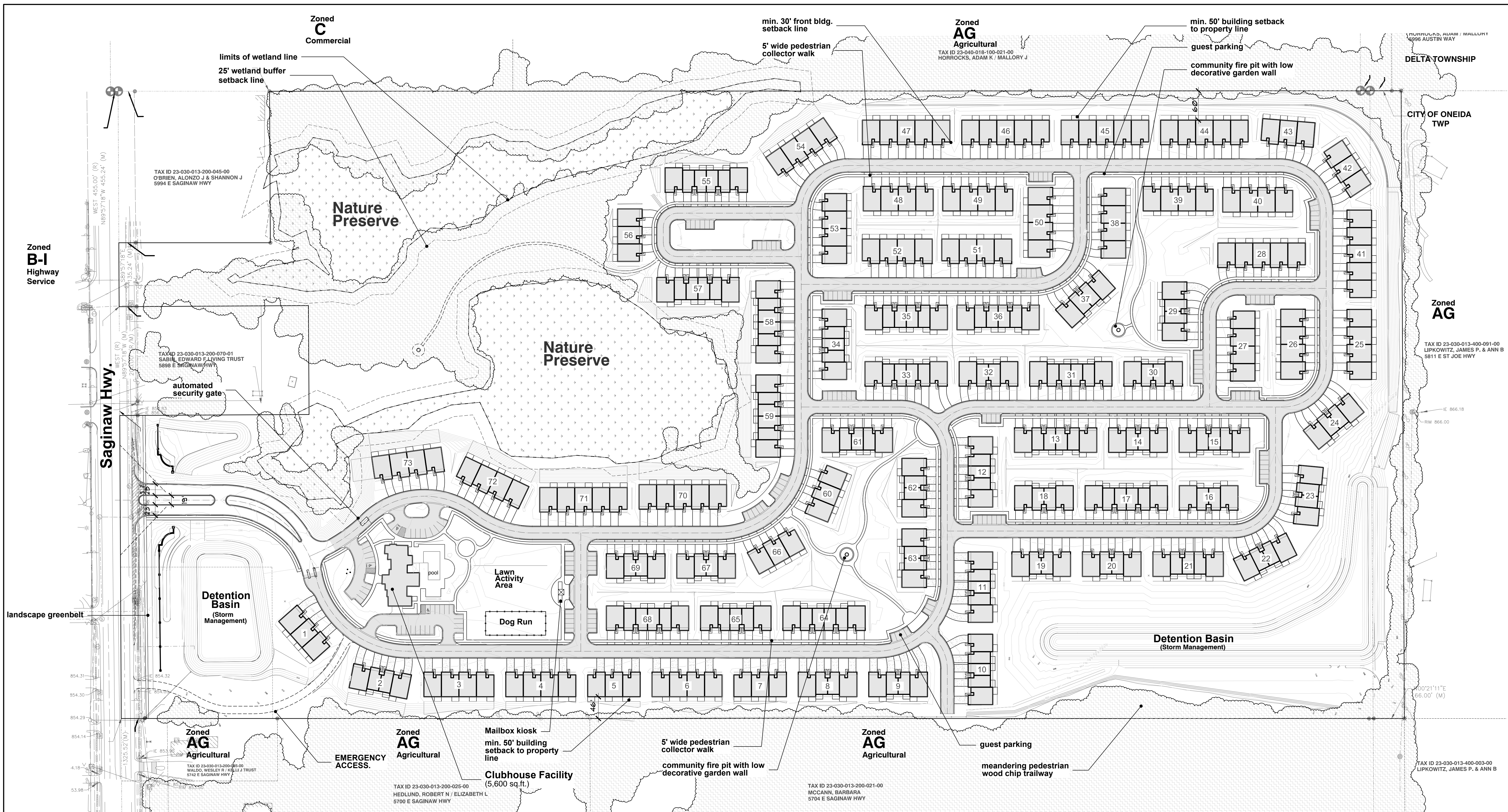
notice:  
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 Do Not scale drawings. Use figured dimensions only.



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.

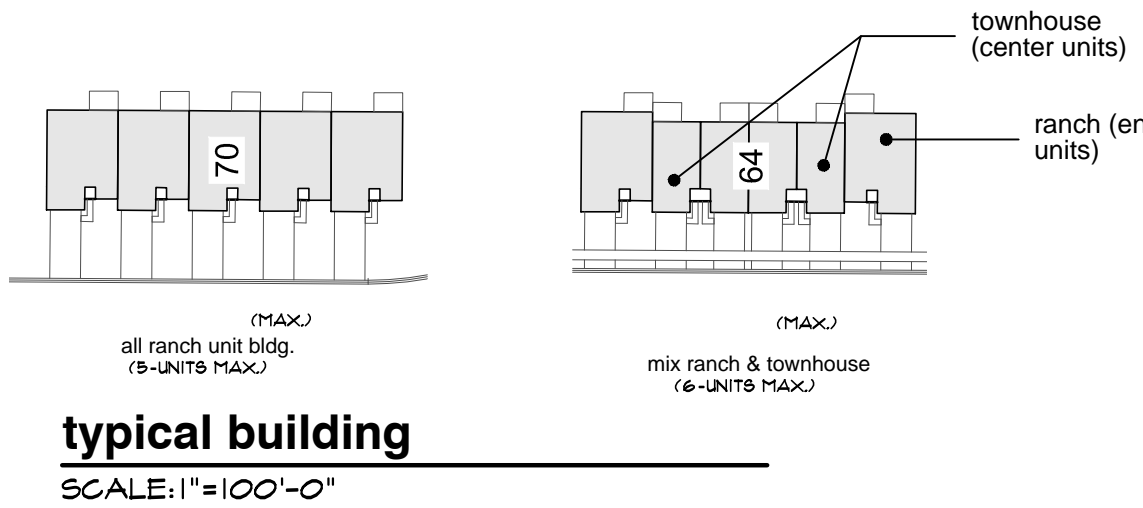
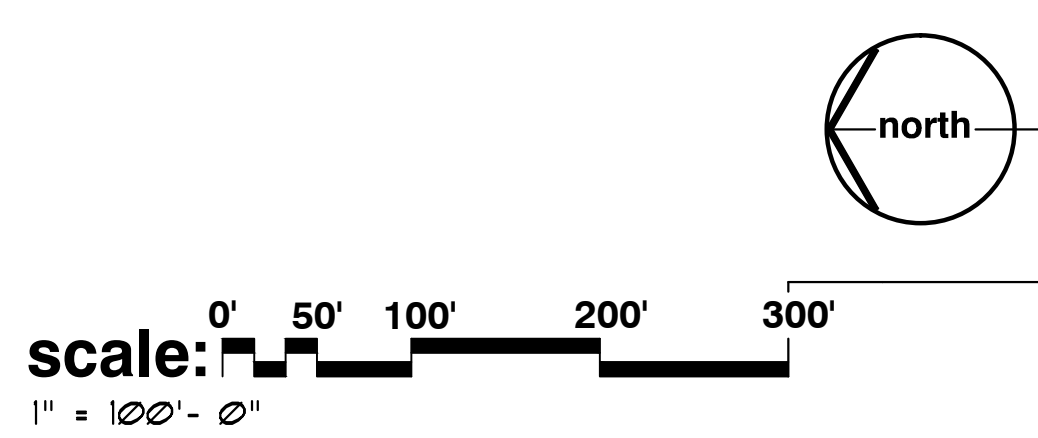
project no:  
**LS24.013.02**

sheet no:  
**LP-1**



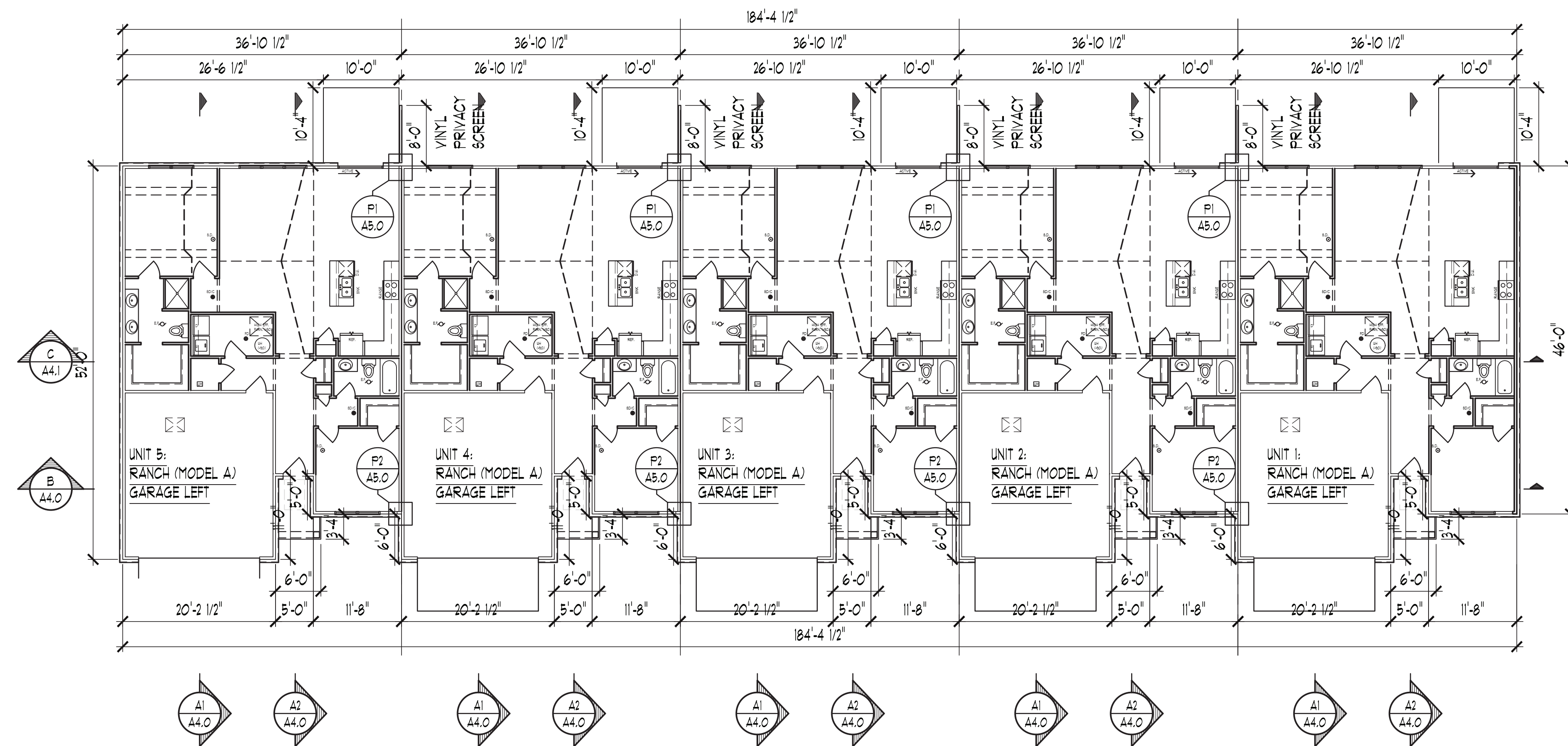
# “Avenue Apartments” at Grand Ledge

## a planned multi-family residential community



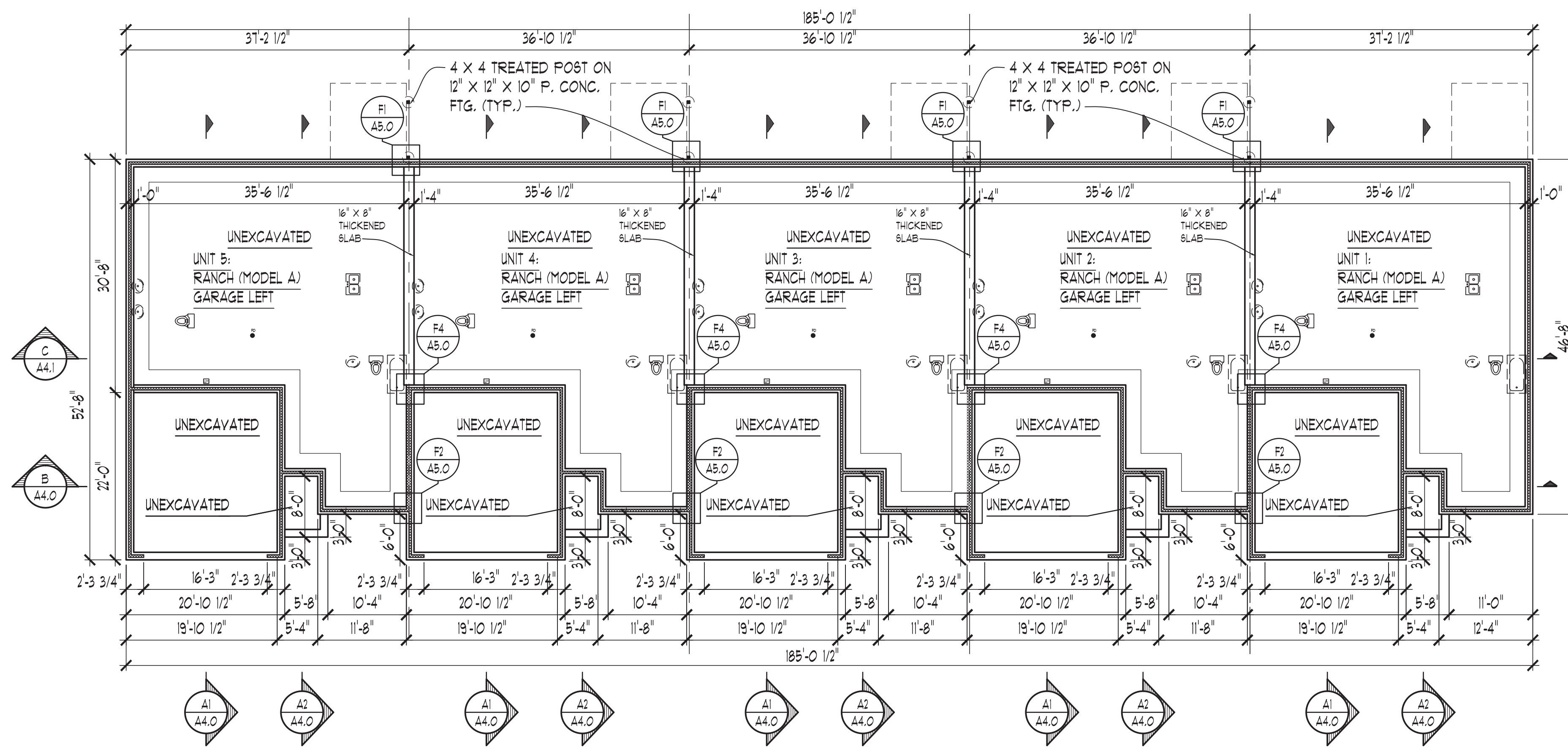
**site data**

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	12.41±	BLDG. SIDE TO SIDE	20'
TOTAL ACRES OF SITE NET (BUILDABLE AREA)	63.34±	BLDG. SIDE TO REAR	35'
		BLDG. CORNER TO CORNER	20'
		BLDG. REAR TO REAR	50'
		BLDG. REAR TO PROPERTY LINE	50'
TOTAL NO. OF ATTACHED RESIDENTIAL UNITS	326	TOTAL ACRES OF PARK COMMONS PROVIDED	35.2± (42%)
NO OF RANCH UNITS	222 (68%)	ACRES OF REGULATED WETLAND AREAS	7.36±
NO. OF TOWNHOUSE UNITS	104 (32%)	ACRES OF PROPOSED DETENTION AREAS	5.67±
TOTAL NO. OF PARKING REQUIRED	652	ACRES OF UPLAND OPEN SPACE AREAS	21.57±
(326-UNITS X 2-SPACES PER UNIT=652)		PROPERTY TAX ID	
TOTAL NO. OF PARKING PROVIDED	1464	TAX ID: 030-013-200-040-00	2.11 AC.
NO. GARAGE PARKING	652	TAX ID: 030-013-200-062-01	78.01 AC.
NO. GARAGE APPROACH	652		
NO. CLUBHOUSE AREA PARKING	63		
NO. GUEST PARKING	97		



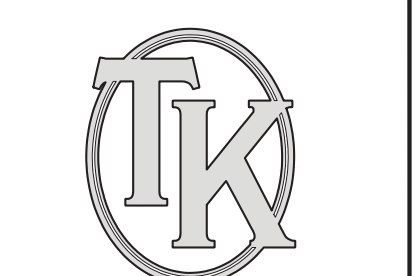
### FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



### FOUNDATION PLAN

SCALE: 3/32" = 1'-0"



**DESIGN**  
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM  
26030 PONTIAC TRAIL,  
SOUTH LYON, MI 48178  
PHONE: (248)-446-1960  
FAX: (248)-446-1961

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DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY.  
CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE  
CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE  
REPORTED TO THE DESIGNER IN WRITING FROM IMMEDIATELY.  
CALL 482.9271 3 DAYS PRIOR TO ANY EXCAVATION  
CONSTRUCTION. THE SOLE RESPONSIBILITY OF THE PROFESSIONAL

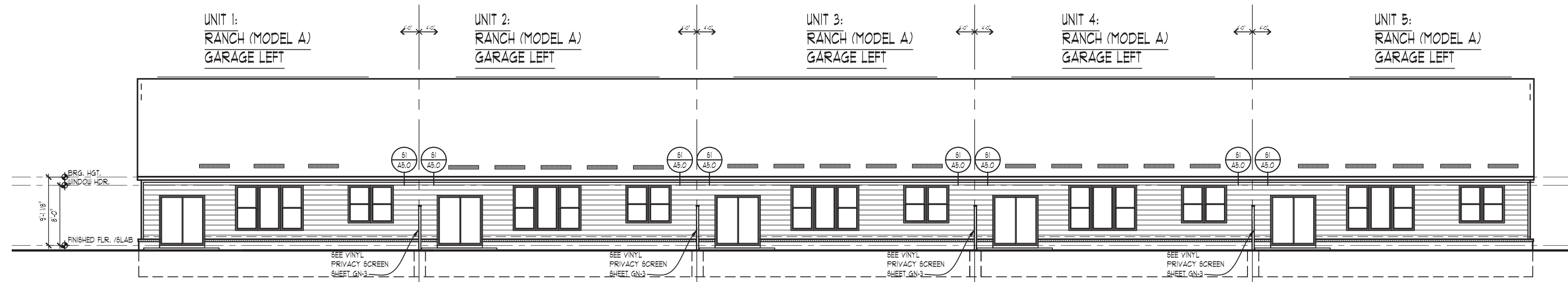
CLIENT / PROJECT  
BOJII DEVELOPMENT  
A VENUE  
APARTMENTS  
BUILDING TYPE 105

JOB No. 916-0001  
DRAWN: AG  
CHECKED: PAP  
FRAMED: -  
REVIEW  
FINAL: 7-23-24  
FND. ONLY: 10-25-23

SCALE:  
PER PLAN

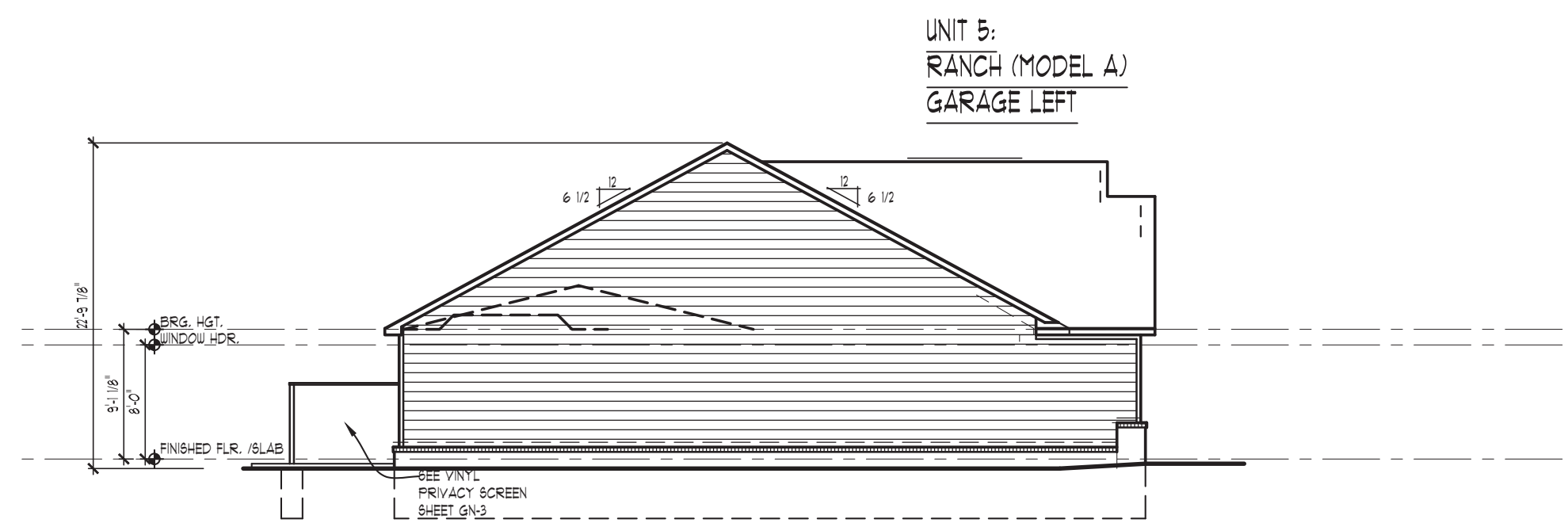
SHEET #  
**A-2.0**

NOTE:  
REFER TO SHEETS A2.0 THRU A3.2 FOR DETAILED  
MODEL A AND MODEL B PLANS / ELEVATIONS



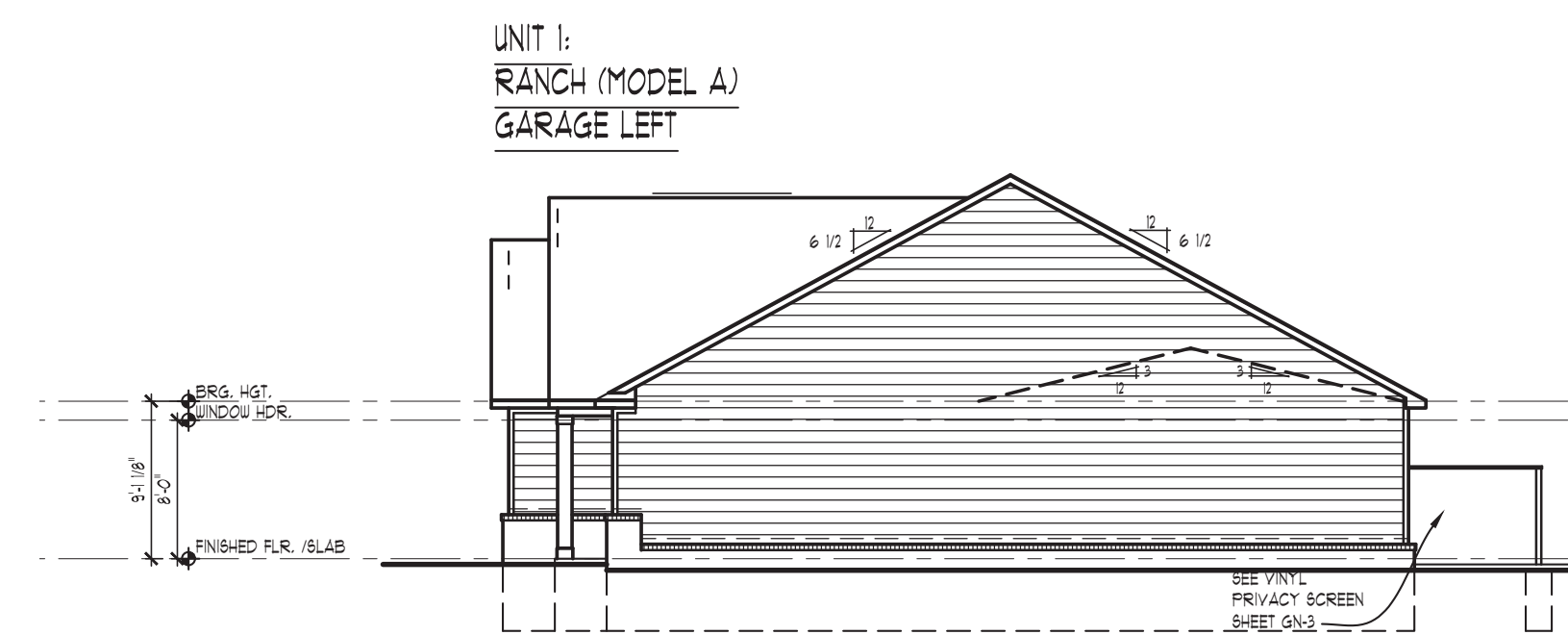
**REAR ELEVATION**

SCALE: 3/32" = 1'-0"



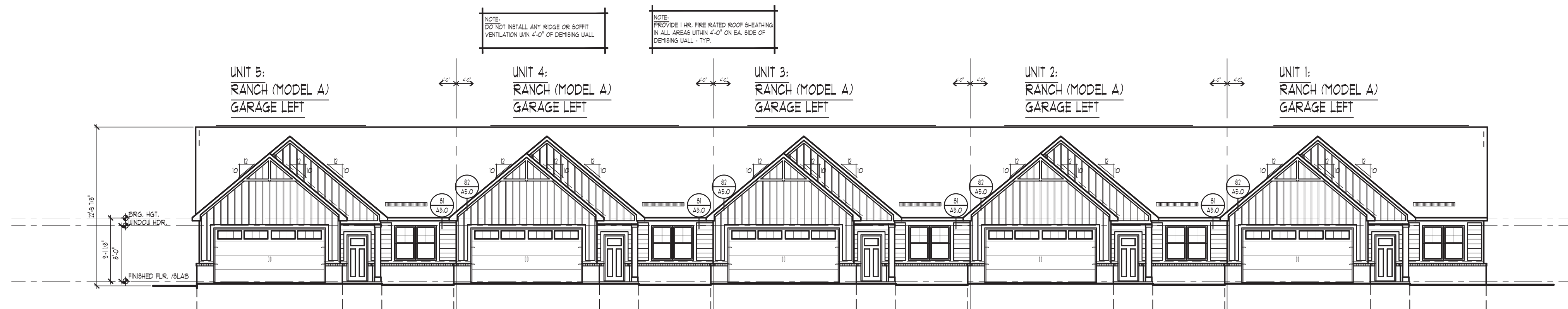
**LEFT ELEVATION**

SCALE: 3/32" = 1'-0"



**RIGHT ELEVATION**

SCALE: 3/32" = 1'-0"



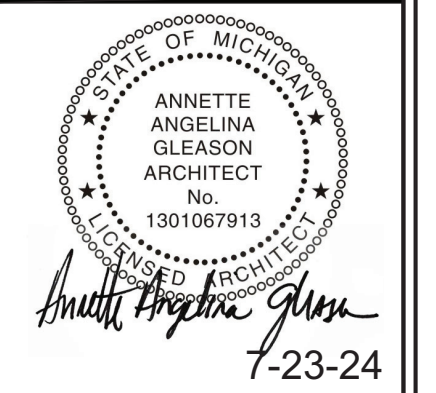
**FRONT ELEVATION**

SCALE: 3/32" = 1'-0"

NOTE: DO NOT INSTALL ANY RIDGE OR SOFFIT VENTILATION UNLESS 4" OF DRYING GALL

NOTE: PROVIDE 1 HR. FIRE RATED ROOF SHEATHING IN ALL AREAS UP TO 4" OF DRYING GALL - TYP.

NOTE:  
REFER TO SHEETS A2.0 THRU A3.2 FOR DETAILED MODEL A AND MODEL B PLANS / ELEVATIONS



**DESIGN**  
CREATIVE COLLABORATIVE

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SOUTH LYONS, MI 48178  
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FAX: (248)-446-1961

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CALL MKS.DWG AT 800.482.7271 3 DAYS PRIOR TO ANY EXCAVATION  
CONSTRUCTION. THE SOLE RESPONSIBILITY OF THE PROFESSIONAL

CLIENT / PROJECT  
BOJI DEVELOPMENT  
AVENUE  
APARTMENTS  
BUILDING TYPE 105

JOB No. 916-0001  
DRAWN: AG  
CHECKED: PAP  
FRAMED: -  
REVIEW  
FINAL: 7-23-24  
FND. ONLY: 10-25-23

SCALE:  
PER PLAN

SHEET #  
**A-2.1**