



Pamela Colestock – Mayor
William Steele – Mayor Pro Tem
Deb Malewski – Council Member
Rick Loftus – Council Member
Ken Nicholas – Council Member

Yvonne Ridge – City Manager
Larry Joe Weeks – Police Chief
Roger McNutt – Fire Chief
Leroy Hummel – Building Official
Rob Pierce – Public Works/Utilities Director
Genny Allen – Treasurer/Finance Director
Robin Webb – City Clerk
Corey Cagle – Director of Parks,
Recreation & Events
Randy Jewell – City Assessor
Cullen Harkness – City Attorney

CITY OF EATON RAPIDS WORK SESSION AGENDA

February 10, 2025
5:00 pm
200 S. Main Street

This meeting will be streamed live for viewing only at:

<https://us06web.zoom.us/j/85394331944>

Meeting ID: 853 9433 1944

Please note all public comments must be made in person.

Call to Order

Public Comments

Unfinished and Special Business

1. Renewable Energy Plan – Patrick Bowland, CEO & General Manager, MPPA
2. Horner Mill Update

New Business

1. Planning Commission recommendation for Planned Unit Development (PUD), 400 Dexter

Closed Session under MCL 15.268 8(e) of the Open Meetings Act to consult with attorney regarding trial or settlement strategy in connection with pending litigation.

Closed Session under MCL 15.268(d) of the Open Meetings Act to consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained.

Board and Committee Reports

Public Comments

Adjourn



MEETING DATE: 2/10/2025

BUILDING DEPARTMENT

To: Mayor and City Council

Work Session

From: LeRoy Hummel

Regular Meeting

Submitted: 2/06/2025

Subject: PUD Development Plan, 400 Dexter

SUMMARY

The Planning Commission considered a PUD Development Plan at their 2.03.25 meeting at a Public Hearing in which they recommended Approval with conditions to City Council. The Developer Aaron Tobias (Century Construction) has an offer to purchase 400 Dexter and would like to remodel the former school building to contain 29 residential apartments and a public community space. The current parcel is 15.14 acres and would eventually be divided into two parcels. The apartments would include 5 – 1 bedroom, 13 – 2 bedrooms, 10 – 3 bedrooms, and 1 – 4 bedroom.

This was not rezoned to Multi-Family because our Future land use does not permit Multi Family and to change the zoning it would become spot zoning which is not a recommended practice.

Please review the attached documents and contact me with any questions before the meeting.

STAFF RECOMMENDATION/MOTION

Planning Commission voted to recommend an Approval with Conditions to the City Council.

City Council can approve, approve with conditions or deny the plan.

Council motion should include that PUD is not effective until the property has been closed on.

LIST OF SUPPORTING DOCUMENTS

Planning Commission Minutes 2.03.25

Developer Application

Building Officials Communication

Plans for PUD

Map and Survey showing the property

PUD Ordinance

City of Eaton Rapids

Planning Commission

Meeting Minutes, February 3, 2025

1. **Call to Order:** Chair Vanek called the meeting to order at 7:08 pm.

2. **Roll Call:**

NAME	PRESENT	ABSENT	NAME	PRESENT	ABSENT
Chair Vanek	X		Com Hiltz	X	
Vice Chair Baker	X		Com Wicker	X	
Secretary Tanner	Absent – Excused		Com Davis	X	
Com Wegner	X		Com Millington	X	

Also present were Building Official Hummel and Financial Specialist Leigh Tyler.

3. **Approval of the Agenda:**

Commissioner Millington moved to approve the agenda and Commissioner Hiltz seconded. Motion carried to approve the agenda as presented.

4. **Approval of the December 2, 2024 Planning Commission Meeting minutes:**

Secretary Davis moved and Commissioner Millington seconded to approve the December 2, 2024 Planning Commission Meeting minutes as presented.

5. **Election of Officers:** Commissioner Wegner made a motion that Chairman Vanek stay on as Chairperson and Commissioner Wicker seconded the Motion. Commissioner Millington made a motion that Vice Chairperson Baker stay on as Vice Chairperson and Commissioner Hiltz seconded the Motion. Commissioner Hiltz made a motion that Secretary Tanner stay on as Secretary and Commissioner Davis seconded the Motion. All Commissioners voted Aye on the Motions.

6. **Old Business: None**

7. **Public Hearing:** At 7:15 pm a Public Hearing was called to order to discuss the PUD Development Plan for 400 Dexter. Building Official gave an overview of the project. Aaron Tobias is the developer in which he proposes to renovate 400 Dexter to 29 residential rental units and a community space. The property will have 13 - 2 bedroom units, 10- 3 bedroom units, 5- 1 bedroom units and 1- 4 bedroom unit. Mr. Tobias has an option to purchase 400 Dexter subject to the PUD approval. The proposed plan has been reviewed and complies with Article XV Planned Unit Developments with the following exceptions:

DPW Director Review

Storm Water calculation review

Trees in the expanded parking lot

An elevation of the building has not been submitted

A land division will need to be approved once the property lines are determined

The Fire and Police Departments have reviewed and given approval of the plan, once the plan is approved, there will be easements that will need to be added to the property.

The major change to the site is the parking lot expansion to the north of the building.

As stated in the ordinance, the purpose of a PUD is to give an added degree of flexibility in the density, placement, bulk and interrelation of buildings and uses in the current zoning district. Once the final approval is given, the zoning will be the same as it currently (Low Density Single-Family Residential) but the PUD will be added as an overlay to the district. The PUD will be for the total 15.14 parcel even if the land division takes place. After review of the final plan, the Planning Commission may make a motion to recommend denial, approval or approval with conditions to the City Council.

Aaron Tobias came to the podium to comment. He stated that the classrooms in the former school (440 Dexter) are apartment size and with the park, it makes this property very desirable. The utilities are existing although there may be some changes that have to be made to the Sanitary and water systems. All units will be separately metered.

The following citizens came to the podium for public comment:

Cathy Demorest (350 Dexter Road, Eaton Rapids – next to the proposed development). Cathy stated that although her family has lived in this property for over 30 years, she worries about the noise that the traffic will bring to the neighborhood.

Dave Wilson (Chair of Oakridge Park) presented worries about excess water runoff if they expand the parking lot – Building Official Hummel stated that there will be retention / detention and that was acceptable to Mr. Wilson.

Rick Loftus (City Council member and citizen) Rick had questions about the Community Center and changes to the park – he was assured that there will be no changes to the park.

Rebecca _____ (Citizen) Expressed her concerns about the size of the apartments and “critters” in the dumpsters. Mr. Tobias stated that there will be a new dumpster enclosure built to keep out any critters.

Pam Colestock (Mayor) Expressed that she is thrilled with this proposed project.

The Public Hearing was closed at 8:00 pm.

After discussion amongst the Planning Commission, about the items that still need to be completed, Vice Chair Baker made a Motion that the Commission recommend conditional approval to the City Council of the Planned Unit Development for 400 Dexter with the following conditions:

1. That the DPW director review and approve the project
2. That the storm water calculation is approved
3. That the trees on site meet the landscaping plan for the expanded parking lot

4. That an elevation drawing of the building be provided and approved by the City
5. That a final utilities plan be approved
6. That the ingress / egress easement be completed
7. That a Variance be approved by the Zoning Board of Appeals that 50% of the units be detached (*See Section 15.40 Developments requirements, Item 3*)

The Motion was seconded by Commissioner Wicker and the Motion passed.

8. **Public Comment:** None

9. **Correspondence:** None

10. **Reports:**

Building Official: LeRoy Hummel reports that the final 3 Hickory Haven homes are in the drywall stage; That Edwin Allen has 2 houses in the St. Andrews subdivision and 2 houses on Chester Street in progress; O'Reilly Auto Parts has submitted plans for 715 South Main Street and that the Eaton County Land Bank will be taking over the Old Woolen Mill property on Thursday, 02/06/25.

Zoning Board – No Report

Planning Commission – No Report

Commissioner Millington moved that we adjourn the meeting and it was seconded by Commissioner Davis. The meeting was adjourned at 8:34 pm.

Minutes Recorded by:

Leigh Tyler

Financial Specialist

City of Eaton Rapids



Planned Unit Development

**PLANNING COMMISSION
 SITE PLAN REVIEW APPLICATION**

Developments Requiring Planning Commission Approval

All developments not covered under [sec. 16.15](#) of the City Code as eligible for administrative review, and all Planned Unit Developments (PUD's) are major projects which require preliminary site plan review by and outside body and/or the Planning Commission.

All other projects not specified as a major project are either minor projects subject to review and approval by the Building and Zoning Department or amendments to existing site plans. The Building and Zoning Department may review and approve minor site plans without their submission to the Planning Commission.

Site Plan Review Fees

In addition to the application fee, additional fees may apply for non-administrative site plan review. The full fee schedule can be viewed online at www.cityofeatonrapids.com.

Application Fee: \$75	Application Dated: 1-13-25
Applicant/Owner Name (please print): Ezekiel Aaron Tobias	(2-1-25)
Applicant/Owners Phone Number: 517-999-8200	Applicant Email Address: aaron@centuryconstruction.net
Subject Property Zoning: RD-1	Applicant Street Address: 2301 W Main St Lansing MI
	Owner's Street Address: Same 48917
Subject Property Street Address: 400 Dexter Eaton Rapids	Parcel No.: 300.033.200.226.01

1. If you are not the current owner of the property which this application is for, but have a pending purchase agreement, please submit a copy of that purchase agreement with this application.

2. Type of Project:
 PUD to Repurpose Vacant School Bldg to Apartments and community use space.

3. I HEREBY DEPOSE THAT ALL OF THE INFORMATION PROVIDED IN THIS APPLICATION AND ANY ATTACHMENT SUBMITTED HERewith ARE TRUE AND CORECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicants Signature:	Dated: 1-13-25
Owners Signature:	

FOR USE BY CITY OF EATON RAPIDS EMPLOYEES ONLY

Date received: 13 JAN 25	Amount Paid: 75.00
	Date Paid: 13 Jan 25

Planning Commission Communication

TO: Planning Commission

FROM: LeRoy Hummel, Building/Zoning Official

SUBJECT: February 3, 2025, Agenda

The Commission will be considering 1 item this month.

Public Hearing – 400 Dexter, Planned Unit Development (PUD) final plan – Aaron Tobias (Century Construction) has requested a PUD development final plan for the former Northwestern school. Mr. Tobias has an option to purchase 400 Dexter subject to the PUD approval. The proposed plan would incorporate 29 apartments and a public community space.

The proposed plan has been reviewed and complies with Article XV Planned Unit Developments with the following exceptions:

DPW Director review – in progress

Storm Water calculation review – in progress

Trees in the expanded parking lot

An elevation of the building has not been submitted

A land division approval will need to be approved once the property lines are determined

The Fire and Police departments have reviewed and given approval of the plan, once the plan is approved there will be easements that will need to be added to the property.

The major change to the site is the parking lot expansion to the north of the building.

As stated in the ordinance the purpose of a PUD is to give an added degree of flexibility in the density, placement, bulk, and interrelation of buildings and uses in the current zoning district. Once the final approval is given the zoning will be the same as it currently (Low Density Single-Family Residential (RD-1) but the PUD will be added as an overlay to the district. The PUD will be for the total 15.14 parcel even if the land division takes place.

After review of the final plan the Planning Commission may make a motion to recommend denial, approval, or approval with conditions to the City Council.

PUD PLANS

400 DEXTER ROAD

400 DEXTER ROAD
EATON RAPIDS, MI 48872

DATE SUBMITTED	DATE APPROVED	PREPARED BY	APPROVED BY



NUMBER	TITLE
INDEX OF DRAWINGS	
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	DEMOLITION PLAN
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY UTILITY PLAN
C-5.0	NOTES AND DETAILS
C-6.1	
ARCHITECTURAL PLANS	
A-1	PRELIMINARY FLOOR PLAN
A-2	ENLARGED FLOOR PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER **CIVIL ENGINEER**
 CENTURY CONSTRUCTION, INC. PEA GROUP
 10000 W. GRAND AVENUE, SUITE 400 2024-1990
 EATON RAPIDS, MI 48872 400 DEXTER ROAD
 CONTRACT: MICHIGAN TOWNSHIP 400 DEXTER ROAD
 PROJECT: ARCHITECTURAL PLAN 400 DEXTER ROAD
 MICHIGAN TOWNSHIP 400 DEXTER ROAD
 DATE: 08/14/2024 DATE: 08/14/2024
 EMAIL: B.WALLACE@PEAENGINEERING.COM B.WALLACE@PEAENGINEERING.COM

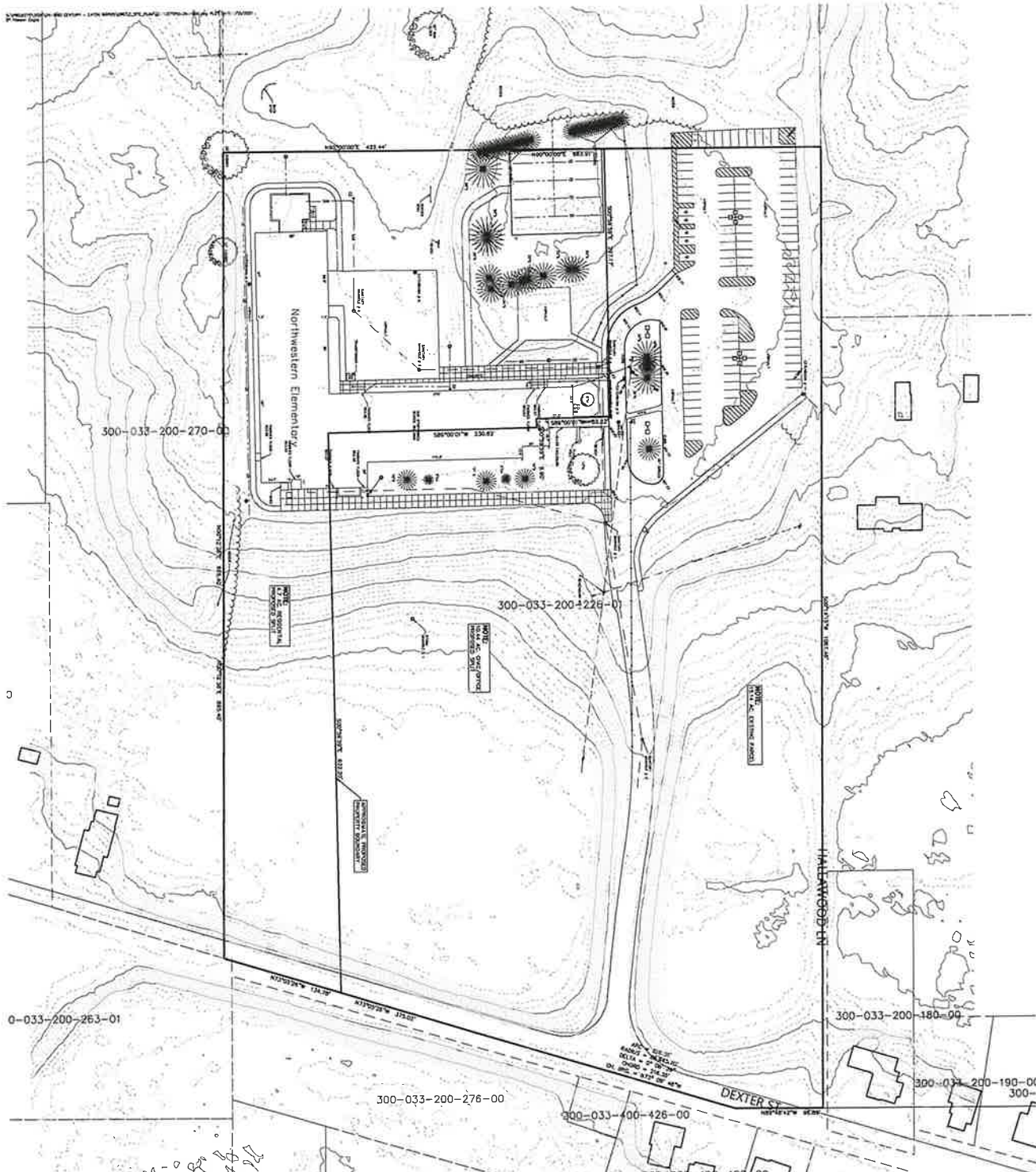
ARCHITECT

UNIVERSITY ARCHITECTS
 10000 W. GRAND AVENUE, SUITE 400
 EATON RAPIDS, MI 48872
 CONTRACT: DAVID WALLACE
 PROJECT: ARCHITECTURAL PLAN
 MICHIGAN TOWNSHIP 400 DEXTER ROAD
 DATE: 08/14/2024 DATE: 08/14/2024
 EMAIL: DWALLACE@UNIVERSITYARCHITECTS.COM DWALLACE@UNIVERSITYARCHITECTS.COM



REVISION	DATE

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

C-1.0

PEA JOB NO. 24-1900
 DATE 11/14/2024
 DRAWN BY JAC
 CHECKED BY JAC
 PROJECT TITLE
 ORIGINAL ISSUE DATE
 ANALYST 10/2025
 DROWEN TITLE
 TOPOGRAPHIC SURVEY

THE LEGEND

C-1.0	CONSTRUCTION
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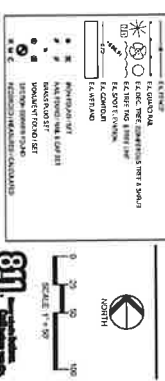
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CLIENT: CENTURY CONSTRUCTION 2410 W. 151ST

PROJECT TITLE: 400 DEXTER ROAD

DATE: 11/14/2024



PEA GROUP
 1.844.833.5949
 www.peagroup.com

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CONSTRUCTION AND STRUCTURE TABLE

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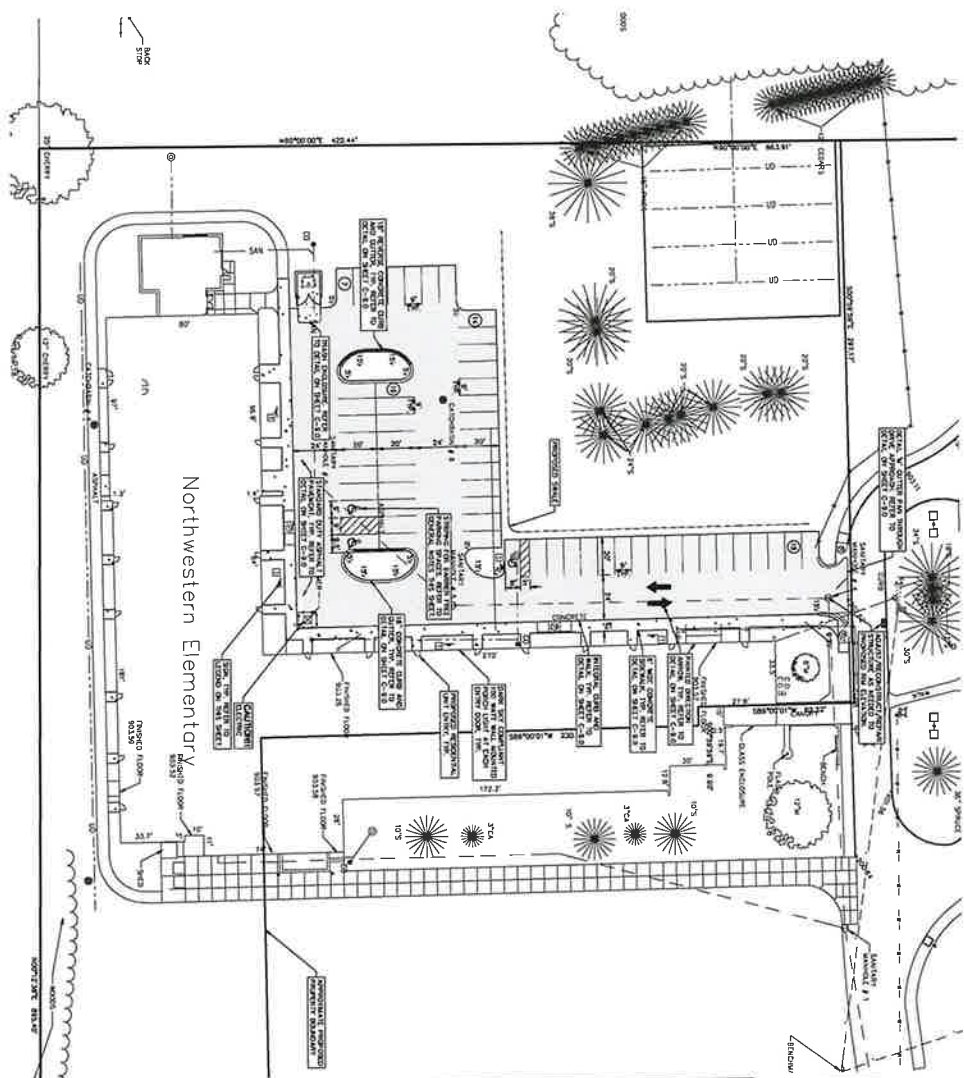
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PEA GROUP
 1.844.833.5949
 www.peagroup.com



LEGEND	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE GAS LINE UTILITY
	ELECTRICAL LINE
	SEWER LINE
	WATER LINE
	GAS LINE
	STORM DRAINAGE

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE TO THE CENTER OF GRADE UNLESS OTHERWISE NOTED.
- CONSTRUCTION SHALL BE TO THE CENTER OF GRADE UNLESS OTHERWISE NOTED.
- NO WORK SHALL BE DONE IN ANY AREAS WHERE THE EXISTING UTILITIES ARE LOCATED UNLESS OTHERWISE NOTED.
- REFER TO OTHER SHEETS FOR EXISTING UTILITIES.

DESCRIPTION	AMOUNT
CONCRETE PAVEMENT	1,234 SQ. YD.
ASPHALT PAVEMENT	567 SQ. YD.
GRAVEL	123 CU. YD.
WETLAND	0.00 AC.
CONCRETE GAS LINE UTILITY	100' LINEAL FEET
ELECTRICAL LINE	200' LINEAL FEET
SEWER LINE	150' LINEAL FEET
WATER LINE	100' LINEAL FEET
GAS LINE	100' LINEAL FEET
STORM DRAINAGE	100' LINEAL FEET

DESCRIPTION	AMOUNT
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WATER LINE	100' LINEAL FEET
GAS LINE	100' LINEAL FEET
STORM DRAINAGE	100' LINEAL FEET

NOT FOR CONSTRUCTION



CLIENT
801 CENTURY CONSTRUCTION
 801 CENTURY CONSTRUCTION
 1000 W. 1000 S.

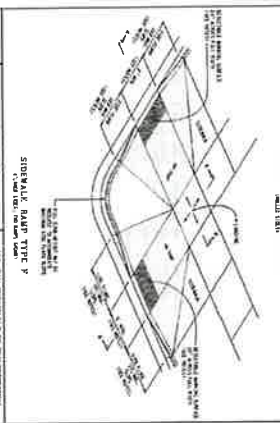
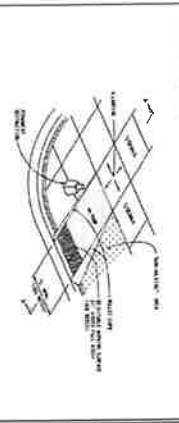
PROJECT TITLE
400 DEXTER
 400 DEXTER
 ADDICTED ROAD

REVISIONS	DATE	BY

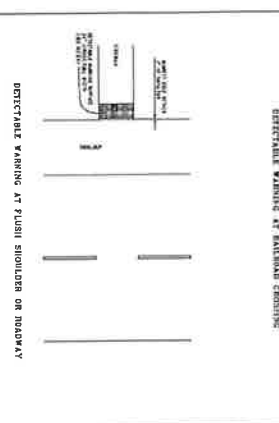
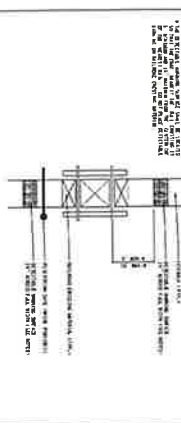
ORIGINAL ISSUE DATE: JANUARY 15, 2025
 DRAWING TITLE: MULTIFAMILY SITE PLAN
 DRAWING NUMBER: C-3.0

PEA JOB NO. 24-1890
 P.A. B.V.
 C.V.
 D.S.
 B.V.

SECTION 05100 - INTERIOR FINISHES
 PART 1 - SUMMARY
 A. Section Includes
 1. Sidewalk Ramp
 2. Detectable Warning

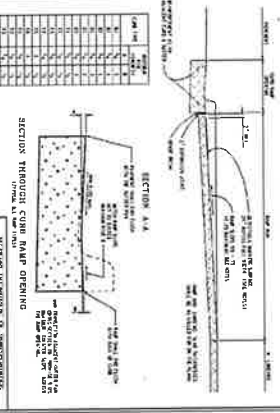
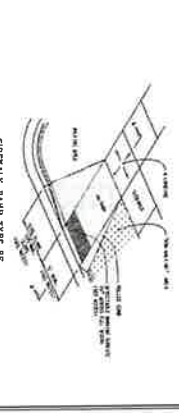


SECTION 05100 - INTERIOR FINISHES
 PART 1 - SUMMARY
 A. Section Includes
 1. Sidewalk Ramp
 2. Detectable Warning

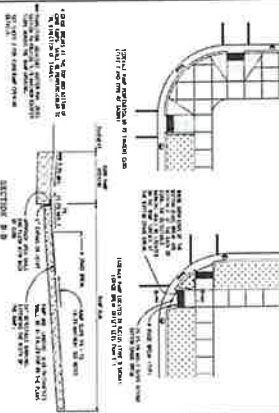
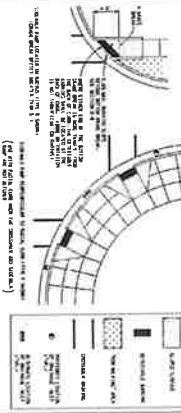


SECTION 05100 - INTERIOR FINISHES
 PART 1 - SUMMARY
 A. Section Includes
 1. Sidewalk Ramp
 2. Detectable Warning

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 PART 1 - SUMMARY
 A. Section Includes
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 2. Detectable Warning

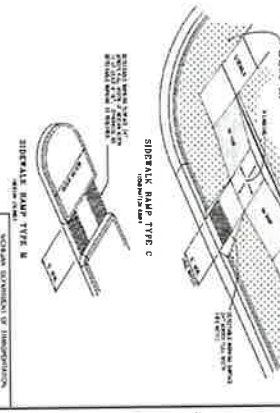
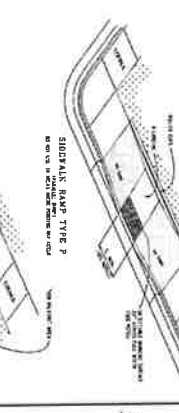


SECTION 05100 - INTERIOR FINISHES
 PART 1 - SUMMARY
 A. Section Includes
 1. Sidewalk Ramp
 2. Detectable Warning

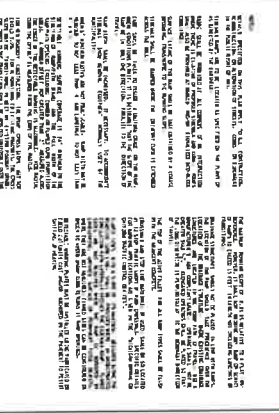
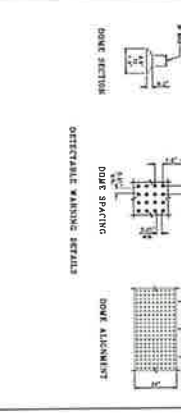


SECTION 05100 - INTERIOR FINISHES
 PART 1 - SUMMARY
 A. Section Includes
 1. Sidewalk Ramp
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 A. Section Includes
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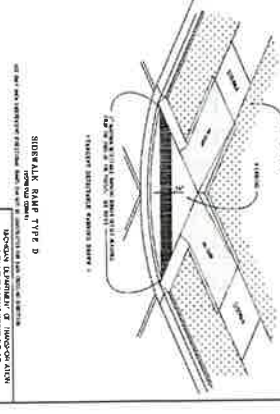
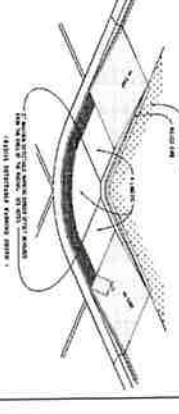


SECTION 05100 - INTERIOR FINISHES
 PART 1 - SUMMARY
 A. Section Includes
 1. Sidewalk Ramp
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 2. Detectable Warning



CLIENT
 CENTURY
 CONSTRUCTION
 400 DEXTER
 ROAD
 ADDLERSBORO
 VERMONT 05652

PROJECT TITLE
 400 DEXTER
 ROAD
 ADDLERSBORO
 VERMONT 05652

REVISIONS

NO.	DATE	DESCRIPTION

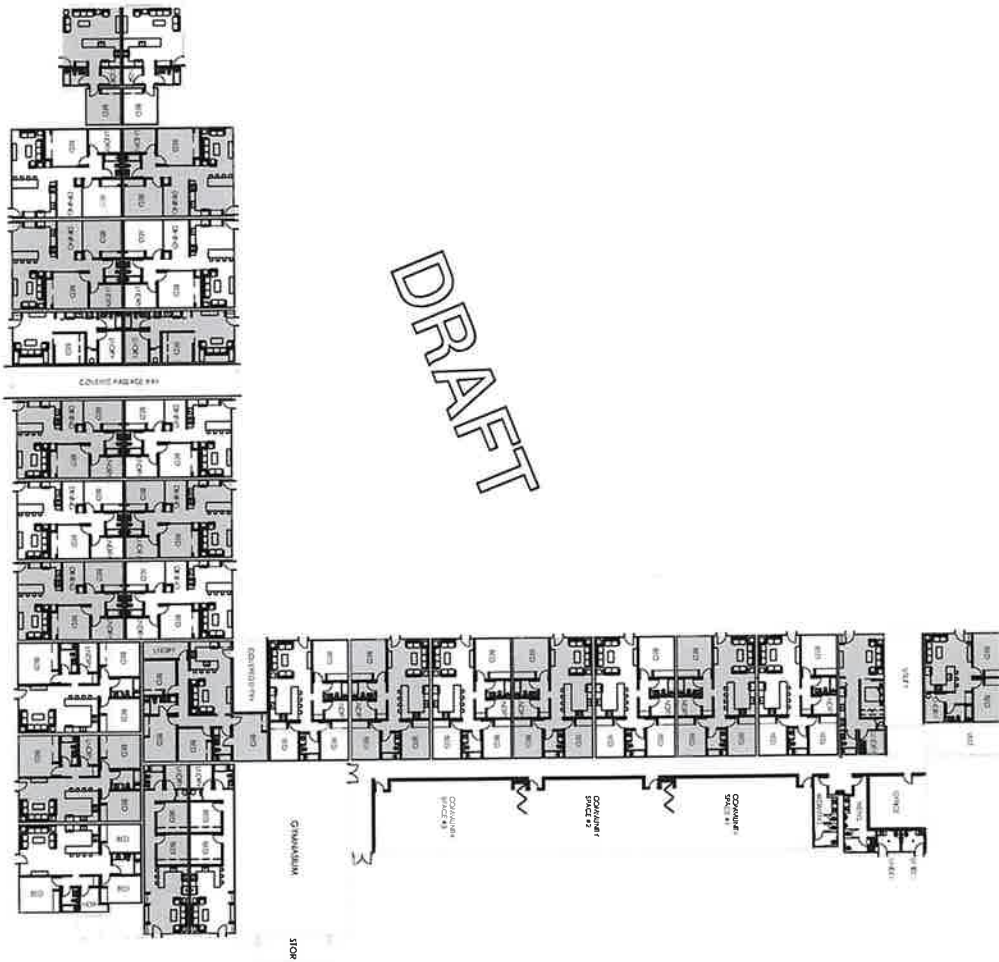
DRAWING TITLE
 NOTES AND
 DETAILS

DRAWING NUMBER

PEA JOB NO.	24-1990
P&I	8/2
DN	1/2
DES	8/2

NOT FOR CONSTRUCTION
 C-9.1

NOT FOR CONSTRUCTION
 C-9.1



DRAFT

PRELIMINARY FLOOR PLAN



A-1

PROJECT ID:
24024

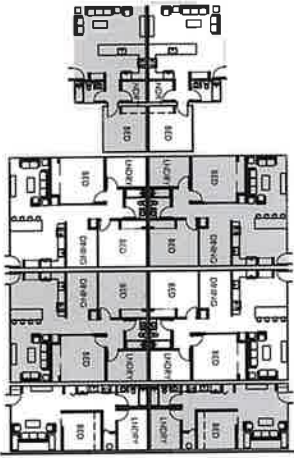
CLIENT:

 2201 W. MAIN ST
 LANGSHIRE, MI 48917

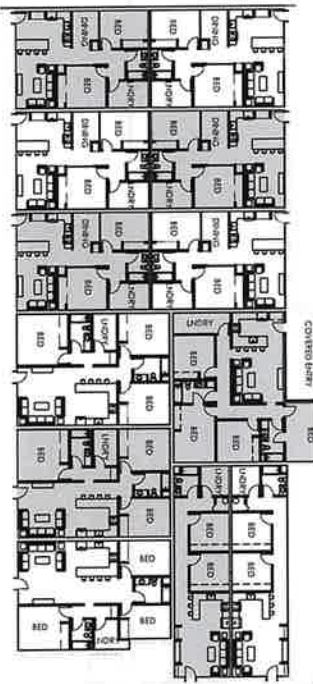
PROJECT:
APARTMENT CONVERSION
NORTHWESTERN ELEMENTARY
 400 DEXTER ROAD
 EATON RAPIDS, MICHIGAN


 PO BOX 548 / GRAND LEDGE, MI 48837
 DAVID@VDK-ARCHITECTS.COM
 517-243-0500

1/10/24	PRELIMINARY



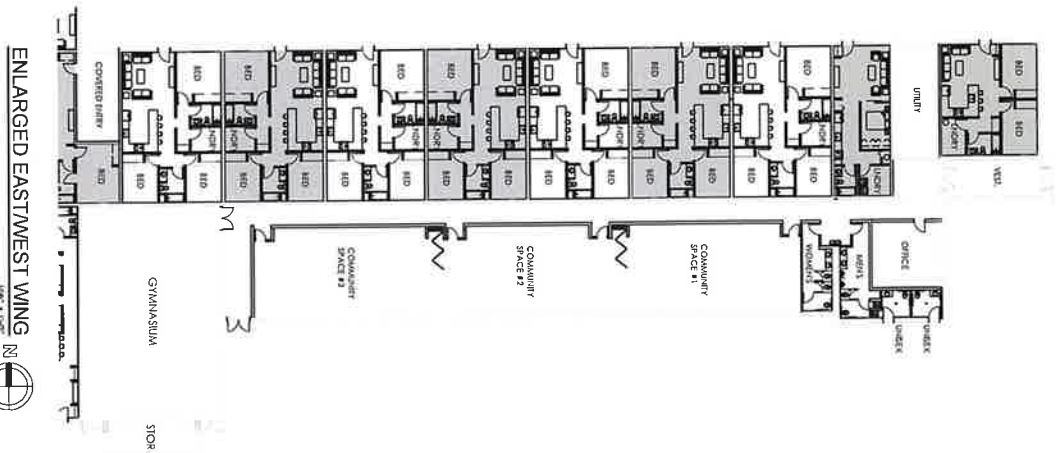
COVERED PASSAGEWAY



COVERED ENTRY

ENLARGED NORTH/SOUTH WING
1/8" = 1'-0"

DRAFT



ENLARGED EAST/WEST WING
1/8" = 1'-0"

A-2

PROJECT ID:
24024

CLIENT:

 2301 W. MAIN ST
 LANSING, MI 48917

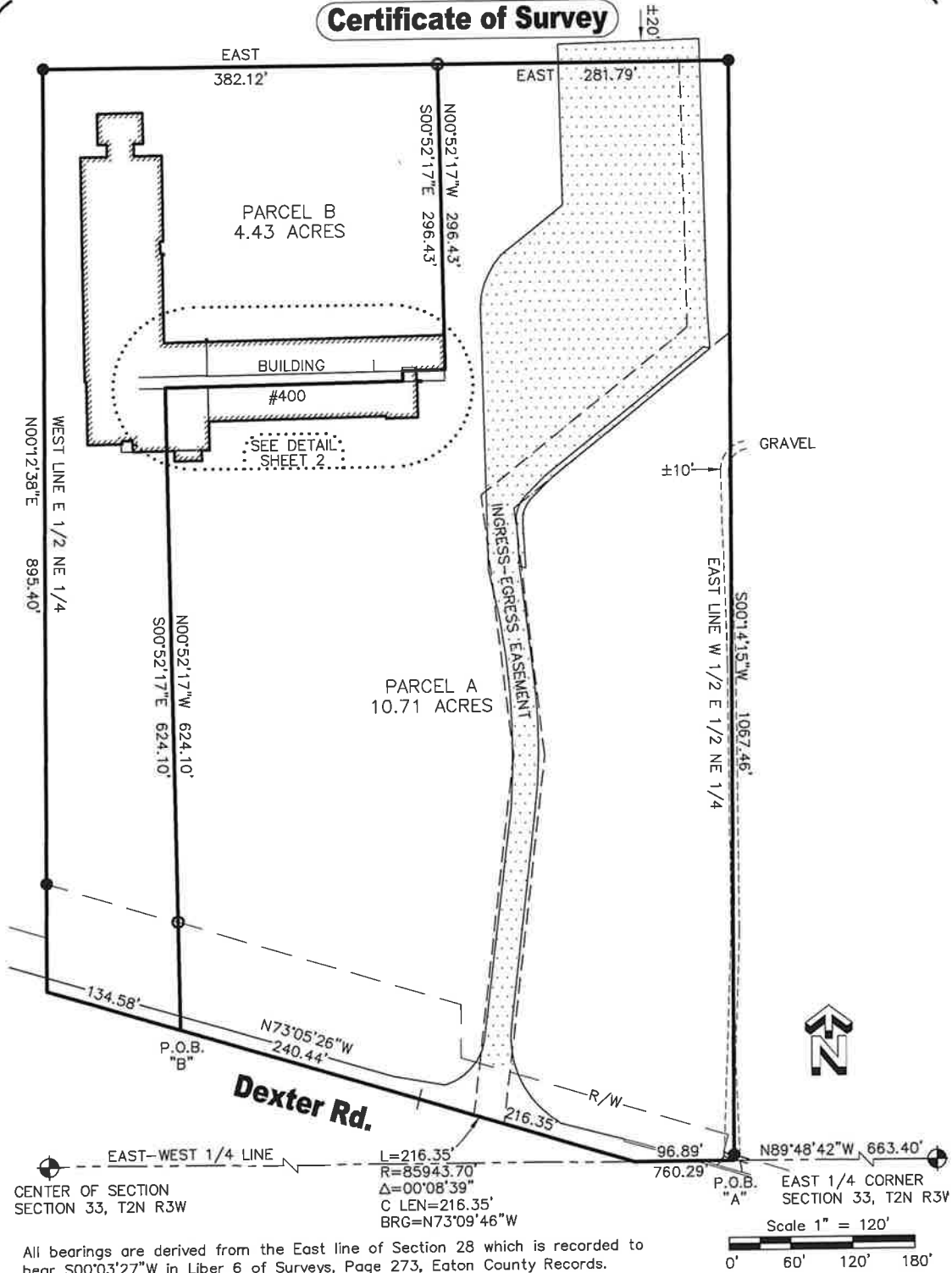
PROJECT:
**APARTMENT CONVERSION
 NORTHWESTERN ELEMENTARY**
 400 DEXTER ROAD
 EATON RAPIDS, MICHIGAN

vanderklok
 ARCHITECTS
 PO BOX 548 / GRAND LEDGE, MI 48837
 DAVID@VDK-ARCHITECTS.COM
 517-243-0500

10/1/24	PRELIMINARY



Certificate of Survey



All bearings are derived from the East line of Section 28 which is recorded to bear S00°03'27"W in Liber 6 of Surveys, Page 273, Eaton County Records.

ARTICLE XV. - PLANNED UNIT DEVELOPMENTS (PUD)

Sec. 15.10. - Purpose.

The purpose of this Article is to provide through the use of the Planned Unit Development (PUD) concept, an added degree of flexibility in the density, placement, bulk, and interrelation of buildings and uses within the Traditional Residential District (TRD), Low Density Single-Family Residential District (RD1), the Single-Family and Two-Family Residential District (RD2), Multiple-Family Residential District (MFRD), Limited Business District (LBD), General Business District (GBD), Limited Industrial District (LID), and General Industrial District (GID).

Further, the purpose is to encourage implementation of new design concepts so as to encourage a more efficient and innovative use of land, public services, and the preservation of natural features through the use of a unified, flexible planning approach, while at the same time maintaining adequate amounts of light, air, access, and required open space and facilitating the economical provisions of public services and utilities. To further this purpose, the respective district regulations may be amended or waived by the city council, as part of a PUD, after recommendation by the planning commission on the same and as provided for in this Ordinance. The general boundaries of any PUD approved by the city council shall be indicated on the official Eaton Rapids Zoning Map for reference.

Sec. 15.20. - Qualifying Conditions.

The following provisions shall apply to all planned unit developments:

- A. The planned unit development site shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as one (1) integral unit.
- B. A PUD zoning classification may only be approved in conjunction with either an approved overall PUD concept plan or an approved PUD development plan.
- C. A PUD zoning classification shall function as an overlay zoning district, with the underlying zoning districts and their associated standards in effect unless otherwise amended or waived in the PUD approval process.
- D. An area proposed for a planned unit development (PUD) shall consist of an area not less than five (5) acres in size, being a single parcel of land or two (2) or more parcels of land separated only by a road or street.

Sec. 15.30. - Applications for Approval.

The application process for a PUD involves a two-step process including a pre-application conference and final development plan review by the planning commission and recommendation to the city council. The city council may also approve a preliminary pud concept plan for those projects having multiple phases. The following procedure shall be followed when applying for planned unit development (PUD) approval:

- A. *Pre-application conference.* Before submitting an application for approval of a PUD, the applicant shall confer in a pre-application conference with the city manager, the building inspector, and any other city staff or consultants retained by the city that may have an interest in the proposal with the intent being to obtain information and guidance regarding land development regulations, the city's comprehensive plan, and the application and review process. At the pre-application conference, the applicant shall submit a preliminary sketch plan for the proposed PUD, containing both maps and a written statement. All maps shall show enough of the surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed. The maps which are part of the preliminary concept plan may be in general schematic form, but must contain enough information to obtain feedback from city officials and consultants.
- B. *Planning commission review of final PUD.* Upon completion of the pre-application conference stage, a final PUD development plan application meeting the submission requirements of this Article and incorporating the preliminary concept plan, shall be submitted to the planning commission for its review. A public hearing on the final PUD development plan shall be held by the planning commission, with notification of the hearing date published in a newspaper which circulates in the city and sent by regular mail, at least five (5) days but not more than fifteen (15) days prior to the hearing date, to property owners and occupants of each dwelling unit in all structures located within three hundred (300) feet of the proposed PUD. For structures containing more than four (4) dwelling units owned or leased by different individuals, partnerships, businesses, or organizations, notice shall be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

After the public hearing, the planning commission shall make a recommendation to the city council of approval, approval with modifications, or disapproval of the PUD, as represented by the final PUD plan and accompanying materials. The planning commission shall prepare a report stating its conclusions on the PUD request, the basis for its recommendation, the recommendation, and any conditions relating to an affirmative recommendation.

- C. *Final PUD development plan submittal requirements.* The final PUD development plan shall include all of the following information, unless the building inspector determines that some of the required information is not reasonably necessary for the consideration of the planned unit development:

1. Application form and required fee.
2. A narrative indicating the period of time within which the project will be completed.
3. Sheet size of submitted drawings shall be at least twenty-four (24) inches by thirty-six (36) inches, with graphics at an engineers scale of at least one (1) inch equals one hundred (100) feet.
4. Building footprints, setbacks, floor plans, and elevations showing height and materials for all proposed structures; typical layout for condominium projects.
5. Proposed locations of utility services (with sizes), noting which will remain and which are to be removed, including storm drainage, sanitary/storm sewer, fire hydrants, and any public or private easements.
6. General description and location of stormwater management system including pre- and post-site development run-off calculations used for determination of stormwater management.
7. A landscape plan indicating proposed plant locations with common plant names, number, and size at installation. Berms, retaining walls, or fences, shall be shown with elevations from the surrounding average grade.
8. A site grading plan with existing and proposed topography at a minimum of two (2) foot contour intervals and with topography extending a minimum of fifty (50) feet beyond the site in all directions and further where required to indicate stormwater run-off into an approved drain or detention/retention pond.
9. Location of significant natural, historical, and architectural features, that will be designated to remain, and/or location and acreage of areas not to be disturbed; noting protection methods such as a fence, barrier, or police line installed prior to site preparation.
10. Location and method of screening for all refuse storage stations/receptacles.
11. Location and dimension of parking spaces, loading/unloading areas and calculations.
12. Details of exterior lighting including locations, height, and method of shielding.
13. Location and size of all signs, including:
 - a. Location, type, height, and method of lighting for identification signs.
 - b. Location and type of any directional or regulatory/traffic signs with details for any sign not conforming to the Michigan Manual of Uniform Traffic Control Devices.
14. Details of site circulation and access design, including:
 - a. Indication of street pavement widths and pavement type;
 - b. Street horizontal and vertical dimensions, including curve radii;
 - c.

Dimensions of access points, including deceleration or passing lanes, distance from adjacent driveways or intersection streets, including those across a street;

- d. Identification of width and material to be used for pedestrian paths.
15. Written verification of access easements or agreements, if applicable.
16. A note on each plan sheet stating "Not to be used for construction".
17. Any additional graphics or written materials requested by the planning commission to assist in determining the impacts of the proposed development plan, including, but not limited to, economic or market studies; impact on public primary or secondary schools and utilities; traffic impact; impact on the significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property including the screening from or buffering of adjacent properties that contain different land usages or housing densities; and estimated construction cost.
18. The following information shall be submitted as a part of an application for permission to commence any type of development within the flood plain district:
 - a. The elevation in relation to mean sea level of the floor, including basement of all structures;
 - b. A description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
 - c. Proof of development permission from appropriate local, state, and federal agencies including a floodplain permit, approval, or letter of no authority from the Michigan Department of Environmental Quality;
 - d. Base flood elevation data where the proposed development is subject to Act 288 of the Public Acts of 1967, the Subdivision Control Act as amended, or greater than five (5) acres in size; and,
 - e. Additional information which may be reasonably necessary to determine compliance with the provisions of this Article.

D. Standards for approval of final PUD development plan. Based upon the following standards, the planning commission may recommend denial, approval, or approval with conditions, and the city council may deny, approve, or approve with conditions, the proposed planned unit development:

1. The planning commission and city council shall use the standards for approval of Article XVI "Development Plan Requirements", Article XVIII "General Standards and Exceptions", Article XIX "Design Standards", Article XX "Landscaping Standards", Article XXI "Parking, Loading, and Access Management Requirements" in revising the final PUD development

plan. The planning commission of the city council may also use the standards for approval of Article XXIII "Conditional Use Requirements", should such standards be deemed necessary by the planning commission or the city council.

2. The applicant must demonstrate or identify in writing that the proposed PUD:
 - a. Includes any areas indicated in the city's comprehensive plan as having significant natural, historical, or architectural features;
 - b. Will provide a complimentary mixture of uses or housing types or clustering of units to preserve common open space, in a design not possible under the underlying zoning district dimensional regulations; and/or
 - c. Will achieve a higher quality development than is otherwise possible with the regulations for the underlying zoning district.
3. The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses. The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment. The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.
4. The number and dimensions of off-street parking shall be sufficient to meet the minimum number required by this Ordinance. However, where warranted by overlapping or shared parking arrangements, the planning commission or the city council may reduce the required number of parking spaces.
5. All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of this Ordinance and any other applicable city ordinance, unless modified by the city council.
6. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and provide not less than that required in Article XX "Landscaping Standards".
7. Judicious effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land.
8. Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development.
9. Safe, convenient, uncongested, and well defined vehicular and pedestrian circulation within and to the site shall be provided.
10. Drives, streets, and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points.

11. The uses proposed shall be consistent with the city's comprehensive plan or an approved overall PUD concept plan.
12. Sidewalks shall be provided where appropriate.

The city council shall prepare a report stating its conclusion on the pud request, the basis for its decision, the decision, and any conditions relating to an affirmative decision.

E. Status of the city council approval. Approval of a PUD application by the city council confers on the applicant and any subsequent powers of the PUD property, the right to utilize the property included as part of the approved PUD in accordance with the overall density, dwelling unit mix, and final plan of the approved PUD. However, for the total PUD or for each portion of the PUD, if phasing of the development is planned, a development plan review is required for each phase in accordance with Article XVI "Development Plan Requirements". The approved development plan shall take precedence over the approved PUD preliminary concept plan for the area of the approved development plan.

The city council may cause to have legal documents, covenants, or contracts prepared and may require the execution thereof by the applicant, which documents involve the city and are required as a result of the conditions contained in the PUD or the development plan approvals in a PUD area.

The building inspector shall inspect the development at each stage to ensure reasonable compliance with the conditions of the approved pud or approved development plans, as applicable.

F. Revocation or Changes. The city council, after recommendation of the planning commission, may revoke a PUD or any portion thereof in instances where substantial construction activity has not been ongoing anywhere within the PUD within a three-year period. Revocation of any portion of a PUD reverts that portion of the PUD to the status and requirements of the underlying zoning district, without benefit of the PUD provisions. Proposed changes in the PUD, other than those considered a part of the development plan review for all or portions of the PUD, must be processed in the same manner as the original PUD procedure.

(Ord. No. 2002-8, 8-26-02)

Sec. 15.40. - Development Requirements.

A. Residential Development. The following regulations and standards shall apply to any proposed residential planned unit development (PUD) and shall be incorporated into any proposed preliminary concept plan and/or final PUD development plan:

- 1.

Overall PUD density. The total number of dwelling units shall not exceed a density of one hundred twenty (120) per cent that otherwise permitted in the underlying zoning district, exclusive of the following:

- a. Those areas deemed undevelopable, as determined by the city council;
- b. Existing or proposed rights-of-way of any major streets, as indicated in the city's comprehensive plan; and
- c. Those areas to be dedicated for public use or private use and not primarily intended for residents of the PUD, except that public streets, other than as set forth in subparagraph 1.b. hereof, and public parkland donated to and accepted by the city are allowable areas for calculations of dwelling unit density.

2. *Densities per type of development area.* For areas of detached single-family housing, the density, lot size, and other developmental provisions of the Traditional Residential District or the Low Density Single-Family Residential District shall apply; for areas other than detached single-family housing, the density, lot sizes, and other developmental provisions of the MFRD shall apply; for areas mixing detached single-family housing and other types of housing, appropriate density, lot sizes, and development provisions shall be determined by the city council, considering the requirements of such districts. However, the overall density of the PUD shall not exceed that specified in subparagraph 1. hereof.

3. *Dwelling unit mix.* At least fifty (50) per cent of the total dwelling units shall be in detached single-family housing.

4. *Open space and recreation areas.* At least twenty-five (25) per cent of the total PUD acreage shall be in open space or recreation area. However, undevelopable areas, as determined in subparagraph 1.a. hereof, may not be counted as part of the minimum open space or recreation requirement. No individual area intended to satisfy the requirements of this subsection shall be less than one (1) acre in size.

Any portion of a PUD proposal for development plan review must include at least twenty-five (25) per cent of its acreage in open space or recreation area, except in instances where previously approved development plans within the PUD include sufficient acreage in excess of the twenty-five (25) per cent requirement to satisfy the deficiencies of the proposed development plan, provided that the city council is satisfied that the use of the open space or recreation area is available to affected parties.

B. *Nonresidential Development.* The following regulations and standards shall apply to any proposed nonresidential uses in a planned unit development (PUD), and shall be incorporated into any proposed preliminary sketch plan and/or final PUD plan:

1. *Open space and recreation areas.* At least twenty-five (25) per cent of the total PUD acreage shall be in open space or recreation area. However undevelopable areas, as determined in subparagraph A.1.a. hereof, and any areas provided in compliance with required screening or

landscaping, may not be counted as part of the minimum open space or recreation requirement. No individual are intended to satisfy the requirements of this subsection shall be less than one (1) acre in size.

Any portion of a PUD proposal for development plan review must include at least twenty-five (25) per cent of its acreage in open space or recreation area, except in instances where previously approved development plans within the PUD include sufficient acreage in excess of the twenty-five (25) per cent requirement to satisfy the deficiencies of the proposed development plan, provided the city council is satisfied that the use of the open space or recreation are is available to affected parties.