

Regular Meeting of the Mt. Pleasant City Commission

Monday, December 9, 2024

7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduction of Grant Coordinator Lauren Baker by City Manager Aaron Desentz.
2. Introduction of Paid on Call Fire Fighter Chase Nelson by Fire Chief Doug Lobsinger.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

3. Monthly report on police related citizen complaints received.
4. Letter to City Commission from John Zang.

CONSENT ITEMS:

5. Approval of minutes from the regular meeting held November 25, 2024.
6. Approval of Lottery Resolution for Sleepy Dog Books.
7. Approve Amendment to the 2024 Operating Budget.
8. Consider committing American Rescue Plan Act (ARPA) funds to revenue replacement.

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

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9. Consider motion to cancel the City Commission meeting scheduled for December 16, 2024.
10. Consider resolution to authorize the Assistant Finance Director to approve the issuances of payrolls and warrants from December 10, 2024, through January 13, 2025.
11. Consider setting the first meeting of 2025 for Monday, January 13, 2025.
12. Approval of Payrolls & Warrants.

PUBLIC HEARINGS:

13. Public Hearing on the Planning Commission's proposed Zoning Map Amendment (Z-24-01) for the five properties located southwest of Crawford and Broomfield.
14. Public Hearing on the Planning Commission's TC-24-02 – Amendment to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules.

NEW BUSINESS:

15. Consider resolution approving the final 2025 Operating Budget and set the millage rate for 2025.
16. Consider resolution supporting amended rates, fees, and charges.
17. Consider contract with UME-Gerber Life for 2025 stop loss coverage insurance.
18. Discussion on City Manager Evaluation Process.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

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CLOSED SESSION:

ADJOURNMENT:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

TO: MAYOR AND CITY COMMISSION DECEMBER 09, 2024
FROM: AARON DESENTZ, CITY MANAGER
SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

6. Approval of Lottery Resolution for Sleepy Dog Books.
 - a. Sleepy Dog Books (120 E. Broadway) has started a foundation dedicated to promoting literacy among students and children in the community. They are asking for the City Commission's support for a charitable gaming license through the State of Michigan. The City Commission is asked to approve the attached Resolution authorizing local support of the license.
7. Approve Amendment to the 2024 Operating Budget.
 - a. Staff working with the City's contracted financial services consultant Maner Costerisan has provided the attached 2024 operating budget amendment. Revenues are anticipated to exceed expenses in the General Fund by nearly \$700,000 in 2024. All other funds performed close to their budgeted performance in 2024. The unassigned fund balance for the General Fund in 2024 will end with over \$7.6 million representing 46% of annual expenses. The City Commission will be asked to allocate nearly \$1.6 million of these funds to future projects at the beginning of 2025.
8. Consider committing American Rescue Plan Act (ARPA) funds to revenue replacement.
 - a. The City of Mt. Pleasant received \$2.6 million in ARPA funding. The spending of this funding is limited and must be obligated by December 31, 2024. Of the \$2.6 million, \$1,138,000 was obligated to the Town Center project leaving \$1,467,885 to be obligated by the end of the year. The former proposal to obligate the funds to parking lot 4 and 5 reconstruction will not meet the federal definition of obligation. Our advisors at Maner Costerisan have advised that the best course of action for the City is to obligate the funds to salaries and wages in 2024. This "de-federalizes" the dollars and creates an unassigned fund balance increase in the General Fund. From there, the funds can be allocated to any future project.
10. Consider resolution to authorize the Assistant Finance Director to approve the issuances of payrolls and warrants from December 10, 2024, through January 13, 2025.
 - a. If the City Commission cancels the December 16th meeting, then the City Commission will also need to designate the Assistant Finance Director the authority to approve the issuance of payrolls and warrants though the above dates until our next City Commission meeting.

Public Hearings:

13. Public Hearing on the Planning Commission's proposed Zoning Map Amendment (Z-24-01) for the five properties located southwest of Crawford and Broomfield.
 - a. This business item is a follow up to the previous action that the City Commission took on September 9th to dissolve the Planned Residential Development (PRD) agreement that applied to a piece of property on the southwest corner of Crawford and Broomfield. The dissolution of the PRD was contingent on the rezoning that is being proposed. The Planning Commission has recommended the proposed rezoning at its regular meeting on November 7th. Prior to considering the rezoning, the City Commission will need to hold a public hearing on December 9th. Staff will provide a presentation on the proposed rezoning at the public hearing. After the public hearing, the City Commission will be asked to consider approving the proposed rezoning.
 - i. Recommended Action: A motion to adopt the Planning Commission's proposed Zoning Map Amendment (Z-24-01) for the five properties located southwest of Crawford and Broomfield.
14. Public Hearing on the Planning Commission's TC-24-02 – Amendment to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules.
 - a. The City Commission will need to hold a public hearing on a proposed zoning ordinance amendment. The proposed ordinance requires that If Central Michigan University conveys any portion of the land from south of West Broomfield Street and west of South Crawford Street that is within the SD-U University Special District, until that land is zoned otherwise by the City Commission, that land will be subject to the provisions of this Chapter as if it were in the CD-3 Sub-Urban Character District.
 - i. Recommended Action: A motion to adopt the Planning Commission's proposed Text Change (TC-24-02).

New Business:

15. Consider resolution approving the final 2025 Operating Budget and set the millage rate for 2025.
 - a. The City Commission is asked to approve the proposed 2025 Budget following presentation at two (2) work sessions and following the annual public hearing. The proposed budget will spend \$54 million dollars. The budget maintains the current 16.25 millage rate from last year. The General Fund will use \$190,000 of total fund balance leaving the City with an estimated remaining unassigned fund balance of \$6 million at the end of 2025.
16. Consider resolution supporting amended rates, fees, and charges.
 - a. The City Commission is asked to approve the associated fees and charges that support the proposed 2025 operating budget. This includes a 7% increase for water service fees as well as various fees related to public works services.
 - i. Recommended Action: A motion to approve the proposed rates, fees, and charges for 2025.
17. Consider Bid from UME for 2025 stop loss coverage insurance.

- a. The City uses stop loss insurance as a way to hedge against the risk of extraordinarily high claims related to the employer provided health insurance plan. The City received five (5) proposals for stop loss insurance. City staff is recommending that the contract be awarded to UME Gerber Life. The proposed contract is a 7% increase above last year's cost. The total annual cost is estimated to be \$228,787 for stop loss insurance.
 - i. Recommended Action: A motion to approve the proposed contract with UME Gerber Life for stop-loss insurance coverage.

Work Session:

Closed Session:

DATE: December 3, 2024
TO: Aaron Desentz, City Manager
FROM: Paul Lauria, Director of Public Safety
SUBJECT: Citizen Complaint Update

City Commissioners,

At the next Commission meeting the Commission's vote will have significant impact on the city's future. Your vote will affect housing development and more importantly the City's financial viability for years to come.

If you vote to approve the zoning as proposed, you will cost the City millions **and millions of dollars**. This would be fiscally irresponsible.

City staff have already orchestrated the termination of the Planned Residential Development. They will likely also try to scare you with false threats of law suits if you do not comply with zoning they want.

There are also plans to pack the meeting with pro Christian school supporters --- this is irrelevant to the vote at hand.

The vote you take is not about your feelings about Christian schools. It is about **ZONING**.

The agenda calls for approval of zoning including zoning more than 31 acres to Civic Zone. That zoning would allow schools to be built. Please remember that the adjacent 54+ acres is already for school (CMU). The total 84+ acres is more than 60 % of the rezoned land (clear violation of the master plan). Also keep in mind that pretending to change CMU zoning to residential is only designed to deceive the public.

The City Commission does not have to approve all 31+ acres as civic. The Commission can approve 10 acres as Civic. This would allow a school to be built and still maintain land for residential housing and land that can be taxed.

Long after the commissioners leave office their legacy will be defined by their vote on Dec 9. Does the City Commission protect the City's long term financial stability and at the same time encourage housing development, or does the City Commission agree to eliminate millions and millions of dollars in future tax revenue?

A Compromise on zoning will protect residents for years to come and still leave ample land for a school.

Please motion and vote to: Approve the suggested zoning changes with the exception that 10 acres of parcel 17-000-17-306-00 be zoned as Civic and the rest be zoned as residential.

The tax base for a landlocked city is important. Previous commissions have spent millions of dollars to get taxable land. Do not reverse that goal. Reversing that goal will result in higher taxes in the future.

It has ben argued by city officials that making the deal will spur housing development – but if the city converts 31+ acres to tax exempt non housing as planned, it will take away more land from housing than is available on the entirety of undeveloped land in all the remaining parcels combined.

Some tell the commission that this land can't be developed as evidenced by the fact that nothing has happened on that site for more than 20 years. Be clear -- the landowner controls development. As an apartment complex owner on the adjacent land, it has been in their best interest not to develop this land for housing. The current landowner has stopped development. They did not develop the land and refused to sell it to developers who would. Now they want to sell all the land so it can never be developed for residential.

Vote for a compromise as stated above. Protect the city's taxable land and still allow a Christian school.

John Zang

623 Hopkins Ave.
Mount Pleasant, MI

Minutes of the regular meeting of the City Commission held Monday, November 25, 2024, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Amy Perschbacher and Vice Mayor Mary Alsager; Commissioners Bryan Chapman, Liz Busch, Maureen Eke, Grace Rollins & Boomer Wingard

Commissioners Absent: None

Others Present: City Manager Aaron Desentz and City Clerk Heather Bouck

Proclamations and Presentations

1. City Manager Desentz introduced Central Michigan University President Neil MacKinnon.
2. Public Works Director Jason Moore gave a presentation on 2024 Year-End Review of Major Public Works and Utilities Projects.
3. Parks, Recreation & Public Spaces Director Phil Biscorner gave a presentation on recreation needs assessment findings.
4. Parks, Recreation & Public Spaces Director Phil Biscorner gave a presentation on large scale events 2025 goal.

Additions/Deletions to Agenda

Moved by Commissioner Eke and seconded by Commissioner Busch to approve the agenda with the deletion of Item #12, "Approve 2025 Proposed Operating Budget". Motion unanimously adopted.

Public Input on Agenda Items

Bill Gerstenlauer, 1514 E. Gaylord, suggested a scavenger hunt for a large-scale event idea.

Receipt of Petitions and Communications

Received the following petitions and communications:

5. Third Quarter Investment Report.
6. Planning Commission October Meeting Minutes.

Moved by Commissioner Wingard and seconded by Commissioner Eke to approve items on the Consent Calendar with the removal of Item #14, "Sponsorship Policy".

7. Minutes of the regular session of the City Commission held November 11, 2024.
8. Professional Engineering Services Agreement with Mead and Hunt in the amount of \$18,409 for the procurement of a tractor-mounted snow blower for the Mt. Pleasant Regional Airport and authorize the City Manager to sign the contract.
9. Bids for 2025 Water Treatment Plant treatment (bulk) chemicals as follows:

Caustic Soda	Brenntag Great Lakes	\$ 785.00/ton
Ferric Chloride	PVS Technologies, Inc.	\$1134.00/ton
Lime	Graymont	\$ 214.00/ton
Liquid CO2	Matheson Tri-Gas, Inc.	\$ 296.00/ton
Sodium Fluoride	Haviland Products Co.	\$2,890.00/ton
Sodium Hypochlorite	Haviland Products Co.	\$ 1.89/gal

10. Fire Department budget amendment for the purchase of up to \$65,000 in turnout gear and authorize a sole source purchase from Premiere Safety of Sterling Heights, Michigan.
 11. Proposed language for new Airport sign: "Mt. Pleasant Regional Airport Municipally Owned". The sign will be paid for thanks to a grant from the Mt. Pleasant Convention and Visitors Bureau (CVB).
 12. Removed from Agenda.
 13. Permanent Easement for Consumers Energy Guy Wires for GKB/Mid-Michigan Pathway North Segment at Northeast Corner of Harris/Broadway Street Intersection.
 14. Removed from Consent Calendar.
 15. 5 year contract for Audit Services with Vredevelde Haefner LLC. at a maximum all-inclusive fee of \$33,600 the first year and increasing each consecutive year of the contract term.
 16. Warrants and payrolls dated November 14 & 15, 2024 all totaling \$1,708,114.88.
- Motion unanimously adopted.

Public Works Director Jason Moore gave a presentation on the proposed Asset Management Policy.

Moved by Commissioner Wingard and seconded by Commissioner Eke to approve the Asset Management Policy as presented. Motion unanimously adopted.

Moved by Commissioner Busch and seconded by Commissioner Eke to approve the following reappointments to various boards and commissions as recommended by the Appointments Committee.

	Term Expires:
<u>9-1-1 Central Dispatch Governing Board</u>	
Kathleen Tarrant	12/31/2026
<u>Airport Joint Operations & Management Board</u>	
Aaron Desentz	12/31/2027
Tim Neiport	12/31/2027
<u>Board of Review</u>	
Tony Kulick	12/31/2026
James Kridler	12/31/2026
Erin Zimmer	12/31/2026
Joe Wentworth (alt)	12/31/2026
<u>Building, Fire & Sanitary Sewer Board</u>	
Joe Fleming	12/31/2027
Larry Sommer	12/31/2027

Dog Park Advisory Board

Amy Barr-Tickle	12/31/2026
Mark Stuhldreher	12/31/2026
Sue Gamble	12/31/2026

Downtown Development Authority (DDA)

John Hunter	12/31/2028
Gavin Frody	12/31/2028
Steve Powers	12/31/2028

Economic Development Corp (EDC)

Brownfield Redevelopment Authority (EDC/BRA)

Joshua Agardy	12/31/2030
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Fire and Police Retirement Board

Randy Ball	12/31/2028
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Historic District Commission

Gary Mark	12/31/2027
Julie Taylor	12/31/2027

Isabella County Transportation Commission (ICTC)

Rick Fockler	12/31/2027
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Parks & Recreation Commission

Brian Mitchell	12/31/2027
Kari Yerington	12/31/2027

Planning Commission

Yannis Haveles	12/31/2027
Lesley Hoenig	12/31/2027
Kelli Nicholas	12/31/2027

Zoning Board of Appeals

Lara Raisanen	12/31/2027
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Motion unanimously adopted.

Manager Desentz presented the proposed Climate Change Preparedness plan.

Moved by Commissioner Eke and seconded by Commissioner Wingard to adopt the Climate Change Preparedness Plan as presented. Motion unanimously approved.

Moved by Commissioner Chapman and seconded by Commissioner Eke to create a short survey to go to all City staff on workplace climate with a work session in January, 2025 to establish same. Motion unanimously adopted.

Parks, Recreation & Public Spaces Director Phil Biscorner gave a presentation on proposed Sponsorship Policy.

Moved by Commissioner Eke and seconded by Commissioner Chapman to adopt the Sponsorship Policy to establish guidelines and procedures for the acceptance of donations to the City's parks and recreation system and procedures for accepting sponsorships from for-profit organizations for City programs, events, projects and sites. Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Mayor Perschbacher announced final leaf pick-up is next week. Please avoid coverage of storm drains when placing leaves in the road.

Commissioner Wingard thanked staff for the work done to complete the Climate Change Preparedness Plan. He announced that he holds office hours on the first Wednesday of the month at the Veteran's Memorial Library at 6 pm for anyone interested in speaking with him. Further, he would like to remind residents of the trash policy change from bag and tag to Granger beginning January 1st. Bags and tags are eligible for a cash refund or a credit for utility billing through May 20, 2025. Sign up with Granger by calling 888-947-2643.

Manager Desentz announced that sign up for Citizens Academy is now open. Please refer to the City website (https://www.mt-pleasant.org/departments/planning_and_community_development/citizens_academy.php) for additional information or contact Planning & Community Development Director Manuela Powidayko at 989)779-5346. The first session is February 18th.

Commissioner Eke extended her appreciation to staff for their work. Although she can be tough, her actions come from a good place.

Commissioner Chapman announced the City's Holiday Celebration Downtown December 6th & 7th. Events include tree lighting, lighted parade, light show and pancakes with Santa to name a few.

Public Comment on Agenda and Non-Agenda Items

Joseph Carreon, 109 N. Arnold, stated he found the agenda packet difficult to navigate. He suggested a hyperlink be added to the agenda for the supporting documentation as it relates to each agenda item. He further recommended the video "About Here" for further information on public hearings.

Cynthia Kilmer, 219 N. Lansing, shared her disappointment with a police officer within the MPPD.

Marja Nothstine, 1361 S. Crawford and John Zang, 623 Hopkins, expressed their displeasure with the proposed project for the corner of Broomfield and Crawford.

Moved by Commissioner Chapman and seconded by Commissioner Eke to adjourn the meeting at 9:54 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk



Charitable Gaming Division
Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY:
101 E. Hillsdale, Lansing MI 48933
(517) 335-5780
www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL.432.103a(i)(ii))

At a REGULAR meeting of the MT. PLEASANT CITY COMMISSION
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by AMY PERSCHBACHER on DECEMBER 9, 2024
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from SLEEPY DOG BOOKS of MT. PLEASANT,
NAME OF ORGANIZATION CITY

county of ISABELLA COUNTY, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for APPROVAL.
APPROVAL/DISAPPROVAL

APPROVAL

Yeas: _____

Nays: _____

Absent: _____

DISAPPROVAL

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and
adopted by the CITY COMMISSION OF MT. PLEASANT at a REGULAR
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on DECEMBER 9, 2024.
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.
BSL-CG-1153(R4/24)



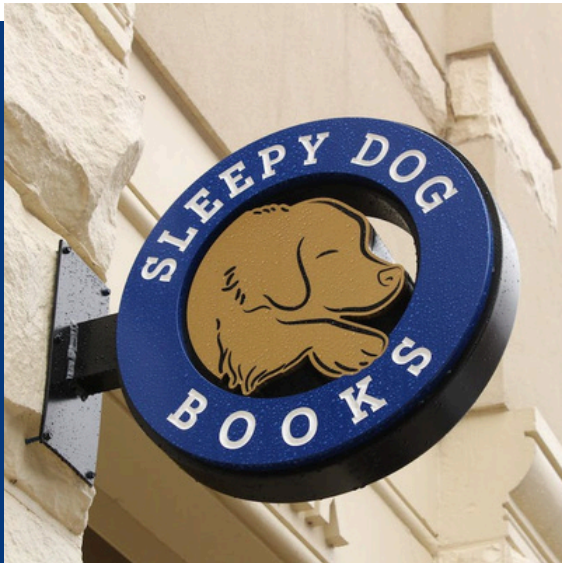
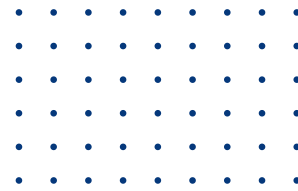
**SLEEPY DOG BOOKS
FOUNDATION**

A 501(c)3 Non Profit Organization

FOUNDATION REPORT

Sleepy Dog Books Foundation

Our Message



”

“Books are Uniquely Portable Magic”

– Stephen King

Through supporting access to books, literacy, and learning, we are able to support the development of creativity, innovation, and self-expression while fostering a population of engaged leaders at any age!

Bringing the Power of Books to Readers of All Ages

Sleepy Dog Books Foundation is committed to bringing books to readers and expanding literacy programming across our region. Our mission is simple: to get books in the homes of children. This will foster a love for reading, improve literacy rates, and ensure that every individual, regardless of their socioeconomic background, has access to the transformative power of books.

In a world where literacy is the foundation of personal and societal growth, the importance of our work cannot be overstated. Studies show that literacy is directly linked to improved educational outcomes, higher employment rates, and greater civic engagement. However, despite its critical importance, many communities in our region still lack access to quality reading materials and effective literacy programs. This is where our organization steps in.

Since our inception, Sleepy Dog Books Foundation has focused on addressing these gaps. We have established partnerships with local schools, businesses, and libraries to increase access to books and create engaging literacy programs. Our initiatives include a mobile book program, book vending machines, literacy packs, and literacy programs.

Your investment in Sleepy Dog Books Foundation is an investment in the future of our region. Together, we can break the cycle of illiteracy and provide countless individuals with the opportunity to succeed and thrive. We invite you to join us in this vital mission and make a lasting difference in the lives of those we serve.

Riley J Justis, Ph.D.

Co-Executive Director
Sleepy Dog Books Foundation

Jennifer Justis, M.A.

Co-Executive Director
Sleepy Dog Books Foundation

SDB Foundation's **History** *Driven By Our Mission*

Founded By Passion

To meet the local need for access to a high quality bookstore and to expand access to books for students in local communities, Sleepy Dog Books and Sleepy Dog Books Foundation were formed to solve a basic need, providing books for readers of any age.

2020

The idea of a locally committed community bookstore was hatched out of the need in our community

2022

Sleepy Dog Books opened to serve the needs of the Mt. Pleasant and surrounding communities

2023

Launch of the School Book Vending Machine Program in three local schools and the establishment of SDB Mobile Bookstore

2024

Formation of the Sleepy Dog Books Foundation to expand the impact of our community programming



01. Our Mission

We are dedicated to fostering a love for reading and promoting literacy among students and children in our community. With a passionate commitment to providing access to quality literature, we strive to create opportunities for everyone to discover the joy of reading and unlock their full potential. Our mission is simple: Getting books in the homes of children.

02. Our Vision

In envisioning a community where everyone has equitable access to the transformative power of literature, our organization aspires to be the cornerstone of a thriving culture of literacy. We see a future where books are not just tools for learning but gateways to boundless opportunities and personal growth.

SDB Foundation's **Why** *Literacy Impacts All Things*



Literacy and Access in the Mitten State

Michigan is currently ranked 41st out of all 50 states in the number of bookstores per capita in the United States. This is one bookstore per 50,000 residents in Michigan. This limited number results in limited access to high quality reading materials for readers of all ages across the Mitten State.

Reading Below Proficiency Level

72%

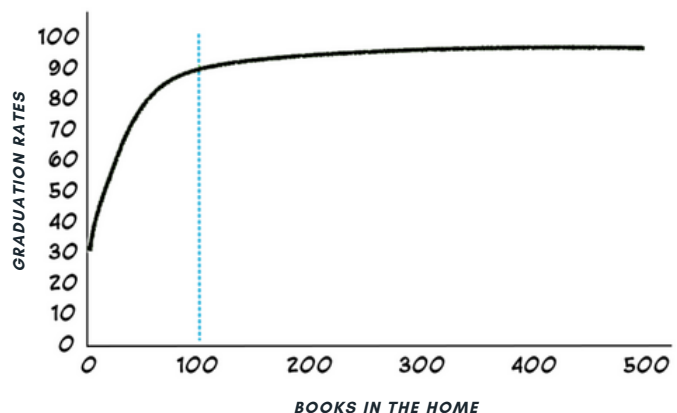
Michigan currently ranks 43rd in the nation on reading proficiency. While the 2024 budget seeks to address the instructional aspect of this, ZERO additional funds are being dedicated to the purchase of books.

100 Book Tipping Point

In 2010, a 20-year study looked at the best predictors of graduation rates across 27 countries. In that broad and expansive study, the best predictor of graduation rates in every single country was not parent's educational level, family income or ethnicity. Graduation rates were best predicted by counting the number of books in the home—and 100 books is the inflection point.

- [*Publishers Weekly*](#)
- [*National Center for Educational Statistics*](#)
- [*Family scholarly culture and educational success: Books and schooling in 27 nations.*](#)

FAMILY SCHOLARLY CULTURE AND EDUCATIONAL SUCCESS



SDB Foundation's **What Wrap-Around Solutions**

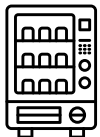
To solve the issue of access to books across the state, Sleepy Dog Books Foundation has developed a multi-faceted approach including programs, services, and resources to impact readers of any age.

By meeting the reader where they are, we are able to ensure that the literary or program options fit the unique needs of the communities we serve. This approach ensures that SDB Foundation is able to be flexible in our investment in the future of readers across the state. To facilitate systemic change, we focus on the current needs while planning for long term investment options to solve the complex problems of local literacy performance.



Bright Ideas

Sleepy Dog Books Foundation offers robust programs and resources to meet the diverse needs of communities across our region.



Book Vending

Improving access and fostering a passion for book ownership



Literacy Packs

Providing access to early literacy programs and resources



Community Programming

Instructional programming and resources for the community



Mobile Books Programs

Bringing books to communities to increase access to literacy resources

SDB Foundation's **How** *Mission Driven Involvement*



100% of Funds Raised Go Directly to Support Books and Programs

Sleepy Dog Books Foundation was founded through the passions of career educators to support the communities we love to call home. We see that books impact the future of our children, the growth of our communities, and the path that our state takes on a national and international scale. Every dollar we raise goes directly to the purchase of books and the facilitation of programs across our region.

Direct Impact in Local Communities

Through grants, programs, and philanthropic efforts, the Sleepy Dog Books Foundation is able to dedicate all funds raised to directly impact the communities across the region. By focusing locally, SDB Foundation can ensure the greatest impact and return on investment for our partners.

Platinum

\$10,000 or more



Gold

\$5,000 Donation



Silver

\$2,500 Donation



Bronze

\$1,000 Donation



\$100 Club

\$100 Donation



**Actual number of books may vary*

SDB Foundation's **Impact** *Statewide Reach*

By focusing impact locally, we develop a model for communities across the state.



01

Middle Michigan Focus

From rural to urban communities, Middle Michigan represents the diversity of our state. By establishing programming here we can realize state-wide impacts.

02

Statewide Impact

Literacy is a major factor in the development and future of a state. Through establishing programs that can be supported across the state, SDB Foundation offers replicable and scaleable solutions to complex problems.

Impact Through Insight

As a leader in literacy programming and resource development, Sleepy Dog Books Foundation is committed to supporting and contributing to research around literacy and the impact that books make across the region. Led by our Board of Directors and research partners, SDB Foundation conducts, participates in, and facilitates formative research. These studies will be utilized to impact communities across the state through policy, programming, and funding models to improve outcomes for readers of any age.



SLEEPY DOG BOOKS FOUNDATION

A 501(c)3 Non Profit Organization

“Inspiring a Passion for Books within Readers of All Ages”

Sleepy Dog Books Foundation
108 S. University, Suite 3
Mt. Pleasant, MI 48858

contact@sleepydogbooksfoundation.org

www.sleepydogbooksfoundation.org

SAVE THE DATE FOR THE FIRST ANNUAL

*Sleepy Dog Books
Foundation
Golden Gala*

*Through one child, through one book, we can change
the future of our community...together!*

SATURDAY

**MARCH
01**

7:00-10:00 PM

**CMU BOVEE UNIVERSITY CENTER ROTUNDA
103 E PRESTON, MT. PLEASANT, MI 48858**



**Sleepy Dog Books Foundation
108 S. University Ste. 3
Mt. Pleasant, MI 48858**



ORDER NOW



**SLEEPY DOG BOOKS
FOUNDATION**

www.sleepydogbooksfoundation.org

Memorandum



TO: City Commission

FROM: Aaron Desentz, City Manager

DATE: 12/09/2024

SUBJECT: Final Amended Budget

Attached is the resolution for the City Commission to consider amending the 2024 Operating Budget. The budget was adopted on November 13, 2023 and amended on September 09, 2024. As has been the past practice we amend the budget at the end of the fiscal year to reflect changes that have occurred since the budget was amended earlier this year. The amended budget includes Tribal 2% allocation that was received in November. The individually significant changes from the prior amended budget are as follows:

General Fund

Revenue: Increase \$1,255,691

- Increase in Charges for Tax Collections and to actual billing \$21,380.
- Increase in State Reimbursement for Personal Property Tax Loss \$17,000.
- Increase in Cable Fees pending receipt \$15,000.
- Increase in Fees, Fines and Services due to more activity \$7,587.
- Increase in Park Facility Rental \$4,301.
- Increase in Interest due to higher interest rates \$251,600.
- Increase in Investment Gains/Losses \$559,713.
- Increase in 2% Tribal Allocation for grants \$255,500
- Increase in Parks Donations and Contributions for CVB and Centennial Garden \$19,500.
- Increase in Miscellaneous revenue due to receipt from liability settlement \$101,150.

Expenses: Decrease \$359,660

- Decrease in City Attorney due to less services required (\$109,500).
- Increase in Human Resources for vacation payout from unexpected employee departure \$11,200.
- Increase in Human Resources contractual fees and services to cover H-1B process and arbitration \$40,520.
- Decrease in Clerk expenses pending reimbursement from State for August & November elections (\$9,310).
- Decrease in Election expenses due to consolidation of precincts from 5 to 3 and grant funding (\$25,250).
- Increase in Public Relations supplies and training \$3,570.
- Decrease in Police Patrol Services due to vacancy savings and a carryover of capital for the purchase of 2 police motorcycles in 2025 previously approved (\$57,730).
- Decrease in Detective activity due to increase in other activity (\$10,570).
- Decrease in Police Records primarily from the reduction in overtime/double time (\$20,640).
- Decrease in Police Administration due to the vacancy of a Mental Health Provider and a reduction in training (\$48,600).
- Increase in Fire Suppression due to retirement payout and large vehicle repairs \$52,450.
- Decrease in Fire Administration to actual activity (\$5,150).
- Increase in Public Safety services to cover video surveillance, audio visual systems and training room remodel \$32,190.

- Increase in Building & Grounds utilities costs & services for the Borden Building and City Hall \$14,110.
- Increase in Building Inspection demolition of two properties to cover uncollected owner expense \$23,900.
- Decrease in Parks Land Improvements to carryover GKB/Mid-Michigan pathway project (\$142,970).
- Decrease in Public Works Administration primarily due to vacancy of assistant director position (\$63,710).
- Decrease in Sidewalk Replacement as cost came in less than initially expected (\$26,280).
- Decrease in Street Lights as cost was less than initially projected (\$8,500).

Fund Balance:

- Unassigned Fund Balance is projected to be \$7,636,086, which is 47.8% of expenditures
 - Restricted Fund Balance is projected to be \$8,404,942 at the end of 2024.

Other Funds

- Major Street – Expenditure overall decreased due road costs for the City were less than anticipated (\$51,340).
- Local Street – Expenditures decreased due to contractual services and equipment rental (\$34,040). Likewise, revenues experienced a decrease from contracted services (\$44,420).
- Storm Drain Improvements – Expenditures overall decreased (\$223,800) due to construction changes and carry over of \$100,000 for Pickard Storm Sewer.
- Recreation – Revenues had an overall decrease due to the new fee structure and lack of attendance in Daddy Daughter program (\$83,230). Expenditures had an overall decrease of (\$179,220) due to staffing and reduced costs for supplies.
- Airport – Revenue decreased due to reconstruction and closures (\$5,310). Expenditure overall decrease was primarily from fuel & supply savings (\$38,930).
- Water Resource Recovery – Revenues significantly increased from earned investment interest and grant funding for SRF project and \$9,644,885. Expenditures overall increased due to summer demand and engineering costs associated with SRF project. \$7,307,210.
- Water – Revenues have a net reduction of (\$21,650) primarily due to actual expenses for State grant reimbursement. Expenditures overall decreased due to reduction in costs associated with grant projects (\$425,350).
- Motor Pool – Revenue increased due to MMRA net distribution \$20,370. Expenditures overall decreased from wage reductions, contractual services, and fuel cost savings (23,420).
- Self-Insurance – Revenues and expenditures close to September amended budget.

Recommended Action

Please include the attached resolution for consideration on the December 9th City Commission agenda.

WHEREAS, Article VII, Section 10, authorizes the City Commission to amend the annual operating budget by resolution, and

WHEREAS, the 2024 operating budget was originally adopted by resolution November 13, 2023 and

WHEREAS, the activities of the City since the budget was adopted have been such as to necessitate an amendment at this time,

NOW THEREFORE, BE IT RESOLVED, that the following revenue and expenditure appropriations be approved and the 2024 operating budget be amended, effective immediately.

	ESTIMATED (A)			
	Fund Balance <u>January 1</u>	2024 <u>Revenue</u>	2024 <u>Expenditures</u>	Fund Balance <u>December 31</u>
<u>GOVERNMENTAL FUNDS</u>				
GENERAL FUND				
Unassigned	\$6,888,595	\$16,693,899		
Legislative Division			1,024,196	
Finance Division			2,362,160	
Public Safety Division			7,215,805	
Community Services Division			4,818,075	
Public Works Division			526,172	
Total Unassigned	6,888,595	16,693,899	15,946,408	7,636,086
Assigned for Fire truck replacement	2,596,937			2,596,937
Assigned for Economic Initiatives	721,088			721,088
Assigned for Projects/Programs	897,287			897,287
Assigned for subsequent year budget	69,030			69,030
Restricted	895,560			895,560
Committed for Special Assessments	312,851			312,851
Committed for Capital Projects	2,240,961			2,240,961
Non-spendable	671,228			671,228
Total General Fund	\$15,293,537	\$16,693,899	\$15,946,408	\$16,041,028
SPECIAL REVENUE FUNDS				
MAJOR STREET FUND				
Restricted	1,407,152	1,377,784	1,379,050	1,405,885
Total Major Street Fund	1,407,152	1,377,784	1,379,050	1,405,885
LOCAL STREET FUND				
Unassigned				
Restricted	1,289,434	\$1,436,832	\$999,082	\$1,727,184
Non-spendable	100,000			100,000
Total Local Street Fund	1,389,434	1,436,832	999,082	1,827,184
Total Governmental Funds				
Appropriated Budget	\$18,090,123	\$19,508,515	\$18,324,541	\$19,274,097

	Working Capital <u>December 31</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>
<u>Component Units</u>				
MISSION STREET DDA FUND				
Assigned	\$154,736	\$344,218	\$71,753	\$427,200

TAX INCREMENT FIN AUTH FUND

Total TIFA	440,379	61,432	177,621	\$324,190
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BROWNFIELD REDEVELOPMENT FUND

Total Brownfield	20,829	50,470	4,250	\$67,049
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Total Component Unit Funds

Informational Summaries

	\$615,944	\$456,120	\$253,624	\$818,439
	Working Capital <u>December 31</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>

PROPRIETARY FUNDS

Enterprise Funds

RECREATION FUND

Net investment in capital	27,395			
Restricted for Unspent donation	10,401			
Unrestricted	632,627			
Total Recreation Fund	670,423	1,081,084	1,057,045	694,462

LAND DEVELOPMENT FUND

Restricted	50,000	0	0	50,000
Unassigned	5,384,210	11,804	1,304	5,394,710
Total Land Development	5,434,210	11,804	1,304	5,444,710

AIRPORT FUND

Assigned	704,768			
Restricted	212,527			
Unassigned	237,795			
Total Airport	1,155,090	630,714	390,500	1,395,304

WATER RESOURCE RECOVERY FUND

Assigned	7,572,365			
Restricted	300,000			
Unassigned	5,311,092			
Total Water Resource Recovery Fund	13,183,457	22,672,847	25,741,410	10,114,894

WATER FUND

Assigned	5,704,531			
Restricted	25,000			
Unassigned	3,672,183			
Total Water	9,401,714	3,834,401	2,697,456	10,538,659

SOLID WASTE FUND

Restricted	202,880			
Unassigned	816,758			
Total Solid Waste	1,019,638	597,228	538,921	1,077,945

Internal Service Funds

MOTOR POOL FUND

Unassigned	2,301,046	711,784	437,050	2,575,780
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SELF INSURANCE FUND

	633,703	2,622,400	3,101,159	154,944
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Total Proprietary Funds
Informational Summaries

\$33,799,281	\$32,162,263	\$33,964,845	\$31,996,698
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Memorandum



TO: Aaron Desentz, City Manager

FROM: Chris Witmer, Treasurer/Deputy Finance Director

DATE: December 5, 2024

SUBJECT: Commit ARPA Funds

The City of Mt. Pleasant received \$2,605,885 from the American Rescue Plan Act (ARPA). ARPA rules state all funds received must be obligated by December 31, 2024. If ARPA funds are not obligated by the deadline, the City must return the funds. The City Commission moved to commit ARPA funds as revenue replacement on November 13, 2023. \$1,467,885 of ARPA funds remain unobligated at this time.

Staff will continue to follow the guidance provided by the City Commission in 2023 on ARPA priorities for the projects listed below (project estimates are from the 2023 ARPA work session):

GKB Trail Phase 1 north section - obligated

Town Center - obligated

Parking Lots 4 & 5 - unable to obligate ARPA funds by December 31, 2024 due to project delay until spring of 2025.

Requested Action:

It is recommended the City Commission obligate the remaining \$1,467,885 of ARPA funds to revenue replacement.

City of Mt. Pleasant
ARPA Wages & Expenses
02/01/2023 - 06/30/2023

note: All pension & retirement employer expenses have been removed from original Payroll report

Totals For Department: FIRE

Expense	Amount
LIFE_ER	1,320.07
MEDICAL ER EXP	75,884.00
MEDICARE_ER	4,980.88
SOCSEC_ER	1,750.70
SUI	15.27
WORKERS COMP	5,387.72
DENTAL ER EXP	216
	<u>89,554.64</u>

Tax Type	State / Loc	App Wages	Total Wages & Employer Expense
Federal		359,616.06	449,170.70
Medicare		359,616.06	
Social Security		30,019.35	
State	MI	359,616.06	

Totals For Department: POLICE

Expense	Amount
DENTAL ER EXP	864
LIFE_ER	2,038.87
MEDICAL ER EXP	182,903.00
MEDICARE_ER	13,409.79
SUI	93.48
WORKERS COMP	8,646.75
SOCSEC_ER	7,489.82
	<u>215,445.71</u>

Tax Type	State / Loc	App Wages	Total Wages & Employer Expense
Federal		957,615.23	1,173,060.94
Medicare		957,615.23	
State	MI	957,615.23	
Social Security		126,688.35	

Totals For Department: FIRE POC

Expense	Amount
DENTAL ER EXP	1,265.00
MEDICAL ER EXP	24,432.00
MEDICARE_ER	427.45
SOCSEC_ER	1,827.69
WORKERS COMP	877.62
	<u>28,829.76</u>

Tax Type	State / Loc	App Wages	Total Wages & Employer Expense
Federal		31,049.17	59,878.93
Medicare		31,049.17	
Social Security		31,049.17	
State	MI	31,049.17	

GrandTotal Wages & Employer Expense 1,682,110.57

Memorandum



TO: Aaron Desentz, City Manager

FROM: Chris Witmer, Treasurer/Deputy Finance Director

DATE: December 5, 2024

SUBJECT: Issuance of Payroll & Warrants

The City Commission has historically delegated authority to the Finance Director to issue payroll and warrants from the last City Commission meeting of the year through the first meeting of the next year. This allows the City to ensure vendors receive timely payments during this period. There are also both regular and special payrolls during this period. Assuming the City Commission meeting on December 16th will be cancelled and the first meeting of 2025 will be January 13th, I request this authority be delegated to me from December 10th through January 13th. After January 13th, I will provide the City Commission with a check register of all payrolls and warrants issued during this time.

Requested Action:

Please include the following resolution for consideration on the December 9th City Commission agenda:

Authorize Deputy Financial Services Director, Christine Witmer, to approve the issuance of payrolls and warrants from December 10, 2024 to January 13, 2025.

Moved by Commissioner _____ and supported by Commissioner _____

11/26/2024

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 11/15/2024 - 11/27/2024

Check Date	Vendor Name	Description	Amount
11/27/2024	MID MICHIGAN AREA CABLE	VIDEO PRODUCTION - CITY COMM, PLANNING	450.00
11/27/2024	SUNRISE ASSESSING SERVICES, LLC	ASSESSING SVCS DECEMBER 2024	8,575.00
11/27/2024	PURITY CYLINDER GASES INC	CHEMICALS - WATER	6,221.74
11/27/2024	POLYDYNE INC.	CHEMICALS - WATER	1,537.02
11/27/2024	PVS TECHNOLOGIES, INC	CHEMICALS - WATER	9,663.72
11/27/2024	HAVILAND PRODUCTS COMPANY	CHEMICALS - WRRF	740.00
11/15/2024	CITY TREASURER - UTILITIES	CITY HALL WATER/SEWER DUE	6,857.63
11/27/2024	CMU ADVENTURE SEMINARS	CLIMBING CLUB FALL 2024	1,350.00
11/27/2024	CENTURYLINK	COMMUNICATIONS DUE NOVEMBER 2024	11.05
11/27/2024	THROTTLE FIREARMS, LLC	CONTAINMENT TEAM SUPPLIES - SILENCER/SUP	3,796.00
11/27/2024	MIDLAND DAILY NEWS	CONTRACT SVCS - 00058444 HR	663.04
11/27/2024	SPECTRUM PRINTERS, INC.	CONTRACT SVCS - BALLOT FOLDING	563.43
11/27/2024	ELECTIONSOURCE	CONTRACT SVCS - BALLOT TABULATOR, VOTING	3,435.12
11/27/2024	ISABELLA COUNTY	CONTRACT SVCS - BUILDING INSPECTIONS	165.00
11/27/2024	ORKIN	CONTRACT SVCS - BUILDING PEST CONTROL	132.99
11/27/2024	MASTER ELECTRIC, INC	CONTRACT SVCS - CCTB SYSTEM	16,425.00
11/27/2024	KINETICO WATER SYSTEMS	CONTRACT SVCS - FIRE WATER	433.00
11/27/2024	CORRPRO COMPANIES, INC.	CONTRACT SVCS - INSPECTIONS	1,980.00
11/27/2024	MEAD & HUNT	CONTRACT SVCS - MOP RWY EXTEN FEASIBILIT	3,943.50
11/27/2024	YEO & YEO TECHNOLOGY	CONTRACT SVCS - NOVEMBER 2024	900.00
11/27/2024	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS - QUARTERLY SAMPLES WATER	941.00
11/27/2024	GRAYMONT WESTERN LIME INC.	CONTRACT SVCS - QUICKCLIME WATER PLANT	9,356.64
11/27/2024	WATKINS ROSS & CO	CONTRACT SVCS - RETIREE HEALTHCARE PLAN	7,200.00
11/27/2024	PRO COMM, INC	CONTRACT SVCS - SERVICE UPFIT	23,924.00
11/27/2024	FERGUSON WATERWORKS #3386	CONTRACT SVCS - SEWAGE CROCK/PUMP	3,412.41
11/27/2024	R & T MURPHY TRUCKING, LLC	CONTRACT SVCS - SNOW REMOVAL	5,353.50
11/27/2024	BLYSTONE & BAILEY	CONTRACT SVCS - THROUGH 10/31/2024	1,872.00
11/27/2024	MANER COSTERISAN	CONTRACT SVCS - THROUGH 10/31/2024	13,560.50
11/27/2024	PROGRESSIVE AE, INC.	CONTRACT SVCS - TRAFFIC TUBE COUNTS	31,250.00
11/27/2024	WONSEY TREE SERVICE, INC.	CONTRACT SVCS - TREE TRIMMING	2,705.00
11/27/2024	WILLIAM E WALTER	CONTRACT SVCS - WATER TREATMENT PLANT	383.00
11/27/2024	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS - WINTERIZE IRRIGATION - M	1,558.50
11/27/2024	PREIN & NEWHOF	CONTRACT SVCS - WRRF	285.00
11/27/2024	COMMERCE CONTROLS INCORPORATED	CONTRACT SVCS - YEARLY CALIBRATION	3,288.00
11/27/2024	ISABELLA CAT CLINIC	CONTRACT SVCS CODE ENF SPAY/NEUTER	4,153.13
11/27/2024	CORBY BLEM	CONTRACT SVCS HOLIDAY WINDOW PAINTING CO	300.00
11/27/2024	STATE OF MICHIGAN	CONTRACT SVCS MDOT00249, 591:ACT51, MDOT	2,842.92
11/27/2024	CLARK HILL P.L.C.	CONTRACT SVCS THRU 11/14/2024	7,463.95
11/27/2024	RCL CONSTRUCTION CO. INC	CONTRACT SVCS WRRF IMPROVEMENTS THRU 10/	308,509.65
11/27/2024	PAPAS PUMPKIN PATCH	FARMERS MKT REIMB THRU 11/25/2024	20.00
11/27/2024	AMY SHANER	FARMERS MKT TOKEN REIMB THRU 11/25/2024	30.00
11/27/2024	AVFUEL CORPORATION	INVOICES/CREDITS THRU 11/21/2024	20.00
11/27/2024	LAURA FOX	METER READER MILEAGE FOR 10/16 THRU 11/1	38.32
11/27/2024	UNIFIRST CORPORATION	MOTOR POOL MATS	78.00
11/27/2024	STERICYCLE, INC.	PAPER SHREDDING AT CITY HALL	376.88
11/27/2024	DOUG LOBSINGER	REIMBURSEMENT - TO RECORD A NEP MORTGAGE	35.00
11/27/2024	SCOTT ZAMARRON	REIMBURSEMENT - TRAVEL - LAB PRACTICE SE	85.09
11/27/2024	JARED BOUMAN	REIMBURSEMENT CELL PHONE	50.00
11/27/2024	DAWN WINKELMAN	REIMBURSEMENT METER READER MILEAGE OCTOB	35.38
11/27/2024	ANDREA REDMOND	REIMBURSEMENT OF CENTRAL PLUMBING BILL (325.00
11/27/2024	MOREY'S LOGO	REMOVE VINYL & GLUE	185.00
11/27/2024	LISA MYERS	SUPPLIES - BOOT REIMBURSEMENT	100.00
11/27/2024	AIRGAS USA, LLC	SUPPLIES - GLOVES	300.94
11/27/2024	CENTRAL ASPHALT, INC	SUPPLIES - HMA TOP MIX	42.89
11/27/2024	GILL-ROY'S HARDWARE	SUPPLIES - NUTS & BOLTS	2.76
11/27/2024	ODP BUSINESS SOLUTIONS LLC	SUPPLIES - PAPER	269.64
11/27/2024	ALLIED FIRE SALES & SERVICE LLC	SUPPLIES - STREAMLIGHT FLASHLIGHT	155.00
11/27/2024	DORNBOS SIGN & SAFETY, INC.	SUPPLIES - STREETS	11,507.40
11/27/2024	COYNE OIL CORPORATION	SUPPLIES - STREETS CYL REFILL	7.26
11/27/2024	FISHER TRANSPORTATION CO, INC	SUPPLIES - TOPSOIL RIVERSIDE CEMETERY	1,453.55
11/27/2024	CDW GOVERNMENT, INC	SUPPLIES - USB TABLET/CHARGER	1,172.35

11/27/2024	USABUEBOOK	SUPPLIES - WATER	382.77
11/27/2024	C & O SPORTSWEAR	SUPPLIES RECREATION TSHIRT	132.65
11/27/2024	MICHIGAN SECTION-AWWA	TRAINING - LAB SCHOOL FOR WATER OPERATIO	666.00
11/27/2024	NYE UNIFORM COMPANY	UNIFORMS - ANDREA REAM	264.04
11/27/2024	PHOENIX SAFETY OUTFITTERS	UNIFORMS FIRE	956.52
11/27/2024	CINTAS CORP	WATER PLANT FIRST AID SUPPLIES	59.17
11/27/2024	BEN KROPF	YOUTH BASKETBALL REFEREE THRU 11/21/2024	75.00
11/27/2024	CLAYTON MOLYNEUX	YOUTH BASKETBALL REFEREE THRU 11/21/2024	60.00
11/27/2024	COLTON DYSINGER	YOUTH BASKETBALL REFEREE THRU 11/21/2024	45.00
11/27/2024	KAMDEN WILLIAMS	YOUTH BASKETBALL REFEREE THRU 11/21/2024	60.00
11/27/2024	LILY PIERCE	YOUTH BASKETBALL REFEREE THRU 11/21/2024	60.00
11/27/2024	MARK KARIMI	YOUTH BASKETBALL REFEREE THRU 11/21/2024	30.00
11/27/2024	MELISSA WANINK	YOUTH BASKETBALL REFEREE THRU 11/21/2024	45.00
11/27/2024	NOAH MCGUIRE	YOUTH BASKETBALL REFEREE THRU 11/21/2024	45.00
11/27/2024	NOLAN CASZATT	YOUTH BASKETBALL REFEREE THRU 11/21/2024	30.00
Bank COMM COMMON CASH			
COMM TOTALS:			
Total of 76 Checks:			515,404.05
Less 0 Void Checks:			0.00
Total of 76 Disbursements:			515,404.05
Bank TAX TAX COLLECTION			
11/19/2024	CITY TREASURER	REFUND OF NSF FEE	30.00
11/19/2024	CITY TREASURER	REFUND OF DELINQUENT WATER TAX PAYMENT	149.00
11/19/2024	FARRELL LINDA	2024 Sum Tax Refund 17-000-11803-05	722.59
11/19/2024	GILBERT REBECCA L & DAVID J	2024 Sum Tax Refund 17-000-13618-00	287.05
11/19/2024	M & L PROPERTY INVESTMENTS LLC	2024 Sum Tax Refund 17-000-18329-00	3,424.38
11/25/2024	WALGREEN CO- STORE #7247	2024 Sum Tax Refund 17-000-09457-00	5,238.35
TAX TOTALS:			
Total of 11 Checks:			14,464.39
Less 5 Void Checks:			4,613.02
Total of 6 Disbursements:			9,851.37
REPORT TOTALS:			
Total of 87 Checks:			529,868.44
Less 5 Void Checks:			4,613.02
Total of 82 Disbursements:			525,255.42

Memorandum



TO: Aaron Desentz, City Manager

FROM: Manuela Powidayko
Director of Planning and Community Development

DATE: December 9, 2024

SUBJECT: Z-24-01 – Rezoning of Tax Parcels 17-000-17-300-00, 17-000-17-303-00, 17-000-17-304-00, 17-000-17-305-00, 17-000-17-306-00 from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone), respectively.

A public hearing on the proposed rezoning was held on November 7, 2024. As indicated in the attached draft minutes, there were several public comments on the subject both in opposition and in support of the proposed action. Following the public hearing, the Planning Commission unanimously recommended that the City Commission approve Rezoning 24-01. At their November 11, 2024 meeting, the City Commission set a public hearing for December 9, 2024.

The rezoning area is owned by multiple owners, as described below:

Parcel Number	Property Owner	Zoning Designation (Current)	Zoning Designation (Proposed)
17-000-17-300-00*	Westpoint Village, LLC	PRD	CD-4 (Residential/Dwelling Use Restriction)
17-000-17-303-00	Crawfield Enterprises, LLC	PRD	CD-4
17-000-17-304-00*	Central Michigan University	PRD	SD-U
17-000-17-305-00*	Edward T. Peters	PRD	CD-4 (Residential/Dwelling Use Restriction)
17-000-17-306-00*	Crawfield Enterprises, LLC	PRD	CZ

*Notes: Each parcel's description is located within the attachment "Property Description and Rezoning Information".
Parcels that are referenced in the Termination of the PRD Agreement are highlighted with an asterisk*.*

These parcels have been designated as PRD (Planned Residential Development) since 1980, and four of them have entered into a PRD Agreement in the 2000 (the one parcel that has never been included in the PRD Agreement is parcel 17-000-17-303-00). Parcel 17-300-00 has been substantially developed with 37 multiple-family apartment buildings that were completed, out of the 70 buildings that had been approved. The other parcels remain vacant.

Section 154.614 of the Zoning Ordinance, enables the City to terminate the previously approved PRD Agreement, pursuant to the approval of the Planning and the City Commissions and all parties in interest in the land. The termination of such previous PRD Agreement has been approved by the Planning and City Commissions on September 5, 2024 and September 9, 2024, respectively. Such Termination of the PRD Agreement is conditioned upon the Planning and City Commissions' approval of the rezoning of the four parcels that are contained within the original PRD Agreement, referenced therein and also mentioned above (highlighted with an asterisk*).

The Planning Commission has therefore, recommended a map amendment to rezone these four parcels in accordance with the previously approved Termination of the PRD Agreement, as well as the rezoning of parcel 17-000-17-303-00 to CD-4 to match the City's Future Land Use Map contained within the 2020 Master Plan. The attached memorandum to the City Commission regarding the Termination of the PRD Agreement for the southwest corner of Crawford and Broomfield, contains more information about the reasons behind this proposed rezoning request.

Memorandum



REQUESTED ACTION:

The City Commission adopts the Planning Commission's proposed Zoning Map Amendment (Z-24-01) for the five properties located southwest of Crawford and Broomfield.

ATTACHMENTS:

1. Rezoning Application
 - a. Answers to Review Criteria (with attachments)
 - b. Termination of Planned Residential Development Agreement (with signatures)
 - c. Rezoning Authorization Letters
 - d. Property Owner Address
 - e. Pedestrian Shed Map
 - f. Traffic Letters
2. Property description and rezoning information
3. Draft ordinance
4. Draft minutes – November 7, 2024 Planning Commission meeting (excerpt of Public Hearing)
5. Current and proposed zoning map of subject parcels
6. City Commission Memorandum regarding the Termination of the PRD Agreement for the southwest corner of Crawford and Broomfield (with attachments)

PARCEL 1: FILE NUMBER: 010126202 REV. #2
LAND SITUATED IN THE CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S89°-30'-24"W, ALONG THE NORTH LINE OF SAID SECTION, 1200.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°-49'-13"E, PARALLEL WITH THE EAST LINE OF SAID SECTION, 1060.02 FEET; THENCE S89°-30'-24"W, PARALLEL WITH SAID NORTH SECTION LINE, 1301.06 FEET, THENCE N00°-47'-23"W, PARALLEL WITH AND 150 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1060.01 FEET TO A POINT ON THE NORTH SECTION LINE; THENCE N89°-30'-24"E, ON SAID NORTH SECTION, 1300.50 FEET BACK TO THE POINT OF BEGINNING.

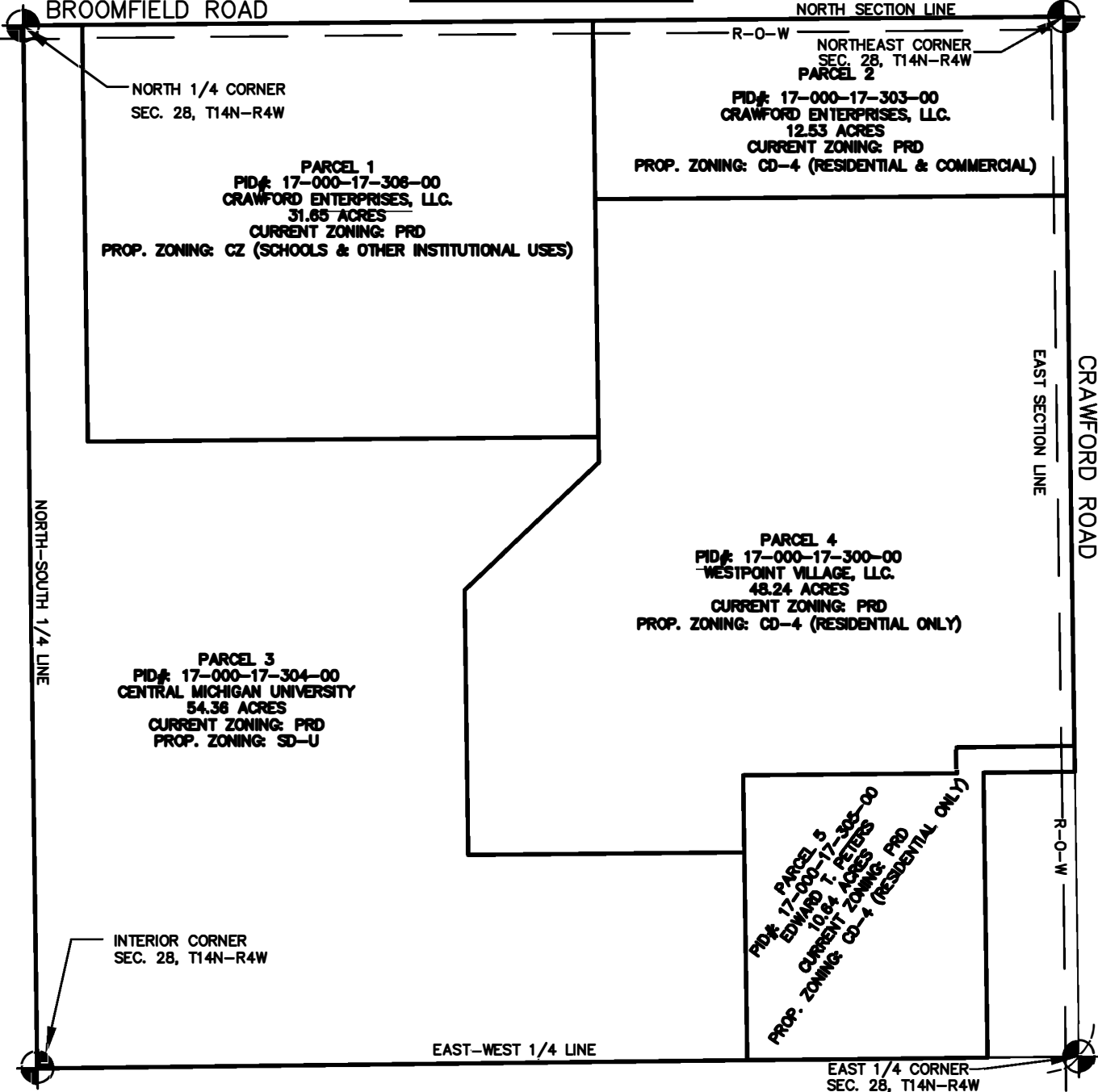
PARCEL 2: PARCEL # 17-000-17-303-00 TAX DESCRIPTION
A PARCEL OF LAND BEING PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NE CORNER OF SAID SECTION 28, THENCE SOUTH 454.91 FEET ALONG THE EAST SECTION LINE, THENCE WEST 1200.24 FEET PARALLEL WITH THE NORTH SECTION LINE, THENCE NORTH 454.91 FEET PARALLEL WITH THE EAST SECTION LINE, THENCE EAST 1200.2 FEET ALONG THE NORTH SECTION LINE TO THE POINT OF BEGINNING, EXCEPT 33 FEET RIGHT OF WAY FOR BROOMFIELD ROAD. 12.53 ACRES

PARCEL 3: L. 1369, PG. 863
A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE N.89°-30'-24"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, 150.00 FEET; THENCE S.00°-47'-23"E., PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1060.01 FEET; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 1301.06 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 64.90 FEET; THENCE S.46°-29'-34"W., 472.06 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 673.77 FEET; THENCE N.89°-22'-00"E., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 702.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 530.16 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION, SAID POINT BEING 845.00 FEET, S.89°-22'-00"W, FROM THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.89°-22'-00"W., ON AND ALONG SAID EAST AND WEST 1/4 LINE, 1806.90 FEET TO THE INTERIOR 1/4 CORNER OF SAID SECTION; THENCE N.00°-47'-23"W., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 2653.57 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 54.36 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 33.00 FEET THEREOF LYING ALONG AND ADJACENT TO THE NORTH LINE OF SAID SECTION, AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 4: L. 1460, PG. 843
A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S.00°-49'-13"E., ALONG THE EAST SECTION LINE, 454.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.00°-49'-13"E., ALONG SAID EAST SECTION LINE, 1401.03 FEET, SAID POINT BEING 791.16 FEET, N.00°-49'-13"W. FROM THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 300.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 66.00 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 545.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 195.00 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 702.00 FEET; THENCE N.00°-49'-13"W, PARALLEL WITH SAID EAST SECTION LINE, 673.77 FEET; THENCE N.46°-29'-34"E., 472.06 FEET; THENCE N.00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 670.01 FEET; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 1200.02 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 48.24 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF LYING ALONG AND ADJACENT TO THE EAST LINE OF SAID SECTION, AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 5: L. 1829, PG. 116
A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE S00°-49'-13"E., ALONG THE EAST SECTION LINE, 1855.94 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S00°-49'-13"E., ALONG SAID EAST SECTION LINE, 66.16 FEET; THENCE S89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 233.00 FEET; THENCE S00°-49'-12"E., PARALLEL WITH SAID EAST SECTION LINE, 725.00 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION, THENCE S89°-22'-00"W., ON SAID EAST AND WEST 1/4 LINE, 330.00 FEET; THENCE N00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 725.16 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 263.00 FEET; THENCE N00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 66.00 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 300.00 FEET BACK TO HE POINT OF BEGINNING, CONTAINING 5.95 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD INCLUDING THE RIGHTS OF THE PUBLIC OVER CRAWFORD ROAD ACROSS THE EASTERLY 33 FEET THEREOF AND
A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE S89°-22'-00"W., ALONG THE EAST AND WEST 1/4 LINE 563.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S89°-22'-00"W., ALONG SAID EAST AND WEST 1/4 LINE, 282 FEET; THENCE N00°-49'-12"W., PARALLEL WITH THE EAST LINE OF SAID SECTION, 725.16 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE 282.00 FEET; THENCE S00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 725.16 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 4.69 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY DESCRIPTION AND REZONING
INFORMATION



CMS & D
SURVEYING / ENGINEERING
100 EAST PLEASANT ROAD
MT. PLEASANT, MI 48134
PHONE: 313.776-1200
FAX: 313.776-1201
WWW.CMSANDD.COM

EXHIBIT A
WESTPOINT VILLAGE, LLC.
PART OF THE NORTHEAST 1/4 OF SECTION 28
T.14N-R.4W, CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN

FOR NUMBER SUBMITTALS	FOR NUMBER SUBMITTALS
SCALE N.T.S.	SCALE N.T.S.
DRAWN BY J.E.H.	DRAWN BY J.E.H.
DESIGNED BY J.E.H.	DESIGNED BY J.E.H.
CHECKED BY J.E.H.	CHECKED BY J.E.H.
1 OF 4	1 OF 4

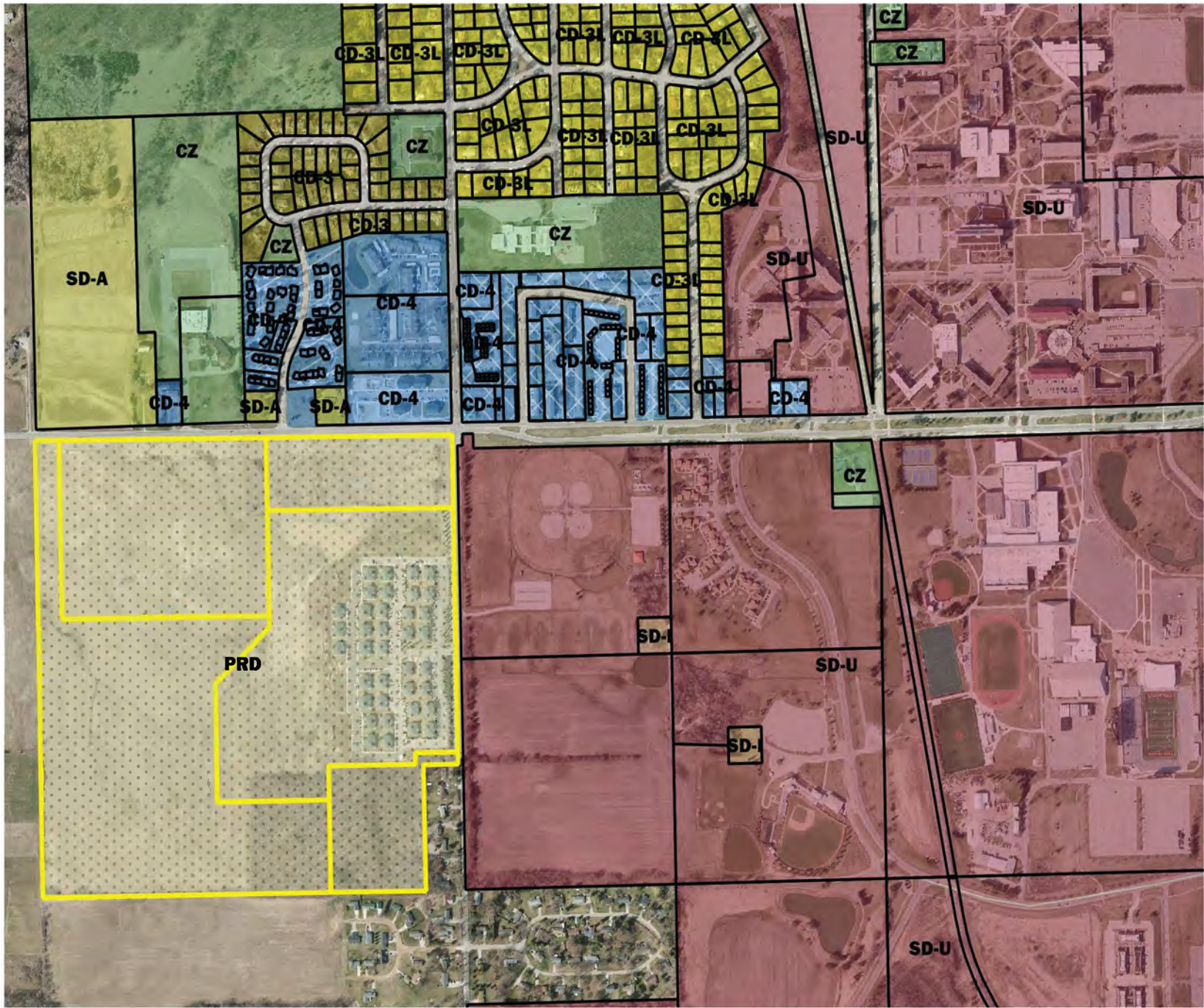
REVISIONS:
SUBMITTAL TO CLIENT FOR REVIEW 2-1-24
SUBMITTAL TO CLIENT FOR REVIEW 3-7-24
SUBMITTAL TO CITY OF MT. PLEASANT PLANNING 5-30-24

0 0.1 0.2 mi

City of Mt. Pleasant GIS Map: Current Zoning

LEGEND

- Cadastral
- PRD Rezoning — parcels
- Planning
- Zoning
- CD-3 (Sub-Urban)
 - CD-3L (Sub-Urban Large Lot)
 - CD-4 (General Urban)
 - CZ (Civic)
 - SD-A (Agricultural)
 - SD-I (Industrial)
 - SD-U (University)
 - PRD (Planned Resid. Development)
- Special Requirements
- Res Only
 - Student Restriction

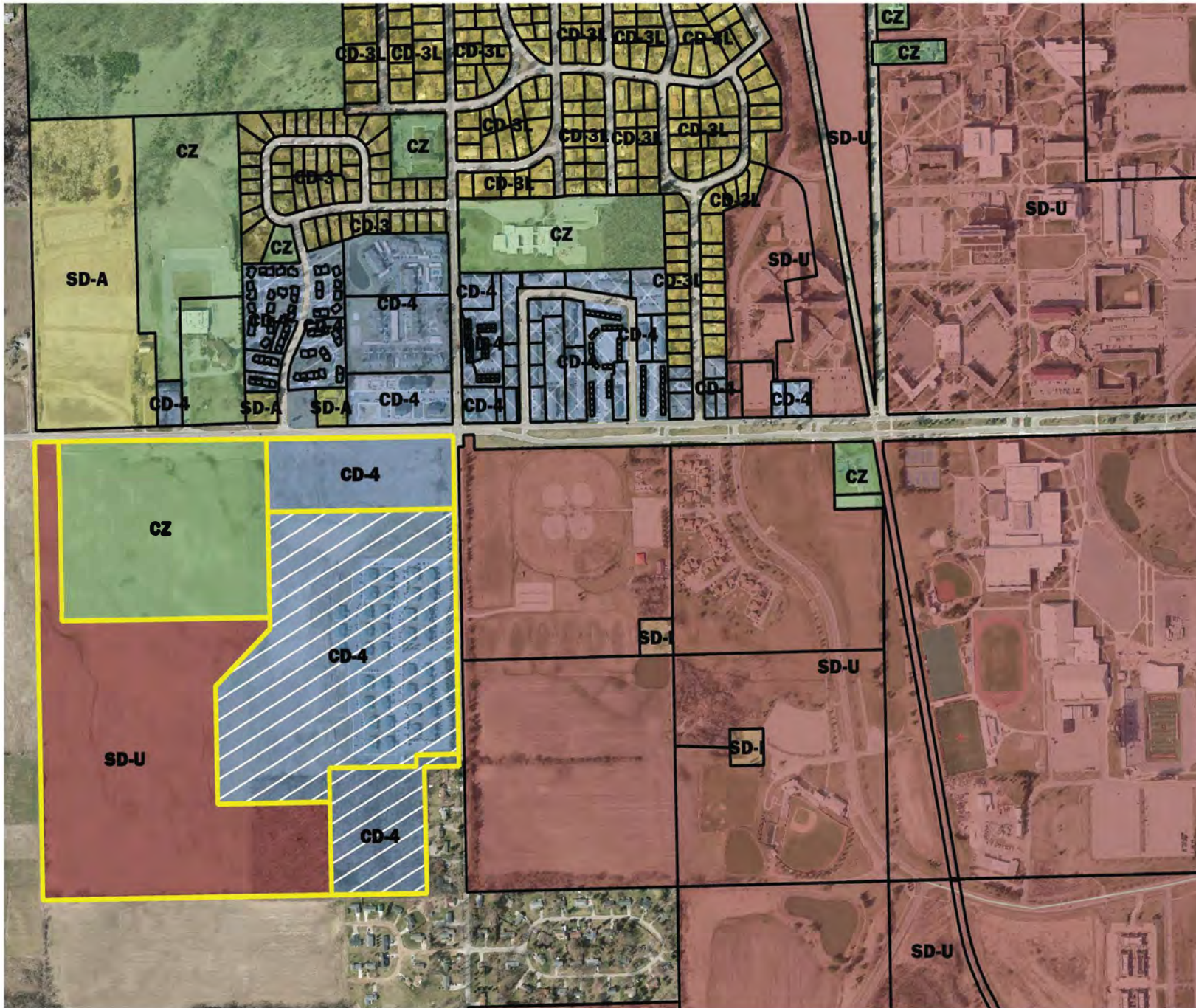


Information Accuracy Disclaimer - The materials and information contained on or obtained from the city of MtPleasant GIS maps, are distributed and transmitted "as is" without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Information on these GIS maps is provided without any representation of any kind as to accuracy and should be verified by the user. The City of MtPleasant is not responsible for any special, indirect, incidental or consequential damages that may arise from the use of, or the inability to use, the GIS maps whether they are provided by the city, or a third party



0 0.1 0.2 mi

City of Mt. Pleasant GIS Map: Proposed Rezoning



LEGEND

Cadastral

PRD Rezoning — parcels

Planning

Zoning

- CD-3 (Sub-Urban)
- CD-3L (Sub-Urban Large Lot)
- CD-4 (General Urban)
- CZ (Civic)
- SD-A (Agricultural)
- SD-I (Industrial)
- SD-U (University)

Special Requirements

- Res Only
- Student Restriction



Information Accuracy Disclaimer - The materials and information contained on or obtained from the city of MtPleasant GIS maps, are distributed and transmitted "as is" without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Information on these GIS maps is provided without any representation of any kind as to accuracy and should be verified by the user. The City of MtPleasant is not responsible for any special, indirect, incidental or consequential damages that may arise from the use of, or the inability to use, the GIS maps whether they are provided by the city, or a third party

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND THE ZONING MAP OF CHAPTER 154: ZONING ORDINANCES OF THE CODE OF ORDINANCES.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment of City Zoning Map. That Chapter 154: Zoning Ordinances is hereby amended as follows:

Rezone the following properties located at the southwest corner of W. Broomfield St. and S. Crawford Rd. from PRD, Planned Residential Development to the following zoning district designations, with each property being legally described as follows:

Parcel 17-000-17-300-00: CD-4, General Urban Character District with the Residential/Dwelling Use Restriction special requirement

A PARCEL OF LAND BEING A PART OF NE 1/4 SEC 28 T14N R4W DESCRIBED AS FOLLOWS TO FIX THE POB COMMENCE AT NE COR OS SAID SEC 28 TH S 00D49M13S E ALONG THE EAST SEC LINE 454.91 FT TO THE POB OF DESC TH CONT S 00D49M13S E ALONG THE EAST SEC LINE 1401.03 FT SAID POINT BEING 791.16 FT N 00D 49M 13S W FROM THE E 1/4 COR OF SAID SEC TH S 89D 22M 00S W PARALLEL WITH THE EAST & WEST 1/4 LINE OF SAID SEC 300 FT TH S 00D 49M 13S E PARALLEL WITH SAID EAST SEC LINE 66 FT TH S 89D 22M 00S W PARALLEL WITH SAID EAST & WEST 1/4 LINE 545 FT TH S 00D 49M 13S W PARALLEL WITH SAID EAST SEC LINE 195 FT TH S 89D 22M 00S W PARALLEL WITH SAID EAST & WEST 1/4 LINE 702 FT TH N 00D 49M 13S W PARALLEL WITH SAID EAST SEC LINE 673.77 FT TH N 46D 29M 34S E 472.06 FT TH N 00D 49M 13S W PARALLEL WITH SAID EAST SEC LINE 670.01 FT TH N 89D 30M 24S E PARALLEL WITH SAID NORTH SEC LINE 1200.02 FT BACK TO POB 48.24 ACRES OF LAND AND BEING SUBJECT TO HWY USE OF THE EASTERLY 33 FT THEREOF LYING ALG & ADJACENT TO THE EAST LINE OF SAID SEC AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS RESERVATIONS EASEMENTS & ROW OF RECORD . COMBINATION FOR 2009 FROM 17-300-00 & 17-302-00 & PART OF 17-304-00 TO 17-300-00

Parcel 17-000-17-303-00: CD-4, General Urban Character District

A PARCEL OF LAND BEING PART OF THE EAST 1/2 OF THE NE 1/4 OF SEC 28, T14N R4W, CITY OF MT PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POB, COMMENCE AT THE NE COR OF SAID SEC 28, TH S 454.91 FT ALONG THE EAST SEC LINE, TH W 1200.24 FT PARALLEL WITH THE NORTH SEC LINE, TH N 454.91 FT PARALLEL WITH THE EAST SEC LINE, TH E 1200.2 FT ALONG THE NORTH SEC LINE TO THE POB, EXC 33 FT OF ROW FOR BROOMFIELD RD. 12.53 ACRES. (SPLIT FOR 2002 ROLL - SEE 17306)

Parcel 17-000-17-304-00: SD-U, Special District University

A PARCEL OF LAND BEING A PART OF THE NE 1/4 OF SEC 28 T14N R4W DESCRIBED AS FOLLOWS COMMENCING AT THE N 1/4 COR OF SAID SEC 28 THENCE N 89D30M24SE ON & ALG THE N LINE OF SAID SEC 150 FT THENCE S 00D47M23S E PARALLEL WITH THE NORTH & SOUTH 1/4 LINE OF SAID SEC 1060.01 FT TH N 89D30M24S E PARALLEL WITH

SAID NORTH SEC LINE 1301.06 FT TH S 00D 49M 13S E PARALLEL WITH THE EAST LINE OF SAID SEC 64.90 FT TH S 46D 29M 34S W 472.06 FT TH S 00D 49M 13S E PARALLEL WITH THE EAST LINE OF SAID SEC 673.77 FT TH N 89D 22M 00S E PARALLEL WITH THE EAST & WEST 1/4 LINE OF SAID SEC 702.00 FT TH S 00D 49M 13S E PARALLEL WITH SAID EAST SEC LINE 530.16 FT TO A POINT ON THE EAST & WEST 1/4 LINE OF SAID SEC SAID POB BEING 845.00 FT S 89D 22M 00S W FROM THE EAST 1/4 COR OF SAID SEC TH S 89D 22M 00S W ON & ALG SAID EAST & WEST 1/4 LINE 1806.90 FT TO THE INTERIOR 1/4 COR OF SAID SEC TH N 00D 47M 23S W ON & ALG SAID NORTH & SOUTH 1/4 LINE 2653.57 FT BACK TO POB 54.36 ACRES OF LAND AND BEING SUBJECT TO HWY USE OF THE NLY 33 FT THEREOF LYING ALG & ADJACENT TO THE NORTH LINE OF SAID SEC AND ALSO SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS RESERVATIONS EASEMENTS & ROW OF RECORD . PARTIAL COMBINATION FOR 2009 TO 17-300-00 FROM 17-300-00 & 17-302-00 & PART OF 17-304-00

Parcel 17-000-17-305-00: CD-4, General Urban Character District with the Residential/Dwelling Use Restriction special requirement

A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NE 1/4 OF SEC 28, T14N, R4W, DESCRIBED AS FOLLOWS: TO FIX THE POB COMMENCE AT THE NE COR OF SAID SEC 28, THENCE S 00D49M13S E, ALONG THE EAST SEC LINE, 1855.94 FT TO THE POB OF THIS DESCRIPTION, THENCE CONTINUING S 00D49M13S E, ALONG SAID EAST SECTION LINE 66.16 FT, THENCE S 89D22M00S W , PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SEC 233 FT, THENCE S 00D49M13S E PARALLEL WITH SAID E SEC LINE, 725 FT TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SEC, THENCE S 89D22M00S W, ON SAID EAST AND WEST 1/4 LINE 612.00 FT, THENCE N 00D49M13S W, PARALLEL WITH SAID EAST SECTION LINE, 725.16 FT, THENCE N 89D22M00S E, PARALLEL WITH SAID EAST AND WEST 1/4 LINE 545 FT, THENCE N 00D49M13S W, PARALLEL WITH SAID EAST SEC LINE, 66 FT, THENCE N 89D22M00S E, PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 300 FT BACK TO THE POB, CONTAINING 10.64 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD INCLUDING THE RIGHTS OF THE PUBLIC OVER CRAWFORD RD ACROSS THE EASTERLY 33 FT THEREOF. (SPLIT FROM PARCEL 17303 FOR 2001)

Parcel 17-000-17-306-00: CZ, Civic Zone

A PARCEL OF LAND BEING A PART OF THE NE 1/4 OF SEC 28, T14N R4W, CITY OF MT PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POB, COMMENCE AT THE NE COR OF SAID SEC 28, TH S 89D30M24S W, ALONG THE N LINE OF SAID SEC, 1200.02 FT TO THE POB OF THIS DESCRIPTION; TH S 00D49M13S E, PARALLEL WITH THE EAST LINE OF SAID SEC, 1060.02 FT, TH S 89D30M24S W, PARALLEL WITH SAID NORTH SEC LINE, 1301.06 FT, TH N 00D47M23S W, PARALLEL WITH AND 150 FT, MEASURED AT RIGHT ANGLES, EAST OF THE N & S 1/4 LINE OF SAID SEC, 1060.01 FT TO A POINT ON THE NORTH SEC LINE; TH N 89D30M24S E, ON SAID NORTH SEC LINE, 1300.5 FT BACK TO THE POB, CONTAINING 31.65 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD INCLUDING THE RIGHTS OF THE PUBLIC OVER BROOMFIELD ROAD ACROSS THE NORTHERLY 33 FT THEREOF. (31.65 ACRES) (SPLIT FROM 17303 FOR 2002 ROLL)

Section 2. Limitation on Amendments. Except as otherwise expressly amended by this Ordinance, all other provisions of the City's Zoning Code shall remain in full force and effect.

Section 3. Validity and Severability. If any part of this Ordinance is found invalid for any reason, such holding does not invalidate the remaining parts of this Ordinance.

Section 4. Repealer. Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This Ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____
NAYS: Commissioner(s) _____
ABSTAIN: Commissioner(s) _____
ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2024.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

PC Hearing: _____, 2024
Introduced: _____, 2024
Adopted: _____, 2024
Published: _____, 2024
Effective: _____, 2024

85714:00016:200939809-1

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas, Ortman

Nays: None

Motion passed unanimously.

VII. Public Hearings:

A. Z-24-01 – Tax Parcels 17-000-17-300-00, 17-000-17-303-00, 17-000-17-304-00, 17-000-17-305-00, 17-000-17-306-00 – City request to rezone the properties from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone), respectively.

Powidayko introduced Z-24-01, a City request to rezone the five properties located southwest of Crawford and Broomfield from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone), respectively.

Powidayko reviewed the criteria for this rezoning application.

Powidayko closed her presentation with the requested action to recommend that the City Commission rezone the five properties as presented.

Discussion took place.

Commissioner Kingsworthy asked if the parties involved in the PRD have approved and signed off on the PRD dissolution agreement. Powidayko confirmed that all signatures from property owners involved, as well as the City were collected.

Commissioner Friedrich asked if CMU has indicated what they would like to do with the property. Powidayko said that the City's contact on the matter has been CMU's Facilities Manager, and that no plans with the property have been shared with the City thus far.

Chair Hoenig opened the public comment.

Amy Durfee, 5360 S Meridian Rd, a member of the Central Christian Academy school board, spoke in support of the proposed private school, emphasizing the value of additional educational choices for families in the community and cited her own experience as a parent. Durfee shared of the school's focus on outdoor education being a reason why this piece of property is appealing for the school. Durfee believes the school would attract more families to our community.

Mary Senter, 1209 Tomah Dr, spoke in opposition to the proposed development, sharing her concerns about empty storefronts, which she believes contribute to a sense of blight and a depressed community. Senter also expressed concern that adding private schools would divert students and funding from public schools, suggesting that could potentially lower property values. Senter emphasized that a strong public education system is what attracts families and urged the commissioners to reject the proposals.

Renee Papelian, 1408 North Dr, spoke in support of the proposed school, emphasizing that a variety of educational options, including private, charter, and public schools, strengthens a community by catering to different learning styles and values. Papelian highlighted the benefits of educational diversity, noting that it encourages innovation, improves overall education, and provides families with choices that best suit their children's needs. This will attract parents, which will attract employers because people will stay for the strong educational choices.

Marja Nothstine, 1361 S Crawford St, spoke in opposition of the proposed zoning change for a proposed private school, arguing that the southwest corner of the city is the only remaining large parcel of land suitable for new home sites without major demolition, and should be prioritized for housing. Nothstine reiterated that the proposed Civic zoning would deviate from the city's Master Plan future land use map and urged the Planning Commission to zone it for housing.

Adam Reid, 6801 Hovey Rd in Rosebush, the lead pastor at Central Church, spoke in support of the proposed private school, sharing a story about a newly local family whose child struggled in the Mount Pleasant public school and was seeking alternative educational options. Reid believes the proposed school could strengthen the public school system by promoting accountability and competition. Reid believes by offering families educational options, they will be encouraged to stay in Mount Pleasant, rather than leaving the community for better school choices.

Pat Cwiek, 1122 Country Way, spoke in support of the proposed private school. Cwiek shared her personal experience of raising children in the area and the challenges they faced with the current public school configuration, and shared how smaller schools like the proposed one could provide more personalized education and

better support for students. Cwiek also noted that the school could attract and keep quality professionals to the community, particularly those in fields like healthcare and academia, by offering educational choices for their children.

Lisa Wendland, 1044 Essex Dr, Weidman, and former Central Michigan University (CMU) faculty, spoke in support for the proposed Christian school. Wendland believes this school will attract families with school age children, which could lead to demand for local business owners and new businesses to fill the empty store fronts. Wendland stated entrepreneurs and business owners themselves want to invest in their children, and without the opportunity they are looking for, they will not stay. Wendland shared that during her time at CMU, her commuting coworkers did not plan to bring their children to schools in the area, which was disheartening as she had moved into the area herself. Wendland expressed excitement for more options coming to the community.

Debra McGilsky, 311 Kane St, spoke in support of the proposed Christian private school. McGilsky, who taught at and retired from CMU, affirmed the reason she and her family moved to Mount Pleasant in 1989 was because there was the option of a Christian private school at that time for their daughter. McGilsky strongly emphasized the need for various options, noted that while not everyone will want it, knowing the option is there is important. McGilsky reiterated she is a live example of someone who moved and stayed because of that option.

Haley Pote, 119 E Broadway St, spoke in opposition of the proposed private school. Pote stated her and her partner, current City Commissioner Boomer Wingard, are at a time where they are considering buying a house, having children, and that they are both looking for a strong public-school system. Pote believes any new schools, private, that are put into this city, will take away from the public school and they will have to leave. However, Pote acknowledged that the City, the Planning Commission and the City Commission are not here to make decisions on school options. Pote expressed that they want to stay in Mt Pleasant, but does not think the private school option is the way to go.

Sara Sroufe, resident at 1400 W Broomfield St, located directly across from the proposed school, spoke to bring attention to traffic flow and safety concerns within the vicinity of the proposed school, particularly given the presence of teenage drivers and the speed of vehicles on West Broomfield Street. Sroufe urged the Planning Commission to reconsider the traffic assessment, suggesting improvements such as adding a turning lane, reducing speed limits, or other measures to enhance safety, especially with the potential increase in foot and bike traffic.

Ron Ives, 5346 E Deerfield Rd, pastor at one of the supporting churches, spoke in support of the proposed Christian private school. Ives shared the sentiment of wanting strong public schools, and shared that the goal of starting Central Christian Academy was to provide an additional choice for parents, as not all children learn in the same environment. Ives brought up that First Baptist had a school for years in Mount Pleasant and public schools continued to thrive at that time.

Charla Riley, 7280 Deweigan Ln, spoke in support of the proposed private Christian school and providing options for our children. Riley spoke from experience about the academic benefits of smaller class sizes, which allowed for more attention and helped her excel academically, compared to her time in public schools, where they kept putting her the next math class when she failed the one before. Riley is currently considering homeschooling her daughter, as she does not wish to enroll her into the public school, and reiterated her excitement for a Christian private school choice on top of what currently exists.

Tim Maness, 110 Plumtree Ln, a dues paying member of the Southwest Association of Neighbors (SWAN), spoke in support of the rezoning, stating it would allow some development at this property, and that the communication from SWAN in the packet is not a unanimous SWAN opinion.

Airlia Partlo, 1322 W Broomfield, property manager, former public school teacher, with children enrolled at Sacred Heart, spoke in opposition to the location of the proposed school. Partlo believes while school choice should be allowed, she sees options outside of city limits for it, and that building a subdivision of housing would be a better use of the property to address the housing crisis and for taxing purposes.

Kathy Bebee, 4875 Rivers Edge Trail, spoke in support of the proposed private Christian school. Bebee reiterated that Tim Bebee did on two previous occasions propose to do housing projects on the subject property, and those proposals were turned down. Bebee shared that in her experience as a parent, she was able to engage with private school teachers about her children more easily than with the public schools, and that she wants parents to be able to make the choice to enroll their children to schools they can trust.

Dave Wendland, 1044 Essex Dr, spoke in support of the proposed private school, sharing he believes it wouldn't harm public schools, as many are already overcrowded, and that additional options would benefit families like his. Wendland mentioned he graduated high school when he was 19, to support the original data in the packet, which initially included 19 in its K-12 age range.

Dennis Egan, 1603 E Bellows, spoke in support of the proposed private Christian school, and emphasized the importance of having diverse educational options. Egan highlighted the positive experiences his family has had with both private and public schools, advocating for the availability of a school environment where faith is openly respected.

Linda McGuire, 201 E Grand Ave, a long-time educator and homeschooling parent, spoke in support of the proposed school. McGuire had the choices of public school and homeschooling for her children, believes that having options builds the community, and is in support of giving parents choice.

Jennifer Nickel, 3465 S Loomis Rd, a long-time educator and homeschool parent, spoke in support of the proposed private school. Nickel shared she has met about 150 other families, spanning from Farwell to Ithaca, who homeschool and would put their child in a Christian school in Mt Pleasant. Nickle continued, stating families would be in town buying gas, groceries and other commodities, which are all taxable. Nickel stated some families moved out of our area to send their children to Christian schools and that the Central Christian Academy (the proposed private school) is what Nickel wants, something that families want, and something that kids need.

Dave Durfee, 5360 S Meridian Rd, a former public school teacher and parent, spoke in support for the new Christian school, emphasizing that it would provide additional educational options for families, not replace existing ones. Durfee believes in having choice and the success in providing choice can spread and attract new people into our community.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

There being no one else who wished to speak, public comment was closed.

Discussion took place.

Kingsworthy shared from his experience he does not believe private schools have negative impacts on public schools. Kingsworthy mentioned he observed collaborations between staff and students of private and public schools, sometimes friendly competition in sports.

Irwin shared his observation on the tax issue, stating CMU does not pay any taxes, but we would not be a town without CMU. Irwin also stated he has never heard issues about Sacred Heart being a detriment to Mount Pleasant High School.

Haveles expressed appreciation for the people who came to speak and their care for the community. Haveles explained his vote was not an indictment of public schools and that the Planning Commission is trying to vote to enable an additional option to children in the area (more students).

Nicholas asked the question about how much of a tax base we are going to lose for rezoning the one parcel to Civic Zone, and emphasized how many people are looking to have housing and affordable housing in the community.

Kingsworthy asked to confirm that the new zoning would allow houses to be built.

Nicholas added to clarify if it would only be affordable housing.

Friedrich and Hoenig clarified it will be zoned CD-4 which allows any type of housing, not only affordable housing, just like other areas in the city which are zoned CD-4.

Haveles added that he hopes there will be more housing in the community and that Mt Pleasant needs that middle housing.

Hoenig added that under the PRD, nothing has been developed in that piece of property during her 16-17 years in the community and said that maybe something will actually be developed after the rezoning.

Devenney added that apartments were built in the rezoning area but most of the area has been left undeveloped.

Ortman clarified that the rezoning is not just for immediate construction of school but will in the long term increase the tax base and bring overall economic development with more tax growth than loss.

Friedrich asked Powidayko how much the City gets from that property today.

Powidayko provided the tax information currently collected for all jurisdictions (parcel where the school development is being proposed pays a total of \$3,652 annually whereas West Point Village, which is developed with housing, has paid over \$445,000 annually).

Discussion took place about the Planning Commission's role, which is to recommend land rezoning, not meaning that the Planning Commission dictates the specific type of development that takes place, other than approving site plans later when developments are proposed.

Motion by Liesch, support by Haveles to recommend that the City Commission rezone the five properties located southwest of Crawford and Broomfield, from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone).

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas, Ortman

Nays: None

Motion passed unanimously.

B. TC-24-02 – A proposed ordinance to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules.

Powidayko presented the proposed amendment to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules. This proposed text amendment complements the proposed rezoning above.

Powidayko closed her presentation with the requested action to recommend that the City Commission adopt Text Change 24-02.

Discussion took place.

Irwin asked what kind of residential uses would be allowed under the CD-3 designation.

Powidayko replied that it would mostly be single-family and duplexes with a Special Use Permit.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

There being no one else who wished to speak, public comment was closed and chair Hoenig opened for discussion.

Motion by Friedrich, support by Haveles to recommend that the City Commission adopt Text Change 24-02.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas, Ortman

Nays: None

Motion approved unanimously.

VIII. Public Comments:

Chair Hoenig opened the public comment.

Powidayko noted that there were no public comments submitted via zoom or electronically.

There being no one who wished to speak, public comment was closed.

IX. New Business:

A. None

X. Other:

A. Staff Report

Powidayko reviewed the two administrative site plan reviews: one site plan from October, and one site plan update from September. The first was the approval of SPR-24-21 for the installation of solar panels over the roof of the existing building at 110 E Broadway. The second was the approval of a site plan update associated with SPR-24-08, at 222 N Mission St, for the removal of the existing on-site tree and replacement with a new tree in compliance with landscaping requirements of the Zoning Ordinance.

C. Adjournment:

Motion by Liesch, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned at 9:07 p.m.



OFFICE USE ONLY
Filing fee: \$990.00 > ^{WAIVED}
(City Application)
Case #: Z- 24-01
Submission Date: 9/9/24
Meeting Date: N/A

REZONING APPLICATION

City of Mt. Pleasant – Planning and Community Development Department
320 W. Broadway Street, Mt. Pleasant, MI 48858
(989) 779-5347 • Fax: (989) 773-4691 • www.mt-pleasant.org

I. APPLICANT INFORMATION

Applicant: City of Mt Pleasant

Address: 200 N. Main St.

City: Mt. Pleasant

State: MI

Zip: 48858

Interest in property (owner, tenant, option, etc.): Mt Pleasant Director of Planning and Community Development

Contact Person: Manuela Powidayko

Telephone Number: 989-779-5346

Fax Number:

E-mail Address: mpowidayko@mt-pleasant.org

II. PROPERTY INFORMATION

Property Address: Southwest Corner of W Broomfield St and S Crawford Rd

Zoning District: PRD

Legal Description (available from deed, City Assessor's Office, or City website – can be provided on separate sheet):

See attachment 1

Owner Name (if different than applicant): Crawfield Enterprises, LLC; Central Michigan University;
Westpoint Village, LLC; Edward T. Peters

Address: See attachment 2

City:

State:

Zip:

Telephone Number:

Fax Number:

E-mail Address:

III. ARCHITECT, ENGINEER, OR SURVEYOR INFORMATION (if applicable)

Name:

Company:

Address:

City:

State:

Zip:

Telephone Number:

Fax Number:

E-mail Address:

IV. APPLICANT CERTIFICATION

By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the undersigned represents that he/she is authorized and does hereby grant a right of entry to City officials for the purpose of gathering information related to this application, and to verify compliance with the requirements of the zoning district requested by the applicant and compliance with conditions precedent to the granting of the zoning district change requested.

Signature: _____

Date: 9/9/2024

V. PROJECT DESCRIPTION

Current Zoning District(s): PRD

Proposed Zoning District: See attachment 1

Please state the reason(s) for the requesting rezoning (attach additional pages, if necessary): Facilitate a private school project and match the City's 2020 Master Plan's Future Land Use Map, allowing for a mix of residential, commercial and mixed use projects.

The rezoning will allow for an efficient review process and predictable development patterns, consistent with MEDC's RRC goals.

Existing Site Conditions:

Total Site Area: 157.42 acres or _____ sq. ft.

Applications for the rezoning of properties 4 acres in size or more must include a certified Development Parcel Plan. See Article V of the zoning ordinance (Development Parcel Plans & Standards) for more information. ➤ *WAIVED (City Application)*

Are there currently any structures on the property? ☒ Yes ☐ No

If so, how many? 37 apartment buildings

Multiple-Family Dwellings (TOTAL = 292 units: 4 barrier free, 1-bedroom

Please state the use or uses of any existing structures: units and 288 2-bedroom units)

VI. APPLICATION MATERIALS

The following is a checklist of items that must be submitted with applications for rezoning. The applicant must submit 5 copies of any documents that are larger than 11" x 17" (folded to 8½" x 11"). Incomplete applications will not be processed.

- ☒ Completed application form
- ☐ Application fee ➤ *WAIVED (City Application)*
- ☒ Signed letter of authorization from property owner (if applicant is anyone other than the property owner)
- ☐ Site survey or plot plan (see below for requirements) ➤ *WAIVED (City Application)*
- ☒ Responses to the twelve criteria for amendment of the official zoning map (see attached pages)
- ☒ Placement of a *Notice of Land Use Action* sign (see City staff for more information)
- ☐ Any other information deemed necessary

VII. SITE SURVEY OR PLOT PLAN REQUIREMENTS

The site plan drawing shall be drawn to a **readable scale** and include all of the following information: ➤ *WAIVED (City Application)*

- ☐ Existing structures and parking areas, with setback dimensions from property lines
- ☐ Survey pins or monuments
- ☐ All easements on the property
- ☐ Location of any floodplain or wetlands
- ☐ Topography (where land characteristics have a bearing on the request)
- ☐ Existing zoning and use of surrounding properties
- ☐ Legal description for each proposed zoning district (may be supplied on separate sheet)

VIII. APPLICATION DEADLINES

Applicants for rezoning are required to meet with City staff prior to submitting an application. Staff can assist with a preliminary review and explain zoning requirements. Please call (989) 779-5347 to schedule an appointment.

Upon receipt of a complete application, the Planning Commission will hold a public hearing at its next regular meeting. Notice will be published in the Morning Sun and mailed to all property owners within 300 feet of the subject property. The City will also place a *Notice of Land Use Action* sign or signs on the property to notify the community of the public hearing.

Following the public hearing, the Planning Commission will make a recommendation to approve, deny, or modify the request. The City Commission will consider the Planning Commission recommendation and schedule a public hearing at a regular meeting. The public hearing is generally held 4 weeks following the receipt of the Planning Commission recommendation. The City Commission may approve, deny, modify, or postpone action on a request. Approved rezonings take effect 30 days after the

ANSWERS TO THE REZONING REVIEW CRITERIA

- 1) Consistency with the goals, policies, and future land use map of the City's Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, consistency with recent Development trends in the area shall be considered.**

The Future Land Use map sets the following uses for this area: Residential (parcel: 17-304, 17-306), Attached Residential (17-300, 17-305), and Mixed-Use Low (17-303). The proposed zoning designations and associated text amendment for parcel 17-304 are consistent with these designations, except for parcel 17-306, which would be deviating from such future land use map as it would be rezoned as Civic Zone to enable a private school development. However, the following statistics help justify the need for more education options in the community as well as more housing options gear towards families and young professionals:

- There are currently 12,118 individuals who come to work in Mt. Pleasant each day but do not live here. More housing and educational options could help attract these residents to move to the community.*
- While Mt Pleasant has seen a loss of the CMU student populations, there has been an increase in the number of family-formation long-term residents (30 to 45-year olds) in Mt Pleasant between the 2010 and 2020 Census by 937 new residents. This newly identified trend needs to be supported by housing and services gear-towards this population, especially considering the workforce crisis that the country and the State has been experiencing.*
- The community has many apartment housing developments and rentals gear towards students, however it has only a 1% vacancy rate of single-family residences and a lack missing middle housing options in the market and designed for families and young professionals.*
- ACS data shows that there were ~~5,661 residents between 5 and 19 years old~~ 1,731 children aged 5-17 who lived in the city of Mt Pleasant in 2022¹, while only 1,541 were enrolled in K-12 education². While the data ~~cannot exclude 19-year olds~~ does not include 18-year olds, it still shows a ~~large gap of 4,120 children~~ gap of 190 children who live in the city but who had not been enrolled in K-12 education in 2022. More educational options could help increase K-12 enrollment. (These edits were done to bring a more conservative comparison analysis, however, it does not include 18-year olds, some of which could had been under K-12 school age and not enrolled in K-12 education)*

- 2) Compatibility of the site's physical, geological, hydrological and other environmental features with the host of Uses permitted in the proposed zoning District or Civic Zone.**

The sites have been permitted for residential development and other institutional uses (including schools) since 1980. The allowance for commercial uses within one of the parcels does not expect to be incompatible with the current site's environmental features since the Future Land Use map has flagged the site as Mixed-Use Low, which has its intent to unable low-impact commercial uses. As defined in Book 1, Sustainable Land Use: the purpose of Mixed-Use Low is "To service adjacent residential neighborhoods with a mixture of retail, and/or office uses. To provide for new residential units in a mixed-use environment."

¹ United Census Bureau, American Community Survey (ACS) 2022: ACS 5-Year Estimates for Mt Pleasant city, Michigan. Subject Table B09001 | Population Under 18 Years by Age. Source:

<https://data.census.gov/table/ACSDT5Y2022.B09001?q=B09001:%20Population%20Under%2018%20Years%20by%20Age&g=160XX00US2656020>

² United Census Bureau, American Community Survey (ACS) 2022: ACS 5-Year Estimates for Mt Pleasant city, Michigan. Subject Table S1401 | School Enrollment. Source: <https://data.census.gov/table/ACSST5Y2022.S1401?t=Education&g=160XX00US2656020>

Proposed site plans and uses will be reviewed however, on a case-by-case basis, at the time of any commercial or residential development application within these parcels. The Planning Department and Planning Commission will continue to have the ability to request future applicants to conduct an Environmental Impact Statement in the case of uses that could more heavily impact the site (Special Use or Special Regulated Use Permits), at the time that such application is brought forward for review.

At this time, the site is not located within the floodplain and passed the air, water and land contamination screening provided by the EPA's EnviroMapper as well as the Michigan Department of Environment, Great Lakes, and Energy's RIDE Mapper for environmental contamination, leaking underground storage tank sites, and underground storage tank facilities.

3) Evidence the applicant cannot receive a reasonable return on investment through developing the property with one of the Uses permitted under the current zoning.

Not applicable. This is a City-led rezoning application to place land in conformance with the Future Land Use Map, so it does not have the purpose of providing for a greater return on investment such as with owned-led rezoning applications.

4) The compatibility of all the potential Uses allowed in the proposed zoning District with surrounding Uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

All 157 acres are currently zoned Planned Residential Development (PRD), which allows for residential uses (single-family, two-family and multiple-family dwellings), rental and management offices and club rooms, and civic, educational and institutional uses (churches, schools, libraries, parks, recreational areas and facilities).

Residential Uses

- *The proposed rezoning of parcels 17-300 and 17-305 to CD-4 General Urban Character District, with the Residential / Dwelling Use Restriction will be prohibiting commercial uses on those sites, thus only allowing for residential uses (single-family, two-family and multiple-family dwellings) such as the current conditions and is compatible with the surrounding context (Westpoint Village, an apartment complex located on the premises, Aspen View Apartments and The Bravado, which are also apartment complexes located north of Broomfield, Orchard Glen, a condominium of attached residences located north of Broomfield along Orchard Drive, and single-family residences located to the south of the site within Union Township).*
- *The proposed rezoning of parcel 17-304 to SD-U University Special District will subject the parcel to Central Michigan University's review procedures. If the parcel is ever conveyed, CD-3 Sub-Urban Character District regulations will apply and the Zoning Ordinances' rules and procedures will apply, allowing for residential uses (single-family and two-family dwellings) such as the current conditions and is compatible with the surrounding context mentioned above.*

Civic Uses

- *The proposed rezoning of parcel 17-306 to Civic Zone will allow for civic, educational and institutional uses such as the current conditions. The site is bounded by agricultural uses, Aspen View Apartments and Mt Pleasant Community Church. No impacts are expected for the proposed private school development. However, Planning staff met with the City Engineer and the County Road Commission to discuss any*

potential traffic impacts based on the information that has been given by the applicant thus far (projection of 200 students and 23 staff with the buildout scenario) and heard the following:

- *Broomfield (under County jurisdiction): The Road Commission stated that the school development would not trigger a Broomfield road widening. However, a final determination will be made by the Road Commission once the school applies for a Site Plan Review. The Road Commission may also require tapers or other traffic calming elements for the driveway entrance to the school upon review of the site plan. The City's Review Team will also request the school development to provide enough stacking room within the property to ensure that traffic does not back up within Broomfield's right of way. Any other developments would be analyzed on a case by case. Broomfield Road is a country primary, all-season, public roadway that is open to truck traffic carrying legal loads. See attached letter from the County Road Commission Engineer dated from August 19, 2024. The City Engineer also stated that the Average daily Traffic (ADT) on Broomfield near Orchard Drive is less than 8,000 vehicles (total for both lanes, one eastbound and one westbound). Broomfield is under capacity, even with the school traffic added in. As a comparison, communities are doing road diets, going from 4 lanes to 3 lanes (2 lanes with center left turns) for roads less than 15,000 ADT. If a development comes in that generates large enough traffic volumes, the Road Commission may require a traffic study to see if that widening will need to be extended to the west.*
- *Crawford: The City Engineer stated that Crawford Road north of Broomfield is a city major street and route to Vowles Elementary and Central Michigan University. Crawford Road has a posted speed of 25 mph. The Average Daily Traffic (ADT) on Crawford near Country Way is 1,790 vehicles (total for both lanes, one northbound and one southbound). The capacity of a 10' driving lane is 1,500-1,800 vehicles PER HOUR per lane, therefore this section of Crawford is well under capacity. See attached letter from the City Engineer dated from September 16, 2024.*

Commercial Uses

- *The proposed rezoning of parcel 17-303 to CD-4 General Urban Character District will allow for residential uses per note above, as well as commercial, retail, professional, service and medical uses, a few civic, educational and institutional uses, and a limited number of low intensity industrial uses. Mixed-use buildings would also be allowed. The current PRD zoning does not allow for uses beyond residential at this location. While the allowance for commercial uses on the site would be new, the Master Plan's Mixed-Use Low land use designation for such parcel will be utilized as a basis for determining the appropriateness of a proposed use. Also, any use requiring a Special Use Permit will be subject to a public hearing. As such, the Planning Commission will be able to require additional information such as a traffic impact analysis, an environmental impact statement, or an appraisal to indicate the effect of the proposed use on the financial value of surrounding properties.*

Ultimately, development projects will be reviewed on a case-by-case basis once applicants apply for a Development Parcel Plan and a Site Plan Review. One positive outcome of the rezoning related to the city's infrastructure, is that the current Zoning Ordinances' regulations will apply to all new development within the rezoning area, which will require the construction of sidewalk facilities.

- 5) The capacity of City utilities and services sufficient to accommodate the Uses permitted in the requested District without compromising the health, safety and welfare of the city.**

All proposed developments will be reviewed on a case-by-case basis as part of the regular review process, which include review of site plans by the Division of Public Works (DPW). The City Engineer circulates the proposal to all Departments within DPW, who check for infrastructure capacity. Any potential inefficiencies would be flagged at the time such review process and become conditions of approval, which would then need to be addressed by the applicant.

6) The apparent demand for the types of Uses permitted in the requested zoning District in the City in relation to the amount of land in the City currently zoned and available to accommodate the demand.

See response to the first review criteria regarding the appropriateness of providing for additional educational choices and the demand for more single-family and missing middle-housing options gear towards families and young professionals in the community.

Regarding the proposed rezoning to also enable commercial uses on parcel 17-303: As mentioned at a City staff letter to the SWAN Association dated from September 17, 2024, city staff ensures adherence to land-use regulations, which are based on the Master Plan and Zoning Ordinances. In this case, the policy to map the General-Urban Character District CD-4 on parcel 17-000-17-303-00 was dictated and approved in 2020, as part of the Master Plan adoption of the Future Land Use Map. However, the statistics and research findings below are provided to help address the current apparent demand for more commercially-zoned sites within the City of Mt Pleasant:

- 2022 vacancy rates on Mission Street showed that out of the total square footage that is available for commercial uses, only 3.1% was completely vacant, and 17.8% was partially vacant (referred to parcels where activity is present, but there is a vacant storefront or sublease). As a comparison, a recent article from Forbes posted vacancy rates for some of the biggest U.S. markets (Boston, San Francisco, Denver, Seattle, Dallas, New York City, Chicago), which range from 13.3% to 27%. Tight vacancy rates tend to mostly benefit landlords and tend to hinder the attraction of a more diverse set of businesses in a community, especially local businesses who would need land values to likely be lower.*
- The Zoning Ordinances' framework currently aims to create more walkable neighborhoods where residential neighborhoods are better able to reach retail and services from a walking distance. That said, the appropriateness of rezoning land to commercial development is tied to the concept of Pedestrian Sheds, defined as "an area of a size approximately equal to the average distance comfortably walked by pedestrians and approximately centered on a Common Destination." A Pedestrian Shed proposed for this rezoning application, is included as an attachment and locates its center along the front lot line of the parcel that is being proposed to be rezoned for commercial and mixed-use developments.*

7) The boundaries of the requested rezoning District are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for District listed in the schedule of regulations.

The proposed zoning district boundaries align with existing tax parcel's boundaries and the Future Land Use Map designations. Zoning standards set forth by each zoning district designation on Table 154.405.A (CD-4 General Urban Character District and SD-U University Special District) and Table 154.405.B (CIVIC ZONE Standards) will apply, setting controls on thoroughfare standards, block sizes, lot occupation, building types, density, site circulation, building form and design.

- 8) If a rezoning is appropriate, the requested District considered to be more appropriate from the City's perspective than another zoning district.**

See answer to the first criteria.

- 9) If the request is for a specific Use, is rezoning the land more appropriate than amending the list of permitted Uses or Special Permitted Uses in the current District to allow the Use?**

All zoning district designations proposed in this rezoning application follow the Master Plan Future Land Use Map, except for the Civic Zone, which is required to enable a private school development. Map such land CD-3 Sub-Urban Character District in alignment with the Master Plan accompanied by an amendment of the zoning text (list of permitted Uses) to allow schools within CD-3 zones was considered. However, such text amendment would have implications citywide and would deviate from the zoning ordinance's framework which utilized the Civic Zone designation for sites where educational, institutional and civic uses are mostly allowed. That said, staff has determined that a rezoning to Civic Zone would be more appropriate and cleaner from a zoning perspective.

- 10) The requested rezoning will not create an isolated and unplanned spot zone.**

The proposed rezoning includes five parcels that sum up to 157 acres or rezoned land. The proposed Civic Zone will be surrounded by residentially and commercially-zoned parcel consistent with the rezoning framework that is laid out in the Zoning Ordinance's Section 154.302. (Assignment of Districts and Civic Zones) for when areas that exceed 80 acres are being rezoned.

- 11) The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided.**

A rezoning within this area has not been submitted within the past one year.

- 12) Other factors deemed appropriate by the Planning Commission and the City Commission.**

Please refer to the below attachments to check for staff responses to questions received by email, and formal comments received during the month of September (which have been included in the October 3, 2024 Planning Commission packet, under the received "Communications" agenda item):

- 9-13-2024 Proposed School Type Response
- 9-16-2024 Proposed School Land Owner Response
- 9-17-2024 SWAN Letter Response

Private School

In addition to such staff responses, the applicant for the private school has provided the following information regarding who they anticipate being the audience for the new school in Mt Pleasant. See below:

"Research shows that parents prefer a range of educational options to find the best fit for their children, including public, charter, private, parochial, and homeschooling. Central Christian Academy (CCA), a tuition-based school, offers an alternative that aligns with the values centered on its core principles. Many parents who support CCA are currently homeschooling or attending private schools outside of Mt. Pleasant. However, there is no available data on the number or percentage of children in public schools

who might switch to a private institution such as CCA. While CCA aims to provide financial assistance to families, cost will likely remain a significant factor that may deter families from transitioning from public to private schooling. As some parents are already choosing to send their children to a private school out of town, it is likely some families from the surrounding communities may consider CCA as an educational option. CCA has been contacted by out of area parents asking about the school indicating the presence of this option would be a defining factor for moving to Mt. Pleasant.”

The City’s role is to ensure zoning and land-use regulations are followed. It does not make decisions regarding educational offerings. Furthermore, zoning shall ensure compliance with equal protection, religious freedom, and non-discrimination legal standards, and thus must enable the development of private schools where public schools are also allowed (Civic Zones).

City’s tax base

One additional clarification is that the school tax exemption will only start after the school is built. Such parcel (17-306-00) is currently used for agricultural purposes and can continue to be used as agriculture land. Such use has paid a total annual tax sum of \$3,652 (2024 Summer + 2023 Winter taxes), whereas the housing development (WestPoint Village) on parcel 17-000-17-300-00 has paid a total of \$445,148. Furthermore, the rezoning will not impact the CMU-owned property, which is already tax-exempt despite the rezoning application. The rezoning will however, be accompanied by a text amendment that would automatically assign CMU’s parcel to CD-3 Sub-Urban Character District, should CMU decide to sell the land to a developer. This will not only assist CMU with revenue from the sale, but would also mean that the land could be converted back to taxable land once subdivided and developed as residential.

Ultimately, the PRD designation has been deterring development for the past 20 years due to its complicated approval process, whereas a rezoning to “hardline” district designations allow for a more transparent, reliable and faster approval process and may lead to more investment in the area assisting with the City’s overall tax base.

From: [Powidayko Alberici Souza, Manuela](#)
To: [Kimberly Friedrich](#)
Subject: Proposed School Type question
Date: Friday, September 13, 2024 12:54:00 PM

Hi Kim,

There was a question that I could not answer at the meeting about what type of school this private school will be so I sent the question with the School Board to get more clarity – see below:

Central Christian Academy will be a private tuition base school. Funding will be from the tuition and donations. Private schools work diligently to provide financial aid to families that desire to send their child to a private school.

A charter school is actually a public school that operates as a school of choice. Charter schools receive funding from the government in the same way as a public school.

Michigan does not allow vouchers, and no money will follow the child into a private or parochial school in Michigan. I believe at this time 29 states, with other states making consideration have voucher programs allowing the funding to follow the child wherever the best choice would be. It is not likely Michigan will move to a voucher system.

Thanks,
Manuela

Want to schedule a meeting? Use the following link:
<https://calendly.com/mpowidayko/mt-pleasant-planning-department-consultation>

Manuela Powidayko

Director of Planning & Community Development
City of Mt. Pleasant
320 W. Broadway Street
Phone: (989) 779-5346
www.mt-pleasant.org



From: [Powidayko Alberici Souza, Manuela](#)
To: ["Kimberly Friedrich"](#)
Subject: RE: Proposed School land owner question
Date: Monday, September 16, 2024 5:22:00 PM

Hi Kim, another question from John Zang in case you want to share with all:

Q: At the SWAN meeting you indicated that there were multiple churches going together to build the christian academy. What are the names of those churches? Are all to be listed as the land owners?

A: The school is not under any church but is a standalone nonprofit. No church will be listed as a property owner and no church will be listed as the oversight of the school. The individuals behind the school development can be found in their website: <https://centralchristianmi.org/about/>.

I sent the answer to him as well.

Thanks,
Manuela

Want to schedule a meeting? Use the following link:
<https://calendly.com/mpowidayko/mt-pleasant-planning-department-consultation>

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From: [Powidayko Alberici Souza, Manuela](#)
To: kim@hfhic.org
Subject: SWAN Letter 9-17-24 Response Wednesday,
Date: September 25, 2024 2:53:00 PM [SWAN letter](#)
Attachments: [9-17-2024 Letter Response.pdf](#)

Hi Kim,

See attached the response to the letter sent by the SWAN Association on 9/17/2024.

Thank you,
Manuela

Want to schedule a meeting? Use the following link:

<https://calendly.com/mpowidayko/mt-pleasant-planning-department-consultation>

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City of Mt. Pleasant, Michigan



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(989) 772-6250 Fax

September 25, 2024

Dear Southwest Association of Neighbors (SWAN),

Thank you for your correspondence. Below are responses to your inquiries regarding the proposed zoning changes for the 157 acres of land located southwest of Broomfield and Crawford Road.

The timetable for making changes in the PRD designation and zoning was rushed with no citizen notice of issues other than to claim the only issue is zoning.

Below is a chronological listing of notifications and meetings in relation to this specific project.

- November 2, 2023, the Planning Commission held an open to the public work session.
- April 4, 2024, the Planning Commission held a second open to the public work session.
- June 19, 2024, Planning Department staff met with the SWAN board.
- July 25, 2024, SWAN board invited Planning Department staff to their Association Meeting on September 11, 2024.
- August 1, 2024, the Planning Commission considered the termination of the PRD agreement.
 - A direct communication regarding this August 1 meeting was sent to the SWAN board. The August 1 meeting was rescheduled for September 5, and SWAN members were notified of the date change.
- September 5, 2024, the Planning Commission discussed and recommended approval of the PRD dissolution. Members of SWAN addressed the Commission.
- September 9, 2024, the City Commission Meeting discussed and approved the PRD dissolution.
- September 11, 2024, Planning Department staff attended the SWAN meeting.

Please note: City and Planning Commission meetings were open to the public, and packets were made available to the public on the City's website.

Publicity about the changes has been near nonexistent and misleading with no time set aside for public discussions (separate from the mandated time associated with formal Planning and City Commission meetings where most issues and financial ramifications were withheld from residents).

All City and Planning Commission meeting packets are made available to the public on the City's website. The Planning Commission packet is made available one week prior to the [www.mt-](http://www.mt-pleasant.org)

Website: www.mt-pleasant.org

Michigan Relay Center for Speech & Hearing Impaired: 711

City of Mt. Pleasant, Michigan



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pleasant.org/planningcommission. City Commission packets are made available four days prior to the meeting. www.mt-pleasant.org/citycommission. A schedule of Planning and City Commission meetings where this item will be on the agenda is provided at the end of this document for easy reference.

No consideration has been given to the increases in traffic that would result from new development in this area. Traffic increases lead to increased danger for both motorists and pedestrians. The congestion on Isabella Road when parents drop off and pick up their children was a serious concern at the meeting, and the Renaissance Academy was given as an example of slowdowns that accompany any increase in traffic beyond what was originally envisioned when roadways were developed.

Crawford Road, north of Broomfield is currently equipped with the following features to ensure safety for drivers, bicyclists, and pedestrians.

- Pedestrian crossing signals at Broomfield and Crawford Road.
- Sidewalks on both sides of the roadway.
- 10' white-lined bicycle lanes on both sides of the roadway.
- 25 mph speed limit.
- School flasher speed limit sign and school pavement marking on southbound Crawford near Southmoor.
- Solar flashing push button pedestrian crossing signs in both directions at Crawford and Country Way. These signals are automatically set to assist crossing guards.
- Special emphasis crosswalk markings across Crawford at the flashing sign.
- Four-way stop at Center and Crawford.

Renaissance Academy is in Union Township, and not within the city limits.

If rezoning is approved, the site plan for this project will be subject to Planning Commission review. The Isabella County Road Commission will also review the application alongside city staff.

There was significant concern about traffic increases that pose risks to individuals living in the area, and the lack of plans to solve that problem. There was not even a plan for a connecting sidewalk. The SWAN neighbors were concerned about the children that cross Crawford to get to Vowles school and the many senior citizens that live in the Orchard Glen condominium community. CMU students walk and bike in the area to get to their university classes. There was a student death resulting from an insufficient sidewalk. Children attending any new school in the area would also be at risk.

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If rezoning is approved, all future developments will be required to build sidewalks along Broomfield and Crawford Roads, per Zoning Ordinance requirements.

Part of the proposed zoning changes would lead to Mixed-Use Low development. Concerns were raised about the number of empty storefronts that already exist in Mount Pleasant – in the downtown area, on Mission Street, and on Bellows Street at the north end of the CMU campus. Further, there are already empty storefronts on Broomfield Road in the strip mall that formerly housed a 7-11 Store. These empty buildings are unsightly, and they convey the view to City visitors that the community is one in decline. Given the importance of CMU to the community, concern was voiced about exacerbating the number of empty storefronts at both the north and south entries to the campus. Nothing was said by the City Planning about ANY concrete plans or proposals for what was to be built or when. The development “promise” appeared to be an empty pitch to push the school deal.

City staff ensures adherence to land-use regulations, which are based on the Master Plan and Zoning Ordinances.

Another issue that raised the ire of the residents was the threat to our public schools. Concerns were expressed about the development of a new private school in the community. Any plan which seeks to seriously harm the public schools of our community was not welcome. It is not simply that the number of students served by the public schools would decline, but rather that community support (including millages) might be at risk as increasing numbers of parents have less interest in supporting the Mount Pleasant public schools. Private schools not only take the students from public schools, but also take the funding from the public school when the students leave. This is a direct and significant negative effect on Mount Pleasant Public Schools and the residents were not happy about this.

The city's role is to ensure zoning and land-use regulations are followed; it does not make decisions regarding educational offerings.

Other concerns, centered on the further erosion of the City's tax base, as the land for the school, and the massive amount of land surrounding the proposed school, would be tax exempt.

While schools are tax-exempt, other parcels in the area if developed, would increase the tax base.

Some longer-term residents of the community also expressed frustration in what they see as the City reneging on promises made when the PRD designation was initially adopted. Citizens at that time were told by the City that the designation would exist “in perpetuity.”

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The property owner can terminate PRD Agreements. The city may also terminate a PRD Agreement if a site plan has not been filed within two years following the approval of the PRD.

As a consequence of these concerns, SWAN asks that:

The timetable for rezoning be redesigned so that more time is available for public comment and for thoughtful consideration by the City of the concerns raised above. It is also important that the public be informed about the financial ramifications related to the PRD termination.

The PRD will only be terminated if the rezoning is approved as presented to date.

Formal notice procedures set forth by the Michigan Zoning Enabling Act will occur in the upcoming months. Please note the 2024 meeting dates below for advancing this rezoning action. All meetings begin at 7 p.m. and can be attended virtually or in-person at City Hall, 320 W. Broadway Street.

- Introduction at Planning Commission Meeting – October 3
- Planning Commission Public Hearing – November 7
- Introduction at City Commission Meeting – November 11
- City Commission Public Hearing – December 9

Sincerely,

Manuela Powidayko

Director of Planning and Community Development

Website: www.mt-pleasant.org

Michigan Relay Center for Speech & Hearing Impaired: 711

TERMINATION OF THE PLANNED RESIDENTIAL DEVELOPMENT AGREEMENT

This Termination of the Planned Residential Development Agreement (“Agreement”) is made this _____ day of _____, 202_, by and between the **City of Mt. Pleasant** with a business address of 200 N. Main St., Mt. Pleasant, MI 48858 (“City”) and **Crawfield Enterprises, LLC** with a business address of P.O. Box 653, Mt. Pleasant, MI 48804-0653 (“Crawfield”); **Central Michigan University** with a business address of 1303 W. Campus Dr., Mt. Pleasant, MI 48858 (“CMU”); **Westpoint Village, LLC** with a business address of P.O. Box 222, Mt. Pleasant, MI 48804-0222 (“Westpoint”); and **Edward T. Peters** with a business address of P.O. Box 653, Mt. Pleasant, MI 48804-0653 (“Peters”), collectively known as the “Owners”.

RECITALS

A. The City and Crawfield, LLC entered into a Planned Residential Development Agreement (“PRD Agreement”) on May 25, 2000 after Crawfield, LLC submitted a PRD Plan to the Mt. Pleasant Planning Commission for approval regarding the development of property zoned PRD Planned Residential Development (“PRD”) District pursuant to Section 154.052 of the Mt. Pleasant Zoning Ordinances (“Ordinance”) that were in effect at the time. A total of four parcels were included in such PRD Agreement

B. Since the PRD Agreement was entered into, the property zoned PRD has been sold to the individual Owners as follows and remains subject to such PRD Agreement pursuant to Section 154.614 of the Ordinances that are currently in effect:

- i. Parcel 17-000-17-300-00: Westpoint
- ii. Parcel 17-000-17-304-00: CMU
- iii. Parcel 17-000-17-305-00: Peters
- iv. Parcel 17-000-17-306-00: Crawfield

(collectively, the “Parcels”). The Parcels are otherwise identified in the attached **Exhibit A** to this Agreement.

C. The City and the Owners are interested in terminating the PRD Agreement to pursue a zoning map amendment to remove the PRD zoning district designation and map existing zoning districts onto the PRD area.

D. To terminate the PRD Agreement, approval of the Mt. Pleasant City Commission, the Mt. Pleasant Planning Commission, and all parties that own an interest in the property is required.

AGREEMENT

1. The City wishes to pursue a rezoning of the PRD District on behalf of the Owners as it would enable the City to match the existing zoning map with the City's Master Plan Future Land Use map and enable to construction of a private school on parcel 17-000-17-306-00.

2. Specifically, the City wishes to rezone the PRD District in accordance with **Exhibit A** of this Agreement, including any necessary text amendments to the Ordinance, as follows:

- a. Parcel 17-000-17-300-00: Rezone to CD-4 (Residential Uses permitted)
- b. Parcel 17-000-17-304-00: Rezone to SD-U (currently owned by CMU, zoning would not apply unless CMU conveys the property in which case CD-3 regulations would apply)
- c. Parcel 17-000-17-305-00: Rezone to CD-4 (Residential Uses permitted)
- d. Parcel 17-000-17-306-00: Rezone to Civic Zone (Schools and other Institutional Uses permitted)

3. The City and the Owners agree that the Owners' current uses of the Parcels are permitted or deemed permitted uses in compliance with the applicable Zoning District referenced in paragraph 2 above. All building locations, existing access ways, and other improvements are deemed in compliance with previous zoning requirements and legally non-conforming to the applicable Zoning Districts reference in paragraph 2 above.

a. Parcel 17-000-17-300-00:

- i. *Approved and Ratified Site Plans.* The previously approved site plan for this Parcel as it relates to dwellings labeled A10 through L20, attached hereto as **Exhibit B**, is approved or hereby ratified, as previously submitted and approved, pursuant to the PRD Agreement, and Westpoint (Westpoint includes any successor in interest or assign of Westpoint), as the owner of this Parcel, shall be entitled to submit all applicable permits to fulfill and complete the site plan referenced in **Exhibit B** hereto as it relates to dwellings labeled A10 through L20.
- ii. *Legally Non-Conforming Status.* The parties understand and agree that upon termination of the PRD Agreement, Parcel 17-000-17-300-00 will be rezoned to CD-4 and that, as a result, the buildings labeled A10 through L20 and all existing access ways will be considered legally non-conforming. As a result, the parties agree Westpoint's construction of a private road through the Parcel following the termination of the PRD Agreement shall not alter the existing buildings and property enough to eliminate such legal non-conforming status and that Westpoint shall maintain the right to construct, improve, modify, or reconstruct buildings I-10, K-10, K-20, L-10, and L-20 as shown on **Exhibit C** in accordance with the previously approved site plan.

- iii. *Casualty.* The parties further agree that if any of the buildings labeled A10 through L20 as depicted in **Exhibit B** are damaged by a fire or another casualty event and the total destruction is equal to or greater than 50% of the building's replacement value, the building(s) may be repaired or rebuilt in accordance with the previously approved site plan. The parties agree that all future development related to dwellings labeled I30; J30; J40; K30; K40; L30; L40 and O10-Q40 on **Exhibit B** must comply with the CD-4 Zoning District requirements established under the Ordinances.
- iv. *Existing Utility Connections.* Westpoint shall continue use of existing utility connections, including, but not limited to, sanitary sewer connections, and Westpoint may expand, modify, and improve the use of such utility connections consistent with the details as shown on the attached **Exhibit D** as "proposed public sanitary sewer easement" unless otherwise mutually agreed to in writing by and between Westpoint and the City in a fully executed easement agreement.
- v. *More than One Owner.* Westpoint reserves the option to service more than one owner with its existing or newly constructed necessary sanitary sewer main. At such time, Westpoint may assign, transfer, and grant to the City, and the City shall thereafter own and operate such utilities for the benefit of the public, including Westpoint, the Owners and any tenant, occupant, or transferees or assignees if the City's utility requirements are met. Such assignment, transfer, and granting of the utilities shall be mutually agreed to in writing by and between Westpoint and the City in a fully executed easement agreement subject to any necessary conditions from the City.

4. The City and the Owners agree to terminate, vacate, and abandon the PRD Agreement and any existing amendments as of the effective date of this Agreement or the date the rezoning takes effect, whichever occurs later, and that the PRD Agreement shall be superseded in all respects by this Agreement.

5. The parties understand and agree that the property referenced in **Exhibit A** attached to the PRD Agreement shall no longer be burdened or benefited by the Ordinances as it relates to PRD Districts upon the rezoning of the Parcels and the recording of this Agreement with the Isabella County Register of Deeds Office.

6. The City and the Owners understand and agree that the termination of the PRD Agreement is conditioned upon the City Commission and City Planning Commission's approval of this Agreement and the rezoning of all the Parcels to the zoning classifications referenced above in paragraph 2.

7. Owners shall be permitted to continue use of existing utility connections, including water and sanitary sewer connections.

8. The Owners shall be permitted to connect the Parcels referenced in paragraph 2 with the necessary easements to permit access to and from the subject parcels. Such permissions shall not be unreasonably withheld, delayed or denied.

9. The parties further understand and agree that in the event the Parcels located within the PRD District are not all individually rezoned in accordance with paragraph 2 and the Ordinances, the PRD Agreement will remain in full force and effect.

10. The parties understand that this Agreement is being entered into at the request of the City.

11. This Agreement may be executed in one or more counterparts each of which shall be an original, but all of which shall together constitute one and the same Agreement.

12. This Agreement shall run with the land and benefit and burden the respective parties hereto, their successors in title or interest and lawful assigns, and shall be recorded with Isabella County Register of Deeds.

[remainder of page intentionally left blank]

[Signatures Pages to Follow]

The parties have signed this Agreement as of the date set forth above.

CITY OF MT. PLEASANT

By: _____

Amy Perschbacher, Mayor

CITY OF MT. PLEASANT

By: _____

Heather Bouck, City Clerk

STATE OF MICHIGAN)

) ss.

COUNTY OF ISABELLA)

On this 9th day of September, 2024, before me, a Notary Public, in and for said County, personally appeared the above-named Amy Perschbacher & Heather Bouck on behalf of City of Mt. Pleasant, made oath that he/she have read the foregoing Termination of the Planned Residential Development Agreement by him/her signed, and acknowledge the same to be his/her free act and deed.

Marilyn K. Wilson

Marilyn K. Wilson, Notary Public
Isabella County, State of Michigan

My Commission Expires: 09-25-2028

The parties have signed this Agreement as of the date set forth above.

CRAWFIELD ENTERPRISES, LLC

By: 

Printed Name: Edward T. Peters

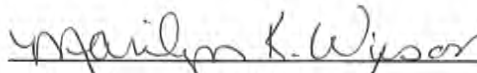
Its: managing member

STATE OF MICHIGAN)

) ss.

COUNTY OF ISABELLA)


On this 23 day of September, 2024, before me, a Notary Public, in and for said County, personally appeared the above-named Edward Peters on behalf of Crawfield Enterprises, made oath that he/she have read the foregoing Termination of the Planned Residential Development Agreement by him/her signed, and acknowledge the same to be his/her free act and deed.



Marilyn K. Wixson, Notary Public
Isabella County, State of Michigan

My Commission Expires: 09-25-2028

CENTRAL MICHIGAN UNIVERSITY

By: 
Printed Name: Jonathan Webb
Its: Associate Vice President
Facilities Management
Central Michigan University

[illegible]

On this 10th day of September, 2024, before me, a Notary Public, in and for said County, personally appeared the above-named Jonathan Webb on behalf of Central Michigan University, made oath that he/she have read the foregoing Termination of the Planned Residential Development Agreement by him/her signed, and acknowledge the same to be his/her free act and deed.

Marilyn K. Wixson
Marilyn K. Wixson, Notary Public
Isabella County, State of Michigan
 My Commission Expires: 09-25-2028

The parties have signed this Agreement as of the date set forth above.

WESTPOINT VILLAGE, LLC

By: Richard L. McGuirk
Printed Name: Richard McGuirk
Its: Managing Member

STATE OF MICHIGAN)

) ss.

COUNTY OF ISABELLA)

On this 10th day of September, 2024, before me, a Notary Public, in and for said County, personally appeared the above-named Richard McGuirk on behalf of Westpoint Village, LLC, made oath that he/she have read the foregoing Termination of the Planned Residential Development Agreement by him/her signed, and acknowledge the same to be his/her free act and deed.

Marilyn K. Wilson
Marilyn K. Wilson, Notary Public __
Isabella County, State of Michigan
My Commission Expires: 09-25-2028

The parties have signed this Agreement as of the date set forth above.

EDWARD T. PETERS

By: 

Printed Name: Edward T. Peters

Its:

STATE OF MICHIGAN)

) ss.

COUNTY OF ISABELLA)

On this 23 day of September, 2024, before me, a Notary Public, in and for said County, personally appeared the above-named Edward Peters on behalf of Crawfield Enterprises, made oath that he/she have read the foregoing Termination of the Planned Residential Development Agreement by him/her signed, and acknowledge the same to be his/her free act and deed.

Marilyn K. Wixson
Marilyn K. Wixson, Notary Public
Isabella County, State of Michigan
My Commission Expires: 9-25-2028

Drafted by:

When recorded return to:

Courtney G. Agrusa
Foster Swift Collins & Smith, PC
28411 Northwestern Highway, Suite 500
Southfield, MI 40834
248-538-6326

85714:00001:200551013-5

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S89°-30'-24"W, ALONG THE NORTH LINE OF SAID SECTION, 1200.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°-49'-13"E, PARALLEL WITH THE EAST LINE OF SAID SECTION, 1060.02 FEET; THENCE S89°-30'-24"W, PARALLEL WITH SAID NORTH SECTION LINE, 1301.06 FEET, THENCE N00°-47'-23"W, PARALLEL WITH AND 150 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1060.01 FEET TO A POINT ON THE NORTH SECTION LINE; THENCE N89°-30'-24"E, ON SAID NORTH SECTION, 1300.50 FEET BACK TO THE POINT OF BEGINNING.

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE N.89°-30'-24"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, 150.00 FEET; THENCE S.00°-47'-23"E., PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1060.01 FEET; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 1301.06 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 64.90 FEET; THENCE S.46°-29'-34"W., 472.06 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 673.77 FEET; THENCE N.89°-22'-00"E., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 702.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 530.16 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION, SAID POINT BEING 845.00 FEET, S.89°-22'-00"W., FROM THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.89°-22'-00"W., ON AND ALONG SAID EAST AND WEST 1/4 LINE, 1806.90 FEET TO THE INTERIOR 1/4 CORNER OF SAID SECTION; THENCE N.00°-47'-23"W., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 2653.57 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 54.36 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 33.00 FEET THEREOF LYING ALONG AND ADJACENT TO THE NORTH LINE OF SAID SECTION, AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N. - R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S.00°-49'-13"E., ALONG THE EAST SECTION LINE, 454.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.00°-49'-13"E., ALONG SAID EAST SECTION LINE, 1401.03 FEET, SAID POINT BEING 791.16 FEET, N.00°-49'-13"W. FROM THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 300.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 66.00 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 545.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 195.00 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 702.00 FEET; THENCE N.00°-49'-13"W. PARALLEL WITH SAID EAST SECTION LINE, 673.77 FEET; THENCE N.46°-29'-34"E., 472.06 FEET; THENCE N.00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 670.01 FEET; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 1200.02 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 48.24 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF LYING ALONG AND ADJACENT TO THE EAST LINE OF SAID SECTION, AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE S00°-49'-13"E., ALONG THE EAST SECTION LINE, 1855.94 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S00°-49'-13"E., ALONG SAID EAST SECTION LINE, 66.16 FEET; THENCE S89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 233.00 FEET; THENCE S00°-49'-12"E., PARALLEL WITH SAID EAST SECTION LINE, 725.00 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION, THENCE S89°-22'-00"W., ON SAID EAST AND WEST 1/4 LINE, 330.00 FEET; THENCE N00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 725.16 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 263.00 FEET; THENCE N00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 66.00 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 300.00 FEET BACK TO HE POINT OF BEGINNING, CONTAINING 5.95 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD INCLUDING THE RIGHTS OF THE PUBLIC OVER CRAWFORD ROAD ACROSS THE EASTERLY 33 FEET THEREOF AND

A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE S89°-22'-00"W., ALONG THE EAST AND WEST 1/4 LINE 563.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S89°-22'-00"W., ALONG SAID EAST AND WEST 1/4 LINE, 282 FEET; THENCE N00°-49'-12"W., PARALLEL WITH THE EAST LINE OF SAID SECTION, 725.16 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE 282.00 FEET; THENCE S00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 725.16 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 4.69 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BROOMFIELD ROAD

— R-O-W

PARCEL 1
PID#: 17-000-17-306-00
CRAWFORD ENTERPRISES, LLC.
31.65 ACRES

PARCEL 3
PID#: 17-000-17-300-00
WESTPOINT VILLAGE, LLC.
48.24 ACRES
CURRENT ZONING: PRD
PROP. ZONING: CD-4 (RESIDENTIAL ONLY)

PARCEL 2
PID#: 17-000-17-304-00
CENTRAL MICHIGAN UNIVERSITY
54.36 ACRES
CURRENT ZONING: PRD
PROP. ZONING: SD-U

INTERIOR CORNER
SEC. 28, T14N-R4W

EAST 1/4 CORNER—
SEC. 28, T14N-R4W

PID# 17-000-17-305-00
PARCEL 4
EDWARD T. PETERS
10.84 ACRES
CURRENT ZONING: PRD
PROP. ZONING: CD-4 (RESIDENTIAL ONLY)

EXHIBIT A
WESTPOINT VILLAGE, LLC.
PART OF THE NORTHEAST 1/4 OF SECTION 28
T.14N.-R.4W., CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN

REVISIONS:

JOB NUMBER:	22401-009	SUBMITTALS:
DRAWN BY:	BTM	SUBMITTAL TO CLIENT FOR REVIEW 2-1-24
DESIGNED BY:	BTM	SUBMITTAL TO CLIENT FOR REVIEW 3-7-24
CHECKED BY:	BTM	SUBMITTAL TO CITY OF MT. PLEASANT PLANNING 5-30-24
DATE:	5-30-24	SUBMITTAL TO CLIENT 6-27-24

SCALE
NTS
SHEET NUMBER
1 OF 4

EXHIBIT B

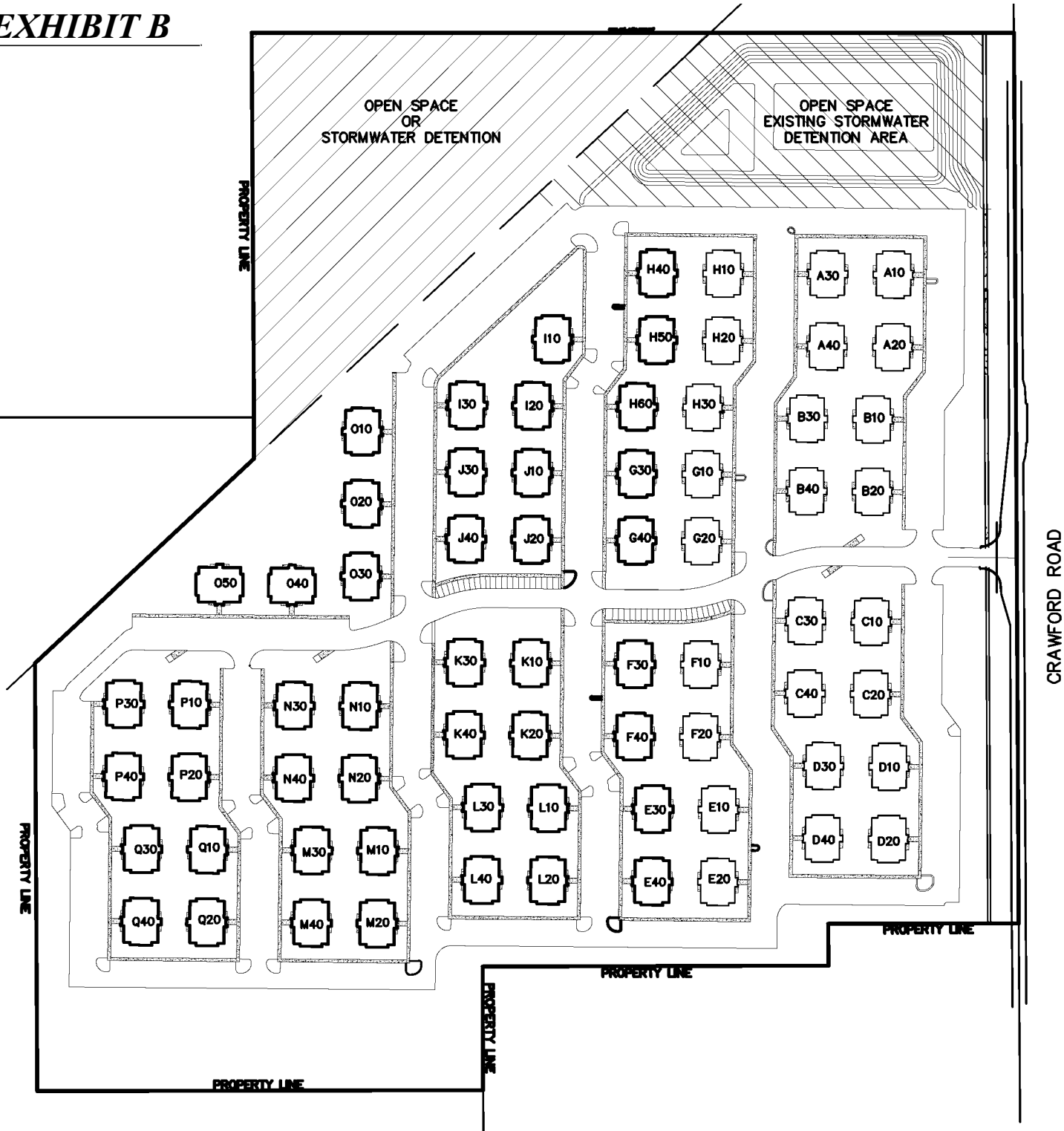


EXHIBIT C

PROPERTY LINE

20' WIDE AND ±975'
LONG PROPOSED PUBLIC
SANITARY SEWER EASEMENT

PROPERTY LINE

66.00' WIDE & ±855'
LONG FUTURE PRIVATE
ROAD RIGHT-OF-WAY

PROPERTY LINE

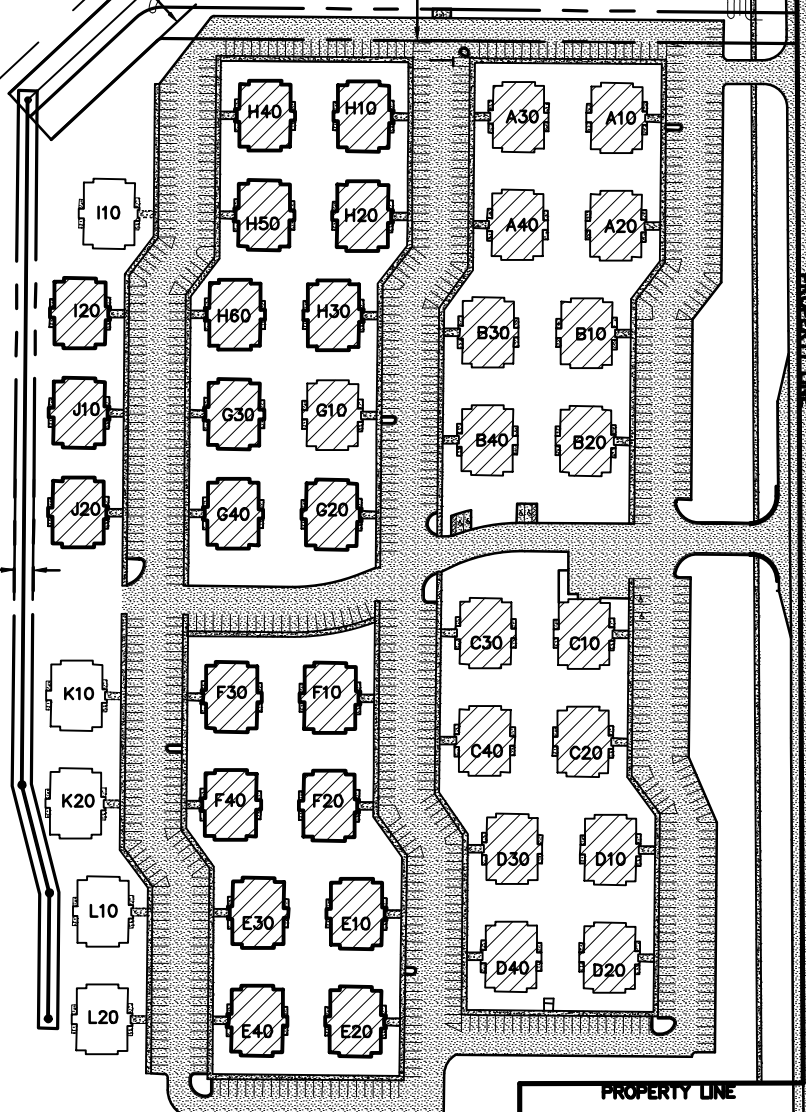
66.00' WIDE & ±855'
LONG FUTURE PRIVATE
ROAD RIGHT-OF-WAY

PROPERTY LINE


PROPERTY LINE

PROPERTY LINE

CRAWFORD ROAD



[illegible]

<p>SCALE</p> <p>N.T.S.</p>	<p>JOB NUMBER:</p> <p>2401-009</p> <p>SUBMITTAL TO CLIENT FOR REVIEW 2-1-24</p> <p>DRAWN BY:</p> <p>RENNALTA, J.D. CLIENT FOR</p> <p>2401-009</p> <p>DESIGNED BY:</p> <p>RENNALTA, J.D. CLIENT FOR</p> <p>2401-009</p> <p>CHECKED BY:</p> <p>RENNALTA, J.D. CLIENT FOR</p> <p>2401-009</p>	<p>REVISIONS:</p>	<p>EXHIBIT D</p> <p>WESTPOINT VILLAGE, LLC.</p> <p>PART OF THE NORTHEAST 1/4 OF SECTION 28</p> <p>T.14N.-R.4W., CITY OF MT. PLEASANT</p> <p>ISABELLA COUNTY, MICHIGAN</p>	 <p>CMIS & D</p> <p>SURVEYING / ENGINEERING</p> <p>2027 EAST HANCOCK ROAD MT. PLEASANT, MICHIGAN 48133 TEL: 313.486.7700 FAX: 313.486.7701 EMAIL: info@cmisand.com</p>
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Rezoning Authorization Letter

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, Jonathan Webb, AVP Facilities Management, CMU, authorize the City of Mount Pleasant to complete and submit the Rezoning Application involving Case # Z-24-01 dated September 9, 2024 on behalf of Central Michigan University and involving Parcel No. 17-000-17-304-00.

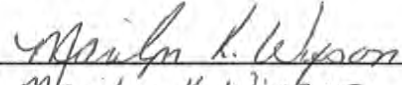
The submission of this Rezoning Application is done in conjunction with the dissolution of the Planned Residential Development Agreement entered into by and between the parties on May 25, 2000.

Name: 

Date: Sep 10, 2024

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On this 10th day of September, 2024, before me, a Notary Public, in and for said County, personally appeared the above-named Jonathan Webb on behalf of Central Michigan University, made oath that he/she have read the foregoing Rezoning Application by him/her signed, and acknowledge the same to be his/her free act and deed.


Marilyn K. Wixson Notary Public
Isabella County, State of Michigan
My Commission Expires: 09-25-2028

Rezoning Authorization Letter

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, Richard McGuirk, authorize the City of Mount Pleasant to complete and submit the Rezoning Application involving Case # Z-24-01 dated September 9, 2024 on behalf of Westpoint Village, LLC and involving Parcel No. 17-000-17-300-00.

The submission of this Rezoning Application is done in conjunction with the dissolution of the Planned Residential Development Agreement entered into by and between the parties on May 25, 2000.

Name: Richard G. McGuirk

Date: September 10, 2024

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On this 10th day of September, 2024, before me, a Notary Public, in and for said County, personally appeared the above-named Richard McGuirk on behalf of Westpoint Village, LLC made oath that he/she have read the foregoing Rezoning Application by him/her signed, and acknowledge the same to be his/her free act and deed.

Marilyn K. Wilson
Marilyn K. Wilson Notary Public
Isabella County, State of Michigan
My Commission Expires: 07-25-2028

Rezoning Authorization Letter

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, Edward T. Peters, authorize the City of Mount Pleasant to complete and submit the Rezoning Application involving Case # Z-24-01 dated September 9, 2024 on behalf of Crawfield Enterprises, LLC and involving Parcel No. 17-000-17-303-00, 17-000-17-305-00 and 17-000-17-306-00.

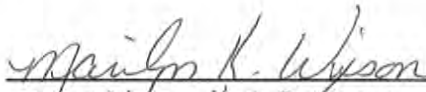
The submission of this Rezoning Application is done in conjunction with the dissolution of the Planned Residential Development Agreement entered into by and between the parties on May 25, 2000.

Name: 

Date: 9/23/24

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On this 23 day of September, 2024, before me, a Notary Public, in and for said County, personally appeared the above-named Edward Peters on behalf of Crawfield Enterprises, LLC, made oath that he/she have read the foregoing Rezoning Application by him/her signed, and acknowledge the same to be his/her free act and deed.


Marilyn K. Wilson Notary Public
Isabella County, State of Michigan
My Commission Expires: 9-25-2028

PROPERTY OWNER ADDRESS

PARCEL 1 & PARCEL 2

Crawfield Enterprises, LLC

P.O. Box 653, Mt. Pleasant, MI 48804-0653

PARCEL 3

Central Michigan University

1303 W. Campus Dr., Mt. Pleasant, MI 48858

PARCEL 4

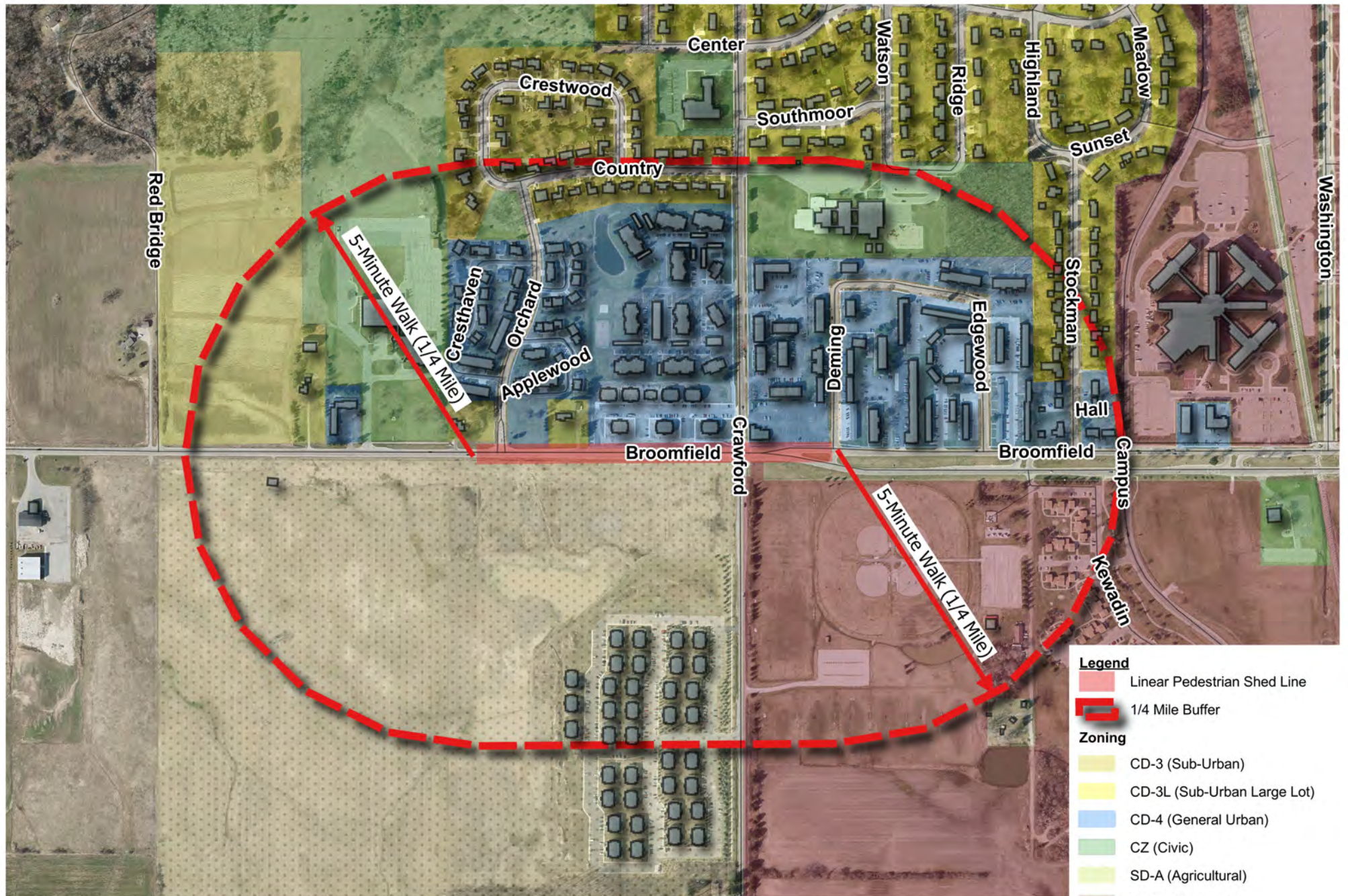
Westpoint Village, LLC

P.O. Box 222, Mt. Pleasant, MI 48804-0222

PARCEL 5

Edward T. Peters

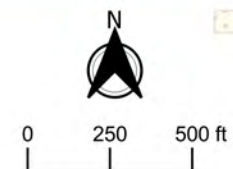
P.O. Box 653, Mt. Pleasant, MI 48804-0653



Linear Pedestrian Shed Map

City of Mt. Pleasant

08/13/2024



Mt. Pleasant
[meet here]

Published: Aug-13-2024
\\compile\GIS\Departmental Functions\Maps\Streets\Designation\



2261 E. REMUS ROAD, MOUNT PLEASANT, MI 48858
PH: 989-773-7131 **FAX: 989-772-2371**

August 19, 2024

City of Mt Pleasant
320 W. Broadway St.
Mt. Pleasant, MI 48858
Attn: Stacie Tewari

Re: Broomfield Road – (Lincoln Road to Crawford Road)

Dear Ms. Tewari,

Broomfield Road is a paved two-lane county primary road with paved shoulders, with a National Functional Classification (NFC) of Minor Arterial. This roadway is a public road and open to all vehicle traffic.

There is no restriction on this section of roadway during seasonal weight restriction season and is open to truck traffic carrying legal loads.

Requirements for any proposed development would be reviewed on a case-by-case basis.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick J. Gaffney".

Patrick J. Gaffney, P.E.
Engineer - Superintendent

Cc: File

City of Mt. Pleasant, Michigan



CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 fax

September 16, 2024

RE: Crawford Road (Broomfield Road to Preston Road)
City of Mt. Pleasant, MI

Dear Ms. Powidayko:

Crawford Road between Broomfield Road and Preston Road is a city major street and a route to Vowles Elementary School and Central Michigan University from Broomfield Road. This section of Crawford Road includes the following:

- Number of lanes – 2
- 10' lanes with white edge stripes for bicycles on both sides. Total paved width – 30' with 2' curb and gutter each side for a total width of 34'.
- City major street standard pavement cross section and major street pavement markings
- Speed limit – 25 mph
- Sidewalk both sides of roadway
- October 2023 ADT (average daily traffic total both lanes) – 1,790
- October 2023 85th percentile speed: northbound – 30 mph, southbound – 34 mph
- Signalized intersection with pedestrian crossing signals at Broomfield/Crawford
- Left turn lanes all directions at Broomfield/Crawford
- School flasher speed limit sign and “school” pavement marking southbound on Crawford near Southmoor.
- Solar flashing push button pedestrian crossing signs both directions at Crawford and Country way (set to flash during school times for school crossing guard). Special emphasis crosswalk marking across Crawford at flashing sign.
- 4-way stop at Center/Crawford

The capacity of a 10' driving lane is 1,500-1,800 vehicles per HOUR per lane.

Requirements for any proposed developments would be reviewed on a case-by-case basis.

Sincerely

City of Mt. Pleasant – Division of Public Works

Stacie Tewari
City Engineer

Memorandum



TO: Aaron Desentz, City Manager

FROM: Manuela Powidayko
Director of Planning & Community Development

DATE: September 9, 2024

SUBJECT: Termination of the Planned Residential Development Agreement (PRD) for the southwest corner of Crawford and Broomfield

The Planning Commission has approved the Termination of the PRD Agreement for the southwest corner of Crawford and Broomfield at their Regular Meeting on September 5, 2024. Staff is now requesting that the City Commission approves such document to be able to proceed with such area's rezoning from PRD to "hard line zoning" to align the zoning map with the land use policy set forth by the city's Master Plan's Future Land Use map, and advance RRC¹ goals by streamlining the development approval process, ultimately helping unlock future development in the area.

Background

The Central Christian Academy is looking to build a private K-12 school on parcel 17-000-17-306-00. Such parcel is currently zoned PRD, which is a zoning district designation designed to permit a flexible means of development, allowing for a mixture of types of residential units (one-, two- and multiple-family dwelling units). While the current zoning district designation could allow for schools, such parcel was included in a PRD Agreement on May 25, 2000, which assigns the parcel to a condominium development. That said, the school development would only be able to occur if the Planning and City Commissions approved an amendment to the previously approved PRD Agreement, or if the property would to be rezoned.

In the fall of 2023, staff held a pre-application meeting with a few representatives of the School Board and Tim Bebee (the surveyor who will be working on this project). Staff discussed the two alternatives with the School Board and advised that staff would like to take this opportunity to apply for a city-led rezoning of such parcel, as well as all other surrounding parcels that had been included within such PRD Agreement in the 2000s (parcels 17-000-17-300-00, 17-000-17-304-00, 17-000-17-305-00, 17-000-17-306-00). The city's proposed rezoning would also include parcel 17-000-17-303-00, which was not included in the original PRD Agreement, but has been mapped as "PRD" since its' incorporation within the city limits, including within the current zoning map.

The main reason for City staff's area-wide rezoning request is because the current PRD designation does not match the Master Plan Future Land Use map and corresponding zoning district designations, as such policy map assigns the area not only for residential, but also for commercial development. This is in an effort to advance more walkable and sustainable neighborhoods, which is also heavily supported and codified in the city's current Zoning Ordinance through requiring "Pedestrian Sheds"² when advancing rezoning processes. As stated in Book 1: Sustainable Land Use of the Master Plan:

"The land use classifications on the Future Land Use Map provide the basis for evaluating future rezoning requests. Zoning actions that are consistent with the Future Land Use Map usually receive deferential and favorable judicial review if challenged. The Master Plan should be the principal source of information in the investigation of all rezoning requests. The City may initiate rezoning as necessary to place land in conformance with the Future Land Use Map, or it may wait for property owners to come forward on a case-by-case basis."

¹ Michigan Economic Development Corporation, Redevelopment Ready Communities® (RRC)

² Chapter 154: Zoning Ordinances, Article VII: Definitions. "Pedestrian Shed: an area of a size approximately equal to the average distance comfortably walked by pedestrians and approximately centered on a Common Destination. There are two types of Pedestrian Sheds: Standard Pedestrian Sheds and Linear Pedestrian Sheds. See Standard Pedestrian Shed or Linear Pedestrian Shed. See Illustration 154.504.C (Pedestrian Sheds)."

Memorandum



Based on that, staff has proposed the area-wide rezoning as follows:

Parcel Number	MASTER PLAN			ZONING	
	Future Land Use	Zoning District	Appropriate Uses (what uses should be allowed)	Current	Proposed
17-000-17-300-00	Attached Residential	CD-4	Single-Family Attached	PRD	CD-4
17-000-17-303-00	Mixed-Use Low	CD-4	All uses (Commercial, Residential, Lodging, Institutional, & Medical)	PRD	CD-4
17-000-17-304-00	Residential	CD-3L and CD-3	Single-Family Detached & Duplexes	PRD	SD-U (CD-3 if land is conveyed)
17-000-17-305-00	Attached Residential	CD-4	Single family Attached	PRD	CD-4
17-000-17-306-00	Residential	CD-3L and CD-3	Single-Family Detached & Duplexes	PRD	CZ

Based on the above chart, there are two proposed zoning districts that are not, at first glance, matching the Master Plan's Future Land Use map: the designation of SD-U for parcel 17-000-17-304-00 and the designation of CZ for parcel 17-000-17-306-00. However, staff went through the following considerations when suggesting these zoning district designations:

- 17-000-17-304-00: This parcel is currently owned by Central Michigan University. All other CMU parcels are currently zoned SD-U (University Special District), which as stated in the Zoning Ordinance: *"recognizes the unique character and development of a central campus of state universities."* As such, zoning exempts such parcels from the Ordinance's rules and procedures, allowing projects to go directly to CMU for approval. In case properties are conveyed, the current zoning framework assigns another district to enable development under the city's Zoning Ordinance without needing a zoning map amendment to define which rules would apply in case properties are no longer owned by CMU.
 - That said, to be consistent with the current zoning framework, staff has suggested to designate this CMU-owned parcel as SD-U, and will be supplementing the rezoning with a zoning text amendment that would allow the zoning designation to automatically convert the site's regulations to CD-3, should the property ever be conveyed in the future, allowing therefore, such site to be developed for single-family detached or duplexes, in accordance with the Master Plan's land use policy.
- 17-000-17-306-00: This is the subject parcel where a school development is being proposed, which will be subject to future site plan review by the Planning Commission, once the rezoning is approved. While the rezoning would be enabling a school development (as opposed to single-family detached and duplexes, as set forth in the Master Plan Future Land Use), the proposed rezoning is consistent with, and allows this area-wide rezoning, to match the current requirements for areas that exceed 80 acres in aggregate, in which case, zoning currently mandates that a rezoning of such scale, shall designate between 5% and 20% of the area being rezoned as Civic Zone.
 - That said, in this case of the proposed rezoning, out of the total of 157.42 acres that are being rezoned, 31.65 will be zoned Civic Zone, which meets the 20% Civic Zone designation regulated by the city's current Zoning Ordinance requirements.

Overall, aside from aligning the zoning map with the future land use map, the proposed rezoning will facilitate and encourage development in this area, simply because mapping "hardline zoning" on these properties will allow for a more efficient project review process and a more predictable development pattern. This is because a list of all allowable uses, as well as the design standards for all future Development Parcel Plans and Site Plan Reviews, are already codified within the current Zoning Ordinance under the proposed "hardline zoning" designations: Civic Zone (CZ), General Urban (CD-

Memorandum



4) and Sub-Urban (CD-3) Character Districts, meaning that applicants can simply design a project in compliance with the current Zoning Ordinance requirements and have such project approved by the Planning Commission. In Mt Pleasant, this process takes one-month, which is much faster than the four-month process that PRD sites would need to follow to be approved as they would require public hearings and Planning and City Commission approvals as set forth by the Michigan Zoning Enabling Act. Furthermore, a PRD plan and a detailed site plan are required to accompany a PRD Agreement request. These procedure requirements give a lot of unpredictability to property owners, who would need to spend several thousands of dollars on attorney fees and survey/engineering services to go through such discretionary review. Often times, this is a negotiation intensive process between developers and local governments since PRDs are by their nature, intended to be deviations from the zoning ordinance, differently than site plan reviews under hardline zoning, which would simply follow rules that have already gone through public hearings and negotiations, when being drafted and approved by the elected officials.

In conclusion, processes that are less predictable and reliable, lead to increased costs and delays, ultimately leading to development stagnation. This is the case of this area in Mt Pleasant, which has not seen much development in the past 20 years. That said, staff believes that an area-wide rezoning of this area to dismantle the PRD designation and map hardline zoning, will ultimately unlock future development in the 150+-acre area. This is an opportunity to create more sustainable and walkable neighborhoods, that can increase housing options in the region, considering that the city does not have many other options to expand within its existing footprint. Ultimately, the proposed rezoning is an effort consistent with the goals of the Redevelopment Ready Communities® (RRC) Certification that the City holds since 2019 from the Michigan Economic Development Corporation, which includes streamlining development approval processes and encourage economic development activities.

Next Steps

To pursue the rezoning, the PRD Agreement dated from May 25, 2000, and all subsequent amendments must be first, terminated. According to the Zoning Ordinance, no approved plan shall be terminated after development commences, except with the approval of the Planning Commission, the City Commission, and all parties in interest in the land. As such, the City's attorney has drafted the attached Termination of the PRD Agreement for all sites that had been previously included in the PRD Agreement from the 2000s, and has advised staff to pursue its approval by the Planning and City Commissions prior to filling for the rezoning.

In the process of drafting such Termination of the PRD Agreement, staff coordinated with current property owners and found that the current owners of such partially developed parcel (17-000-17-303-00) would like to build another five apartment buildings in the next few years, which had been previously approved in 2003. The reason is because the portion of the site where the five new buildings would be located, had already been completed with sanitary sewer and water infrastructure. As such, the owners requested the City to add language in the Termination of the PRD Agreement, vesting the construction of such previously approved buildings. That was the subject of the April 4, 2024 Planning Commission Work Session, where the Planning Commission indicated consensus to proceed with said language and enable the property owners to finalize those developments. The property owners have also indicated that they will work with city staff in the future to split such parcel and sell for housing development which would be required to comply with CD-4 district regulations, once the rezoning is approved.

Last, to ensure that the Termination of the PRD Agreement does not automatically convert the existing sites to SD-A (Agriculture Special District) as set forth by the current Zoning Ordinance, the Termination of the PRD Agreement is conditioned upon the City and Planning Commissions' approval of the rezoning as indicated in such document. In conclusion, staff seeks Planning Commission approval of the Termination of the PRD Agreement to then be able to seek signatures from all current property owners of such parcels and proceed with the rezoning application.

Memorandum

**REQUESTED ACTION:**

Approve the Termination of the PRD Agreement for the southwest corner of Crawford and Broomfield as received.

ATTACHMENTS:

- Proposed Termination of the PRD Agreement
- Original PRD Agreement from May 25, 2000
- Approved Site Plan for Westpoint Village from April 10, 2003 (SPR-03-03)
- Current Zoning Map
- 2050 Master Plan Future Land Use Map
- PRD Current Zoning Ordinance requirements
- PRD Previous Zoning Ordinance requirements (in effect in 2003)

TERMINATION OF THE PLANNED RESIDENTIAL DEVELOPMENT AGREEMENT

This Termination of the Planned Residential Development Agreement (“Agreement”) is made this _____ day of _____, 202_, by and between the **City of Mt. Pleasant** with a business address of 200 N. Main St., Mt. Pleasant, MI 48858 (“City”) and **Crawfield Enterprises, LLC** with a business address of P.O. Box 653, Mt. Pleasant, MI 48804-0653 (“Crawfield”); **Central Michigan University** with a business address of 1303 W. Campus Dr., Mt. Pleasant, MI 48858 (“CMU”); **Westpoint Village, LLC** with a business address of P.O. Box 222, Mt. Pleasant, MI 48804-0222 (“Westpoint”); and **Edward T. Peters** with a business address of P.O. Box 653, Mt. Pleasant, MI 48804-0653 (“Peters”), collectively known as the “Owners”.

RECITALS

A. The City and Crawfield, LLC entered into a Planned Residential Development Agreement (“PRD Agreement”) on May 25, 2000 after Crawfield, LLC submitted a PRD Plan to the Mt. Pleasant Planning Commission for approval regarding the development of property zoned PRD Planned Residential Development (“PRD”) District pursuant to Section 154.052 of the Mt. Pleasant Zoning Ordinances (“Ordinance”) that were in effect at the time. A total of four parcels were included in such PRD Agreement

B. Since the PRD Agreement was entered into, the property zoned PRD has been sold to the individual Owners as follows and remains subject to such PRD Agreement pursuant to Section 154.614 of the Ordinances that are currently in effect:

- i. Parcel 17-000-17-300-00: Westpoint
- ii. Parcel 17-000-17-304-00: CMU
- iii. Parcel 17-000-17-305-00: Peters
- iv. Parcel 17-000-17-306-00: Crawfield

(collectively, the “Parcels”). The Parcels are otherwise identified in the attached **Exhibit A** to this Agreement.

C. The City and the Owners are interested in terminating the PRD Agreement to pursue a zoning map amendment to remove the PRD zoning district designation and map existing zoning districts onto the PRD area.

D. To terminate the PRD Agreement, approval of the Mt. Pleasant City Commission, the Mt. Pleasant Planning Commission, and all parties that own an interest in the property is required.

AGREEMENT

1. The City wishes to pursue a rezoning of the PRD District on behalf of the Owners as it would enable the City to match the existing zoning map with the City's Master Plan Future Land Use map and enable to construction of a private school on parcel 17-000-17-306-00.

2. Specifically, the City wishes to rezone the PRD District in accordance with **Exhibit A** of this Agreement, including any necessary text amendments to the Ordinance, as follows:

- a. Parcel 17-000-17-300-00: Rezone to CD-4 (Residential Uses permitted)
- b. Parcel 17-000-17-304-00: Rezone to SD-U (currently owned by CMU, zoning would not apply unless CMU conveys the property in which case CD-3 regulations would apply)
- c. Parcel 17-000-17-305-00: Rezone to CD-4 (Residential Uses permitted)
- d. Parcel 17-000-17-306-00: Rezone to Civic Zone (Schools and other Institutional Uses permitted)

3. The City and the Owners agree that the Owners' current uses of the Parcels are permitted or deemed permitted uses in compliance with the applicable Zoning District referenced in paragraph 2 above. All building locations, existing access ways, and other improvements are deemed in compliance with previous zoning requirements and legally non-conforming to the applicable Zoning Districts reference in paragraph 2 above.

a. Parcel 17-000-17-300-00:

- i. *Approved and Ratified Site Plans.* The previously approved site plan for this Parcel as it relates to dwellings labeled A10 through L20, attached hereto as **Exhibit B**, is approved or hereby ratified, as previously submitted and approved, pursuant to the PRD Agreement, and Westpoint (Westpoint includes any successor in interest or assign of Westpoint), as the owner of this Parcel, shall be entitled to submit all applicable permits to fulfill and complete the site plan referenced in **Exhibit B** hereto as it relates to dwellings labeled A10 through L20.
- ii. *Legally Non-Conforming Status.* The parties understand and agree that upon termination of the PRD Agreement, Parcel 17-000-17-300-00 will be rezoned to CD-4 and that, as a result, the buildings labeled A10 through L20 and all existing access ways will be considered legally non-conforming. As a result, the parties agree Westpoint's construction of a private road through the Parcel following the termination of the PRD Agreement shall not alter the existing buildings and property enough to eliminate such legal non-conforming status and that Westpoint shall maintain the right to construct, improve, modify, or reconstruct buildings I-10, K-10, K-20, L-10, and L-20 as shown on **Exhibit C** in accordance with the previously approved site plan.

- iii. *Casualty.* The parties further agree that if any of the buildings labeled A10 through L20 as depicted in **Exhibit B** are damaged by a fire or another casualty event and the total destruction is equal to or greater than 50% of the building's replacement value, the building(s) may be repaired or rebuilt in accordance with the previously approved site plan. The parties agree that all future development related to dwellings labeled I30; J30; J40; K30; K40; L30; L40 and O10-Q40 on **Exhibit B** must comply with the CD-4 Zoning District requirements established under the Ordinances.
- iv. *Existing Utility Connections.* Westpoint shall continue use of existing utility connections, including, but not limited to, sanitary sewer connections, and Westpoint may expand, modify, and improve the use of such utility connections consistent with the details as shown on the attached **Exhibit D** as "proposed public sanitary sewer easement" unless otherwise mutually agreed to in writing by and between Westpoint and the City in a fully executed easement agreement.
- v. *More than One Owner.* Westpoint reserves the option to service more than one owner with its existing or newly constructed necessary sanitary sewer main. At such time, Westpoint may assign, transfer, and grant to the City, and the City shall thereafter own and operate such utilities for the benefit of the public, including Westpoint, the Owners and any tenant, occupant, or transferees or assignees if the City's utility requirements are met. Such assignment, transfer, and granting of the utilities shall be mutually agreed to in writing by and between Westpoint and the City in a fully executed easement agreement subject to any necessary conditions from the City.

4. The City and the Owners agree to terminate, vacate, and abandon the PRD Agreement and any existing amendments as of the effective date of this Agreement or the date the rezoning takes effect, whichever occurs later, and that the PRD Agreement shall be superseded in all respects by this Agreement.

5. The parties understand and agree that the property referenced in **Exhibit A** attached to the PRD Agreement shall no longer be burdened or benefited by the Ordinances as it relates to PRD Districts upon the rezoning of the Parcels and the recording of this Agreement with the Isabella County Register of Deeds Office.

6. The City and the Owners understand and agree that the termination of the PRD Agreement is conditioned upon the City Commission and City Planning Commission's approval of this Agreement and the rezoning of all the Parcels to the zoning classifications referenced above in paragraph 2.

7. Owners shall be permitted to continue use of existing utility connections, including water and sanitary sewer connections.

8. The Owners shall be permitted to connect the Parcels referenced in paragraph 2 with the necessary easements to permit access to and from the subject parcels. Such permissions shall not be unreasonably withheld, delayed or denied.

9. The parties further understand and agree that in the event the Parcels located within the PRD District are not all individually rezoned in accordance with paragraph 2 and the Ordinances, the PRD Agreement will remain in full force and effect.

10. The parties understand that this Agreement is being entered into at the request of the City.

11. This Agreement may be executed in one or more counterparts each of which shall be an original, but all of which shall together constitute one and the same Agreement.

12. This Agreement shall run with the land and benefit and burden the respective parties hereto, their successors in title or interest and lawful assigns, and shall be recorded with Isabella County Register of Deeds.

[remainder of page intentionally left blank]

[Signatures Pages to Follow]

The parties have signed this Agreement as of the date set forth above.

CITY OF MT. PLEASANT

CITY OF MT. PLEASANT

By: _____
Amy Perschbacher, Mayor

By: _____
Heather Bouck, City Clerk

STATE OF MICHIGAN)

) ss.

COUNTY OF ISABELLA)

I, the undersigned, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of said City at a meeting held on _____, 202__.

Notary Public, Isabella County, Michigan
My commission expires: _____

Notary Public, Isabella County, Michigan
My commission expires: _____

CENTRAL MICHIGAN UNIVERSITY

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

Notary Public, Isabella County, Michigan
My commission expires: _____

The parties have signed this Agreement as of the date set forth above.

WESTPOINT VILLAGE, LLC

By: _____
Printed Name:
Its:

STATE OF MICHIGAN)

) ss.

COUNTY OF ISABELLA)

I, the undersigned, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of said City at a meeting held on _____, 202_.

Notary Public, Isabella County, Michigan
My commission expires: _____

The parties have signed this Agreement as of the date set forth above.

EDWARD T. PETERS

By: _____
Printed Name:
Its:

STATE OF MICHIGAN)

) ss.

COUNTY OF ISABELLA)

I, the undersigned, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of said City at a meeting held on _____, 202_.

Notary Public, Isabella County, Michigan
My commission expires: _____

Drafted by:
When recorded return to:
Countney G. Agrusa
Foster Swift Collins & Smith, PC
28411 Northwestern Highway, Suite 500
Southfield, MI 40834
248-538-6326

PARCEL 1: FILE NUMBER: 010126202 REV. #2
LAND SITUATED IN THE CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S89°-30'-24"W, ALONG THE NORTH LINE OF SAID SECTION, 1200.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00°-49'-13"E, PARALLEL WITH THE EAST LINE OF SAID SECTION, 1060.02 FEET; THENCE S89°-30'-24"W, PARALLEL WITH SAID NORTH SECTION LINE, 1301.06 FEET, THENCE N00°-47'-23"W, PARALLEL WITH AND 150 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1060.01 FEET TO A POINT ON THE NORTH SECTION LINE; THENCE N89°-30'-24"E, ON SAID NORTH SECTION, 1300.50 FEET BACK TO THE POINT OF BEGINNING.

PARCEL 2: L. 1369, PG. 863

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE N.89°-30'-24"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, 150.00 FEET; THENCE S.00°-47'-23"E., PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1060.01 FEET; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 1301.06 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 64.90 FEET; THENCE S.46°-29'-34"W., 472.06 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 673.77 FEET; THENCE N.89°-22'-00"E., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 702.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 530.16 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION, SAID POINT BEING 845.00 FEET, S.89°-22'-00"W, FROM THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.89°-22'-00"W., ON AND ALONG SAID EAST AND WEST 1/4 LINE, 1806.90 FEET TO THE INTERIOR 1/4 CORNER OF SAID SECTION; THENCE N.00°-47'-23"W., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 2653.57 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 54.36 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE NORTHERLY 33.00 FEET THEREOF LYING ALONG AND ADJACENT TO THE NORTH LINE OF SAID SECTION, AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 3: L. 1460, PG. 843

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S.00°-49'-13"E., ALONG THE EAST SECTION LINE, 454.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.00°-49'-13"E., ALONG SAID EAST SECTION LINE, 1401.03 FEET, SAID POINT BEING 791.16 FEET, N.00°-49'-13"W. FROM THE EAST 1/4 CORNER OF SAID SECTION; THENCE S.89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 300.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 66.00 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 545.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 195.00 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 702.00 FEET; THENCE N.00°-49'-13"W, PARALLEL WITH SAID EAST SECTION LINE, 673.77 FEET; THENCE N.46°-29'-34"E., 472.06 FEET; THENCE N.00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 670.01 FEET; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 1200.02 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 48.24 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF LYING ALONG AND ADJACENT TO THE EAST LINE OF SAID SECTION, AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 4: L. 1829, PG. 116

A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE S00°-49'-13"E., ALONG THE EAST SECTION LINE, 1855.94 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S00°-49'-13"E., ALONG SAID EAST SECTION LINE, 66.16 FEET; THENCE S89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 233.00 FEET; THENCE S00°-49'-12"E., PARALLEL WITH SAID EAST SECTION LINE, 725.00 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION, THENCE S89°-22'-00"W., ON SAID EAST AND WEST 1/4 LINE, 330.00 FEET; THENCE N00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 725.16 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 263.00 FEET; THENCE N00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 66.00 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 300.00 FEET BACK TO HE POINT OF BEGINNING, CONTAINING 5.95 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD INCLUDING THE RIGHTS OF THE PUBLIC OVER CRAWFORD ROAD ACROSS THE EASTERLY 33 FEET THEREOF AND

A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T14N-R04W, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE S89°-22'-00"W., ALONG THE EAST AND WEST 1/4 LINE 563.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S89°-22'-00"W., ALONG SAID EAST AND WEST 1/4 LINE, 282 FEET; THENCE N00°-49'-12"W., PARALLEL WITH THE EAST LINE OF SAID SECTION, 725.16 FEET; THENCE N89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE 282.00 FEET; THENCE S00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 725.16 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 4.69 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

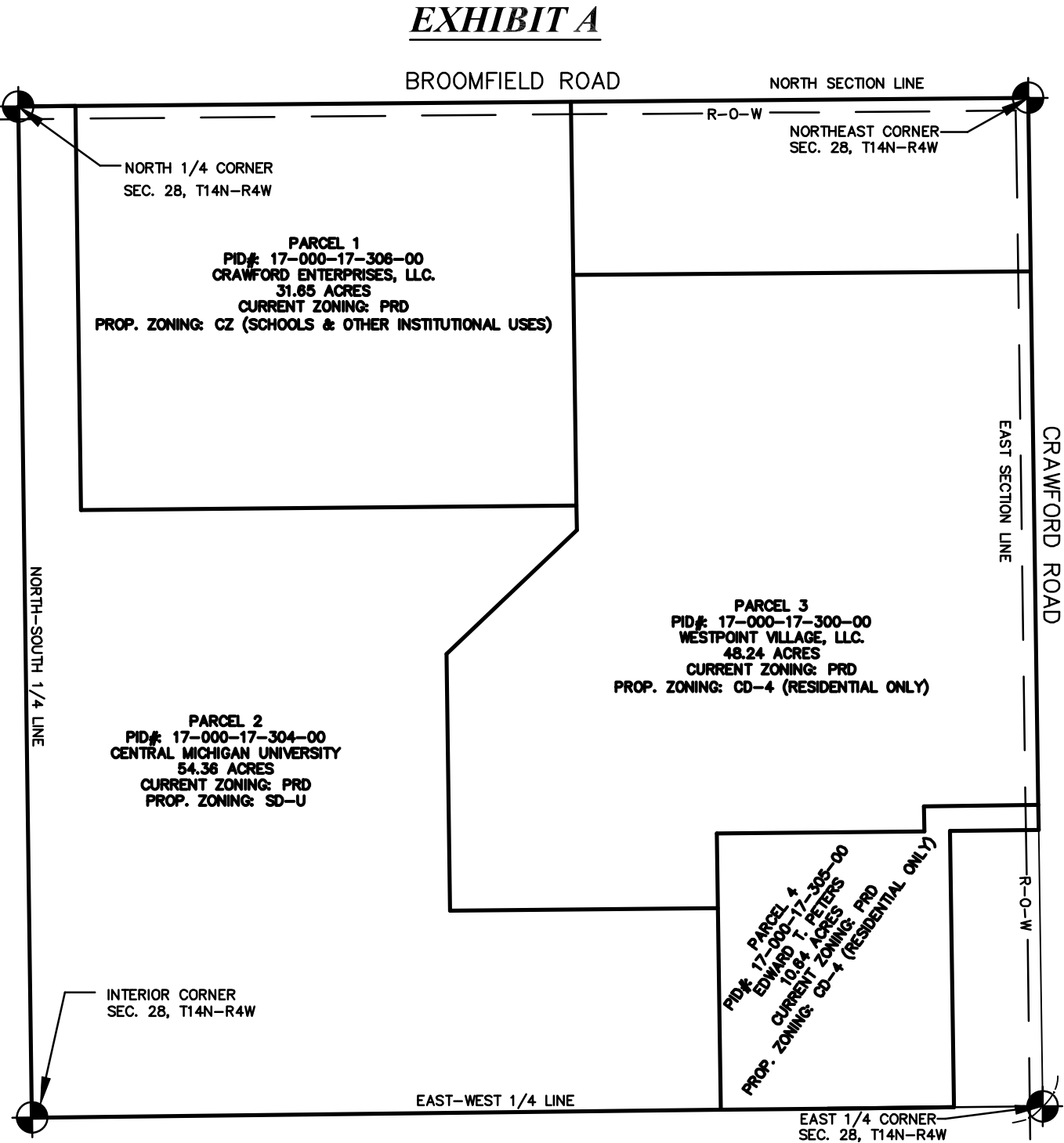


EXHIBIT A

BROOMFIELD ROAD

NORTH SECTION LINE

R-O-W

NORTHEAST CORNER
SEC. 28, T14N-R4W

NORTH 1/4 CORNER
SEC. 28, T14N-R4W

PARCEL 1
PID# 17-000-17-306-00
CRAWFORD ENTERPRISES, LLC.
31.65 ACRES

CURRENT ZONING: PRD
PROP. ZONING: CZ (SCHOOLS & OTHER INSTITUTIONAL USES)

PARCEL 3
PID# 17-000-17-300-00
WESTPOINT VILLAGE, LLC.
48.24 ACRES
CURRENT ZONING: PRD
PROP. ZONING: CD-4 (RESIDENTIAL ONLY)

PARCEL 2
PID# 17-000-17-304-00
CENTRAL MICHIGAN UNIVERSITY
54.36 ACRES
CURRENT ZONING: PRD
PROP. ZONING: SD-U

PARCEL 4
PID# 17-000-17-308-00
EDWARD T. PETERS
10.84 ACRES
CURRENT ZONING: PRD
PROP. ZONING: CD-4 (RESIDENTIAL ONLY)

INTERIOR CORNER
SEC. 28, T14N-R4W

EAST-WEST 1/4 LINE

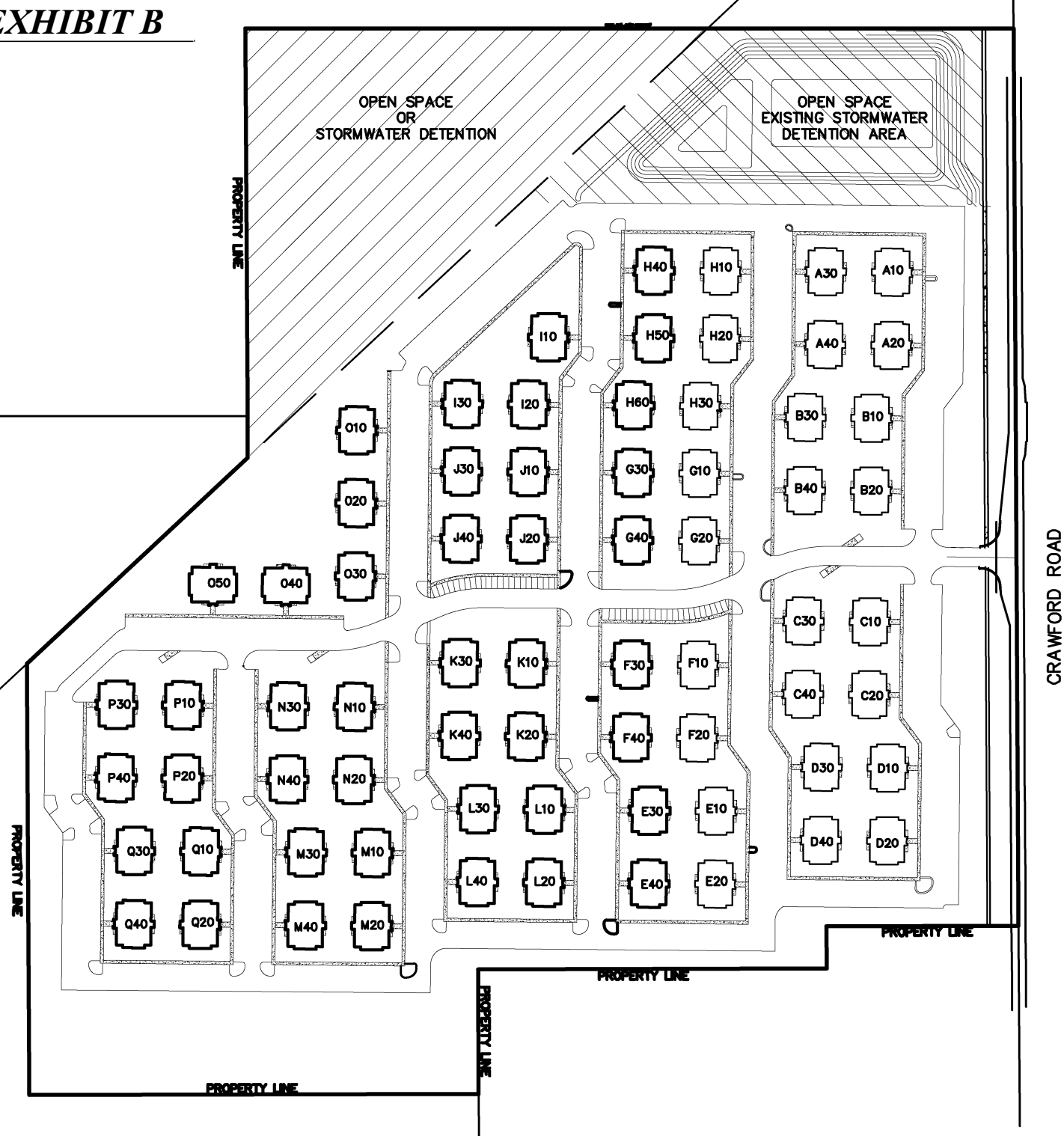
EAST 1/4 CORNER
SEC. 28, T14N-R4W

CMS & D
SURVEYING / ENGINEERING
100 EAST BROADWAY ROAD
MOUNT PLEASANT, MI 48130
PHONE: (313) 778-3300
FAX: (313) 778-3300
WWW.CMSANDD.COM

EXHIBIT A
WESTPOINT VILLAGE, LLC.
PART OF THE NORTHEAST 1/4 OF SECTION 28
T.14N-R.4W, CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN

FOR NUMBER SUBMITTALS:		REVISIONS:	
SCALE	2401-009	FOR NUMBER SUBMITTALS:	REVISIONS:
NTS	2401-009	FOR NUMBER SUBMITTALS:	REVISIONS:
SHEET NUMBER	1	FOR NUMBER SUBMITTALS:	REVISIONS:
OF	4	FOR NUMBER SUBMITTALS:	REVISIONS:

EXHIBIT B



SCALE NTS	LOG NUMBER SUBMITTALS		REVISIONS	EXHIBIT B	CMS & D SURVEYING / ENGINEERING 1000 EAST BROADWAY, SUITE 200 ANN ARBOR, MI 48106 PHONE: (734) 772-1200 FAX: (734) 772-1201
	2401-008	2401-008			
SHEET NUMBER 2 OF 4	DESIGNED BY	REVIEWED BY	SUBMITTAL TO CLIENT FOR	WESTPOINT VILLAGE, LLC.	PART OF THE NORTHEAST 1/4 OF SECTION 28 T.14N.-R.4W. CITY OF MT. PLEASANT ISABELLA COUNTY, MICHIGAN
	FIELD	FIELD			
	CHECKED BY	CHECKED BY	SUBMITTAL TO CITY OF MT. PLEASANT PLANNING 6-30-24		
			SUBMITTAL TO CLIENT 6-27-24		

EXHIBIT C

PROPERTY LINE

20' WIDE AND ±975'
LONG PROPOSED PUBLIC
SANITARY SEWER EASEMENT

PROPERTY LINE

66.00' WIDE & ±855'
LONG FUTURE PRIVATE
ROAD RIGHT-OF-WAY

PROPERTY LINE

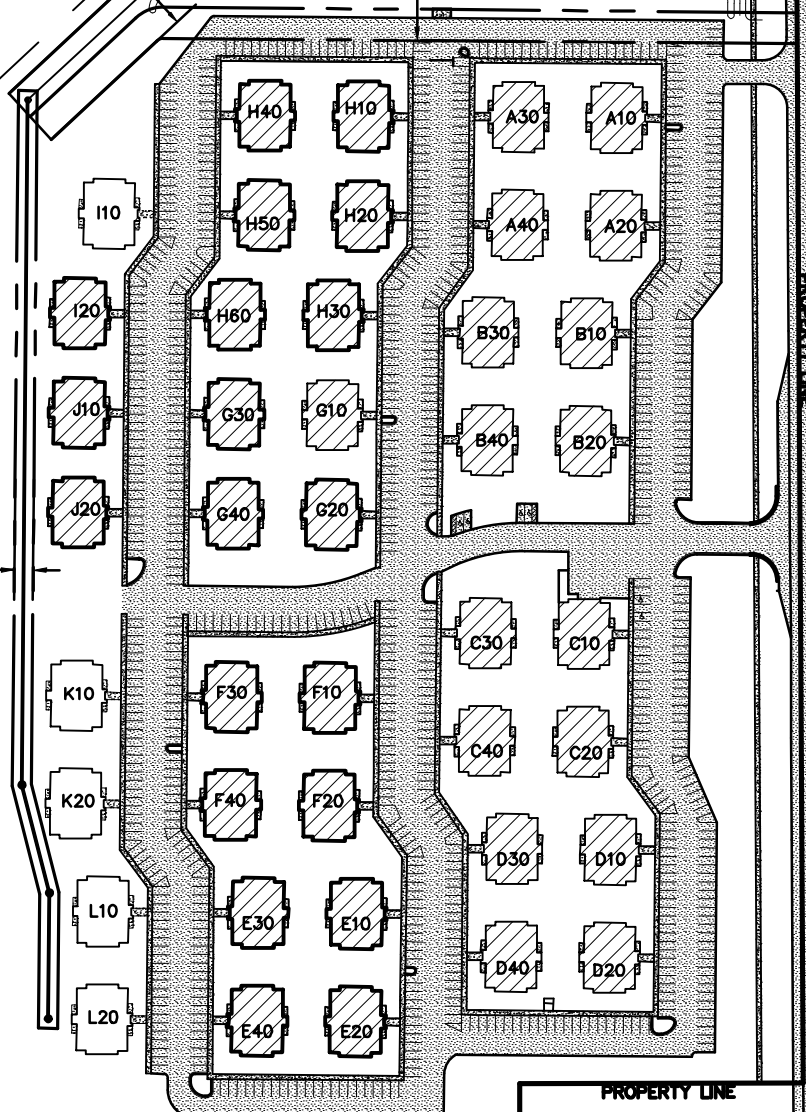
66.00' WIDE & ±855'
LONG FUTURE PRIVATE
ROAD RIGHT-OF-WAY

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

CRAWFORD ROAD




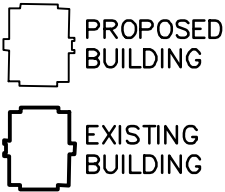
SCALE NTS	JOB NUMBER 2401-009	SUBMITTALS TO CLIENT FOR REVIEW 2-1-24	SUBMITTALS TO CLIENT FOR REVIEW 2-1-24	REVISIONS:	EXHIBIT C WESTPOINT VILLAGE, LLC. PART OF THE NORTHEAST 1/4 OF SECTION 28 T.14N., -R.4W., CITY OF MT. PLEASANT ISABELLA COUNTY, MICHIGAN		CMS & D SURVEYING / ENGINEERING 1807 EAST WOODWARD ROAD MT. PLEASANT, MICHIGAN 48133 TEL: (517) 772-2821 CELL: (517) 772-2822
SHEET NUMBER 3 OF 4	DESIGNED BY JELB	CHECKED BY JELB	SUBMITTAL TO CITY OF MT. PLEASANT PLANNING 5-30-24	SUBMITTAL TO CLIENT 6-27-24			

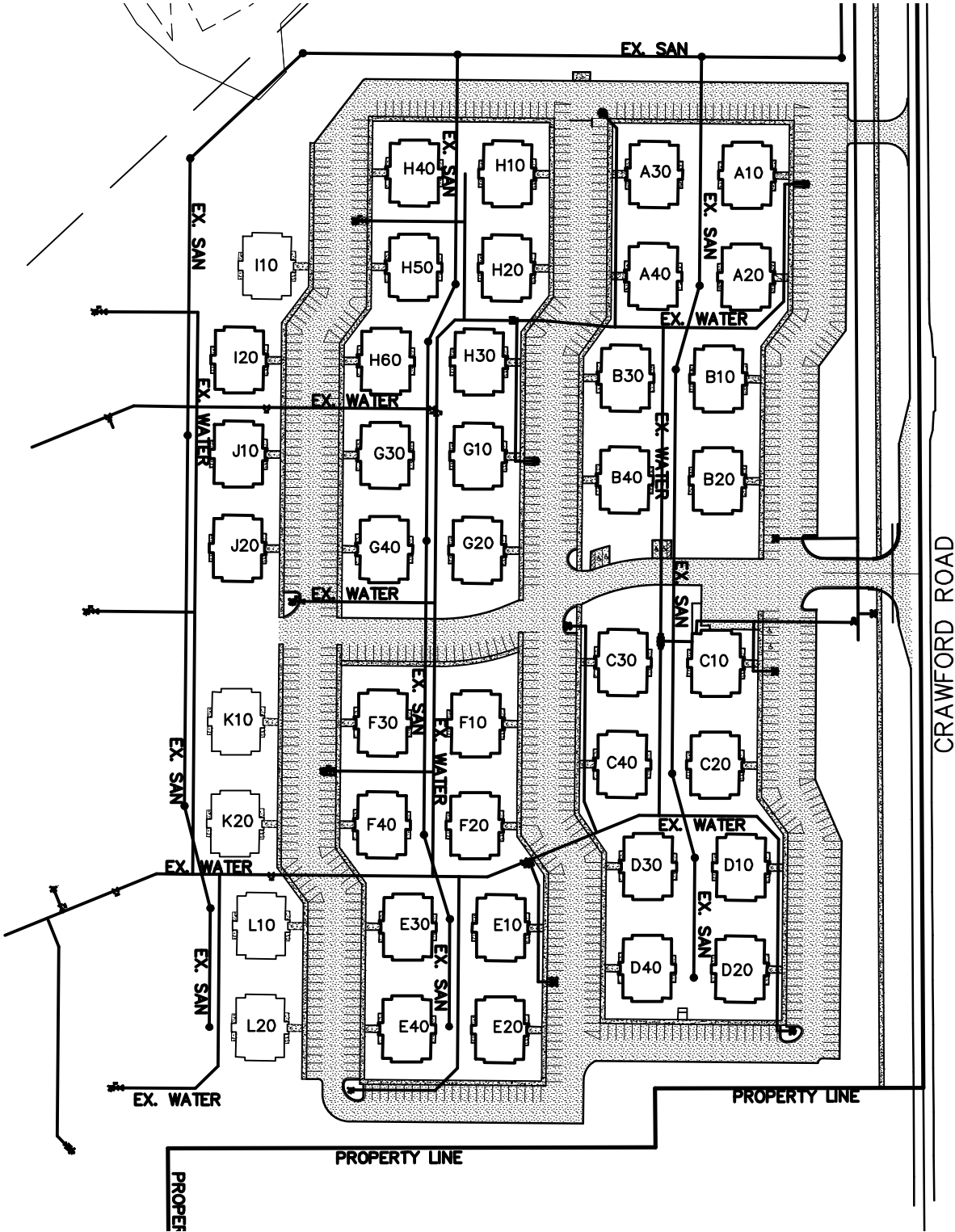
EXHIBIT D

PROPERTY LINE

PROPERTY LINE



NOTE: UTILITIES SHOWN
ARE EXISTING UTILITIES
ALREADY INSTALLED



SCALE NTS	JOB NUMBER SUBMITTALS:		REVISIONS:
	2401-009	SUBMITTAL TO CLIENT FOR REVIEW 2-1-24	
SHEET NUMBER 4 OF 4	DESIGNED BY	REVIEW 2-1-24	EXHIBIT D WESTPOINT VILLAGE, LLC. PART OF THE NORTHEAST 1/4 OF SECTION 28 T.14N.-R.4W. CITY OF MT. PLEASANT ISABELLA COUNTY, MICHIGAN
	FILED	SUBMITTAL TO CLIENT FOR REVIEW 3-7-24	
	CHECKED BY	SUBMITTAL TO CITY OF MT. PLEASANT PLANNING 6-30-24	
	FILED	SUBMITTAL TO CLIENT 6-27-24	

CMS & D
SURVEYING / ENGINEERING
100 EAST PLEASANT ROAD
MT. PLEASANT, MI 48134
PHONE: (313) 776-5000
FAX: (313) 776-5001
WWW.CMSAND.COM

PRD AGREEMENT

This Agreement is entered into this 25th day of May, 2000, by and between the CITY OF MOUNT PLEASANT of 401 North Main Street, Mt. Pleasant, Michigan 48858 ("CITY") and Crawfield LLC of P. O. Box 329, Mt. Pleasant, ("DEVELOPER").

WITNESSETH:

WHEREAS, the DEVELOPER owns the land described on attached Exhibit A (herein "Property"), and

WHEREAS, the Property is zoned PRD Planned Residential Development District, pursuant to Section 154.052 of the Mt. Pleasant Zoning Code (herein "Code"), and

WHEREAS, the DEVELOPER has submitted to the Mt. Pleasant Planning Commission (herein "Planning Commission") its plans for the development of the Property, a copy of which is attached on Exhibit B (herein "PRD Plans"), and

WHEREAS, the Planning Commission has approved the PRD Plans, at a meeting of the Planning Commission on January 6, 2000, subject to certain terms and conditions.

NOW, THEREFORE, it is agreed as follows:

1. The DEVELOPER is hereby granted approval to develop the Property as set forth in the PRD Plans and pursuant to the requirements of Sections 154.052 and 154.170 of the Code, subject to the remaining conditions set forth in this Agreement.

2. The Planning Commission approved the PRD Plans, subject to the DEVELOPER satisfying certain additional requirements. As a result, the DEVELOPER agrees to modify the PRD Plans to comply with the following requirements (herein "Additional Requirements") before commencement of any construction or development of the Property.

- a. All buildings on Parcel A must be moved to the west so that the distance between the easterly property line of the Property and the most easterly buildings is equal to or greater than the height of the most easterly buildings

at its ridge line of this buildings (as defined in Section 154.095(C) of the Code).

- b. The spacing between all buildings on Parcels A and B must be increased to comply with the requirements of Section 154.095(I) of the Code.
- c. If a golf course (herein "Golf Course"), or other suitable use as approved by the City, is included within Parcel D, the additional 13 acres of preserved parks, recreation or open spaces (as required by Section 154.052(B)(2)(c) of the Code) must be developed as a band along the north and east sides of the Golf Course.
- d. If a fence is erected between the Golf Course and the rest of the Property, the fence is to be located along the Golf Course side of the 13 acres of preserved parks, recreation or open space, as set forth in paragraph c., above, and not the residential side of those 13 acres.
- e. Access to the Golf Course, if developed, must be constructed along the westerly edge of Parcel C. The Golf Course Facilities may include a clubhouse, parking areas and other traditional amenities. These Golf Course Facilities shall still be considered as part of fulfilling the gross open space requirement as set forth in Section 154.052 (B)(2)(c) of the Code.
- f. If Parcel D is developed for agricultural uses, the DEVELOPER covenants that the open space will not be used for raising or pasturing livestock or for operations utilizing heavy machinery. The use of farm machinery will be permitted as commonly utilized in present day farm operations. Tractors will be permitted to be used.
- g. All public safety and public work requirements must be met.
- h. All requirements of the Isabella County Road Commission must be met.
- i. Areas designated in the PRD Plans as "Playground" must include some recreation or playground equipment (herein "Playground Equipment"), constructed so as to meet all applicable governmental requirements, if any. The Playground Equipment and location will be identified and approved at the time of the site plan approval.

3. The DEVELOPER agrees that after the execution and recording of this Agreement with the Isabella County Register of Deeds Office that no construction or development may take place on the Property nor may any use of the Property be made except in accordance with this Agreement and the PRD Plans, as modified by the Additional

Requirements, unless an amendment thereto has been approved by the Planning Commission or unless this Agreement is terminated as provided in paragraphs 4 and 5, below.

4. The obligations of the DEVELOPER herein and this Agreement may be terminated by the DEVELOPER, or its successors or assigns to the Property, if, prior to any development on the Property, the DEVELOPER, or its successors or assigns to the Property, files with the CITY and with the Register of Deeds Office for Isabella County an affidavit setting forth the termination of this Agreement. The approval of the PRD Plans shall terminate upon the recording of this affidavit with the Isabella County Register of Deeds Office.

5. This Agreement shall not be terminated once construction or development commences on the Property, except with the approval of the Planning Commission, the Mt. Pleasant City Commission (herein "City Commission"), and all parties that own an interest in the Property.

6. On or before May 25, 2002, final plat and/or site plans for each project area (Parcels A, B, C and D) within the Property must be submitted as provided herein. If such plats and/or site plans have not been submitted and approved within the two year period, the right to development under this Agreement may be terminated by the CITY, at the CITY's sole discretion. Site plan approval must not be unreasonably denied by the CITY.

7. Before any building permits shall be issued for buildings and structures within the Property, final plats and/or site plans for the project area shall be submitted to the Planning Commission's Secretary for review and appropriate recommendation or approval by the Planning Commission of those requirements set forth in Section 154.170(E) of the Code.

8. Before the Planning Commission shall approve a final plan or recommend approval of any final plat to the City Commission, the Planning Commission shall satisfy itself that each of the requirements set forth in Section 154.170(F) of the Code have been met and satisfied.

9. If development of an approved final plat or site plan is not substantially completed within three years after the approval, further final plat or site plan submittals with respect to the Property shall cease until the part in question is completed or the Planning Commission is satisfied, in its reasonable discretion, that cause exists for not completing the same. The parties agree that the time frame for development of real property, as envisioned by this PRD, is subject to certain factors that are not under the direct control of the DEVELOPER or the CITY. Such factors include, but are not limited to: interest rates, availability of financing and market demand.

10. The DEVELOPER agrees to complete Parcel D and that portion of the Property designated as "Playground" or "Open Area" within Parcels A, B and C (herein collectively, "Open Space Areas") in accordance with the plans set forth in Exhibit C so that the completion of this work coincides with the completion of dwelling units. The parties agree that the Open Space Areas shall be completed on or before those time schedules set forth on attached Exhibit C.

11. In order to ensure the initial financing and the maintenance of the improvements for the Open Space Areas as set forth in Exhibit C in accordance with the time schedules set forth in Exhibit C, the parties agree as follows:

- a. The CITY shall not be required to authorize any divisions pursuant to the Land Division Act so as to create the potential that an Open Space Area is not contained within the same tax roll call number as Parcel A, B or C, or some combination thereof, except in the following condition:

Parcel D will be granted a separate division pursuant to the Land Division Act, if Parcel D is developed as a Golf Course, or such other use as the City Commission may hereafter approve.

- b. Construction and maintenance of Open Space Areas and attendant improvements (playground equipment) shall be the responsibility of the fee owner of the respective parcel and maintenance and repair will be the ongoing obligation of the fee owner and shall be a burden that runs with the land.
- c. Maintenance and repair shall be the responsibility of the respective fee owner and all amenities shall be maintained in good repair and shall be subject to the standards/code applicable to similar amenities maintained by the CITY, if so maintained, or industry standards if the CITY does not maintain such amenities.

12. The DEVELOPER agrees to pay to the CITY those normal and customary fees for review of the site plans and plats as required from time to time by the City Commission.

13. If the DEVELOPER requests that the CITY modify the PRD Plans, the Additional Requirements or this Agreement, such request shall terminate approval of the PRD Plans until such changes or amendments have been reviewed and approved as in the first instance. In instances where modifications are necessary to the PRD Plans, the Building Official may request that the PRD Plans be again submitted for review if, in his or her judgment, a substantial change is being made in the PRD Plans.

14. If the DEVELOPER fails to fulfill its obligations and attempts to construct or develop any portion of the Property in violation of this Agreement, the PRD Plans or the Additional Requirements, the CITY shall have the right to withhold or not issue occupancy permits or to seek injunctive relief against any further construction or development on the Property or use of the Property in violation of this Agreement, the PRD Plans, or the Additional Requirements. The DEVELOPER agrees that if it attempts to construct or develop any portion of the Property in violation of this Agreement, the PRD Plans, or the Additional Requirements, the CITY shall be entitled to withhold or not issue occupancy permits or to seek injunctive relief restraining further construction or development on the Property or use of the Property in violation of this Agreement, the PRD Plans, or the Additional Requirements. The DEVELOPER reserves the right to seek appropriate judicial relief if the CITY fails to perform its obligations herein in good faith.

15. This Agreement shall inure to the benefit of and be binding upon the DEVELOPER and the successors and assigns of the DEVELOPER and/or the Property and the CITY and its successors and assigns.

WITNESSES:

CITY OF MOUNT PLEASANT

Jana L. Ervin
Jana L. Ervin

Paul L. Preston, Jr.
Paul L. Preston, Jr.

Albert Kaufmann, Jr.
By: Albert Kaufmann, Jr.
Its: Mayor

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On the 24th day of May, 2000, before me, a Notary Public, in and for said County, personally appeared ALBERT KAUFMANN, JR., Mayor of the City of Mount Pleasant, to me known to be the same person described in and who executed the within instrument, who acknowledged the same on behalf of the City of Mount Pleasant.

Jana L. Ervin
Jana L. Ervin
Notary Public
Isabella County, Michigan
My Commission Expires: October 9, 2001

WITNESSES:

Jana L. Ervin
Jana L. Ervin
Paul L. Preston, Jr.
Paul L. Preston, Jr.

James W. Engler
By: James W. Engler
Its: Managing Member

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

On the 25th day of May, 2000, before me, a Notary Public, in and for said County, personally appeared James W. Engler, Managing Member of Crawfield LLC, to me known to be the same person described in and who executed the within instrument, who acknowledged the same on behalf of Crawfield LLC.

Jana L. Ervin
Jana L. Ervin
Notary Public
Isabella County, Michigan
My Commission Expires: October 9, 2001

Prepared by:
Steven W. Martineau (P17165)
Lynch, Gallagher, Lynch & Martineau, P.L.L.C.
555 North Main Street, P.O. Box 446
Mt. Pleasant, Michigan 48804-0446
Telephone: (517) 773-9961
F:\USERS\COLLEY\CITY\Agreement-PRD.wpd

EXHIBIT A

LEGAL DESCRIPTION POD 1: PARCEL A:

A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S.00°-49'-13"E., ALONG THE EAST SECTION LINE, 454.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.00°-49'-13"E., ALONG SAID EAST SECTION LINE, 56.32 FEET; THENCE S.89°-30'-24"W., PARALLEL WITH THE NORTH SECTION LINE, 511.23 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 426.03 FEET; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 511.23 FEET TO THE EAST SECTION LINE; THENCE S.00°-49'-13"E., ALONG THE EAST SECTION LINE, 918.68 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 300.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 66.00 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE, 900.01 FEET; THENCE N.00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 1469.96 FEET; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 1200.02 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 35.00 ACRES OF LAND MORE OR LESS, AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD INCLUDING THE RIGHTS OF THE PUBLIC OVER CRAWFORD ROAD ACROSS THE EASTERLY 33 FEET THEREOF.

LEGAL DESCRIPTION POD 2: PARCEL B:

A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.- R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S.00°-49'-13"E., ALONG THE EAST SECTION LINE, 1855.94 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.00°-49'-13"E., ALONG SAID EAST SECTION LINE, 66.16 FEET; THENCE S.89°-22'-00"W., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 233.00 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 725.00 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION; THENCE S.89°-22'-00"W., ON SAID EAST AND WEST 1/4 LINE, 330.00 FEET; THENCE N.00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 725.16 FEET; THENCE N.89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 263.00 FEET; THENCE N.00°-49'-13"W., PARALLEL WITH SAID EAST SECTION LINE, 66.00 FEET; THENCE N.89°-22'-00"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 300.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 5.95 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD INCLUDING THE RIGHTS OF THE PUBLIC OVER CRAWFORD ROAD ACROSS THE EASTERLY 33 FEET THEREOF.

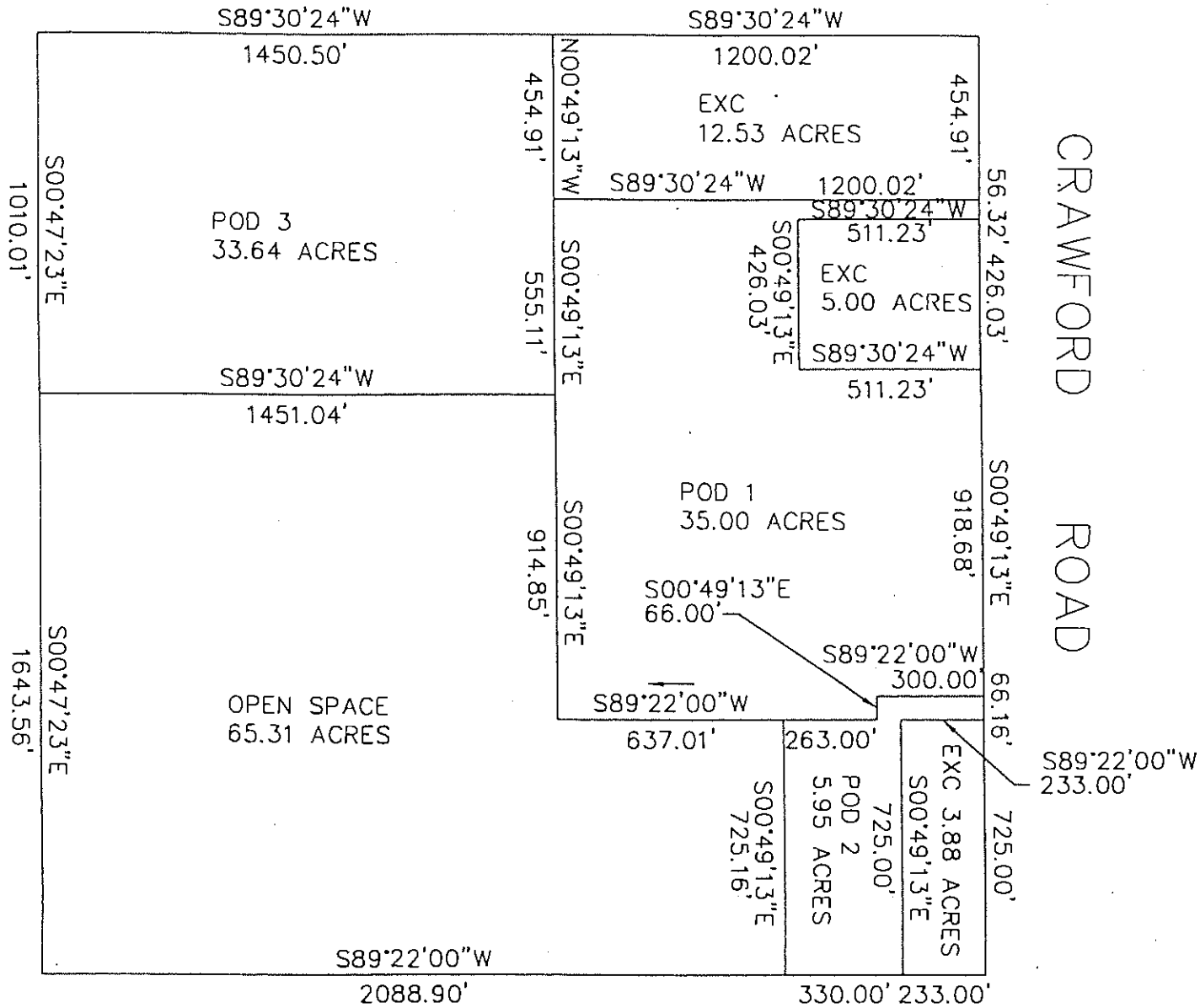
LEGAL DESCRIPTION POD 3: PARCEL C:

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.-R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S.89°-30'-24"W., ALONG THE NORTH LINE OF SAID SECTION, 1200.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-49'-13"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 1010.02 FEET; THENCE S.89°-30'-24"W., PARALLEL WITH SAID NORTH SECTION LINE, 1451.04 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION; THENCE N.00°-47'-23"W., ON SAID NORTH AND SOUTH 1/4 LINE, 1010.01 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE N.89°-30'-24"E., ON THE NORTH LINE OF SAID SECTION, 1450.50 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 33.64 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD INCLUDING THE RIGHTS OF THE PUBLIC OVER BROOMFIELD ROAD ACROSS THE NORTHERLY 33 FEET THEREOF.

LEGAL DESCRIPTION OPEN SPACE: PARCEL D:

A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 28, T.14 N.-R.4 W., CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S.89°-30'-24"W., ALONG THE NORTH LINE OF SAID SECTION, 2650.52 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S.00°-47'-23"E., ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 28, 1010.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.89°-30'-24"E., PARALLEL WITH SAID NORTH SECTION LINE, 1451.04 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 914.85 FEET; THENCE N.89°-22'-00"E., PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 637.01 FEET; THENCE S.00°-49'-13"E., PARALLEL WITH SAID EAST SECTION LINE, 725.16 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION; THENCE S.89°-22'-00"W., ON SAID EAST AND WEST 1/4 LINE, 2088.90 FEET TO THE INTERIOR 1/4 CORNER OF SAID SECTION 28; THENCE N.00°-47'-23"W., ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1643.56 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 65.31 ACRES OF LAND AND SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BROOMFIELD ROAD



CRAWFORD ROAD



REVISED 8/7/2000

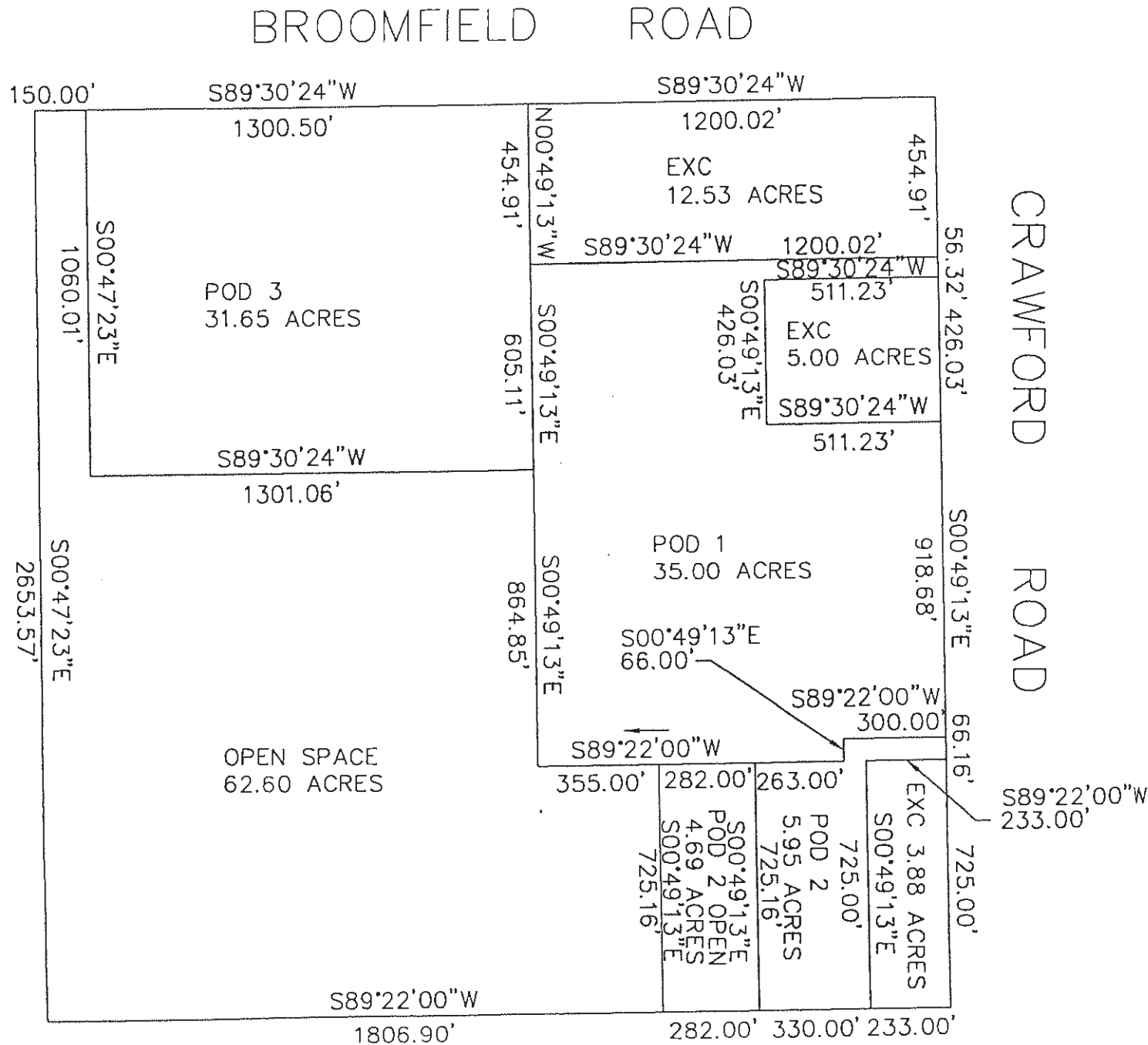


EXHIBIT C

PARCEL A

Playground Equipment:

Parcel A has three designated areas as playground. Playground equipment for each area shall consist of two (2) teeter-totters and a beach volleyball area. Completion and installation of this playground equipment shall be prior to the issuance of an occupancy permit for the respective area the playground is intended to serve.

Improved Open Space:

If Parcel D is developed as a golf course (or other approved use), there shall be an open space area of 132 feet in depth that shall border to the South and West of Parcel A. This open space shall be an area that gives a panoramic view of a grass covered area with several tree plantings. The seeding and plantings contemplated shall be completed at the time of issuance of occupancy permits.

PARCEL B

Playground Equipment:

Parcel B has two (2) designated areas as playground. Playground equipment for each area shall consist of two (2) teeter-totters and a beach volleyball area. Completion and installation of this playground equipment shall be prior to the issuance of an occupancy permit for the respective area the playground is intended to serve.

Improved Open Space:

If Parcel D is developed as a golf course (or other approved use), there shall be an open space area of 132 feet in depth that shall border Parcel B to the South of Parcel B. This open space shall be an area that gives a panoramic view of a grass covered area with several tree plantings. The seeding and plantings contemplated shall be completed at the time of issuance of occupancy permits.

PARCEL C

Playground Equipment:

Parcel C does not contemplate a playground area, as this is a condominium development.

Improved Open Space:

If Parcel D is approved as a golf course (or other approved use), there shall be an open space area of 132 feet in depth that shall border Parcel C to the West of Parcel C. This open space shall be an area that gives a panoramic view of a grass covered area with several tree plantings and a pond. The

seeding and plantings contemplated shall be completed at the time of issuance of occupancy permits.

PARCEL D

UNDEVELOPED OPEN SPACE

If left undeveloped, Parcel D shall remain as it is and will continue its use as farmland/agricultural and serve as undeveloped open space for Parcels A, B and C.

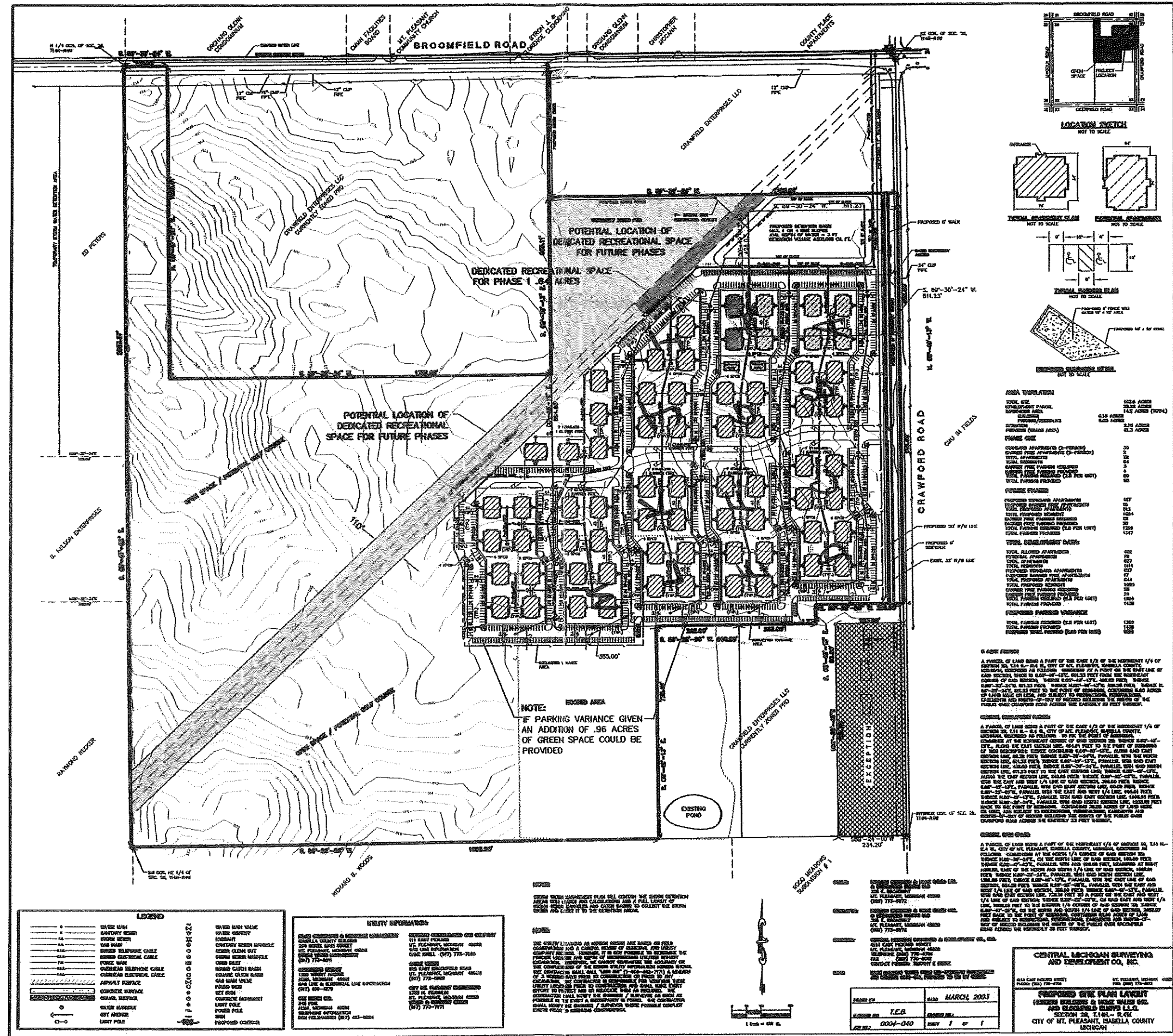
IMPROVED OPEN SPACE

If used as a golf course, Parcel D will be developed as such with the contemplated traditional amenities normally associated with a golf course and will continue to serve as open space for Parcels A, B and C, in that capacity.

If during the course of development of the PRD, Parcel D is deemed unsuitable for use as a golf course, the Developer may propose to the City a similar or better use of this Parcel, which will be subject to the approval of the City, and will retain the designation of open space for Parcels A, B and C, in the proposed and approved use.

SPR-03-03

80

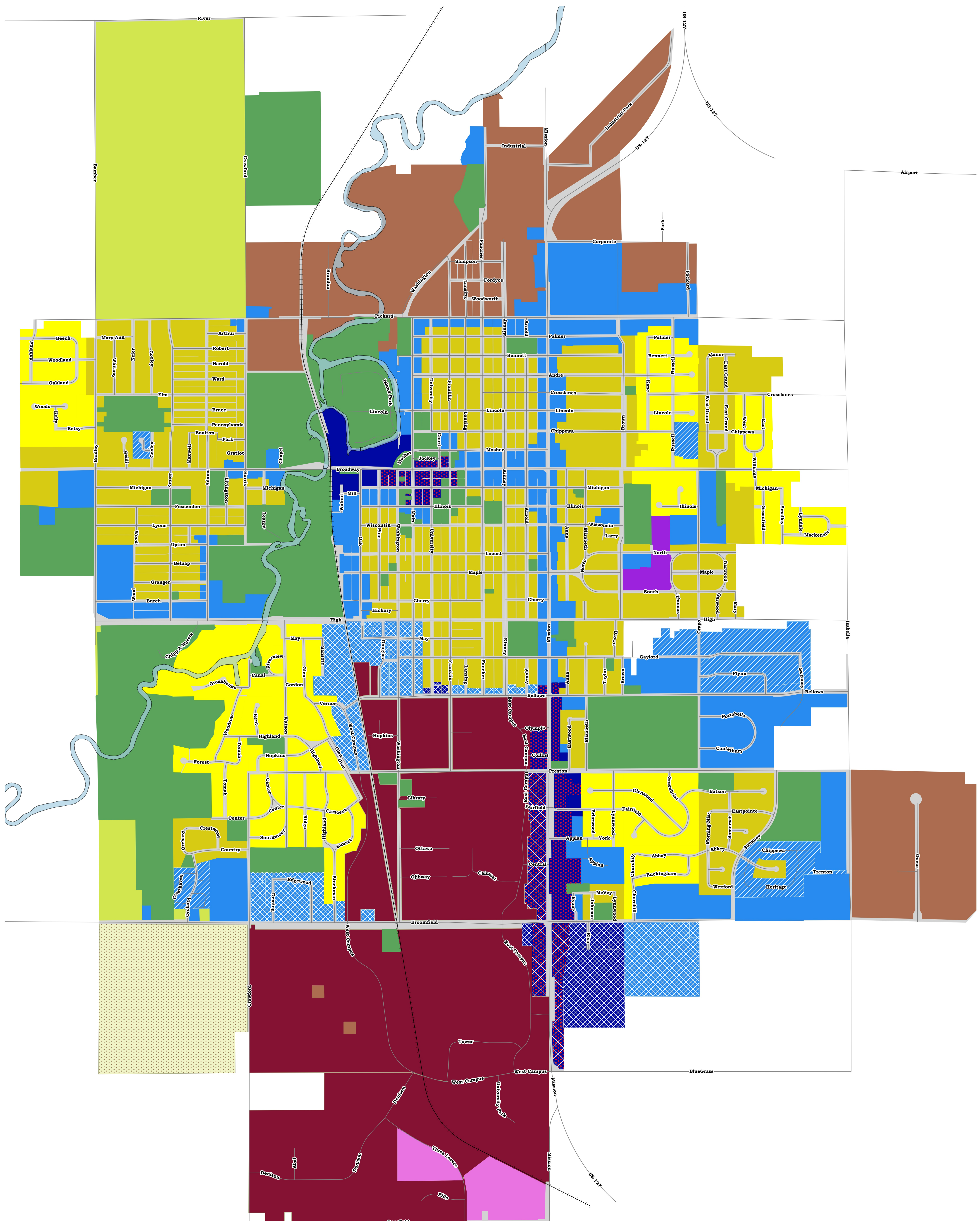


CITY OF MT. PLEASANT
PLANNING COMMISSION
401 N. MAIN ST., MT. PLEASANT, MI 48859

☐ SITE PLAN APPROVED
☒ APPROVED WITH CONDITIONS
☐ DENIED

BY *[Signature]* DATE 4/10/03

City of Mt. Pleasant Zoning Map

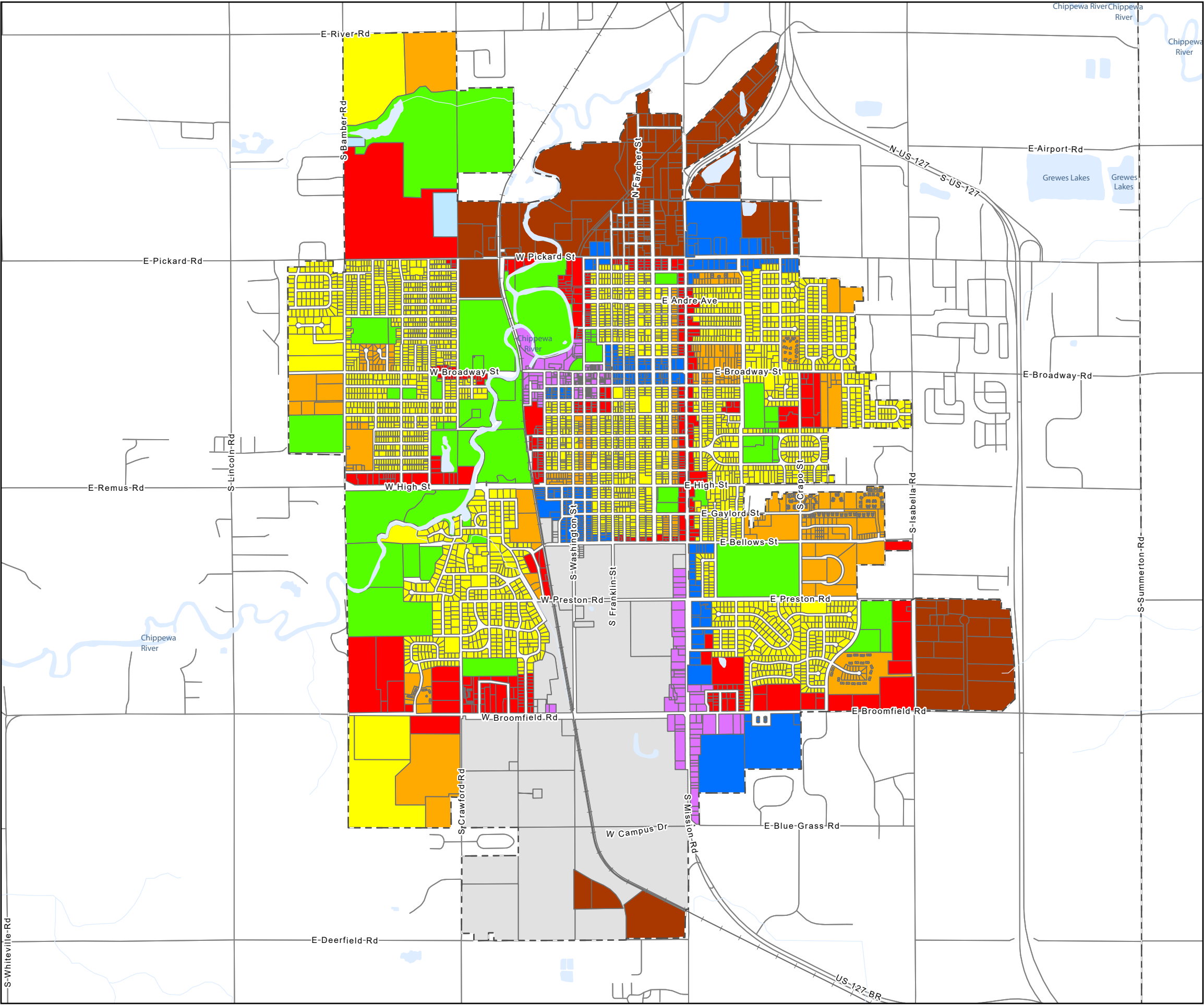


Special Requirements

- Residential/Dwelling Use Only**
 - Uses other than Residential/Dwelling Uses are Prohibited.
- Student Organization Dwelling & Rooming Dwelling Restriction**
 - These Uses are limited to these areas and prohibited elsewhere.
- Residential/Dwelling Use Restriction**
 - Residential/Dwelling Uses are prohibited on the ground floor of buildings within these areas.

Zoning

- CD-3L (Sub-Urban Large Lot)
- CD-3 (Sub-Urban)
- CD-4 (General Urban)
- CD-5 (Urban Center)
- CZ (Civic)
- SD-A (Agricultural)
- SD-H (Hospital)
- SD-I (Industrial)
- SD-RC (Research Center)
- SD-U (University)
- PRD (Planned Resid. Development)



Future Land Use

City of Mt. Pleasant, MI

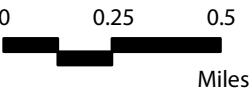
November 9, 2020

LEGEND

- Township and City Boundaries
- Roads
- Railroads
- Rivers, streams, and lakes
- Proposed Future Land Use
 - Parks/Public
 - Residential
 - Attached Residential
 - Mixed Use Low
 - Mixed Use Medium
 - Mixed Use High
 - Industrial
 - Campus
 - Tribal Land

Adopted by the Mt. Pleasant City Commission on November 9, 2020.

Chris Saladine, Interim City Clerk



SOURCES
Data Source: McKenna 2019, Parcel data
City of Mt. Pleasant 2018



Plan in accordance with any subsequent zoning changes that have occurred since the initial approval when it considers an extension request.

F. Performance Guarantees.

1. In accordance with Public Act 110 of 2006, the Planning Commission may require a Performance Guarantee pursuant to Section 154.115.A acceptable to the Planning Commission covering the estimated cost of improvements associated with the project be deposited with the City Finance Director or Treasurer to insure faithful completion of the improvements.
2. Solely for purposes of Section 154.613.E.1, “improvements” means those features and actions associated with the project which are considered necessary by the Planning Commission to protect natural resources or the health, safety and welfare of the City residents and future users or inhabitants of the proposed project or project area, including roadways, lighting, utilities, Sidewalks, Screening, landscaping and drainage and “improvements” does not include the entire project. The Performance Guarantee shall be deposited at the time of the permit authorizing the project. The City shall rebate any cash deposits in reasonable proportion to the ratio of work completed on the required improvements made as work progresses.

SECTION 154.614.

PLANNED RESIDENTIAL DEVELOPMENT AGREEMENT

A. PRD Agreement Remains in Effect.

Any property subject to a Planned Residential Development Agreement as of the effective date of this Chapter shall remain subject to such Agreement in accordance with its terms unless such property is included within a Character District, Special District, or Civic Zone pursuant to the approved Zoning Map or approved Zoning Map amendment. In such case, such property shall be regulated in accordance with the standards and requirements applicable to such District or Civic Zone, as applicable.

B. Compliance.

No Development may take place on any property subject to a Planned Residential Development Agreement, nor may any Use thereof be made, except in accordance with the applicable

approved Planned Residential Development plan and Planned Residential Development Agreement or in accordance with a Planning Commission approved amendment thereto, unless the plan is terminated as provided herein.

C. Termination Prior to Development.

An approved Planned Residential Development plan and Planned Residential Development Agreement may be terminated by the applicant or its successors or assigns, prior to commencement of Development of or within the area involved, by filing with the City and recording in the Isabella County Records an affidavit so stating. The approval of the plan shall terminate upon said recording.

D. Termination After Commencement of Development.

No approved plan shall be terminated after Development commences except with the approval of the Planning Commission, the City Commission and all parties in interest in the land.

E. Termination by City.

Within a period of two years following the approval of the PRD by the Planning Commission, final plats and/or Site Plans for a specific project area embraced within the Planned Residential Development must be submitted as hereinafter provided. If such plats or Site Plans have not been submitted and approved within the two-year period, the right to develop under the approved overall PRD plan may be terminated by the City.

F. Zoning Upon Termination.

Upon termination of an approved Planned Residential Development plan and/or Planned Residential Development Agreement, the property covered thereby shall forthwith and without further action convert to Special District SD-A unless and until the zoning classification of such property shall be changed pursuant to Section 154.616.

G. Issuance of Building Permits.

Before any Building Permits shall be issued for Buildings and Structures within the area of Planned Residential Development, final plats or Site Plans for a project area shall be submitted to the Planning Commission Secretary for review and appropriate recommendation or approval by the Planning Commission of the following:

1. Said Site Plans and plats shall be fully dimensioned and shall show a fully scaled plan view of all Buildings (except single-family detached Dwellings), all public rights-of-way, and private streets, areas within each project area and the proposed ultimate density thereof, parking areas, utilities, churches, schools and areas to be set aside for the use of public or by the residents within the Development (scale: 1" = 50').
2. The proposed topography (contour interval of not more than two feet) shall be superimposed on all plats and plans (scale: 1" = 50').
3. Floor plans typical of all Residential Buildings except detached single-family shall be submitted and the Site Plan shall indicate which floor plan is applicable to each such Building.
4. Each final plan and/or Site Plan submitted within the Planned Residential Development shall, either individually or in combination with previously approved project areas, meet the standards set forth in Sections 154.613-154.616.

H. Planning Commission Review of Final Plats and Plans.

Before approving any final plan or recommending approval of any final plat to the Commission, the Planning Commission shall determine:

1. That all portions of the project are shown upon the approved plan for the Planned Residential Development for use by the public or the residents of lands within the Planned Residential Development have been committed to such Uses in accordance with the Planned Residential Development contract.
2. That the final plats or Site Plans are in substantial conformity with the approved plan for the PRD.
3. The provisions have been made in accordance with the PRD Agreement to provide for the financing of any Improvements shown in the project area plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such Improvements is assured in accordance with the PRD contract.
4. That a dedication of roads shall have been made so as to cause continuity of roadway access between the Adjacent major thoroughfare and ingress and egress to all private Development within the project area plan.

I. Development Not Completed within Three Years.

If Development of approved final plats or Site Plans is not substantially completed within three years after approval, further final plat or Site Plan submittals under the Planned Residential Development shall cease until the part in question is completed or cause can be shown for not completing same.

J. Fees.

Fees for review of Site Plans shall be established by resolution of the City Commission.

K. Changes or Amendments.

Any changes or amendments requested shall terminate approval of the overall plan until such changes or amendments have been reviewed and approved as in the first instance. In instances where modifications are necessary to the plan, the Building Official may request that the plan be again submitted for review if, in his/her judgment, a substantial change is being made in the plan.

SECTION 154.615.

SPECIAL USE PERMITS & SPECIAL REGULATED USE PERMITS

A. Special Use Permits & Special Regulated Use Permits.

A Special Use Permit or a Special Regulated Use Permit, as applicable, shall be granted if the Planning Commission finds that the proposed Use conforms, or can be altered to conform, to all of the applicable conditions and requirements of Section 154.410, as well as all criteria for approval under this Section 154.615.

B. Criteria for Special Use Permits and Special Regulated Use Permits.

1. This Chapter imposes certain general requirements on the Special Use or Special Regulated Use requested by the applicant. Additional conditions and requirements with which the applicant must comply are set forth in Section 154.410.B for Special Uses and Section 154.410.C for Special Regulated Uses. For each condition or requirement, the applicant must explain, in writing with supporting evidence, how the proposed Special Use or Special Regulated Use satisfies such condition or

1. The buffer will cause an increase in impervious surface.

2. The buffer does not enhance the residential character of the area.

(f) All requests to establish a two-family dwelling shall require site plan approval pursuant to § 154.169 of this chapter.

(Ord. 613, passed 3-6-84; Am. Ord. 845, passed 6-26-00; Am. Ord. 931, passed 9-10-07; Am. Ord. 935, passed 11-26-07; Am. Ord. 1002, passed 8-24-15) Penalty, see § 154.999

Cross-reference:

Signs in R Districts, see § 154.142

§ 154.052 PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICTS.

(A) *Principal uses permitted.* The Planned Residential Development Districts are designed to permit a flexible means of development which will allow a mixture of types of residential units (one-family, two-family, multiple-family). There are two options:

(1) Uses as permitted and regulated in the R-2 district; or

(2) Uses developed in accordance with a Planned Residential Development Agreement which may include:

(a) One-family dwellings.

(b) Two-family dwellings.

(c) Multiple-family dwellings as defined in the M-1 District.

(d) Multiple-family dwellings as defined in the M-2 District when part of an open space community overlay project.

(e) Rental and management office and club rooms accessory to the planned development.

(f) Churches.

(g) Public, parochial and schools offering courses in general education.

(h) Publicly-owned libraries, parks, parkways and recreational facilities.

(i) Private parks and recreational areas which are determined by the Planning Commission to be clearly intended for the use of residents of the Planned Residential Development based on location, design, size and type of facilities included.

(j) Accessory uses and accessory buildings normally incidental to the above.

(B) *Required conditions.*

(1) If a Planned Residential Development District is developed in accordance with the uses permitted an R-2 District, the height, area and yard provisions set forth in § 154.051 for R-2 Districts shall control and govern.

[Text continues on page 25.]

(2) If the Planned Residential Development District developed according to a Planned Residential Development Agreement, the following standards shall apply for computing and controlling population density:

(a) The entire gross area of the Planned Residential Development, including street right-of-way, parks, schools and other public or private open space, shall be included in the computation of area; provided, however, that school sites may be the lesser of 15 acres or 25% of the total open space.

(b) Maximum density permitted shall be 28 rooms per acre, subject to the following:

1. All one-family detached dwelling units shall count as seven rooms.

2. All four-bedroom attached dwelling units shall count as eight rooms.

3. All three-bedroom attached dwelling units shall count as six rooms.

4. All two-bedroom attached dwelling units shall count as four rooms.

5. All one-bedroom attached dwelling units shall count as three rooms.

6. A den, library or other extra room shall not count as a bedroom unless a closet opens directly into the room. The term "bedroom" means a room or area within a dwelling unit designed and intended to provide sleeping accommodations for one or more persons.

(c) Not less than 25% of the gross area of the site shall be provided as park or open space for the common or joint use of the residents of the PRD. Of this area, at least one acre for each 200 rooms shall be preserved as park, recreation or open space other than as golf courses, water area, school or similar limited use area. Such minimum computation of park or open space shall not include street

right-of-way or off-street parking areas. The Planning Commission may modify the requirements of this division (c) when the character of the development makes such requirements burdensome or impractical.

(d) In order to provide an orderly transition of density, where the project being proposed for use as a PRD immediately abuts a developed R Residential District, not separated from the district by a major or secondary thoroughfare, the city may require that the area immediately abutting and within 300 feet of the R district shall be developed in single-family lots which meet the minimum requirements of the abutting district with respect to height, yards, lot area, lot width and floor area, or be developed as open or recreation space.

(e) Multiple-family dwellings shall be subject to the minimum floor area and maximum building height requirements of the M-1 District except as otherwise modified in the approved plan. Rooming houses, boarding houses, fraternity and sorority houses shall be excluded from this PRD District. However, multiple-family dwellings of the rooming, boarding, or registered student organization type first allowed in the M-2 District shall only be permitted as part of an open space community overlay zoning district project.

(C) *Special conditions.* The provisions of § 154.170 and § 154.052A shall govern the process of developing a Planned Residential Development District by a Planned Residential Development Agreement. (Ord. 613, passed 3-6-84; Am. Ord. 830, passed 12-20-99) Penalty, see § 154.999

§154.052A OPEN SPACE COMMUNITY

(A) *Intent.* It is the intent of this section to offer an alternative to traditional subdivisions through the use of Planned Residential Development legislation, as authorized by Section 4(b) of the City Zoning Act (Public Act 207 of 1921, being M.C.L.A. §§ 125.581 et seq., as amended) for the purpose of:

(1) Encouraging the use of city land in accordance with its character and adaptability;

Memorandum



TO: Aaron Desentz, City Manager

FROM: Manuela Powidayko
Director of Planning and Community Development

DATE: December 9, 2024

SUBJECT: TC-24-02 – Amendment to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules.

A public hearing on the proposed text amendment was held on November 7, 2024. As indicated in the attached draft minutes, there were no public comments on the subject. Following the public hearing, the Planning Commission unanimously recommended that the City Commission approve Text Change 24-02. At their November 11, 2024 meeting, the City Commission set a public hearing for December 9, 2024.

The proposed amendment to Table 154.405.A of the zoning ordinance would add a new provision to rules that apply to SD-U University Special District to ensure that if parcel 17-000-17-304-00 is ever conveyed to non-university ownership, the provisions of CD-3 Sub-Urban Character District would apply as if it were in the CD-3 district.

This proposed text amendment complements the proposed rezoning of parcels 17-000-17-300-00, 17-000-17-303-00, 17-000-17-304-00, 17-000-17-305-00, 17-000-17-306-00, located southwest corner of Crawford and Broomfield, from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone), respectively.

The goal is to ensure alignment with the Zoning Ordinances as it relates to standards for CMU-owned properties as well as ensure compliance with the City's Future Land Use Map contained within the 2020 Master Plan, which targets such parcel for residential development.

REQUESTED ACTION:

The City Commission adopts the Planning Commission's proposed Text Change (TC-24-02).

ATTACHMENTS:

1. Draft ordinance
2. Draft minutes – November 7, 2024 Planning Commission meeting (excerpt of Public Hearing)

**CITY COMMISSION
CITY OF MOUNT PLEASANT**
Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND TABLE 154.405.A DISTRICT STANDARDS: SD-U UNIVERSITY SPECIAL DISTRICT OF THE MOUNT PLEASANT ZONING ORDINANCES TO SUBJECT LAND WITHIN SD-U THAT IS CONVEYED TO NON-UNIVERSITY OWNERSHIP TO THE PROVISIONS OF CD-3 SUB-URBAN CHARACTER DISTRICT.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Addition. A new subsection 154.405.A(C)(3) is added to Table 154.405.A District Standards: SD-U University Special District to subject land within SD-U that is conveyed to non-university ownership to the provisions of CD-3 Sub-Urban Character District, and shall read as follows:

(3) If Central Michigan University conveys any portion of the land from south of West Broomfield Street and west of South Crawford Street that is within the SD-U University Special District, until that land is zoned otherwise by the City Commission, that land will be subject to the provisions of this Chapter as if it were in the CD-3 Sub-Urban Character District.

Section 2. Limitation on Amendments. Except as otherwise expressly amended by this Ordinance, all other provisions of the City's Zoning Code shall remain in full force and effect, except that, if necessary, internal numbering of sections or subsections shall be renumbered or re-lettered accordingly.

Section 3. Validity and Severability. If any part of this Ordinance is found invalid for any reason, such holding does not invalidate the remaining parts of this Ordinance.

Section 4. Repealer. Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this Ordinance within 10 days of the date of its adoption. This Ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____

NAYS: Commissioner(s) _____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2024.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

PC Hearing: _____, 2024
Introduced: _____, 2024
Adopted: _____, 2024
Published: _____, 2024
Effective: _____, 2024

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DRAFT

Motion by Liesch, support by Haveles to recommend that the City Commission rezone the five properties located southwest of Crawford and Broomfield, from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone).

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas, Ortman

Nays: None

Motion passed unanimously.

B. TC-24-02 – A proposed ordinance to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules.

Powidayko presented the proposed amendment to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules. This proposed text amendment complements the proposed rezoning above.

Powidayko closed her presentation with the requested action to recommend that the City Commission adopt Text Change 24-02.

Discussion took place.

Irwin asked what kind of residential uses would be allowed under the CD-3 designation.

Powidayko replied that it would mostly be single-family and duplexes with a Special Use Permit.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

There being no one else who wished to speak, public comment was closed and chair Hoenig opened for discussion.

Motion by Friedrich, support by Haveles to recommend that the City Commission adopt Text Change 24-02.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas, Ortman

Nays: None

Motion approved unanimously.

VIII. Public Comments:

Chair Hoenig opened the public comment.

Powidayko noted that there were no public comments submitted via zoom or electronically.

There being no one who wished to speak, public comment was closed.

IX. New Business:

A. None

X. Other:

A. Staff Report

Powidayko reviewed the two administrative site plan reviews: one site plan from October, and one site plan update from September. The first was the approval of SPR-24-21 for the installation of solar panels over the roof of the existing building at 110 E Broadway. The second was the approval of a site plan update associated with SPR-24-08, at 222 N Mission St, for the removal of the existing on-site tree and replacement with a new tree in compliance with landscaping requirements of the Zoning Ordinance.

C. Adjournment:

Motion by Liesch, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned at 9:07 p.m.

WHEREAS, Article VII, Section 9, authorizes the City Commission to adopt by resolution the annual operating budget for the next fiscal year, and

WHEREAS, Article VII, Section 9, provides that the necessary tax upon real and personal property shall be provided for in the same resolution, and

WHEREAS, the following funds are created and amounts appropriated for each fund for the purpose of carrying out the various activities of the City of Mt. Pleasant during the year beginning January 1, 2025 and ending December 31, 2025;

NOW THEREFORE, BE IT RESOLVED, that the following revenue and expenditure appropriations be approved and the 2025 operating budget be approved:

	<u>Fund Balance January 1</u>	<u>2025 Revenue</u>	<u>2025 Expenditures</u>	<u>ESTIMATED (A) Fund Balance December 31</u>
<u>GOVERNMENTAL FUNDS</u>				
<u>General Fund</u>	\$6,093,782	\$16,512,130		
Unassigned				
Legislative Division			1,574,410	
Finance Division			2,603,160	
Public Safety Division			8,197,650	
Community Services Division			3,214,590	
Public Works Division			855,970	
Amount from Fund Balance				
Total Unassigned	6,093,782	16,512,130	16,445,780	6,160,132
Assigned for Next Year's Budget Assigned for Economic Initiatives	721,088			721,088
Assigned for Projects/Programs	4,515,208	201,950	74,250	4,642,908
Restricted	980,657	12,500	156,440	836,717
Committed for Special Assessments	335,718	72,500	72,500	335,718
Committed for Neighborhoods	44,556	400		44,956
Committed for Capital Projects	2,947,721	2,104,220	2,346,070	2,705,871
Non-spendable	671,227			671,227
Total General Fund	16,309,957	18,903,700	19,095,040	16,118,617
<u>Special Revenue Funds</u>				
MAJOR STREET FUND	1,079,322	1,979,880	2,106,150	953,052
Restricted				
Total Major Street Fund	1,079,322	1,979,880	2,106,150	953,052
LOCAL STREET FUND	895,921	1,486,270	1,812,930	569,261
Restricted				
Total Local Street Fund OPIOID SETTLEMENT FUND	895,921	1,486,270	1,812,930	569,261
Restricted	35,043			35,043
DOWNTOWN SPECIAL ASSESSMENT				
Restricted from Special Assessment	128,346	105,320	112,250	121,416
Total Governmental Funds Appropriated Budget	\$18,448,589	\$22,475,170	\$23,126,370	\$17,797,389

FURTHER, BE IT RESOLVED, that the following informational summaries be approved for the Debt Service, Component Units, and Proprietary Funds for the year beginning January 1, 2025 and ending December 31, 2025

	Working Capital <u>December 31</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>
BROWNFIELD REDEVELOPMENT FUND				
Assigned	14,194	53,520	53,520	14,194
Unassigned	358	300		658
Total Brownfield	14,552	53,820	53,520	14,852
Total Component Units Informational Summaries	\$1,788,432	\$427,820	\$244,820	\$1,971,432
	Working Capital <u>December 31</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>
<u>PROPRIETARY FUNDS</u>				
<u>Enterprise Funds</u>				
RECREATION FUND				
Assigned for PEAK				
	954,910	553,550	866,010	642,450
Assigned for Recreation	107,574	712,780	683,710	136,644
Total Recreation Fund	1,062,484	1,266,330	1,549,720	779,094
LAND DEVELOPMENT FUND				
Restricted				
	50,000			50,000
Unassigned	13,341	96,380	92,360	17,361
Total Land Development	63,341	96,380	92,360	67,361
AIRPORT FUND				
Restricted				
	245,046	80,000	101,450	223,596
Unassigned	125,067	862,210	949,610	37,667
Total Airport	370,113	942,210	1,051,060	261,263
WATER RESOURCE RECOVERY FUND				
Assigned				
	2,439,138	150,000	98,570	2,490,568
Restricted	300,000	16,637,400	16,637,400	300,000
Unassigned	3,452,870	3,675,760	2,929,700	4,198,930

Total Water Resource Recovery Fund	6,192,008	20,463,160	19,665,670	6,989,498
WATER FUND				
Assigned	944,163	729,000	769,490	903,673
Restricted	25,000			25,000
Unassigned	2,345,713	3,239,940	3,557,940	2,027,713
Total Water	3,314,876	3,968,940	4,327,430	2,956,386
SOLID WASTE FUND				
Restricted	200,000			200,000
Unassigned	656,538	112,270	276,470	492,338
Total Solid Waste	856,538	112,270	276,470	692,338
<u>Internal Service Funds</u>				
MOTOR POOL FUND				
Unassigned	799,709	880,400	940,970	739,139
SELF INSURANCE FUND	347,759	2,955,700	3,169,000	134,459
Total Proprietary Funds Informational Summaries	\$13,006,828	\$30,685,390	\$31,072,680	\$12,619,538

WHEREAS, it is expected that the appropriations and working capital uses require that the City of Mt. Pleasant raise amounts totaling \$54,463,870 to finance all municipal operations during the fiscal year, and

WHEREAS, all funds, except the General Fund, Major Street Fund, Special Assessment Fund, Downtown Special Assessment Fund, Recreation Storm Sewer, will generate moneys sufficient for the appropriations

NOW, THEREFORE, BE IT RESOLVED, that the following tax millages and levies be approved, but the Commission reserves the right to review the rates in Spring, 2025 and consider adjustments based on changed conditions.

	Property Tax Levy	Other Sources	Millage
General Fund			
Operating	\$ 6,682,985	\$10,296,840	12.23
Fire&Police Pension	\$ 1,103,813	\$ -	2.02
Capital Projects	\$ 819,663	\$ -	1.5
Total General Fund	<u>\$ 8,606,460</u>	<u>\$10,296,840</u>	15.75
Storm Sewer	<u>\$ 282,394</u>		0.5
Total Millage			<u>16.25</u>

To: Mt. Pleasant City Commission

From: Aaron Desentz, City Manager

Date: November 25, 2024

Subject: 2024 Fee Resolution

Attached are the proposed fee changes for 2024. These fee changes include Department of Public Works fees, Water and Water Resource Recovery. An explanation for these increases is included in the 2025 proposed Operating Budget document on page VIII (attached).

Requested Action:

The City Commission is requested to adopt the recommended fee changes as presented in the resolution below effective January 1, 2025.

WHEREAS, various Ordinances of the City requires fees to be set by resolution,

WHEREAS, the City Commission adopted fee/charges policy guidelines in July 2017,

WHEREAS, fees are reviewed annually and changes are proposed with the operating budget,

NOW, THEREFORE, BE IT RESOLVED that the following fees are consistent with the policy guidelines and are set to begin on January 1, 2025,

<i>Division of Public Works 2025 Fee Schedule Updates</i>				
<i>Proposed Fee</i>			<i>Current Fee</i>	<i>Proposed</i>
<i>Permits</i>				
<u><i>Storm Sewer Connection (Code Ch 51)</i></u>				
Catch Basin Connection	each	\$30	\$50	
Manhole Connection	each	30	50	
<u><i>Direct Connection to Main-Sump (Code Ch 51)</i></u>				
Pump discharge lines only	each	30	50	
<u><i>Water Service Connection (Code Ch 51)</i></u>				
	each	25	30	

<i>Sanitary Sewer Connection (Code Ch 52)</i>				
Direct connection	each	85	100*	
Indirect connection	each	30		
<i>Sanitary Sewer Capacity Charge (Code Ch 51)</i>				
Based on number of units	unit	1,000	1,500	
<i>Street and Alley Opening (Code Ch 98)</i>				
Paved surface	sum	30	50**	
Gravel surface	sum	25		
<i>Curb Openings/Drive Approaches (Code Ch 98)</i>				
Curb opening	each	25	30	
Drive approach	each	25	30	
<i>Sidewalk Construction (Code Ch 98)</i>				
Removal and Replacement	each	25	30	
New construction	each	25	30	
<i>Penalties</i>				
Penalty for work done without a request for inspection		100	200	
<i>Water</i>				
<i>Hydrant Meter</i>				
Hydrant Meter Cost if not returned		1,000	4,000	
Deposit		0	500	
Rental/Week		0	50	
<i>Water Meters</i>				
Size:		Type:		
5/8"	Disc	175	375	
1"	Disc	275	605	
1.5"	Disc	500	840	
2"	Compound	1,830	1,250	
3"	Compound	2,300	2,100	
4"	Compound	3,740	3,200	
6"	Compound	6,640	6,000	
Division of Public Works 2025 Fee Schedule Updates				

To: Aaron Desentz, City Manager

From: Shar Rappuhn, Director of Human Resources

Date: December 4, 2024

Subject: 2025 Stop Loss Carrier Recommendation

Overview: The City of Mt. Pleasant funds its employee health insurance primarily through a self-funded model. To mitigate the risk of high-cost claims and smooth out claim fluctuations, the City purchases a stop loss policy each year. The City utilizes its third-party administrator, currently Insight Benefit Administrators, to gather stop loss quotes from carriers following the close of the third quarter.

Quotes were obtained from five stop loss carriers with a total of nine policy options for consideration. After a thorough review by staff, Insight Benefit Administrators, and the City's insurance broker, Brown & Brown Insurance Services, Inc., the recommendation is to contract with UME-Gerber Life for the 2025 plan year. The 2025 UME-Gerber Life proposal is an overall increase of 7% from the current stop loss policy premium.

Current Stop Loss Structure:

- **Deductible:** \$150,000 per individual per year for claims (both health and prescription).
- **Flat Rate Corridor:** \$25,000 applies only to the first claim exceeding the \$150,000 deductible in a given calendar year. Once the \$175,000 threshold is reached for a covered plan participant, stop loss is activated and covers any additional claims costs for the participant. The stop loss coverage limits the City's financial liability for high dollar claims.

2025 Stop Loss Coverage Quote:

- **Premium Rates:**
 - Single Coverage: \$63.21 per month
 - Family Coverage: \$153.73 per month
 - **Estimated Total Annual Premium:** \$228,797.88

- **Potential Additional Cost:**

- The flat rate corridor of \$25,000 as mentioned above to cover the first claim in excess of \$150,000 in 2025.
- A \$50,000 laser has been placed on one plan participant with high claims experience with the likelihood of continued high utilization in the 2025 plan year.

Key Considerations:

- **Firm Quote:** UME Gerber Life has provided a firm quote, meaning the quoted premium will not change based on claims experience for the remainder of 2024.
- **Claims History:** The UME Gerber Life 24/12 policy offers coverage for claims incurred in the 2024 plan year but not paid until the 2025 calendar year.
- **Sufficient Funds:** Based on projections of the 2025 health insurance fund, there are adequate funds to cover the stop loss policy premium, potential \$25,000 corridor, and potential \$50,000 laser cost, if necessary.

Request:

I respectfully request the City Commission's authorization to enter into a contract with UME-Gerber Life for 2025 plan year stop loss coverage, as outlined above.