## Regular Meeting of the Mt. Pleasant City Commission Monday, July 14, 2025 7:00 p.m.

## <u>AGENDA</u>

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

- 1. Introduction of Full-Time Firefighter Jordan VanAvery by Fire Chief Doug Lobsinger.
- 2. Introduction of City Clerk Holly Schmeltzer by Finance Director Lauren Pavlowski.
- 3. Introduction of WRRF Operator Mike Bryant by Director of Public Works Jason Moore.
- 4. Introduction of WRRF Operator Trent Dosch by Director of Public Works Jason Moore.
- 5. Introduction of Training Content Development intern Cailin Lambart by City Manager Aaron Desentz.
- 6. Introduction of Training Content Development intern Shubhechchya Khadka by City Manager Aaron Desentz.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

- 7. Monthly report on police related citizen complaints received.
- 8. Minutes of the Traffic Control Committee regular meeting (February 2025).
- 9. Letter from Shelly and Corey Campbell regarding Z-25-02: 1104 E Chippewa Street rezoning from CD-3 to CD-4.
- 10. Letter from Lori Johnson, President of EightCAP, Inc. regarding zoning updates for the development of affordable housing.

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.

## City Commission Agenda Monday, July 14, 2025 Page 2

CONSENT ITEMS:

- 11. Approval of minutes from the regular meeting held June 23, 2025.
- 12. Consider resolution in support of final approval of Temporary Traffic Control Order #1-2025.
- 13. Consider resolution in support of final approval of Temporary Traffic Control Order #3-2025.
- 14. Consider resolution in support of final approval of Temporary Traffic Control Order #4-2025.
- 15. Consider resolution in support of final approval of Temporary Traffic Control Order #5-2025.
- 16. Consider adopting the resolution affirming award of contracts for the Water Treatment Plant Improvements and the 2026 Galvanized Water Service Line Replacement Project in support of the DWSRF financing process.
- 17. Consider Bond Authorization Resolution for DWSRF Bonds.
- 18. Consider appointments of City Clerk Holly Schmeltzer and Deputy Clerk Marilyn Wixson.
- 19. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

- Public Hearing for Z-25-01: 221 W Michigan Great Lakes Bay Properties, LLC Request to rezone the properties from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District).
- 21. Public hearing on TC-25-01: Multiple-Buildings within the same lot City of Mt. Pleasant
   A proposed text change to Table 154.405.A of the zoning ordinance to remove the one principal building per lot restriction within CD-4 (General Urban Character District.
- 22. Public Hearing on Z-25-03: Crosslanes Street City of Mt. Pleasant Request to rezone the properties from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement).
- 23. Public Hearing on Z-25-02: 1104 E Chippewa St Lapham Associates Request to rezone the property from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement).

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.

## City Commission Agenda Monday, July 14, 2025 Page 3

**NEW BUSINESS:** 

24. Consider appointments to various boards and commissions as recommended by the Appointments Committee.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

RECESS:

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

## FROM: AARON DESENTZ, CITY MANAGER

## SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

- 12. Consider resolution in support of final approval of Temporary Traffic Control Order #1-2025.
  - a. This traffic control order places one-way arrow sign on Glen Ave (easterly-northbound one-way) near the end of the driveway for 1211 Glen.
- 13. Consider resolution in support of final approval of Temporary Traffic Control Order #3-2025.
  - a. This traffic control order places a 25mph speed limit sign on Trenton Drive westbound west of Isabella Road.
- 14. Consider resolution in support of final approval of Temporary Traffic Control Order #4-2025.
  - a. This traffic control order places no parking signs on the north side of Illinois Street between Brown and Elizabeth.
- 15. Consider resolution in support of final approval of Temporary Traffic Control Order #5-2025.
  - a. This traffic control order places no parking signs on the west side of Adams Street between High Street and Broadway Street.
- 16. Consider adopting the resolution affirming award of contracts for the Water Treatment Plant Improvements and the 2026 Galvanized Water Service Line Replacement Project in support of the DWSRF financing process.
  - a. This resolution provides the documentation needed to move forward with the State of Michigan Drinking Water State Revolving Fund process. It Resolves action that the City Commission took at our last meeting to award the above project contracts as previously discussed.
- 17. Consider Bond Authorization Resolution for DWSRF Bonds.
  - a. The City Commission is asked to consider a Resolution authorizing the sale of up to \$18 million in bonds as part of the Drinking Water State Revolving Fund (DWSRF) program. This covers the anticipated \$12 million for the first phase of Water Treatment Plant upgrades and allows for any overages should they be incurred. \$2.2 million of the principal on this deal will be part of the State's principal forgiveness program.

Public Hearings:

 Public Hearing for Z-25-01: 221 W Michigan – Great Lakes Bay Properties, LLC – Request to rezone the properties from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District).

- a. The Planning Commission unanimously recommends the approval of Z-25-01, a rezoning request for two vacant parcels totaling 0.37 acres at 221 W. Michigan from CD-4 (General Urban) to CD-5 (Urban Center) to enable a mixed-use development with ground-floor retail/office space and four stories of residential units above. The proposal, submitted by Great Lakes Bay Properties, LLC, aligns with the City's Master Plan and Economic Development Action Plan by encouraging downtown revitalization, increasing housing availability, and supporting local businesses. The site is fully served by city infrastructure and utilities, and the proposed zoning is compatible with surrounding land uses. The City Commission is asked to hold a public hearing on July 14<sup>th</sup> before considering approval of the rezoning request.
  - i. <u>Recommended Action</u>: A motion to adopt the proposed Zoning Map Amendment (Z-25-01) for the two vacant properties located at 221 Michigan.
- 21. Public Hearing on TC-25-01: Multiple-Buildings within the same lot City of Mt. Pleasant A proposed text change to Table 154.405.A of the zoning ordinance to remove the one principal building per lot restriction within CD-4 (General Urban Character District).
  - a. The Planning Commission has unanimously recommended the text change to Table 154.405.A of the zoning ordinance to remove the one Principal Building per lot restriction within CD-4 (General Urban Character District), better accommodating phased developments and enabling the construction of "Missing Middle" Housing typologies and condominiums. The proposed amendment also includes a clarification on the number of accessory buildings allowed (1 per Principal Building) and a new screening requirement to buffer Principal Buildings located within the Third Lot Layer from adjacent parcels. The City Commission is asked to hold a public hearing on July 14th before considering approval of the ordinance change.
    - i. <u>Recommended Action</u>: A motion to adopt the proposed Text Change (TC-25-01)
- 22. Public Hearing on Z-25-03: Crosslanes Street City of Mt. Pleasant Request to rezone the properties from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement).
  - a. The Planning Commission unanimously recommends approval of Z-25-03, a Cityinitiated rezoning request for two vacant parcels totaling 12.1 acres on Crosslanes Street, from CD-3 (Sub-Urban) to CD-4 (General Urban) with a Residential/Dwelling Use Only Special Requirement. The change aligns with the City's Master Plan, which designates the area for Attached Residential uses and supports the creation of "Missing Middle" housing types like fourplexes, duplexes, and bungalow courts. The rezoning will allow the City to pursue grants and development partnerships for attainable, owneroccupied and rental housing, and is seen as a critical step toward addressing local housing shortages. The City Commission is asked to hold a public hearing on July 14th before considering approval of the rezoning request.
    - i. <u>Recommended Action</u>: A motion to adopt the proposed Zoning Map Amendment (Z-25-03) for the two vacant properties located at Crosslanes Street.
- 23. Public Hearing on Z-25-02: 1104 E Chippewa St Lapham Associates Request to rezone the property from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement).

- a. The Planning Commission recommends approval of Z-25-02, a rezoning request for the 1.01-acre parcel at 1104 E. Chippewa Street from CD-3 (Sub-Urban) to CD-4 (General Urban) with a Residential/Dwelling Use Only Special Requirement. The applicant, Lapham Associates, proposes to replace the existing single-family home with several buildings to provide "Missing Middle" housing. The rezoning aligns with the City's Master Plan and Future Land Use Map, which supports medium-density residential development, and addresses growing housing demand in Mt. Pleasant. City staff and departments raised no objections, and the proposed development is seen as compatible with surrounding uses, infrastructure capacity, and planning goals. The City Commission is asked to hold a public hearing on July 14th before considering approval of the rezoning request.
  - i. <u>Recommended Action</u>: A motion to adopt the proposed Zoning Map Amendment (Z-25-02) for the property located at 1104 E. Chippewa St.

New Business:

Work Session:

Closed Session:



# Mt. Pleasant Police Department

Citizen Complaint Summary

DATE: July 1, 2025	
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TO: Aaron Desentz, City Manager

FROM: Paul Lauria, Director of Public Safety

SUBJECT: Citizen Complaint Update

		Gender	Identif	ication		Race (if known)			Nature of Complaint	Status			
2025	Total Submitted	Female	Male		African American	Asian			Native American	Not Identified	Other		
January	0												
February	0												
March	0												
April	0												
May	0												
June	0												
July													
August													
September													
October													
November													
December													
TOTALS:	0												



## **Traffic Control Committee Minutes**

### Present: Stacie Tewari, Jason Moore, Manuela Powidayko, Matt Weaver

Thursday, February 27, 2025 at 8:30 a.m. – Microsoft Teams

- Approve minutes from the December 9, 2024 meeting
  Approved, no comments.
- Status of TCOs
  - 4 outstanding TCO's from 2024– Adams No Parking, Glen One-Way Arrow, Illinois No Parking, and Trenton speed limit sign. Streets to install and send back signed TCO's.
- Discuss improvements and/or speed radar sign on Pickard at the intersection of Pickard/Fancher
  - Low crashes and average speeds close to speed limit based on data. Continue to monitor.
  - Traffic patterns were changed/increased when Pickard east of Mission was under construction. Continue to monitor now that construction is completed.
  - No action at this time.
- Consider adding "No Parking" signage on the north side of Locust from Arnold to the alley
  - Approved. Stacie to prepare TCO.
- Consider making Broadway/Oak/City Hall driveway a four-way stop due to the 2025 driveway reconfiguration project
  - Table for now, and do not make a 4-way stop if drive is rebuilt at city hall.
  - Monitor after construction.
  - Review if Oak Street is ever extended into Island Park
  - Outstanding work order for streets to add a stop sign at exit of city hall drieway and add "cross traffic does not stop" at city hall drive and Oak Street stop signs.
- Other items
  - Need to move speed radar signs to 2024 proposed locations. Stacie to submit work order for streets.

June 14, 2025

City Hall Commission Chamber 320 W. Broadway Mt. Pleasant, MI 48858

## Re: Case Z-25-02 - Request to Rezone 1104 E. Chippewa St. to CD-4

Boomer Weingard, Mayor Maureen Eke, Vice Mayor Mary Alsager, City Commissioner Elizabeth Busch, City Commissioner Amy Perschbacher, City Commissioner Grace Rollins, City Commissioner John Zang, City Commissioner

Dear Commissioners:

We, the undersigned, write to express opposition to the request to rezone 1104 E. Chippewa St. from CD-3 to CD-4 as presented in Case Z-25-02. Several of our concerns regarding the proposed rezoning of this property are summarized below:

1) The proposal before you would dramatically change the character of our neighborhood as there are no other properties zoned CD-4 save for those, quite distant to us, that border Mission and Pickard Streets.

2) The proposal before you would change the character of our largely stable and cohesive neighborhood to one that is more transitory.

3) The proposal holds the potential to be the "thin end of the wedge" for the transformation of the neighborhood from one of owner occupancy to one of renters, as owners may well be induced to move in search of an owner-occupied neighborhood that mirrors what we currently enjoy along Chippewa.

4) The proposal would set a precedent for other high density, multiunit housing which would negatively impact the current property value and the future resale viability of the properties of residents of the neighborhood.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Address

1022 2. Chippenia St Mt Pleasant M 48858

sung lampbol

1022 F. Ch. ppena Mt. Pleasant

## The Committee for a Residential Chippewa Street

save.chippewa.street@gmail.com

Do you support the proposed development as described and pictured?

	Yes
	res

No

How often do you go downtown?

Daily	
-------	--

Monthly

How do you get to downtown?

Drive	$\checkmark$

Walk \_\_\_\_\_

Bicycle		
	the second se	



## **Public Comment Submitted by EightCAP, Inc.** Regarding Proposed Zoning Changes – City of Mt. Pleasant Regular Meeting – July 14, 2025

EightCAP, Inc. submits this public comment in strong support of the proposed zoning updates to allow for the development of affordable housing in the City of Mt. Pleasant.

As the Community Action Agency serving Isabella County, we work closely with families, seniors, and individuals who face daily challenges related to housing insecurity. Isabella County currently has the highest poverty rate in Michigan. While there may appear to be an abundance of housing in the area, much of it is student-oriented and priced or designed in a way that makes it unattainable for non-student residents.

Our agency receives federal and state grant funding to help individuals and families secure housing through rental assistance programs. However, these programs are often underutilized because there are not enough available units priced within Fair Market Rent. This creates a frustrating and harmful cycle. People qualify for help, but there is nowhere for them to live. The consequences are significant. Without access to stable housing, families experience ongoing disruptions in employment, children struggle to stay in school, and local businesses face difficulty retaining workers. The ripple effects touch every corner of the community.

According to the 2025 East Central Michigan Housing Needs Assessment, Isabella County needs nearly 2,000 additional affordable rental units over the next five years. Current availability is nearly nonexistent, and waitlists continue to grow. This demand far exceeds supply, and it cannot be solved without action.

Affordable housing does not weaken communities. It strengthens them by making it possible for people to live where they work, raise families, and contribute to the local economy. These are homes for teachers, health aides, retail workers, and seniors. They are homes for people who are already part of our community and who deserve the dignity of a safe, affordable place to live.

Zoning updates are not a guarantee of development, but they are a necessary step to prepare for the future. These changes will help create the conditions that allow for thoughtful growth and inclusive planning. Mt. Pleasant has an opportunity to lead with care and foresight.

We respectfully encourage the City Commission to move these changes forward and to make housing a shared priority for all residents.

Sincerely, Lori Johnson President EightCAP, Inc. www.8cap.org

P: 616-754-9315, TTY: 711 F: 616-754-9310 5827 Orleans Rd., Orleans, MI 48865 www.8cap.org

Minutes of the regular meeting of the City Commission held Monday, June 23, 2025, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Wingard called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Boomer Wingard; Commissioners Mary Alsager; Liz Busch, Amy Perschbacher, Grace Rollins & John Zang

Commissioners Absent: Vice Mayor Maurene Eke

Others Present: City Manager Aaron Desentz and Interim City Clerk Marilyn Wixson

## Proclamations and Presentations

Planning & Community Development Director Manuela Powidayko introduced Intern Yuyang Ding.

City Manager Desentz introduced Instructional Media and Design Intern Tyler Rupe.

Douglas Vredeveld, Partner with Vredeveld Haefner gave a presentation of the 2024 Annual Comprehensive Financial Report.

## Additions/Deletions to Agenda

Moved by Commissioner Alsager and seconded by Commissioner Rollins to approve the Agenda as presented. Motion unanimously adopted.

## Public Input on Agenda Items

Megan Moreno, 201 N. Brown St.; Sally Rose, 301 N. Brown St.; Bruce Brockman, 1101 Chippewa; spoke in opposition to proposed rezoning of 1104 E. Chippewa St.

Communication received from Megan Moreno, 201 N. Brown St.; Sandy Halasz, 580 S. Shepherd Rd. in opposition to proposed rezoning of 1104 E. Chippewa St.

Brian Smith, 2284 Sandstone, Isabella County Administrator, spoke in opposition to a 100% tax capture and asked the Commission to consider reducing the capture to 75%.

James Moreno, 316 S. Arnold, thanked the Commission for supporting the study on the Mt. Pleasant Landfill and suggested that the property might be used for a solar farm. He also commented that he likes Brian Smith's suggestion of reducing the capture amount for the CBD TIFA District.

Amanda Brake, 1104 Chippewa St. spoke in favor of additional safe, affordable housing options.

Andrew Brockman, 2402 Joseph Dr., email in favor of fully funding the TIFA District.

## Receipt of Petitions and Communications

Received the following petitions and communications:

4. Minutes of the Planning Commission's May, 2025 regular meeting and work session.

Moved by Commissioner Alsager and seconded by Commissioner Busch to approve the following items on the Consent Calendar:

- 5. Minutes of the regular meeting of the City Commission held June 9, 2025.
- 6. Minutes of the closed session of the City Commission held June 9, 2025.
- 7. Notice of Temporary Traffic Control Order #1-2025.
- Resolution in support of final approval of Temporary Traffic Control Order #2-2025: WHEREAS, under the date of February 27, 2025 the Traffic Engineer of the City of Mt.

Pleasant issued temporary traffic control order No. 2-2025: "Place no parking signs on the north side of Locust Street from Arnold to the alley."

Said temporary traffic control order was presented to the City Commission on June 23, 2025, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 2-2025 a permanent traffic control order.

- 9. Employer delegate for the Municipal Employees' Retirement System (MERS) annual meeting.
- 10. Amendment to Contract with Kihn Heating & Cooling of Mt. Pleasant, Michigan for CHILL Furnace & Water Heater Projects 2025 to include a 15% contingency of \$21,592.50 for a total authorized contract amount of \$165,542.50.
- 11. Award Contract for 2026 Galvanized Services Replacement to Green Tech Systems of Bay City, Michigan in the amount of \$202,012.
- 12. Receive proposed amendments to Chapter 72 Bicycles and Electric Bicycles of the City's Code of Ordinances regarding the usage of motorized bikes and scooters on City owned trails and set a public hearing for Monday, July 28, 2025 at 7:00 p.m. to allow for public comment on same.
- 13. Receive proposed amendment to Chapter 154: Zoning Ordinance of the City of Mt. Pleasant Code of Ordinances to allow rezoning of 221 W. Michigan St. Parcel ID Nos 17-000-00-450-01 & 17-000-00-450-02 from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District) and set a public hearing for Monday, July 14, 2025 at 7:00 p.m. to allow public comment on same.
- 14. Receive proposed amendment to Chapter 154: Zoning Ordinance of the City of Mt. Pleasant Code of Ordinances to allow rezoning of 1104 E. Chippewa St. Parcel ID No. 17-000-09-635-00 from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement) and set a public hearing for Monday, July 14, 2025 at 7:00 p.m. to allow public comment on same.

- 15. Receive proposed amendment to Chapter 154: Zoning Ordinance of the City of Mt. Pleasant Code of Ordinances to allow rezoning of parcels of property located on Crosslanes St. Parcel ID Nos. 17-000-15-660-00 & 17-000-15-645-00 from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with Residential/Dwelling Use Only Special Requirement) and set a public hearing for Monday, July 14, 2025 at 7:00 p.m. to allow public comment on same.
- 16. Receive proposed amendment to Table 154.405.A of Chapter 154: Zoning Ordinance, of the City of Mt. Pleasant Code of Ordinances to remove the one Principle Building per lot restriction within CD-4 (General Urban Character District), to better accommodate phased developments and enable the construction of missing middle housing typologies and set a public hearing for Monday, July 14, 2025 at 7:00 p.m. to allow public comment on same.
- 17. Contract with Fishbeck, of Lansing, Michigan for professional services related to the Island Recharge Stream Restoration project in the amount of \$39,900 along with a budget amendment for same.
- 18. Resolution for Reynolds' Golden Finds Revolving Loan Application as follows:

WHEREAS, Reynolds Golden Finds, LLC. has made application through Northern Initiatives, Inc. for the City of Mount Pleasant CDBG Revolving Loan Funds in the amount of \$15,000 to aid in the purchase of marketing material, reserves, accounts payable, and inventory within the City of Mount Pleasant, and

WHEREAS, the project location meets zoning requirements, is consistent with the City of Mount Pleasant Comprehensive Plan, and the project will employ at least 51% low-to-moderate income persons, and

WHEREAS, the City of Mount Pleasant participates in the Regional RLF Model, has executed a Subrecipient Agreement with Northern Initiatives, and has designated Lauren Pavlowski and Kati Mora on its Regional Fund Approval Committee, and

**WHEREAS,** the Regional Fund Approval Committee has reviewed and approved said application submitted by Reynolds Golden Finds, LLC. on May 22, 2025, and

WHEREAS, the City of Mount Pleasant has advertised in *The Morning Sun* newspaper and has held a public informational hearing in regard to the CDBG Revolving Loan Fund application on June 9, 2025.

THEREFORE BE IT FURTHER RESOLVED that the City of Mount Pleasant acknowledges that it has held a public informational meeting on June 9, 2025 in regard to the CDBG Revolving Loan Fund application by Reynolds Golden Finds, LLC. in the amount of \$15,000 for the purchase of marketing material, reserves, accounts payable, and inventory for its business within the City of Mount Pleasant, that the project will employ at least 51% low-to-moderate income persons, and the project meets zoning requirements and is consistent with the City of Mount Pleasant Comprehensive Plan and authorizes the City Manager to sign the Part 2 Application and all attachments.

19. Payrolls and Warrants dated June 12, 2025 totaling \$909,303.13. Motion unanimously adopted.

Moved by Commissioner Busch and seconded by Commissioner Rollins to approve contract extension with The Mannik Smith Group of Canton, Michigan to perform environmental consulting services, including the development of a Conceptual Site Model and Focused Feasibility Study, at the former Mount Pleasant Landfill, in a not-to-exceed amount of \$41,525. Motion unanimously adopted. Moved by Commissioner Alsager and seconded by Commissioner Rollins to award the contract for Water Treatment Plant Improvements to RCL Construction of Sanford, Michigan including a 6% contingency of \$679,410 for a total contract price of \$12,002,910 and a budget amendment for same. Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to direct staff to complete the process necessary for renewing the CBD TIFA for 10 years at a 75% capture rate.

AYES: Commissioners Alsager, Busch, Perschbacher, Rollins & WingardNAYS: Commissioner ZangABSENT: Vice Mayor EkeMotion carried.

Moved by Commissioner Perschbacher and seconded by Commissioner Rollins to approve the Police Services Agreement with the Village of Lake Isabella as presented. Motion unanimously adopted.

## Announcements on City-Related Issues and New Business

Commissioner Alsager commented that Granger Waste Services pick up recycling every other week.

Commissioner Perschbacher commented that if you have questions about your trash or recycling schedule you can visit Granger's website

https://www.grangerwasteservices.com/schedule-guidelines/ or call them at <u>1-888-947-2643</u>. She advised that with the hot weather we are experiencing we should watch out for those individuals (human and animal form) that are stuck outside. Please walk your pets in the early morning or evening when the sun is not at its hottest. Walk them in the grass not on pavement as their paws will burn on the hot surfaces and only keep them out for 15 minute increments. Children also have sensitive feet. Make sure they wear shoes and stay hydrated. Please take care of yourselves and your neighbors.

Mayor Wingard announced the EPIC MRA Climate Survey has been sent out to past and current employees of the City. Please complete the survey on-line by July 3<sup>rd</sup>. Please only complete one survey per individual. The survey is being conducted in a way that assures anonymity. If you have any questions about the survey, contact Mr. Kelly Sullivan, Project Director of EPIC MRA with the contact information sent out to each individual email.

Commissioner Zang commented that the reason for the EPIC MRA Climate Survey is in response to excessive employee turnover during the past few years. He expressed concern that former employees may not be included in the survey due to concerns regarding the sharing of their personal information with a third party.

Mayor Wingard commented that we will get the results from the climate survey, and again, we are looking to get honest feedback that can give us direction in the future on areas to improve upon.

Mayor Wingard reminded those members of the audience that would like to make comments on recent Planning Commission decisions regarding special use permit for Krist Gas Station proposed for Pickard and Main Street; the City Commission does not approve these permits. Anyone who disagrees with their decision can file an appeal with the Zoning Board of Appeals.

## Public Comment on Agenda and Non-Agenda Items

Kathleen Martin, 401 E. Palmer; True Muszynski, 721 N. Fancher; Ryan Holcomb, 200 E. Bennett; Brenda Dezelski, 722 N. Lansing; Jan Fokens, 318 N. Fancher; Dan Herrera, 113 E. Bennett spoke in opposition to proposed gas station on Palmer St. at the intersection of Main & Pickard.

Barbara Sanford, 525 W. Grand spoke in opposition to proposed rezoning of Crosslanes parcels.

Stephen Roth, 508 N. Lansing St. shared his disappointment in the City's sound system.

Donna Kriss, 309 E. May St. thanked the City's Water Department for the notification of high water usage. She also mentioned that she is grateful for the switch to Granger for trash and recycling pick up.

Bill Gerstenlauer, 1514 Gaylord St., sent an email with concerns about shrubs and tree branches crowding the sidewalks.

The Commission recessed at 8:15 pm and returned to open session at 8:21 pm

WORK SESSION: Opiod Settlement Funds Allocation

Policy Research Intern Colton Brewer presented his findings related to the use of funds received from the State of Michigan as part of a settlement agreement with various pharmaceutical manufacturers.

Discussion ensued.

WORK SESSION: Panhandling Ordinance

Director of Public Safety, Paul Lauria, led a discussion on options for amendment to Panhandling Ordinance.

Mayor Wingard adjourned the meeting at 10:47 p.m.

Boomer Wingard, Mayor

Marilyn Wixson, Interim City Clerk



## City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO.	1-2025
Issued By: <u>Atacu Tewan</u>	Date: <u>12/10/2024</u>
Signs/work by:	Date: 4-11-25
Filed/ Attested:	Date:

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Place one-way arrow sign on Glen Ave (easterlynorthbound one-way) near the end of the driveway for 1211 Glen. Place sign on west side of the road near guardrail. WHEREAS, under the date of December 10, 2024 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 1-2025:

Place one-way arrow sign on Glen Ave (easterly-northbound one-way) near the end of the driveway for 1211 Glen. Place sign on west side of the road near guardrail.

Said temporary traffic control order was presented to the City Commission on July 14, 2025, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 1-2025 a permanent traffic control order.



## City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO. 3-2025

City Clerk

Issued By: Atme (even Traffic Engineer	Date: <u>9/26/2024</u>
Signs/work by: Myself Department	Date: <u>A-21-25</u>
Filed/ Attested:	Date:

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Place a 25 mph speed limit sign on Trenton Drive westbound west of Isabella Road.

WHEREAS, under the date of September 26, 2024 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 3-2025:

Place a 25 mph speed limit sign on Trenton Drive westbound west of Isabella Road.

Said temporary traffic control order was presented to the City Commission on July 14, 2025, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 3-2025 a permanent traffic control order.

	City of Mt. Pleas Traffic Con	· •
TRAFFIC CON	TROL ORDER NO.	4-2025
Issued By:t	Traffic Engineer	Date: <u>9/26/2024</u>
Signs/work by:	Street Department	Date: 4-21-25
Filed/ Attested:	City Clerk	Date:

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Place no parking signs on the north side of Illinois Street between Brown and Elizabeth.

WHEREAS, under the date of September 26, 2024 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 4-2025:

Place no parking signs on the north side of Illinois Street between Brown and Elizabeth.

Said temporary traffic control order was presented to the City Commission on July 14, 2025, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 4-2025 a permanent traffic control order.



This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Place no parking signs on the west side of Adams Street between High Street and Broadway Street. Remove and replace any existing faded no parking signs on the west side of Adams Street between Broadway and Fessenden. WHEREAS, under the date of September 26, 2024 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 5-2025:

Place no parking signs on the west side of Adams Street between High Street and Broadway Street. Remove and replace any existing faded no parking signs on the west side of Adams Street between Broadway and Fessenden.

Said temporary traffic control order was presented to the City Commission on July 14, 2025, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 5-2025 a permanent traffic control order.

## Memorandum

Mt. Pleasant meet here

TO: Aaron Desentz, City Manager

FROM: Jason Moore, DPW Director

DATE: June 25, 2025

SUBJECT: Adopt Resolution Affirming Award of Contracts

#### <u>Request</u>

The City Commission is requested to adopt a resolution affirming the award of contracts for the Water Treatment Plant Improvements and the 2026 Galvanized Water Service Line Replacement Project.

#### <u>Reason</u>

As part of the Drinking Water State Revolving Fund (DWSRF) financing process, the City is required to adopt a resolution in support of all awarded contracts associated with the approved project scope. While contracts for the Water Treatment Plant Improvements and 2026 Galvanized Water Service Line Replacements have already been awarded by the City Commission, the accompanying resolution confirming those awards was inadvertently not submitted at the time of approval. In order to fulfill DWSRF program requirements and maintain eligibility for funding and principal forgiveness, the resolution must now be formally adopted and submitted to the Michigan Department of Environment, Great Lakes, and Energy.

This resolution serves as a necessary administrative step to complete the funding documentation and does not change the scope or terms of the previously awarded contracts.

#### **Recommendation**

I recommend the City Commission adopt the resolution affirming award of contracts for the Water Treatment Plant Improvements and the 2026 Galvanized Water Service Line Replacement Project in support of the DWSRF financing process.

## RESOLUTION CITY OF MT. PLEASANT

WHEREAS, the City of Mt. Pleasant, Isabella County, Michigan, wishes to construct improvements to its existing water treatment and distribution system, including galvanized service line replacements; and

WHEREAS, these projects, formally adopted by the City Commission on May 22, 2023, will be funded through the State of Michigan's Drinking Water Revolving Fund (DWSRF) program; and

WHEREAS, the City of Mt. Pleasant has solicited and received construction bids for the proposed water treatment plant improvements and galvanized service line replacements, with the lowest bids received in the amount of \$12,002,910 from RCL Construction and \$202,012 from Green Tech Systems, LLC, respectively; and

WHEREAS, the City's Consulting Engineer, Fishbeck, has recommended awarding the contracts to the lowest responsible bidders.

NOW THEREFORE BE IT RESOLVED that the City of Mt. Pleasant award the contracts for construction to RCL Construction and lead service line replacements to Green Tech Systems, LLC, contingent upon successful financial arrangements with the DWSRF.

Yeas:

Nays:

Abstain:

Absent:

I certify that the above Resolution was adopted by the Mt. Pleasant City Commission on

BY:

Name and Title (print or type)

Signature

## Memorandum

Mt. Pleasant

TO:	Aaron Desentz, City Manager
FROM:	Lauren Pavlowski, Finance Director
DATE:	July 7, 2025
SUBJECT:	Drinking Water Supply System Upgrade Bond Resolution

At its April 28, 2025 meeting, the City Commission approved a resolution declaring the City's intent to issue up to \$18 million in bonds to fund improvements to the Drinking Water Supply System. In accordance with State law, a Notice of Intent to issue bonds was published in the Morning Sun, initiating a 45-day referendum period during which voters could request a public vote on the matter. No such request was received, and the referendum period has since expired.

The City is now moving forward with financing Phase I of the project. It has been determined that issuing bonds in an amount not to exceed \$18 million is necessary to support construction and engineering costs associated with this phase and the overall project. The attached resolution, prepared by Bond Counsel Roger Swets, authorizes the issuance of these bonds.

On June 23, 2025, the City Commission awarded the Phase I construction contract to RCL Construction in the amount of approximately \$12 million. Project funding will consist of a \$2.287 million grant and up to \$18 million in Drinking Water State Revolving Fund (DWSRF) financing. The difference between the awarded bid and the bond authorization provides flexibility to address potential cost overruns without obligating the City to borrow more than necessary.

#### **Requested Action:**

Staff is requesting the City Commission approval of the resolution to authorize the issuance of up to \$18 million in Drinking Water State Revolving Funding (DWSRF) to fund Phase I of the Drinking Water Supply System rehabilitation.

## CITY OF MT. PLEASANT (Isabella County, Michigan)

## **RESOLUTION NO.**

## **RESOLUTION TO AUTHORIZE ISSUANCE OF WATER SUPPLY SYSTEM REVENUE BONDS**

Minutes of a regular meeting of the City Commission of the City of Mt. Pleasant, Isabella

County, Michigan, held in the City Hall on \_\_\_\_\_, 2025, at \_\_\_\_\_ p.m., local time.

PRESENT:

ABSENT:

The following Resolution was offered by Member \_\_\_\_\_\_ and supported by Member \_\_\_\_\_\_:

WHEREAS, pursuant to Act 94, Public Acts of Michigan, 1933, as amended (the "Act"), the City Commission of the City of Mt. Pleasant (the "City") has determined to make improvements to the City's Water Supply System; and

WHEREAS, the improvements will enable the City to provide more efficient and better quality public services to the users of the Water Supply System; and

WHEREAS, the improvements shall be financed in part by the issuance of revenue bonds or other evidences of indebtedness in accordance with the Act; and

WHEREAS, the Act permits the City to authorize, within limitations that shall be contained in the authorizing resolution, an officer to sell, deliver, and receive payment for obligations, and to approve interest rates or methods for fixing interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, optional or mandatory redemption rights, place of delivery and payment, and other matters and procedures necessary to complete an authorized transaction.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. <u>DEFINITIONS</u>. Whenever used in this Resolution except when otherwise indicated by context, the following definitions shall apply:

- (a) "Act" means Act 94, Public Acts of Michigan, 1933, as amended.
- (b) "Additional First Lien Bonds" means any additional First Lien bonds issued

in the future.

(c) "Additional Junior Lien Bonds" means any additional Junior Lien Bonds issued in the future.

(d) "Adjusted Net Revenues" means for any operating year the Net Revenues to which may be made the following adjustments:

(i) Revenues may be augmented by the amount of any rate increase adopted prior to the issuance of additional Bonds or to be placed into effect before the time principal or interest on the additional Bonds becomes payable from Revenues as applied to quantities of service furnished during the operating year or portion thereof that the increased rates were not in effect.

(ii) Revenues may be augmented by amounts that may be derived from rates and charges to be paid by new customers of the System.

(e) "Authority" means the Michigan Finance Authority created by Executive Order 2010-2, which, among other things, transferred to the Michigan Finance Authority the powers, duties, and functions of the Michigan Municipal Bond Authority created and established pursuant to Act 227, Public Acts of Michigan, 1985, as amended.

(f) "Authorized Officer" means the Mayor, the City Manager, the Clerk, the Finance Director and the Treasurer of the City, or any one of them acting alone or any number of them acting together.

(g) "Bondholder" or "Bondholders" means the holder or holders of the Bonds.

(h) "Bond Reserve Account" means a subaccount established within the Redemption Account pursuant to Section 15(b)(ii)(B).

(i) "Bonds" means the Series 2025 Bonds and any Additional Junior Lien
 Bonds and any Additional First Lien Bonds authorized pursuant to this Resolution or any
 resolution supplemental to this resolution.

(j) "City" means the City of Mt. Pleasant, Isabella County, Michigan.

(k) "Code" means the Internal Revenue Code of 1986, as amended, and the rules and regulations promulgated thereunder.

(1) "Construction Fund" shall mean the 2025 Water Supply System Junior Lien Revenue Bonds Construction Fund created pursuant to Section 15(a).

(m) "Contract Documents" means the Purchase Contract between the City and the Authority, the Supplemental Agreement by and among the City, the Authority, and the State

of Michigan acting through the Department of Environment, Great Lakes, and Energy, Revenue Sharing Pledge Agreement, and the Issuer's Certificate for the Series 2025 Bonds, and such other closing documents required by the Authority for the issuance of the Series 2025 Bonds.

(n) "Commission" means the City Commission of the City, the legislative and governing body thereof.

(o) "First Lien Bonds" shall mean any bonds or other obligations that may be issued or incurred by the City in the future payable from the Revenues of the System secured by a lien that is a first lien on the Net Revenues of the System, senior in standing and priority of lien with respect to the Net Revenues to the claim of the Junior Lien Bonds.

(p) "First Lien Redemption Account" means the First Lien Bond and Interest Redemption Account created as a subaccount of the Redemption Account pursuant to Section 15(b)(ii)(A).

(q) "G. O. Fund" means the General Obligation Debt Fund created pursuant to Section 15(b)(iii).

(r) "Improvements" means improvements to the System, including without limitation, improvements to the water treatment plant, including without limitation, aeration tank rehabilitation, recarbination tank rehabilitation, filter rehabilitation, chemical tank lining, SCADA system upgrade and replacement of electrical switchgear, together with all necessary equipment, utilities, and site improvements; replacement of service lines, including without limitation, the replacement of lead, galvanized and other water service lines throughout the City to comply with the Michigan Department of Environment, Great Lakes, and Energy's Lead and Copper Rules; the restoration of streets, sidewalks, rights-of-way and easements affected by the improvements and related facilities, as well as all work, equipment, and appurtenances necessary or incidental to these improvements and such other improvements to the System as the City may determine to make.

(s) "Junior Lien Bonds" shall mean any bonds or other obligations that may be issued or incurred by the City payable from the Revenues of the System secured by a lien on the Net Revenues of the System that is subordinate to a first lien on the Net Revenues of the System created for the benefit of any First Lien Bonds and shall include the Series 2025 Bonds.

 (t) "Junior Lien Redemption Account" shall mean the Junior Lien Bond and Interest Redemption Account created as a subaccount of the Redemption Account pursuant to Section 15(b)(ii)(C). (u) "Net Revenues" shall have the same meaning as defined in Section 3 of the Act.

(v) "Operation and Maintenance Fund" means the Operation and Maintenance Fund created pursuant to Section 15(b)(i).

(w) "Paying Agent" shall mean the paying agent as provided in Section 8.

(x) "Receiving Fund" shall mean the Water Supply System Receiving Fund created pursuant to Section 15(b).

(y) "Redemption Account" shall mean the Bond and Interest Redemption Account created pursuant to Section 15(b)(ii).

(z) "Resolution" means this Resolution and all amendments hereto.

(aa) "Revenues" shall have the same meaning as defined in Section 3 of the Act and shall include all earnings on investment of funds of the System and all other revenues derived from or pledged to operation of the System.

(bb) "Series 2025 Bonds" means the City's the Water Supply System Junior Lien Revenue Bonds, Series 2025 issued pursuant to this resolution.

(cc) "System" means the City's complete Water Supply System, both inside and outside the City, including all wells, distribution, and treatment facilities for water and all appurtenances thereto now owned by the City and those acquired pursuant to this Resolution and all extensions and improvements thereto hereafter made.

2. <u>NECESSITY, PUBLIC PURPOSE</u>. It is hereby determined to be necessary for the public health, safety, and welfare of the City to acquire and construct the Improvements to the System in accordance with the maps, plans, and specifications therefor prepared by the City's engineers, which are hereby approved.

3. <u>ESTIMATED COST; PERIOD OF USEFULNESS</u>. The cost of the Improvements has been estimated by the engineers not to exceed \$18,000,000, including the payment of legal, engineering, financial, and other expenses, which estimate of cost is approved and confirmed, and the period of usefulness of the Improvements is estimated to be greater than forty (40) years.

4. <u>ISSUANCE OF BONDS</u>. To pay a portion of the cost of designing, acquiring, and constructing the Improvements and to pay the legal and financial expenses and all other expenses incidental to the issuance of the Series 2025 Bonds, the City shall issue its revenue bonds pursuant to the provisions of the Act. The Series 2025 Bonds shall be issued in the aggregate principal sum

of not to exceed \$18,000,000, as finally determined by the Authorized Officer at the time of sale, or such lesser amount thereof as shall have been advanced to the City pursuant to the Contract Documents.

During the time funds are being drawn down by the City under the Series 2025 Bonds, the Authority will periodically provide the City a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the City of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of the Series 2025 Bonds.

5. <u>SERIES 2025 BOND TERMS</u>. The Series 2025 Bonds shall be issued as one fully registered manuscript bond, shall be sold and delivered to the Authority in any denomination. The Series 2025 Bonds shall be dated the date of delivery to the Authority, or such other date approved by the Authorized Officer, and shall be payable on the dates and in the amounts determined by the Authorized Officer at the time of sale provided the final maturity shall be no later than forty (40) years after the date of issuance. The Series 2025 Bonds shall bear interest at a rate as provided in the Contract Documents, payable semiannually on the dates determined by the Authorized Officer at the limitations provided above, the final amount of any maturity and the terms of the Series 2025 Bonds shall be as provided in the Contract Documents and will be finally determined by the Authorized Officer.

6. <u>PAYMENT OF BONDS; PLEDGE OF NET REVENUES</u>. Principal of and interest on the Bonds shall be payable in lawful money of the United States of America to the person appearing on the Bond registration books as the registered owner thereof. Payment of principal on the Bonds shall be made at the principal office of the Paying Agent, upon surrender of the Bonds. Payment of interest on the Bonds shall be paid to the registered owner at the address as it appears on the registration books. The principal of and interest on the Bonds shall be payable from the Net Revenues derived from the operation of the System, including future improvements, enlargements, and extensions thereof, after provision has been made for the payment of expenses of administration, operation, and maintenance thereof. The Net Revenues of the System, including future enlargements, improvements, and extensions thereto, are hereby pledged to the payment of the principal of and interest on the Bonds. To secure the payment of the principal of and interest on the Bonds, including the Series 2025 Bonds, there is hereby created a lien, which shall be a statutory lien pursuant to the Act, to and in favor of the Bondholders of the Bonds upon the Net Revenues of the System, including future enlargements, improvements, and extensions thereof. The statutory lien on the Net Revenues securing any First Lien Bonds shall be a first lien as provided in the Act and shall at all times and in all respects be and remain superior to the lien on the Net Revenues securing any Junior Lien Bonds, including the Series 2025 Bonds. The Net Revenues so pledged shall be and remain subject to such lien until the payment in full of the principal of and interest on the Bonds or until Bonds are defeased as provided in Section 23.

As additional security for the for the principal of and interest on the Series 2025 Bonds, the City pledges, pursuant to the Revenue Sharing Pledge Agreement hereinafter executed, any state revenue sharing payments that the Township is eligible to receive from the State of Michigan under Act 140, Public Acts of Michigan, 1971, as amended.

The Series 2025 Bonds, including both principal and interest thereon, shall not be a general obligation of the City and shall not constitute an indebtedness of the City for the purpose of any debt limitations imposed by any applicable constitutional, statutory, or charter provisions.

7. <u>PRIOR REDEMPTION</u>. The Series 2025 Bonds issued and sold to the Authority shall be subject to redemption prior to maturity by the City only with the prior written consent of the Authority and on such terms as may be required by the Authority.

## 8. <u>PAYING AGENT AND REGISTRATION</u>.

(a) <u>Appointment of Paying Agent</u>. From time to time the Authorized Officer shall designate and appoint a Paying Agent, which shall also act as transfer agent and bond registrar. The initial Paying Agent shall be the City Treasurer. The Authorized Officer shall also have the authority to remove the Paying Agent and appoint a successor Paying Agent. In the event of a change in the Paying Agent, notice shall be given in writing, by certified mail, to each Registered Owner not less than sixty (60) days prior to the next interest payment date. The Paying Agent shall keep the official books for the recordation of the Registered Owners of the Bonds.

(b) <u>Registration of Bonds</u>. Registration of the Bonds shall be recorded in the registration books of the City to be kept by a Paying Agent. Bonds may be transferred only by submitting the same, together with a satisfactory instrument of transfer signed by the Registered Owner or the Registered Owner's legal representative duly authorized in writing, to the Paying Agent, after which a new Bond or Bonds shall be issued by the Paying Agent to the transferee (new registered owner) in any denomination, in the same aggregate principal amount as the Bond submitted for transfer. No transfer of Bonds shall be valid unless and until recorded on the bond registration books in accordance with the foregoing. The person in whose name any Bond is registered may for all purposes, notwithstanding any notice to the contrary, be deemed and treated by the City and the Paying Agent as the absolute owner thereof, and any payment of principal and interest on any Bond to the Registered Owner thereof shall constitute a valid discharge of the City's liability upon such Bond to the extent of such payment. No Bond shall be transferred less than fifteen (15) days prior to an interest payment date nor after the Bond has been called for redemption.

(c) <u>Authority's Depository</u>. Notwithstanding any other provision of this Resolution, so long as the Authority is the owner of the Series 2025 Bonds, (a) the Series 2025 Bonds are payable as to principal, premium, if any, and interest in lawful money of the United States of America at U.S. Bank Trust Company, National Association, or at such other place as shall be designated in writing to the City by the Authority (the "Authority's Depository"); (b) the City agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on the Series 2025 Bonds in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of the Series 2025 Bonds shall be given by the City and received by the Authority's Depository at least forty (40) days prior to the date on which such redemption is to be made.

9. <u>SALE OF BONDS</u>. The Series 2025 Bonds shall be sold to the Authority. The City determines that a negotiated sale to the Authority is in the best interest of the City because the terms offered by the Authority are more favorable than those available from other sources of funding.

10. <u>BOND FORM</u>. The Series 2025 Bonds shall be in substantially the following form with such completions, changes, and additions as may be required by the Authority or as recommended by the City's Bond Counsel and approved by the officers of the City signing the Series 2025 Bonds:

## UNITED STATES OF AMERICA STATE OF MICHIGAN ISABELLA COUNTY

### CITY OF MT. PLEASANT

#### WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BONDS, SERIES 2025

<b>Interest Rate</b>		<b>Maturity Date</b>	<b>Date of Original Issue</b>
[Ins	sert Rate]	See Schedule I	[Insert Date]
Registered Owner:	Michigan Finance	e Authority	
Principal Amount:	[Insert Principal ]	Amount]	

The City of Mt. Pleasant, Isabella County, Michigan (the "Issuer"), acknowledges itself indebted and, for value received, hereby promises to pay to the Registered Owner specified above, or registered assigns, out of the net revenues of the Water Supply System of the Issuer (the "System"), including all appurtenances, additions, extensions, and improvements thereto after provision has been made for reasonable and necessary expenses of operation, maintenance, and administration of the System (the "Net Revenues") the amounts and on the Dates of Maturity set forth on Schedule I hereto, together with interest thereon from the dates of receipt of such funds, or such later date to which interest has been paid, at the Interest Rate per annum specified above, payable on the first day of April and October of each year, beginning April 1, 2026, except as the provisions hereinafter set forth with respect to redemption of this Bond prior to maturity may become applicable hereto.

The Issuer promises to pay to the Michigan Finance Authority (the "Authority") the principal amount of this Bond or so much thereof as shall have been advanced to the Issuer pursuant to a Purchase Contract between the Issuer and the Authority and a Supplemental Agreement by and among the Issuer, the Authority, and the State of Michigan acting through the Department of Environment, Great Lakes, and Energy.

During the time funds are being drawn down by the Issuer under this Bond, the Authority will periodically provide the Issuer a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the Issuer of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this Bond.

Notwithstanding any other provision of this Bond, so long as the Authority is the owner of this Bond, (a) this Bond is payable as to principal, premium, if any, and interest at U.S. Bank Trust
Company, National Association, or at such other place as shall be designated in writing to the Issuer by the Authority (the "Authority's Depository"); (b) the Issuer agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this Bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the Issuer's deposit by 12:00 noon on the scheduled day, the Issuer shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this Bond shall be given by the Issuer and received by the Authority's Depository at least 40 days prior to the date on which such redemption is to be made.

This Bond, being one fully registered manuscript bond, is issued in accordance with the provisions of Act 94, Public Acts of Michigan, 1933, as amended and a resolution adopted by the City Commission of the Issuer on \_\_\_\_\_\_, 2025 (the "Resolution"), for the purpose of paying the cost of acquiring and constructing improvements to the System. This Bond is a self-liquidating Bond, and is not a general obligation of the Issuer within any applicable constitutional, statutory, or charter limitation, but is payable, both as to principal and interest, solely from the Net Revenues of the System. The principal of and interest on this Bond are secured by a statutory lien on the Net Revenues.

The Issuer hereby covenants and agrees to fix, and maintain at all times while any of the Bonds shall be outstanding, such rates for service furnished by the System as shall be sufficient to provide for payment of the principal of and interest upon all such Bonds as and when the same become due and payable, to maintain a bond and interest redemption account, and to provide for the payment of expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the same in good repair and working order, and to provide for such other expenditures and funds for the System as are required by the Resolution. The statutory liens securing any First Lien Bonds (as defined in the Resolution) issued by the Issuer will be first liens that shall be and shall remain superior to the lien on the Net Revenues securing this Bond and any Additional Junior Lien Bonds (as defined in the Resolution), that may be issued pursuant to the Resolution. The Bonds of this series shall have equal sanding with any Additional Junior Lien Bonds that may be issued pursuant to the Resolution, and Additional First Lien Bonds of superior standing to the Bonds of this series may be issued pursuant to the Resolution. For a complete statement of the revenues from which, and the conditions under which, this Bond is payable, a statement of the conditions under which additional bonds of equal or superior standing may hereafter be issued, and the general covenants and provisions pursuant to which this Bond is issued, reference is made to the Resolution.

Bonds of this series may be subject to redemption prior to maturity by the Issuer only with the prior written consent of the Authority and on such terms as may be required by the Authority.

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two percent above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this Bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the Issuer's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this Bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the Issuer shall and hereby agrees to pay on demand only the Issuer's pro rata share (as determined by the Authority) of such deficiency as additional interest on this Bond.

It is hereby certified and recited that all acts, conditions, and things required by law, precedent to and in the issuance of this Bond, exist and have been done and performed in regular and due time and form as required by law and that the total indebtedness of the Issuer including this Bond, does not exceed any applicable constitutional, statutory or charter limitation.

[Signature page follows.]

IN WITNESS WHEREOF, the City of Mt. Pleasant, Isabella County, Michigan, by its City Commission, has caused this Bond to be signed, by the manual or facsimile signatures of its Mayor and its Clerk, all as of the Date of Original Issue specified above.

Boomer Wingard, Mayor

Holly Schmeltzer, Clerk

#### ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

(please print or type social security number or taxpayer identification number and name and address of transferee)

Dated: \_\_\_\_\_ Signed:

In the presence of: \_\_\_\_\_

**Notice:** The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of his/her capacity to act must accompany the bond.

Signature(s) must be guaranteed by an eligible guarantor institution participating in a Securities Transfer Association recognized signature guaranty program.

Signature Guaranteed:

Name of Issuer	CITY OF MT. PLEASANT
EGLE Project No:	
EGLE Approved Amount:	\$

#### SCHEDULE I

Based on the schedule provided below, unless revised as provided in this paragraph, repayment of principal of the Bond shall be made until the full amount advanced to the Issuer is repaid. In the event the Order of Approval issued by the Department of Environment, Great Lakes, and Energy (the "Order") approves a principal amount of assistance less than the amount of the Bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the Issuer and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order or (2) that less than the principal amount of assistance approved by the Order is disbursed to the Issuer by the Authority, the Authority shall prepare a new payment schedule, which shall be effective upon receipt by the Issuer.

Due Date	Amount of Principal Installment Due

Interest on the Bond shall accrue on principal disbursed by the Authority to the Issuer from the date principal is disbursed, until paid, at the rate of % per annum, payable April 1, 2026, and semiannually thereafter.

The Issuer agrees that it will deposit with U.S. Bank Trust Company, National Association, or at such other place as shall be designated in writing to the Issuer by the Authority (the "Authority's Depository") payments of the principal of, premium, if any, and interest on this Bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise. In the event that the Authority's Depository has not received the Issuer's deposit by 12:00 noon on the scheduled day, the Issuer shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Bond Authority's administrative costs and lost investment earnings attributable to that late payment. \*Not to exceed amount. Loan reductions at close out will result in a proportional decrease.

#### [END OF BOND FORM]

11. <u>EXECUTION OF BONDS</u>. The Mayor or the Mayor Pro Tem and the Clerk, Interim Clerk, or Deputy Clerk of the City are hereby authorized and directed to sign the Series 2025 Bonds, either manually or by facsimile signature, on behalf of the City. Upon execution, the Series 2025 Bonds shall be delivered to the purchaser thereof.

12. <u>RIGHTS OF BONDHOLDERS</u>. The Bondholders representing in the aggregate not less than twenty percent (20%) of the entire amount of Bonds then outstanding may protect and enforce the statutory lien, either at law or in equity, by suit, action, mandamus, or other proceedings, and enforce and compel the performance of all duties of the officials of the City, including the fixing of sufficient rates, the collection of revenues, the proper segregation of revenues and the proper application thereof; provided, however, that such statutory lien shall not be construed to give any Registered Owner of any Bond authority to compel the sale of the System, the revenues of which are pledged thereto.

If there is any default in the payment of the principal of or interest on any of the Bonds, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the City and under the direction of such court, and by and with the approval of such court, to fix and charge rates and collect revenues sufficient to provide for the payment of any Bonds or other obligations outstanding against the revenues of the System and for the payment of the expenses of operating and maintaining the System and to apply the income and revenues of the System in conformity with the Act and this Resolution.

The owners or Bondholders, from time to time, of the Bonds, shall have all the rights and remedies given by law, and particularly by the Act, for the collection and enforcement of the Bonds and the security therefor.

13. <u>MANAGEMENT OF SYSTEM</u>. Except as provided in this Resolution, the construction, alteration, repair, and management of the System shall be under the supervision and control of the Commission. The City may employ such persons in such capacities as it deems advisable to carry on the efficient management and operation of the System. The Commission may make such rules, orders, and regulations as it deems advisable and necessary to assure the efficient management and operation of the System.

14. <u>SUPERVISED ACCOUNTS</u>. The Treasurer of the City shall be custodian of all funds belonging to and/or associated with the System and such funds shall be deposited in such banks, savings and loan associations, or credit unions, each of which has unimpaired capital and

surplus of at least \$2,000,000, or which are each a member of the Federal Deposit Insurance Corporation the Federal Savings and Loan insurance Corporation, or the National Credit Union Share Insurance Fund or successor agencies.

15. <u>FUNDS AND ACCOUNTS</u>. The Treasurer is hereby directed to create and maintain the following funds, which shall be designated as follows, into which the Bond proceeds and the revenues and income from the System shall be deposited, which funds and accounts shall be established and maintained, except as otherwise provided, so long as any of the Bonds hereby authorized remain unpaid.

(a) <u>Construction Fund</u>. The proceeds of the Series 2025 Bonds shall be deposited in the Construction Fund. Such moneys shall be used solely for the purpose for which the Series 2025 Bonds were issued. Any unexpected balance in the Construction Fund remaining after completion of the Improvements may be used for such purposes as allowed by law. After completion of the Improvements and disposition of remaining Series 2025 Bond proceeds, if any, pursuant to the provisions of this Section, the Construction Fund shall be closed.

(b) <u>Receiving Fund</u>. The gross income and revenue of the System shall be set aside into the Receiving Fund. The moneys so deposited are pledged for the purpose of the following funds and accounts and shall be expended and used only in the manner and order as follows:

(i) <u>Operation and Maintenance Fund</u>. The City shall create and maintain the Operation and Maintenance Fund. Prior to the beginning of each fiscal year, the Commission shall prepare an annual budget of the System for the ensuing fiscal year. Out of the revenues in the Receiving Fund, there shall be set aside, quarterly and deposited into the Operation and Maintenance Fund a sum sufficient to pay the reasonable and necessary current expenses of administering, operating and maintaining the System for the ensuing three months.

(ii) <u>Redemption Account</u>. The City shall create and maintain the Redemption Account.

(A) <u>First Lien Redemption Account</u>. The First Lien Redemption Account shall be established as a subaccount within the Redemption Account to be used solely for the purpose of paying the principal of and interest on First Lien Bonds. After the transfers required above, there shall first be transferred quarterly from the Receiving Fund, and deposited in the First Lien Redemption Account, for payment of principal of and interest on the First Lien Bonds, a sum equal to at least one-half (1/2) of the amount of interest due on First Lien Bonds on the next ensuing interest payment dates plus not less than one-fourth (1/4) of the principal maturing on First Lien Bonds on the next ensuing principal payment dates in each year. The moneys in the First Lien Redemption Account shall be accounted for separately.

(B) <u>Bond Reserve Account</u>. The Bond Reserve Account shall also be established as a subaccount of the Redemption Account. Upon the issuance of any First Lien Bonds, the City shall deposit into the Bond Reserve Account such amounts determined by the City in the resolution authorizing such First Lien Bonds, to be used as provided in the resolution authorizing their issuance. No deposit to the Bond Reserve Account shall be required for the Series 2025 Bonds.

(C) Junior Lien Redemption Account. The Junior Lien Redemption Account shall also be established as a subaccount within the Redemption Account to be used solely for the purpose of paying the principal of and interest on the Junior Lien Bonds. After the transfers required above, there shall be transferred quarterly from the Receiving Fund, and deposited in the Junior Lien Redemption Account for payment of principal of and interest on the Junior Lien Bonds, a sum equal to at least one-half (1/2) of the amount of interest on Junior Lien Bonds due on the next ensuing interest payment dates plus not less than one-fourth (1/4) of the principal maturing on Junior Lien Bonds on the next ensuing principal payment dates in each year. The monies in the Junior Lien Redemption Account shall be accounted for separately.

(D) <u>Additional Deposits</u>. If for any reason there is a failure to make a required deposit to any of the subaccounts of the Redemption Account or for any reason there is a deficiency in any of the subaccounts, then an amount equal to the deficiency shall be set aside and deposited in the subaccount from the Net Revenues in the next succeeding period, which amount shall be in addition to the regular deposit required during such succeeding period.

No further payments need be made into a subaccount of the Redemption Account after the amount accumulated and held in the subaccount, or in the case of First Lien Bonds together with amounts held in the Bond Reserve Account, is sufficient to pay when due the entire amount of principal and interest that will be payable at the time of maturity or at an earlier redemption date of all the Bonds then remaining outstanding that are payable from the subaccount, or for Bonds that have been defeased as provided in Section 23. (iii) <u>General Obligation Debt Fund</u>. The G. O. Fund is hereby established. After meeting the requirement of the foregoing funds, there may be transferred quarterly from remaining revenues in the Receiving Fund, or from other available monies, and deposited in the G. O. Fund, such sums as the City Commission in its sole discretion determines to be desirable to pay debt service on presently existing or future general obligation bond issues of the City or general obligation contractual obligations of the City incurred or to be incurred for System purposes. This section shall not be construed to create a lien on the Net Revenues in favor of any obligations the debt service on which may be paid from the G. O. Fund from time to time.

(iv) <u>Improvement and Repair Fund</u>. The City hereby establishes the Improvement and Repair Fund, into which there shall be placed, after meeting the requirements of the subsections set forth above, such sums as the Commission shall determine to be used by the City for the purpose of acquiring and constructing improvements, additions, and extensions to the System and for making repairs and replacements to the System.

(v) <u>Surplus Moneys</u>. All moneys remaining in the Receiving Fund at the end of any operating year after satisfying the above requirements may be transferred to the Redemption Account and its subaccounts and used as authorized in this Resolution or, at the option of the City, transferred to the G. O. Found or the Improvement and Repair Fund and used for the purposes for which said funds were established. Provided, however, that if there should be a deficit in the Operation and Maintenance Fund, and any subaccount of the Redemption Account, a bond reserve account or the G. O. Fund on account of defaults in setting aside therein the amounts required in this Resolution, or a future resolution, then the City shall transfer the moneys remaining in the Receiving Fund at the end of any operating year to such funds in the priority and order named, to the extent of such deficits. Available surplus moneys may be used to retire any outstanding obligations of the City incurred for construction, expansion or addition to the System, including additional bonds, the issuance of which is authorized by this Resolution, or if no other disposition has been provided for, such moneys may be used for such other purposes of the System as the Commission may deem to be for the best interest of the City.

(vi) <u>Priority of Accounts</u>. In the event the monies in the Receiving Fund are insufficient to provide for the current requirements of the Operation and Maintenance Fund or any subaccounts of the Redemption Account, any monies or securities in other funds of the System, except the Construction Fund, shall be credited or transferred, first, to the Operation and

Maintenance Fund, second to the First Lien Redemption Account, third to the Junior Lien Redemption Account, and fourth to a bond reserve account, to the extent of any deficit therein.

16. <u>INVESTMENT OF FUNDS</u>. Moneys in the funds and accounts established herein may be invested by the City in bonds, notes, bills and certificates of, or guaranteed by, the United States of America, or in interest bearing time deposits or other investments as shall be determined by the City, subject to the provisions of Act 20, Public Acts of Michigan, 1943, as amended, or any statute subsequently adopted regulating investments by the City, and subject to the limitations imposed by arbitrage regulations and Section 148 of the Code. Profit realized or interest income earned on investment of funds in the various funds and accounts shall be deposited in or credited as received to the Receiving Fund.

17. <u>DEPOSITORY AND FUNDS ON HAND</u>. Monies in the several funds and accounts maintained pursuant to this Resolution, except monies in the Construction Fund and Redemption Account, which must be kept in a separate account, may be kept in one or more accounts at financial institutions designated by resolution of the City, and if kept in one account, the monies shall be allocated on the books and records of the City in the manner and at the times provided in this Resolution.

18. <u>RATES AND CHARGES</u>. The rates and charges for service furnished by the System and the methods of collection and enforcement of the collection of the rates shall be those in effect on the date of adoption of this Resolution or as otherwise approved at the time of issuance of the Series 2025 Bonds. Rates shall be fixed and revised from time to time by the Commission so as to produce amounts the City determines to pay the expenses of administration and the costs of operation and maintenance of the System, to pay the principal of and interest on the Bonds, reserve, replacement, and improvement requirements, if any, and to otherwise comply with all requirements and covenants provided herein. The rates and charges for all services and facilities rendered by the System shall be reasonable and just, taking into consideration the costs and value of the System, the cost of maintaining, repairing, and operating the System, and the amounts necessary for the retirement of all Bonds and interest accruing on all Bonds, and there shall be charged such rates and charges as shall be adequate to meet the requirement of this and the preceding sections.

19. <u>NO FREE SERVICE</u>. No free service shall be furnished by the System to the City or to any individual, firm or corporation, public or private, or to any agency or instrumentality.

20. <u>REVENUE BOND COVENANTS</u>. The City covenants and agrees, so long as any of the Bonds hereby authorized remain unpaid, as follows:

(a) It will punctually perform all duties with reference to the System and comply with applicable State laws and regulations and continually operate and maintain the System in good condition.

(b) It will not sell, lease, mortgage or in any manner dispose of the System, or any substantial part of it, until all Bonds payable from the revenues of the System shall have been paid in full, defeased, or provision has been made or agreement entered into for the payment of such Bonds. The City is explicitly authorized to enter into arrangements, including a lease of the system, with a regional authority in which the City is a participant if such arrangements require the authority to provide funds to make payments sufficient to pay the debt service on any of the bonds affected by the arrangement.

(c) It will cause an annual review of rates and charges to be made and based thereon will adjust such rates and charges to provide the amounts required by this Resolution.

(d) It will maintain complete books and records relating to the operation of the System and its financial affairs, will cause such books and records to be audited annually at the end of each fiscal year and an audit report prepared, and will furnish a Bondholder a copy of such report upon written request.

(e) It will maintain and carry insurance on all physical properties of the System, for the benefit of the Bondholders, of the kinds and in the amounts normally carried by municipalities engaged in the operation of similar systems. All moneys received for losses under any such insurance policies shall be applied solely to the replacement and restoration of the property damaged or destroyed, and to the extent not so used, shall be used for the purpose of calling Bonds.

21. <u>ADDITIONAL BONDS</u>. Additional First Lien Bonds of equal standing and priority with any outstanding First Lien Bonds and superior to Junior Lien Bonds may be issued for repair, replacement, improvement, or extension of the System and to refund all or a portion of Bonds and paying the costs of issuing the Additional First Lien Bonds, but only if the average actual or Adjusted Net Revenues of the System for any consecutive twelve month period out of the 36 months preceding the adoption of the resolution authorizing the issuance of such Bonds shall be equal to at least one hundred percent (100%) of the average annual principal and interest

thereafter maturing in any operating year on the then outstanding First Lien Bonds, Junior Lien Bonds and the Additional First Lien Bonds then being issued. In addition, Additional First Lien Bonds of equal standing and priority with any outstanding First Lien Bonds may be issued to refund all or a portion of outstanding Bonds if the refunding would provide a net present value debt service savings to the City. If the Additional First Lien Bonds are to be issued in whole or in part for refunding outstanding Bonds, the annual principal and interest requirements shall be determined by deducting from the principal and interest requirements for each operating year the annual principal and interest requirements of any Bonds to be refunded from the proceeds of the Additional First Lien Bonds.

Additional Junior Lien Bonds of equal standing and priority with any outstanding Junior Lien Bonds may be issued in the discretion of the City.

In addition, at any time that the Authority is the holder of all of the Bonds outstanding, Additional First Lien Bonds and Junior Lien Bonds may be issued if the Authority consents to the issuance by accepting delivery of such bonds.

In addition, Additional First Lien Bonds and Additional Junior Lien Bonds may be issued without meeting any of the conditions and tests set forth above to pay: (i) the cost of acquisition and construction of any repairs, replacements, improvements, major renewals, or corrections of any damage or loss to the System necessary, in the opinion of the City engineer, to keep the System in good operating condition or to prevent a loss of Revenues therefrom to the extent that the cost thereof cannot reasonably be paid from the Repair Replacement and Improvement Fund or from insurance proceeds, or (ii) the cost of decommissioning, disposal, or termination of any part of the System.

Determination by the Commission as to existence of conditions permitting the issuance of Additional Bonds shall be conclusive, provided this shall not eliminate any requirement for any other approval required herein.

Any additional Bonds shall be subject to the various funds herein established, and all revenue from any such extension or replacement constructed by the proceeds of any additional Bonds shall be paid into the Receiving Fund.

22. <u>AUTHORIZED OFFICER</u>: The Authorized Officer is hereby designated, for and on behalf of the City, to do all acts and to take all necessary steps required to effectuate the sale,

issuance and delivery of the Series 2025 Bonds to the Authority. The Authorized Officer is hereby authorized to execute and deliver the Contract Documents in substantially the form presented by the Authority, with such changes, additions, and completions as are approved by the Authorized Officer. The City hereby approves the Contract Documents in the form presented by the Authority with such changes as are approved by the Authorized Officer. Notwithstanding any other provision of this Resolution, the Authorized Officer is authorized within the limitations of this Resolution to determine the specific interest rate or rates to be borne by the bonds, not exceeding the maximum rate allowed by law, the principal amount, interest payment dates, dates of maturities, and amount of maturities, redemption rights, the title of the Series 2025 Bonds, date of issuance, and other terms and conditions relating to the Series 2025 Bonds and the sale thereof provided, however, the last annual principal installment shall not be later than provided in the Contract Documents. The Authorized Officer is further authorized to alter or adjust the covenants made pursuant to this Resolution, including without limitation the covenants provided in Sections 18, 20, and 21. The Authorized Officer's approval of the terms shall be evidenced by his or her signature on the document or agreement stating such terms. The Authorized Officer is hereby authorized for and on behalf of the City, without further City Commission approval, to do all acts and take all necessary steps required to effectuate the sale, issuance, and delivery of the Series 2025 Bonds. The Authorized Officer is authorized to execute any orders, receipts, agreements, pledge agreements, documents, or certificates necessary to complete the transaction, including, but not limited to, any issuers certificate, any certificates relating to federal or state securities laws, rules or regulations, any applications to the Michigan Department of Treasury, any revenue sharing pledge agreement, and to make any elections or designations under the Code. The City hereby approves the Revenue Sharing Pledge Agreements in the form presented by the Authority, with such changes as are approved by the Authorized Officer, and authorizes the Authorized Officer to execute and deliver the Revenue Sharing Pledge Agreement if the Authorized Officer determines that it is in the best interests of the City or if it is required by the Authority.

23. <u>DEFEASANCE</u>. In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional or mandatory redemption, the principal of, premium, if any, and interest on any of the Bonds, shall

be deposited in trust, this Resolution shall be defeased with respect to such Bonds (the "Defeased Bonds"), and the owners of the Defeased Bonds shall have no further rights under this Resolution except to receive payment of the principal of, premium, if any, and interest on the bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange bonds as provided herein. Defeased Bonds shall be treated as if they have been redeemed for all purposes under this Resolution.

24. <u>FISCAL YEAR OF SYSTEM</u>. The fiscal year for operating the System shall coincide with the fiscal year of the City.

25. <u>TAX COVENANT</u>. The City covenants to comply with all requirements of the Code necessary to assure that the interest on the bonds will be and will remain excludable from gross income for federal income tax purposes. The Authorized Officer and other appropriate officials of the City are authorized to do all things necessary (including the making of such covenants of the City as shall be appropriate) to assure that the interest on the Series 2025 Bonds will be and will remain excludable from gross income for federal income tax purposes.

26. <u>APPOINTMENT OF BOND COUNSEL</u>. The firm of Dickinson Wright PLLC is hereby approved as bond counsel to the City.

27. <u>MUNICIPAL ADVISOR</u>. Bendzinski & Co., Municipal Finance Advisors is hereby employed as municipal advisor for the Bonds.

28. <u>PUBLICATION AND RECORDATION</u>. This Resolution shall be published once in full in a newspaper of general circulation in the City qualified under state law to publish legal notices, and the same shall be recorded in the records of the City and such recording authenticated by the signature of the Clerk.

29. <u>RESOLUTION SUBJECT TO MICHIGAN LAW</u>. The provisions of this Resolution are subject to the laws of the State of Michigan.

30. <u>SECTION HEADINGS</u>. The section headings in this Resolution are furnished for convenience of reference only and shall not be considered to be a part of this Resolution.

31. <u>SEVERABILITY</u>. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Resolution.

32. <u>CONFLICT</u>. All Resolutions or parts thereof, insofar as the same may be in conflict herewith, are hereby repealed to the extent of the conflict; provided, that the foregoing

shall not operate to repeal any provision thereof, the repeal of which would impair the obligation on the Bonds.

33. <u>EFFECTIVE DATE OF RESOLUTION</u>. Pursuant to Section 6 of the Act, this Resolution shall be approved on the date of first reading and this Resolution shall be effective immediately upon its adoption.

YEAS:

NAYS:

RESOLUTION DECLARED ADOPTED.

Boomer Wingard, Mayor

Marilyn Wixson, Interim Clerk

#### **CERTIFICATION**

I, Marilyn Wixson, the duly qualified and acting Interim Clerk of the City of Mt. Pleasant, Isabella County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission at a regular meeting held on \_\_\_\_\_\_, 2025, and that notice of said meeting was given pursuant to Act 267, Public Acts of Michigan, 1976, as amended.

Date: \_\_\_\_\_, 2025

Marilyn Wixson, Interim Clerk

### Memorandum

Mt. Pleasant

TO:Aaron Desentz, City ManagerFROM:Lauren Pavlowski, Finance Director

DATE: July 7, 2025

SUBJECT: City Clerk Recommendation

As of March 26, 2025, Heather Bouck resigned from her position as City Clerk. The recruitment process began in March, with the position advertised through the City's standard media outlets as well as professional networks, including the Michigan Association of Municipal Clerks and Michigan Municipal Treasurers Association. A total of seventy-seven (77) applications were received, and eleven (11) candidates were invited to participate in in-person interviews.

Following this thorough recruitment process, Holly Schmeltzer emerged as the top candidate. Holly is from Greenville, Michigan, and most recently served as the Accounts Payable and Communication Coordinator at Greenville Tool and Die, a role she has held since October 2023. Prior to that, she was the Deputy Clerk for the City of Greenville, where she was responsible for managing all aspects of elections, attending public meetings, and performing a range of other clerk duties.

Holly has also served as an Election Inspector and Chairperson for the City of Greenville since November 2020. Additionally, she has been a member of the Flat River Community Library Board of Trustees and currently serves as Vice Chair of the Eureka Township Planning Commission.

She holds a Bachelor of Science in Business Administration with a concentration in Public Administration from Liberty University in Lynchburg, Virginia. Holly started with the City on June 30<sup>th</sup> and is currently certified as an Election Official. Per her employment agreement, will complete the State of Michigan's Certified Elections Administrator program within one (1) year and the Michigan Association of Municipal Clerks Institute (a three-year program required for Certified Municipal Clerk designation) within three (3) years.

We are confident in Holly's qualifications and believe she will serve the City well in the role of City Clerk.

#### **Requested Action:**

I am recommending the following action to be taken by the City Commission at the July 14<sup>th</sup> meeting -

- Confirm the appointment of Holly Schmeltzer as City Clerk.
- In keeping with past practice of designating a Deputy Clerk to serve in the Clerk's absence, we also recommend the appointment of Marilyn Wixson as Deputy Clerk.

06/27/2025

#### CHECK REGISTER FOR CITY OF MT PLEASANT

CHECK DATE FROM 06/13/2025 - 06/26/2025

Check Date	Vendor Name	Description	Amount
06/26/2025	21ST CENTURY MEDIA - MICHIGAN	532011 NEWSPAPER PUBLICATIONS MAY 2025	1,927.30
06/26/2025	AARON DESENTZ	REIMBURSEMENT INTERNET APR TO MAY 25	286.00
06/26/2025	ACME SPORTS INC	SUPPLIES- DPS FIREARMS	17,361.00
06/26/2025	AIMEE MURPHY	REIMB PHONE FEB 2025	200.00
06/26/2025	AIRGAS USA, LLC	SUPPLIES- STREETS	95.18
06/26/2025	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #GA090	1,399.98
06/26/2025	AVFUEL CORPORATION	FUEL AIRPORT	19,823.31
06/26/2025	BLOCK ELECTRIC COMPANY	CONTRACT SVCS	2,375.39
06/26/2025	BRUCE JORCK	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	482.00
06/26/2025	CDW GOVERNMENT, INC	SUPPLIES- MONITOR FOR STREETS	1,040.89
06/26/2025	CENTRAL ASPHALT, INC	SUPPLIES - HMA TOP MIX STREETS	179,653.21
06/26/2025	CENTRAL CONCRETE INC	SUPPLIES- PEASTONE	1,115.71
06/26/2025	CENTRAL PLUMBING, INC.	CONTRACT SVCS	300.00
06/26/2025	CENTURYLINK	COMMUNICATIONS DUE MAY 31 25	1.04
06/26/2025	CHERYL WILLIAMS- CEDAR LAKE GROWERS	FARMERS MARKET TOKEN REIMBURSEMENT THRU	55.00
06/26/2025	CMS INTERNET LLC	CONTRACT WEB DOMAIN DOWNTOWN	121.40
06/26/2025	CONDOR ELITE INC	UNIFORMS	1,044.86
06/26/2025	CONSUMERS ENERGY	UTILITIES DUE JUNE 20 25	70,827.45
06/26/2025	COREY D WALTHER	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	130.00
06/26/2025	COYNE OIL CORPORATION	FUEL- NELSON PARK	447.34
06/26/2025	CRC - MOREY COURTS REC CTR	CONTRACT SVCS - COURT USAGE	6,300.00
06/26/2025	DAN SODINI - MI GREAT LAKES FISH CO	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	20.00
06/26/2025	DAVID GROTHAUSE	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	78.00
06/26/2025	DETROIT PUMP & MFG CO - WARREN	SUPPLIES- PUMP FOR WRRF	5,512.28
06/26/2025	DEWOLF & ASSOCIATES	TRAINING- MCGREGOR	275.00
06/26/2025	DFAS	SUPPLIES- FIREARMS	2,100.00
06/26/2025	ELIZABETH BUSCH	REIMB FEES SISTER CITY TRIP JAPAN 25	451.31
06/26/2025	EPIC MRA	PROFESSIONAL RESEARCH SERVICES	3,225.00
06/26/2025	FISHBECK - ENGINEERS/ARCHITECTS/	WRRF FOOD WASTE RECEIVING APRIL 25	119,780.00
06/26/2025	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS	4,817.00
06/26/2025	GALLS, LLC	UNIFORMS - POLICE	311.39
06/26/2025	GAME TIME	CHIPP A WATERS PARK INSTALLATION	38,252.00
06/26/2025	GAME TIME	HORIZON PARK INSTALLATION	44,684.05
06/26/2025	GRAYMONT WESTERN LIME INC.	CHEMICALS FOR WATER TREATMENT PLANT	9,929.60
06/26/2025	GREEN SCENE LANDSCAPING, INC.	MOWING SERVICE PARCEL 17-000-08507-00	3,101.44
06/26/2025	H&H CONCRETE	CONTRACT SVCS- 2025 SIDEWALK PROJECT	94,275.67
06/26/2025	HIGHSTREET INSURANCE SERVICES	AIRPORT INSURANCE RENEWAL	8,599.00
06/26/2025	HIRERIGHT	CONTRACT SVCS - BACKGROUND SCREENING MAY	257.52
06/26/2025	HYDROCORP, INC.	CROSS CONNECTION INSPECTIONS/REPORTING	11,058.50
	INFOSEND, INC	CONTRACT SVCS SHUT OFF NOTICES/STATEMENT	3,630.07
06/26/2025 06/26/2025	JARED BOUMAN	REIMBURSEMENT CELL PHONE APRIL 25	100.00
06/26/2025	KIHN HEATING & COOLING , LLC	CHILL GRANT- 201 LEATON ST NEW FURNACE A	5,900.00
06/26/2025	KONECRANES INC	CONTRACT SVCS- WTP	34.76
06/26/2025	LACEY ORLANDO	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	2.00
06/26/2025	LACET ORLANDO	FARMERS MKT TOKEN REIM THRU JUNE 12 25	2.00
06/26/2025	LANSING SANITARY SUPPLY, INC.	SUPPLIES -WTP	337.61
06/26/2025	LATITUDE MEDIA LLC WCZY/WMMI MAX SCHULTZ FARMS	FARMERS MARKET ADS FARMERS MKT TOKEN THRU JUNE 12 25	300.00
06/26/2025			17.00 59 174 94
06/26/2025 06/26/2025	METRON-FARNIER, LLC MICHIGAN PIPE & VALVE	METER REPLACEMENT WATER/WRRF SUPPLIES WATER	59,174.94 12.00
06/26/2025	MICHIGAN SECTION-AWWA	TRAINING - MICHIGAN FIELD DAY SAPP AND M	99.00
06/26/2025	MML WORKERS' COMPENSATION FUND	POLICY PREMIUM 7/1/25 TO 7/1/26	92,862.00
06/26/2025		CONTRACT SVCS 700002727 HR NEW HIRE	3,705.00
06/26/2025		SUPPLIES- DPS	5,364.14
06/26/2025	NCL OF WISCONSIN	CHEMICALS WRRF	1,853.55
06/26/2025	NICHOLAS MOFFATT-TRI CITY MUSHROOMS	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	36.00
06/26/2025	NYE UNIFORM COMPANY	UNIFORMS - DPS	446.26

06/26/2025	ODP BUSINESS SOLUTIONS LLC	SUPPLIES- PAPER	252.43
06/26/2025	O'NEIL & DUSO PLLC	PROSECUTORIAL SVCS RETAINER	11,156.70
06/26/2025	PLEASANT THYME HERB FARM	PLANTERS AND BASKETS DOWNTOWN	10,008.00
06/26/2025	PREIN & NEWHOF	CONTRACT SVCS- NEPA AND SECT 106 APP	2,849.25
06/26/2025	PRO COMM, INC	CONTRACT SVCS	2,005.00
06/26/2025	PURE PLUMBING LLC	CONTRACT SVCS - METER REPLACEMENT	224.00
06/26/2025	PVS TECHNOLOGIES, INC	CHEMICALS WRRF	9,988.45
06/26/2025	RCL CONSTRUCTION CO. INC	CONTRACT SVCS WRRF IMPROVEMENTS THRU MAY	924,839.45
06/26/2025	REBECCA PARKER	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	137.00
06/26/2025	REGINA LAWRENCE	REIMBURSEMENT METER READER MILEAGE JUNE	47.60
06/26/2025	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - MAR 2025	6,326.22
06/26/2025	SARAH FAN	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	6.00
06/26/2025	SEPLA	TRAINING- 2 DAY CONFERENCE REG	350.00
06/26/2025	STERICYCLE, INC.	PAPER SHREDDING AT CITY HALL	398.69
06/26/2025	SUE JONES	PREMIUM COST DIFFERENCE JULY 2025	345.00
06/26/2025	SUMMIT FIRE PROTECTION	CONTRACT SVCS- ANNUAL ALARM MONITORING D	653.00
06/26/2025	T.H. EIFERT, LLC	CONTRACT SVCS- DPS	284.00
06/26/2025	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS - GROUNDSKEEPING	875.25
06/26/2025	TIM DRIESSNACK	REAR YARD SEWER RECONNECTION	2,500.00
06/26/2025	TINA CAPUSON	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	42.00
06/26/2025	TRAVIS WELSH	REIMBURSEMENT - PHONE	49.99
06/26/2025	ULLIANCE, INC	EMPL ASSISTANCE PROGRAM 2ND QUARTER 2025	1,875.00
06/26/2025	UNIFIRST CORPORATION	MOTOR POOL MATS	84.56
06/26/2025	VIRGINIA ELIZABETH LOOSE	FARMERS MKT TOKEN REIMB THRU JUNE 12 25	106.00
06/26/2025	YEO & YEO TECHNOLOGY	CONTRACT SVCS- REMOTE SUPPORT WRRF	400.00
06/26/2025	ZINSER PLUMBING & HEATING, INC.	CONTRACT SVCS- AIRPORT SINK REPAIR	134.00
Bank COMM COMM	ON CASH	_	

COMM TOTALS: Total of 83 Checks: Less 0 Void Checks: Total of 83 Disbursements:

1,801,553.74 0.00 1,801,553.74 07/10/2025

#### CHECK REGISTER FOR CITY OF MT PLEASANT

CHECK	DATE FROM	1 07/10/2025 -	07/10/2025

Check Date	Vendor Name	Description	Amount
07/10/2025	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #LE573	140.86
07/10/2025	AMERICAN LEGAL	CONTRACT SVCS - INTERNET RENEWAL 25 TO 2	550.00
07/10/2025	ANGIE MCCANN	REIMBURSEMENT MILEAGE THRU JUNE 2025	12.60
07/10/2025	BILL BRICKNER	REIMBURSEMENT PHONE JUNE 2025	174.60
07/10/2025	BILL KEHOE	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	155.00
07/10/2025	BRUCE JORCK	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	200.00
07/10/2025	CALIBRE PRESS	TRAINING -SOLMONSON	359.00
07/10/2025	CENTRAL ASPHALT, INC	HMA TOP MIX-STREETS	460,814.79
07/10/2025	CENTRAL MICHIGAN UNIVERSITY	EARLY VOTING SUPPLIES 2025	319.44
7/10/2025	CHERYL WILLIAMS	FARMERS MARKET TOKEN REIMB THROUGH JUNE	19.00
7/10/2025	CHS SAFETY TRAINING INC	TRAINING- FORKLIFT	1,159.10
7/10/2025	CINTAS CORP	WRRF CLEANING SUPPLIES/FIRST AID WTP	61.62
7/10/2025	CLARK HILL P.L.C.	CONTRACT SVCS HR	997.50
7/10/2025	COREY D WALTHER	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	288.00
7/10/2025	COYNE OIL CORPORATION	FUEL DPW	11,398.05
7/10/2025	DAVID GROTHAUSE	FARMERS MKT TOKENS THRU JUNE 28 25	84.00
7/10/2025	DNJ HAULING	JUNK REMOVAL CHILL PROGRAM	2,100.00
7/10/2025	DTE ENERGY	UTILITIES DUE JULY 15 25	5,686.53
7/10/2025	EARLE, JULIA	UB refund for account: 103-22000-02	41.19
7/10/2025	ELIZABETH TROWBRIDGE	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	32.00
7/10/2025	ETNA SUPPLY	SUPPLIES WATER	4,814.40
7/10/2025	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE PREMIUMS - JULY 2025	1,224.48
7/10/2025	FISHBECK - ENGINEERS/ARCHITECTS/	MT PLEASANT CDBG APP THROUGH JUNE 30 25	1,224.48
7/10/2025	FISHER SCIENTIFIC	CHEMICALS	
			225.00
7/10/2025	FLEIS & VANDENBRINK	CONTRACT SVCS MID MI/GKB NORTH CONNECT	22,800.00
7/10/2025	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE	189.00
7/10/2025	FRONT LINE SERVICES, INC	CONTRACT SVCS FIRE	42.55
7/10/2025	GALLS, LLC	UNIFORMS - POLICE	304.59
7/10/2025	GRAYMONT WESTERN LIME INC.	CHEMICALS WTP	9,925.32
7/10/2025	GREEN SCENE LANDSCAPING, INC.	MOWING SERVICE PARCEL 17-00009721-00	2,659.92
7/10/2025	GROUNDS, DEBRAK	UB refund for account: 367-21005-55	20.21
7/10/2025	HABITAT FOR HUMANITY OF ISABELLA CO	UB refund for account: 368-63300-01	7.64
7/10/2025	HALAS, MARSHALL	UB refund for account: 235-26100-00	480.03
7/10/2025	HAVILAND PRODUCTS COMPANY	CHEMICALS WRRF	8,459.72
7/10/2025	INFOSEND, INC	MONTHLY SUPPORT FEE JUNE 2025	7,244.82
7/10/2025	JASON MOORE	MILEAGE REIMBURSEMENT MAY TO JUNE 2025	133.14
7/10/2025	JNR ENGRAVING	ENGRAVING DPS	50.00
7/10/2025	JOSH SCHAEFFER	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	76.00
7/10/2025	KATIE BUGBEE	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	82.00
7/10/2025	KENNEDY INDUSTRIES, INC	PUMP	5,381.35
7/10/2025	KIHN HEATING & COOLING , LLC	CHILL PROGRAM PR 1	24,150.00
7/10/2025	KNOX, KYLE	UB refund for account: 366-65980-00	99.55
7/10/2025	LACEY ORLANDO	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	20.00
7/10/2025	LANDON ALEXANDER	FARMERS MKT TOKEN REIM THRU JUNE 28 25	116.00
7/10/2025	LAUREN TURNER	REIMBURSEMENT MILEAGE JUNE 2025	35.28
7/10/2025	LETAVIS ENTERPRISES INC FAST EDDI	CAR WASHES	234.00
7/10/2025	LOUWERS, MAUREEN A	UB refund for account: 367-47500-02	95.76
7/10/2025	MARK KARIMI	CONTRACT SVCS - YOUTH SOCCER REF	30.00
7/10/2025	MARTHA GICHIA	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	10.00
7/10/2025	MAX SCHULTZ FARMS	FARMERS MKT TOKEN THRU JUNE 28 25	50.00
7/10/2025	METRON-FARNIER, LLC	METER REPLACEMENT WATER/WRRF	90,671.97
7/10/2025	MOREY'S LOGO	DPS VEHICLE LAMINATION	1,740.00
7/10/2025	NCL OF WISCONSIN	CHEMICALS WATER	407.78
7/10/2025	NICHOLAS MOFFATT	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	49.00
7/10/2025	NICHOLS, KELLI & DAVID	UB refund for account: 271-80000-00	37.30
11 1012020		OB 1614114 101 decount. 27 1-00000-00	
7/10/2025	NYE UNIFORM COMPANY	UNIFORMS - POLICE	228.64

07/10/2025	PACE ANALYTICAL SERVICES, LLC	CONTRACT SVCS	851.00
07/10/2025	PAPAS PUMPKIN PATCH	FARMERS MKT REIMB THRU JUNE 28 25	702.00
07/10/2025	PEERLESS MIDWEST, INC.	CONTRACT SVCS - PUMP AND WELL REHAB	101,631.33
07/10/2025	PLEASANT GRAPHICS, INC	SUPPLIES - DPS	1,025.00
07/10/2025	PONTEM SOFTWARE	CONTRACT SVCS	8,950.00
07/10/2025	PROGRESSIVE AE, INC.	MT PLEASANT SHARED USE PATH PLANNING	2,475.00
07/10/2025	PURE PLUMBING LLC	CONTRACT SVCS - WATER	267.00
07/10/2025	PURITY CYLINDER GASES INC	SUPPLIES	51.65
07/10/2025	RCL CONSTRUCTION CO. INC	CONTRACT SVCS WRRF IMPROVEMENTS THRU JUN	556,496.64
07/10/2025	REBECCA PARKER	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	42.00
07/10/2025	REBECCA SWAREY	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	20.00
07/10/2025	RENEE EARLE	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	236.00
07/10/2025	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - JUNE 2025	5,945.36
07/10/2025	SARAH FAN	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	37.00
07/10/2025	SEPLA	2 DAY CONFERENCE REG- LEONARD	350.00
07/10/2025	SHARE CORPORATION	SUPPLIES WATER	100.84
07/10/2025	STEPHEN FULLER	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	63.00
07/10/2025	SUMMIT FIRE PROTECTION	CONTRACT SVCS- WTP	1,433.85
07/10/2025	T.H. EIFERT, LLC	CONTRACT SVCS CITY HALL	9,627.79
07/10/2025	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS MISSION & ANDRE	556.00
07/10/2025	TRAVIS MCALLISTER	MILEAGE MRWA MONITORING AND SAMPLING	231.00
07/10/2025	UNIFIRST CORPORATION	MOTOR POOL MATS	549.32
07/10/2025	USA SOFTBALL OF MICHIGAN	SUPPLIES RECREATION SOFTBALL	132.00
07/10/2025	VIRGINIA ELIZABETH LOOSE	FARMERS MKT TOKEN REIMB THRU JUNE 28 25	170.00
07/10/2025	WRIGHT EXPRESS FINANCIAL SERVICES	CITY CREDIT CARD PAYMENT	75,310.95
07/10/2025	YEO & YEO TECHNOLOGY	MONTHLY BILLING FOR JUNE	1,524.00
Bank COMM COMM	ON CASH		

COMM TOTALS: Total of 106 Checks: Less 0 Void Checks: Total of 83 Disbursements:

1,537,005.69 0.00 1,537,005.69

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Manuela Powidayko Director of Planning and Community Development

DATE: July 14, 2025

SUBJECT: Z-25-01 – 221 W Michigan – Great Lakes Bay Properties, LLC – Tax Parcels 17-000-00-450-01 & 17-000-00-450-02 – Request to rezone the properties from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District).

The Planning Commission has unanimously recommended the rezoning of the two vacant properties, totaling 0.37 acres, located at 221 W Michigan from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District) at their Regular Meeting on June 5, 2025.

More information about the proposal can be found in the attachments.

#### **REQUESTED ACTION:**

The City Commission adopts the Planning Commission's proposed Zoning Map Amendment (Z-25-01) for the two properties located at 221 W Michigan.

#### **ATTACHMENTS:**

- 1. Staff Report & Review Team Comments
- 2. Rezoning Application
- 3. Draft ordinance
- 4. Current and proposed zoning map of subject parcels
- 5. Planning Commission DRAFT minutes (excerpt)

**Planning Commission Staff Report** June 5, 2025 Reviewer: Manuela Powidayko, Director of Planning and Community Development



Rezoning 25-01

Location:	221 W Michigan
Tax parcel number:	17-000-00-450-01 & 17-000-00-450-02
Zoning district:	CD-4 (General Urban)
Special requirement(s):	None
Future land use:	Mixed Use Medium
Request:	Rezone from CD-4 (General Urban) to CD-5 (Urban Center)
Current/prior use:	Vacant
Applicant:	Great Lakes Bay Properties, LLC (Neel Yalamarthy)
Property owner:	Visio Clara LLC
Site area:	0.37 acres
Staff recommendation:	Recommend that the City Commission approve Z-25-01

#### ZONING AND OVERVIEW MAP



#### **CURRENT CONDITIONS**



Subject properties viewed from the corner of Michigan and Pine, looking southeast.



Subject properties viewed from W. Michigan looking southwest to the alleyway.

#### **BACKGROUND:**

The applicant Neel Yalamarthy on behalf of Great Lakes Bay Properties, LLC is applying for a rezoning from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District) for the two parcels located at 221 W Michigan. The parcels are currently vacant. Previously, there was a building that was used by a beauty-shop and a resale/sporting goods store. If the rezoning is approved, the applicant plans to build a mixed-use building, with space for office and retail uses on the ground-floor and four stories of residential uses on top, with approximately 16 dwelling units.

	Current Use	Future Land Use	Zoning
North	Bar & Vacant building	Mixed Use High	CD-5 (Urban Center) with Residential/Dwelling Use Restriction
East	Vacant building (owner uses for storage)	Mixed Use Medium	CD-4 (General Urban)
South	Single-Family Home	Mixed Use Medium	CD-4 (General Urban)
West	Multiple-Family Building	Mixed Use Medium	CD-4 (General Urban)

Land uses and zoning on the surrounding properties are as follows:

#### **EXISTING AND PROPOSED ZONING:**

The Zoning Ordinance (Chapter 154), is a character- or form-based code. This type of code is intended to facilitate predictable, contextually-based planning and development of walkable, mixed use, human-scaled places of character. This proposed rezoning helps support that general goal.

The current CD-4 (General Urban) zoning consists of a medium density area that has a mix of Building Types and Residential, Retail/Personal Service, Office and Business/Commercial Uses; there are medium, shallow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has streets with curbs, Sidewalks, and Thoroughfare Trees that define medium-sized blocks. Permitted uses include a variety of commercial, office, and residential uses, including single family dwellings, two-family dwellings, and multiple family dwellings. Rooming dwellings are not permitted in the CD-4 zoning district unless the Student Organization Dwelling & Rooming Dwelling Restriction Special Requirement is designated.

The proposed CD-5 (Urban Center) zoning consists of higher density Mixed Use areas. It has a tight network of Thoroughfares with wide Sidewalks, street lights and regular Thoroughfare Tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks. Permitted uses include a similar variety of commercial, office, and residential uses as CD-4 districts, excluding single family dwellings and duplexes. Rooming dwellings are also not permitted in the CD-5 zoning district unless the Student Organization Dwelling & Rooming Dwelling Restriction Special Requirement is designated. Such designation is not being proposed in this instance as the applicant aims to develop studio and one-bedroom apartment units, with a few two-bedroom apartments.

#### CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP:

Section 154.616 (Zoning Amendments & Map Changes) offers the following direction on rezoning applications:

In considering any petition for an amendment to the official zoning map, the Planning Commission and City Commission shall consider the following criteria in making their respective findings, recommendations and decisions:

- 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.
- 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.
- 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.
- 4. The compatibility of all the potential Uses allowed in the proposed 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.
- 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.
- 6. The apparent demand for the types of Uses permitted in the requested District in the City in relation to the amount of land in the City currently zoned and available to accommodate the demand.
- 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 the District listed in the schedule of regulations.
- 8. If a rezoning is appropriate, the requested District is considered to be more appropriate from the City's perspective than another District.
- 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?
- 10. The requested rezoning will not create an isolated and unplanned spot zone.
- 11. The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided.
- 12. Other factors deemed appropriate by the Planning Commission and the City Commission.

#### **MASTER PLAN:**

The Future Land Use Map designates the full block as "Mixed-Use Medium". According to "Book 1: Sustainable Land Use" of the "Mt. Pleasant Master Plan 2050," this designation includes CD-5 zoning districts, indicating this rezoning request aligns with the City's goals and policies for the parcels. The City's Economic Development Action Plan in "Book 3: Focused Redevelopment" asks to "Focus efforts to reduce the vacant and under-utilized properties downtown", which the rezoning would support. It also asks for more housing in Downtown ("Focus on downtown success and growth by increasing the number of people living and visiting downtown"). Because the CD-4 designation would limit the mixed-use development to two stories, the proposed CD-5 designation would allow the City to better achieve its goals.



#### **REVIEW COMMITTEE COMMENTS:**

Building Safety – Attached comments.

Public Safety – No comments.

Public Works – Attached comments.

#### ANALYSIS:

Applications for zoning map amendments ("rezonings") are subject to meeting the criteria for amendments listed in Section 154.616.C of the zoning ordinance. The applicant has provided the attached written response to the criteria. The Planning Commission's recommendation to the City Commission should be based upon evaluation of these criteria.

Staff finds that the proposed conditions are consistent with the character of the area and with the future land use identified in the Master Plan. Furthermore:

- ✓ The new mixed-use building will help activate this portion of downtown that has not seen much investment within its surrounding blocks.
- The residential units will add much needed housing in downtown, particularly to those seeking smaller units in a more urban/walkable setting (seniors, single-person households, graduate students, etc);
- ✓ Residents will contribute to the local economy, bringing more clients to existing businesses;
- ✓ New retail and office spaces will offer opportunities to existing businesses to expand/relocate, and will provide options for new retail owners and service providers to locate within downtown.

With the findings and analysis stated in this report, the following actions are offered for consideration by the Planning Commission.

#### **STAFF RECOMMENDATION:**

Recommend that the City Commission approve Z-25-01.

# City of Mt. Pleasant, Michigan Mt. Pleasant [meet here] CITY HALL 30 W. Broadway • 48858 (989) 779-5300 (989) 773-4691 Fax DUBLIC SAFETY 804 E. High • 48858 (989) 779-5100 (989) 773-4020 Fax DUBLIC WORKS 30 W. Broadway • 48858 (989) 779-5100 (989) 773-4020 Fax

320 W. Broadway • 48858

#### **MEMORANDUM**

- TO: Planning Director/Planning Commission
- FROM: Brian Kench, Building Official
- **DATE:** Wednesday, April 30, 2025
- **SUBJECT:** Planning Department – Z-25-01 Rezone 221 W Michigan.

The Department of Building Safety has no objection to the rezoning of the property.

# 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

#### **Rezoning Application – DPW Office Comments**

Z-25-01 Due Date: 2025-05-07

#### Address of Development: 221 W Michigan Street

Project Description: Applicant is requesting a change in zoning from CD-4 to CD-5 to allow for more stories for principal building to ensure highest and best use and greater economic scale for proposed mixed use development.

Submit two (2) sets of the final site plan and storm water detention calculations for final site plan review and D.P.W. permit fees determination. (if applicable)

#### **DPW Director:**

No comments.

#### **Engineering:**

Rezoning - No comments

#### **Streets Department:**

No comments

#### Water Department:

Make sure that existing water service is sufficient for planned use of the facility. Contact the Water Department to coordinate location and tapping of main for any new water services that may be required prior to excavation. Any service that will be abandoned should be severed at the main.

The facility must install appropriate cross connection control devices where required. <u>52.12</u> This facility will be required to install a proper backflow prevention device on the service line downstream of the water meter to protect the public water system through containment. Per current requirements (considered a Low Hazard cross connection at this point in time) this device will need to be tested by a certified tester annually and inspected by the city once every five years (subject to change). The device testing report must be provided to the Water Department. If water service is connected to any chemical application used in the facility's grow operations, it may change the hazard level and require additional backflow prevention.

Coordination with Water Department staff is recommended regarding installation of conduit and wire for the water meter reading device during the construction phase. In accordance with city code <u>52.06</u>, if more than one meter will be required applicant must provide 24-hour access (without owner intervention) for the water department to shut off those meters or separate curb stops must be provided outside the building.

#### Water Resource Recovery Department:

All restaurants/food establishments: If the facility will be producing fats, oil, or greases that are discharged to the sanitary sewer through dishwashing or other processes, then a grease trap will need be installed to facilitate the removal of those substances in accordance with the limitations in the city ordinance. <u>51.063</u>

Industrial Facilities: Discharge of flow other than standard residential sanitary waste are subject to provisions <u>51.061</u> through <u>51.088</u> of the city ordinance and may require an industrial pretreatment permit to discharge. Operators of such facilities should contact the City of Mt Pleasant wastewater treatment plant at 989-779-5451 to determine their specific needs.

From:Tewari, StacieTo:Powidayko Alberici Souza, ManuelaCc:Moore, Jason; Liptow, RobynSubject:Z-25-01 221 W. Michigan - City UtilitiesDate:Wednesday, May 21, 2025 10:58:40 AMAttachments:image003.jpg

Z-25-01 221 W. Michigan City Utility Capacity

Manuela,

Based on an estimated REU of 25-30, the city has available capacity for the proposed development for water and sanitary sewer available at the site. The developer will be responsible to design and provide fire protection and flows as required by the fire/building code. Storm water detention will be required.

Thank you.

#### Stacie Tewari, P.E., LEED® AP

City Engineer City of Mt. Pleasant – Division of Public Works 320 W. Broadway St. Mt. Pleasant, MI 48858 Phone: (989) 779-5404 Fax: (989) 772-6250

www.mt-pleasant.org



	V.	PROJECT	DESCRIPTION	
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Current Zoning District(s): CD-4 Proposed Zoning District: CD-5

Please state the reason(s) for the requesting rezoning (attach additional pages, if necessary):

#### Requesting CD-5 designation to allow for more stories for principal building to ensure highest and best use and greater economic scale for proposed mixed-use development.

#### Existing Site Conditions:

Total Site Area: 0.37 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.

If so, how many? N/A

Please state the use or uses of any existing structures: N/A

#### 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  $11^{\circ} \times 17^{\circ}$  (folded to  $8\frac{1}{2}^{\circ} \times 11^{\circ}$ ). Incomplete applications will not be processed.

#### Completed application form

- Application fee
- 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)
- 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:

- 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 <u>required</u> 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 City Commission's decision.

#### **Legal Description**

Lot 5 and 6, Block 26, Original Plat to the City of Mount Pleasant, according to the Plat recorded in Liber 3 of Plats, Page 143, Isabella County, Michigan

# 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 City's "Future Land Use Map (2020)" has the parcels designated as Mixed Use Medium. According to "Book 1: Sustainable Land Use" of the "Mt. Pleasant Master Plan 2050," this designation includes CD-5 zoning districts, indicating this rezoning request aligns with the City's goals and policies for the parcels. The City's Economic Development Action Plan in "Book 3: Focused Redevelopment" asks to "Focus efforts to reduce the vacant and under-utilized properties downtown", which the rezoning would support. It also asks for more housing in Downtown ("Focus on downtown success and growth by increasing the number of people living and visiting downtown").

Since the adoption of the Master Plan, the area has experienced increased housing and commercial demand, with a clear trend toward denser residential and mixed-use projects that support students, faculty, professionals, and small businesses. This rezoning would not only align with these trends but also help guide and shape them in a manner consistent with the city's planning goals.

# 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 are relatively flat, with no known geological or hydrological constraints such as wetlands or floodplains. The site is already served by public infrastructure—water, sewer, stormwater systems, and roadways—capable of supporting the increased intensity allowed under CD-5. Located in an urban context with nearby commercial and residential uses, the parcels are compatible with the scale and character of CD-5 development.

# 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.

Due to increases in development and construction expenses, increasing scale is key for the feasibility of new developments. CD-4 zoning permits only 2 stories above grade. The lower-than-ideal building square footage results in higher construction costs on a square-foot basis. By increasing to CD-5, the building square footage can be increased to a point where economies of scale are achieved and construction costs per square foot decrease. Alongside the cost efficiencies, CD-5 would allow for more housing units, specifically, which supports goals established in The City's Economic Development Action Plan.

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.

The proposed CD-5 zoning is compatible with the surrounding land uses and zoning, which include a mix of commercial, institutional, and low- to high-density residential development. This area of Mt. Pleasant is already characterized by active land use patterns, making it well-suited to accommodate the broader range and intensity of uses permitted in CD-5.

CD-5 zoning encourages walkable, mixed-use environments that are consistent with the existing urban fabric. The nature and density of allowable uses—such as multifamily residential and ground-floor commercial—align with the surrounding context and are unlikely to create land use conflicts. These uses promote a vibrant streetscape, increase access to services, and support nearby businesses and institutions like Central Michigan University.

Traffic impacts associated with CD-5 uses are expected to be moderate and manageable, particularly given the area's existing infrastructure and street grid with several public parking lots and on-street parking spaces. The zoning district emphasizes multimodal transportation and pedestrian-oriented design, which can help reduce reliance on single-occupancy vehicles. Additionally, the rezoning is unlikely to negatively affect property values; in fact, similar transitions in urban settings often enhance surrounding property values by encouraging reinvestment, improving neighborhood amenities, and creating more desirable, walkable environments.

The area is already served by municipal water, sewer, and road systems with sufficient capacity to support future development.

# 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.

The site is located within an area that is already fully served by City infrastructure, including public water, sanitary sewer, stormwater systems, roadways, and emergency services. These systems have the capacity to support the additional density and variety of uses permitted under the CD-5 zoning district.

Given the site's location in Downtown Mt. Pleasant, this area is accustomed to accommodating higher service demands. The City's utility and service infrastructure in this corridor has been designed to support mixed-use and higher-intensity development, consistent with the goals of the Master Plan.

As such, the proposed rezoning can be accommodated without compromising public health, safety, or welfare and aligns with the City's vision for sustainable urban growth.

#### 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.

There is a clear and growing demand in Mt. Pleasant for the types of uses permitted in the CD-5 zoning district, particularly for higher-density residential options, mixed-use development, and walkable commercial space.

#### Residential:

- MSHDA's statewide housing plan indicates a housing gap of 589 units in Mt. Pleasant and vacancy rates of 1% for units available for sale and 5.7% for units available for rent, both of which are very low relative to historical trends and state-wide benchmarks.
- Over 12,118 individuals work in Mt. Pleasant, but only 2,116 (17%) live in the City, suggesting a large portion of workers may be unable to find housing in the City.

#### Commercial:

- The City has used Placer.Al to, among other things, aggregate data about unmet industries in Mt Pleasant. The report identified retail with general merchandise, jewelry, luggage/leather goods, florists, grocery shops, beer/wine/liquor stores, and bars/drinking establishments as some of the current unmet industries.
- Based on anecdotal evidence, residents and students in Mt. Pleasant are seeking the following commercial services: Thai restaurant, Indian restaurant, international foods market, wine shop, small retail footprints, Live/work buildings, and daycares.

# 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 the district listed in the schedule of regulations.

The site is of sufficient size and configuration to accommodate future development that complies with the dimensional standards of the CD-5 district, including building placement, height, setbacks, and lot coverage. No irregular lot shapes or natural constraints are present that would prevent adherence to the requirements outlined in the schedule of regulations. The block size is under 2000 feet, and the lot width is between 18 feet and 180 feet, per CD-5 requirements.

# 8. If a rezoning is appropriate, the requested District is considered to be more appropriate from the City's perspective than another District.

The City's form-based Zoning Ordinance, approved in 2018, had as its main goal to reduce the number of zoning districts as an effort to simplify the zoning framework. The Future Land Use Map and Master Plan gives the option to keep the property under CD-4 or rezone it to CD-5, therefore, this proposed rezoning to CD-5 is consistent with such policies and regulations.

#### 10. The requested rezoning will not create an isolated and unplanned spot zone.

The proposed rezoning of the site from CD-4 to CD-5 will not result in an isolated or unplanned spot zone. Instead, it represents a logical extension of the existing urban pattern and is consistent with the City's Master Plan, which encourages higher-density, mixed-use development in strategically located areas near downtown. The site adjacent to or near other properties that already support a mix of commercial, institutional, and multifamily uses, many of which align with the intent of the CD-5 district. This rezoning supports a cohesive and connected urban fabric rather than an isolated use, and it complements the surrounding zoning and development context.

# 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 request has not been submitted within the past one year for this property.

# 12. Other factors deemed appropriate by the Planning Commission and the City Commission.

None at this time.

#### 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. <u>Amendment of City Zoning Map</u>. That Chapter 154: Zoning Ordinances, is hereby amended as follows:

Rezone the properties described below from CD-4, General Urban Character District to CD-5, Urban Center Character District. The properties are legally described as:

LOTS 5 AND 6, BLOCK 26, ORIGINAL PLAT TO THE CITY OF MOUNT PLEASANT, ACCORDING TO THE PLAT RECORDED IN LIBER 3 OF PLATS, PAGE 143, ISABELLA COUNTY, MICHIGAN.

Section 2. <u>Limitation on Amendments.</u> 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. <u>Validity and Severability</u>. 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. <u>Repealer</u>. 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. <u>Publication and Effective Date</u>. 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 \_\_\_\_\_\_, 2025.

Boomer Wingard, Mayor

Marilyn Wixson, Interim City Clerk
PC Hearing:	, 2025
Introduced:	, 2025
Adopted:	, 2025
Published:	, 2025
Effective:	, 2025

85714:00016:201539391-1

# City of Mt. Pleasant GIS Map - Existing CD-4 Zoning

Legend

meet here



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 of Mt. Pleasant GIS Map - Proposed CD-5 Zoning

Legend



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

- 2. The applicant shall submit more information regarding waste management, showing compliance with one of the following:
  - a. The proposed garbage shed shall include a dumpster or rolled-cart for recyclable materials, or
  - b. Space within the building shall be reserved for the storage of recyclable materials until collection by a commercial hauler.
- 3. The applicant shall comply with the additional requirements of Building Safety, Public Safety and Public Works.

Discussion took place.

Ayes: Devenney, Farley, Friedrich, Haveles, Kingsworthy, Ortman Nays: Irwin, Martinez

Motion passed.

C. Z-25-01 – 221 W Michigan – Great Lakes Bay Properties, LLC – Tax parcels 17-000-00-450-01 and 17-000-00-450-02 – Request to rezone the properties from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District).

Powidayko introduced Z-25-01, a request to rezone the properties of tax parcel ID 17-000-00-450-01 and 17-000-00-450-02 from CD-4 (General Urban Character District) to CD-5 (Urban Center Character District).

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, future, current and prior land use. Powidayko reviewed photos showing the current conditions of the property.

Powidayko reviewed the current zoning characteristics and the proposed zoning characteristics. Powidayko reviewed the criteria answers for the map amendment and the application's alignment with the future land use identified in the Master Plan.

Powidayko closed her presentation with a recommendation to recommend that the City Commission approve Z-25-01.

Discussion took place.

Ortman invited the applicant up to present their case.

Neel Yalamarthy, 3766 Nugget Creek Ct, Saginaw, MI, developer and owner of this project, was on hand to address the board and answer any questions.

Discussion took place.

Ortman opened the public comment.

Rich Swindlehurst, 110 W Michigan, also owner of neighboring property north of the project site, spoke in support of this proposed rezoning.

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.

Motion by Friedrich, support by Devenney to recommend that the City Commission approve Z-25-01.

Discussion took place.

Ayes: Devenney, Farley, Friedrich, Haveles, Irwin, Kingsworthy, Martinez, Ortman Nays: None

Motion passed unanimously.

 D. Z-25-02 – 1104 E Chippewa – Lapham Associates – Tax parcel 17-000-09-635-00 – Request to rezone the property from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only designation).

Powidayko introduced Z-25-02, a request to rezone the property of tax parcel ID 17-000-09-635-00 from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only designation).

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, future, current and prior land use. Powidayko reviewed photos showing the current conditions of the property.

Powidayko reviewed the current zoning characteristics and the proposed zoning characteristics. Powidayko reviewed the criteria answers for the map amendment and the application's alignment with the future land use identified in the Master Plan. A preliminary conceptual site plan for five fourplexes with shared parking was shared, which could follow this rezoning's approval.

Powidayko noted to the Planning Commissioners of the received communications.

Powidayko closed her presentation with a recommendation to recommend that the City Commission approve Z-25-02.

# Memorandum



- TO:Aaron Desentz, City ManagerFROM:Manuela Powidayko<br/>Director of Planning and Community DevelopmentDATE:July 14, 2025
- SUBJECT: TC-25-01 Multiple-Buildings within the same lot City of Mt. Pleasant A proposed text change to Table 154.405.A of the zoning ordinance to remove the one principal building per lot restriction within CD-4 (General Urban Character District).

The Planning Commission has unanimously recommended the text change to Table 154.405. A of the zoning ordinance to remove the one Principal Building per lot restriction within CD-4 (General Urban Character District), better accommodating phased developments and enabling the construction of Missing Middle Housing typologies.

The proposed amendment also includes a clarification on the number of accessory buildings allowed (1 per Principal Building) and a new screening requirement to buffer Principal Buildings located within the Third Lot Layer from adjacent parcels.

More information about the proposal can be found in the attachments.

# **REQUESTED ACTION:**

The City Commission adopts the Planning Commission's proposed Text Change (TC-25-01).

# **ATTACHMENTS:**

- 1. Staff Memorandum to the Planning Commission
- 2. Draft ordinance
- 3. Proposed 2050 Master Plan update to Book 1, page 23 titled "Amend the CD-4 District to provide greater redevelopment potential"
- 4. Planning Commission DRAFT minutes (excerpt)

# Memorandum



TO:	Planning Commission
FROM:	Manuela Powidayko Director of Planning and Community Development
DATE:	June 5, 2025
SUBJECT:	TC-25-01 - Multiple-Buildings within the same lot

<u>Summary</u>: A proposed text change to Table 154.405.A of the zoning ordinance to remove the one Principal Building per lot restriction within CD-4 (General Urban Character District), better accommodating phased developments and enabling the construction of Missing Middle Housing typologies. The proposed amendment also includes a clarification on the number of accessory buildings allowed (1 per Principal Building) and a new screening requirement to buffer Principal Buildings located within the Third Lot Layer from adjacent parcels.

<u>Background</u>: At your April 3, 2025 meeting, you have received a presentation from city staff and the consultants from Progressive Companies about the proposed amendments to the 2050 Master Plan. While most of the updates focus on the incorporation of the Mission Street Improvement Plan into *Book 2: Connected Mobility Systems*, and *Book 3: Focused Redevelopment*, they also include changes to other Books to reflect new population trends that are being included in *Book 5: Innovative Services and Aspirations*. One of those proposed changes is located in *Book 1: Sustainable Land Use* and is pasted below for your quick reference:

The CD-4 district provides reasonable regulations for development, but there are minor amendments that would enhance opportunities for redevelopment consistent with community character. These amendments may be applied just along Mission Street through an overlay designation, or to all CD-4 areas within the City of Mt. Pleasant. (...)

» Remove the one principal building per lot restriction to accommodate phased development.

The current restriction in CD-4 districts to solely permit one Principal Building per lot has been hindering the ability to develop condominiums and Missing Middle Housing, especially bungalow courts and buildings around courtyards– typologies that have a high potential of creating attainable housing options of either owner-occupied or rental housing units. These typologies create opportunities for more walkable neighborhoods, which are both a Master Plan and a Zoning Ordinance objective, where added density is context-sensitive while it helps support local businesses, creates opportunities for more neighbor interactions and assists with community-building.



While the Master Plan is still under review, staff is proposing this text change to (1) enable staff to seek partnerships and grant opportunities to develop a new bungalow court in Mt Pleasant (referred to as a "pocket neighborhood") and (2) enable a private developer build multiple fourplexes on a one-acre parcel (related to Z-25-02 - 1104 E Chippewa). A draft ordinance to implement the above-mentioned proposed text change is attached.



# **REQUESTED ACTION:**

Recommend that the City Commission adopt Text Change 25-01.

# ATTACHMENT

- 1. Proposed draft ordinance
- 2. Proposed 2050 Master Plan update to Book 1, page 23 titled "Amend the CD-4 District to provide greater redevelopment potential"



# AMEND THE CD-4 DISTRICT TO PROVIDE GREATER REDEVELOPMENT POTENTIAL

The CD-4 district provides reasonable regulations for development, but there are minor amendments that would enhance opportunities for redevelopment consistent with community character. These amendments may be applied just along Mission Street through an overlay designation, or to all CD-4 areas within the City of Mt. Pleasant.

- » Permit buildings up to three stories. If these buildings are permitted, additional height or yard setback or screening/ buffering standards relative to adjacent residential properties could be adopted.
- » Change setback standards to be measured from curb to building face/development area and prescribe use of the setback area, such as:
  - 7-foot parkway/buffer area between curb & sidewalk
  - 5-foot sidewalk
  - 6-planting strip between sidewalk and site design/building elements
- » Remove density limitations for new developments.
- » Remove the lot width maximum and consider reducing the 60% frontage build out requirement for large lots. Rather than requiring minimum building frontage, consider limiting parking area relative to building area.
- » Remove the one principal building per lot restriction to accommodate phased development..





#### 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: CD-4 GENERAL URBAN CHARACTER DISTRICT REGARDING MULTIPLE PRINCIPAL BUILDINGS WITHIN THE SAME LOT.

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

Section 1. <u>Amendment to Table 154.405.A</u>. The portions within Table 154.405.A District Standards: CD-4 General Urban Character District pertaining to Number of Buildings is hereby amended to remove the 1 max Principal Building per Lot restriction and add a clarification on the number of accessory buildings allowed, and shall read as follows:

Principal Building Accessory Buildings

Not Regulated 1 max per Principal Building

Section 2. <u>Amendment to Table 154.405.A</u>. The portion within Table 154.405.A District Standards: CD-4 General Urban Character District pertaining to Screens is amended to add a new screening requirement to buffer Principal Buildings located within the Third Lot Layer from adjacent parcels, and shall read as follows:

Principal Buildings located within the Third Lot Layer

R; shall be Screened from Adjacent Property by Wall, hedge or fence

Section 3. <u>Limitation on Amendments.</u> 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 4. <u>Validity and Severability</u>. If any part of this Ordinance is found invalid for any reason, such holding does not invalidate the remaining parts of this Ordinance.

Section 5. <u>Repealer</u>. 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 6. <u>Publication and Effective Date</u>. 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 \_\_\_\_\_\_, 2025.

Boomer Wingard, Mayor

Marilyn Wixson, Interim City Clerk

PC Hearing:	, 2025
Introduced:	, 2025
Adopted:	, 2025
Published:	, 2025
Effective:	, 2025

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residents. Powidayko stated the City does have authorization from the owners for this rezoning request.

Motion by Haveles, support by Irwin to recommend that the City Commission approve Z-25-03.

Discussion took place.

Ayes: Devenney, Farley, Friedrich, Haveles, Irwin, Kingsworthy, Martinez, Ortman Nays: None

Motion passed unanimously.

F. TC-25-01 - Multiple-Buildings within the same lot – A proposed text change to Table 154.405.A of the zoning ordinance to remove the one principal building per lot restriction within CD-4 (General Urban Character District).

Powidayko introduced Text Change 25-01, a proposed text change to Table 154.405.A of the zoning ordinance to remove the one principal building per lot restriction within CD-4 (General Urban Character District), better accommodating missing-middle housing and phased developments.

Powidayko reviewed the background and the current restriction in CD-4 districts, which permits only one Principal Building per lot. This has been hindering the ability to develop condominiums and missing middle housing, especially bungalow courts and courtyard buildings– typologies that have a high potential of creating attainable housing options of either owner-occupied or rental housing units.

Powidayko presented real world examples of bungalow courts (referred to as a "pocket neighborhood") such as Danielson Grove in Kirkland, Washington and Riverside Crossing in Hamilton, Montana.

Powidayko clarified the timing for this text change. While the Master Plan is still under review, staff is proposing this text change to (1) enable staff to seek partnerships and grant opportunities to develop a new bungalow court in Mt Pleasant and (2) enable the development of multiple fourplexes on a one-acre parcel (related to Z-25-02 - 1104 E Chippewa). Powidayko reminded the Planning Commission that without the text change, developers are encouraged to design large footprint buildings that occupy most of the property, while with the text change, building massing can be broken down giving space for developments that are more contextual. Powidayko also referred to this recommendation being in alignment with a recent presentation by the American Planning Association, Michigan Chapter.

Powidayko closed her presentation with a recommendation to recommend that the City Commission adopt Text Change 25-01.

Discussion took place.

Friedrich asked for a clarification if the city allows small homes and Irwin asked for a clarification regarding the 2018 zoning leaving condominiums out of the framework.

Powidayko confirmed that the city's Zoning Ordinances does not have restrictions on minimum square footages, therefore small homes are possible provided that they comply with Building Code. Powidayko also added that the City Attorney was consulted who confirmed that "site condominiums" are allowed (just like subdivisions) but that the current zoning framework does not allow "building or unit condominiums", adding that those are very common in the community but were approved prior to the adoption of the new Zoning Ordinances.

Ortman 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.

Discussion took place.

Motion by Friedrich, support by Devenney to recommend that the City Commission approve T-25-01.

Ayes: Devenney, Farley, Friedrich, Haveles, Irwin, Kingsworthy, Martinez, Ortman Nays: None

Motion passed unanimously.

# VII. Site Plan Reviews:

A. None

# VIII. Public Comments:

Ortman 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. Staff Report

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Manuela Powidayko Director of Planning and Community Development

DATE: July 14, 2025

SUBJECT: Z-25-03 – Crosslanes Street – City of Mt. Pleasant – Tax Parcels 17-000-15-660-00 & 17-000-15-645-00 – Request to rezone the properties from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement).

The Planning Commission has unanimously recommended the rezoning of the two properties located at Crosslanes Street, totaling 12.1 acres, from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement) at their Regular Meeting on June 5, 2025.

More information about the proposal can be found in the attachments.

# **REQUESTED ACTION:**

The City Commission adopts the Planning Commission's proposed Zoning Map Amendment (Z-25-03) for the property located at Crosslanes Street.

# **ATTACHMENTS:**

- 1. Staff Report & Review Team Comments
- 2. Rezoning Application
- 3. Property Owners Rezoning Authorization Letters
- 4. Draft ordinance
- 5. Current and proposed zoning map of subject parcels
- 6. Planning Commission DRAFT minutes (excerpt)

**Planning Commission Staff Report** June 5, 2025 Reviewer: Manuela Powidayko, Director of

Planning and Community Development



Rezoning 25-03

Location:	Crosslanes St
Tax parcel number:	17-000-15-660-00 & 17-000-15-645-00
Zoning district:	CD-3 (Sub-Urban)
Special requirement(s):	None
Future land use:	Attached Residential
Request:	Rezone from CD-3 (Sub-Urban) to CD-4 (General Urban) with the Residential/Dwelling Use Only Special Requirement
Current/prior use:	Vacant
Applicant:	City of Mt Pleasant
Property owner:	Feight Kurt & Julie Trust & Feight Keith Trust
Site area:	12.1 acres
Staff recommendation:	Recommend that the City Commission approve Z-25-03

# ZONING AND OVERVIEW MAP



# **CURRENT CONDITIONS**



Subject properties viewed from Crosslanes , looking northwest.



Subject properties viewed from Manor Lane, looking east.

# **BACKGROUND:**

The City of Mt Pleasant is applying for a rezoning from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District), with the Residential/Dwelling Use Only Special Requirement for the two parcels located at Crosslanes St. The properties are currently vacant. If the rezoning is approved, the City will be able to seek partnerships and apply for infrastructure and housing development grants to aid with the construction of attainable owner-occupied housing units, as well as affordable rental units.

	Current Use	Future Land Use	Zoning
North	Commercial	N/A (Union Township)	N/A (Union Township)
East	Mary McGuire Elementary School (Union Township)	N/A (Union Township)	N/A (Union Township)
South	Single-Family	Residential	CD-3L (Large Sub-Urban)
West	Duplexes & Single-Family	Residential	CD-3 (Sub-Urban)

Land uses and zoning on the surrounding properties are as follows:

# **EXISTING AND PROPOSED ZONING:**

The Zoning Ordinance (Chapter 154), is a character- or form-based code. This type of code is intended to facilitate predictable, contextually-based planning and development of walkable, mixed use, human-scaled places of character. This proposed rezoning helps support that general goal.

The current CD-3 (Sub-Urban) zoning consists primarily of a low density single family detached Residential area in which the House is the predominant Building Type. It has medium front Setbacks and medium side Setbacks. Its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. Permitted uses are primarily residential in nature, including single family dwellings. A variety of uses are permitted as special uses in the district including but not limited to two-family dwellings, bed and breakfast dwellings, short term rentals, and child care centers.

The proposed CD-4 (General Urban) zoning consists of a medium density area that has a mix of Building Types and Residential, Retail/Personal Service, Office and Business/Commercial Uses; there are medium, shallow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has streets with curbs, Sidewalks, and Thoroughfare Trees that define medium-sized blocks. Since the proposal is to map the Residential/Dwelling Use Only Special Requirement, the list of permitted uses does not include commercial uses, allowing however, for a mix of housing types such as single-family dwellings, accessory dwelling units, two-family dwellings, and multiple family dwellings. Rooming dwellings are not permitted in the CD-4 zoning district unless the Student Organization Dwelling & Rooming Dwelling Restriction Special Requirement is designated. Such designation is not proposed in this instance.

# CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP:

Section 154.616 (Zoning Amendments & Map Changes) offers the following direction on rezoning applications:

In considering any petition for an amendment to the official zoning map, the Planning Commission and City Commission shall consider the following criteria in making their respective findings, recommendations and decisions:

- 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.
- 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.
- 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.
- 4. The compatibility of all the potential Uses allowed in the proposed 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.
- 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.
- 6. The apparent demand for the types of Uses permitted in the requested District in the City in relation to the amount of land in the City currently zoned and available to accommodate the demand.
- 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 the District listed in the schedule of regulations.
- 8. If a rezoning is appropriate, the requested District is considered to be more appropriate from the City's perspective than another District.
- 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?
- 10. The requested rezoning will not create an isolated and unplanned spot zone.
- 11. The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided.
- 12. Other factors deemed appropriate by the Planning Commission and the City Commission.

# **MASTER PLAN:**

The Future Land Use Map designates the two properties as "Attached Residential". The land area is sizeable enough to accommodate approximately three city blocks. According to "Book 1: Sustainable Land Use" of the "Mt. Pleasant Master Plan 2050," the corresponding zoning district designation is CD-4, indicating that this rezoning request aligns with the City's goals and policies for the parcels. The proposed CD-4 zoning district designation would limit any future development to two stories, helping ensure that the *character, scale and development pattern of the new development* will *be compatible with the older, existing structures and development patterns of these residential neighborhoods*.



Furthermore, Book 1 of the Master Plan, *Sustainable Land Use*, states "The Future Land Use Plan for Mt. Pleasant places an importance on neighborhood improvements and creating housing which meets the needs of households today and in the future." It further targets the construction of 'Missing Middle

housing' – a range of medium-density housing types such as *small, urban apartment buildings, rowhouses, bungalow courts, fourplexes, and duplexes (among others)*, all of which are encouraged within "mixed-use" future land use classifications as well the subject "attached residential" land use designation (page 16). The proposed CD-4 zoning designation would permit missing middle housing construction, consistent therefore with the existing future land use designation for the vacant parcels.

# **REVIEW COMMITTEE COMMENTS:**

Building Safety – Attached comments.

Public Safety – No comments.

Public Works – Attached comments.

# ANALYSIS:

Applications for zoning map amendments ("rezonings") are subject to meeting the criteria for amendments listed in Section 154.616.C of the zoning ordinance. The City has provided the attached written response to the criteria, even though previous City-led applications did not provide such documentation. Staff has provided this information to aid in the Planning Commission's evaluation and recommendation to the City Commission.

Staff finds that the proposed conditions are consistent with the character of the area and with the future land use identified in the Master Plan. Furthermore:

- ✓ The proposed rezoning will enable denser yet contextual forms of housing development in this area, in alignment with the master plan's future land use goals;
- ✓ This sizable land is one of the few areas located within city limits that provides the potential for Mt Pleasant to grow and help tackle the housing shortage pointed out in State and Regional housing needs reports (city of mt pleasant is in short of approximately 80 owner-occupied units and over 700 renter-occupied units);
- ✓ The proposed CD-4 designation allows for a variety of housing types especially those classified as "missing-middle housing", which means (1) the range of buildings types that fall in between single-family homes and large multiple-family buildings and (2) units that have historically been and still are able to provide more attainable housing options to middle-income households;
- ✓ The site's close proximity to the elementary school can help attract family households, which are currently increasing within the city limits (last Census results showed an increase in populations between 30-44 years old aka the "family-formation" population age bracket);
- ✓ The proximity to commercially-zoned land along Pickard St can help support existing businesses and more residents in the area will help spur more businesses and services to the immediate area contributing overall to a more walkable environment for current and future residents.
- ✓ The City is unable to apply for grants prior to the rezoning approval, therefore the proposed rezoning could lead to a large investment in the area, should the city be successful in securing grants to assist with the construction of public infrastructure and housing units in the area.

With the findings and analysis stated in this report, the following actions are offered for consideration by the Planning Commission.

# **STAFF RECOMMENDATION:**

Recommend that the City Commission approve Z-25-03.

# City of Mt. Pleasant, Michigan Mt. Pleasant [meet here] CITY HALL 30 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 30 W. Broadway • 48858 (989) 779-5100 (989) 773-4020 Fax

320 W. Broadway • 48858

# **MEMORANDUM**

- TO: Planning Director/Planning Commission
- FROM: Brian Kench, Building Official
- **DATE:** Wednesday, April 30, 2025
- **SUBJECT:** Planning Department – Z-25-03, Crosslanes St.

The Department of Building Safety has no objection to granting approval of the rezoning request.

# Z-25-03 Due Date: 2025-05-20

# Address of Development: Crosslanes Parcels 17-000-15645-00 & 17-000-15660-00

Project Description: Applicant (City of Mt. Pleasant) is requesting a change in zoning from CD-3 to CD-4 to facilitate a development of new housing and match the City's 2050 Master Plan Future Land use map. CD-4 allows for greater variety of building typologies and more density.

Submit two (2) sets of the final site plan and storm water detention calculations for final site plan review and D.P.W. permit fees determination. (if applicable)

# **DPW Director:**

No comments.

# **Engineering:**

Rezoning

No comments on the rezoning.

# **Streets Department:**

No comments

# Water Department:

Make sure that existing water service is sufficient for planned use of the facility. Contact the Water Department to coordinate location and tapping of main for any new water services that may be required prior to excavation. Any service that will be abandoned should be severed at the main.

The facility must install appropriate cross connection control devices where required. <u>52.12</u> This facility will be required to install a proper backflow prevention device on the service line downstream of the water meter to protect the public water system through containment. Per current requirements (considered a Low Hazard cross connection at this point in time) this device will need to be tested by a certified tester annually and inspected by the city once every five years (subject to change). The device testing report must be provided to the Water Department. If water service is connected to any chemical application used in the facility's grow operations, it may change the hazard level and require additional backflow prevention.

Coordination with Water Department staff is recommended regarding installation of conduit and wire for the water meter reading device during the construction phase.

In accordance with city code <u>52.06</u>, if more than one meter will be required applicant must provide 24-hour access (without owner intervention) for the water department to shut off those meters or separate curb stops must be provided outside the building.

# Water Resource Recovery Department:

All restaurants/food establishments: If the facility will be producing fats, oil, or greases that are discharged to the sanitary sewer through dishwashing or other processes, then a grease trap will need be installed to facilitate the removal of those substances in accordance with the limitations in the city ordinance. <u>51.063</u>

Industrial Facilities: Discharge of flow other than standard residential sanitary waste are subject to provisions <u>51.061</u> through <u>51.088</u> of the city ordinance and may require an industrial pretreatment permit to discharge. Operators of such facilities should contact the City of Mt Pleasant wastewater treatment plant at 989-779-5451 to determine their specific needs.

# Powidayko Alberici Souza, Manuela

From:	Tewari, Stacie
Sent:	Wednesday, May 21, 2025 11:03 AM
То:	Powidayko Alberici Souza, Manuela
Cc:	Moore, Jason; Liptow, Robyn
Subject:	Z-25-03 Crosslanes at West Grand - City Utilities

Z-25-03 Crosslanes Street at West Grand Street City Utility Capacity

Manuela,

Based on an estimated REU of 60-80, the city has available capacity for the proposed development for water and sanitary sewer available at the site. The developer will be responsible to design and provide fire protection and flows as required by the fire/building code (if applicable). Storm water detention will be required for the pocket neighborhood.

Thank you.

# Stacie Tewari, P.E., LEED® AP

City Engineer City of Mt. Pleasant – Division of Public Works 320 W. Broadway St. Mt. Pleasant, MI 48858 Phone: (989) 779-5404 Fax: (989) 772-6250 www.mt-pleasant.org



## **V. PROJECT DESCRIPTION**

Current Zoning District(s): CD-3 Proposed Zoning District:

CD-4 (Residential Use Only)

Please state the reason(s) for the requesting rezoning (attach additional pages, if necessary):

# Facilitate the development of new housing and match the City's 2050 Master Plan's Future Land Use Map. CD-4 allows for a greater variety of building typologies and more density.

# Existing Site Conditions:

Total Site Area: <u>12.1</u> 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.

Are there currently any structures on the property? 
□ Yes 
■ No

If so, how many? \_\_\_\_\_

Please state the use or uses of any existing structures:

## 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  $11^{"} \times 17^{"}$  (folded to  $8\frac{1}{2}^{"} \times 11^{"}$ ). Incomplete applications will not be processed.

- Completed application form
- Application fee
- 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)
- **Z** 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)
- **D** 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:

- **D** 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
- **D** Topography (where land characteristics have a bearing on the request)
- **D** Existing zoning and use of surrounding properties
- **L**egal description for each proposed zoning district (may be supplied on separate sheet)

## **VIII. APPLICATION DEADLINES**

Applicants for rezoning are <u>required</u> 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 City Commission's decision.

# IX. REVIEW CRITERIA

Requests for rezoning are evaluated on the following criteria (see Section 154.616 for additional detail). Please respond to each of the criteria, indicating how the request meets each standard. Please address each of the criteria completely. Feel free to include photos, illustrations, drawings, letters of support, or any other information to demonstrate how the standards will be met. Attach additional sheets as necessary to address each of the 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 City's "Future Land Use Map (2020)" has the parcels designated as "Attached Residential". "Book 1: Sustainable Land Use" of the "Mt. Pleasant Master Plan 2050," assigns CD-4 as the preferred zoning district, indicating this rezoning request aligns with the City's goals and policies for the parcels.

(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 seem to be relatively flat, with no known geological or hydrological constraints such as wetlands or floodplains. Public infrastructure exist around the site—water, sewer, stormwater systems, and roadways and can be used to establish future connections.

(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.

Current CD-3 designation limits development to single-family detached homes. Duplexes and ADUs can be allowed pursuant to a Special Use Permit. Rezoning will enable the construction of "Missing Middle Housing Typologies", especially bungalow courts, townhomes and fourplexes.

(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.

The sites are located next to Mary McGuire Elementary School, adjacent to Pickard St, and less than 1 mile from Mission Street. Denser forms of housing development can provide more affordable and attainable housing while being still close to essential services. Sites are large enough to accommodate three new city blocks.

(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.

The site is located within an area that is already fully served by City infrastructure, including public water, sanitary sewer, stormwater systems, roadways, and emergency services. These systems have the capacity to support the additional density permitted under the CD-4 zoning district.

(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.

There is a growing demand for more housing options. The proposed master plan update include new population data showing the growth of long term residents. Due to increased infrastructure and housing development costs, new housing needs to be kept affordable, and therefore denser forms of development can more easily achieve that.

(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 site has the potential for adding three more city blocks for housing development. The site already has street approaches built to connect the land with Manor Lane, West Dr, and East Dr.
(8)	If a rezoning is appropriate, the requested District considered to be more appropriate from the City's perspective than another zoning district.
	The form-based zoning ordinance aims to keep the number of districts low as a way to simplify its rules and regulations. The Master Plan's Future Land Use Map assigns this land to CD-4 district, therefore there is no reason to create a new zoning district.
(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?
	N/A.
(10)	The requested rezoning will not create an isolated and unplanned spot zone.
	N/A. Rezoning request is consistent with the Master Plan future land use objectives.
(11)	The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided.
	N/A.
(12)	Other factors deemed appropriate by the Planning Commission and the City Commission.
	N/A.

# **ATTACHMENT – LEGAL DESCRIPTIONS**

• Parcel 17-000-15-660-00

SEC 14, T14N, R4W, THE W 1/2 OF THE E 1/2 OF THE NW 1/4 OF NE 1/4, EXC THE NORTH 495 FT THEREOF.

• Parcel 17-000-15-645-00

PART OF SEC 14, T14N R4W, COM AT A POINT APPROX 966.26 FT E OF N 1/4 COR SEC 14 AND APPROX. 638.39 FT S TO POB., TH S 672.89 FT, TH E 326.60 FT, TH N 334.84 FT TH E 210.68 FT, TH N 332.88 FT, TH W 533.83 FT TO POB.

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, <u>Kurt Edward</u> <u>Feight</u> on behalf of <u>Kurt Edward Feight and Julie Ann Feight Revocable Trust Agreement dated 10/24/2013,</u> authorize the City of Mount Pleasant to complete and submit the Rezoning Application involving Case # Z-25-03 dated July 14, 2025 involving Parcel No. <u>17-000-15-660-00</u>.

Name: Date:

STATE OF MICHIGAN ) ) ss. COUNTY OF ISABELLA )

On this  $\Delta S$  day of  $Mag_{personally}$ , 2025, before me, a Notary Public, in and for said County, personally appeared the above-named <u>Kurt Edward Feight</u> on behalf of <u>Kurt Edward Feight and Julie Ann Feight</u> <u>Revocable Trust Agreement dated 10/24/2013</u>, 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.

Notary Public\_ /२ County, State of Michigan , e

My Commission Expires: 09-25-2028

Marilyn K Wixson NOTARY PUBLIC - STATE OF MICHIGAM County of Isabella My Commission Expires 09/25/2026 Acting in the County of

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, <u>Julie Ann Feight</u> on behalf of <u>Kurt Edward Feight and Julie Ann Feight Revocable Trust Agreement dated 10/24/2013</u>, authorize the City of Mount Pleasant to complete and submit the Rezoning Application involving Case # Z-25-03 dated July 14, 2025 involving Parcel No. <u>17-000-15-660-00</u>.

Name: Date:

STATE OF MICHIGAN ) ) ss. COUNTY OF ISABELLA )

On this <u>28</u> day of <u>May</u>, 2025, before me, a Notary Public, in and for said County, personally appeared the above-named <u>Julie Ann Feight</u> on behalf of <u>Kurt Edward Feight and Julie Ann Feight</u> <u>Revocable Trust Agreement dated 10/24/2013</u>, 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.

Notary Public 1a County, State of Michigan

My Commission Expires: 09-25-20-28

Marilyn K Wixson NOTARY PUBLIC - STATE OF MICHIGAN County of Isabelia My Commission Expires 09/25/2028 Acting in the County of

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, <u>Kurt E. Feight</u> on behalf of <u>Keith E. Feight Declaration of Trust Dated 12/2/1994</u>, As Amended, authorize the City of Mount Pleasant to complete and submit the Rezoning Application involving Case # Z-25-03 dated July 14, 2025 involving Parcel No. <u>17-000-15-645-00</u>.

Name: 025 Date:

STATE OF MICHIGAN ) ) ss. COUNTY OF ISABELLA )

On this <u>28</u> day of <u>May</u>, 2025, before me, a Notary Public, in and for said County, personally appeared the above-named <u>Kurt E. Feight</u> on behalf of <u>Keith E. Feight Declaration of Trust Dated</u> <u>12/2/1994, As Amended</u>, 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.

ila KSON Notary Public 19 County, State of Michigan sabz

My Commission Expires: 09-25-2028

Marilyn K Wixson NOTARY PUBLIC - STATE OF MICHIGAN County of Isabella My Commission Expires 09/25/2028 Acting in the County of \_\_\_\_\_

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, <u>Sherrie M. Feight</u> on behalf of <u>Keith E. Feight Declaration of Trust Dated 12/2/1994</u>, As Amended, authorize the City of Mount Pleasant to complete and submit the Rezoning Application involving Case # Z-25-03 dated July 14, 2025 involving Parcel No. <u>17-000-15-645-00</u>.

Nana Date:

STATE OF MICHIGAN ) ) ss. COUNTY OF ISABELLA )

On this  $2^{n}$  day of  $4^{n}$ , 2025, before me, a Notary Public, in and for said County, personally appeared the above-named <u>Sherrie M. Feight</u> on behalf of <u>Keith E. Feight Declaration of Trust Dated</u> <u>12/2/1994, As Amended</u>, 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.

Notary Public bella County, State of Michigan

My Commission Expires: 09-25-2028

Marilyn K Wixson NOTARY PUBLIC - STATE OF MICHIGAN County of Isabella My Commission Expires 09/25/2028 Acting in the County of

### 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. <u>Amendment of City Zoning Map</u>. That Chapter 154: Zoning Ordinances, is hereby amended as follows:

Rezone the property described below from CD-3, Sub-Urban Character District to CD-4, General Urban Character District with the Residential/Dwelling Use Only Special Requirement. The property is legally described as:

SEC 14, T14N, R4W, THE W 1/2 OF THE E 1/2 OF THE NW 1/4 OF NE 1/4, EXC THE NORTH 495 FT THEREOF.

PART OF SEC 14, T14N R4W, COM AT A POINT APPROX 966.26 FT E OF N 1/4 COR SEC 14 AND APPROX. 638.39 FT S TO POB., TH S 672.89 FT, TH E 326.60 FT, TH N 334.84 FT, TH E 210.68 FT, TH N 332.88 FT, TH W 533.83 FT TO POB.

Section 2. <u>Limitation on Amendments.</u> 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. <u>Validity and Severability</u>. 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. <u>Repealer</u>. 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. <u>Publication and Effective Date</u>. 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 \_\_\_\_\_\_, 2025.

Boomer Wingard, Mayor

Marilyn Wixson, Interim City Clerk

PC Hearing:	, 2025
Introduced:	, 2025
Adopted:	, 2025
Published:	, 2025
Effective:	, 2025

# City of Mt. Pleasant GIS Map - Existing CD-3 Zoning

# Legend



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



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Haveles talked about meeting in the middle. Haveles raised the issue where several meetings ago, a school was proposed but a part of the community voiced that they did not want the school, they wanted housing. Now that there is housing, specifically missing middle housing, a different part of the community is saying they don't want it. Haveles brought attention to how the Planning Commission and city planner are here to talk about growth, but every meeting seems to have people coming to say, "No," and "Keep it vacant, keep it vacant," and we are stunting growth and it's not what aligns with our master planning.

Farley noted that notices regarding the Master Plan are posted, and anyone has the option to submit input. Farley stated it seems that only when something isn't something one agrees with and impacts them, only then is when people come. Farley stated the Planning Commission has gone through intentional work to create and approve the master plan and concluded that this proposal is consistent with the city's Master Plan.

Devenney noted that the Planning Commission doesn't make the ultimate decision. The City Commission makes the final decision.

Discussion took place.

Motion by Haveles, support by Devenney to recommend that the City Commission approve Z-25-02.

Discussion took place.

Ayes: Devenney, Farley, Friedrich, Haveles, Kingsworthy, Martinez, Ortman Nays: Irwin

Motion passed.

E. Z-25-03 – Crosslanes Street – City of Mt. Pleasant – Tax parcels 17-000-15-660-00, and 17-000-15-645-00 – Request to rezone the properties from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only designation).

Powidayko introduced Z-25-03, a request to rezone the properties of tax parcel ID 17-000-15-660-00, and 17-000-15-645-00 from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only designation).

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, future, current and prior land use. Powidayko reviewed photos showing the current conditions of the property. Powidayko reviewed the current zoning characteristics and the proposed zoning characteristics. Powidayko reviewed the criteria answers for the map amendment and the application's alignment with the future land use identified in the Master Plan.

Powidayko closed her presentation with a recommendation to recommend that the City Commission approve Z-25-03.

Discussion took place.

Ortman opened the public comment.

Jane Fox, 103 West Dr; Kurt Maylee, 417 East Dr; Don Hubl, 504 E Grand spoke in opposition to the proposed rezoning.

Rod Lammers, 516 E Grand Ave, was not in opposition or in support of the rezoning. Lammers shared he noticed a lot of residents using that area as a park, and that most parks are not in this area of town. Lammers stated this place is a nice amenity and currently does add value to the neighborhood. Lammers stated if this is redeveloped, a small part set aside to serve as a park for the residents would be of value.

Dawn Betha, 407 West Drive, acknowledged that the City wanted more housing, and stated homes going into this area would be good, but apartment complexes would be weird.

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.

In response to the Commission's questions, Powidayko confirmed this rezoning from CD-3 to CD-4 would allow grant applications to Michigan State Housing Development Authority (MSHDA) that cannot be made now, as there are no grants for single-family homes. MSHDA is trying to help tackle the creation of attainable housing, and to do so, development must move away from standard single-family home developments. Powidayko agreed this could be described as the first step of a bigger plan for the site, as the City does not have the resources to hire engineering and architects to create a complete plan now. Powidayko clarified that without the zoning being ready, staff cannot sell the idea of housing development in the area to developers and seek partnerships. Powidayko informed the Commission that the main objective for the site is to create missing middle housing developments, especially "pocket neighborhoods", which are known as "bungalow courts". Powidayko confirmed this is not to be student housing, and that the goal is to target housing developments gear towards long-term

residents. Powidayko stated the City does have authorization from the owners for this rezoning request.

Motion by Haveles, support by Irwin to recommend that the City Commission approve Z-25-03.

Discussion took place.

Ayes: Devenney, Farley, Friedrich, Haveles, Irwin, Kingsworthy, Martinez, Ortman Nays: None

Motion passed unanimously.

F. TC-25-01 - Multiple-Buildings within the same lot – A proposed text change to Table 154.405.A of the zoning ordinance to remove the one principal building per lot restriction within CD-4 (General Urban Character District).

Powidayko introduced Text Change 25-01, a proposed text change to Table 154.405.A of the zoning ordinance to remove the one principal building per lot restriction within CD-4 (General Urban Character District), better accommodating missing-middle housing and phased developments.

Powidayko reviewed the background and the current restriction in CD-4 districts, which permits only one Principal Building per lot. This has been hindering the ability to develop condominiums and missing middle housing, especially bungalow courts and courtyard buildings– typologies that have a high potential of creating attainable housing options of either owner-occupied or rental housing units.

Powidayko presented real world examples of bungalow courts (referred to as a "pocket neighborhood") such as Danielson Grove in Kirkland, Washington and Riverside Crossing in Hamilton, Montana.

Powidayko clarified the timing for this text change. While the Master Plan is still under review, staff is proposing this text change to (1) enable staff to seek partnerships and grant opportunities to develop a new bungalow court in Mt Pleasant and (2) enable the development of multiple fourplexes on a one-acre parcel (related to Z-25-02 - 1104 E Chippewa). Powidayko reminded the Planning Commission that without the text change, developers are encouraged to design large footprint buildings that occupy most of the property, while with the text change, building massing can be broken down giving space for developments that are more contextual. Powidayko also referred to this recommendation being in alignment with a recent presentation by the American Planning Association, Michigan Chapter.

Powidayko closed her presentation with a recommendation to recommend that the City Commission adopt Text Change 25-01.

### Memorandum



TO:Aaron Desentz, City ManagerFROM:Manuela PowidaykoDiama Obligational Control C

Director of Planning and Community Development

DATE: July 14, 2025

SUBJECT: Z-25-02 – 1104 E Chippewa St – Lapham Associates – Tax Parcel 17-000-09-635-00 – Request to rezone the property from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement).

The Planning Commission has unanimously recommended the rezoning of the property located at 1104 E Chippewa St, totaling 1.01 acres, from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only Special Requirement) at their Regular Meeting on June 5, 2025.

More information about the proposal can be found in the attachments.

\*\*\*Please note that a protest petition against this rezoning has been filed by residents of the surrounding neighborhood and delivered prior to the rezoning's introduction to the City Commission on June 23, 2025. According to the Michigan Zoning Enabling Act, Section 125.3403 (Amendment to zoning ordinance; filing of protest petition; vote.):

Sec. 403. (1) An amendment to a zoning ordinance by a city or village is subject to a protest petition as required by this subsection. If a protest petition is filed, <u>approval of the amendment to the zoning ordinance shall require a 2/3</u> vote of the legislative body, unless a larger vote, not to exceed a 3/4 vote, is required by ordinance or charter. The protest petition shall be presented to the legislative body of the city or village before final legislative action on the amendment and shall be signed by 1 or more of the following:

- (a) The owners of at least 20% of the area of land included in the proposed change.
- (b) <u>The owners of at least 20% of the area of land included within an area extending outward 100 feet from any</u> point on the boundary of the land included in the proposed change.

(2) Publicly owned land shall be excluded in calculating the 20% land area requirement under subsection (1). *History: 2006, Act 110, Eff. July 1, 2006.*"

The City's Zoning Ordinances set a higher threshold for protest petitions as set forth on Section 154.616.B.12.:

Upon presentation of a protest petition, an amendment to this Chapter which is the object of the petition <u>shall be</u> passed only by a five-sevenths vote of the membership of the City Commission.

As shown in the attached list of petitioners, GIS maps showing the properties petitioners listed, and land area calculations, the protest petition has been deemed valid per finding (b) from the Act, therefore a five-sevenths vote will be required for the motion to pass.

### **REQUESTED ACTION:**

The City Commission adopts the Planning Commission's proposed Zoning Map Amendment (Z-25-02) for the property located at 1104 E Chippewa St.

### **ATTACHMENTS:**

- 1. Staff Report & Review Team Comments
- 2. Rezoning Application
- 3. Draft ordinance
- 4. Current and proposed zoning map of subject parcels
- 5. Planning Commission DRAFT minutes (excerpt)
- 6. Protest Petition Files

**Planning Commission Staff Report** June 5, 2025 Reviewer: Manuela Powidayko, Director of Planning and Community Development



Rezoning 25-02

Location:	1104 E Chippewa St
Tax parcel number:	17-000-09-635-00
Zoning district:	CD-3 (Sub-Urban)
Special requirement(s):	None
Future land use:	Attached Residential
Request:	Rezone from CD-3 (Sub-Urban) to CD-4 (General Urban) with the Residential/Dwelling Use Only Special Requirement
Current/prior use:	Single-Family Home
Applicant:	Lapham Associates (Scott E. Bell)
Property owner:	David L Lapham Trust
Site area:	1.01 acres
Staff recommendation:	Recommend that the City Commission approve Z-25-02

### ZONING AND OVERVIEW MAP



### **CURRENT CONDITIONS**



Subject properties viewed from Chippewa, looking southeast.



Subject properties viewed from Chippewa, looking southwest

### **BACKGROUND:**

The applicant Scott E. Bell on behalf of Lapham Associates is applying for a rezoning from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District), with the Residential/Dwelling Use Only Special Requirement for the parcel located at 1104 E. Chippewa St. The current use for the property is a single-family residence. If the rezoning is approved, the applicant will be proposing to demolish the house and build a development similar to Palmer Place, with multiple fourplexes on the property.

	Current Use	Future Land Use	Zoning
North	Fourplex & Single-Family	Residential	CD-3 (Sub-Urban)
East	Office (Central Michigan Care)	Attached Residential	CD-3 (Sub-Urban)
South	Multiple-Family Complex & Single-Family	Attached Residential	CD-3 (Sub-Urban)
West	House + ADU	Attached Residential	CD-3 (Sub-Urban)

Land uses and zoning on the surrounding properties are as follows:

### **EXISTING AND PROPOSED ZONING:**

The Zoning Ordinance (Chapter 154), is a character- or form-based code. This type of code is intended to facilitate predictable, contextually-based planning and development of walkable, mixed use, human-scaled places of character. This proposed rezoning helps support that general goal.

The current CD-3 (Sub-Urban) zoning consists primarily of a low density single family detached Residential area in which the House is the predominant Building Type. It has medium front Setbacks and medium side Setbacks. Its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. Permitted uses are primarily residential in nature, including single family dwellings. A variety of uses are permitted as special uses in the district including but not limited to two-family dwellings, bed and breakfast dwellings, short term rentals, and child care centers.

The proposed CD-4 (General Urban) zoning consists of a medium density area that has a mix of Building Types and Residential, Retail/Personal Service, Office and Business/Commercial Uses; there are medium, shallow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has streets with curbs, Sidewalks, and Thoroughfare Trees that define medium-sized blocks. Since the proposal is to map the Residential/Dwelling Use Only Special Requirement, the list of permitted uses does not include commercial uses, allowing however, for a mix of housing types such as single-family dwellings, accessory dwelling units, two-family dwellings, and multiple family dwellings. Rooming dwellings are not permitted in the CD-4 zoning district unless the Student Organization Dwelling & Rooming Dwelling Restriction Special Requirement is designated. Such designation is not proposed in this instance.

### CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP:

Section 154.616 (Zoning Amendments & Map Changes) offers the following direction on rezoning applications:

In considering any petition for an amendment to the official zoning map, the Planning Commission and City Commission shall consider the following criteria in making their respective findings, recommendations and decisions:

- 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.
- 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.
- 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.
- 4. The compatibility of all the potential Uses allowed in the proposed 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.
- 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.
- 6. The apparent demand for the types of Uses permitted in the requested District in the City in relation to the amount of land in the City currently zoned and available to accommodate the demand.
- 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 the District listed in the schedule of regulations.
- 8. If a rezoning is appropriate, the requested District is considered to be more appropriate from the City's perspective than another District.
- 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?
- 10. The requested rezoning will not create an isolated and unplanned spot zone.
- 11. The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided.
- 12. Other factors deemed appropriate by the Planning Commission and the City Commission.

### **MASTER PLAN:**

The Future Land Use Map designates the full block as "Attached Residential". The block size is much larger than surrounding blocks – approximately double the size of the block north and the block south of the property (16 acres versus 8 acres). According to "Book 1: Sustainable Land Use" of the "Mt. Pleasant Master Plan 2050," the corresponding zoning district designation is CD-4, indicating that this rezoning request aligns with the City's goals and policies for the parcel. The proposed CD-4 zoning district designation would limit any future development to two stories, helping ensure that the *character, scale and development pattern of the new development* will be compatible with the older, existing structures and development patterns of these residential neighborhoods.



Furthermore, Book 1 of the Master Plan, *Sustainable Land Use*, states "The Future Land Use Plan for Mt. Pleasant places an importance on neighborhood improvements and creating housing which meets the

needs of households today and in the future." It further targets the construction of 'Missing Middle housing' – a range of medium-density housing types such as *small, urban apartment buildings, rowhouses, bungalow courts, fourplexes, and duplexes (among others)*, all of which are encouraged within "mixed-use" future land use classifications as well the subject "attached residential" land use designation (page 16). The proposed CD-4 zoning designation would permit missing middle housing construction, consistent therefore with the existing land uses in the immediate area.

### **REVIEW COMMITTEE COMMENTS:**

Building Safety – Attached comments.

Public Safety – Attached comments\*

\*in reference to submitted conceptual site plan, subject to future SPR review & approval

Public Works – Attached comments.

Planning Department – Preliminary zoning review\*

\*in reference to submitted conceptual site plan, subject to future SPR review & approval

### ANALYSIS:

Applications for zoning map amendments ("rezonings") are subject to meeting the criteria for amendments listed in Section 154.616.C of the zoning ordinance. The applicant has provided the attached written response to the criteria. The Planning Commission's recommendation to the City Commission should be based upon evaluation of these criteria.

Staff finds that the proposed conditions are consistent with the character of the area and with the future land use identified in the Master Plan. Furthermore:

- ✓ The proposed rezoning will enable denser yet contextual forms of housing development in this area, in alignment with the master plan's future land use goals;
- ✓ The site's close proximity to Mission Street and downtown will help support local businesses;
- ✓ The proposed fourplex buildings will help bring more Missing Middle Housing that is available for families, seniors and the area's workforce, with market-rate housing that is more affordable due to the development's scale (density).
- ✓ The residential units will add much needed rental housing in the city, which is experiencing one of the highest rental price increases in the nation.
- $\checkmark$  Overall, the rezoning will help the city and the region address its housing supply issues.

With the findings and analysis stated in this report, the following actions are offered for consideration by the Planning Commission.

### **STAFF RECOMMENDATION:**

Recommend that the City Commission approve Z-25-02.

# City of Mt. Pleasant, Michigan Mt. Pleasant [meet here] CITY HALL 30 W. Broadway • 48858 (989) 779-5300 (989) 773-4691 Fax DUBLIC SAFETY 804 E. High • 48858 (989) 779-5100 (989) 773-4020 Fax DUBLIC WORKS 30 W. Broadway • 48858 (989) 779-5100 (989) 773-4020 Fax

320 W. Broadway • 48858

### **MEMORANDUM**

- TO: Planning Director/Planning Commission
- FROM: Brian Kench, Building Official
- **DATE:** Wednesday, April 30, 2025
- **SUBJECT:** Planning Department – Z-25-02, 1104 E. Chippewa St.

The Department of Building Safety has no objection to granting approval of the rezone request.

The applicant should be aware that the building type shown in the rezone application will require fully sprinklered buildings, along with a fire alarm control panel units to monitor flow and tampering of the systems.

### 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

### **Rezoning Application – DPW Office Comments**

Z-25-02 Due Date: 2025-05-20

### Address of Development: 1104 E Chippawa Street

Project Description: Applicant is requesting a change in zoning from CD-3 to CD-4 to allow for a development with 4-plex apartment buildings.

Submit two (2) sets of the final site plan and storm water detention calculations for final site plan review and D.P.W. permit fees determination. (if applicable)

**DPW Director:** 

No comments.

### **Engineering:**

Rezoning - No comments on the rezoning.

Streets Department: No comments

### Water Department:

Make sure that existing water service is sufficient for planned use of the facility. Contact the Water Department to coordinate location and tapping of main for any new water services that may be required prior to excavation. Any service that will be abandoned should be severed at the main.

The facility must install appropriate cross connection control devices where required. <u>52.12</u> This facility will be required to install a proper backflow prevention device on the service line downstream of the water meter to protect the public water system through containment. Per current requirements (considered a Low Hazard cross connection at this point in time) this device will need to be tested by a certified tester annually and inspected by the city once every five years (subject to change). The device testing report must be provided to the Water Department. If water service is connected to any chemical application used in the facility's grow operations, it may change the hazard level and require additional backflow prevention.

Coordination with Water Department staff is recommended regarding installation of conduit and wire for the water meter reading device during the construction phase. In accordance with city code <u>52.06</u>, if more than one meter will be required applicant must provide 24-hour access (without owner intervention) for the water department to shut off those meters or separate curb stops must be provided outside the building.

### Water Resource Recovery Department:

All restaurants/food establishments: If the facility will be producing fats, oil, or greases that are discharged to the sanitary sewer through dishwashing or other processes, then a grease trap will need be installed to facilitate the removal of those substances in accordance with the limitations in the city ordinance. <u>51.063</u>

Industrial Facilities: Discharge of flow other than standard residential sanitary waste are subject to provisions <u>51.061</u> through <u>51.088</u> of the city ordinance and may require an industrial pretreatment permit to discharge. Operators of such facilities should contact the City of Mt Pleasant wastewater treatment plant at 989-779-5451 to determine their specific needs.

### Powidayko Alberici Souza, Manuela

From:	Tewari, Stacie
Sent:	Wednesday, May 28, 2025 8:31 AM
То:	Powidayko Alberici Souza, Manuela
Cc:	Moore, Jason; Liptow, Robyn
Subject:	Z-25-02 1104 E Chippewa - City Utilities

Z-25-02 1104 E. Chippewa City Utility Capacity

Manuela,

Based on an estimated REU of 20, the city has available capacity for the proposed development for water and sanitary sewer available at Chippewa Street. The developer will be responsible to design and provide fire protection and flows as required by the fire/building code. The developer will be responsible for installing and maintaining on-site private sewer and water systems with adequate size to service the development and hydrants as required by the fire department. Storm water detention will be required.

Thank you.

### Stacie Tewari, P.E., LEED® AP

City Engineer City of Mt. Pleasant – Division of Public Works 320 W. Broadway St. Mt. Pleasant, MI 48858 Phone: (989) 779-5404 Fax: (989) 772-6250 www.mt-pleasant.org





### Mt. Pleasant Fire Department

Inspection Report Darcy's Place - 1104 E Chippewa ST, Mount Pleasant MI 48858-1899

INSP	ECT	ION	DE1	ΓΑΙΙ	LS

INSPECTION D	ETAILS								
Inspection Date 05/19/2025		ection Type AN REVIEW C	CITY OF MT PLE	ASANT - S	Site			Inspect 3364	ion Number
Lead Inspector BRADLEY DOEP	KER			Shift Lieuten	ant	Station Mt. Pla Depar	easant Fire tment		nit : 31
Other Inspectors									
SUMMARY OF I	NSPECTION								
✓ 20 Passed codes	S 17     Failed codes	S 5 S N/A codes							
NEXT STEPS									
BRADLEY DOEP	stions about your Ins KER easant.org, 98977951!								Reinspection Date 08/29/2025
FEE									
Invoice Date		Inspection Fe	e		Date Paid			Amount Paid	
Invoice Number			Check Number N/A				Transaction N	lumber	
SIGNATURES									
Contact signature	•				Inspector signa	ature			
	No sigr N/					L	/ -	-	
Dave Lapham			Date:		BRADLEY DOE	PKER			05/19/2025
CHECKLISTS									
Site Plan Revie	ew								
Status	Code				Description				
Pass	1 PROPERTY								
Pass	10.1								
Pass	501.4 When fire apparatu protection is requir installed and made construction excep	ed to be insta serviceable p	lled, such prote prior to and durir	ction sha ng the tim	ll be e of				

protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

Pass	503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized toincrease the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 3. There are not more than two Group R-3 or Group U occupancies.	
Pass	503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).	
Pass	503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all- weather driving capabilities.	
Fail 🛞	503.2.5 Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.	Comments: See drawing
Fail	503.3 Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKINGâ€"FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.	Comments: Portions of the access road will need to be signed with no parking Fire Lane.
Pass	90.1	
Pass	ACCESS AND WATER When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with	

roadways allows passage by vehicles in accordance with

Section 505.2 of the 2012 Edition of the International Fire Code.

Pass	ACCESS ROAD 150 FT All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.	
Pass	ACCESS ROAD LOAD All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all- weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.	
Pass	ACCESS ROAD OBSTRUCTED All fire apparatus access roads, including parking lots, shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches in accordance with Chapter 5, Sections 503.2.1, 503.2.2, 503.3 and 503.4 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(D)	
Pass	ACCESS ROAD SIGNAGE All fire apparatus access roads shall be conspicuously posted with uniform "NO PARKING" or "FIRE LANE" signs in keeping with the standard established in applicable law, or as prescribed by the fire code Official and erected on both sides of the fire apparatus access roads. Signs shall be erected no further than 100 feet apart in all areas designated as fire apparatus access roads. Signs shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility, in accordance with Chapter 5, Section 503.3 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(E)	
Pass	ACCESS ROAD TURN AROUND Provide an approved turn around for dead end fire apparatus access roads in excess of 150' in Length in accordance with Chapter 5, Section 503.2.5 and appendix D, Section D103.4 of the 2012 Edition of the International Fire Code.	
Fail 🛞	ACCESS ROAD W/HYDRANT Where a fire hydrant is located on a fire department apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders as in accordance with Appendix D, Section D103.1 of the 2012 Edition of the International Fire Code.	Comments: Where hydrants are located the width will need to comply.
N/A	AERIAL ACCESS PROXIMITY At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official as in accordance with Appendix D, Section D 105.3 of the 2012 Edition of the International Fire Code.	
N/A	AERIAL ACCESS ROAD Where the vertical distanced between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purpose of	

this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway, in accordance with Appendix D, Section D105.1 of the 2012 Edition of the International Fire Code.

N/A	AERIAL ACCESS ROAD WIDTH Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof, as in accordance with Appendix D, Section D 105.2 of the 2012 Edition of the International Fire Code.	
Fail	BUILDING IDENTIFICATION Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.	Comments: Buildings and apartments of for emergency response at night.
Pass	DIMENSIONS Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.	
Fail	FDC HORN STROBE Provide a horn strobe above the Fire Department Connection. Fire Prevention Ordinance 93.12(A)	
Fail	FDC LOCATION Fire Department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as other wise approved by the fire chief. The fire department connection shall be located within 150 feet of a fire hydrant , in accordance with Chapter 9, Section 912.2.1 of the 2012 Edition of the International Fire Code and the Fire Prevention Ordinance 93.12 Provide a 5" Storz Fire Department Connection with a 30 degree downturn.	
Fail	FDC LOCATION W/STANDPIPE Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connection. The FDC will be located on the front of the building visible from the street side. Ordinance 93.12 Provide a 5" Storz Fire Department Connection with a 30 degree downturn.	
Pass	FDC MAINTENANCE Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire chief as in accordance with Chapter 9, Section 912.3 of the 2012 Edition of the International Fire Code.	
Fail 🚫	GENERAL (SITE PLAN) Provide a site plan to the Code/Fire Official for review showing the fire department connection location.a.The fire department connection shall be located and be visible on a street front, in an approved location.b.The fire department	Comments: Need to show on site plan.

partments will need to be identified easily night.

connection shall not be obstructed.c.The fire department connection shall be located between 18" minimum and 42" maximum above the ground.d.Provide a 5" Storz fire department connection.e.Provide a ball drip on the fire department connection piping. It shall be located between the check valve and the fire department connection at the lowest point in the piping.f.Provide a sign mounted on the fire department connection. The sign shall read "Automatic Sprinkler".MBC 901.2IFC 903.3; 912NFPA 13, 8.17.2

GENERAL STATEMENT

Fail

(X)

Fail

(X)

 $\bigcirc$ 

Fail

 $(\mathbf{X})$ 

Fail

(X)

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

### HYDRANT DISTANCE

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Pass HYDRANT LOCATION

C102.1 FIRE HYDRANT LOCATIONS: Fire hydrants shall be provided along required access roads and adjacent public streets, in accordance with the 2012 International Fire Code.

### HYDRANT PROTECTION

NFPA 24 7.2.3 Hydrants shall be located not less than 40 ft (12m) from the buildings to be protected. Hydrants in parking areas or in any area in which they are exposed to potential damage should be protected by bollards on all sides. The bollards should not be closer than 4 ft (1.2m) to the protected hydrant. When located near a roadway, the hydrant should be placed within 6 ft (1.8m) of the pavement, unless the AHJ determines another location is more acceptable.

KNOX BOX

Provide a Knox Key entry device and install it in approved location by the Fire Code Official, as in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code. (Go to Knoxbox.com and search by fire department or zip code - select "Mt. Pleasant Fire Department" and place order for the type of Knox box desired.)

 Pass
 NO COMMENTS/CONCERNS

 Image: Second state
 In review of the subject property, I have no comments or concerns.

 Pass
 ONE WAY DRIVE

 One-way drives shall be a minimum of 16' in width, provide

proper one-way signage, and be approved by the Fire

Comments: This list is not meant to be all inclusive and changes to the plans can result in changes to the requirements.

Comments: This will need to comply to the 600 feet providing that all buildings are sprinkled.

Comments: Each building will need a knox box for key access. Ordering instructions are attached.



Department.

Pass	SECONDARY ACCESS ROADS The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition or terrain, climatic conditions or other factors that limit access, as in accordance with Chapter 5, Section 503, 503.1.2 of the 2012 Edition of the International Fire Code.	
Pass	TWO ACCESS ROADS Secondary access required to commercial property in accordance with Chapter 5, Section 503, 503.1.2 and Appendix D, Section D104 of the 2012 Edition of the International Fire Code.	
N/A	TWO ACCESS ROADS (HEIGHT) Commercial / Industrial buildings more that 30 feet in height or 3 stories require two or more separate fire department apparatus access roads. Fire department access roads are required to be a minimum of 26 feet wide. At least one of the required access roads shall be located within 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building, the side of the building which the aerial fire apparatus access road is positioned shall be approved by the fire code official as in accordance with Appendix D, Sections D104 and D105 of the 2012 Edition of the International Fire Code.	
N/A	TWO ACCESS ROADS (SQ FT) Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with tow separate and approved fire apparatus access roads, as in accordance with Appendix D, Section D104.2 of the 2012 Edition of the International Fire Code.	
Fail 🔀	TWO ACCESS ROADS (UNITS) Multiple-family residential projects having more than 100 dwelling units and one or two family dwellings where the number of dwelling units exceeds 30 shall be provided throughout with two separate and approved fire apparatus access roads, as in accordance with Appendix D, Sections D106 and D107 of the 2012 Edition of the International Fire Code.	Comments: If this applies than accommodations will need to be made.
Fail 🔀	WATER SUPPLY (DEAD END) Provide an approved water supply capable of supplying the required fire flow for fire protection in accordance with Chapter 5, Section 507.1 of the 2012 Edition of the International Fire Code. (Provide the department with data to verify that the proposed dead end water supplies will provide the required fire flow for the proposed fire hydrants and the proposed building fire suppression system.)	
Fail 🔀	WATER SUPPLY (GPM) Provide fire hydrants capable of supplying the required fire flow in accordance with Chapter 5, Section 507 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code. (Contact Fire Department to verify locations.)	

### Fail × Fail ×

### WATER SUPPLY (MAIN)

All water main supply lines shall be a minimum of 8."

### WATER SUPPLY (SPACING)

Provide fire hydrant locations in accordance with Chapter 5, Section 507.5.1 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code.



7 S 1

V. PROJECT DESCRIPTION	
Current Zoning District(s):	Proposed Zoning District:
Please state the reason(s) for the requesting rezoning	j (attach additional pages, if necessary):
Fristing Site Conditions	
Existing Site Conditions:	
Total Site Area:       acres or s         Applications for the rezoning of properties 4 acres in of the zoning ordinance (Development Parcel Plans 6)	n size or more must include a certified Development Parcel Plan. See Article V
Are there currently any structures on the property?	🗆 Yes 🗆 No
If so, how many?	
Please state the use or uses of any existing structure	es:
, , ,	
VI. APPLICATION MATERIALS	
<ul> <li>of any documents that are larger than 11" x 17" (folds</li> <li>Completed application form</li> <li>Application fee</li> <li>Signed letter of authorization from property own</li> </ul>	mitted with applications for rezoning. The applicant must submit 5 copies ed to 8 <sup>1</sup> / <sub>2</sub> " x 11"). Incomplete applications will not be processed. her (if applicant is anyone other than the property owner)
<ul> <li>Site survey or plot plan (see below for requireme</li> <li>Responses to the twelve criteria for amendment</li> </ul>	of the official zoning map (see attached pages)
<ul> <li>Placement of a <i>Notice of Land Use Action</i> sign (see</li> <li>Any other information deemed necessary</li> </ul>	e City staff for more information)
	c
VII. SITE SURVEY OR PLOT PLAN REQUIREMENTS The site plan drawing shall be drawn to a <b>readable s</b>	
The site plan drawing shall be drawn to a reduable s	care and metade an or the following mornation.

- 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
- D 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 <u>required</u> 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 City Commission's decision.

	REVIEW CRITERIA
of th inclu	uests for rezoning are evaluated on the following criteria (see Section 154.616 for additional detail). Please respond to each ne criteria, indicating how the request meets each standard. Please address each of the criteria completely. Feel free to rude photos, illustrations, drawings, letters of support, or any other information to demonstrate how the standards will be Attach additional sheets as necessary to address each of the 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.
(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.
(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.
(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.
(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.
(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.

(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.

- (8) If a rezoning is appropriate, the requested District considered to be more appropriate from the City's perspective than another zoning district.
- (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?
- (10) The requested rezoning will not create an isolated and unplanned spot zone.
- (11) The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided.

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

# Section 14, T.14N., R.04W., City of Mt. Pleasant, Isabella County, Michigan



## **Property Description:**

Per Exhibit A of Warranty Deed, Liber 1908 Page 1772, Isabella County Public Records: Lot 13 and the West 16 1/2 feet of Lot 12, Block 1 of M. Brown's Addition to the City of Mt. Pleasant, Isabella County, Michigan



# Darcy's Place

## Prepared For

# David L. Lapham Trust

SITE ADDRESS: 1104 Chippewa Street, Mount Pleasant, MI 48858

**Submission Table:** 

May 8, 2025

Submit conceptual site plan to City of Mt. Pleasant for Rezoning Request.

## **Sheet Index:**

- Cover Sheet
- General Notes
- **Topographic Survey** C-3
- Site Plan C-5
- Bldg. #1 & #5 Building Elevations A-1
- Bldg. #2 #4 Building Elevations A-1.1 Bldg. #1 & #5 Ground Level Floor Plan
- A-2
- Bldg. #2 #4 Ground Level Floor Plan A-2.1 Bldg. #1 & #5 Second Story Floor Plan
- A-3 Bldg. #2 - #4 Second Story Floor Plan A-3.1



PROJECT NUMBER: E-240389 DRAW	ENGINEER: Timothy L. Lapham, P.E. 6201027595 DATE:	REVISED:	REVISED:	REVISED:			
Course Chool		- - (			1104 Chippewa St	Mount Pleasant. MI 48858	
		OCIATES		P (989)	www.laphamassoc.com	© 2025 COPYRIGHT, LAPHAM ASSOCIATES UNAUTHORIZED COPYING IS PROHIBITED	
	PRE PER CON		JSE NAR BID UCT	FOFY	 \$		

- **1. SOIL EROSION:** The DEVELOPER shall submit a detailed Soil Erosion and Sedimentation Control plan and obtain an Act 451 Part 91, Soil Erosion and Sedimentation Control permit. This includes the payment of fees and the providing of necessary bonds. No earth changes or excavation shall be started prior to the issuance of this permit. The DEVELOPER shall protect all existing and proposed storm sewer facilities on and adjacent to the site during excavation and construction. All sediment shall be contained on site. Any silt in county drains, storm sewer, culverts, etc. as a result of this project, shall be removed by the DEVELOPER at the cost of the DEVELOPER.
- 2. FLOOD PLAIN OR WETLAND CONSTRUCTION: The DEVELOPER shall apply to the Michigan Department of Environment Great Lakes and Energy (EGLE) for a permit for the alteration and/or occupation of a flood plain or floodway, as required under PA 451. Evidence of this permit may be required prior to plan approval.
- **3. NPDES STORM WATER DISCHARGE PERMIT:** The owner of the property shall obtain a NPDES Storm Water Discharge permit for construction activities from EGLE as required under Public Act 451. The notice of coverage form shall be submitted with the Soil Erosion Control permit application. All EGLE fees shall accompany the Notice of Coverage.
- 4. ROAD COMMISSION PERMIT: The DEVELOPER shall obtain a permit from the Road Commission to perform work within the county Right-of-Way. All fees for the permit, bonds and insurances are the responsibility of the developer.
- 5. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: Prior to the issuance of a building permit by the local municipality, the developer may be required to obtain a sanitary sewer and/or water tap-in permit from the owning municipality.
- 6. STATE CONSTRUCTION PERMITS: The water main construction permits from the Michigan Department of Environment Great Lakes and Energy shall be submitted to the EGLE after approval by the local municipality. Construction shall not begin until these state permits are issued.
- 7. Utility Warning Underground locations as shown on the plans were obtained from utility owners, and were not field located. A minimum of three (3) working days prior to beginning construction, the contractor shall notify "MISS DIG" (800-482-7171) and have all underground utilities staked before any work may begin. The contractor shall be responsible for the protection and/or relocation of all utilities that may interfere with construction. Three (3) Working Days Before You DIG - Call MISS DIG (1-800-482-7171).

construction.

### BM #1

Railroad spike in power pole on opposite side of road, just Northwest of proposed driveway. Elev. 765.62 NAVD88 Datum

BM #2

Railroad spike in power pole on opposite side of road just Northeast of proposed driveway. Elev. 765.65 NAVD88 Datum



# **OTHER NOTES**

The contractor shall be responsible to review and be familiar with all portions of these plans. Any discrepancies between different portions of the plans shall be brought to the attention of the Engineer and shall be resolved prior to

# BENCHMARKS

# FEMA MAP



- = OVERHEAD ELECTRIC LINE
- = BURIED GAS LINE
- = SANITARY SEWER
- = WATER MAIN
- = UNDERGROUND TELEPHONE = SANITARY MANHOLE
- = STORM MANHOLE
- = CATCH BASIN
- = CURB INLET
- = FIRE HYDRANT
- = WATER VALVE
- = LIGHT POLE
- = STREET SIGN
- = FENCE LINE

-X---X---

 $\cap$ 

- = UTILITY POLE
- = FOUND CAPPED IRON
- = SET CAPPED IRON
- = BITUMINOUS PAVING
- = CONCRETE PAVING OR WALKWAY
- = PLS SYSTEM CORNER
- = RECORDED AS IN TITLE DESCRIPTION
- = PREVIOUSLY DESCRIBED
- = MEASURED AS = PROPOSED LIGHT POLE

# NRCS SOILS MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
56A	Urban land-Thetford complex, 0 to 3 percent slopes	1.0	100.0
Totals for Area of Interest		1.0	100.0

### ABBREVIATIONS LIST OF ABBREVIATIONS Definitions A.C. Alternating Current A.F.C. Adult Foster Care ASPH. Asphalt Paving ASTM American Society of Testing Materials AWS American Welding Society

American Waterworks Association

AWWA

BLDG.	Building
CIP	Compacted in place
CL	Class
CONC.	Concrete
C.Yd. or CYD	Cubic Yard
DR	Dimension Ratio
0	Degrees
EA	Each
EJ	East Jordan Iron Works
ELEV.	Elevation
EX	Existing
F.F.	Finish Floor
G.P.M.	Gallons Per Minute
I.D.	Inside Diameter
lnv.	Invert
Lbs.	Pounds
LFT	Lineal Feet
L.S.	Lump Sum
Max.	Maximum
MDOT	Michigan Department of Transportation
МН	Manhole
Mil.	Millimeter
Min.	Minimum
MUW	Maximum Unit Weight at optimum moisture content
No.	Number
NSF	National Sanitation Foundation
OSHA	Occupational Safety Health Administration
PSIGP	Pounds per square inch gauge
PVC	Polyvinyl Chloride
R.O.W. or R/W	Right-of-Way
RAD.	Radius
SDR	Standard Dimension Ratio
SYD	Square Yard
T.D.H.	Total Dynamic Head
V.L.F.	Vertical Lineal Feet
I Contraction of the second	Minutes of angles or Feet
"	Seconds of angles or Inches
%	Percent
#	Pounds

# ZONING MAP



CD-3 (Sub-Urban)

CD-4 (General Urban)

CD-5 (Urban Center)

SD-A (Agricultural)

SD-H (Hospital)

SD-I (Industrial)

SD-U (University)

SD-RC (Research Center)

PRD (Planned Resid. Development)

CZ (Civic)

# Notes Place wa St. MI 48 General S Darcy' 104 104 Σ<sup>ω</sup>

APPROVED USE FOR:

PRELIMINARY

○ CONSTRUCTION ○ FINAL RECORD

N

U

100.0% 100.0%

43° 36'19"N

43° 36 22° N



	PROJECT NUMBER: E-240389       DRAWN BY: S.E. Bell       SCALE: 1" = 20'         ENGINEER: Timothy L. Lapham, P.E. 6201027595       DATE: May 8, 2025       SHEET C-3         REVISED:       Ante: May 8, 2025       SHEET C-3
$\frac{N}{\sqrt{1-1}}$	Topographic Survey Darcy's Place
	Abbundential and a substance of a su



	50'
	SCALE: 1" = 2 SHEET C-4
	DRAWN BY: S.E. Bell 6201027595 DATE: May 8, 2025
	6201027595
ALE	PROJECT NUMBER: E-240389 ENGINEER: Timothy L. Lapham, P.E. REVISED: REVISED: REVISED:
	PRO REVI
	Demolition Plan Darcy's Place 1104 Chippewa St. Mount Pleasant, MI 48858
	Demoli Darcy <sup>1104</sup> Ch Mount Pleas
	TAL
	PLANNING PLANNING PLANNING ENVIRONMENTAL BNVIRONMENTAL ENVIRONMENTAL
	APPROVED USE FOR: PRELIMINARY PERMIT/BID CONSTRUCTION FINAL RECORD





## **Site Plan Notes:**

These plans and specifications are subject to modification during construction when conditions develop that were not apparent during the design and preparation of these plans. All modifications must be approved by local jurisdiction prior to construction and/or implementation.

2. In the event of any discrepancy between any drawing and the figures written thereon, the figures shall be taken as correct.

3. Should it appear that the work to be done or any matter relative thereto is not sufficiently detailed or explained on these plans, the contractor shall contact the engineer for such further explanations as may be necessary.

Before commencement of work, the contractor shall review all plans and specifications and the job site. The contractor shall notify the owner and the engineer of any discrepancies that may require modification to these plans or of any field conflicts.

Contractor agrees that in accordance with generally accepted construction practices, the contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall be made to apply continuously and not be limited to normal working hours.

Contractor shall obtain all necessary permits prior to commencing construction involving right-of-ways, and for the construction, modification, or connection to facilities. All workmanship, equipment and materials shall conform to local jurisdiction standards and specifications.

Where soil or geologic conditions encountered in grading operations are different from those generally anticipated, or where conditions warrant changes to the recommendations contained therein, a report of soil or geologic conditions shall be submitted along with proposed changes for approval and shall be accompanied by an engineer's opinion as to the safety of the site from the possibility of land slippage, settlement and seismic activity.

Meet all current applicable ADA requirements for parking, signage, ramps, sidewalks, and warning notification on sidewalks approaching drives as required.

Barrier free parking shall be converted/constructed in the main parking lot adjacent to the main entrance.

## Zoning Notes:

Developer:	Dave L. Lapham Trust		
Tax ID:	17-000-09-635-00		
Parcel Address:	1104 E Chippewa Street		
Use:	Multiple Family PUD		
Zoning:	CD3 (Sub-Urban Character District)		
Setbacks:	Front Setback Side Setback Rear Setback	0' min. 20' max. 0' min. 3' min.	
Density:	Proposed Impervious 25,23 21.4% Impervious Area Pro	-	



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			-11 <u>1</u> "	
			17	

Building # 2-4 Front Elevation A-1 SCALE: 1/4" = 1'-0"

	PROJECT NUMBER: E-240389       DRAWN BY: S.E. Bell       SCALE: 1/4" = 1'         ENGINEER: Timothy L. Lapham, P.E. 6201027595       DATE: May 8, 2025       SHEET A-1         REVISED:       REVISED:       REVISED         REVISED:       REVISED:       REVISED
	Bldg. #2 - #4 Building Elevations Chippewa Street Project <sup>1104 Chippewa St.</sup> Mount Pleasant, MI 48858
2 Building #2-4 Side Elevation A-1 SCALE: 1/4" = 1'-0"	APPROVINCIAL COPYING CONSTRUCTION





## **GENERAL NOTES:**

- It shall be the contractor's responsibility to verify all dimension and conditions at the job site to cross check details and dimensions on the structural drawings with related requirements on the architectural, mechanical, and electrical drawings. Floor and wall openings, sleeves and other architectural, mechanical, and electrical requirements must be coordinated before the contractor proceeds with construction.
- 2. Winter protection, heat, and snow removal shall be the contractor's responsibility. All space heating shall be done in a safe sensible manner with periodic checks on the systems, and shall comply with state industrial commission and O.S.H.A. regulations.
- 3. Details marked typical shall apply in all cases unless specifically detailed otherwise. Where no detail is shown, construction shall be as shown for other similar work.
- All omissions or conflicts between various elements of the working drawings and/or specifications shall be brought to the attention of the engineer before proceeding with any work so involved.
- 5. All workmanship, material, and testing shall conform to the requirements of the 2015 Michigan building code.
- 6. All work shall comply with state and local codes and ordinances, and shall be done to the highest standards of craftsmanship by workmen of the respective trades.
- 7. These documents do not include the necessary components for construction safety. Safety and care of adjacent properties during construction, compliance with state and federal regulations regarding safety, is, and shall be, the contractor's responsibility.
- 8. Areas with changes made from initial submittal shown by cloud.
- 9. All work shall comply with the 2010 standards for accessibility design requirements.

## Plan Floor C roje Ω Story eet St. Ma Stre hippe 1st Ō Chippewa 1104 unt Pl #2 **∞** #1 Bldg.

APPROVED USE FOR: PRELIMINARY

PRELIMINARY
 PERMIT/BID
 CONSTRUCTION

O FINAL RECORD



## **GENERAL NOTES:**

- It shall be the contractor's responsibility to verify all dimension and conditions at the job site to cross check details and dimensions on the structural drawings with related requirements on the architectural, mechanical, and electrical drawings. Floor and wall openings, sleeves and other architectural, mechanical, and electrical requirements must be coordinated before the contractor proceeds with construction.
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- 8. Areas with changes made from initial submittal shown by cloud.
- 9. All work shall comply with the 2010 standards for accessibility design requirements.

## Plan Floor Ú roje Ω Story eet St. Ma Stre Chippe 1st Chippewa 1104 unt Pl #4 #2 . Bldg. APPROVED USE FOR: -PRELIMINARY **A-2** PERMIT/BID ○ CONSTRUCTION O FINAL RECORD





 1
 2nd Story Floor Plan

 A-2
 SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1' SHEET A-3
DRAWN BY: S.E. Bell 95 DATE: May 8, 2025
PROJECT NUMBER: E-240389 ENGINEER: Timothy L. Lapham, P.E. 6201027595 REVISED: REVISED: REVISED:
Bldg. #1 & #5 2nd Story Floor Plan Chippewa Street Project 104 Chippewa St. Mount Pleasant, MI 48858
AGINE AND
APPROVED USE FOR: PRELIMINARY PERMIT/BID CONSTRUCTION FINAL RECORD





1 2nd Story Floor Plan A-3.1 SCALE: 1/4" = 1'-0"

PROJECT NUMBER: E-240389       DRAWN BY: S.E. Bell       SCALE: 1/4" = 1'         ENGINEER: Timothy L. Lapham, P.E. 6201027595       DATE: May 8, 2025       SHEET A-3.1         REVISED:       PREVISED:       PREVISED:         REVISED:       PREVISED:       PREVISED:         REVISED:       PREVISED:       PREVISED:         REVISED:       PREVISED:       PREVISED:	
Bldg. #2 - #4 2nd Story Floor Plan Chippewa Street Project <sup>1104 Chippewa St.</sup> Mount Pleasant, MI 48858	
A-3.1 A-	
#### 85714:00016:201539390-1CITY 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. <u>Amendment of City Zoning Map</u>. That Chapter 154: Zoning Ordinances is hereby amended as follows:

Rezone the property described below from CD-3, Sub-Urban Character District to CD-4, General Urban Character District with the Residential/Dwelling Use Only Special Requirement. The property is legally described as:

LOT13 AND THE WEST 16.5 FEET OF LOT 12, BLOCK 1, M. BROWN'S ADDITION TO THE CITY OF MT. PLEASANT, ACCORDING TO THE PLAT RECORDED IN LIBER 1 OF PLATS, PAGE 73, ISABELLA COUNTY, MICHIGAN.

Section 2. <u>Limitation on Amendments.</u> 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. <u>Validity and Severability</u>. 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. <u>Repealer</u>. 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. <u>Publication and Effective Date</u>. 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 \_\_\_\_\_\_, 2025.

Boomer Wingard, Mayor

Marilyn Wixson, Interim City Clerk

PC Hearing:	, 2025
Introduced:	, 2025
Adopted:	, 2025
Published:	, 2025
Effective:	, 2025

85714:00016:201539390-1

## City of Mt. Pleasant GIS Map - Existing CD-3 Zoning

## Legend



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 user.



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

Attn: Manuela Powidayko, Director of Planning and Community Development Mt. Pleasant Planning Commission City Hall Commission Chamber 320 W. Broadway Mt. Pleasant, MI 48858

Re: Case Z-25-02 - Request to Rezone 1104 E. Chippewa St. to CD-4

Director Powidayko and members of the Planning Commission,

We're writing this letter to express our opposition to the request to rezone 1104 E. Chippewa St. from CD-3 to CD-4. My husband and I have owned 201 N. Brown St., the property adjacent to the east of the southern portion of 1104 E. Chippewa, since 2007. Our primary concerns regarding the proposed rezoning of this property are as follows:

- The are no other properties with CD-4 zoning classification within our neighborhood for multiple blocks, aside from those on Mission and Pickard Streets.
- The result of the rezoning may result in the construction of multi-unit housing, which would negatively impact the property value and resale viability of our property and others in the neighborhood.
- The construction of multi-unit housing would also increase noise, traffic, and diminish the appeal of our neighborhood for future buyers seeking a single-family residence.

The rezoning of 1104 E. Chippewa to a CD-4 classification, which would enable restricted commercial use or multi-unit family housing, would have a negative impact on our property and the surrounding neighborhood. As long-time property owners, we ask that you take our concerns seriously when evaluating this rezoning request.

Please see the second page of this letter for additional signatures of property owners who share our opposition to this proposal.

Ugan R. Morend

Megan Moreno Owner, 201 N. Brown St. (989) 289-6623 Morenomr83@gmail.com

ATTAZENA

Anthony Moreno Owner, 201 N. Brown St. (989) 560-6517 tone202buck@gmail.com

Neighborhood signatures in opposition to Case Z-25-02 – Request to Rezone 1104 E. Chippewa St. to CD-4.

Name: 🧹 Garley and B Address: Brown 202 N Email or phone: halcrawley @ Yahoo. Com Name: Address: 202N. 510 Email or phone: 982 2-22041. Name: Robert Setchell Address: 206 n Brown St Email or phone: 2*195* Name: Kulucca I Stel Address: 206 N. Brown St. Email or phone: 989-289-3772 Name: Address 1105 E. Chippena Email or phone: 989-225-3151

Name:

Address: 1105 E. HTAP

Email or phone: 9391

Name: OVC amplel

Address: Chippena 1022

Email or phone: 989-330-6982

Name:

Address nnowa 915

Email or phone -1695

Name: KONG

Address: P. CH. PPEND 5. 90

Email or phone: METrongsasa @ G SMail. Com

Name: 20 *ticia* 

Address: Q

Email or phone: Strong pilgmail. Com

Neighborhood signatures in opposition to Case Z-25-02 – Request to Rezone 1104 E. Chippewa St. to CD-4.

Name: Miranda Bender Address: 109 N Brown St. Email or phone: 989-506-7214 Name: Broderic Bender Address: 109 N. Brown St. Email or phone: (989) 763-3832 Name: ROBENT (OOP Address: 118 NORTH BROWN Email or phone: WODI CArgol AU-ONA Name: TIMOHLY Sur A Address: 1011 E. Breadlexing St. Email or phone: 989-600-9519 Name: Sally Rose Address: 301 N. Brown St Email or phone: <u>Sallyrose</u> fibers@gmail.com (989) 506-1802

Name: Michael S. Gray Address: 211 N. Brown Sf Email or phone: 789 - 289 - 005 Name Address: J\_ Brown Email or phone: 7-6123 331 Name: AVIS Address: 1013 E BROADWAY ST Email or phone: 616-540-4759 Name: Address: St 1013 Broady Email or phone: 989-280 1010 Name: Address: Hinner St. Email or phone: Kaudur taylar ()gmail

989-259-2188

## Powidayko Alberici Souza, Manuela

From:	Kimberly Tollenaere <ktollenaere@gmail.com></ktollenaere@gmail.com>		
Sent:	Thursday, June 5, 2025 9:37 AM		
То:	Powidayko Alberici Souza, Manuela		
Cc:	Keith Tollenaere; MorenoMR83@gmail.com		
Subject:	Proposed rezoning if 1104 E Chippewa		
Attachments:	Opposition Letter_Z-25-02_1104 E. Chippewa_Moreno and Neighbors.pdf		

## STOP. THINK. READ. THINK AGAIN. EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Good morning,

I am writing to express my opposition to the proposal to rezone 1104 E Chippewa Street to a CD-4. My husband and I are unable to attend tonight's meeting due to appointments made well before we received the letter from the city. I am thankful for the hard work of our neighbors, the Morenos, and want to add my agreement to their letter (attached below). If there are further meetings we can attend or further actions we can take to express our concerns, please let us know.

I loved living next to Mr. Lapham and hearing his stories of the home and the city. How he was literally born in Island Park, how the land his home is on was sold/given to them by the Murphy's who first owned our home as a farm and how he and his brothers dug out the basement of their home by hand and used a horse drawn cart to haul away the dirt. He was a kind man and a wonderful neighbor. He even mowed much of our property until we moved in as a way to bless the Murphy family and the elderly widow living there.

That land has been a blessing to many of our kids growing up as he was happy to let them play there. Neighborhood kids would gather to play games until it was too dark to see one another. It has always been nice to have a large green space behind our home allowing us and our neighbors room and a peaceful setting to live in the heart of the city.

Our city and even our neighborhood are full of rentals which not only lowers our property value but brings with it a transient population that makes it less of a neighborhood and has even required frequent calls to law enforcement to address issues that arise with tenants. I do not believe Mt. Pleasant needs any new rental facilities and I am fully opposed to new apartments in our neighborhood.

Please feel free to reach out with any questions you may have.

Keith and Kimberly Tolleneare 1105 E Broadway St. 989-817-8079

Sent from my iPhone

Rich Swindlehurst, 110 W Michigan, also owner of neighboring property north of the project site, spoke in support of this proposed rezoning.

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.

Motion by Friedrich, support by Devenney to recommend that the City Commission approve Z-25-01.

Discussion took place.

Ayes: Devenney, Farley, Friedrich, Haveles, Irwin, Kingsworthy, Martinez, Ortman Nays: None

Motion passed unanimously.

 D. Z-25-02 – 1104 E Chippewa – Lapham Associates – Tax parcel 17-000-09-635-00 – Request to rezone the property from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only designation).

Powidayko introduced Z-25-02, a request to rezone the property of tax parcel ID 17-000-09-635-00 from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only designation).

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, future, current and prior land use. Powidayko reviewed photos showing the current conditions of the property.

Powidayko reviewed the current zoning characteristics and the proposed zoning characteristics. Powidayko reviewed the criteria answers for the map amendment and the application's alignment with the future land use identified in the Master Plan. A preliminary conceptual site plan for five fourplexes with shared parking was shared, which could follow this rezoning's approval.

Powidayko noted to the Planning Commissioners of the received communications.

Powidayko closed her presentation with a recommendation to recommend that the City Commission approve Z-25-02.

Discussion took place.

In response to the Commission's questions, Powidayko confirmed the block is primarily single-family homes. Powidayko stated the Master Plan asks for the future land use of this block to be zoned CD-4, and the City has not initiated rezoning due to lack of resources to initiate such a large rezoning. Developers are able to use the City's approved Master Plan to determine what developments can go on each parcel, and it is the right of the private owner to initiate the rezoning. Powidayko confirms there are multiple nonconforming housing in this currently zoned CD-3 neighborhood, with a parcel that has a single-family home and a triplex, meaning two buildings on the same lot as well as one building with three units, which is currently not allowed but the side is grandfathered. Powidayko also mentioned another parcel with a duplex without a special use permit because it was built prior to the current zoning ordinance.

Ortman invited the applicant up to present their case.

Scott Bell, on behalf of Lapham Associates, was on hand to address the board and answer any questions.

Discussion took place.

Ortman opened the public comment.

Megan Moreno, 201 N Brown St; Chuck Crespy, 111 Russell; Chelsea Tenwalde, 1105 E Chippewa St; Patty Strong, 906 E Chippewa St; Sally Rose, 301 N Brown St; Rosie Gray, 211 N Brown St; Anthony Moreno, 201 N Brown St; Sue Yoder, 1001 E Andre Ave spoke in opposition to the proposed rezoning and the potential development.

Scott Bell, the agent for the applicant Lapham Associates, representative for Dave Lapham, stated the intent is to provide housing supply for the missing middle. Bell stated they feel this is a good project for what is in the City's Master Plan. Bell continued that the intent is to market to young professional families. Bell concurred there will be an increase of traffic, but due to its central location, this development can also attract walkers or cyclists. Bell expressed they thought this was a good spot for this development.

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.

Irwin and Friedrich shared concerns of the rezoning occurring in the middle of a CD-3 district and would find it better if the City had the whole block rezoned.

Farley expressed difficulty deciding if this was the right place for the missing middle housing. Farley asked what happens if the Planning Commission denies a proposal that is consistent with the master plan. Irwin asked for clarification on the future land use map and rezonings and timing for when the Master Plan was approved, indicating concerns that the Master Plan may not reflect today's reality because it was approved in 2020, pre-covid.

Powidayko stated the correct procedure is to flag issues with the Master Plan when the Master Plan is under review. Powidayko stated the Master Plan was approved in 2020 after conducting public outreach and receiving Planning Commission and City Commission support. It is currently under review, and it was presented to the Planning Commission a few meetings ago, who recommended the Plan as presented to the City Commission without citing any request for changes of the future land use map or its housing policies and objectives. Powidayko stated the concern of setting a bad precedent to deny a motion that is consistent with the ordinance and policies that have been approved. If there are issues with the Master Plan, the Planning Commission should direct staff to change the Master Plan.

Powidayko reiterated the City can act on area-wide rezoning applications, but that staff does not have time to do it all at once, and so the future land use map is the signal for developers to see what can go where and apply for rezonings themselves. The city continues to need attainable housing, and the future land use map indicates areas where sites must transition from lower density (single-family housing) to medium density (missing middle housing, which means housing typologies that sit in the middle between single-family homes and large multiple-family buildings and complexes, such as duplexes, townhomes, quadplexes, etc).

Powidayko also explained this rezoning would not be considered spot zoning because it is consistent with the Master Plan future land use map. On the other hand, Powidayko clarified that if the Planning Commission were to approve a single-parcel rezoning that is not in alignment with the Master Plan, it could be considered spot zoning.

Powidayko reinforced that if there are concerns with the Plan, they should be addressed now, when the Master Plan is under review. Powidayko concluded that zoning is a long-term tool used to achieve citywide policies, and therefore there will always be the first larger building that is built in a lower density area. The only difference is which neighborhoods have more connections to oppose these projects and which communities don't have those resources. Overall the "not in my backyard" sentiment is very common in the planning field.

Powidayko reiterated that the Planning Commission and the city planner's job is to implement policies that have been adopted as a community. Powidayko stated it is not her policy, clarifying the Master Plan was developed and approved prior her joining the city. Haveles talked about meeting in the middle. Haveles raised the issue where several meetings ago, a school was proposed but a part of the community voiced that they did not want the school, they wanted housing. Now that there is housing, specifically missing middle housing, a different part of the community is saying they don't want it. Haveles brought attention to how the Planning Commission and city planner are here to talk about growth, but every meeting seems to have people coming to say, "No," and "Keep it vacant, keep it vacant," and we are stunting growth and it's not what aligns with our master planning.

Farley noted that notices regarding the Master Plan are posted, and anyone has the option to submit input. Farley stated it seems that only when something isn't something one agrees with and impacts them, only then is when people come. Farley stated the Planning Commission has gone through intentional work to create and approve the master plan and concluded that this proposal is consistent with the city's Master Plan.

Devenney noted that the Planning Commission doesn't make the ultimate decision. The City Commission makes the final decision.

Discussion took place.

Motion by Haveles, support by Devenney to recommend that the City Commission approve Z-25-02.

Discussion took place.

Ayes: Devenney, Farley, Friedrich, Haveles, Kingsworthy, Martinez, Ortman Nays: Irwin

Motion passed.

E. Z-25-03 – Crosslanes Street – City of Mt. Pleasant – Tax parcels 17-000-15-660-00, and 17-000-15-645-00 – Request to rezone the properties from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only designation).

Powidayko introduced Z-25-03, a request to rezone the properties of tax parcel ID 17-000-15-660-00, and 17-000-15-645-00 from CD-3 (Sub-Urban Character District) to CD-4 (General Urban Character District with the Residential/Dwelling Use Only designation).

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, future, current and prior land use. Powidayko reviewed photos showing the current conditions of the property.

June 23, 2025

Attn: Aaron Desentz, City Manager Mt. Pleasant City Commission City Hall Commission Chamber 320 W. Broadway Mt. Pleasant, MI 48858

Re: Case Z-25-02 - Request to Rezone 1104 E. Chippewa St. to CD-4

Mr. Desentz and members of the City Commission,

We, the undersigned, formally protest the proposal to rezone 1104 E. Chippewa St. from CD-3 to CD-4.

Please see the enclosed letter and signatures of neighborhood residents who protest this proposal.

Megan Z. Morcus

Megan Moreno Owner, 201 N. Brown St. (989) 289-6623 Morenomr83@gmail.com

Cc: Marilyn Wixson, Interim City Clerk Katy Lemorie, Assistant to the City Manager City Hall Commission Chamber 320 W. Broadway Mt. Pleasant, MI 48858

## Re: Case Z-25-02 - Request to Rezone 1104 E. Chippewa St. to CD-4

Boomer Weingard, Mayor Maureen Eke, Vice Mayor Mary Alsager, City Commissioner Elizabeth Busch, City Commissioner Amy Perschbacher, City Commissioner Grace Rollins, City Commissioner John Zang, City Commissioner

Dear Commissioners:

We, the undersigned, write to express opposition to the request to rezone 1104 E. Chippewa St. from CD-3 to CD-4 as presented in Case Z-25-02. Several of our concerns regarding the proposed rezoning of this property are summarized below:

1) The proposal before you would dramatically change the character of our neighborhood as there are no other properties zoned CD-4 save for those, quite distant to us, that border Mission and Pickard Streets.

2) The proposal before you would change the character of our largely stable and cohesive neighborhood to one that is more transitory.

3) The proposal holds the potential to be the "thin end of the wedge" for the transformation of the neighborhood from one of owner occupancy to one of renters, as owners may well be induced to move in search of an owner-occupied neighborhood that mirrors what we currently enjoy along Chippewa.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name. FREDERICK W. SCHALL Frederick W. Schole

Address 1310 E. Chippewa St.

Lori McConnon Sori McConnon

1322 & Chippewa St.

Lloyd E. LZNdon Slogd E Randon

1316 E. Chippewz

Jeanie Butka Jeanie Batka Suzanne Shellady Suzanne Shellady

1300 E. Chippewa St. 1303 E. Chippewa St.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Benjamin Laubscher Megan Moreno

1004 E. Chippen A ST 201 N. Brown St. 1105 E. Chippewa St. Sally Rose Sally Rose 301 N, Brown St

CHARUS CRESPY

III RUSSELL ST,

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

George tuesmon

Address 2010 1013 1019 1021 East Chippon 5t.

George Zussme

103 North Brown st

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Stacey Wagner Robert Wagner

309 N. Brown St.

eana Hau

401 N. Brain St Mt Pleasant, MI 48858

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

m. Guirk 607 R. Brown St.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name. Matthe T. Rivard Matthew Rivard

1002 E. Chippera St.A.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

1

Kunberly Tollenaere

1105 & Broadway St.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Linda Elliot

1203 E Broadway St M.P.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Address

1109 E. Chippewa St. Apt 2

1109, E. Chippen M St. Apra

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

James M. Peter

919 E. Chippewa St.

poelle M15 Gracken

919 E Chippewast

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Leady Stanson

1024 E. Chippewa St.

Mack zikho

1019 7 Chappenes ST

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Address

Ruthe Rysis

IDIS E CHIPPEDA ST MT. PLEASANT ME 40058

Ivan agua

1013 E Chippewa ST Mt. Pleasants, MF 40000

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Juson Bergey

1025 E chippena ST

JAMES DICESEY

1025% EChippena &

Sandra Halasz owner-1025 E, chippena Sandra Halaony st.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Bebecca Setchell pla Statut Plal Cronfi Miranda Bender Maria S. Huettrg

206 N. Brown St. M+ Place ant

202 N Brown Mit. P. 109 N BRWN St. 917 E. Broadway

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

MICALL FOCKEN

910 E CHIPPEWA ST MIIPLEABONT MI48858

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Address

Alen Nartin

915 E. Chippewa St

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

TERRY SCHAFER

965 E CHIPPEWA ST

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

Address

Michold Galler

V20 E. Chippewast

a Riph

324 E Chippewa St.

Patty and

906 E. Chippena

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name Quirie Cavy

Address 1021 E. CHIPPEWA St.

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

JOSHUA SMORY

1002 C. CHIPPEWAST AB

5) The proposed changes would increase noise, traffic, and light pollution and diminish the appeal of our neighborhood.

We ask that you take our concerns seriously when evaluating this rezoning request and that you visit the proposed site so that you might better understand the impact of the proposed variance request.

Respectfully submitted,

Name.

1010 E Chippeura St



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

meet here



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

meet here

Name	Address	Square Ft. of Parcel inside 100 ft. Buffer
Matthew Rivard	1002 E. Chippewa St. Unit A	0.00
Joshua Shory	1002 E. Chippewa St. Unit B	
Benjamin Lawbscher	1004 E. Chippewa St.	
Barb Kirchner	1010 E. Chippewa St.	0.00
George Fussman	1010 E. Chippewa St.	
George Fussman	1013 E. Chippewa St.	0.00
Ruth and Ivan Ayris	1013 E. Chippewa St.	
George Fussman	1019 E. Chippewa St.	17.60
Mack Zilsher	1019 E. Chippewa St.	
George Fussman	1021 E. Chippewa St.	
Laurie Weaver	1021 E. Chippewa St.	
Kody Stinson	1024 E. Chippewa St.	19860.80
James Dicksey	1025 1/2 E. Chippewa St.	1626.50
Jason Bergey	1025 E. Chippewa St.	
Sandra Halasz	1025 E. Chippewa St.	
George Fussman	103 N. Brown St.	184.80
Miranda Bender	109 N. Brown St.	2849.00
Kim Tollenaere	1105 E. Broadway St.	7699.40
Julie Lyon	1105 E. Chippewa St.	2241.00
Jill Lyon	1109 E. Chippewa St.	3847.80
Charles Crespy	111 Russel St.	0.00
Linda Elliott	1203 E. Broadway St.	0.00
Jeanie Butka	1300 E. Chippewa St.	0.00
Suzanne Shellady	1303 E. Chippewa St.	0.00
Frederick W. Schall	1310 E. Chippewa St.	0.00
Lloyd Landon	1316 E. Chippewa St.	0.00
Lori McConnon	1322 E. Chippewa St.	0.00
Megan Moreno	201 N. Brown St.	3296.40
Hal Crawley	202 N. Brown St.	0.00
Rebecca Getchell	206 N. Brown St.	0.00
Sally Rose	301 N. Brown St.	678.10
Stavey Wagner	309 N. Brown St.	0.00
Deana Prout	401 N .Brown St.	0.00
Peggy McGuirk	607 N. Brown St.	0.00
Michelle Geller	820 E. Chippewa St.	0.00
Dan Dedloff	824 E. Chippewa St.	0.00
Terry Schafer	905 E. Chippewa St.	0.00
Patty Strong	906 E. Chippewa St.	0.00
Micah Focken	910 E. Chippewa St.	0.00
Allen Martin	915 E. Chippewa St.	0.00
Marie Huettig	917 E. Broadway	0.00
James M. Peter	919 E. Chippewa St.	0.00
Noelle McCracken	919 E. Chippewa St.	0.00

Total SQFT of Petition Parcels in 100 ft Buffer Total Percent of 100 ft Buffer made of Petition Parcels Area of 100 ft Buffer SQFT

100 ft Buffer with Chippewa St ROW & Subject Parcel SQFT Chippewa St ROW in Buffer SQFT 1104 E Chippewa (Subject Parcel) SQFT 165516.00 21954.70 44785.60

42301.40

98775.70

43%

Thursday, May 29, 2025



## **CITY OF MOUNT PLEASANT**

#### Application for Board or Commission Appointment

In accordance with the City Charter, Michigan Constitution, and U.S. Constitution, an individual must be a registered voter in the City of Mt. Pleasant. By submitting this application you affirm that you meet this requirement. Limited exceptions for certain boards exist as indicated on the attached listing. For a complete description of each board and commission please see attached listing. *Applications will be kept on file for three calendar years*.

Please note that all information submitted in this application is public information and subject to disclosure.

Name:	Latricia Powell		
Date:	Thursday, May 29, 2025 11:30		
Residence:			
1134 Sweeney St Mount Pleasant, MI 48858			
Telephone:	9892846838		
E-mail	powel3la@cmich.edu		
Please check all that apply:	I rent property		

## Boards or Commissions in which you are interested. You may list more than one. Please list preferences in order. If your first choice is unavailable we may contact you for service on another board.

City/CMU Student Liaison Committee, Zoning Board of Appeals,

## Why are you interested in this particular board or boards?

I am deeply committed to fostering collaborative, equitable, and strategically sound systems that bridge community, policy, and educational institutions.

For the City/CMU Student Liaison Committee, my dual role as both a CMU alum and an executive leader makes me uniquely positioned to serve as a bridge between the student body and the city. My career has focused on creating cross-sector partnerships and ensuring marginalized voices are represented in decision-making processes. I understand the student experience from lived and professional perspectives, and I'm passionate about enhancing student engagement with local governance, ensuring smoother integration between students and long-term residents.

Regarding the Zoning Board of Appeals, my certification from Michigan State University in Zoning Board of

Appeals and the Citizen Planner Program has equipped me with a deep understanding of land use, community impact, and fair process. I see zoning not just as a technical mechanism but as a strategic tool for inclusive growth, community stability, and economic development. My consulting background and public policy focus allow me to interpret zoning appeals with both analytical rigor and a heart for community equity.

Both boards align with my lifelong commitment to public service, strategic reform, and community-rooted leadership

## Please list any community service and/or prior board or commission service, including the name of the board and term of service.

Board Memberships & Advisory Committees

- Michigan Board of Psychology Member in Good Standing (Term: Ongoing)
- Michigan Homeless Policy Committee Member in Good Standing (Term: 2023–Present)
- Michigan Campaign to End Homelessness Training Committee Member in Good Standing (Term: 2023–Present)

• Young Professional's Network (YPN), Chamber of Commerce – Member in Good Standing (Term: 2022–Present)

• Women's International League for Peace and Freedom – Member in Good Standing (Term: 2022– Present)

• NAACP (National Association for the Advancement of Colored People) – Member in Good Standing (Term: 2021–Present)

☆ Speaking Engagements

Keynote Speaker – 2025 HIV & Housing Summit (Scheduled)

Delivered prophetic and policy-rooted keynote focused on the intersection of health, housing, and human dignity.

• Panel Speaker – 2024 Michigan's Summit on Ending Homelessness

Presented innovative strategies on culturally responsive evaluation, equity-centered funding, and system change frameworks.

• Trainer & Facilitator – Michigan Expanding the Bench Leadership Academy, 2024 Focused on equity in evaluation, funding access, and leadership development for underrepresented voices.

Community & Public Service

Restorative Justice Facilitator – Community-based peace and healing circles (2023–Present)
Strategic Consultant for Faith and Policy Groups – Including service with Godls Inc. as Director of

Public Relations, leading advocacy, engagement, and family healing initiatives (2021-Present)

• Public Notary & Signing Agent (State of Michigan) – Providing civic service access for underserved populations (2022–Present)

• Honor's Internship – Buena Vista Fire Department & Police Station, Saginaw, MI (2005–2007) Supported administrative and emergency services as a student intern focused on public safety and youth outreach.

# What experience or training do you have which might be of special value on this board or commission (i.e. education, job experience, length of residency, life in another community, etc.)?

I bring over 20 years of professional experience across public policy, business strategy, and communitybased leadership, with a strong foundation in both academic and applied settings. I hold an MBA and a BS in Psychology and Management from Central Michigan University, where I developed a deep understanding of both institutional systems and individual behavior—skills crucial for effective board governance.

My specialized certifications in Zoning Board of Appeals, Citizen Planning, and Culturally Responsive and

Equitable Evaluation (CREE) uniquely equip me to interpret policy, land use, and appeals through both a technical and equity-centered lens. I've served as a Strategic Business Consultant, Technical Peer Reviewer for the U.S. Department of Education, and Director of Public Relations for a faith-rooted nonprofit —roles that required rigorous analysis, ethical discernment, and deep stakeholder engagement.

As a Michigan native and long-term resident, I have firsthand insight into the evolving needs of our communities. My public service spans local safety internships, restorative justice facilitation, and statewide committee participation on homelessness and mental health. I also bring national visibility as a keynote speaker at summits focused on housing, HIV, and systemic reform.

Altogether, I offer not only formal education and professional leadership, but also a lifelong commitment to public integrity, collaborative governance, and strategic problem-solving.

# Please list three personal or business references, including contact information. (Please note if applying for the Principal Shopping District Board, one reference should be the name of business nominating/supporting your appointment.)

Amanda Brake (MPHC) amandab@mphcstaff.org Larry West III (Colleague) westi1l@cmich.edu Velma Roach (Mentor) gr8godis@hotmail.com

Based on the board you are applying for, please check the appropriate box or boxes to indicate whether you have the stated experience or professional expertise that may be needed to fill a specific skillset. Please note these are <u>desired</u> qualifications. Some boards and commissions are a mix of citizens with certain qualifications and others are citizens representing the general public. Even if you do not have the desired experience or expertise, you are urged to apply for consideration as the community is well served by citizens with diverse backgrounds.

9-1-1 Central Dispatch Governing Board -Experience in emergency	Emergency response County-wide coordination			on	
management response or social services needs.					
Audit Committee-Accounting knowledge, particularly governmental accounting.	Auditing				
Board of Review -Experience and/or training in matters related to real	Banking/Finance	Real E	Estate/Devel	opment/L	aw
estate valuation.					
Building Authority -Experience and/or training in matters related to real	Banking/Finance				
estate.	Real Estate/Devel	opment/L	aw (no ager	nts or brok	ers)
Chippewa River District Library Board of Trustees -Experience with the	Policy making				
management, supervision and oversight of library facilities.	Advertising/Mark	eting/Pub	lic Relations		
	Finance/Budget	Knowle	edge of libra	ries	
City Commission	Policy making	Finance/	'Budget		
	Knowledge of gov	vernment			

City/CMU Student Liaison Committee				
-Experience with communication and	Higher education	Neighborhood preservation		
problem solving.	Marketing and promotion			
Cultural & Recreational Commission - Experience and/or training in	Fitness/Recreation	Physical Education		
recreation activities.	Advertising/Marke	ting/Public Relations		
Dog Park Advisory Board -Experience with policy making, implementation of policies, and conflict resolution. A love for dogs.	Own a dog Pol	licy making Conflict resolution		
Downtown Development Authority	Banking/Finance	New business development		
(DDA) -Experience with business or methods to increase taxable value within the identified Mission/Pickard	Marketing and promotion			
District.	Business recruitme	ent and retention		
	Real estate development			
Economic Development Corporation/	Banking/Finance	New business development		
Brownfield Redevelopment Authority (EDC/BRA) -Experience with business or methods to increase taxable value	Real estate development			
within the City.	Business recruitment and retention			
Fire & Police Pension Board - Experience in investments or financial planning.	Investments Accounting/Finance			
Housing Commission -Experience	Low Income or Sub	osidized Housing		
and/or training in matters related to the housing industry, subsidized housing programs, or property	Housing Development/Law			
management.				
Isabella County Transportation Commission -Experience and/or	Transportation	Transit (bus) user		
training in matters related to transportation.				
Local Officers Compensation	Finance/Budget	Public Sector Compensation		
Commission -Experience in elected local positions, volunteer, or compensation.				
Parks and Recreation Commission - Experience and/or training in recreation activities or parks management.	Advertising/Marke	ting/Public Relations		

Fitness/Recreation

Planning Commission -Experience in land use related issues.

**Principal Shopping District Board** 

Tax Increment Finance Authority (TIFA) -Experience with business or methods to increase taxable value within the identified two districts (Downtown and Industrial Park North).

Zoning Board of Appeals -Interest or knowledge of land use related issues.

Land Use PlanningReal Estate DevelopmentBusiness recruitment, retention and expansionNew business developmentNew business developmentBusiness recruitment and retention

Land Use Planning Real Estate Development/Law

