

**Regular Meeting of the Mt. Pleasant City Commission**

**Monday, June 23, 2025**

**7:00 p.m.**

**AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduction of Planning & Community Development intern Yuyang Ding by Director of Planning & Community Development Manuela Powidayko.
2. Introduction of Instructional Media and Design intern Tyler Rupe by City Manager Aaron Desentz.
3. Presentation of the 2024 Annual Comprehensive Financial Report by Vredevelde Haefner.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

4. Minutes of the Planning Commission regular meeting and work session (May 2025).

CONSENT ITEMS:

5. Approval of minutes from the regular meeting held June 9, 2025.
6. Approval of minutes from the closed sessions held June 9, 2025.
7. Notice of Temporary Traffic Control Order #1-2025.
8. Consider resolution in support of final approval of Temporary Traffic Control Order #2-2025.

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

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9. Consider approval of employer delegate for the Municipal Employees' Retirement System (MERS) annual meeting.
10. Consider an amendment to the CHILL Furnace & Water Heater Projects 2025 contract to include a contingency of 15% of the total contract amount.
11. Consider awarding the contract for the 2026 Galvanized Services Replacement bid to Green Tech Systems for \$202,012.
12. Consider setting a public hearing for July 28, 2025, to hold a public hearing to allow for public input and to consider the proposed changes to and adoption of Chapter 72 of the City's Code of Ordinances entitled "Bicycles and Electric Bicycles" regarding the usage of motorized bikes and scooters on City owned trails.
13. Set a Public Hearing on July 14, 2025, 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).
14. Set a Public Hearing on July 14, 2025, for 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).
15. Set a Public Hearing on July 14, 2025, for 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).
16. Set a Public hearing on July 14, 2025, for 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).
17. Consider approving a contract with Fishbeck for \$39,900 for professional services related to the Island Recharge Stream Restoration project along with a budget amendment for the same.
18. Consider approval of resolution for Reynold's Golden Finds CDBG Revolving Loan Fund Application to continue the loan process for the business.

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19. Consider approval of Payrolls and Warrants.

### PUBLIC HEARINGS:

### NEW BUSINESS:

20. Consider authorizing a contract extension with The Mannik Smith Group for a not-to-exceed amount of \$41,525 to perform environmental consulting services, including the development of a Conceptual Site Model and Focused Feasibility Study, at the former Mount Pleasant Landfill.
21. Consider awarding the contract for the Water Treatment Plant Improvements to RCL Construction for \$12,002,910 and a budget amendment for the same.
22. Consider proposal for renewal of Central Business District Tax Increment Financing Authority.
23. Consider Police Services Agreement between the City of Mt. Pleasant and the Village of Lake Isabella.

### ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

### PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

### RECESS:

### WORK SESSION:

24. Opioid Settlement Funds Allocation.
25. Consider Panhandling Ordinance concepts.

### 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

JUNE 23, 2025

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

3. Presentation of the 2024 Annual Comprehensive Financial Report by Vredeveld Haefner.
  - a. The ACFR/annual audit will be discussed by our auditors at Vredeveld Haefner. The full ACFR is not complete at this time. Finance Director Lauren Pavlowski has provided a memo identifying some of the underlying issues as well as the corrective action that we will take to address those issues. The City Commission will be able to ask any questions related to the 2024 ACFR at the upcoming meeting.

Receipt of Petitions and Communications:

Consent Items:

7. Consider resolution in support of final approval of Temporary Traffic Control Order #2-2025.
  - a. TCO #2-2025 places no parking signs on the north side of Locust Street from Arnold to the alley.
9. Consider approval of employer delegate for the Municipal Employees' Retirement System (MERS) annual meeting.
  - a. The officer delegate to represent the City of Mt. Pleasant at the 2025 MERS Annual meeting in Traverse City October 16-17, 2025 is Aaron Desentz, City Manager.
10. Consider an amendment to the CHILL Furnace & Water Heater Projects 2025 contract to include a contingency of 15% of the total contract amount.
  - a. The City Commission approved the contract with Kihn Heating and Cooling LLC to provide furnace and water heater replacements as part of the CHILL grant. The initial request did not include any contingency. Staff is asking that the City Commission approve an amendment to the contract allowing a 15% contingency for possible issues not covered in the initial contract. Funds for the contract increase of \$21,592.50 are available as part of the CHILL grant funds provided by the State of Michigan.
11. Consider awarding the contract for the 2026 Galvanized Services Replacement bid to Green Tech Systems for \$202,012.
  - a. As part of the city's ongoing efforts to comply with the State of Michigan's revised Lead and Copper Rule, all lead and galvanized water service lines that are or may have previously been connected to lead must be replaced. This project includes the replacement of galvanized water services from the water shut off to the water meter and identified during the city's water service material inventory. Staff recommends that the City Commission award the contract for the 2026 Galvanized Services Replacement bid to Green Tech Systems for \$202,012. This project will be funded with DWSRF funding.



12. Consider setting a public hearing for July 28, 2025, to hold a public hearing to allow for public input and to consider the proposed changes to and adoption of Chapter 72 of the City's Code of Ordinances entitled "Bicycles and Electric Bicycles" regarding the usage of motorized bikes and scooters on City owned trails.
  - a. Following our last work session on this topic, the City Commission is asked to set a public hearing on July 28<sup>th</sup> to consider the adoption of an ordinance that amends the City's regulations governing bike and e-bike usage on the City's trails system. The ordinance imposes a 10-mile-per-hour speed limit on sidewalks, linear trails, and shared-use pathways.
13. Set a Public Hearing on July 14, 2025, 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 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.
14. Set a Public Hearing on July 14, 2025, for 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 Character District) to CD-4 (General Urban Character District) with a Residential/Dwelling Use Only Special Requirement. The applicant, Lapham Associates, proposes to replace the existing single-family home with several fourplex 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 14<sup>th</sup> before considering approval of the rezoning request.
15. Set a Public Hearing on July 14, 2025, for 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 City-initiated 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, owner-occupied 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.

16. Set a Public Hearing on July 14, 2025, for 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.
17. Consider approving a contract with Fishbeck for \$39,900 for professional services related to the Island Recharge Stream Restoration project along with a budget amendment for the same.
  - a. The City’s Ranney collector well is the City’s best and most reliable water source. Over time this collector has experienced a decline in water production. Staff is recommending that the City engage with its engineering contractor at Fishbeck to study if dredging will increase the Ranney water production and provide a return on investment as this dredging process would be costly. Further work on this well will take place as part of a second phase of the Water Treatment Plan rehabilitation project.

#### Public Hearings:

#### New Business:

20. Consider authorizing a contract extension with The Mannik Smith Group for a not-to-exceed amount of \$41,525 to perform environmental consulting services, including the development of a Conceptual Site Model and Focused Feasibility Study, at the former Mount Pleasant Landfill.
  - a. Mannik Smith Group (MSG) has been the City’s long standing environmental advisor related to state and federal requirements of our former landfill site. MSG proposes to prepare a Conceptual Site Model (CSM) to identify groundwater contaminant exposure routes and a Focused Feasibility Study (FFS) to evaluate remedial options to prevent groundwater impacts from venting to the Chippewa River. A representative will be at the City Commission meeting to provide an overview of the proposal and to answer any questions that the Commission may have. The total cost for these services is not to exceed \$41,525. Funding for this contract extension has been allocated, with \$20,762.50 provided by the Saginaw Chippewa Indian Tribe grant and \$20,762.50 from the general fund.
    - i. Recommended Action: A motion to authorize a contract extension with The Mannik Smith Group for a not-to-exceed amount of \$41,525 to perform environmental consulting services, including the development of a Conceptual Site Model and Focused Feasibility Study, at the former Mount Pleasant Landfill.

21. Consider awarding the contract for the Water Treatment Plant Improvements to RCL Construction for \$12,002,910 and a budget amendment for the same.
  - a. The City Commission is asked to award the contract for Water Treatment Plant Improvements to RCL Construction, of Sanford, Michigan, for \$11,323,500, a 6% contingency of \$679,410, and a total contract amount of \$12,002,910. This is being done as part of the first phase of such upgrades and is being paid for through the authorized bonding through the State of Michigan Drinking Water State Revolving Fund (DWSRF) program. Of this amount, \$2.2 million will be awarded as part of the State's program authorizing principal loan forgiveness.
    - i. Recommended Action: A motion to award the contract for the Water Treatment Plant Improvements to RCL Construction for \$12,002,910 and a budget amendment for the same.
22. Consider proposal for renewal of Central Business District Tax Increment Financing Authority.
  - a. At the 05/12/2025 City Commission meeting, the Commission asked that staff return to the City Commission with a proposal for the future of the Central Business District (CBD) Tax Increment Finance Authority (TIFA). After reviewing the proposed downtown infrastructure project and potential incentive programs, I am recommending that the City Commission direct staff to complete the process for renewing the CBD TIFA at a 100% capture rate for 10 years. At the upcoming City Commission meeting, I will provide a presentation for the recommendation and answer any questions that you may have.
    - i. Recommended Action: A motion to direct staff to complete the process necessary for renewing the CBD TIFA for 10 years at a 100% capture rate.
23. Consider Police Services Agreement between the City of Mt. Pleasant and the Village of Lake Isabella.
  - a. The City Commission is asked to consider a contract for police services with the Village of Lake Isabella. A flat rate of \$250 per hour would be charged, which covers the City's total cost as well as a small overhead percentage. The City would work out a schedule with the Village and ensure that enough coverage will always be available in Mt. Pleasant before considering services in the Village. Director of Public Safety Paul Lauria has provided the attached memo on this and will answer any questions that the City Commission may have.
    - i. Recommended Action: A motion approving the attached agreement for the provision of police services with the Village of Lake Isabella.

Work Session:

24. Opioid Settlement Funds Allocation.
  - a. The City of Mt. Pleasant has received funding through the State of Michigan as part of a settlement agreement with various pharmaceutical manufacturers. The proceeds of this settlement must be spent on specific activities that address addiction within communities. Policy Research Intern Colton Brewer will present his findings related to the use of these funds. The City Commission is asked to provide input on how these funds should be used.
25. Consider Panhandling Ordinance concepts.

- a. City staff has received numerous complaints from business owners and residents about panhandling. Director of Public Safety Paul Lauria will discuss some of the options that the City Commission can consider in addressing these concerns. The City Commission will be asked to provide direction on the matter.

Closed Session:

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Lauren Pavlowski, Finance Director

DATE: June 16, 2025

SUBJECT: FY2024 Annual Audit – Finance Director Observations

## ~ Overview ~

Since my appointment as Finance Director in January this year, I've had the opportunity to begin to review the City's financial processes and procedures with a fresh perspective. As is often the case with leadership transitions, this has brought to light opportunities for time and cost savings, simplification, and redesign of existing workflows.

I want to clarify that my new insight into the processes and procedures not imply any errors, misstatements, or fraud/embezzlement in past financial data or reporting, nor does it indicate that what the prior management was doing was incorrect for them. To the best of my knowledge, the City's annual financial reports remain accurate and trustworthy. However, it is important to note that I encountered limited and/or non-existent documentation outlining the step-by-step procedures previously used for key financial tasks. As a result, I've had to rely on my own expertise and support from Maner Costerisan, Blystone & Bailey, and our audit firm, Vredeveld Haefner LLC, to piece together processes and prepare for the annual audit.

FY2024 was a year of significant change for the Finance Division, including:

- A transition to Paymentus for credit card tax and utility payments both at the counter and with the online portal,
- Vacancies in the roles of AP Clerk, Utility Billing Supervisor, and Finance Director in the second half of the year
- The Treasurer's resignation in December, and
- Temporary professional service contracts to maintain operations.

To bridge staffing gaps, the City contracted with Maner Costerisan for interim Finance Director services and audit preparation, and with Blystone & Bailey for bank reconciliation support.

## ~ Audit Update ~

The audit for FY2024 is being conducted by Vredeveld Haefner LLC. Due to the timing of my start, the lack of transition documentation, and limited availability of former staff, I have spent my initial months learning and documenting internal processes, aligning them with best practices, and preparing necessary records for audit with significant support from Maner.

Despite these efforts, the following audit findings will be reported:

1. Material weakness in financial statement preparation – this is a repeat finding from FY2023, due to material adjustments proposed by auditors that should have been identified internally. This resulted largely from staff turnover and process gaps.

# Memorandum



2. Material weakness in bank reconciliations – reconciliations were not completed timely or accurately, as required by State mandate (within 60 days of period close). Again, this was caused by staff turnover and process gaps.
3. Suspension and debarment of vendors – The City did not document the requirement to show that a vendor was not suspended or debarred from the Federal Government through SAM.gov before entering the contract.
4. Late submission of the audit – It is required by the State of Michigan that the audit be completed within 180 days of the close of the fiscal year (deadline is 6/30) and the City did not meet this deadline.

## ~ Corrective Actions ~

Findings 1. and 2. were unavoidable this year due to circumstances beyond our control, but they are preventable going forward. With the right staff and structure in place, and a focus on documentation and training, we will resolve these weaknesses.

The following steps are being prioritized to prevent repeat findings of 1. and 2.:

- Document and centralize Finance Division procedures to preserve institutional knowledge,
- Reassess segregation of duties for appropriate checks and balances,
- Build cross-training plans to ensure coverage during vacancies or absences,
- Increase training for current and new staff to ensure compliance with GASB, State, and Federal standards, and adapt to evolving best practices.

Finding 3. will come with the following steps to prevent this from happening in the future.

- The procurement and purchase policy will be updated to note the needed proof that the vendor is in good standings through SAM.gov.
- The staff will receive a copy of the updated policy as well as training to ensure this step is documented with each contract it is required for.

Finding 4. will be a one time finding as additional time is needed to fully complete all reconciliations and allow the auditors time to formulate their opinion. The staff took all possible steps to meet this deadline, however, due to the staff turnover and lack of available process documentation, the deadline could not be met. An extension was requested and will likely be allowed with the State of Michigan. Also, an extension for the 2024 year was requested and awarded with the Government Finance Officers Association (GFOA) for their Certificate of Achievement for Excellence in Financial Reporting Program, in which Mt Pleasant has received this award for the last 30+ years.

Should you have any questions or need additional information, please do not hesitate to contact me.

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
May 1, 2025**

**I.** Ortman called the meeting to order at 7:00 p.m.

Present: Farley, Haveles, Irwin, Kingsworthy, Liesch, Ortman  
Absent: Devenney, Friedrich

Staff: Manuela Powidayko, Susan Tham, Lauren Pavlowski, Stacie Tewari

**II. Approval of the Agenda:**

Motion by Liesch, support by Irwin to approve the agenda.

Motion approved unanimously.

**III. Approval of the Minutes:**

**A. April 3, 2025 Regular Minutes**

Motion by Irwin, support by Haveles to approve the minutes from the April 3, 2025 regular meeting as presented.

Motion approved unanimously.

**IV. Zoning Board of Appeals report for April:**

Powidayko/Commissioner Haveles reported the ZBA did not meet in April.

**V. Communications:**

Powidayko reported that there were no communications.

**VI. Public Hearings:**

**A. SUP-25-05 – 617 S Main St – Sashko Janev – A request for a Special Use Permit for a short-term rental.**

Powidayko introduced SUP-25-05, a request for Special Use Permit for a short-term rental.

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 Special Use Conditions regarding short-term rentals. Powidayko reviewed the site plan.

Powidayko closed her presentation with a recommendation to approve SUP-25-05 subject to conditions.

Discussion took place.

Ortman invited the applicant up to present their case.

Sashko Janev, 1009 S Kinney, the applicant, was on Zoom to address the board and answer any questions.

Discussion took place.

Ortman opened the public comment.

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

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

Discussion took place.

Motion by Farley, support by Haveles to approve SUP-25-05, subject to the following conditions:

1. The applicant shall not allow more than 6 occupants in the short-term rental.
2. The applicant shall comply with the Zoning Ordinance requirements by:
  - a. Installing a bicycle rack for 9 bikes on the premises; and
  - b. Buffering the south side of the porch with an evergreen hedge.
3. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Discussion took place.

Ayes: Farley, Haveles, Irwin, Kingsworthy, Liesch, Ortman  
Nays: None

Motion passed unanimously.



**B. SUP-25-06 – 813 & 815 Whitney St – 7038 W Blanchard LLC – A request for a Special Use Permit for a short-term rental.**

Powidayko introduced SUP-25-06, a request for Special Use Permit for a short-term rental.

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 Special Use Conditions regarding short-term rentals. Powidayko reviewed the site plan.

Powidayko closed her presentation with a recommendation to approve SUP-25-06 subject to conditions.

Discussion took place.

Ortman invited the applicant up to present their case.

The applicant Amanda Sims of 1052 Pueblo Pass in Lake Isabella, MI 48893, was on hand to address the board and answer any questions.

Discussion took place.

Ortman opened the public comment.

Ray Davies, 1338 S Crawford St, questioned if property owners were seeking these short-term rental special use permits as an alternative in case they can't find long-term renters, or if it was policy to pose it that way.

Amanda Sims, 1052 Pueblo Pass, commented her existing short-term rental in Harrison was rented by visitors who wanted to do things in Mt. Pleasant because there were limited options for Airbnbs in Mt. Pleasant. After Sims had trouble finding long-term renters for her property in Mt. Pleasant, she decided to seek the special use permit so she could have this option for her property. Sims stated her preference for having a long-term renter as opposed to a short-term renter, due to the length of guaranteed rental income.

Sashko Janev, 1009 S Kinney, commented he sought a SUP for short-term rental because while he also prefers long-term renters, he has struggled to find long-term renters due to the high competition for student rentals with the student apartment complexes. Janev posted looking for new tenants last September and only found tenants this month. Janev wanted to become licensed to post the property as a short-term rental in case he struggles again, and also to rent during the summer.

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 Haveles, support by Kingsworthy to approve SUP-25-06, subject to the following conditions:

1. The applicant shall comply with the Zoning Ordinance requirements by:
  - a. Applying for a right-of-way permit to plant one small street tree along the frontage.
  - b. Buffering the north and south sides of the two small patios with a fence, wall, or landscape screen.
2. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Discussion took place.

Ayes: Farley, Haveles, Irwin, Kingsworthy, Liesch, Ortman

Nays: None

Motion passed unanimously.

**C. SUP-25-07 – 817 & 819 Whitney St – 7038 W Blanchard LLC – A request for a Special Use Permit for a short-term rental.**

Powidayko introduced SUP-25-07, a request for Special Use Permit for a short-term rental.

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 Special Use Conditions regarding short-term rentals. Powidayko reviewed the site plan.

Powidayko closed her presentation with a recommendation to approve SUP-25-07 subject to conditions.

Discussion took place.

Ortman invited the applicant up to present their case.

The applicant Amanda Sims of 1052 Pueblo Pass in Lake Isabella, MI, was on hand to address the board and answer any questions.

Discussion took place.

Ortman opened the public comment.

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

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

Discussion took place.

Motion by Haveles, support by Farley to approve SUP-25-07, subject to the following conditions:

1. The applicant shall apply for a right-of-way permit to plant one small street tree along the frontage; and
2. The applicant shall comply with the requirements of Building Safety, Public Safety and Public Works.

Discussion took place.

Ayes: Farley, Haveles, Irwin, Kingsworthy, Liesch, Ortman  
Nays: None

Motion passed unanimously.

## **VII. Site Plan Reviews:**

### **A. None**

## **VIII. New Business:**

### **A. 2026-2031 Capital Improvement Plan (CIP)**

Powidayko introduced the City's Finance Director Lauren Pavlowski and City Engineer Stacie Tewari who were in attendance to present the 2026-2031 CIP and provide answers to any questions. Powidayko briefly introduced the 2026-2031 Capital Improvement Plan.

Pavlovski presented an overview of the projects in the 2026-2031 Capital Improvement Plan. Pavlovski reviewed updates on the 2025 projects, 2026 projects by Department, changes from the prior plan, a summary of the 2027-2031 projects, and next steps.

Motion by Irwin, support by Haveles to provide a recommendation to the City Commission regarding the adoption of the plan.

Ayes: Farley, Haveles, Irwin, Kingsworthy, Liesch, Ortman  
Nays: None

Motion passed unanimously.

**IX. 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.

**X. Staff Report**

**A. Results from Customer Service Survey**

Powidayko reported that every year, the Planning Department, in coordination with Building Safety, releases a Planning & Zoning Customer Survey to all applicants that had SUPs, SPRs, ZBA variances, rezonings or other requests coming through one of the two Departments. The survey is a best practice by the MEDC, RRC Program.

The results of the 2024 Planning & Zoning Customer Survey were included in the Planning Commission packet.

**XI. Adjourn to work session:**

Motion by Liesch, support by Haveles to adjourn to work session.

Motion approved unanimously.

Meeting adjourned at 7:46 p.m.

**Mt. Pleasant Planning Commission  
Minutes of the Work Session Meeting  
May 1, 2025**

**I.** Ortman called the meeting to order at 7:51 p.m.

Present: Farley, Haveles, Irwin, Kingsworthy, Liesch, Ortman  
Absent: Friedrich, Devenney

Staff: Manuela Powidayko, Susan Tham

**II. Short Term Rentals**

Powidayko presented information to the Planning commission about benefits and challenges of flexible short-term rental regulations in non-touristic cities like Mt Pleasant and asked if the Planning Commission is interested in exploring changes to the zoning ordinance requirements and/or other city procedures regarding how short-term rentals are regulated. The Planning Commission may also choose to keep the ordinance as is.

Powidayko summarized the current regulations and procedures that apply to short-term rentals, provided data on the twelve properties that have Special Use Permits approved for short-term rentals, and proposed the following recommended discussion items to help assess if changes are warranted:

1. Is the Planning Commission interested in applying distinct geographic treatment on short-term rentals? (more or less permissive depending on location). If so, how?
2. Is the Planning Commission interested in treating short-term rentals with on-site hosts (or owner-occupied premises) differently? If so, how?
3. Is the Planning Commission interested in restricting short term rentals by:
  - a. Limiting occupancy without regard to long-term rental license allowances?
  - b. Limiting the amount of time that the unit or room can be rented per year (or per month)?
  - c. Canceling permits when ownership is transferred?
  - d. Revoking permits based on a maximum number of verified complaints per year?
4. Are there any changes to current regulations not mentioned above that the Planning Commission would like staff to explore?

Discussion took place.

There was general consensus in formalizing the enforcement process, with suggestions to revoke the short-term rental permit after a set amount of unresolved, verified violations during a set timeframe. However, the Planning Commission wanted to

ensure that changes did not strain staff's time. There was consensus that the City has a good enforcement structure, and adding language in the zoning ordinance could help the City revoke special use permits in cases where there have been multiple violations related to issues such as noise and traffic.

### **III. Adjournment**

Motion by Irwin, support by Haveles to adjourn.

Motion passed unanimously.

Meeting adjourned at 8:26 p.m.

Minutes of the regular meeting of the City Commission held Monday, June 9, 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 and Vice Mayor Maureen Eke;  
Commissioners Mary Alsager; Liz Busch, Amy Perschbacher, Grace Rollins & John Zang

Commissioners Absent: None

Others Present: City Manager Aaron Desentz, Interim City Clerk Marilyn Wixson and  
City Attorney Michael Homier

#### Proclamations and Presentations

Mayor Wingard read a Proclamation recognizing June 19, 2025 as Juneteenth Celebration Day.

#### Additions/Deletions to Agenda

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

#### Public Input on Agenda Items

Joseph Carreon, 109 N. Arnold, spoke in support of a complete ban of bicycles on trails.

#### Receipt of Petitions and Communications

Received the following petitions and communications:

2. Monthly report on police related citizen complaints received.
3. 2024 E-Scooter Rental Statistics
4. Minutes of Parks and Recreation Commission April Meeting.

Commissioner Zang requested that Item #6, "Proposed 2026-2031 Capital Improvement Plan", be removed from the Consent Calendar.

Moved by Commissioner Alsager and seconded by Vice Mayor Eke to approve the  
following items on the Consent Calendar:

5. Minutes of the regular meeting of the City Commission held May 27, 2025.
6. Removed from the Consent Calendar.

7. Payrolls and Warrants dated May 19, 20, 28 & 29, 2025 totaling \$764,901.94.

AYES: Commissioners Alsager, Busch, Eke, Rollins, Wingard & Zang

NAYS: Commissioner Perschbacher

ABSENT: None

Motion carried.

Finance Director Lauren Pavlowski gave a presentation on the Community Development Block Grant Revolving Loan Fund. Venard Roberson, representative of Northern Initiatives, was on-line to answer questions from the Commission.

A public hearing was held on the proposed Application by Reynolds Golden Finds LLC for a loan in the amount of \$15,000 through the CDBG Revolving Loan Fund (RLF) program. There being no public comment or communications received the Mayor closed the Public Hearing.

Moved by Commissioner Perschbacher and seconded by Commissioner Busch to approve Application of Reynolds Golden Finds LLC for a loan in the amount of \$15,000 through the CDBG Revolving Loan Fund (RLF) program. Motion unanimously adopted.

Moved by Commissioner Busch and seconded by Vice Mayor Eke to approve the proposed 2026-2031 Capital Improvement Plan as amended on June 2, 2025.

AYES: Commissioners Alsager, Busch, Eke, Perschbacher, Rollins & Wingard

NAYS: Commissioner Zang

ABSENT: None

Motion carried.

The Commission discussed the 2025 millage rate. No action taken.

Moved by Commissioner Zang and seconded by Commissioner Alsager to approve the final draft of EPIC MRA Climate Survey and to include former employees up to 2.5 years. Motion unanimously adopted.

#### Announcements on City-Related Issues and New Business

Commissioner Alsager announced that she listened to Live with the League this past week and it showcased the Mayor and City Manager of Holland, Michigan and they have not raised their millage rate in 14 years. She also remarked that she ran the swimming events at the Special Olympics last weekend and the whole games went very well.

Commissioner Busch encouraged everyone to attend the Farmers Market on Thursdays at Island Park. This week we have the Health Expo and other interesting booths. The Saturday Farmers Market is set to begin June 21<sup>st</sup>. She noted that she found a lot of useful information on the City's Facebook page. Finally, she mentioned that the Trap Neuter Release (TNR) program



runs from April - October and if you have any issue with feral cats there is a system in place to help.

Vice Mayor Eke announced that she attended the Saginaw Chippewa Indian Tribe Honoring, Healing & Remembering event at the Boarding School on Friday along with Commissioner Perschbacher, and Mayor Wingard. She is interested in what happens with that land there. She would like the City to invite people from the Tribe who have done research on the Boarding School to give the Commission a presentation and for the Commissioners to take a tour of the grounds. She feels it is vital to making an informed decision on what to do with the 311 acres of land surrounding that area.

Commissioner Perschbacher announced that CMU will be holding Juneteenth Celebrations June 17, 18 & 19<sup>th</sup>. Visit CMU's website for event information.  
<https://www.cmich.edu/news/details/juneteenth-celebration-to-build-community-through-joy>. She advised there is an increase in insects so be careful when walking through parks and trails. Make sure to spray legs with insect repellent and watch out for signs of tick bites. She cautioned everyone to watch out for walkers, joggers, bicyclists and scooters. She reminded walkers and joggers to move against traffic; while bicyclists and scooter operators should ride with traffic and always obey traffic laws.

Mayor Wingard announced that he attended the Saginaw Chippewa Indian Tribe Honoring, Healing & Remembering event. He encourages everyone to attend the event which takes place annually on June 6<sup>th</sup>. He advised that the Appointments Committee needs to meet soon and he would like the Committee to consider expanding the International Relations Committee in preparation of the next Okaya Delegation visit.

Commissioner Busch would like to reach out to area high school students to have a teen representative on the Committee for a two year term to help with engagement. Exchange is offered every other year for juniors and seniors.

Commissioner Zang announced that the Conservation District is offering a hazardous waste event at the Isabella County Fairgrounds on June 14<sup>th</sup>.

#### Public Comment on Agenda and Non-Agenda Items

Kathleen Martin, 401 E. Palmer; Patrick LaChance, 712 N. Lansing; True Muszynski, 721 N. Fancher; Dan Herrera, 113 E. Bennett; & Brenda Dezelski spoke in opposition to the request made by Krist Oil Company for approval of a proposed gas station and convenience store at 111 Palmer (802 N Main).

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

WORK SESSION: Proposed Ordinance to amend Title VII: TRAFFIC CODE, Chapter 72: BICYCLES of the City's Code of Ordinances regarding the use of motorized bikes and scooters on City owned trails.

Public Safety Director Lauria and Parks, Recreation, & Public Spaces Director Biscorner gave a presentation on proposed Bicycle Ordinance.

Discussion ensued.

Moved by Vice Mayor Eke and seconded by Commissioner Alsager to enter into Closed Session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.

AYES: Alsager, Busch, Eke, Perschbacher, Rollins, Wingard & Zang

NAYS: None

ABSENT: None

Motion carried.

The Commission recessed at 9:01 p.m. and went into closed session at 9:06 p.m.

Closed session ended at 9:46 p.m. A separate set of minutes was taken for the closed session.

Mayor Wingard adjourned the meeting at 9:46 p.m.

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Boomer Wingard, Mayor

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Marilyn Wixson, Interim City Clerk



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

TRAFFIC CONTROL ORDER NO.

1-2025

Issued By: Stacie Tewari  
Traffic Engineer

Date: 12/10/2024

Signs/work by: [Signature]  
Street Department

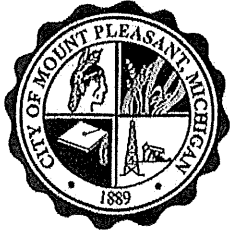
Date: 4-11-25

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 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.



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

**TRAFFIC CONTROL ORDER NO.**

2-2025

Issued By: Steve Tewari  
Traffic Engineer

Date: 2/27/25

Signs/work by: [Signature]  
Street Department

Date: 4-16-25

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 Locust Street from Arnold to the alley.

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.

TO: Aaron Desentz, City Manager

FROM: Lauren Baker, Grant Coordinator

DATE: June 17, 2025

SUBJECT: Amend Contract for the CHILL Furnace & Water Heater Projects 2025

Request:

Consider an amendment to the CHILL Furnace & Water Heater Projects 2025 contract to include a contingency of 15% of the total contract amount.

Reason:

The original contract for the CHILL Furnace & Water Heater Projects 2025 was awarded on May 12, 2025, to Kihn Heating & Cooling LLC of Mt. Pleasant, MI in the amount of \$143,950. However, the original bid package and contract did not include any contingency provisions.

The 15% contingency amount of \$21,592.50 will allow the City to respond to any unexpected issues during implementation of the contract without causing delays or requiring separate future approvals.

The total cost, including contingency, remains well within the approved CHILL grant budget of \$499,730.

Recommendation:

We recommend that the City Commission approve an amendment to the contract with Kihn Heating & Cooling LLC to include a 15% contingency of \$21,592.50, for a total authorized contract amount of \$165,542.50.

# Memorandum



TO: Aaron Desentz, City Manager  
FROM: Jason Moore, DPW Director  
DATE: June 4, 2025  
SUBJECT: Award Contract for 2026 Galvanized Services Replacement Bid

## Request

The City Commission is requested to award the contract for the 2026 Galvanized Services Replacement bid to Green Tech Systems, LLC, of Bay City, for \$202,012.

## Reason

As part of the city's ongoing efforts to comply with the State of Michigan's revised Lead and Copper Rule, all lead and galvanized water service lines that are or were previously connected to lead must be replaced. This project includes the replacement of galvanized water services from the water shut off to the water meter and identified during the city's 2024 water service material inventory.

In 2024, the city secured financing from the Michigan Department of Environment, Great Lakes, and Energy's Drinking Water State Revolving Fund (DWSRF) for water treatment plant improvements and lead service line replacement. To utilize these funds, the city is required to follow a project timeline set by the EGLE. As such, the 2026 bid was released now to ensure compliance with those deadlines.

On Tuesday, June 4, 2025, the following bids were received.

Green Tech Systems, LLC, Bay City	\$202,012.00
Sova Excavating & Trucking, Midland	\$300,565.00
Malley Construction, Inc., Mt. Pleasant	\$348,614.98
The Isabella Corp., Mt. Pleasant	\$370,684.00

Green Tech Systems is the low bidder. The city previously contracted with Green Tech for the 2021 Parking Lots 6 and 8 Reconstruction Project. They possess the necessary qualifications and experience needed for this work.

## Recommendation

I recommend the City Commission award the contract for the 2026 Galvanized Services Replacement bid to Green Tech Systems for \$202,012. This project will be funded with DWSRF funding.



## DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT

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804 E. High Street, Mount Pleasant, MI 48858  
Phone: (989) 779-5100 Fax: (989) 773-4020

### MEMORANDUM

**DATE:** June 11, 2025  
**TO:** Aaron Desentz, City Manager  
**FROM:** Paul Lauria, Director of Public Safety  
**SUBJECT:** Chapter 72 "Bicycles" Ordinance Amendments

At the regular meeting of the City Commission held on June 9, 2025, a Work Session was conducted to review and discuss proposed revisions to Chapter 72 of the City's Code of Ordinances, which pertains to bicycles and electric bicycles. A draft of the proposed ordinance, along with a summary of the intended changes, is attached to this memorandum for reference.

The draft ordinance updates the City of Mount Pleasant's traffic code to include regulations for both traditional bicycles and electric bicycles. It establishes definitions for the various classes of electric bicycles, specifies permitted areas of operation (e.g., public roads, trails, and pathways), and applies standard traffic laws to all bicycle and electric bicycle users. Additionally, the ordinance imposes a 10-mile-per-hour speed limit on sidewalks, linear trails, and shared-use pathways, and outlines safety requirements such as the use of lights, functional brakes, and proper signaling.

Violations of the ordinance are designated as civil infractions, subject to fines of up to \$50. Enforcement will primarily fall under the responsibilities of the City's Code Enforcement and Police Officers. Initial violations will result in an educational warning regarding the new requirements. Repeat violations may lead to the issuance of formal citations.

### RECOMMENDED ACTION

Set a public hearing on July 28th, 2025, for the proposed changes to Chapter 72 of the City's Code of Ordinance Entitled "*Bicycles and Electric Bicycles*". Following the hearing, approve the adoption of the ordinance and add/update the pertinent sections of the City Code.



**CITY COMMISSION  
CITY OF MOUNT PLEASANT  
ISABELLA COUNTY, MICHIGAN**

**ORDINANCE NO. 25-\_\_\_\_**

**AN ORDINANCE TO AMEND TITLE VII: TRAFFIC CODE, CHAPTER 72 OF THE  
CITY'S CODE OF ORDINANCES ENTITLED "BICYCLES"**

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF MOUNT PLEASANT:

**Section 1. Amendment of Title VII: Traffic Code, Chapter 72: Bicycles.**

Chapter 72: Bicycles of the City Code of Ordinances is hereby amended in its entirety to read as follows:

“Chapter 72: Bicycles and Electronic Bicycles.

**GENERAL PROVISIONS**

**§ 72.01 DEFINITIONS.**

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

***BICYCLE.*** Any device propelled by human power upon which any person may ride, having two or three wheels in a tandem or tricycle arrangement, all of which are over 14 inches in diameter.

***ELECTRIC BICYCLE.*** Electric bicycle means a device upon which an individual may ride that satisfies all the following:

(A) The device is equipped with all the following:

1. A seat or saddle for use by the rider.
2. Fully operable pedals for human propulsion.
3. An electric motor of not greater than 750 watts.

(B) The device falls within one of the following categories:

1. *Class 1 electric bicycle.* As used in this subparagraph, "class 1 electric bicycle" means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

2. *Class 2 electric bicycle.* As used in this subparagraph, "class 2 electric bicycle" means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

3. *Class 3 electric bicycle.* As used in this subparagraph, "class 3 electric bicycle" means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

## **§ 72.02 TRAFFIC LAWS APPLY TO PERSONS RIDING BICYCLES AND ELECTRIC BICYCLES.**

Each person riding a bicycle or electric bicycle upon a roadway shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by the laws of this state declaring rules of the road applicable to vehicles or by the traffic regulations of the city applicable to vehicles or by the traffic regulations of the city applicable to the driver of a vehicle, except as to special regulations in this chapter pertaining to bicycles and electric bicycles, and except as to those provisions of laws and regulations which, by their nature, can have no application.

## **§ 72.03 RESPONSIBILITY OF PARENTS AND GUARDIANS.**

No parent of any child, nor guardian of any ward, shall authorize or knowingly permit any such child or ward to violate any of the provisions of this chapter.

## **OPERATING REGULATIONS**

### **§ 72.15 OBEDIENCE TO TRAFFIC-CONTROL DEVICES.**

(A) Each person operating a bicycle or electric bicycle shall obey the instructions of official traffic-control signals, signs, and other control devices applicable to vehicles, unless otherwise directed by a police officer.

(B) Whenever authorized signs are erected indicating that no right or left or "U" turn is permitted, no person operating a bicycle or electric bicycle shall disobey the direction of any sign, except where such person dismounts from the bicycle or electric bicycle to make any such turn, in which event such person shall then obey the regulations applicable to pedestrians.

### **§ 72.16 RIDING ON SEAT; NUMBER OF RIDERS.**

(A) No person propelling a bicycle or electric bicycle shall ride other than astride a permanent and regular seat attached thereto.

(B) No bicycle or electric bicycle shall be used to carry more persons at one time than the number for which it is designed and equipped.

## **§ 72.17 RIDING ON ROADWAYS AND BICYCLE PATHS.**

(A) Each person operating a bicycle or electric bicycle upon a roadway shall ride as near to the right-hand side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.

(B) No person riding a bicycle or electric bicycle upon a street or highway shall ride more than two abreast, except on paths or parts of roadways set aside for the exclusive use of bicycles and electric bicycles.

(C) Whenever a usable path for bicycles and electric bicycles has been provided adjacent to a street or highway, bicycle and electric bicycle riders shall use such path and shall not use the street or highway.

(D) All bicycles and electric bicycles are permitted to operate on linear paved trails located within the City, unless otherwise regulated.

(E) Only bicycles are permitted to operate on nonmotorized, natural surface trails.

(F) Bicycles and electric bicycles are permitted to operate on motorized, natural surface trails within the City.

(G) Whenever an operator of a bicycle or electric bicycle is passing any other person and/or user of a sidewalk, linear paved trail, or pathway, an audible signal complying with Section 72.24(B) - LAMPS AND OTHER EQUIPMENT ON BICYCLES AND ELECTRIC BICYCLES shall be used prior to overtaking or passing such user.

## **§ 72.18 SPEED.**

No person shall operate a bicycle or electric bicycle on a sidewalk or linear paved trail/pathway at a speed greater than 10 miles per hour or is reasonable and prudent under the condition then existing or as otherwise detailed herein or by state law.

## **§ 72.19 EMERGING FROM ALLEY OR DRIVEWAY.**

Individuals operating a bicycle or electric bicycle shall at all times operate said bicycle or electric bicycle with due care and caution. The operator of a bicycle or electric bicycle, emerging from an alley, driveway, or building, shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on said sidewalk or sidewalk area and upon entering the roadway, shall yield the right-of-way to all vehicles approaching on said roadway.

## **§ 72.20 CLINGING TO VEHICLES.**

No person operating a bicycle or electric bicycle shall attach the same or himself/herself to any vehicle upon a roadway.

### **§ 72.21 CARRYING ARTICLES.**

No person operating a bicycle or electric bicycle shall carry any package, bundle, or article which prevents the rider from keeping both hands upon the handle bars.

### **§ 72.22 PARKING.**

No person shall park a bicycle or electric bicycle upon a street other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or electric bicycle or against a building or at the curb, in such manner as to afford the least obstruction to pedestrian traffic.

### **§ 72.23 RIDING ON SIDEWALKS.**

(A) The Director of Public Safety or his/her designee is authorized to erect signs on any sidewalk, street, or roadway prohibiting the riding of bicycles or electric bicycles thereon by any person, and when such signs are in place, no person shall disobey the same.

(B) Whenever any person is riding a bicycle or electric bicycle upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

### **§ 72.24 LAMPS AND OTHER EQUIPMENT ON BICYCLES AND ELECTRIC BICYCLES.**

(A) Each bicycle and electric bicycle when in use at night-time shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear of a type which shall be visible from all distances from 100 feet to 600 feet to the rear when directly in front of lawful lower beams of headlamps on a motor vehicle. A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the red reflector.

(B) No person shall operate a bicycle or electric bicycle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet except that a bicycle or electric bicycle shall not be equipped with nor shall any person use upon a bicycle or electric bicycle any siren or whistle. An audible signal may include the rider's voice for purposes of this Ordinance.

(C) Every bicycle and electric bicycle shall be equipped with a brake which will enable the operator to make the braked wheels skid on dry, level, clean pavement.

## **RENTALS**

### **§ 72.35 RENTAL AGENCIES.**

A bicycle or electric bicycle rental agency shall not rent or offer any bicycle or electric bicycle for rent unless such bicycle or electric bicycle is equipped with the lamps and other equipment required in this chapter.

**§ 72.99 PENALTY.**

Any person violating any of the provisions of this chapter shall be held responsible for a municipal civil infraction and prosecuted in accordance with the Municipal Civil Infractions Ordinance. The fine for violation of a municipal civil infraction under this chapter shall not exceed \$50. Any minor who violates any provision of this chapter shall be dealt with by the juvenile division of the probate court or as prescribed by the laws of the state.”

**Section 2. Repealer.** This Ordinance expressly repeals all City ordinances and parts of ordinances in conflict with this Ordinance.

**Section 3. Severability.** If any provision of this Ordinance is declared invalid for any reason, that declaration does not affect the validity of all other sections of this Ordinance.

**Section 4. Effective Date.** This Ordinance takes effect 30 days after its adoption.

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Manuela Powidayko  
Director of Planning and Community Development

DATE: June 23, 2025

SUBJECT: Introduction to **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 set a public hearing on July 14, 2025 for Z-25-01.

## **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

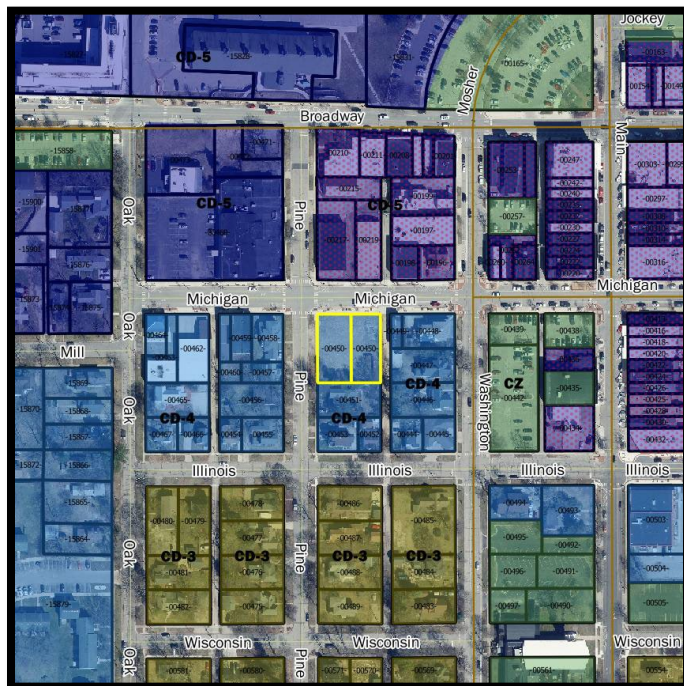
**Applicant:** Great Lakes Bay Properties, LLC (Neel Yalamarthy)

**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.

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

	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)

## 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.

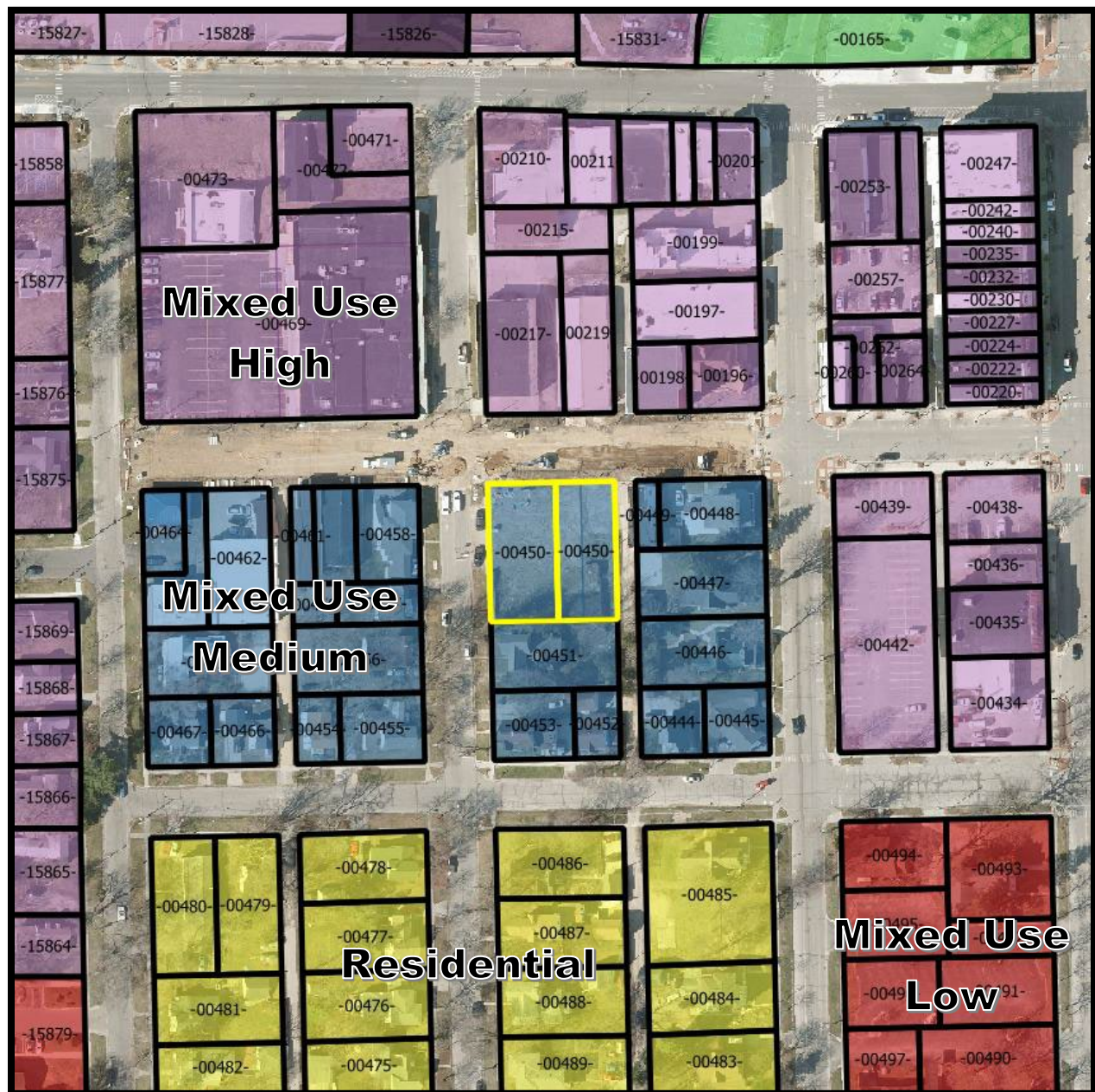
## **CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP:**

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.*

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

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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

## 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

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## 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. [52.12](#) 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 [52.06](#), 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. [51.063](#)

Industrial Facilities: Discharge of flow other than standard residential sanitary waste are subject to provisions [51.061](#) through [51.088](#) 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, Stacie](#)  
**To:** [Powidayko Alberici Souza, Manuela](#)  
**Cc:** [Moore, Jason](#); [Liptow, Robyn](#)  
**Subject:** Z-25-01 221 W. Michigan - City Utilities  
**Date:** Wednesday, May 21, 2025 10:58:40 AM  
**Attachments:** [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](http://www.mt-pleasant.org)





## V. PROJECT DESCRIPTION

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.*

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

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" x 17" (folded to 8½" x 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)
- ☒ 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 required to meet with City staff prior to submitting an application. Staff can assist with a preliminary review and explain zoning requirements. Please call (989) 779-5347 to schedule an appointment.

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

Following the public hearing, the Planning Commission will make a recommendation to approve, deny, or modify the request. The City Commission will consider the Planning Commission recommendation and schedule a public hearing at a regular meeting. The public hearing is generally held 4 weeks following the receipt of the Planning Commission recommendation. The City Commission may approve, deny, modify, or postpone action on a request. Approved rezonings take effect 30 days after the 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.AI 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. Amendment of City Zoning Map. 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. Limitation on Amendments. Except as otherwise expressly amended by this Ordinance, all other provisions of the City's Zoning Code shall remain in full force and effect, except that if necessary, internal numbering of sections or subsections shall be renumbered or re-lettered accordingly.

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

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

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

YEAS: Commissioner(s) \_\_\_\_\_

NAYS: Commissioner(s) \_\_\_\_\_

ABSTAIN: Commissioner(s) \_\_\_\_\_

ABSENT: Commissioner(s) \_\_\_\_\_

**CERTIFICATION**

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Boomer Wingard, Mayor

\_\_\_\_\_  
Marilyn Wixson, Interim City Clerk

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

85714:00016:201539391-1

DRAFT














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





## Legend

 Existing Parcel for Rezoning

## Zoning

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

## Special Requirements

-  Res Only
-  Student Restriction
-  Residential Restriction
-  Student and Res Restriction



0 50 100 ft

*Mt. Pleasant*  
[meet here]



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



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


## Legend


 Proposed Parcel Zoned CD-5

## Zoning


 CD-3 (Sub-Urban)


 CD-3L (Sub-Urban Large Lot)


 CD-4 (General Urban)


 CD-5 (Urban Center)


 CZ (Civic)


 SD-A (Agricultural)

 SD-H (Hospital)

 SD-I (Industrial)

 SD-RC (Research Center)

 SD-U (University)


 PRD (Planned Resid. Development)

## Special Requirements

 Res Only

 Student Restriction

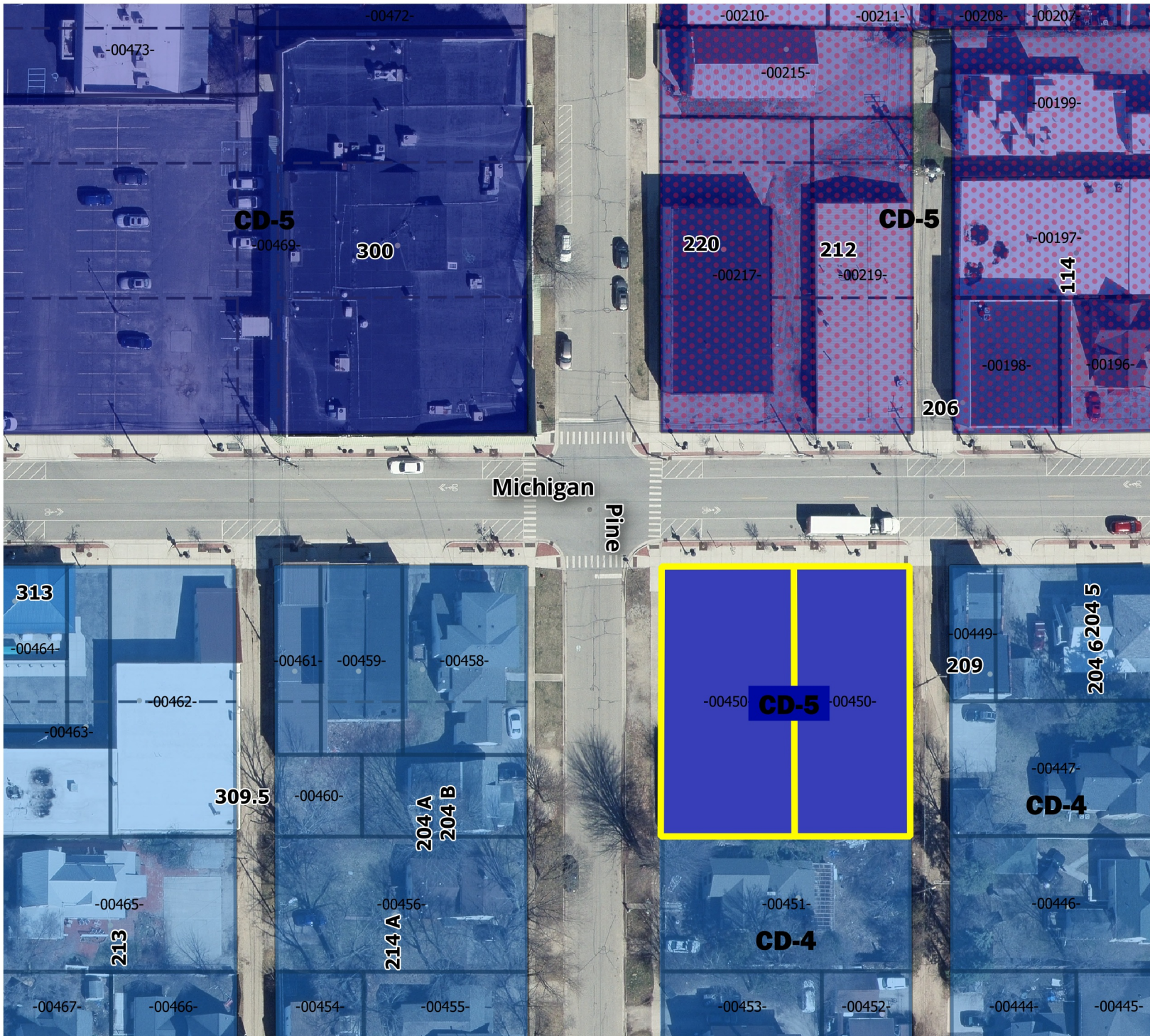
 Residential Restriction

 Student and Res Restriction



0 50 100 ft

*Mt. Pleasant*  
[meet here]



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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 Manager

FROM: Manuela Powidayko  
Director of Planning and Community Development

DATE: June 23, 2025

SUBJECT: Introduction to **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 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.

## **REQUESTED ACTION:**

The City Commission set a public hearing on July 14, 2025 for Z-25-02.

## **ATTACHMENTS:**

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

## 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.

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

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

## 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.
- ✓ 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

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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

## 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

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## 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. [52.12](#) 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 [52.06](#), 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. [51.063](#)

Industrial Facilities: Discharge of flow other than standard residential sanitary waste are subject to provisions [51.061](#) through [51.088](#) 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**

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**From:** Tewari, Stacie  
**Sent:** Wednesday, May 28, 2025 8:31 AM  
**To:** 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](http://www.mt-pleasant.org)







## INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number		
05/19/2025	PLAN REVIEW CITY OF MT PLEASANT - Site	3364		
Lead Inspector	Shift	Station	Unit	
BRADLEY DOEPKER	Lieutenant	Mt. Pleasant Fire Department	C 31	
Other Inspectors				
N/A				

## SUMMARY OF INSPECTION

✓ 20	✗ 17	⊘ 5
Passed codes	Failed codes	N/A codes

## NEXT STEPS

Please direct questions about your inspection to:

BRADLEY DOEPKER  
bdoepker@mt-pleasant.org, 9897795152

Reinspection Date  
08/29/2025

## FEE

Invoice Date	Inspection Fee	Date Paid	Amount Paid
N/A			
Invoice Number	Check Number	Transaction Number	
N/A	N/A	N/A	

## SIGNATURES

Contact signature

Inspector signature

No signature  
NA

Dave Lapham

Date: \_\_\_\_\_

BRADLEY DOEPKER

05/19/2025

## CHECKLISTS

### Site Plan Review

Status	Code	Description
Pass ✓	1 PROPERTY	
Pass ✓	10.1	
Pass ✓	501.4	When fire apparatus access roads or a 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 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 to increase 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 PARKING 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



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 will need to be identified easily 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.

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

Fail



#### GENERAL STATEMENT

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.

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

Fail



#### 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).

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

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.

Fail



#### 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.

Fail



#### 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.)

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



Pass



#### NO COMMENTS/CONCERNS

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

Department.		
Pass 	<b>SECONDARY ACCESS ROADS</b> 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 	<b>TWO ACCESS ROADS</b> 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 	<b>TWO ACCESS ROADS (HEIGHT)</b> 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 	<b>TWO ACCESS ROADS (SQ FT)</b> 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 	<b>TWO ACCESS ROADS (UNITS)</b> 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 	<b>WATER SUPPLY (DEAD END)</b> 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 	<b>WATER SUPPLY (GPM)</b> 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



**WATER SUPPLY (MAIN)**

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

Fail

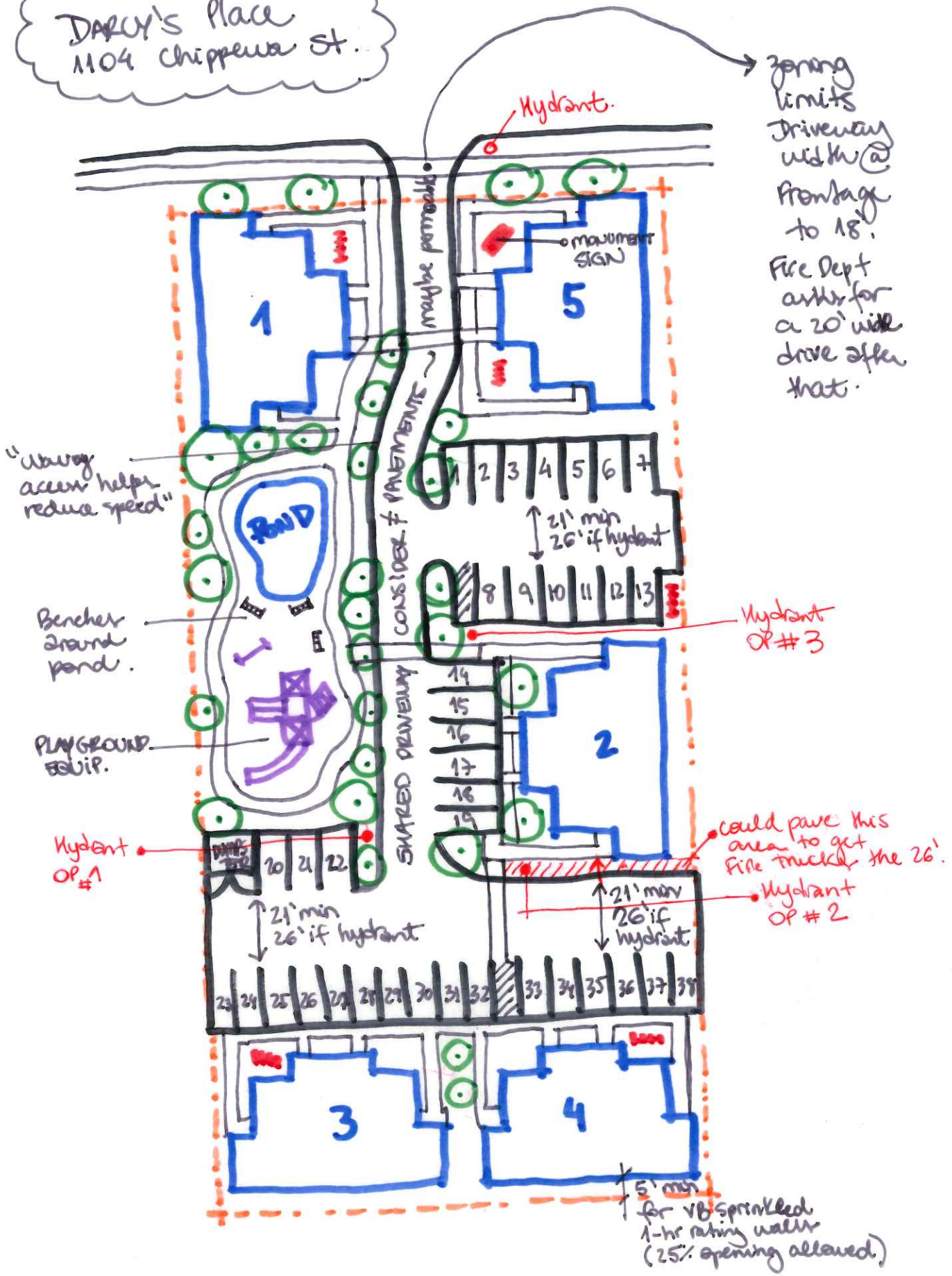


**WATER SUPPLY (SPACING)**

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.



DARCY'S Place  
1104 Chippewa St.



zone limits  
Driveway width @  
Frontage  
to 18'.  
Fire Dept  
asks for  
a 20' wide  
drive after  
that.

"abuse  
access helps  
reduce speed"

BENCHES  
around  
pond.

PLAYGROUND  
EQUIP.

Hydrant  
OP #1

Hydrant  
OP #3

could pave this  
area to get  
Fire Truck the 26'

Hydrant  
OP #2

5' min  
for VB sprinkled  
1-hr rating walls  
(25% opening allowed.)

**V. PROJECT DESCRIPTION**

Current Zoning District(s):

Proposed Zoning District:

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

**Existing Site Conditions:**

Total Site Area: \_\_\_\_\_ 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" x 17" (folded to 8½" x 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)
- ☐ 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 required to meet with City staff prior to submitting an application. Staff can assist with a preliminary review and explain zoning requirements. Please call (989) 779-5347 to schedule an appointment.

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

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

# Darcy's Place

Prepared For  
David L. Lapham Trust

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

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

**DRAFT** **INFORMATION ONLY**

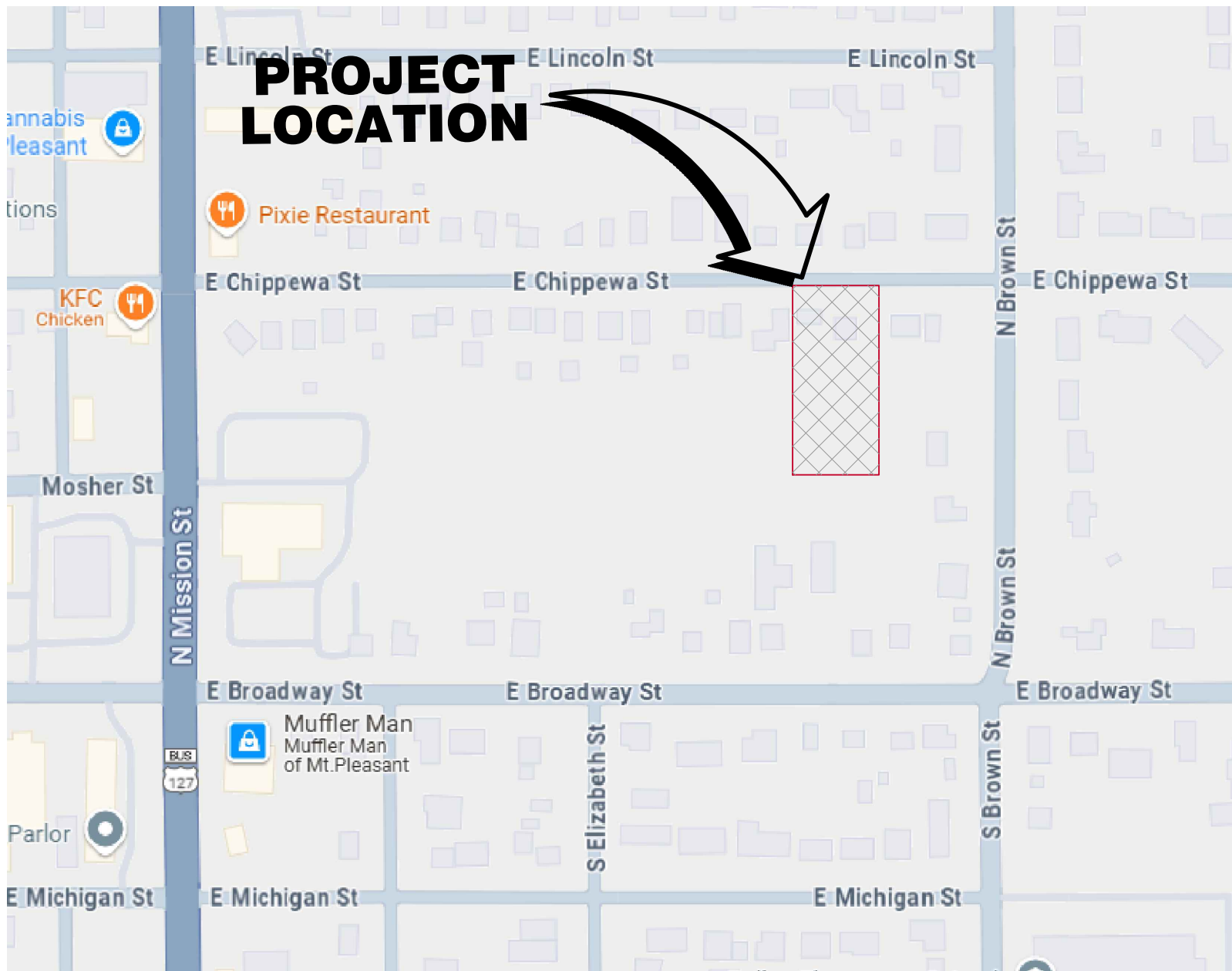
### Property Description:

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

### Sheet Index:

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



**LOCATION MAP**  
N.T.S.

### Submission Table:

May 8, 2025      Submit conceptual site plan to City of Mt. Pleasant for Rezoning Request.



**LAPHAM ASSOCIATES**  
ENGINEERING  
PLANNING  
ENVIRONMENTAL  
SURVEYING  
116 South 3rd Street  
West Branch, MI 48661  
P (989) 345-5030  
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www.laphamassoc.com  
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APPROVED USE FOR:  
● PRELIMINARY  
○ PERMIT/BID  
○ CONSTRUCTION  
○ FINAL RECORD

**C-1**

Cover Sheet  
Darcy's Place  
1104 Chippewa St.  
Mount Pleasant, MI 48858

PROJECT NUMBER: E-240389	DRAWN BY: S.E. Bell	SCALE: N/A
ENGINEER: Timothy L. Lapham, P.E. 6201027593	DATE: May 8, 2025	SHEET C-1
REVISED:		
REVISED:		



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).

## OTHER NOTES

1. 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 construction.

## BENCHMARKS

- 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

## PLAN LEGEND

—O—ELECT	= OVERHEAD ELECTRIC LINE
—GAS—GAS—	= BURIED GAS LINE
—SAN—SAN—	= SANITARY SEWER
—WATER—	= WATER MAIN
—U/G TELE	= UNDERGROUND TELEPHONE
⊙	= SANITARY MANHOLE
⊙	= STORM MANHOLE
●	= CATCH BASIN
⊠	= CURB INLET
⚡	= FIRE HYDRANT
⋈	= WATER VALVE
☀	= LIGHT POLE
—A—	= STREET SIGN
—X—X—	= FENCE LINE
⊙	= UTILITY POLE
○	= FOUND CAPPED IRON
●	= SET CAPPED IRON
■	= BITUMINOUS PAVING
▨	= CONCRETE PAVING OR WALKWAY
⊙	= PLS SYSTEM CORNER
R	= RECORDED AS IN TITLE DESCRIPTION
P	= PREVIOUSLY DESCRIBED
M	= MEASURED AS
⊙	= PROPOSED LIGHT POLE

## NRCS SOILS MAP



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

## ABBREVIATIONS

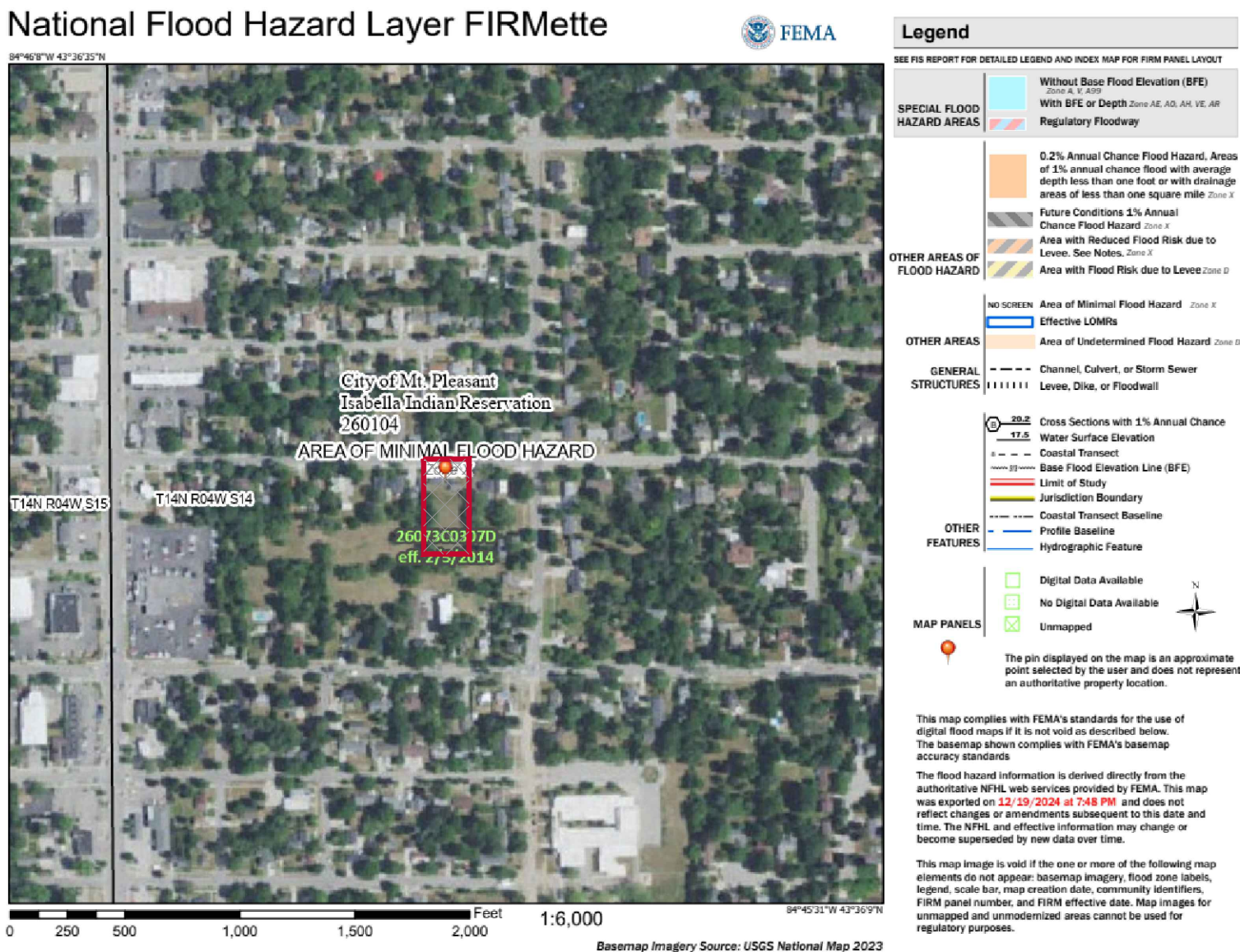
LIST OF ABBREVIATIONS	Definitions
A.C.	Alternating Current
A.F.C.	Adult Foster Care
ASPH.	Asphalt Paving
ASTM	American Society of Testing Materials
AWS	American Welding Society
AWWA	American Waterworks Association
BLDG.	Building
CIP	Compacted in place
CL	Class
CONC.	Concrete
C.Yd. or CYD	Cubic Yard
DR	Dimension Ratio
°	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
Inv.	Invert
Lbs.	Pounds
LFT	Lineal Feet
L.S.	Lump Sum
Max.	Maximum
MDOT	Michigan Department of Transportation
MH	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
'	Minutes of angles or Feet
"	Seconds of angles or Inches
%	Percent
#	Pounds

## ZONING MAP



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

## FEMA MAP



General Notes  
Darcy's Place  
1104 Chippewa St.  
Mount Pleasant, MI 48858

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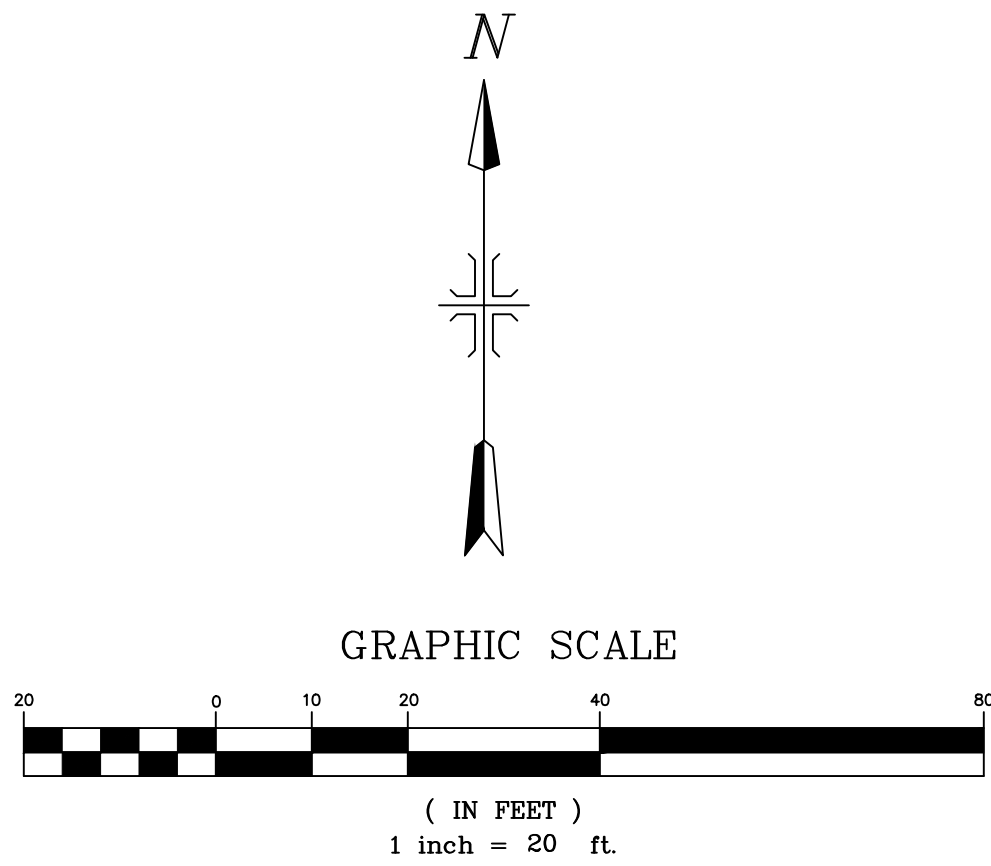
APPROVED USE FOR:  
● PRELIMINARY  
○ PERMIT/BD  
○ CONSTRUCTION  
○ FINAL RECORD  
**C-2**











Site Plan Notes:

- 1. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. Meet all current applicable ADA requirements for parking, signage, ramps, sidewalks, and warning notification on sidewalks approaching drives as required.
9. 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 0' min. 20' max., Side Setback 0' min., Rear Setback 3' min.
Density: Proposed Impervious 25,239 ft² / Total Site 117,807 ft², 21.4% Impervious Area Proposed

Project information block containing: PROJECT NUMBER, ENGINEER, SCALE, SHEET, LAPHAM ASSOCIATES logo, address, contact info, and a table for APPROVED USE FOR (PRELIMINARY, PERMIT/BID, CONSTRUCTION, FINAL RECORD) with a C-5 stamp.



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



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





1 Building # 1 East Elevation  
A-1.1 SCALE: 1/4" = 1'-0"



Facade Calculations:  
Total Facade Area 1,088 ft<sup>2</sup>  
Glazing Area 95.6 ft<sup>2</sup> (8.8%)

2 Building #1 North Elevation  
A-1.1 SCALE: 1/4" = 1'-0"



3 Building # 5 West Elevation  
A-1.1 SCALE: 1/4" = 1'-0"

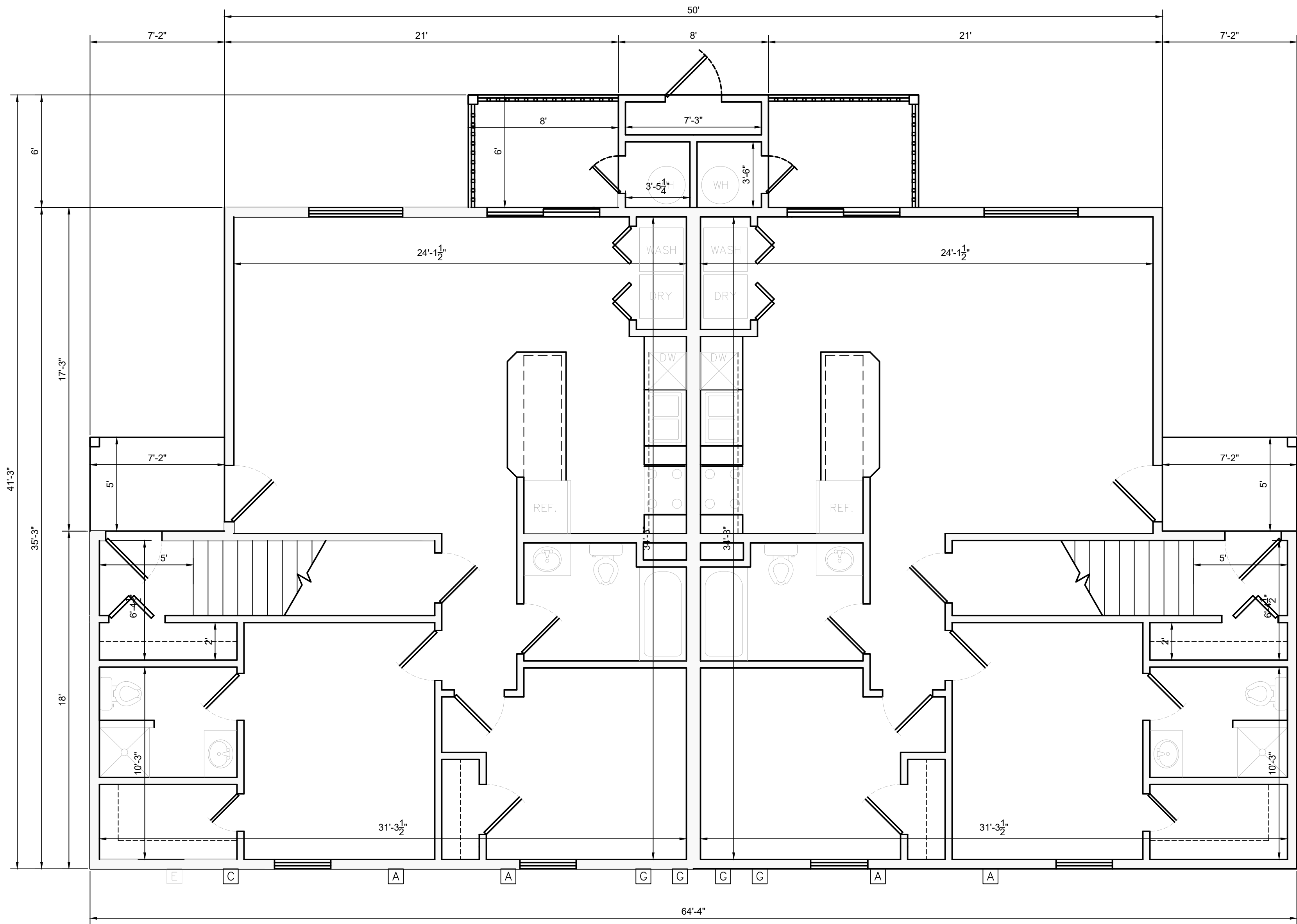


Facade Calculations:  
Total Facade Area 1,088 ft<sup>2</sup>  
Glazing Area 95.6 ft<sup>2</sup> (8.8%)

4 Building #5 North Elevation  
A-1.1 SCALE: 1/4" = 1'-0"



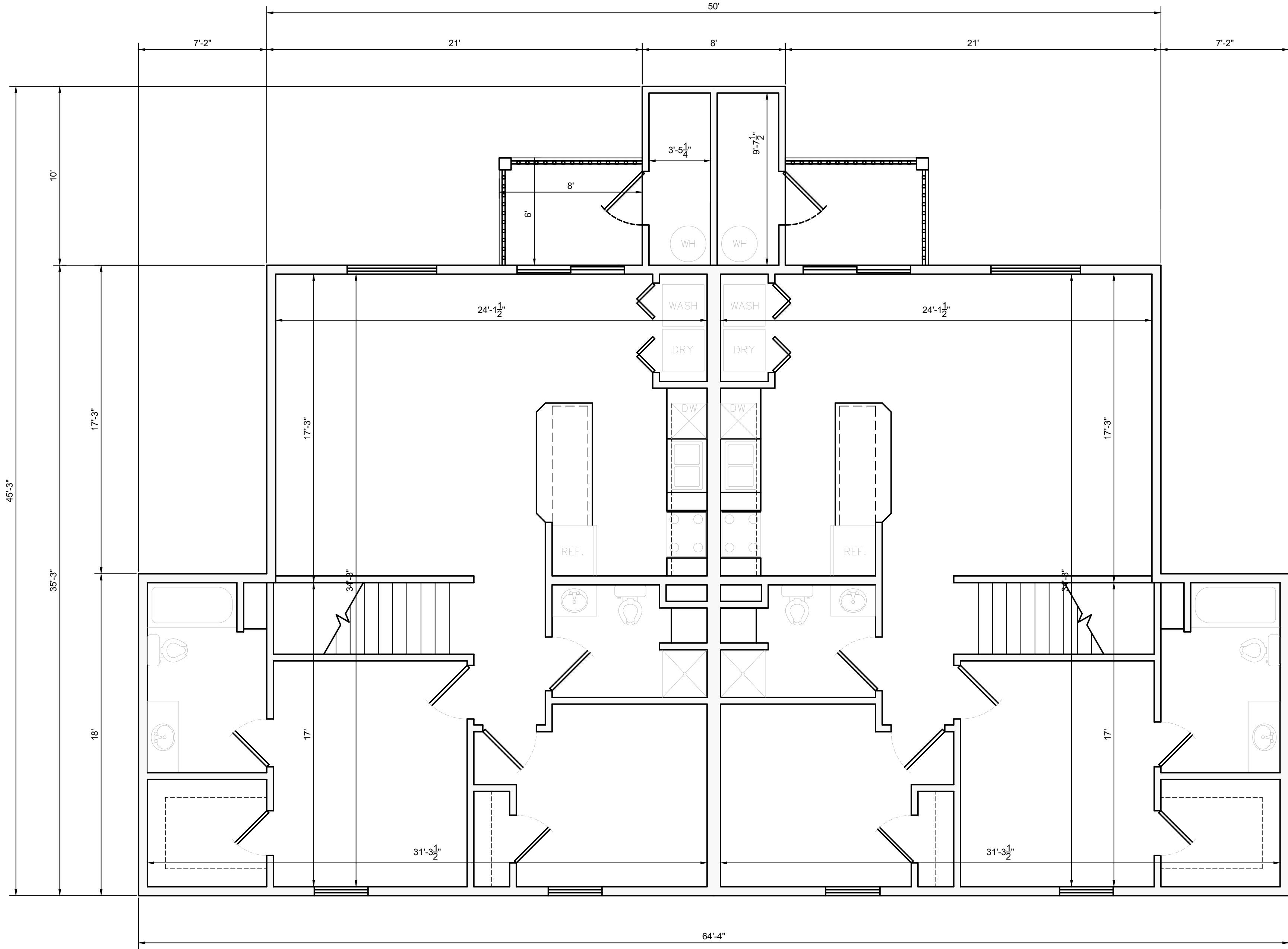




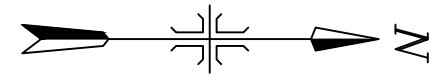
1  
A-2.1  
1st Story Floor Plan  
SCALE: 1/4" = 1'-0"

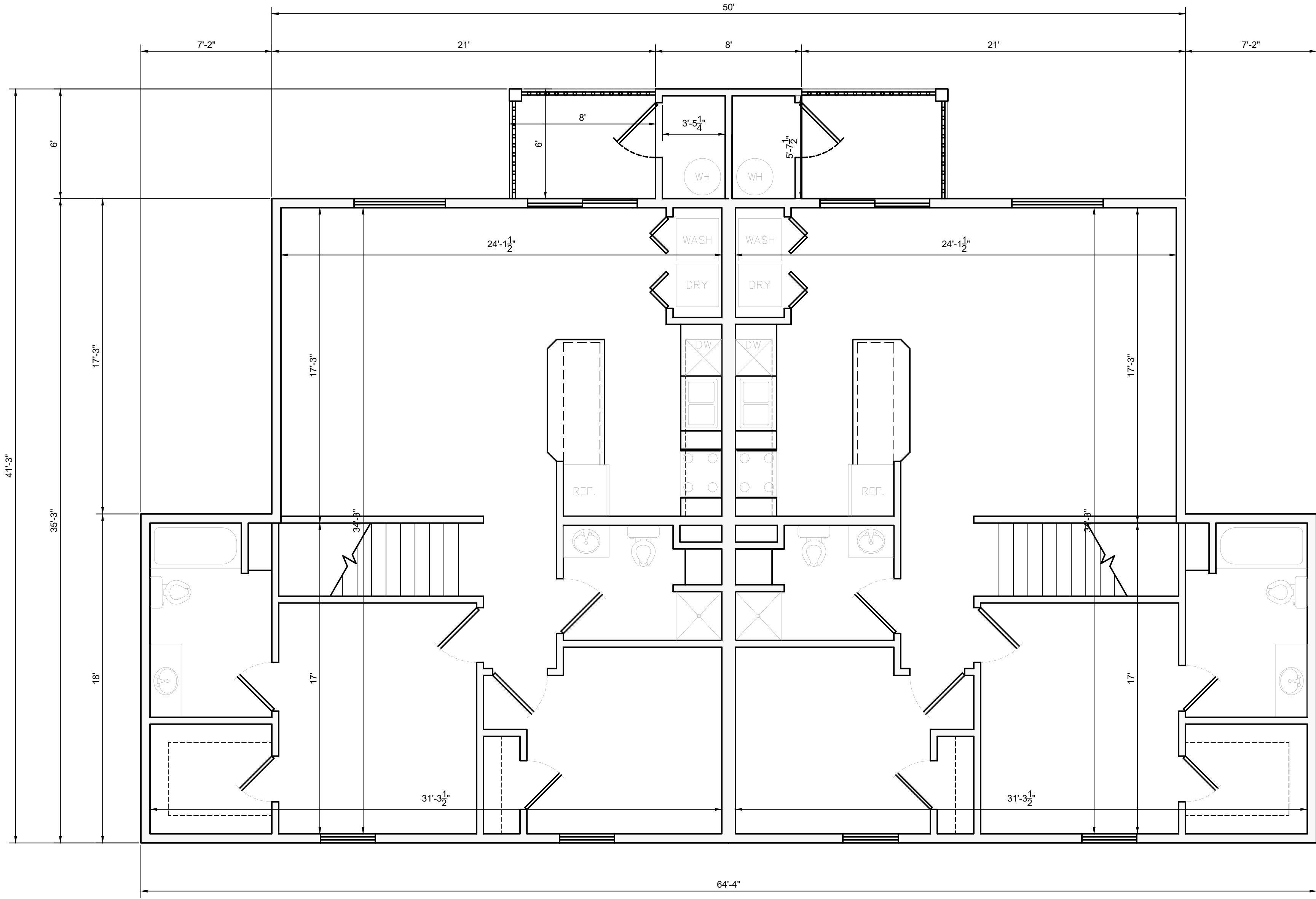
### GENERAL NOTES:

1. 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.
4. 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.



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





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

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

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

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

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

YEAS: Commissioner(s) \_\_\_\_\_

NAYS: Commissioner(s) \_\_\_\_\_

ABSTAIN: Commissioner(s) \_\_\_\_\_

ABSENT: Commissioner(s) \_\_\_\_\_

**CERTIFICATION**

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Boomer Wingard, Mayor

\_\_\_\_\_  
Marilyn Wixson, Interim City Clerk

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

85714:00016:201539390-1

DRAFT














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







## Legend

 Existing Parcel for Rezoning

## Zoning

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

## Special Requirements

-  Res Only
-  Student Restriction
-  Residential Restriction
-  Student and Res Restriction

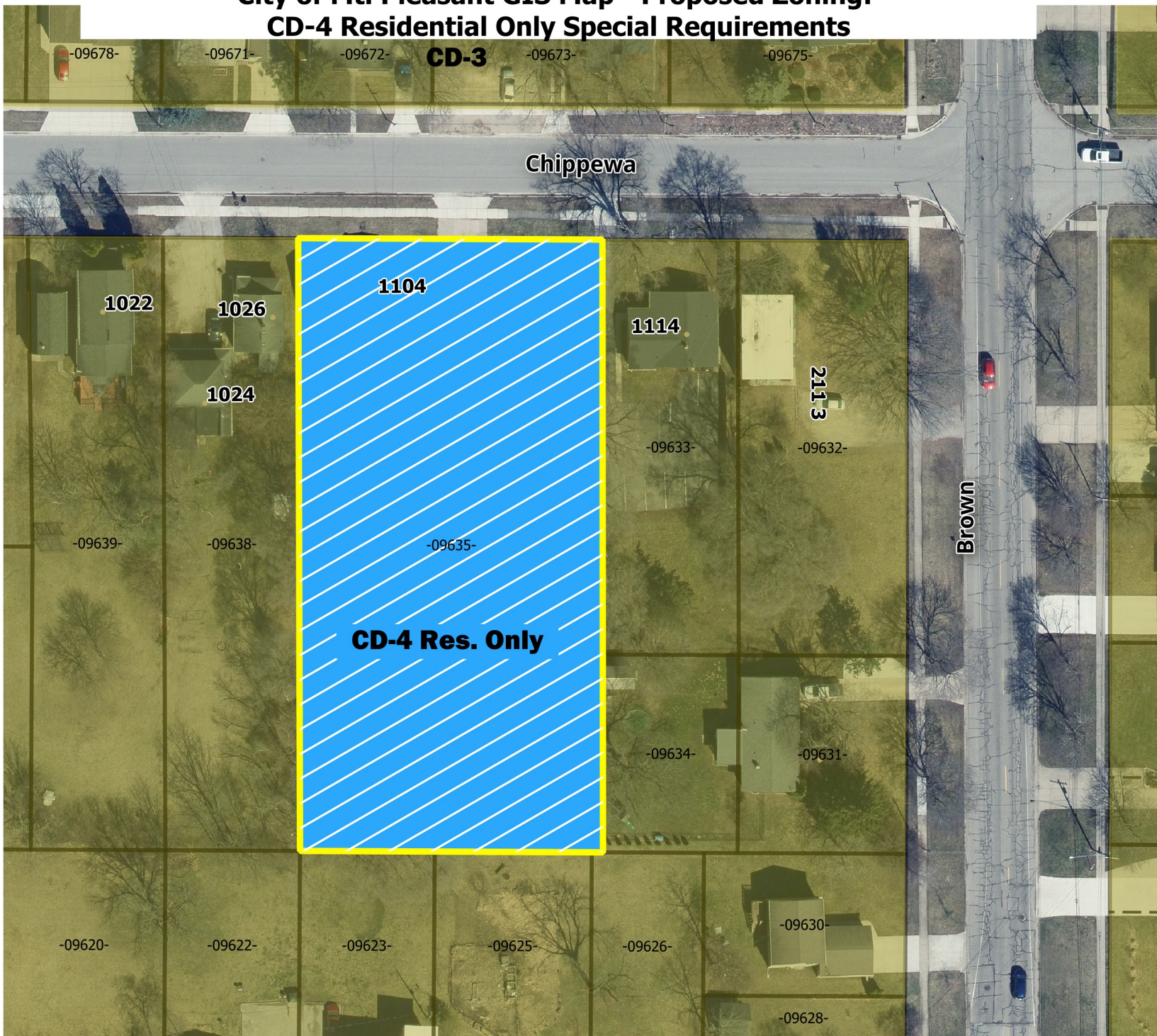


0 50 100 ft

*Mt. Pleasant*  
[meet here]




# City of Mt. Pleasant GIS Map - Proposed Zoning: CD-4 Residential Only Special Requirements





## Legend


### Rezoned Parcel


 CD-4 Res. Only

### Zoning


 CD-3 (Sub-Urban)


 CD-3L (Sub-Urban Large Lot)


 CD-4 (General Urban)


 CD-5 (Urban Center)


 CZ (Civic)

 SD-A (Agricultural)

 SD-H (Hospital)

 SD-I (Industrial)

 SD-RC (Research Center)

 SD-U (University)


 PRD (Planned Resid. Development)

### Special Requirements

 Res Only

 Student Restriction

 Residential Restriction

 Student and Res Restriction



0 50 100 ft



*Mt. Pleasant*  
[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



May 31, 2025

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:

- There 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.



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



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

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

Name: Harold B. Crawley

Address: 202 N. Brown

Email or phone: halecrawley@yahoo.com

Name: Beverly Crawley

Address: 202 N. Brown

Email or phone: 989-772-2204

Name: Robert Satchell

Address: 206 N. Brown St

Email or phone: 989 330 2195

Name: Rebecca Satchell

Address: 206 N. Brown St.

Email or phone: 989-289-3772

Name: Julie Lynn

Address: 1105 E. Chippewa St

Email or phone: 989-225-3151

Name: Chris [Signature]

Address: 1105 E. Chippewa St.

Email or phone: 989-954-9391

Name: Corey Campbell

Address: 1022 E. Chippewa

Email or phone: 989-330-6982

Name: Allen Martin

Address: 915 E. Chippewa St.

Email or phone: 989-289-1695

Name: MAX STRONG

Address: 906 E. Chippewa St.

Email or phone: mstrongsasa@gmail.com

Name: Patricia Strong

Address: 906 E. Chippewa St.

Email or phone: patty.Strong.pi@gmail.com  
(989) 560-1108

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: ROBERT COOPER

Address: 118 NORTH BROWN

Email or phone: COOPER CARGO@yahoo.com

Name: Timothy Smith

Address: 1011 E. Broadway St.

Email or phone: 989-600-9519

Name: Sally Rose

Address: 301 N. Brown St

Email or phone: sallyrose.fibers@gmail.com  
(989) 506-1802

Name: Michael S. Gray

Address: 211 N. Brown St

Email or phone: 989-289-0051

Name: Josh Mitchell

Address: 302 N. Brown

Email or phone: 989 330-4123

Name: DANIEL DAVIS

Address: 1013 E. BROADWAY ST.

Email or phone: 616-540-4759

Name: George Davis

Address: 1013 E Broadway St

Email or phone: 989-280-7010

Name: Taylor Kauder

Address: 1301 E Chippewa St.

Email or phone: Kauder.taylor@gmail.com  
989-259-2188

## Powidayko Alberici Souza, Manuela

---

**From:** Kimberly Tollenaere <ktollenaere@gmail.com>  
**Sent:** Thursday, June 5, 2025 9:37 AM  
**To:** 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.

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Manuela Powidayko  
Director of Planning and Community Development

DATE: June 23, 2025

SUBJECT: Introduction to **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 set a public hearing on July 14, 2025 for Z-25-03.

## **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.

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

	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)

## 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

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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

## 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.

## Rezoning Application – DPW Office Comments

**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. [52.12](#) 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 [52.06](#), 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. [51.063](#)

Industrial Facilities: Discharge of flow other than standard residential sanitary waste are subject to provisions [51.061](#) through [51.088](#) 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  
**To:** 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](http://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: 12.1 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" x 17" (folded to 8½" x 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)
- ☒ 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 required to meet with City staff prior to submitting an application. Staff can assist with a preliminary review and explain zoning requirements. Please call (989) 779-5347 to schedule an appointment.

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

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

**Rezoning Authorization Letter**

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, Kurt Edward Feight on behalf of Kurt Edward Feight and Julie Ann Feight Revocable Trust Agreement dated 10/24/2013, 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. 17-000-15-660-00.

Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF ISABELLA    )

On this 28 day of May, 2025, before me, a Notary Public, in and for said County, personally appeared the above-named Kurt Edward Feight on behalf of Kurt Edward Feight and Julie Ann Feight Revocable Trust Agreement dated 10/24/2013, made oath that he/she have read the foregoing Rezoning Application by him/her signed, and acknowledge the same to be his/her free act and deed.

Marilyn K. Wixson  
Marilyn K Wixson Notary Public \_\_\_\_\_  
Isabella 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 \_\_\_\_\_

**Rezoning Authorization Letter**

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, Julie Ann Feight on behalf of Kurt Edward Feight and Julie Ann Feight Revocable Trust Agreement dated 10/24/2013, 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. 17-000-15-660-00.

Name: Julie A. Feight  
Date: 5/28/2025

STATE OF MICHIGAN    )  
  ) ss.  
COUNTY OF ISABELLA    )

On this 28 day of May, 2025, before me, a Notary Public, in and for said County, personally appeared the above-named Julie Ann Feight on behalf of Kurt Edward Feight and Julie Ann Feight Revocable Trust Agreement dated 10/24/2013, made oath that he/she have read the foregoing Rezoning Application by him/her signed, and acknowledge the same to be his/her free act and deed.

Marilyn K. Wixson  
Marilyn K. Wixson Notary Public  
Isabella 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 \_\_\_\_\_

**Rezoning Authorization Letter**

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, Kurt E. Feight on behalf of Keith E. Feight Declaration of Trust Dated 12/2/1994, 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. 17-000-15-645-00.

Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF ISABELLA    )

On this 28 day of May, 2025, before me, a Notary Public, in and for said County, personally appeared the above-named Kurt E. Feight on behalf of Keith E. Feight Declaration of Trust Dated 12/2/1994, As Amended, made oath that he/she have read the foregoing Rezoning Application by him/her signed, and acknowledge the same to be his/her free act and deed.

Marilyn K. Wixson  
Marilyn K. Wixson Notary Public  
Isabella 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 \_\_\_\_\_

**Rezoning Authorization Letter**

To Whom It May Concern:

In compliance with Section 154.616(B)(1)(a) of the City of Mount Pleasant's Zoning Ordinances, I, Sherrie M. Feight on behalf of Keith E. Feight Declaration of Trust Dated 12/2/1994, 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. 17-000-15-645-00.

Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF ISABELLA    )

On this 28 day of May, 2025, before me, a Notary Public, in and for said County, personally appeared the above-named Sherrie M. Feight on behalf of Keith E. Feight Declaration of Trust Dated 12/2/1994, As Amended, made oath that he/she have read the foregoing Rezoning Application by him/her signed, and acknowledge the same to be his/her free act and deed.

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

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

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

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

YEAS: Commissioner(s) \_\_\_\_\_

NAYS: Commissioner(s) \_\_\_\_\_

ABSTAIN: Commissioner(s) \_\_\_\_\_

ABSENT: Commissioner(s) \_\_\_\_\_

**CERTIFICATION**

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Boomer Wingard, Mayor

\_\_\_\_\_  
Marilyn Wixson, Interim City Clerk

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

DRAFT




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


## Legend


 Existing Parcel for Rezoning

## Zoning


 CD-3 (Sub-Urban)


 CD-3L (Sub-Urban Large Lot)


 CD-4 (General Urban)


 CD-5 (Urban Center)


 CZ (Civic)

 SD-A (Agricultural)

 SD-H (Hospital)

 SD-I (Industrial)

 SD-RC (Research Center)

 SD-U (University)


 PRD (Planned Resid. Development)

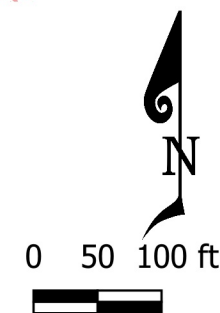
## Special Requirements

 Res Only

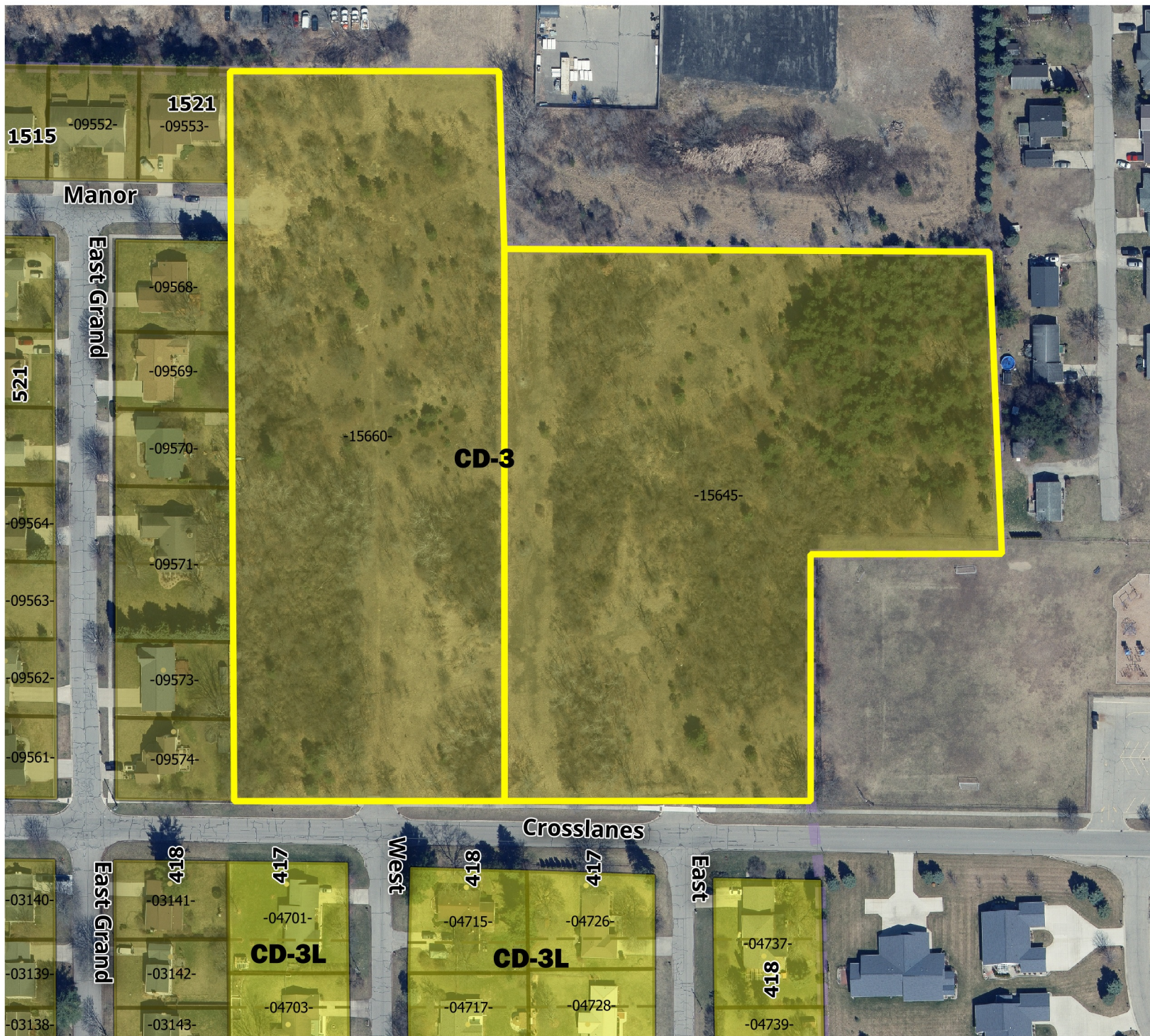
 Student Restriction

 Residential Restriction

 Student and Res Restriction



*Mt. Pleasant*  
[meet here]



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# City of Mt. Pleasant GIS Map - Proposed Zoning: CD-4 Residential Only Special Requirements





## Legend


### Rezoned Parcel


 CD-4 Res. Only

### Zoning


 CD-3 (Sub-Urban)


 CD-3L (Sub-Urban Large Lot)

 CD-4 (General Urban)


 CD-5 (Urban Center)

 CZ (Civic)

 SD-A (Agricultural)

 SD-H (Hospital)

 SD-I (Industrial)

 SD-RC (Research Center)

 SD-U (University)


 PRD (Planned Resid. Development)

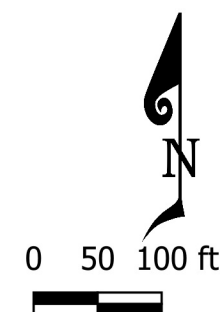
### Special Requirements

 Res Only

 Student Restriction

 Residential Restriction

 Student and Res Restriction



*Mt. Pleasant*  
[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



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 Manager

FROM: Manuela Powidayko  
Director of Planning and Community Development

DATE: June 23, 2025

SUBJECT: Introduction to **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 set a public hearing on July 14, 2025 for 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

*Mt. Pleasant*  
[meet here]

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

Summary: 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.

Background: 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.

# Memorandum

*Mt. Pleasant*  
[meet here]

**REQUESTED ACTION:**

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

**ATTACHMENT**

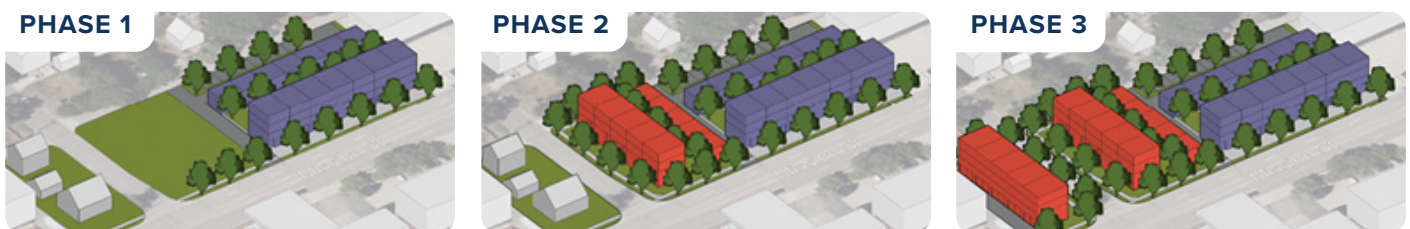
1. Proposed draft ordinance
2. Proposed 2050 Master Plan update to Book 1, page 23 titled “Amend the CD-4 District to provide greater redevelopment potential”



## 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..



**Figure 1.1: 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. Amendment to Table 154.405.A. 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	Not Regulated
Accessory Buildings	1 max per Principal Building

Section 2. Amendment to Table 154.405.A. 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. Limitation on Amendments. Except as otherwise expressly amended by this Ordinance, all other provisions of the City's Zoning Code shall remain in full force and effect, except that if necessary, internal numbering of sections or subsections shall be renumbered or re-lettered accordingly.

Section 4. Validity and Severability. If any part of this Ordinance is found invalid for any reason, such holding does not invalidate the remaining parts of this Ordinance.

Section 5. Repealer. Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This Ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) \_\_\_\_\_  
NAYS: Commissioner(s) \_\_\_\_\_  
ABSTAIN: Commissioner(s) \_\_\_\_\_  
ABSENT: Commissioner(s) \_\_\_\_\_

**CERTIFICATION**

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on \_\_\_\_\_, 2025.

---

Boomer Wingard, Mayor

---

Marilyn Wixson, Interim City Clerk

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

85714:00016:201539392-1

DRAFT



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: Jason Moore, DPW Director

DATE: June 5, 2025

SUBJECT: Approve Contract for Professional Services for Island Recharge Stream Study and Budget Amendment

## Request

The City Commission is requested to approve a contract with Fishbeck for \$39,900 for engineering services related to the Island Recharge Stream Restoration project and a budget amendment for the same.

## Reason

A recharge stream provides water that seeps into the ground and helps to maintain the water level in an aquifer. If the stream becomes clogged with fine sediment, it can reduce infiltration and limit the amount of water recharging the well, leading to reduced water production.

The city's Ranney collector well continues to experience declining water production. While previous maintenance and rehabilitation efforts have improved performance, they have not restored output to pre-rehabilitation levels. As a result, the overall system capacity has diminished. If this trend continues, production may fall below the minimum volumes needed to sustain the water system, potentially requiring the city to drill new wells at alternative sites.

During the study phase of the Island Recharge Stream Restoration project, it was determined that dredging the recharge stream will require a complex and time-intensive permitting process. This is due to the need to mitigate impacts on threatened and endangered species. The Michigan Department of Environment, Great Lakes, and Energy (EGLE), which oversees the permitting process, also requires documentation demonstrating how dredging would improve recharge to the well intake, as well as analysis of any alternatives considered.

The proposed engineering services from Fishbeck will include the following:

- Proof of concept groundwater flow model and additional file review
- Site visit and drilling location staking
- Piezometer and staff gage installation and survey
- Production well shutdown aquifer test
- Sediment sampling
- Data evaluation and report

This work aims to determine whether fine-grained sediment accumulation in the recharge channel is significantly impairing the Ranney well's performance. As part of their analysis, Fishbeck's team of geologists and hydrogeologists will also assess alternative strategies and make recommendations. It is important to note that, regardless of the outcome of this study, additional rehabilitation of the Ranney well will be required to restore its production capacity. The City has

contracted with Fishbeck on numerous projects. They are responsive and capable of doing this work.

Recommendation

I recommend the City Commission approve a contract with Fishbeck for \$39,900 for professional services related to the Island Recharge Stream Restoration project along with a budget amendment for the same. Water funds will be used for these services.

# Memorandum



TO: Aaron Desentz

FROM: Lauren Pavlowski, Finance Director

DATE: June 17<sup>th</sup>, 2025

SUBJECT: Request to approve resolution for Reynold's Golden Finds Revolving Loan Application

At the June 9<sup>th</sup>, 2025 City Commission meeting, after the public hearing on the matter, the CDBG Revolving Loan Fund application for Reynolds Golden Finds LLC loan was approved for a \$15,000 loan for the purchase of signage and inventory, fund a reserve account, and pay accounts payable, with the expectation of creating 1 new full-time job in the next 2 years. Reynolds Golden Finds LLC has committed that this job would be filled by low-to-moderate income employee.

In order to continue the loan application process, the City needs to approve the resolution regarding the public hearing and the approved status of the application

## **Requested Action:**

At the June 23<sup>rd</sup>, 2025 City Commission meeting, staff requests the City Commission approve the attached resolution for Reynold's Golden Finds CDBG Revolving Loan Fund Application to continue the loan process for the business.



## RESOLUTION

APPLICATION FOR FUNDING THROUGH THE CITY OF MOUNT PLEASANT  
STATE OF MICHIGAN COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) REVOLVING LOAN FUND (RLF) PROGRAM.  
REYNOLDS GOLDEN FINDS, LLC.

**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.

The following votes were recorded:

AYE:

NAY:

ABSENT:

**Motion carried.**

I, Marilyn Wixson, Interim City of Mt. Pleasant Clerk, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Mount Pleasant, Isabella County, Michigan, at the regular meeting held on June 9, 2025.

---

Marilyn Wixson, Interim Clerk  
For the City of Mt. Pleasant

06/13/2025

CHECK REGISTER FOR CITY OF MT PLEASANT  
CHECK DATE FROM 05/30/2025 - 06/12/2025

Check Date	Vendor Name	Description	Amount
06/12/2025	AARON DESENTZ	REIMBURSEMENT SISTER CITY TRIP	323.85
06/12/2025	ALMA BOLT COMPANY	SUPPLIES WRRF	525.62
06/12/2025	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #DG158	64.43
06/12/2025	AMY PERSCHBACHER	REIMBURSEMENT TRAVEL JAPAN SISTER CITY E	893.00
06/12/2025	ANGIE MCCANN	REIMBURSEMENT MILEAGE THRU MAY 2025	12.60
06/12/2025	APCOM ELECTRIC & POWER SYSEMS	CONTRACT SVCS- GENERAC INSTALLATION FINA	14,925.00
06/12/2025	AUDRA SZELAG	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
06/12/2025	BEN DVORAK	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
06/12/2025	BILL KEHOE	FARMERS MKT TOKEN REIMB THRU MAY 29	27.00
06/12/2025	BILL'S CUSTOM FAB, INC	CONTRACT SVCS- WRRF	109.48
06/12/2025	BLYSTONE & BAILEY	CONTRACT SVCS FEB 2025	2,449.70
06/12/2025	BOUND TREE MEDICAL, LLC	SUPPLIES FIRE	1,806.69
06/12/2025	BOWEN, CLAIRE	UB refund for account: 235-31070-00	8.64
06/12/2025	BRITE - UPSTATE WHOLESALE SUPPLY	SUPPLIES- DPS	1,259.30
06/12/2025	BRUCE JORCK	FARMERS MKT TOKEN REIMB THRU MAY 29 25	152.00
06/12/2025	BSN SPORTS LLC	SUPPLIES- RECREATION VOLLEYBALL	856.85
06/12/2025	CALIBRE PRESS	TRAINING LEADERSHIP-KS	359.00
06/12/2025	CDW GOVERNMENT, INC	SUPPLIES- TONER FOR CM PRINTER	311.57
06/12/2025	CENTRAL MICHIGAN HEALTH DEPT	MPMS DHHS INSPECTION	410.00
06/12/2025	CENTRAL MICHIGAN UNIV - MAILROOM	POSTAGE/HANDLING - MAY 2025	2,128.81
06/12/2025	CHERYL WILLIAMS	FARMERS MKT TOKEN REIMB THRU MAY 29 25	117.00
06/12/2025	CHRISTOPHER BECK	FARMERS MKT TOKEN REIMB THRU MAY 29 25	192.00
06/12/2025	CINTAS CORP	CONTRACT SVCS - FIRST AID CHECK WTP	60.26
06/12/2025	CITY TREASURER - UTILITIES	CITY HALL WATER/SEWER DUE JUNE 16 25	4,670.07
06/12/2025	CLARK HILL P.L.C.	CONTRACT SVCS THRU MAY 2025	4,330.59
06/12/2025	COREY D WALTHER	FARMERS MKT TOKEN REIMB THRU MAY 29 25	113.00
06/12/2025	COYNE OIL CORPORATION	FUEL FOR DPW	9,635.25
06/12/2025	CUMMINS SALES AND SERVICE	CONTRACT SVCS- WATER TREATMENT PLANT	624.25
06/12/2025	DAN SODINI	FARMERS MKT TOKEN REIMB THRU MAY 29 25	27.00
06/12/2025	DAVID GROTHAUSE	FARMERS MKT TOKEN REIMB THRU MAY 29 25	72.00
06/12/2025	DAVID MCCLAIN	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
06/12/2025	DAWN WINKELMAN	REIMBURSEMENT METER READER MILEAGE MAY 2	46.90
06/12/2025	DINGES FIRE COMPANY	SUPPLIES- FIRE DEPT	7,826.86
06/12/2025	DTE ENERGY	UTILITIES DUE JUNE 12 25	6,506.93
06/12/2025	ELHORN ENGINEERING COMPANY	CHEMICALS WATER PLANT	1,670.00
06/12/2025	ELIZA FABER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
06/12/2025	EVAN BRADLEY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
06/12/2025	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE PREMIUMS - JUNE 25	1,194.78
06/12/2025	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE	193.20
05/30/2025	FREDERICK CHEVROLET	EST/YSU VAN PURCHASE FOR DPS	52,310.00
06/12/2025	GALLS, LLC	UNIFORMS - POLICE	548.41
06/12/2025	GLOBAL ENVIRONMENTAL CONSULTING LLC	CONTACT SVCS WRRF	1,000.00
06/12/2025	GRAYMONT WESTERN LIME INC.	CHEMICALS WATER PLANT	9,899.64
06/12/2025	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS- PARCEL 17-000-13328-00	188.15
06/12/2025	HACH COMPANY	SUPPLIES WRRF	3,481.17
06/12/2025	HAMLETT ENVIRONMENTAL TECHNOLOGIES	CONTRACT SVCS - WRRF	13,965.00
06/12/2025	HBHF5 PROPERTIES LLC	FACADE GRANT 117 UNIVERSITY	25,171.39
06/12/2025	INFOSEND, INC	MONTHLY SUPPORT FEE MAY 2025	3,642.48
06/12/2025	J. RANCK ELECTRIC INC.	CONTRACT SVCS - STREETS	4,703.53
06/12/2025	JEFFREY BROWNE	TRAINING MEAL MAY 2025	28.00
06/12/2025	JOHN MONAHAN	FARMERS MKT TOKEN REIMB THRU MAY 29 25	34.00
06/12/2025	JOSH SCHAEFFER	FARMERS MKT TOKEN REIMB THRU MAY 29	8.00
06/12/2025	K&B ASPHALT SEALCOATING INC	CRACK SEALING MAJOR STREETS 2025 PROJECT	13,511.00
06/12/2025	KATIE BUGBEE-BUGBEE KETTLE CORN	FARMERS MKT TOKEN REIMB THRU MAY 29 25	51.00
06/12/2025	KAYA FLAHERTY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
06/12/2025	KENNEDY INDUSTRIES, INC	CONTRACT SVCS - WRRF	1,019.25
06/12/2025	KERR PUMP AND SUPPLY	CONTRACT SVCS WRRF	9,125.00

06/12/2025	KONECRANES INC	CONTRACT SVCS WATER	1,855.00
06/12/2025	KOPY KORNER	BUSINESS CARDS- MELISSA	42.00
06/12/2025	LAURA BIGARD	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
06/12/2025	LETAVIS ENTERPRISES INC.- FAST EDDI	CAR WASHES	225.00
06/12/2025	LUCAS SZELAG	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
06/12/2025	MACALLISTER RENTALS	CONTRACT SVCS- AIRPORT EQUIP RENTAL	185.00
06/12/2025	MAEZIE ERVIN	MILEAGE REIMBURSEMENT JUNE 4TH	29.40
06/12/2025	MANER COSTERISAN	CONTRACT SVCS MAY 2025	1,657.50
06/12/2025	MARCUS BLACK	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
06/12/2025	MARILYN WIXSON	REIMBURSEMENT TRAINING MEALS AND MILEAGE	181.70
06/12/2025	MARK KARIMI	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	15.00
06/12/2025	MARY ALSAGER	REIMBURSEMENT - TRAVEL TO JAPAN SISTER C	443.20
06/12/2025	MEAD & HUNT	CONTRACT SVCS - MOP REHAB RWY 9-27 EPE	3,825.82
06/12/2025	MICAH SPRINGER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
06/12/2025	MICHIGAN PIPE & VALVE	SUPPLIES WATER	3,200.00
06/12/2025	MID MICHIGAN AREA CABLE	VIDEO PRODUCTION- JUNE 2025	450.00
06/12/2025	MID-MICHIGAN INDUSTRIES	RECYCLING AT DPS	84.54
06/12/2025	MORGANN BOOTH	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	15.00
06/12/2025	MYMICHIGAN HEALTH	CONTRACT SVCS 700002727 HR NEW HIRE	3,395.00
06/12/2025	NAKOTA AGARDY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
06/12/2025	NATHAN KOUTZ	TRAINING MEAL MAY 2025	28.00
06/12/2025	NICHOLAS MOFFATT-TRI CITY MUSHROOMS	FARMERS MKT TOKEN REIMB THRU MAY 29 25	20.00
06/12/2025	NYE UNIFORM COMPANY	UNIFORMS DPS	459.31
06/12/2025	ODP BUSINESS SOLUTIONS LLC	SUPPLIES- HR	118.62
06/12/2025	PENNY LEW	REIMBURSEMENT MILEAGE METER READER MAY 2	13.65
06/12/2025	PETE'S AUTO BODY, INC	SUPPLIES- DPS VEHICLE	150.00
06/12/2025	PHILIP BISCORNER	REIMBURSEMENT MILEAGE	205.80
06/12/2025	PHOENIX SAFETY OUTFITTERS	UNIFORMS FIRE	1,474.74
06/12/2025	PLEASANT GRAPHICS, INC	SUPPLIES - DPS	178.00
06/12/2025	PRECISE TAX ASSESSMENT LLC	MONTHLY ASSESSING CONTRACT	9,083.33
05/30/2025	QUIGLEY MOTER COMPANY	EST/YSU UPFIT FOR DPS	25,523.96
06/12/2025	RCL CONSTRUCTION CO. INC	CONTRACT SVCS WRRF IMPROVEMENTS THRU APR	554,413.69
06/12/2025	REBECCA PARKER	FARMERS MKT TOKEN REIMB THRU MAY 29 25	304.00
06/12/2025	REBECCA SWAREY	FARMERS MKT TOKEN REIMB THRU MAY 29 25	26.00
06/12/2025	REGINA LAWRENCE	REIMBURSEMENT METER READER MILEAGE MAY 2	51.80
06/12/2025	RENEE EARLE	FARMERS MKT TOKEN REIMB THRU MAY 29 25	107.00
06/12/2025	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - MAY 2025	6,849.04
06/12/2025	RYLEIGH FOSTER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
06/12/2025	SAFETY SERVICES INC.	SUPPLIES- WRRF	944.68
06/12/2025	SAM MEASE	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
06/12/2025	SARAH FAN	FARMERS MKT TOKEN REIMB THRU MAY 29 25	27.00
06/12/2025	STATE OF MICHIGAN	CONTRACT SVCS POLICE	132.00
06/12/2025	STATE OF MICHIGAN	CONTRACT SVCS MDOT00249, 591:ACT51, STAT	586.05
06/12/2025	STERICYCLE, INC.	PAPER SHREDDING AT DPS	342.67
06/12/2025	SWEENEY SEED COMPANY	SUPPLIES- PARKS	144.00
06/12/2025	T.H. EIFERT, LLC	CONTRACT SVCS- CITY HALL	2,302.85
06/12/2025	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS - PARKS	419.50
06/12/2025	TINA CAPUSON	FARMERS MKT TOKEN REIMB THRU MAY 29 25	28.00
06/12/2025	TRACE ANALYTICAL LABORATORIES, INC.	WTP - SAMPLES- Q2	1,390.50
06/12/2025	TRAVIS WELSH	REIMBURSEMENT - MILEAGE MARCH TO MAY 202	68.60
06/12/2025	TYLER HALL	TRAINING MEALS MAY 2025	82.00
06/12/2025	UNIFIRST CORPORATION	MOTOR POOL MATS	253.78
06/12/2025	USA SOFTBALL OF MICHIGAN	SUPPLIES RECREATION SOFTBALL	270.00
06/12/2025	USABLUEBOOK	SUPPLIES WRRF	411.18
06/12/2025	VERSATILE CONTRACTING LLC	INSTALL DURO-TUFF ROOF SYSTEM PMT 2	5,000.00
06/12/2025	VIRGINIA ELIZABETH LOOSE	FARMERS MKT TOKEN REIMB THRU MAY 29 25	50.00
06/12/2025	VREDEVELD HAEFNER LLC	CONTRACT SVCS THROUGH MAY 31 25	6,100.00
06/12/2025	WESLEY FROST	REFUND FACILITY RENTAL	110.00
06/12/2025	WILLIAM MILLER	FARMERS MKT TOKEN REIMB THRU MAY 29 25	412.50
06/12/2025	WILLIAMS & WORKS	CONTRACT SVCS CITY HALL RETAINING WALL P	10,107.10
06/12/2025	WRIGHT EXPRESS FINANCIAL SERVICES	CITY CREDIT CARD PAYMENT	62,323.97
06/12/2025	YUYANG DING	PRE-EMPLOYMENT SCREENING REIMBURSEMENT	101.00

Bank COMM COMMON CASH

COMM TOTALS:

Total of 136 Checks:	909,303.13
Less 0 Void Checks:	0.00
Total of 119 Disbursements:	909,303.13

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Jason Moore, DPW Director

DATE: May 27, 2025

SUBJECT: Authorize Contract Extension for Professional Environmental Consulting Services – Conceptual Site Model and Focused Feasibility Study

## Request:

The City Commission is requested to authorize a contract extension with The Mannik Smith Group (MSG), of Canton, Michigan, for a not-to-exceed amount of \$41,525 to perform environmental consulting services, including the development of a Conceptual Site Model (CSM) and a Focused Feasibility Study (FFS), at the former Mount Pleasant Landfill.

## Background:

The former Mount Pleasant Landfill, located at 1301-1303 North Franklin Street, was designated a Part 201 site by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) in late 2018 after clay tile pipes were found discharging to the Chippewa River. This designation requires the City to assess the extent of contamination and implement remediation as needed. Since 2018, the discharge pipes have been plugged, eliminating the direct pathway to the river. Previous work by MSG included installing and testing nine groundwater monitoring wells along the west and north edges of the site, which identified exceedances of EGLE's Groundwater Surface Water Interface Criteria (GSIC) for arsenic and PFOS, and drinking water criteria exceedances for arsenic, boron, PFOA, PFOS, and PFHxS.

In 2024, MSG conducted four quarterly groundwater sampling events (February, May, August, and November), summarized in the January 2025 Quarterly Groundwater Monitoring Report. Key findings include consistent westward groundwater flow toward the Chippewa River, PFAS exceedances (PFHxS, PFOA, PFOS) in select wells, and arsenic exceedances in multiple wells. Surface water samples from the Chippewa River were non-detect for PFAS compounds. MSG anticipates that administrative or engineering controls can mitigate groundwater impacts before reaching surface water discharge points.

## Current Proposal:

MSG proposes to prepare a Conceptual Site Model (CSM) to identify groundwater contaminant exposure routes and a Focused Feasibility Study (FFS) to evaluate remedial options to prevent groundwater impacts from venting to the Chippewa River. The scope of work includes:

- Collecting groundwater elevation data via transducers to assess daily changes and storm event impacts, including a baseline round and continuous monitoring in at least four wells.
- Determining the groundwater discharge rate to the Chippewa River, potentially using slug testing to calculate flux rates, and preparing a CSM.



- Developing an FFS report based on the CSM, evaluating remedial options such as impacted groundwater recovery/treatment/discharge and in-situ treatment, including construction requirements, testing, monitoring, and estimated costs.
- Preparing a Level 2 (-30%/+50%) Rough Order of Magnitude (ROM) cost estimate for each remedial option.
- Conducting up to two in-person meetings (one with the City and stakeholders, one with EGLE) to present FFS options and remediation cost estimates, with up to three MSG staff attending and preparing meeting agendas.

The total cost for these services is not to exceed \$41,525. Funding for this contract extension has been allocated, with \$20,762.50 provided by the Saginaw Chippewa Indian Tribe grant and \$20,762.50 from the general fund.

This work is critical to meeting the City's Part 201 obligations under the Natural Resources and Environmental Protection Act (NREPA) and ensuring the protection of public health and the environment. The CSM and FFS will provide a clear path forward for selecting cost-effective remedial strategies.

Recommendation:

I recommend the City Commission authorize a contract extension with The Mannik Smith Group for a not-to-exceed amount of \$41,525 to perform environmental consulting services, including the development of a Conceptual Site Model and Focused Feasibility Study, at the former Mount Pleasant Landfill.



2365 Haggerty Road South  
Canton, Michigan 48188  
Tel: 734.397.3100  
Fax: 734.397.3131  
www.MannikSmithGroup.com

## AGREEMENT FOR PROFESSIONAL SERVICES

MSG Proposal No.:  
Date: May 1, 2025

CLIENT:	<b>City of Mt. Pleasant, Michigan</b>		
CLIENT CONTACT:	Jason Moore – Public Works Director		
ADDRESS:	320 West Broadway	CITY, STATE ZIP:	Mount Pleasant, Michigan 48858
PHONE:	(989) 779-5401	EMAIL:	jmoore@mi-pleasant.org
PROJECT NAME:	Former Mount Pleasant Landfill		

### SCOPE OF WORK FOR MSG:

**The Mannik & Smith Group, Inc.** (MSG) is pleased to have the opportunity to submit this proposal to the City of Mount Pleasant for professional consultation, completion of a Conceptual Site Model (CSM) and a Focused Feasibility Study (FFS) for the City of Mount Pleasant's former landfill site located at 1301-1303 North Franklin Street in Mount Pleasant, Michigan (*Figure 1 – Site Location*).

### BACKGROUND:

In accordance with our Agreement for Professional Services, dated November 22, 2023, MSG completed four quarterly groundwater sampling events (February, May, August and November 2024) to evaluate groundwater quality at the site. Results for all four quarterly Sampling events are summarized in each quarterly report and compiled in the *November 2024 Quarterly Groundwater Monitoring Report, dated January 2025*.

MSG concludes the following based on four quarters of groundwater sampling events:

- Groundwater consistently flows to the west across the site, from surface topographic highs on the former landfill, towards topographic lower areas adjacent to and along the Chippewa River.
- PFAS concentrations were detected above laboratory reporting limits exceeding PA 451 Part 201 Drinking Water Criteria (DWC) for PFHxS, PFOA and/or PFOS in select samples. Additionally, several of the samples exceeded the Groundwater Surface Water Interface Criteria (GSIC) for PFOS both in the former landfill and in downgradient wells, with the highest concentrations detected in wells on the southwest corner of the site.
- Two surface water samples were also collected from locations in the Chippewa River in the November sampling event and both samples were non-detect for PFAS compounds.
- Levels of arsenic also exceeded GSIC at several well locations both in the former landfill and in downgradient wells to the west.

Based on the data, MSG anticipates that the groundwater exceeding the Part 201 criteria can be mitigated through administrative and/or engineering controls prior to reaching GSI discharge points. To identify the most successful and cost effective approach to mitigating these impacts, MSG is proposing to prepare a CSM. Information from the CSM will be used to identify the appropriate remedial option(s) for a Focused Feasibility Study (FFS). This study will identify the appropriate remedial strategy, any need for any additional data and associated cost of implementation.

### SCOPE OF SERVICES:

MSG will prepare a CSM identifying the groundwater contaminant exposure routes and evaluate the feasibility of implementing anticipated remedial alternative options designed to prevent groundwater impacts from venting to the surface water, including:

1. Impacted groundwater recovery, treatment and discharge.
2. In-situ treatment of impacted groundwater.

The actual remedial options that will be further evaluated in the FFS will be determined based on the CSM. An evaluation of each of the remedial options will be discussed to determine the necessary construction and installation requirements, the necessary testing and monitoring, the need for any additional data, the overall remedial effect, and estimated cost of implementation including long term



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Tel: 734.397.3100  
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## AGREEMENT FOR PROFESSIONAL SERVICES

MSG Proposal No.:

Date: May 1, 2025

monitoring activities. Once completed, a FFS report will be prepared outlining the findings, identifying the recommended alternative and include a CSM depicting the recommended remedial option. The FFS will include the following activities:

1. Collection of groundwater elevation data via transducers for identification of daily changes and storm event impacts.
  - round of GW elevation data to establish baseline groundwater conditions;
  - install pressure transducers in a minimum of four (4) wells to continuously monitor groundwater fluctuations.
2. Identify the groundwater discharge rate from the landfill area to the Chippewa River. MSG may perform slug testing on a series of monitoring wells to calculate the groundwater flux rate. Prepare a site CSM
3. Prepare a FFS report based on the CSM outlining findings, identifying the recommended alternative and include the recommended remedial option. This does not include a bench scale study to determine treatment needs.
4. Develop a Level 2 (-30%+50%) Rough Order of Magnitude (ROM) cost estimate for each alternative and present the options to the City for consideration.
5. Conduct in-person meeting with the city and other stakeholders to present the FFS options and remediation costs estimates to obtain Client endorsement on the path forward; followed by an in-person meeting with EGLE to get their endorsement on our proposed approach.
  - Up to three (3) MSG staff will attend up to two (2) in-person meetings, one with both the city and EGLE. MSG will prepare meeting agendas.

### FEE SCHEDULE:

☒ TIME AND MATERIALS (NOT TO EXCEED)

☐ LUMP SUM

Items 1,2 and 3	\$	23,020.00
Items 4 and 5	\$	18,505.00
<b>TOTAL</b>	\$	<b>41,525.00</b>

### SCHEDULE:

It is anticipated that activities can begin as soon as a notice to proceed is provide.

### AGREEMENT:

By execution of this Agreement, the City of Mount Pleasant authorizes The Mannik & Smith Group, Inc. to provide the services described above according to the attached Terms and Conditions.

CITY OF MOUNT PLEASANT, MI

THE MANNIK & SMITH GROUP,

SIGNED: \_\_\_\_\_

INC. SIGNED: Daniel Capone

PRINTED: \_\_\_\_\_

PRINTED: Daniel M Capone

TITLE: \_\_\_\_\_

TITLE: Senior Project Manager/Associate

DATE: \_\_\_\_\_

DATE: 5/1/25

## The Mannik & Smith Group, Inc. Standard Terms & Conditions

**Services:** The Mannik & Smith Group, Inc. (MSG) will perform the Scope of Work as set forth in MSG's proposal and in accordance with these Terms & Conditions. MSG has developed the Scope of Work, schedule, and compensation based on Client provided information and various assumptions about Client's needs and preferences. The Client acknowledges that equitable adjustments to the schedule and compensation may be necessary based on the actual circumstances encountered by MSG in performing their services.

Client further acknowledges that the Scope of Work for this Agreement was prepared at Client's request. In the event that the Scope of Work or a portion thereof for this Agreement, was developed by a party other than MSG, MSG makes no claims as to its adequacy, since MSG was not involved in or privy to the information and considerations that it reflects. Accordingly, Client acknowledges that MSG is forced to assume that the Scope of Work is fully adequate for Client's purposes. Client also understands that MSG assumes that Client has an alternative source from which to obtain any needed or desired services not listed.

**Additional Services:** The Client and MSG acknowledge that additional services may be necessary for the Project to address issues that may not be known at Project initiation or that may be required to address circumstances that were not foreseen. In that event, MSG shall notify the Client of the need for additional services, the Client shall pay for such additional services in an amount, and manner as the parties may subsequently agree.

**Compensation:** In consideration of the services performed by MSG, the Client shall pay MSG in the manner set forth in the MSG proposal. The parties acknowledge that terms of compensation are based on an orderly and continuous progress of the Project. Compensation shall be equitably adjusted for delays, disruptions or extensions of time beyond the control of MSG.

Where total project compensation has been separately identified for various Tasks/Work Orders, MSG may adjust the amounts allocated between Tasks or Work Orders as the work progresses so long as the total compensation amount for the Project is not exceeded.

The Client shall be solely obligated to pay and remit to the appropriate governmental authority such sales, value added, duties, withholding or other taxes on MSG's services, Subcontracted Services and Reimbursable Expenses without reduction of MSG's compensation. Payment for MSG's services shall be made in United States dollars.

**Project Requirements:** The Client has the right to retain its own consultants and contractors (Client's Consultants) to perform services on the Project and shall confirm the objectives, requirements, constraints, and criteria for the Project at its inception and provide any reports, testing, and documents necessary for MSG to complete its Scope of Work. MSG, Client, and Client's Consultants shall coordinate Project related services. MSG shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness and timeliness of services and information furnished by Client and Client's Consultants. However, MSG shall provide notice to the Client if MSG becomes aware of any error, omission or inconsistency in such services or information. If the Client has established design standards, they shall be furnished to MSG at Project inception. MSG will review the Client design standards and may recommend alternate standards considering the Standard of Care provision. Client's Consultants shall be properly licensed to practice in the jurisdiction of the Project and shall maintain insurance, including professional liability insurance, as sufficient and appropriate for the Project. The Client shall identify a representative authorized to act on Client's behalf with respect to the Project.

**Period of Service:** MSG shall perform the services for the Project in a timely manner consistent with its Standard of Care. MSG will strive to perform its services according to the Project schedule set forth in the MSG proposal. The services of each task shall be considered complete when deliverables for the task have been presented to the Client for review and approval. MSG shall be entitled to an extension of time and compensation adjustment for any delay and/or disruption beyond MSG control. MSG is not responsible for any delay and/or disruption beyond its control.

**Payment Terms:** Client recognizes that time is of the essence with respect to payment of Consultant's invoices and that timely payment is a material part of the consideration of this Agreement. MSG shall submit monthly invoices for services performed and Client shall pay the full invoice amount within 30 calendar days of the invoice date. Invoices will be considered correct if not questioned in writing within 10 calendar days of the invoice date. In the event of a disputed or contested billing, only that portion so contested may be withheld from payment, and the undisputed portion will be paid. Client will exercise reasonableness in contesting any billing or portion thereof. MSG shall be entitled to a 1.5% per month administrative charge in the event of payment delay. Client payment to MSG is not contingent on arrangement of project financing, property acquisition, or approvals necessary for project initiation through completion. Invoice payment delayed beyond 60 calendar days shall give MSG the right to suspend services until payments are current. Non-payment beyond 70 calendar days shall be just cause for termination by MSG.

In cases where MSG has issued reports and/or letters of reliance, MSG may also notify the Client and any other party to which these reports and/or letters of reliance were issued of MSG's withdrawal of reliance upon the information contained therein, and request return of all written reports, data, and other information as the rightful property of MSG, based upon the Client's failure to pay. In the case of such a request, the Client agrees to return of all documents and/or letters of reliance, and provide written notification to any party to which MSG's reports or data were disseminated, notifying them of MSG's withdrawal of reliance. MSG shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension or termination.

**Assignment:** In lieu of any provision in this Agreement against assignment, MSG or the Client may propose an assignment of its rights and responsibilities under this Agreement to a third party when the following conditions have been met: prior to any assignment, the party proposing to assign its rights and responsibilities under this Agreement and that party's proposed assignee shall furnish to the other reasonable evidence that arrangements have been made by the proposed assignee to fulfill the assigning party's obligations, including financial obligations, under this Agreement. If the party subject to assignment has no reasonable objection to the proposed assignment, the proposing party may then assign the Agreement. Any expense incurred by MSG because of the assignment shall be considered as an Additional Service and compensated in accordance with this Agreement.

**Betterment:** If, due to MSG's error, any required item or component of the project is omitted from MSG's reports, plans or construction documents, MSG shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the project or otherwise adds value or betterment to the project. In no event will MSG be responsible for any cost or expense that provides betterment, upgrade or enhancement of the project.

**Buried Utilities:** Client will furnish to MSG information identifying the type and location of utility lines and other man-made objects beneath the Project Site's surface. Using information provided by the Client, MSG will conduct research and prepare a plan indicating the locations intended for subsurface penetration with respect to assumed locations of underground improvements. Such services by MSG will be performed in manner consistent with the Standard of Care. Client recognizes that the research may not identify all underground improvements and that the information of which MSG relies may contain errors or may not be complete. Client and MSG mutually agree to field validate the location of underground utilities or other man-made objects and vet final subsurface penetration locations to the satisfaction of both parties. Further, Consultant reserves the right to notify local utility protection agencies or services, and to delay project implementation until these agencies or services have identified known utility lines or other subsurface man-made objects. MSG will take reasonable precautions to avoid damaging any identified utility lines or other man-made objects. Client agrees to waive any claim against MSG, and to defend, indemnify and hold MSG harmless from any claim or liability for injury or loss, including economic damages arising, or allegedly arising, from MSG's damaging underground utilities or other man-made objects that were not called to MSG's attention, which were not properly located on plans furnished to MSG, or were not identified or properly marked by any utility protection agency or service contracted by MSG unless damages are caused by the sole negligence or willful misconduct of MSG.

**Changed Costs:** MSG shall have the right to increase its hourly rates, payable by Client to MSG, for any non-lump sum fee in the event that performance of this Agreement extends beyond one year from the date of execution.

**Compliance with Laws:** MSG shall perform its services consistent with its Standard of Care and endeavor to incorporate laws, regulations, codes, and standards applicable at the time the work is performed. In the event that standards of practice or official interpretations thereof change during the Project, MSG shall be entitled to additional compensation where additional services are needed to conform to the standard of practice.

**Confidentiality:** MSG will hold in confidence any information about the Client's operations that would normally be considered confidential. Such obligation shall not hold with respect to:

- a. Information which is in the public domain or which enters public domain in the future through no fault of MSG.
- b. Information known to MSG prior to disclosure by the Client or information disclosed to MSG at any time by a third party.
- c. Information that is released from its confidential status by the Client.
- d. Where disclosure is required by court order or governmental directive, provided that prior written notice is given the other party.
- e. Where disclosure is required to comply with a professional code of conduct or ethics.
- f. Where disclosure involves a dispute resolution proceeding between the parties.

The Client agrees that the technical methods, techniques and pricing information contained in any proposal submitted by MSG pertaining to this Project or Agreement or any addendum thereto, are to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of MSG.

**Consequential Damages:** The Client and MSG waive consequential damages which include but are not limited to profits, loss revenues, loss of use, loss of financing and loss of reputation, for claims, disputes or other matters in question arising out of, or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages whether arising in contract, warranty, tort (including negligence), strict liability, equity or that might arise out of or being included with the parties' indemnification obligations.

**Cost Estimates or Opinions:** MSG may prepare cost estimates or opinions for the Project based on historical information that represents the judgment of a qualified professional. The Client and MSG acknowledge that neither the Client nor MSG has control over the cost of labor, materials, or equipment; a contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Therefore, actual costs may vary from the cost estimates or opinions prepared and that MSG offers no guarantee related to the Project cost.

**Defects in Service:** The Client shall promptly report to MSG any defects or suspected defects in service. The Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor agreement and shall require all subcontracts at any level to contain a like provision. Failure by the Client and Client's contractors and subcontractors to notify MSG shall relieve MSG of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given when such defects were first discovered. MSG will correct defects, at its own costs, if timely notified by Client.

**Design Professional as Business Entity:** Client acknowledges that MSG is a business entity and agrees that any claim made by the Client arising out of any act or omission of any member, owner, partner, manager, director, officer or employee of the business entity in the execution or performance of the Agreement shall be made solely against the business entity and not against any individual or group of individuals in any capacity.

**Disease Transmission:** MSG shall have no responsibility for the transmission of communicable disease such as COVID-19 or other corona virus (Virus), or exposure of persons to Virus discovered at the premises. MSG cannot prevent Client and/or Client's Invitees from becoming exposed to, contracting, or spreading Virus while utilizing MSG's services. It is not possible to prevent against the presence of the disease. Therefore, if Client chooses to utilize MSG's services, Client may be exposing Client or Client's Invitees to and/or increasing Client's and/or Client's Invitees' risk of contracting or spreading Virus. Client hereby releases, waives, discharges, and covenants not to sue MSG from any and all damages, injuries, losses, liability, claims, causes of action, litigation, or demands, including but not limited to those for personal injury, sickness, or death, as well as property damages and expenses, of any nature whatsoever which may be incurred, directly or indirectly, now or in the future, in any way related to any pandemic or public health situation, or any Virus related health issue or exposure.

**Dispute Resolution:** In the event of a dispute between MSG and Client arising out of or related to this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. The Client and MSG shall endeavor to resolve claims, disputes and other matters in question during a meet and confer session. A meet and confer session shall be attended by the Client and MSG or their authorized representatives who shall have the authority to bind the parties. Prior to the meet and confer session, the parties shall exchange relevant information that will assist in resolving the claim, dispute or controversy. If the parties reach a mutually acceptable resolution, they shall prepare appropriate documentation memorializing the resolution. If the parties cannot reach a mutually acceptable resolution, they shall proceed to mediation.

Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. Any court action required to enforce the terms of this Agreement and/or any legal proceeding to enforce, enter judgment upon, vacate and/or modify the dispute award shall be filed in the Court of Commons Pleas, Lucas County, Ohio. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder.



**Force Majeure:** MSG shall be entitled to an equitable adjustment to the schedule and compensation for force majeure events, including but not limited to: acts of God or the public enemy, Acts of any government in its sovereign and/or contractual capacities, fires, acts of war, terrorism, violence, floods, epidemics, quarantine restrictions, strikes, embargoes, and unusually severe weather or any other cause outside of the control of MSG. MSG shall notify Client in writing after the beginning of any such cause becomes known, which would affect its performance. In the event a force majeure event continues for more than 30 days, MSG may terminate this Agreement for convenience and shall submit an invoice for services performed up to the effective date of termination and the Client shall pay MSG all outstanding invoices.

**Governing Law:** The terms of this Agreement shall be governed by the laws of the State of Ohio without regard to any choice of law principles. Nothing contained herein shall be interpreted in such a manner as to render it unenforceable under the laws of the State of Ohio.

**Indemnification:** MSG agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from damage, liability or cost to the extent caused by MSG's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of his or her subconsultants or anyone for whom MSG is legally liable.

The Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold MSG harmless from damage, liability or cost to the extent caused by the Client's negligent acts, errors or omissions and those of his or her contractors, subcontractors or consultants or anyone for whom the Client is legally liable, and arising from the Project that is the subject of this Agreement.

Neither party is obligated to indemnify the other in any manner whatsoever to the extent of the other's own negligence.

**Independent Consultant:** MSG shall serve as an independent consultant for services provided under this Agreement. MSG shall retain control over the means and methods used in performing their services and may retain subconsultants to perform certain services as determined by MSG.

**Information from Other Parties:** The Client and MSG acknowledge that MSG will rely on information furnished by other parties in performing its services under the Project. MSG shall not be liable for any damages that may be incurred by the Client in the use of third party information.

**Insurance:** At a minimum, MSG will maintain the following insurance and coverage limits during the period of service if such coverage is reasonably available at commercially affordable premium. Upon request, the Client will be named as an additional insured on the Commercial General Liability and Automobile Liability policies.

Worker's Compensation:	As required by applicable state statute
Commercial General Liability:	\$1,000,000 per occurrence (bodily injury including death and property damage) \$2,000,000 aggregate
Automobile Liability:	\$1,000,000 combined single limit for bodily injury and property damage
Professional Liability:	\$2,000,000 each claim and in the aggregate

The Client shall arrange for Builder's Risk, Protective Liability, Pollution Prevention, and other specific insurance coverage warranted for the Project in amounts appropriate to the Project value and risks. MSG shall be a named additional insured on those policies where MSG may be at risk. The

Client shall obtain the counsel of others in setting insurance limits for construction contracts.

**Integration:** This Agreement constitutes the entire agreement between the parties and may only be amended by written agreement by both parties. Should any portion be found to be illegal or non-enforceable, such portion shall be deleted and the balance shall remain in effect.

**Lien Rights:** MSG may file a lien against the Property in which the Project is situated and/or file a claim against any available payment bonds for the Project in the event that the Client does not make payment within the time prescribed in this Agreement. The Client agrees that services by MSG are considered property improvements and the Client waives the right to any legal defense to the contrary.

**Limitation of Liability:** In recognition of the relative risks and benefits of the Project to both the Client and MSG, the Client agrees to the fullest extent permitted by law, to limit the liability of MSG for any and all claims, losses, breaches, damages or expenses arising out of this Agreement and/or MSG's performance of services on the Project, from any and all causes, to \$50,000 or the fee realized by MSG for the Project, whichever is greater.

**Notification of Hazardous Materials:** The Client warrants they have disclosed the location and quantity of all potential wastes, hazardous materials, including asbestos, and/or petroleum compounds (Hazardous Materials), whether regulated or unregulated, that are assumed or suspected to exist or may be encountered on the Project. In the event undisclosed and/or unknown materials/compounds are encountered where there is no reason to believe they could or should be present, MSG may be required to take appropriate precautions to protect the health and safety of its personnel, to comply with applicable laws and regulations, and to follow procedures MSG deems prudent to minimize risks to its employees, the public, and the environment. MSG shall notify Client as soon as practically possible in the event unanticipated Hazardous Materials or suspected Hazardous Materials are encountered. Under these circumstances, MSG shall be entitled to an equitable adjustment to the schedule and compensation for appropriate actions to protect the health and safety of its personnel, and for additional services required to comply with applicable laws.

In addition, Client understands and agrees that in seeking the professional services of MSG under this Agreement, Client may request MSG to undertake obligations involving or related to Hazardous Materials. To the fullest extent permitted by law, Client agrees to defend and indemnify MSG and its subcontractors, consultants, agents, officers, directors and employees from any claim or liability or loss, including reasonable attorney fees arising from or connected with the presence, discharge, release, or escape of Hazardous Materials or environmental liability of any nature or in any manner related to services performed by MSG as part of the Project, including the failure to discover any Hazardous Materials which may exist in, on, above, beneath, about or which have migrated onto, or under, the Project Site except for those events caused by the sole negligence or willful misconduct of MSG. Without limiting the generality of the foregoing, the above indemnification extends to claims resulting from:

- Client's violation or alleged violation of any federal, state or local statute, regulation or ordinance relating to the disposal of Hazardous Materials;
- Client's or MSG's undertaking of or arrangement for the handling, removal, treatment, storage, transportation or disposal of Hazardous Materials found or identified at the site;
- Hazardous Materials introduced at the Project site by Client or third persons before or after the completion of services herein;
- Allegations that MSG is a generator, operator, treater, storer, transporter, arranger for transport, handler, or disposer under RCRA, the Comprehensive Environmental, Response, Compensation and

Liability Act ("CERCLA") or any other federal, state or local law, regulation or ordinance.

MSG and its subconsultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons or property to Hazardous Materials in any form at the Project site.

**Ownership of Documents:** Documents prepared or furnished by MSG pursuant to this Agreement are instruments of MSG's professional services and MSG shall retain an ownership and property interest therein, including all copyrights. Upon payment for services rendered, MSG grants Client a license to use instruments of MSG's professional service for its intended purpose. It is expressly understood that computer-aided design and drafting (CADD) and/or building information modeling (BIM) files are issued only as supplemental information for convenience to the Client or other authorized users. CADD and BIM, like any electronic data, transferred in any manner or translated from the system and format used by MSG pursuant to this Agreement, to another system or form, are subject to errors and modifications that may affect the accuracy and reliability of the data, and, in addition, that electronic data may be altered or corrupted whether inadvertently or otherwise. As such, record documents of service shall be based on the printed copy. Reuse or modification of any such documents by Client, without MSG's written permission, shall be at Client's sole risk, and Client agrees to indemnify, defend and hold MSG harmless from all claims, damages and expenses, including attorney's fees, arising out of such reuse by Client or by others acting through Client.

**Relationship of The Parties:** All services provided by MSG are for the sole use and benefit of the Client. Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or MSG.

**Safety:** MSG shall be responsible solely for the safety precautions or programs of its employees and no other party. In no event will MSG be responsible for construction methods, means, techniques or sequences of construction, which are solely the responsibility of the Contractor, nor shall MSG be responsible for the Contractor's failure to perform Contractor's work in accordance with the requirements of the Contract Documents.

**Severability:** Any provision of these terms later held to violate any law shall be deemed void and all remaining provisions shall continue in force. In such event, the Client and MSG will work in good faith to replace an invalid provision with one that is valid with as close to the original meaning as possible.

**Standard of Care:** Services provided by MSG will be performed with the care and skill ordinarily exercised by members of the same profession practicing under similar circumstances (Standard of Care). The standard of care shall exclusively be judged as of the time the services are rendered and not according to later standards. MSG makes no warranties or guarantees, express or implied, under this Agreement or otherwise in connection with Consultant's services.

**Survival:** All provisions of these terms that allocate responsibility or liability between the Client and MSG shall survive the completion or termination of services for the Project.

**Suspension of Work:** The Client may suspend services performed by MSG with cause upon fourteen (14) calendar days written notice. MSG shall submit an invoice for services performed up to the effective date of the work suspension and the Client shall pay MSG all outstanding invoices for accepted services within fourteen (14) calendar days. MSG shall be entitled to renegotiate the Project schedule and the compensation terms for the Project.

MSG may suspend services if Client fails to make payments to MSG in accordance with this Agreement or fails to meet its other material

responsibilities under this Agreement. Such failure shall be considered substantial nonperformance and cause for termination or, at MSG's option, cause for suspension of performance of services under this Agreement. If MSG elects to suspend services, MSG shall give fourteen (14) days' written notice to the Client before suspending services. In the event of a suspension of services, MSG shall have no liability to the Client for delay or damage because of such suspension of services. Before resuming services, MSG shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of MSG's services. MSG's fees for the remaining services and the time schedules shall be equitably adjusted.

**Termination:** In the event of substantial failure by a party to fulfill its obligations of the terms hereunder, that party may be deemed in default. If the party fails, within seven (7) calendar days after receipt of written notice to commence and continue satisfactory correction of the default with diligence and promptness, then the other party without prejudice to other remedies it has, may terminate this Agreement for cause. In the event of a termination, MSG shall submit an invoice for services performed up to the effective date of termination and the Client shall pay MSG all outstanding invoices for accepted services within fourteen (14) calendar days.

**Third Party Claims:** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or MSG. However, in the case of a third party claim, the Client will compensate MSG for services performed in defense of such claim unless the claim resulted from the negligent act, error or omission of MSG.

**Violations of Law:** The Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold MSG harmless from any and all violations of laws and/or failure to comply with governmental regulations, including but not limited to the Foreign Corrupt Practices Act (15 USC §78dd-1 et seq.), the False Claims Act (31 USC § 3729 et seq.), the Buy American Act (41 USC § 8301 et seq.) and the "Buy American" Provisions (Section 1605) of the American Recovery and Reinvestment Act (Pub. L. 111-5), to the extent caused by the Client or his or her contractors, subcontractors or consultants or anyone for whom the Client is legally liable, and arising from the Project that is the subject of this Agreement.

**Waiver of Rights:** The failure of either party to enforce any provision of these Terms and Conditions shall not constitute a waiver of such provision nor diminish the right of either party to the remedies of such provision.

Revised January 2021

# Memorandum



TO: Aaron Desentz, City Manager  
FROM: Jason Moore, DPW Director  
DATE: June 13, 2025  
SUBJECT: Award Contract for Water Treatment Plant Improvements

## Request

The City Commission is requested to award the contract for Water Treatment Plant Improvements to RCL Construction, of Sanford, Michigan, for \$11,323,500, a 6% contingency of \$679,410, and a total contract amount of \$12,002,910.

## Reason

The planned water treatment plant improvements include critical infrastructure upgrades necessary to maintain regulatory compliance, improve system reliability, and meet current and future water demand. The project scope includes:

- Replacing equipment that came online with the plant's original construction in the mid-1990s
- Complete rehabilitation of the filter gallery
- Total SCADA upgrade
- Replacement of electrical switch gear
- Chemical tank lining
- Aeration and recarbonation tank rehabilitation

Fishbeck, the city's engineering consultant, conducted the bid letting and evaluation of the bids in accordance with DWSRF requirements. Bids were received on June 3, 2025, and Fishbeck recommends award of the contract to RCL Construction of Sanford. RCL is the contractor for the WRRF plant improvements project, and they have demonstrated the experience and expertise necessary to complete a project of this size and complexity.

The total project cost is anticipated to be \$12,002,910, which will be fully funded through the Drinking Water State Revolving Fund (DWSRF) program. This includes \$2.287 million in principal forgiveness, which functions as a grant and does not require repayment.

## Recommendation

I recommend the City Commission award the contract for the Water Treatment Plant Improvements to RCL Construction for \$12,002,910 and a budget amendment for the same.

# CBD TIFA Staff Proposal

*Mt. Pleasant*  
[meet here]

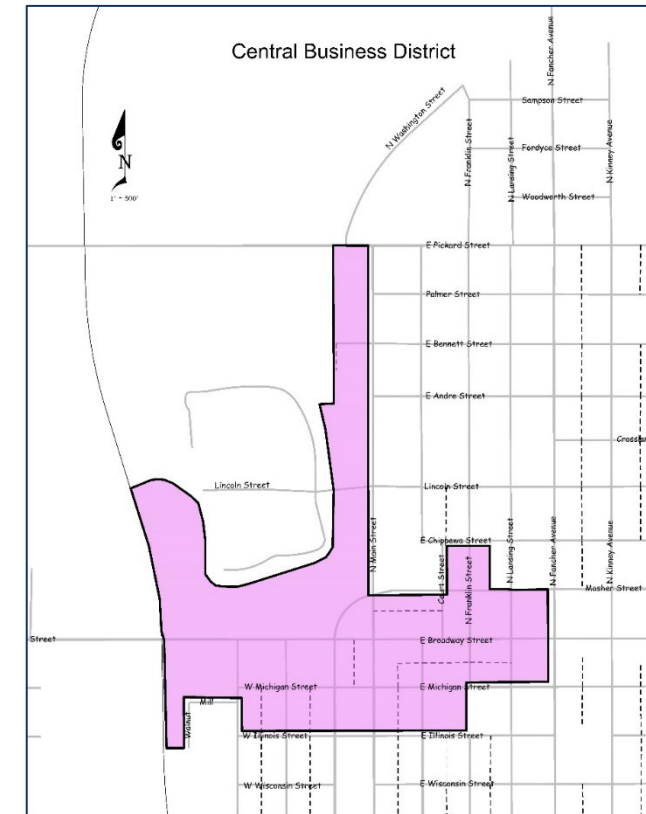
# Proposal Outline

1. Review how the Central Business District (CBD) Tax Increment Finance (TIF) works.
2. Review capture rate proposal and associated projects/programs.
3. Request authorization from City Commission to enact proposal.

*Mt. Pleasant*  
[meet here]

# Central Business District (CBD) TIFA

- Created on December 17, 1984.
- Amended five times for development plan modifications.
- Plan expires December 31, 2025.
- Zero capture rate since 2019.
- This was a conscious decision from the City at the time to cease capture.
- The district is eligible to capture for projects allowed per State law.



*Mt. Pleasant*  
[meet here]



# Finances

- Current Taxable Value: \$24,482,262
- CBD Capture Value: \$18,290,112 (base value 25% can't be captured)
- City Capture: \$297,214
- County Capture: \$179,645
- Mid-Michigan College: \$22,268
- Total Capture: \$499,128

# Proposal

- Capture 100% of eligible taxes for 10 years.
  - City Capture: \$297,214
  - County Capture: \$179,645
  - Mid-Michigan College: \$22,268
  - Total Capture: \$499,128

# Proposal

- Use tax capture to fund infrastructure and grant programs as outlined in this proposal
- Consider other sources of revenue such as marijuana funding for other purposes (like housing incentives)

# Programs/Projects

- Downtown Infrastructure Needs
  - Irrigation
  - Electrical Upgrades
  - Streetscape Replacement
- Incentives
  - Infill Development
  - Site Selection/Preparation
  - Façade Improvement Grants
  - Fire Suppression Grants

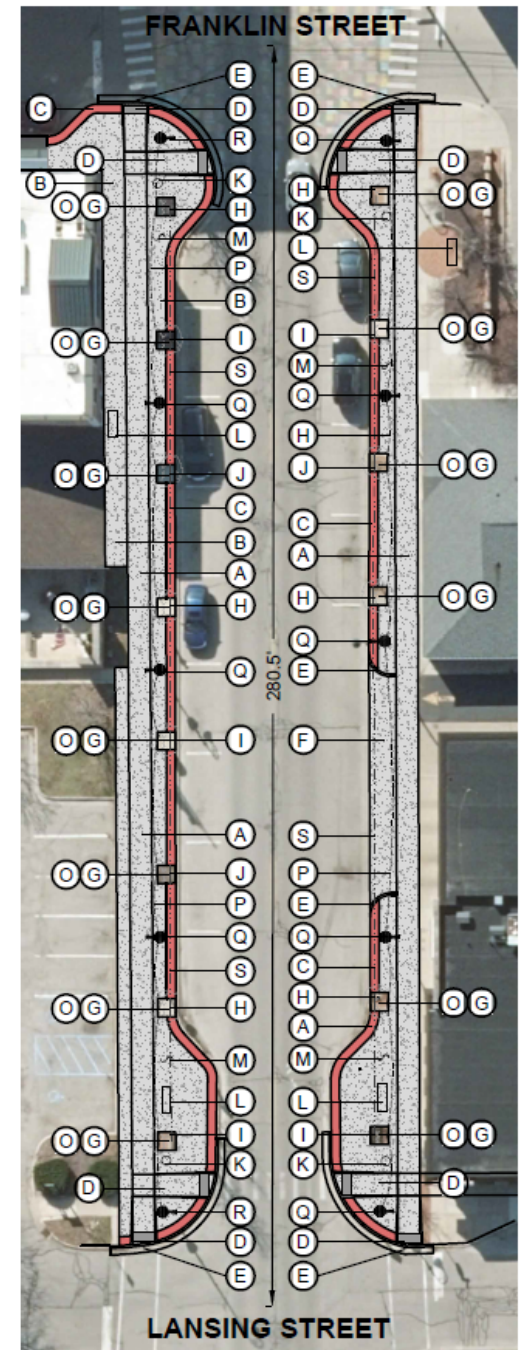
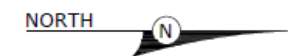
# STREETSCAPE REPLACEMENT AND LIGHT POLE PAINTING

- Replace streetscape between curb and building
  - New sidewalk, trees, and amenities
  - Replace electrical and irrigation
  - 2' band of stamped and colored concrete
- Repaint existing light poles
- No changes to roadway (Act 51 funds)

STREETSCAPE LEGEND	
ITEM	DESCRIPTION
A	CONCRETE SIDEWALK
B	CONCRETE
C	STAMPED & COLORED CONCRETE
D	ADA RAMP WITH PLATES
E	CURB AND GUTTER
F	CONCRETE DRIVEWAY
G	TREE GRATE (2 PER FRAME)
H	SPRING SNOW
I	FRONTIER ELM
J	APOLLO MAPLE
K	TRASH CAN
L	BENCH
M	BIKE RACK
N	HANGING PLANTER BASKET
O	ELECTRICAL RISER
P	ELECTRICAL CONDUIT
Q	PEDESTRIAN LIGHT - REPAINT EX
R	STREET LIGHT - REPAINT EX.
S	IRRIGATION SYSTEM

NOTES:

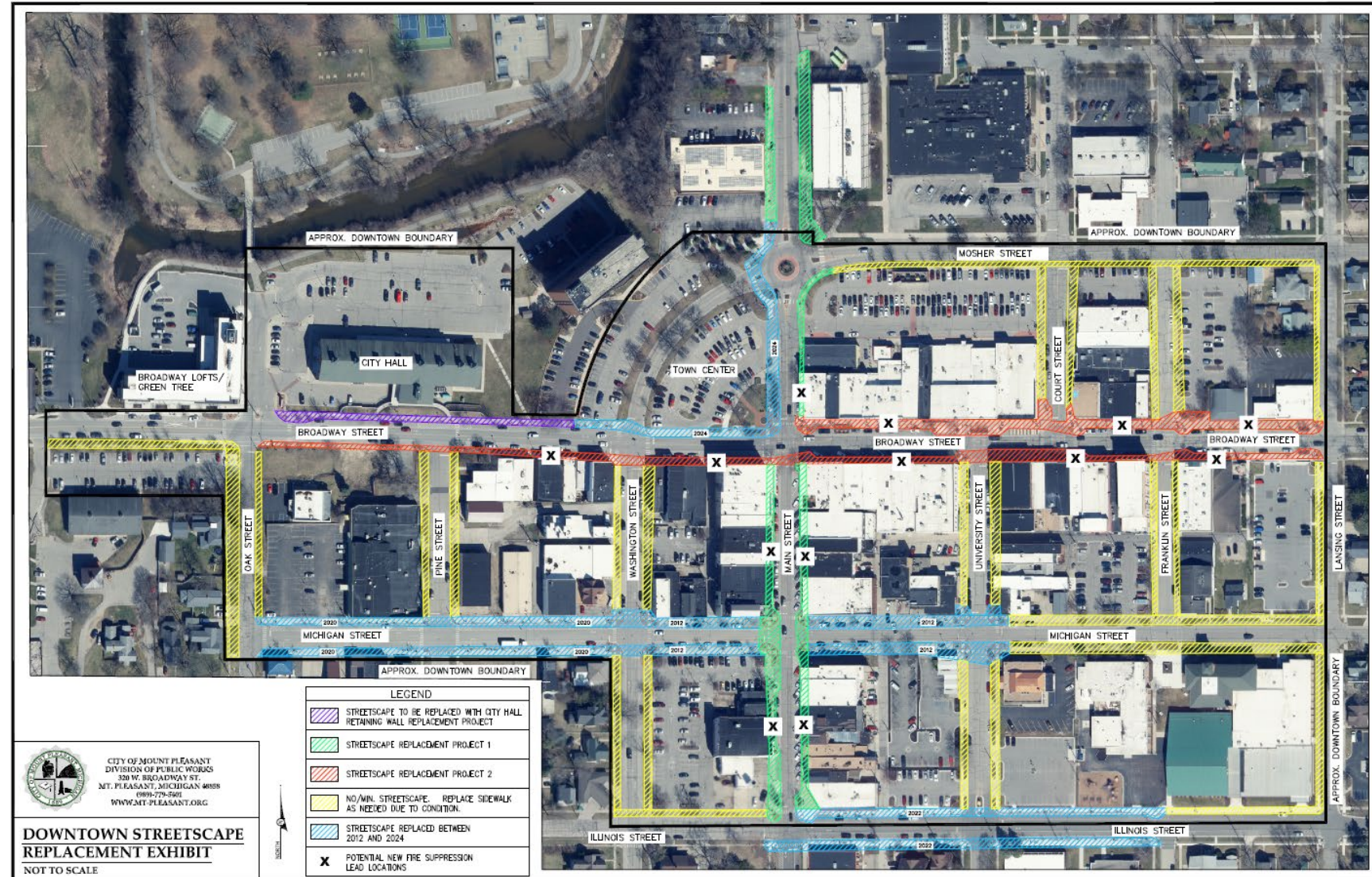
1. EACH TREE SHALL INCLUDE AN ELECTRICAL RISER, IRRIGATION BUBBLER, TOPSOIL, LANDSCAPE FABRIC, PEA STONE, TREE GRATE AND FRAME.
2. ADA RAMPS WILL REQUIRE REPLACEMENT OF CURB AND GUTTER AND HAND PATCHING OF THE ROAD.





# CONCEPTUAL COSTS – STREETSCAPE REPLACEMENT AND LIGHT POLE PAINTING

- Broadway from Oak to Lansing (excluding city hall)
  - \$1,140,000
- Main from Illinois to County building
  - \$1,556,100

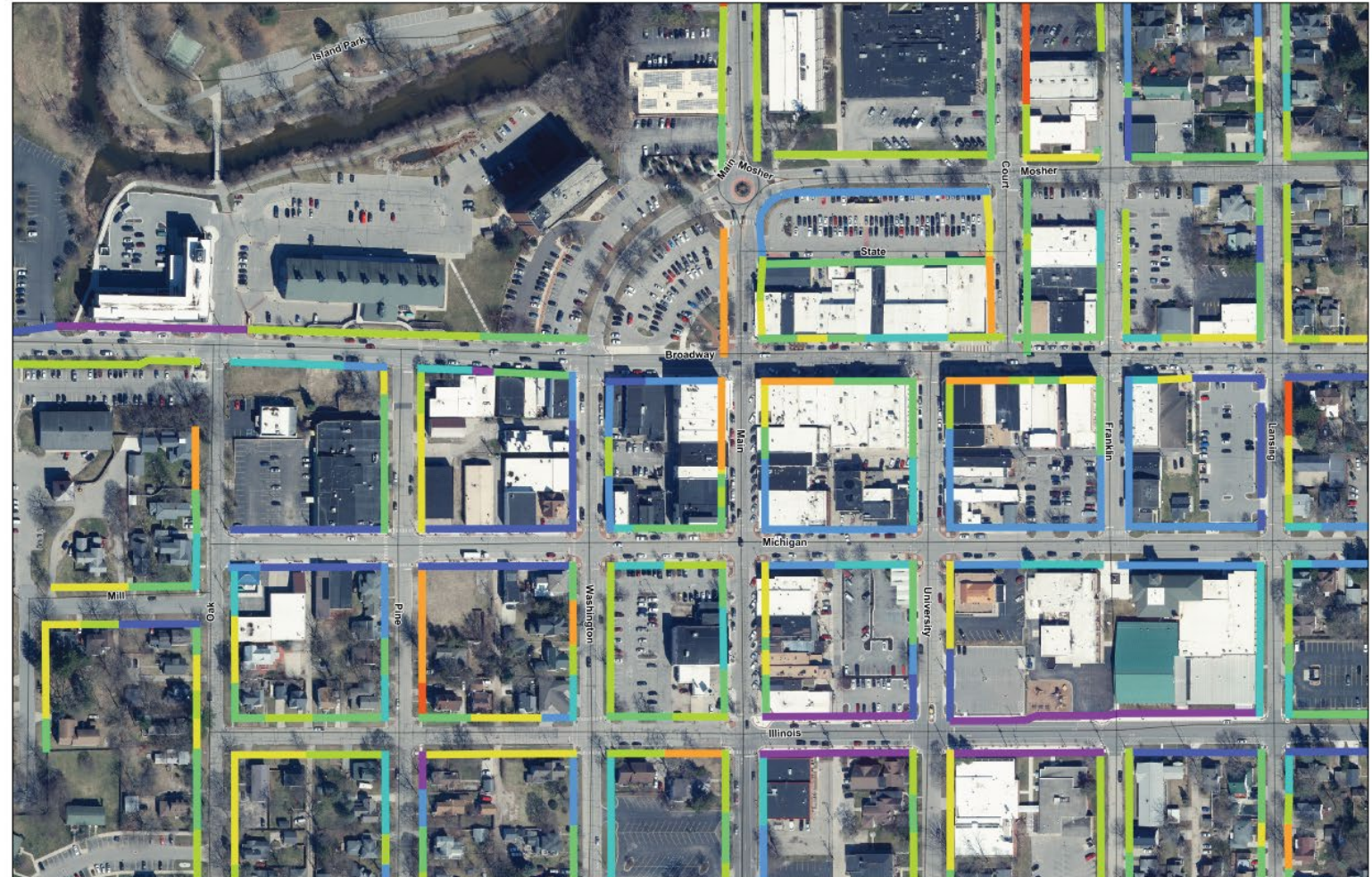




# CONCEPTUAL COSTS – OTHER SIDEWALK REPLACEMENTS

- Replace other downtown plain sidewalk with a PASER of 4 or less  
– \$75,000

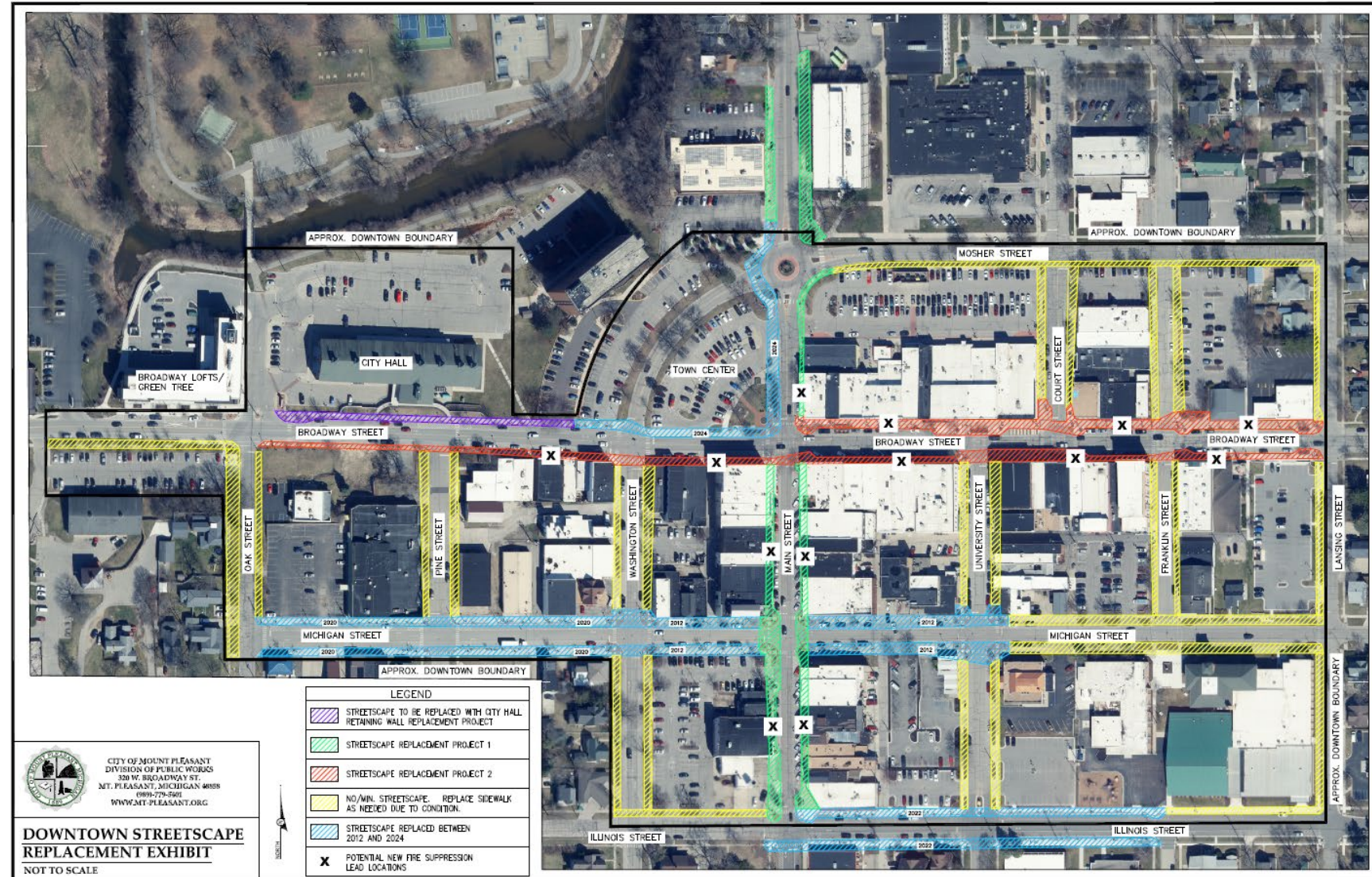
**Downtown Sidewalk Rating Map**  
City of Mt. Pleasant





# CONCEPTUAL COSTS – FIRE SUPPRESSION LEADS

- Install fire suppression lead from water main to building
  - 2 per block (1 each side of road)
  - 13 at \$50k each = \$650,000





# MAINTAIN DOWNTOWN PARKING LOTS

- Parking lot maintenance
  - Mill and overlays (every 15 years)
  - Crack seal (every 5 years)
  - Pavement Markings (every 3 years)
- Estimated yearly savings needed to maintain downtown parking lots
  - \$36,000/year
  - Does not include reconstructs
- Upcoming Downtown Parking Lot CIP projects in 2031
  - Parking lot 2 (Jockey Alley) Thin Overlay - \$70,000
  - Parking Lot 12 Mill and Overlay - \$56,000



*Mt. Pleasant*  
[meet here]

# Streetscape Replacement - Cost

## OVERALL DOWNTOWN STREETScape AND FIRE SUPPRESSION

ITEM	ESTIMATED QUANTITY	UNIT	UNIT PRICE	AMOUNT
Streetscape replacement project 1	2,000.00	LFT	\$ 570.00	\$ 1,140,000.00
Streetscape replacement project 2	2,730.00	LFT	\$ 570.00	\$ 1,556,100.00
Fire Suppression Leads	13.00	EA	\$ 50,000.00	\$ 650,000.00
Other sidewalk replacements (PASER of 4 or less)	1.00	LS	\$ 75,000.00	\$ 75,000.00

Total

\$ 3,421,100.00

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# Incentive Programs

- Used to incent further development in the CBD
- Follows past practice in offering business support in the downtown
- Designed to increase taxable value
- Designed to incent fire suppression in old buildings

# Infill Development



Developers could be attracted to various incentive packages including grants for new development or tax-based incentives. Tax based incentives would not require the dedication of funds and would instead reduce the total tax liability. Grant funds would need to be dedicated from a funding source.

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# Site Selection/Preparation

- Similar to a program offered by the Michigan Economic Development Corporation.
  - Site analysis
  - RFP/RFQ development
  - Site design
  - Environmental assessments
  - Marketing assistance

# Façade Grant Program



Former program was funded to allow for a \$7,500 grant to be awarded to property owners for façade improvements. The program also allowed for signage upgrades as well.

Currently the Mission-Pickard DDA has a similar program funded at \$60,000 for interested applicants.

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# Fire Suppression Grant Program

Former program was funded to allow for a \$35,000 grant to be awarded to property owners for adding fire suppression to their properties.

# Housing Incentive Grant Program

- Create a new program designed at encouraging housing development in the City's downtown.
- \$150,000 to be used to encourage new development or remodeling of outdated units in the CBD.

# Incentive Funding Assumptions

- Infill Development: \$50,000 each
- Site Preparation: \$20,000 per property
- Façade Improvement: \$20,000 per property
- Fire Suppression: \$35,000 per property
- Housing Incentive: \$150,000 total

# Incentive Funding Example

- Infill Development: \$100,000 total set aside for two (2) projects and allow reallocation if not used in the first five (5) years
- Site Preparation: \$60,000 for 3 properties
- Façade Improvement: \$120,000 for 6 properties
- Fire Suppression: \$70,000 for 2 properties
- Housing Incentive: \$150,000
- Total for Incentives: \$500,000



# Proposal Summary

- Begin capture in 2026 and assign 2026 dollars (\$500,000) to fund incentive programs as taxes are captures (summer and winter).
- Design streetscape project in 2026 and proceed through bonding process
- Begin streetscape project in 2027

# Proposal Summary

- 100% capture of \$500,00 per year
- Infrastructure Debt Service: \$460,000 for 8 years
- Allows incentive fund replenishment at a rate of \$40,000 per year.

# To Capture or Not To Capture?

- Tax capture in the district results in loss of the City's General Fund
  - However, needed funding would otherwise come from the General Fund
- Same applies to capture from Isabella County
  - However, little value in capturing from City only
  - Need for funding to support projects/programs

# To Capture or Not To Capture?

- Does the City Commission see greater value in the services being proposed in this presentation, or in those services that funding would otherwise support (General Fund support, County services, etc.)
- Keep in mind that the County captures \$4.85 million in revenue from City taxpayers. The CBD proposed capture represents 3.7% of the total county tax capture.

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# To Capture or Not To Capture?

- Keep in mind that the County would continue to receive the 25% base value from this district as well as tax funding from the rest of the City.
- The County has also received over \$750,000 in marijuana tax monies during its last fiscal year due to the City opting in to allow these businesses.
- Timing to create this plan update becomes an issue the longer we wait.

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# Proposed Action/Direction

- Proposed method forward:
  - A motion to direct staff to develop a CBD TIFA renewal as outlined in this proposal
    - Staff will then return to the City Commission at a later date for final approval of the plan
- Alternative direction:
  - If not in support of capture,
    - Is there reason to continue the TIFA?



## **DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT**

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804 E. High Street, Mount Pleasant, MI 48858  
Phone: (989) 779-5100 Fax: (989) 773-4020

### **MEMORANDUM**

**DATE:** June 6, 2025  
**TO:** Aaron Desentz, City Manager  
**FROM:** Paul Lauria, Director of Public Safety  
**SUBJECT:** Summary of Police Services Agreement with Village of Lake Isabella

The purpose of this memorandum is to provide a summary of the Police Services Agreement entered into between the City of Mt. Pleasant and the Village of Lake Isabella for the provision of dedicated law enforcement and public safety services. The contract is attached to this memorandum.

This Agreement is made between the City of Mt. Pleasant, acting through its Department of Public Safety (Police Department), and the Village of Lake Isabella. It becomes effective upon signing and remains in force until a mutually agreed upon end date, unless terminated earlier by either party with thirty (30) days' written notice. The agreement does not automatically renew unless both parties agree to do so in writing.

Under the Agreement, the City will provide the Village with comprehensive police services. These services include random patrols of residential, commercial, and public areas; traffic enforcement using radar or laser devices; criminal investigations and crime scene processing; follow-up with victims of reported crimes; response to medical, fire, and other emergencies; background checks and driver's license inspections; and patrols for special events such as community festivals. The City will provide all personnel, equipment, and supervision necessary to carry out these services.

Service delivery within the Village will follow the same response protocols used within the City of Mt. Pleasant. The Director of Public Safety, or their designee, will exercise full discretion over resource allocation in the event of simultaneous incidents, ensuring the most efficient deployment of personnel and equipment. All scheduling will comply with existing labor agreements.



## **DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT**

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804 E. High Street, Mount Pleasant, MI 48858  
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The Village agrees to compensate the City at a rate of two hundred and fifty dollars (\$250) per hour for all payroll expenses related to officers performing services under this Agreement. This rate is based on the officers' labor contract terms, administrative costs, and equipment cost related to this Agreement. The City will invoice the Village for these services, and payment is expected within thirty (30) days of invoice receipt.

The Agreement clarifies that the officers remain employees of the City and are subject to its supervision and policies. The City will maintain workers' compensation and law enforcement liability insurance with coverage of no less than \$10 million per claim. The Village will be named as an additional insured under the applicable policies. Each party agrees to indemnify the other for claims involving gross negligence by their respective personnel.

The Agreement also includes standard contractual provisions clarifying that it does not create a joint venture, agency, or third-party beneficiary rights. Each party is responsible for securing any necessary permits or legal compliance. Any amendments must be made in writing and signed by both parties. The Agreement is governed by the laws of the State of Michigan, with legal jurisdiction in Isabella County.

This Agreement enhances public safety in the Village of Lake Isabella by leveraging the resources and expertise of the Mt. Pleasant Police Department. It reflects a clear, professional, and mutually beneficial partnership between the two communities. I am recommending that the City Commission support and approve this contract.

## **POLICE SERVICES AGREEMENT**

THIS POLICE SERVICES AGREEMENT (“Agreement”) is made and entered into by and between the City of Mt. Pleasant, a municipal corporation, with offices located at 804 E. High Street, Mt. Pleasant, Michigan 48858 (“City”) on behalf of the City of Mt. Pleasant Department of Public Safety (“Department”) and the Village of Lake Isabella, a municipal corporation, with offices located at 1010 Clubhouse Drive, Lake Isabella, Michigan 48893 (“Village”) (individually, a “Party” and collectively, the “Parties”).

### **RECITALS**

WHEREAS, the Village is desirous of retaining the services of the City for dedicated road patrol and law enforcement services; and

WHEREAS, the Village is authorized to secure public safety services from the City; and

WHEREAS, the City, by and through the Department, is capable of providing public safety services, is authorized to carry and use firearms, is vested with the police power of arrest under state authority, and is identifiable by uniform and other indicia of authority; and

WHEREAS, the City and the Village recognize that the best interests of both, and the community, can be serviced by the Department providing additional public safety services to the Village; and

WHEREAS, the intent of this Agreement is to set forth the terms and conditions between the City and Village to support and assist each other regarding such public safety services; and

WHEREAS the establishment of this Agreement will serve an important public purpose and promote safety, security, and general welfare of the inhabitants, visitors, and property owners of the Parties.

### **AGREEMENT**

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

#### **1. Term and Termination.**

- A. Initial Term. This Agreement becomes effective once signed by the Parties and shall remain in full force and effect until \_\_\_\_\_, 20\_\_ unless otherwise terminated, with or without cause, by one or both of the Parties.
- B. Notice of Termination. Either Party may terminate this Agreement by providing the other Party with at least thirty days’ prior written notice. Such termination will not have any effect upon the applicability of the provisions of this Agreement for events that occurred prior to its termination.

- C. Renewal. This Agreement does not automatically renew, and there are no options for renewal unless otherwise mutually agreed to by and between the Parties in writing.

## 2. Scope of Services.

- A. General Services. The City agrees to provide law enforcement and public safety services within the jurisdictional limits of the Village with said services to consist of the enforcement of state statutes and Village of Lake Isabella local ordinances until the termination of this Agreement, including, but not limited to:
- i. Patrol services with random patrolling of residential areas, businesses, parks, and other public property areas.
  - ii. Traffic enforcement including the regular use of radar or laser as a speed deterrent.
  - iii. Criminal investigative and crime scene processing services.
  - iv. Follow-up on reported crimes with persons who reported the crime including routine notification by telephone or mail as to the status of the investigation.
  - v. Responses to medical, fire, and other emergencies.
  - vi. Driver's license inspections, background checks, and license enforcement services as called for under applicable state law, ordinances, and regulations.
  - vii. Special event traffic patrol and patrol services for community festivals or other special events, as applicable or appropriate.

(collectively, "Services"). For purposes of performing such functions, the City shall furnish and supply the assigned law enforcement officers as well as provide supervision, equipment, communications equipment, facilities, and other necessary supplies needed in order for the law enforcement officers to perform the Services.

- B. Response Time. The Department will carry out the Services in the Village in the same manner as it responds to such calls within the City. It is mutually understood and agreed, however, that the City has agreements for mutual assistance with other police departments and has law enforcement responsibilities within the City limits. It is further understood and agreed the City may be called upon to handle two or more public safety incidents at the same time. In the event of multiple calls, the Department's Director of Public Safety ("Director") or their designee shall have full authority and discretion regarding the assignment and disbursement of law enforcement officers and equipment, including the transfer of law enforcement officers and equipment from one public safety incident to another, if, in the Director's judgment, it is necessary. The decision



of the Director in such case shall be final, and no person or entity shall have or make any claim against the City by reason of any loss or damage resulting from the exercise of said judgment and discretion.

C. Scheduling. The Director shall schedule all law enforcement officers to perform Services under this Agreement in conformity with any existing labor contracts.

3. **Compensation for Services**. The Village shall pay the City a rate of two hundred and fifty dollars (\$250) per hour for all police services provided to or on behalf of the Village. The cost per hour is based on all payroll, administrative and equipment costs associated with any law enforcement officer performing actual Services under this Agreement. Payment by the Village to the City shall be within thirty days of the receipt of the invoice.

4. **No Employment or Agent Relationship**.

A. Employment Status. Nothing in this Agreement should be construed to create an employee or agent relationship between the Parties.

B. Control of Personnel. The manner and standards of performance by the City's law enforcement officers, the discipline of said officers, and other matters incident to the provision of Services under this Agreement, and the control of personnel so employed, shall remain with the City. The City shall continue to provide the same salaries, workers compensation, retirement, and other fringe benefits to its employees providing Services under this Agreement as those employees would receive while on duty in the City.

C. Performance Appraisal. In the event the Village, through its governing body or authorized agent, notifies the City that it is dissatisfied with the assignment of personnel for the performance of Services under this Agreement and requests a change in personnel, the City shall make every effort to effect a change in the assignment of personnel, provided that such a change does not jeopardize the ability of the City to provide services to others in a timely and efficient manner. The final determination as to suitability shall be made by the Director. The Parties further recognize how the legal requirements of labor contracts between the City, the Department, and its law enforcement officers may impact on this determination.

D. Off-Duty. The City's law enforcement officers shall not represent themselves as employees of the Village while off duty.

5. **Worker's Compensation and Liability Insurance**.

A. Worker's Compensation. The City shall procure, pay the premium on, keep, and maintain during the term of this Agreement, Workers Compensation and law enforcement liability insurance coverage in the amount of not less than \$10,000,000 per claim covering all damages, personal, and/or property arising from provisions of the stated services provided by the Department pursuant to this Agreement. Such

insurance shall be considered primary and non-contributory by the Village.

- B. Liability Insurance. The City shall maintain such other insurance as it deems appropriate for its own protection. The Village will be designated an additional insured on the City's law enforcement liability policy, excess liability and professional errors and omissions policy, with respect to the services provided for in this Agreement. To the extent permitted by law and without waiving governmental immunity, the City agrees to indemnify and hold harmless the Village from any claims involving gross negligence of a law enforcement officer, employee, or volunteer of the City relating to this Agreement. Gross negligence is defined as conduct so reckless as to demonstrate a substantial lack of concern for whether an injury results.
- C. Indemnification by Village. The Village agrees to indemnify and hold harmless the City from any claims involving gross negligence of an employee or agent of the Village.
- D. Notice of Cancellation. In the event the City's insurance coverage required under this Agreement is at any time reduced to less than \$10,000,000 as indicated above during the duration of the Agreement, the City shall provide immediate notice to the Village of such reduction or termination. The City and Village will then need to discuss this issue and set appropriate mutually agreeable insurance limits.

**6. Miscellaneous.**

- A. Entire Agreement. This Agreement sets forth the entire agreement and contract between the Parties. The language of this Agreement shall be construed as a whole according to its fair meaning and not construed strictly for or against either Party. All amendments or changes to this Agreement shall be in writing and signed by both Parties.
- B. Authority. The Parties have taken all actions and secured all approvals necessary to authorize, implement, and complete this Agreement.
- C. No Joint Venture. Neither the provisions of this Agreement nor the mutual provision of services and aid described herein are intended to and do not create a joint venture.
- D. Severability of Provisions. If a court of competent jurisdiction finds any provision of this Agreement invalid or unenforceable, then that provision shall be deemed severed from this Agreement. The remainder of the Agreement shall remain in full force and effect.
- E. Governing Law/Consent to Jurisdiction and Venue. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced, and governed under the laws of the State of Michigan. Venue is in Isabella County, Michigan.

- F. Captions. The captions, headings, and titles in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning and are not to be interpreted as a part of this Agreement.
- G. Nonexclusively. This Agreement shall not be construed to restrict or limit the authority of the City or Village to cooperate with or assist other cities, counties, or state agencies in performing any official powers or duties as authorized by law.
- H. Terminology. All terms and words used in this Agreement, regardless of the numbers or gender in which they are used, are deemed to include any other number and any other gender as the context may require.
- I. Recitals. The Recitals shall be considered an integral part of this Agreement.
- J. Amendment. This Agreement may be amended or an alternative form of the Agreement adopted only upon the written agreement and approval of the Parties.
- K. Compliance with all Laws. The Parties shall comply with all federal and Michigan laws, rules, regulations, and orders applicable in carrying out this Agreement.
- L. No Third Party Beneficiaries. This Agreement does not create, by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, cause of action, right of indemnification (i.e., contractual, legal, equitable, or by implication), right of subrogation as to either Party's rights in this Agreement, or any other right of any kind in favor of any individual or legal entity who or which is not a party to this Agreement. There are no third-party beneficiaries.
- M. Counterpart Signatures. This Agreement may be signed in counterpart. The counterparts taken together shall constitute only one agreement or contract overall.
- N. Permits and Licenses. Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certifications, and governmental authorizations for its employees and/or agents necessary to perform all of its obligations under this Agreement. Upon request, a Party shall furnish copies of any permit, license, certificate, or governmental authorization to the requesting Party.
- O. No Implied Waiver. Absent a written waiver, no fact, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances, shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by any Party shall subsequently affect its right to require strict performance of this Agreement.

P. Attestation. The undersigned attest that the governing bodies of the Parties identified below have lawfully adopted and approved this Agreement and authorized him or her to execute it on its behalf.

IN WITNESS WHEREOF, the parties execute this Agreement as of the day and year first above written.

CITY OF MT. PLEASANT

VILLAGE OF LAKE ISABELLA

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

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# *Mt. Pleasant*

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Opioid Settlement Money Research  
and Recommendations

Colton Brewer

# Overview of Discussion

- Background/history, statistics of the opioid epidemic
- Specifics for Michigan, Isabella County, and Mount Pleasant
- Exhibit E, Opioid Remediation
- Data-focused strategy for handling opioid settlement money
- Options for Mount Pleasant
- Draft plans for settlement money
- Implementation Strategies



# Background Information

- Late-1990s: pharmaceutical companies worked with doctors, increasing supply of opioids; first wave; rapid increase of opioid pill overdose deaths
- Early-2010s: second wave; rapid increase in heroin overdose deaths
- Mid-2010s: third wave; rapid increase in synthetic opioid overdose deaths (illegally made fentanyl); national health emergency in 2017
- Over-prescription to heroin/fentanyl: higher scrutiny of script refills, leaving people in pain, addicted, without legal/safe options, minimal treatment options
- 2020s: opioid addiction rates still elevated, decreased due to better treatment methods, lower prescription rates, and lowering social stigma

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# Background Information, Cont.

- For every three overdose deaths, local govt. public safety costs go up an average of \$150,000 (governing.com)
- Overdose deaths spike, costs tend to increase at the above rate for three years before plateauing (governing.com)
- National cost of Opioid Use Disorder (OUD) and overdose deaths (2017): \$1.021 trillion (cdc.gov)
- Michigan's cost due to OUD and overdose deaths (2017): \$41.4 billion (cdc.gov)
- Assuming county cost is equal, Isabella Co. would have over \$498 million of the cost

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# THE OPIOID EPIDEMIC BY THE NUMBERS



**70,630**

people died from drug overdose in 2019<sup>2</sup>



**10.1 million**

people misused prescription opioids in the past year<sup>1</sup>



**1.6 million**

people had an opioid use disorder in the past year<sup>1</sup>



**2 million**

people used methamphetamine in the past year<sup>1</sup>



**745,000**

people used heroin in the past year<sup>1</sup>



**50,000**

people used heroin for the first time<sup>1</sup>



**1.6 million**

people misused prescription pain relievers for the first time<sup>1</sup>



**14,480**

deaths attributed to overdosing on heroin (in 12-month period ending June 2020)<sup>3</sup>



**48,006**

deaths attributed to overdosing on synthetic opioids other than methadone (in 12-month period ending June 2020)<sup>3</sup>

## SOURCES

1. 2019 National Survey on Drug Use and Health, 2020.
2. NCHS Data Brief No. 394, December 2020.
3. NCHS, National Vital Statistics System. Provisional drug overdose death counts.

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# Michigan, Isabella County, and Mount Pleasant Opioid Settlement Money

- Stakeholders are widely varied
- Michigan settlement money: drug producers and pharmacy companies (Allergan, CVS, Janssen/Johnson & Johnson, Kroger, Meijer, Walgreens, etc.)
- Isabella County to receive a bit more than \$3.9 million over 18 years
- Mount Pleasant is expecting just over \$130,000 over 18 years
- Settlement money must be spent on opioid remediation
  - 85% of dollars to Exhibit E items
  - 70% of payments on future opioid remediation

# Exhibit E

- A non-exhaustive list of allowable uses for settlement money from national-level opioid settlement:
  - Naloxone (brand name: Narcan)
  - Methadone/buprenorphine/naltrexone clinics
  - School-based prevention education programs
  - Services for pregnant/postpartum users
  - Treatment of comorbid Substance Use Disorders (SUDs) and mental health disorders
  - Recovery housing
  - Childcare
  - And more

# Opioid Remediation

- Care, treatment, other programs/expenditures; reimbursement for past programs/expenditures
- Addressing misuse/abuse of opioid drugs
- Treatment and mitigation of OUD
- Mitigation of other effects of the opioid epidemic (injury, death, etc.)
- Likewise, money can be spent on Exhibit E items



# Data-Based Considerations for Strategic Use of Resources

- Prevention/harm reduction/treatment efforts should be comprehensive and available to all
- Michigan Epidemiological Profile for Recovery and Substance Abuse (2024) suggests efforts focus on different age groups
- Prevention target: people up to 20 years old; lowest opioid-related mortality rate (5.6 deaths/100,000 MI residents)
- Harm reduction/treatment target: people 21+ years old; highest mortality rate 35-54 (46.9 deaths/100,000 MI residents)

# Options for Mount Pleasant: Categories

- Direct supply of harm reduction equipment for people suffering from OUD/SUDs
- Services for people suffering from OUD/SUDs and their families
- Education preventing drug use/habituating, encouraging treatment, and better training for care providers
- All options discussed come from Inequality.org, Johns Hopkins, other MI cities/counties

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# Direct Supply of Equipment Options

- Order, distribution of low-cost naloxone
  - Approx. \$5 per unit
- Order, distribution of drug contaminant test strips
  - Approx. \$0.50 per unit
- Publicly accessible naloxone/drug contaminant test strip vending machines

# Services Options

- Fund local recovery centers
- Fund research, treatment of neonatal abstinence syndrome
- Transportation vouchers to and from healthcare/recovery facilities, free Wi-Fi for Telehealth
- Widely available recovery clinics giving same-day scripts
- Fund secure, recovery-focused housing for those afflicted by OUD/SUDs, no sobriety requirements
- Create mobile harm reduction/recovery units: offer clean needle services, drug contaminant test strips, naloxone, and bloodborne disease testing, operated by medical professional volunteers, all free to users

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# Education Options

- Fund local health department research into opioid use/overdose data
- Fund research, treatment of neonatal abstinence syndrome
- Expanding training for healthcare/social workers for pregnant drug users
- Production/distribution of harm reduction educational materials (between \$.30-\$1.20/unit through Staples)

# Considerations Before Planning

- Many possible programs and too little settlement money to fund them all
- The following plans are just suggestions
- Almost all the options qualify as Exhibit E; almost any could be chosen in a finalized plan
- All price information are cost assumptions based on similar programs in other MI cities/counties



# Plan 1 (minimal outside assistance)

- \$19,500 (15% of \$130,000) purchase vending machines, stock them with naloxone, drug contaminant test strips
- \$60,500 (46.5% of \$130,000) bulk order naloxone, drug contaminant test strips
- \$50,000 (38.5% of \$130,000) fund local recovery centers, health care centers, local health dept. OUD research

# Plan 2 (requires partner orgs./outside donations)

- \$19,500 (15% of \$130,000) fund recovery housing w/o sobriety requirements
- \$60,500 (46.5% of \$130,000) establish a mobile harm reduction/recovery unit
- \$50,000 (38.5% of \$130,000) fund local recovery centers to help the community

# Plan 3 (some outside assistance)

- \$32,500 (25% of \$130,000) fund recovery housing w/o sobriety requirements
- \$13,000 (10% of \$130,000) create, distribute harm reduction informational pamphlets
- \$45,500 (35% of \$130,000) bulk order generic naloxone, drug contaminant test strips
- \$39,000 (30% of \$130,000) fund local health dept. OUD research

# Implementation Strategies

- The \$130,000 will not be given in a lump sum; 18 years
- Implementation strategies, pros and cons:
  - Spend settlement money as it comes in (money has high velocity, not as cost-effective over time)
  - Spend existing funds, treat settlement money as reimbursement (services immediately funded, high up-front cost)
  - Wait to spend opioid money until some/all of it has been distributed (spend in large sums, settlement money becomes stagnant for a time)

# Questions/Discussion

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# References

- [Johns Hopkins recommendations for opioid settlement spending](#)
- [How Detroit, Metro Detroit are using opioid money](#)
- [Michigan Epidemiological Profile for Recovery and Substance Abuse, 2024](#)
- [NIH literature review on anti-addiction properties of psychedelic drugs](#)
- [Michigan's general information on opioid settlement spending](#)
- [Inequality.org's roadmap for opioid settlement funds](#)
- [CDC brief overview on opioid crisis history](#)
- [DHHS opioid facts and statistics](#)
- [CDC state- and national-level cost of opioid crisis](#)
- [Governing.com summary on cost to local govt.s](#)





## DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT

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804 E. High Street, Mount Pleasant, MI 48858  
Phone: (989) 779-5100 Fax: (989) 773-4020



### MEMORANDUM

**DATE:** June 11, 2025  
**TO:** Aaron Desentz, City Manager  
**FROM:** Paul Lauria, Director of Public Safety  
**SUBJECT:** Panhandling Work Session

The City has seen an increase in panhandling, particularly along Mission Street and in the downtown area. Complaints have focused on aggressive behavior, obstruction of sidewalks and intersections, and concerns about public safety. While our current ordinance Section 131.14 addresses certain conduct, it does not fully cover the issues now being reported.

To respond effectively, I am recommending the City Commission, during a Work Session, discuss revising or amending the current ordinance to restrict repeated solicitations of a person. This is commonly defined in other ordinances as *Ask, Beg, and Solicit in spoken, written or printed word(s)*. If changed, I believe it would improve clarity and allow for more targeted enforcement.

I completely understand and recognize that enforcement needs to be carried out with sensitivity, empathy and balance. The Police Department can prioritize interventions in cases where behavior becomes threatening or obstructive, while continuing to ensure that individuals are offered assistance and treated with dignity.

I look forward to discussing this issue with you further at the upcoming Work Session.