



City of East Grand Rapids
Regular City Commission Meeting
Agenda

YouTube Livestream:
<https://bit.ly/3s8WgQY>

Begins at 6 pm.

September 15, 2025 – 7:00 p.m.
(EGR Community Center – 750 Lakeside Drive)

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Public Comment.
5. Report of Mayor, City Commissioners and City Manager, including committee liaison reports.

Regular Agenda Items

6. Consider authorizing a change order for the placement of artificial turf at Lakeside Elementary by EGRPS.
7. Consider AT&T lease amendment for placement of a backup generator.
8. Gaslight Investors PUD amendment discussion and introduction.

Consent Agenda Items (no hearing required; approval requested unless noted).

9. Minutes of the regular meeting held September 2, 2025.
10. Disbursement of funds: payroll disbursements of \$317,588.56; county and school disbursements of \$0, and total remaining disbursements of \$723,327.96.
11. Communications.

* * *

The City will provide reasonable auxiliary aids for individuals requiring them for effective communication in programs and services of the City. Notice must be made to the City five (5) days prior to the program or service requesting the specific auxiliary aid.



CITY OF
EAST GRAND RAPIDS

6

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506
(616) 949-2110 www.eastgrmi.gov

DEREK MELVILLE
PARKS & RECREATION DIRECTOR

MEMORANDUM

TO: Honorable Mayor and City Commission
FROM: Derek Melville, Parks & Recreation Director
DATE: September 9, 2025

RE: Lakeside Elementary Turf Playground Project Change Order

Action Requested: That the City Commission authorizes a change order for the placement of artificial turf at Lakeside Elementary in the amount of \$173,500, plus 10% contingency for a not to exceed cost of \$190,850, with associated costs to be fully reimbursed to the City by East Grand Rapids Public Schools.

Background:

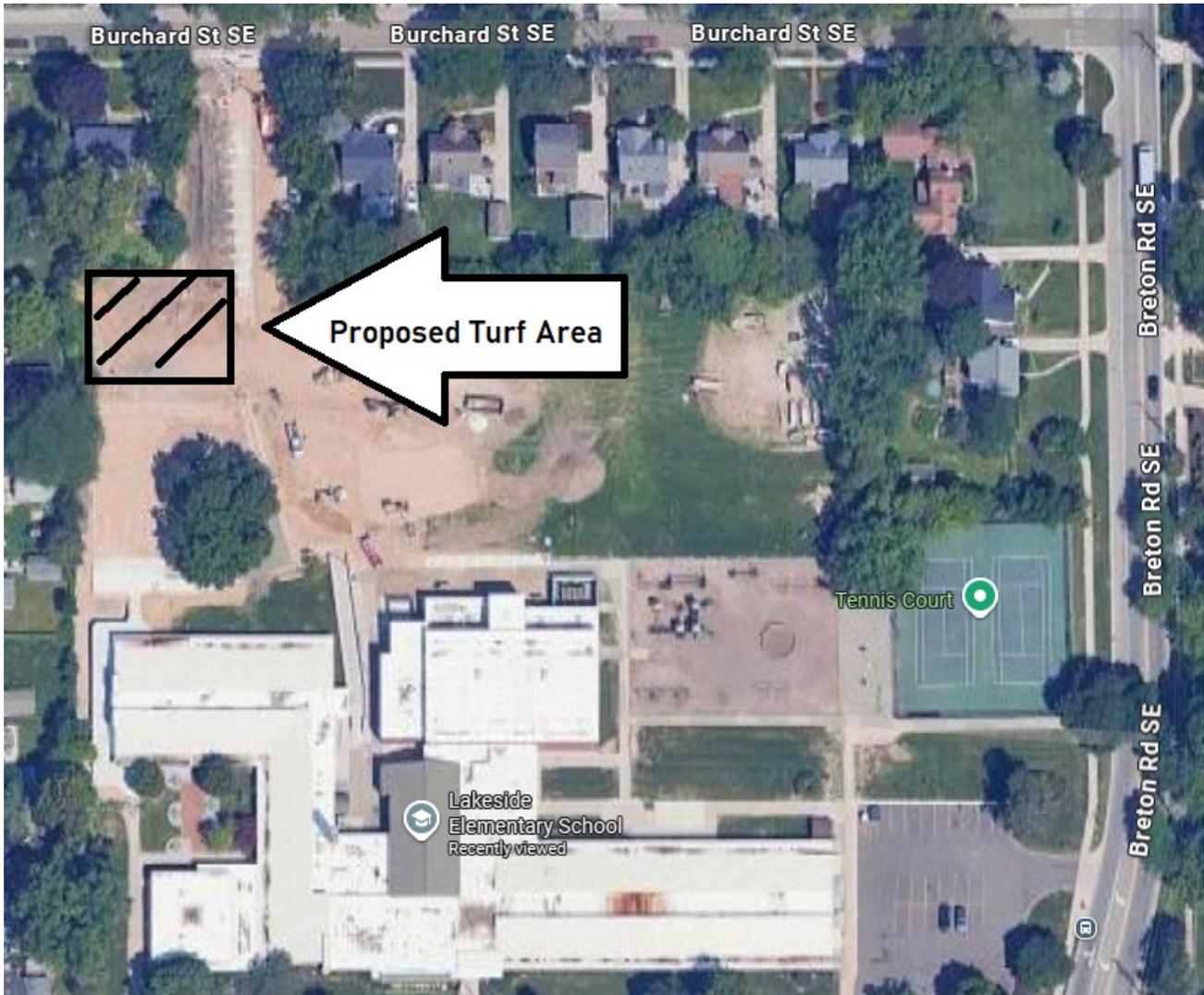
The recent playground improvement process included many upgrades to each of the Elementary School playground sites including new playground equipment, new walkways, new pavilions for outdoor gathering space, parking lot enhancements and greenspace expansion and improvements.

A majority of the costs for the project were split 50/50 between the City and EGRPS except for some items that were covered under the project contract but fully paid for by the EGRPS. Examples of items fully funded by EGRPS include: the Lakeside Elementary parking lot, some underground storm water improvements and improvements to the Middle School back parking lot. These separate items were included within the playground contract for construction and oversight efficiencies because Katerberg VerHage, the contractor for the project, was able to perform the additional requested work in coordination with the other project items.

As part of the playground project, a new lower elementary greenspace area was developed at Lakeside Elementary to allow for access to an open greenspace play area, an option that was not previously available to students at recess. The new greenspace area was initially full of grass after construction, but due to the high use of the area nine months a year including use in all weather conditions, they have not been able to preserve grass cover in the area, which now consists of mostly dirt. City and EGRPS staff have discussed the area and possible solutions with turfgrass management experts who have indicated due to the small size of the area and the intensity of use of the space in all weather conditions, artificial turf would provide a low maintenance solution that could not be accomplished without a rigorous maintenance program that would require keeping users off the greenspace area during significant portions of the school year.

To resolve the issue, EGRPS staff have requested pricing from Katerberg VerHage to add artificial turf to this greenspace area. In addition to being our contractor for the playground project, Katerberg VerHage is a subcontractor for the Mehney Field Turf Replacement project that is scheduled for this fall. Due to their ability to perform the work at Lakeside alongside the Mehney Field project work,

combined with the fact we still have an open contract with Katerberg VerHage to perform work on the playground sites, running the Lakeside Turf project through the City and under the existing contract provides an opportunity for a change order which could allow for the turf installation to take place sometime this fall.

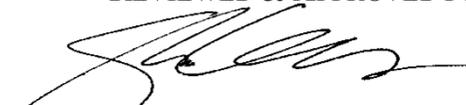


EGRPS has requested that the City participate in sharing the costs for this project, but no financial commitment has been made.

If approved by the City Commission, the final contract with Katerberg VerHage will be increased by \$190,850, and when the final project billing is due, EGRPS will reimburse the City for this work.

The Finance Committee has reviewed this request and found it to be in order.

REVIEWED & APPROVED FOR SUBMISSION:



Shea Charles
City Manager



July 16, 2025

East Grand Rapids Schools
2915 Hall St SE
Grand Rapids, MI 49506

Project: Lakeside Elementary Synthetic Turf

The following proposal includes material, equipment, and labor to install a synthetic turf multi-purpose field at Lakeside Elementary and is based on plans and specs provided by Fishbeck dated 6/27/2025.

Included:

- General conditions – surveying, SESC, testing
- Earthwork
- Drainage
- Aggregate base
- Synthetic turf
- Concrete
- Fencing
- Restoration

Excluded:

- Permits
- Bonds
- Special insurance
- Electrical
- Temporary fencing

Proposal = \$173,500.00

Thank you,

Joel Franken

Project Manager

joelf@katerbergverhage.com



CITY OF
EAST GRAND RAPIDS

7

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506

(616) 940-4817

www.eastgr.mi.gov

DOUG LA FAVE
DEPUTY CITY MANAGER

MEMORANDUM

TO: Honorable Mayor and City Commissioners
FROM: Doug La Fave, Deputy City Manager
DATE: 9/10/25

RE: AT&T Communications Site Lease Agreement-Backup Generator at Water Tower Site

Action Requested: That the City Commission consider approval of a second amendment to the communications site lease agreement at the city water tower location for the addition of a backup generator to provide enhanced communications service during power loss events.

Background: AT&T currently has a lease with the City of East Grand Rapids for placement of cellular communications equipment on the City's water tower site on Woodlawn Avenue. The cellular lease started in 2000 and was amended with a First Amendment in 2015 with an extension through 2041. That amendment provided for a lease extensions and associated increases to the city that consist of 15% the first year of 5-year terms followed by a 0% increase for the remaining 4-years. This repeats every 5-years. AT&T has the right to withdraw from the lease every 5-years. The current annual lease amount is \$43,204 with the next 15% increase in 2026.

The proposed Second Amendment provides for the placement of a backup generator to the site to enhance communication service to the public during power outages. Lease rent would increase by \$200.00 per month and subject to adjustments as provided for in the First Amendment as noted above.

Neighbor jurisdictions were contacted to review similar lease amendments and associated compensation and determined to be inline or better.

This has been reviewed by legal counsel and determined to be in order.

REVIEWED & APPROVED FOR SUBMISSION:

Shea Charles
City Manager

Market: MI/IN
Cell Site Number: GRANMI4515
Cell Site Name: BRETON & BURTON
Fixed Asset Number: 10096869

SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (TOWER)

THIS SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (TOWER) (“**Second Amendment**”), is dated to be effective as of the latter of the signature dates below, by and between the City of East Grand Rapids, a Michigan municipal corporation, having a mailing address at 750 Lakeside Drive SE, East Grand Rapids, MI 49506 (“**Lessor**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 (“**Lessee**”).

WHEREAS, Lessor and Lessee (or their predecessors in interest) entered into a entered into a Communications Site Lease Agreement (Tower) dated June 19, 2000, as amended by the First Amendment To Communications Site Lease Agreement (Tower) dated July 10, 2015, by which Lessor leased to Lessee certain Premises, therein described, that are a portion of the Property located at 1745 Woodlawn, SE, East Grand Rapids, MI 49506 (collectively, the "**Agreement**"); and

WHEREAS, Lessor and Lessee desire to amend the Agreement to increase the size of the Premises; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to allow for the installation of additional equipment; and

WHEREAS, Lessor and Lessee desire to adjust the Rent in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to permit Lessee to add, modify and/or replace equipment in order to comply with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

1. Lease of Premises. Lessor agrees to increase the size of the Premises leased to Lessee to accommodate Lessee’s needs. Upon the execution of this Second Amendment, Lessor leases to Lessee the Premises as more completely described on attached Exhibit B-2. Lessor’s execution of this Second Amendment will signify Lessor’s approval of Exhibit B-2. Exhibit B-2 replaces Exhibit B to the Agreement.

2. Modification to Equipment. Lessee shall have the right, in its sole discretion, to change, modify or relocate Lessee’s equipment as more completely described on attached Exhibit B-2. Lessor’s execution of this Second Amendment will signify Lessor’s approval of Exhibit B-2. Exhibit B-2 hereby replaces Exhibit B to the Agreement.

3. Generator. Lessee shall have the right to install, repair, maintain, modify, replace, remove, utilize and operate (including but not limited to operate as may be required by applicable law) equipment within the New Premises Area, including without limitation a concrete pad and generator thereon, including back-up power supply. Lessee shall have the right to access the New Premises Area, and any provisions in the Agreement governing access shall apply to such access. The generator shall remain the property of Lessee, and Lessee shall have the right to remove or modify it at any time with prior approval from Lessor which will not be unreasonably withheld.

4. Rent. Commencing on the first day of the month following the date that Lessee commences construction of the modifications set forth in this Second Amendment, Rent shall be increased by Two hundred and No/100 Dollars (\$200.00) per month, subject to further adjustments as provided in the Agreement. Upon Lessee's removal of additional equipment, Rent will revert to the original rate, subject to adjustments as provided in the Agreement, upon thirty (30) days' prior written notice to Lessor.

5. Emergency 911 Service. In the future, without the payment of additional rent and at a location mutually acceptable to Lessor and Lessee, Lessee may add, modify and/or replace equipment in order to comply with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services.

6. Unmanned Aircraft System. Lessor grants Lessee, and any Unmanned Aircraft System ("UAS") operator acting on Lessee's behalf, express permission to use a UAS to fly over the applicable Property and Premises in connection with Lessee's installation, construction, monitoring, site audits, inspections, maintenance, repair, modification, or alteration activities at the Property, and to use audio and video navigation and recording in connection with the use of the UAS.

7. Memorandum of Lease Agreement. Either party shall, at any time upon fifteen (15) days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease Agreement substantially in the form of the Attachment 1. Either party may record this memorandum at any time, in its absolute discretion.

8. Other Terms and Conditions Remain. In the event of any inconsistencies between the Agreement and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Second Amendment.

9. Capitalized Terms. All capitalized terms used but not defined in this Second Amendment shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused this Second Amendment to be effective as of the latter of the signature dates below.

LESSOR:
City of East Grand Rapids
a Michigan municipal corporation

LESSEE:
New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: _____
Its: _____
Date: _____

By: _____
Print Name: _____
Its: _____
Date: _____

EXHIBIT B-2

DESCRIPTION OF PREMISES

Page 1 of 2

to the Second Agreement dated _____, 2025, by and between the City of East Grand Rapids, a Michigan municipal corporation, as Lessor, and New Cingular Wireless PCS, LLC, as Lessee.

The Premises are described and/or depicted as follows:

Property Legal Description:

EQUIPMENT LEASE AREA

AS SURVEYED

ALL THAT PART OF LOT 49 OF ALBERT-REALTORS HAMPSHIRE REPLAT, EAST GRAND RAPIDS, KENT COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 49; THENCE S 01°34'50" W ALONG THE WESTERLY LINE OF SAID LOT, 47.74 FEET; THENCE S 88°25'10" E, 39.97 FEET TO THE POINT OF BEGINNING; THENCE N 77°53'28" E, 30.00 FEET; THENCE S 12°06'32" E, 40.00 FEET; THENCE S 77°53'28" W, 30.00 FEET; THENCE N 12°06'32" W, 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,200 SQUARE FEET OR 0.027 ACRES, MORE OR LESS.

ACCESS/UTILITY EASEMENT

AS SURVEYED

ALL THAT PART OF LOT 49 OF ALBERT-REALTORS HAMPSHIRE REPLAT, EAST GRAND RAPIDS, KENT COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, LYING 10.00 FEET EACH SIDE OF AND COINCIDENT WITH A CENTERLINE DESCRIBED AS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 49; THENCE S 88°26'43" E ALONG THE NORTHERLY LINE OF SAID LOT, 81.71 FEET; THENCE S 01°33'17" W, 50.16 FEET TO THE POINT OF BEGINNING; THENCE N 89°13'08" E, 56.73 FEET TO A POINT LYING 10.00 FEET WEST OF THE EASTERLY LINE OF SAID LOT 49; THENCE S 01°39'45" E PARALLEL TO AND 10.00 FEET WEST OF SAID EAST LOT LINE, 86.09 FEET TO THE POINT OF ENDING. ALSO BEGINNING AT SAID POINT OF BEGINNING; THENCE S 12°06'32" E, 27.80 FEET TO THE POINT OF ENDING. CONTAINING 3,411.06 SQUARE FEET OR 0.078 ACRES, MORE OR LESS.

PARENT PARCEL

AS PROVIDED

Lot 49 of Albert-Realtors Hampshire Replat, East Grand Rapids, Kent County, Michigan, according to the recorded plat thereof.

Prepared by and Return to:

New Cingular Wireless PCS, LLC
Attn: Tower Asset Group - Lease Administration
1025 Lenox Park Blvd NE, 3rd Floor
Atlanta, Georgia 30319

APN: _____

(Space Above This Line For Recorder's Use Only)

Re: Cell Site # GRANMI4515
Cell Site Name: BRETON & BURTON
Fixed Asset #: 10096869
State: MI
County: KENT

MEMORANDUM OF SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT

This Memorandum of Fourth Amendment to Communications Site Lease Agreement is dated to be effective as of the latter of the signature dates below, by and between the City of East Grand Rapids, a Michigan municipal corporation, having a mailing address at 750 Lakeside Drive SE, East Grand Rapids, MI 49506 ("**Lessor**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, Georgia 30319 ("**Lessee**").

1. Lessor and Lessee entered into a certain Communications Site Lease Agreement on the 19th day of June, 2000, as amended by the First Amendment To Communications Site Lease Agreement (Tower) dated July 10, 2015, as amended by this Second Amendment to License Agreement dated _____, 2025 (collectively, the "**Agreement**") for the purpose of installing, operating and maintaining a communications facility and other improvements.
2. The size of the Premises is increased to accommodate additional cabinets and additional antennas. Lessor leases to Lessee the Premises as more completely described on attached **Exhibit B-2**. **Exhibit B-2** replaces **Exhibit B** to the Agreement.
3. This Memorandum of Second Amendment to Communications Site Lease Agreement (Tower) is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Second Amendment to Communications Site Lease Agreement (Tower) and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Second Amendment to Communications Site Lease Agreement (Tower) to be effective as of the latter of the signature dates below.

LESSOR:

City of East Grand Rapids
a Michigan municipal corporation

By: _____
Print Name: _____
Its: _____
Date: _____

LESSEE:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: _____
Its: _____
Date: _____

Prepared by:

SAC NAME

SAC FIRM

FIRM ADDRESS

CITY, STATE ZIP

EXHIBIT B-2

DESCRIPTION OF PREMISES

Page 1 of 2

to the Second Agreement dated _____, 2025, by and between the City of East Grand Rapids, a Michigan municipal corporation, as Lessor, and New Cingular Wireless PCS, LLC, as Lessee.

The Premises are described and/or depicted as follows:

Property Legal Description:

EQUIPMENT LEASE AREA

AS SURVEYED

ALL THAT PART OF LOT 49 OF ALBERT-REALTORS HAMPSHIRE REPLAT, EAST GRAND RAPIDS, KENT COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 49; THENCE S 01°34'50" W ALONG THE WESTERLY LINE OF SAID LOT, 47.74 FEET; THENCE S 88°25'10" E, 39.97 FEET TO THE POINT OF BEGINNING; THENCE N 77°53'28" E, 30.00 FEET; THENCE S 12°06'32" E, 40.00 FEET; THENCE S 77°53'28" W, 30.00 FEET; THENCE N 12°06'32" W, 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,200 SQUARE FEET OR 0.027 ACRES, MORE OR LESS.

ACCESS/UTILITY EASEMENT

AS SURVEYED

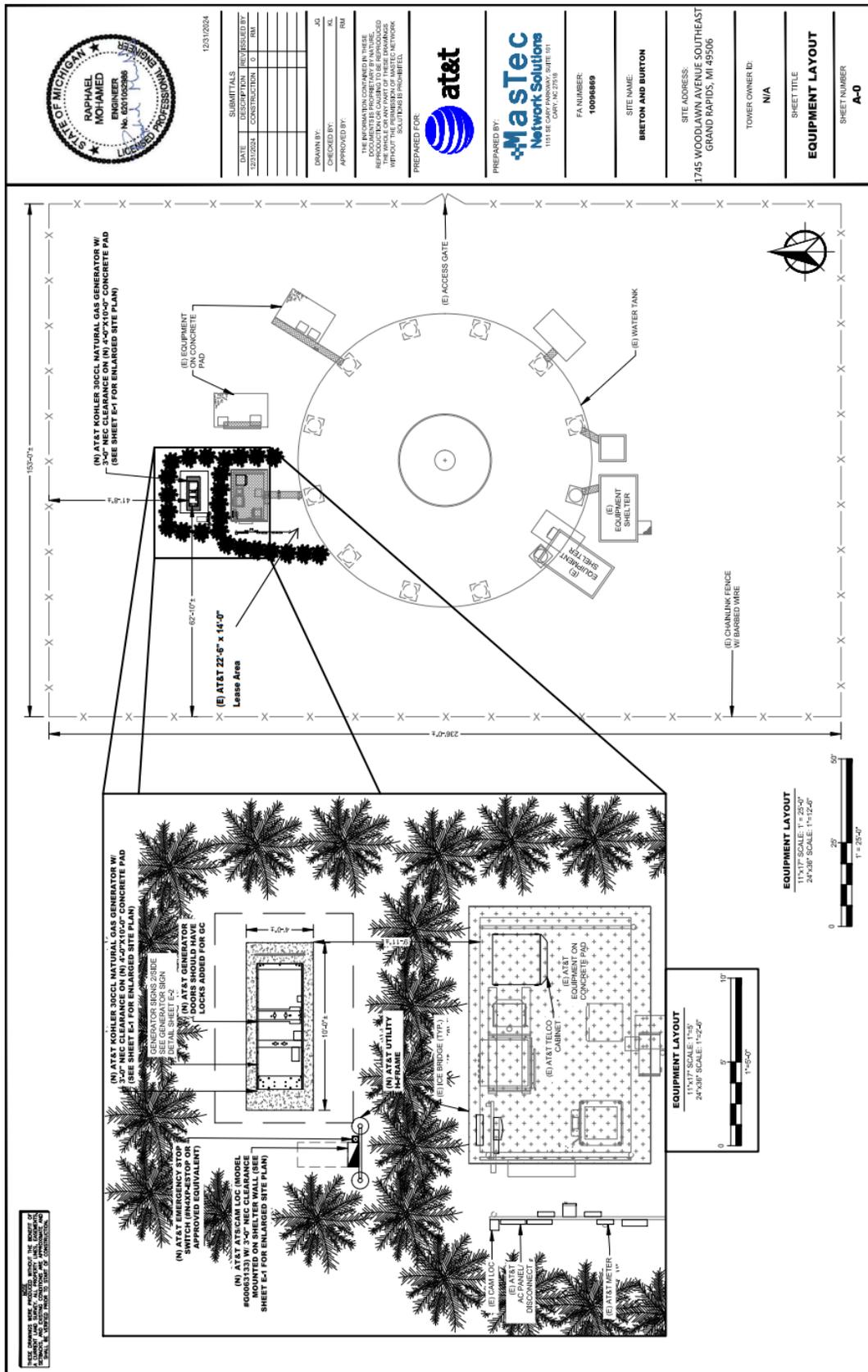
ALL THAT PART OF LOT 49 OF ALBERT-REALTORS HAMPSHIRE REPLAT, EAST GRAND RAPIDS, KENT COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, LYING 10.00 FEET EACH SIDE OF AND COINCIDENT WITH A CENTERLINE DESCRIBED AS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 49; THENCE S 88°26'43" E ALONG THE NORTHERLY LINE OF SAID LOT, 81.71 FEET; THENCE S 01°33'17" W, 50.16 FEET TO THE POINT OF BEGINNING; THENCE N 89°13'08" E, 56.73 FEET TO A POINT LYING 10.00 FEET WEST OF THE EASTERLY LINE OF SAID LOT 49; THENCE S 01°39'45" E PARALLEL TO AND 10.00 FEET WEST OF SAID EAST LOT LINE, 86.09 FEET TO THE POINT OF ENDING. ALSO BEGINNING AT SAID POINT OF BEGINNING; THENCE S 12°06'32" E, 27.80 FEET TO THE POINT OF ENDING. CONTAINING 3,411.06 SQUARE FEET OR 0.078 ACRES, MORE OR LESS.

PARENT PARCEL

AS PROVIDED

Lot 49 of Albert-Realtors Hampshire Replat, East Grand Rapids, Kent County, Michigan, according to the recorded plat thereof.

Agreement Area Sketch or Survey:



LESSOR REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 201__, by _____
_____, the _____ of _____.

Notary Seal

(Signature of Notary)

My Commission Expires: _____

LESSOR INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 201__, by _____
_____.

Notary Seal

(Signature of Notary)

My Commission Expires: _____

LESSEE ACKNOWLEDGEMENT

STATE OF COLORADO _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 201__, by _____
_____, the _____ of AT&T Mobility Corporation.

Notary Seal

(Signature of Notary)

My Commission Expires: _____



CITY OF
EAST GRAND RAPIDS

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506
(616) 940-4817
www.eastgrmi.gov

JAY GIANOTTI, AICP
ZONING ADMINISTRATOR

Hearing Required?	Yes
Notices Mailed	8/20/2025
Notice Published	8/24/2025
PC Public Hearing	9/9/2025
CC Introduction:	9/15/2025
CC Final Reading:	TBD
Effective Date:	TBD

MEMORANDUM

TO: Honorable Mayor and City Commissioners
FROM: Jay Gianotti, Zoning Administrator
DATE: September 10, 2025

RE: **Gaslight Investors Planned Unit Development Amendment Introduction
2255 Wealthy St. SE and 515 Lakeside Dr. SE (PPNs 41-14-33-276-032 and 41-14-33-276-029)**

Action Requested:

That the City Commission reviews and introduces a PUD ordinance amendment and reviews the resolution for the Gaslight Investors PUD and revised concept plan.

Background:

Tonight’s meeting is part of the final steps in the concept plan phase where the final draft of the concept plan, PUD Amendment, and PUD Resolution is being presented for City Commission review. This is a continuation of discussions held at the July 21 and September 2 meetings. The text of the PUD amendment, resolution, and updated concept plan are included with these materials. For reference, links to various studies that have been done in conjunction with this concept plan are provided at the end of this memo. The City memo from September 2 that discusses the concept and standards of review is also provided here as that is unchanged from the previous meeting.

Concept Plan vs. Final Plan:

As noted throughout this process, the PUD approval process involves first the approval of a concept plan, then the later approval of a final plan before any development can begin. The following sections explain the differences to help reduce confusion about what is expected at each step.

Concept Plan The concept plan is the first plan for development that is reviewed. It is only intended to show the general relationships between the buildings and circulation on the land, including basic massing, location, and function. The overall intent of a concept plan is to show what might be possible to develop. For example, if someone was looking to develop a vacant residential lot, they would first need to create a concept for the lot showing where the house and any accessory buildings would go, how access to the house and accessory buildings will be handled, and a check for what the limits for development might be based on factors such as budget, intended usage, and ordinance requirements. The owner might have specific ideas about what appliances, fixtures, materials, furniture, and other items they might want in the finished home and lot, but these points are irrelevant to consider without an accepted concept plan in place. For these reasons, it is not practical or expected to see such details with the concept plan. This does not mean that any requested studies and additional information are not important, only that the plan must pass through this phase first to allow for the plan development required to give those studies any real-life meaning.

Final Plan The final plan is the second and final plan for development that is reviewed. This plan includes the final design of the proposed buildings, including locations, façade design and shape, floorplans, materials, etc., as well as final designs and locations for roadways, public amenities, landscaping, and the like. With this level of detail, it will be possible to provide more comprehensive studies related to parking, traffic, environmental, infrastructure, and other items required with a PUD plan approval. The final plan is also judged based on conformity with an approved concept plan. Crucially, the final plan cannot be created, much less reviewed, without an approved concept plan first because it is not feasible to create such details without having an approved concept as its basis.

It should be stressed that approving the concept plan in its current form does not mean that the City is barred from requesting or requiring further modifications at the Final Plan stage. The concept plan, if approved, simply defines the parameters that the Final Plan must conform to before final approval is granted. It is still subject to any conditions that are proposed by the Planning and City Commissions. It is expected that refinements to the concept plan will be made in the Final Plan stage as the overall uses are more clearly defined, the building & amenity designs are developed, and more detailed studies are completed. If any issues or concerns arise as a result of these additional studies or other items, the City and Commissions can still require they be corrected before approving the final plan.

One other point to mention is that for the purposes of approving the concept plan, ***the first and foremost responsibility is to follow the required standards of review for the concept that the applicant is presenting.*** Throughout this process, multiple ideas of what could be developed here have been proffered. However, the standards of review must only be judged on what the applicant has presented, not what other alternatives might exist. This is no different from any other zoning or site plan review that the City does: ***if the plan presented by the applicant meets the required standards of review, regardless of if other things could be developed, then the concept plan must be approved. Any vote to deny must be reasonably linked to one of the standards of review.*** Similarly, topics that have been brought up that are not listed as one of the standards of review cannot be used as a basis of denial.

Concept Plan Summary:

There have been multiple revisions to the proposed concept plan throughout this review process. Currently, there are a total of eight buildings proposed (including existing buildings A and B, and the proposed parking garage). However, the orientation and function of these buildings have changed over time, and more open space has been provided compared to previous iterations. Of note, the former Building E that terminated at the Bagley Ave. street axis has been removed with open space replacing the area where it was proposed. The commercial and residential space previously proposed for Building E has now been incorporated into Building C, which now has a larger footprint compared to previous concepts. Flanking the northeast side of the open space are two “commercial incubator” spaces to provide a different commercial space option compared to the rest of the site.

Overall, the amount of commercial space and residential units are the same as previous revisions (May & June)¹, though both have been reduced from the November 2024 concept the Planning Commission last reviewed. Several buildings have been reduced in height; now, none exceed five stories compared to one building originally featuring seven stories. The height of the new parking deck has also been reduced. To make up for the loss of parking capacity, some additional surface parking has been added to the site. In response to multiple requests for additional greenspace, a larger outdoor amenity area, dubbed the “central social hub”, has been added where Building E previously was proposed. Table 1 highlights the main differences between the originally approved PUD plan

¹ As the exact format of the incubator space has not been formalized, this has not been added to the commercial areas at this time.

from 2024, the version recommended for approval by the Planning Commission in November 2024, and the current concept plan at the heart of this amendment and resolution.

Table 1 – Summary of major PUD plan changes from approved 2004 plan to current 2025 proposed plan

Approved 2004 PUD	Proposed PUD Amendment (November 2024)	Proposed PUD Amendment (August 2025)
7 total buildings with retention of existing parking garage <ul style="list-style-type: none"> • 2 Commercial buildings • 1 Parking garage (existing) • 1 Mixed-use building (commercial & residential) • 3 Residential buildings 	9 total buildings (2 already constructed) including new parking garage <ul style="list-style-type: none"> • 3 Commercial buildings (2 existing) • 1 Parking garage (new) • 3 Mixed-use buildings (commercial, parking, and residential) • 1 Residential building • 1 row of Townhouses 	8 total buildings (2 already constructed) including new parking garage <ul style="list-style-type: none"> • 2 Commercial buildings (existing) • 1 Parking garage (new) • 2 Mixed-use buildings (commercial and residential) • 1 Residential building • 2 rows of Townhouses
Tallest building: 7-stories, 79' height (to roof midpoint; appx. 94' to roof peak), residential and commercial.	Tallest building: 7-stories, 94' height, mixed-use (commercial, parking, and residential)	Tallest building: 5-stories, appx. 70' max. height, mixed-use (commercial and residential)
107 residential units (condominiums)	180 residential units, including condos, apartments, and townhomes. Project is committed to reserving approximately 10% of the residential units as attainable rental units that range between 100% and 120% of the area medium income (AMI).	147 residential units, including condos, apartments, and townhomes. Project is committed to reserving approximately 10% of the residential units as attainable rental units that range between 100% and 120% of the area medium income (AMI). (may be subject to future Brownfield Redevelopment Authority consideration)
99,420 s.f. commercial	134,470 s.f. commercial	109,500 s.f. commercial
687 total parking spaces (only 414 ever present at once)	583 total parking spaces	493 total parking spaces

PUD Ordinance and Resolution:

A draft ordinance amending the PUD agreement and associated resolution were developed to codify the concept plan. This approach is recommended as the parcels in question are already zoned PUD, a phase of the original concept plan has already been implemented (Buildings A and B), and the uses in the revised concept plan and the original approval are the same. There are various items within the 2004 approval that are being moved from the original agreement to a future development agreement.

During the September 2nd City Commission, four areas were identified for minor language refinement in the ordinance and resolution. As part of their public hearing, the Planning Commission discussed these topics at their September 9th meeting. These topics, along with their recommendations, are provided in Table 2.

Table 2 – Discussion topics and recommendations from the Planning Commission

Topic	Planning Commission Recommendation
Should the development of the “social hub” space be linked to a specific phase of development, or left as a standalone area.	Social Hub should be required to built in conjunction with Building C and/or D. Developer shall make a solid faith effort to expedite its development.
The interplay of the construction of the parking garage independent of Phases so as not to “trigger the clock” on Phase construction timelines.	Proposed language in Section 6a of the PUD Ordinance (PUD Expiration) is sufficient.
Is there potential language that acknowledges the development is open to the public yet remains private property, with the understanding that details around the parties’ rights (such as the City’s ability to request street closures for public events) shall be included in the development agreement in the final plan review phase.	Mandate an approval process for holding public events on the PUD site. Public shall be allowed to access the entire site 24/7 except for construction, maintenance, special events, and safety reasons as provided in the City Code. The interior pathways/parking between Buildings F, G, & H may be excluded from this requirement.
Potential refinement of street and sidewalk maintenance language, on topics including but not limited to pedestrian safety improvements (e.g. RRFBs), lighting, and general wear-and-tear related maintenance items.	Street, sidewalks, and lighting shall be maintained at or above all relevant City standards. Graffiti and the like shall be removed or repaired as soon as practicable.

In addition to this, the Planning Commission recommended the following revisions to City Commission Condition #2 (“The upper floors of buildings in excess of three stories shall be stepped back from the lower floors.”)

- Require façade articulations and building modulations for buildings over three stories and for at least 80% of the building façade.
- Clarify what “upper floors” means. The original intent was for stepbacks to be required for all floors above the third story.

As part of their continuing deliberations, the City Commission is asked to consider these recommendations in reviewing the draft ordinance and resolution and determine if they are acceptable or not. If these recommendations are accepted, the City will revise the language in the PUD Ordinance and Resolution accordingly for a final reading.

Review and Requested Action:

Tonight, the City Commission is requested to review and consider these amendments presented tonight. If these materials are deemed to be acceptable, the City Commission may choose to formally introduce these amendments for further consideration. If it chooses to do so, these materials would move to a Final Reading of PUD Ordinance Amendment, Resolution, and Findings of Fact, with a final vote on whether to approve or not. This could occur as soon as the October 6 City Commission meeting. A PUD Evaluation worksheet with the standards of review is provided for all City Commissioners to complete and submit to the City.

For additional context, links to various studies that have been done in conjunction with this concept plan are provided at the end of this memo. Links to agendas and minutes of previous meetings related to this project can also be viewed below.

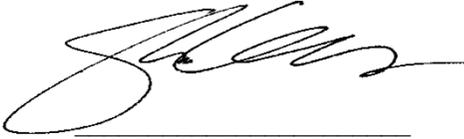
- [Planning Commission Agendas](#)
- [City Commission Agendas](#)
- [EGR YouTube page – Live Streams of City & Planning Commission Meetings](#)

Potential Future Steps:

If a concept plan and PUD Amendment is ultimately approved, the project would then enter the Final Plan Phase(s). The applicant would need to submit a request for Final Plan approval, with more detailed drawings and plans, within two years of the concept plan approval before any new

construction can begin. Otherwise, the concept plan approval would automatically be nullified.² All conditions made by the City and Planning Commission would need to be satisfied for the Final Plan to be approved. If developed in phases, each phase would undergo the same Final Plan review process.

REVIEWED & APPROVED FOR SUBMISSION:

A handwritten signature in black ink, appearing to read 'Shea Charles', written over a horizontal line.

Shea Charles, City Manager

² See [Section 5.47E](#) of the zoning ordinance. The City Commission may also approve a deadline extension of up to one year for good cause if requested by the applicant.

LINKS TO MISC. STUDIES, ANALYSIS, AND OTHER MATERIALS PREPARED TO DATE

For best results, please open each link in a new browser tab.

- Traffic and Parking Studies (April 2025)
 - [Fleis and Vandenbrink \(Developer\)](#)
 - Response from Progressive Companies (City Consultant)
 - [Jeremy Chapman](#)
 - [Christopher Zull](#) (April 2025)
 - [Christopher Zull](#) (September 2025)
- [Preliminary Environmental Assessment \(City Consultant\)](#)
- [Preliminary Soils Assessment \(City Consultant\)](#)
- [Preliminary Utilities Analysis \(by City\)](#)
- [Feedback from Cascade Township Building Inspections Services \(Brian Wilson, Construction Inspections for City\)](#)
- [Feedback from EGR Public Safety Department](#) (Emergency Vehicle/Equipment/Operations Access)
- Summary of Public Comment from Previous City Commission Meeting Agendas
 - [May 5](#)
 - [May 19](#)
 - [June 2](#)
 - [June 16](#)
 - [July 21](#)
 - [August 4](#)
 - [August 18](#)
 - [September 2](#)
- [FAQ Documents prepared for the Gaslight Investors Project](#)

Updated Red-lined and Clean Version of the
Ordinance Amendment

**AN ORDINANCE TO AMEND THE
JADE PIG VENTURES PLANNED UNIT DEVELOPMENT**

THE CITY OF EAST GRAND RAPIDS ORDAINS:

Section 1. The Zoning Ordinance of the City of East Grand Rapids was amended by approval of the Jade Pig Ventures Planned Unit Development on October 18, 2004, which had an effective date of February 22, 2005 and was subsequently amended on February 15, 2008 (collectively the “Original Ordinance”). This Amendment does not change the zoning classification of the subject property but does contain changes to the previously approved concept plan and updates to align with the current terminology and other changes that have occurred since the Original Ordinance was enacted. This Amendment was adopted by the City of East Grand Rapids pursuant to the adoption Resolution of the City Commission on _____, 2025 that also approved the new Concept Plan (the “Adopting Resolution”). This Adopting Resolution is incorporated into this Amendment.

(a) Subsection 3(h) of the Original Ordinance is deleted since this issue will be addressed in the PUD agreement.

(b) Subsection 3(k) of the Original Ordinance is amended to refer to the preliminary PUD site plan as the concept plan.

(c) Subsection 3(p) of the Original Ordinance is deleted and amended in its entirety to read as follows:

(p) The Developer may construct up to 7 Buildings and a parking structure as shown on the concept plan. These buildings will contain a mix of residential uses, retail uses, and commercial uses, though some buildings may contain just one use. The maximum height of each building shall be as follows:

- i. Building A — already constructed
- ii. Building B — already constructed
- iii. Building C — four stories at 57’ – 0”
- iv. Building D — five stories at 70’ – 0”
- v. Building E — Building E has been eliminated and is no longer shown on the concept plan.
- vi. Building F — four stories at 57’ – 0”
- vii. Building G — three stories at 40’ – 0”
- viii. Building H — three stories at 40’ – 0”

(d) Section 6 of the Original Ordinance is deleted and amended in its entirety to read as follows:

Section 6. PUD Expiration.

(a) Approval of the PUD concept plan by the city commission shall confer upon the applicant the right to proceed through the subsequent final PUD

plan approval phase. The final PUD site plan approval with respect to future buildings shall be applied for and considered on a phase by phase basis but shall not consist of more than three phases; provided however, if the parking structure is submitted for final approval independent of other Buildings, then the parking structure shall not be considered a phase. The applicant shall submit an application for final PUD site plan approval for the first phase prior to the expiration of two years from the Effective Date of this Amendment. The city commission may for good cause approve one extension of up to one year if requested by the applicant prior to the expiration of the original concept plan approval. If application for final PUD site plan approval for the first phase of the PUD is not requested within this time period, the PUD concept plan shall automatically become null and void and all rights thereunder shall terminate. However, the PUD zoning shall remain in place unless a change is initiated by the City Commission.

(b) Construction shall commence on a phase that has received final PUD site plan approval within one year of the final PUD site plan approval of such phase(s) unless an extension of up to no more than one year is granted in accordance with Section 5.51 of the Zoning Ordinance.

(c) A final PUD site plan application for each phase (other than the first phase which is addressed in (a)) shall be submitted no later than three years from the date construction commences within the prior phase or, if construction has not commenced on the prior phase, then three years from the date of the final PUD site plan approval of the prior phase. Failure to submit a final PUD site plan application for a subsequent phase or commence construction of such phase within the required time frames (or extension specified in Section 5.51) shall nullify the concept plan as to future phases but shall have no impact on Buildings or phases that have previously received final PUD site plan approval or Buildings or phases that are under construction.

Section 2. Effective Date. This Amendment shall become effective upon receipt by the City of the Developer's written acceptance of approval of the PUD concept plan which must be received within 45 days of City approval. In the event of a conflict or inconsistency between this Amendment and/or the Adopting Resolution and the Original Ordinance, the terms and conditions of this Amendment and/or the Adopting Resolution shall govern and control.

Section 3. Notice of Adoption. Notice of adoption of this Amendment shall be published within ten (10) days after its enactment by a publication of the following digest, summary, or statement of the purpose of the Amendment as provided Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

NOTICE OF ADOPTION OF AMENDMENT BY THE CITY OF EAST GRAND RAPIDS:

The purpose of this Amendment is to update the concept plan for the property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This Planned Unit Development allows a combination of commercial and retail uses, offices, residential condominiums, apartments, and townhouses with associated parking, and open space. The Amendment approves a revised concept plan for location of structures on the property and deals with the development and use of these structures including access and parking. Copies of the Amendment and copies of the approved concept plan and the resolution to approve amendment are available at the office of the City Clerk, 750 Lakeside Drive S.E., East Grand Rapids, Michigan during normal business hours.

City of East Grand Rapids

By _____
Lori Parmenter
City Clerk

27791903.1

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE AND ZONING MAP OF THE CITY OF
EAST GRAND RAPIDS TO ESTABLISH THE JADE PIG
VENTURES PLANNED UNIT DEVELOPMENT**

THE CITY OF EAST GRAND RAPIDS ORDAINS:

Section 1. Planned Unit Development. The Zoning Ordinance of the City of East Grand Rapids is hereby amended by the amendment of Section 5.190 thereof (the zoning map) so as to rezone the lands described on Exhibit A (the “Property”) from C1 Commercial and B1 Apartment to the Planned Unit Development (PUD) district in accordance with the preliminary 8-page site plan of September 7, 2009, submitted by Jade Pig Ventures – EGR, L.L.C. and Jade Pig Ventures – Ramona, L.L.C. (jointly, the “Developer”) (Exhibit B) subject to all of the terms and conditions of this Ordinance.

- [The reference to Section 5.190 of the City Code in Section 1 now refers to Section 5.20. The date of the eight-page site plan is corrected to be September 7, 2004. All references to Jade Pig Ventures should now refer to Gaslight Investors, L.L.C. All other provisions of Section 1 are accurate and are not modified.](#)

Section 2. Purpose. The proposed development includes a combination of commercial and retail uses, offices, residential condominiums with associated parking, and open space. The planned unit development zoning has been chosen to provide for more control over mixed uses, aesthetics, maintenance, and appearance. The regulations contained herein are established to define the procedures necessary to ensure high quality development, maintenance, and usage within the Property. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section 3. Conditions on the Planned Unit Development. The rezoning of the Property to the PUD district is expressly subject to all of the following terms and conditions (the project as approved herein shall hereafter be the “Development”):

(a) The Development is approved in accordance with the preliminary PUD site plan. The preliminary PUD site plan approved by the City Commission is dated September 7, 2004. In accordance with the City Code, approval of a final PUD site plan will be necessary prior to commencement of any construction on the Property. The final site plan needs to be generally consistent with the concepts illustrated in the approved preliminary site plan, including building design. Complete compliance with the approved final site plan shall be a prerequisite to final approval of construction under the building permit to be issued by the City for the Development and to the occupancy of the units.

- Subsection 3(a) is updated to indicate that the preliminary site plan approved by the city commission, dated September 7, 2004, is now referred to as the concept plan. The concept plan is being updated by this document. Part of the area has already been constructed pursuant to the original plan. The final PUD site plan for the remaining phases of the project will be consistent with the concepts illustrated in the approved concept plan. Compliance with the approved final PUD site plan standards for each phase shall be a prerequisite to final approval of such phase for construction under the building permit to be issued by the City for the development and occupancy of new construction on the site.

(b) The Developer shall submit to the City for review and approval all plans required by the City's Building Code or other ordinances, including, but not limited to, drainage, sanitary sewer, water service, foundation and other subsurface structure plans, prior to the commencement of any construction. The Developer shall, if requested by the City Commission, supply a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the City pursuant to MCLA 125.584(e) covering the estimated costs of implementing the approved landscaping plan, to ensure completion of the roadways, lighting, utilities, sidewalks, screening, and drainage, and to finish all excavation work. The City Commission shall determine the amount of security required. In making this determination, the City Commission shall recognize that this project may be developed in stages pursuant to Section 3(d).

- Subsection 3(b) of the Original Ordinance remains substantially the same and is retained; provided however, the proposed project will be completed in phases. The phases will be submitted for final PUD site plan approval on a phase by phase basis in accordance with the process required by the amendment to the ordinance. A PUD agreement will be entered, and the boundaries of the phases will be established, at the time that first phase of the project receives final PUD site plan approval. The PUD Agreement will be amended, or new PUD Agreements will be entered, at the time subsequent phases receive final PUD site plan approval. Section 1(d) of the amended PUD Ordinance amends Section 6 of the Original Ordinance to authorize up to three additional phases; provided however if the parking structure is established independent of other Buildings, then the parking structure shall not be considered a phase.

(c) In order to facilitate traffic flow in and out of the Development and to minimize the impact of traffic from the Development on surrounding city streets, certain road and intersection improvements will likely be installed by the City. The Developer will contribute \$100,000.00 toward these various road and intersection improvements. These improvements

will occur on streets that surround the Property or that are impacted by the development of the Property. The Developer acknowledges that these planned improvements, including the improvement of the intersection of Lakeside Drive and Greenwood, will benefit the Property by improving the flow of traffic on and about the Property.

- Subsection 3(c) of the Original Ordinance refers to items that were agreed upon in 2004. Any requirements of the nature of those previously contained in Section 3(c) that are relevant to the amended concept plan will be addressed at the time the final PUD site plan and PUD agreement for a phase are approved.

(d) The Commission recognizes the Developer may want to construct the PUD in phases. The commercial/retail buildings adjacent to Wealthy Street shall be completed first. The Developer may construct the remaining residential buildings in whatever order it desires. A final site plan shall be approved for each phase. Each site plan shall be complete for that phase including off-site items such as access and utilities.

- Subsection 3(d) is changed to acknowledge that the commercial/retail buildings adjacent to Wealthy Street have been constructed and that the remainder of the proposed project is to be constructed in phases.

(e) All utilities shall be located underground and shall be installed and maintained according to the approved utilities plan.

- No changes.

(f) The Developer will implement the portion of the City's "streetscape" plan immediately adjacent to the Property from the front of the buildings to the curb line on Wealthy Street (including City-owned property located there), in accordance with the overall streetscape plan being implemented by the City. Improvements will include sidewalks, curbs, lighting, benches, planters, receptacles, and landscaping called for in the Wealthy Streetscape Plan. The streetscape design shall be consistent with the City's design plan that will be available prior to the commencement of construction. The Developer will contribute \$175,000 toward those improvements immediately adjacent to the Property. The Developer acknowledges that these streetscape improvements immediately adjacent to the Property will enhance its use and attractiveness.

- Subsection 3(f) is changed to acknowledge that the requirements of Section 3(f) were satisfied with respect to the portion of the PUD constructed in the initial phase of the project. The requirements of Section 3(f) are not relevant with respect to the future phases of the project; provided however, new specifications for streets, streetscape, lighting, and other details will be

established in the final PUD site plan approval and in the PUD agreement for each phase.

(g) Any rooftop heating, ventilation, air conditioning or other mechanical structures shall be completely screened from view from the street and neighboring properties outside the PUD through placement and building design.

~~(h) Any satellite dish antennas or other antennas utilized for television or telecommunication purposes shall be placed upon the top of buildings only and not on balconies or sidewalls of any buildings. The condominium documents shall so restrict the placement of such antennas.~~Subsection (h) is reserved. Contents deleted.

(i) The drive-through shown on the preliminary site plan is to be for bank use only, not restaurant, pharmacy, or other use. The drive through, including any canopy and accessory structures, shall be integrated with the building design.

• Subsection 3(i) applies to a drive-thru window which has already been constructed in the initial phase.

(j) Any limitations or restrictions on parking spaces, other than barrier free spaces and reasonable controls to assure parking only by Property users, including reserved spaces, must be identified on the final site plan and approved by the City. The parking structure must be retained and maintained in order to meet parking requirements. The Developer will make the parking structure available for events such as high school sporting events or concerts, consistent with Property owners and tenants needs for parking.

• Subsection 3(j) is changed as the previously existing parking structure has been removed. A new parking structure is included in the approved concept plan and any conditions or restrictions on that structure will be addressed in final PUD site plan approval and PUD Agreement for the phase in which the parking structure is constructed or, if the parking structure is constructed independent of other Buildings and is not considered a phase, then at the time the parking structure is submitted for final PUD site plan approval.

(k) The final site plan shall be materially consistent in character with the ~~preliminary PUD site~~concept plan, and shall provide detail to demonstrate how views from adjacent uses will be improved through landscaping and architectural details.

• Refers to concept plan.

(l) The Developer shall provide pedestrian access for the public through the Property and attempt to obtain a pedestrian easement along the west side of the parking

structure to facilitate this access. If this easement is not obtained, the Developer shall include in the PUD site plan an alternate method of providing pedestrian access for the public through the residential portion of the PUD to the parking deck (as shown on Exhibit C). The Developer shall construct such access when the appropriate phase of the Development is implemented and after such access is constructed the public shall be allowed to walk from such access through the parking deck to reach the commercial, retail, and office elements of the PUD. The Developer may terminate this public access to the parking deck should the Developer later obtain the pedestrian easement along the west side of the parking structure or otherwise provide public access approved by the City. The Developer shall also provide a pedestrian entrance for the public on the west side of the PUD from the Property to the current D&W site.

- Subsection 3(l) is changed to provide that the developer is to provide pedestrian access through the property in general locations identified for pedestrian access in the approved concept plan.

(m) An access easement (as illustrated on Exhibit D) shall be reserved in front of the parking structure to the Property to the west that would allow a vehicular connection in the future, if the adjacent Property is redeveloped and if, as part of the redevelopment, a public street is extended through the adjacent property between Wealthy Street and Lakeside Drive and the adjacent property owner provides an easement across its property from the Property to the public street. Development of the access easement for vehicular traffic need only be implemented if such connection is determined by the City to be beneficial for traffic circulation.

- Subsection 3(m) is no longer relevant.

(n) The following facilities located on the Property shall be maintained to their as-built standards, reasonable wear and tear excepted: on-site landscaping, lighting, signs, pavement markings, paving, stormwater facilities, and other on-site structures.

- The Buildings located on the subject property shall be maintained to their as-built standards, reasonable wear and tear excepted. The Buildings are identified in subsection (p) below.

(o) In consideration for the parking requirement of 687 spaces, the size of each of the respective uses shall not exceed the Square Foot Limitation shown on Exhibit E without approval by the City Commission based upon a finding that on-site parking for all uses is adequate and that on-site parking for the increase in size of any of the uses will also be adequate. Such approval shall follow a review and recommendation by the Planning Commission.

- The parking requirements and the number of spaces shall be mutually agreed upon by Gaslight Investors, L.L.C. and the City Commission as part of the final PUD site plan and PUD agreement for each phase. The agreement of the parties shall take into consideration any parking studies performed in conjunction with the final PUD site plan for a phase. Each phase will provide sufficient parking as agreed upon by the City and Gaslight Investors. Upon the approval of each phase, the parking constructed will be sufficient to provide parking for all completed phases.

(p) The Developer ~~shall~~may construct up to ~~six “Buildings”~~7 Buildings and a parking structure as shown on the ~~preliminary site plan (Exhibit B).~~Of these, up to four would be residential structures. These residential Buildings shall be of varying heights so as to provide a “stepped-up” appearance. The average elevation of the finished lot grade for purposes of measuring building height under the City Code for each of the Property’s Buildings shall be as follows (the Building numbers refer to the numbers shown on Exhibit B): concept plan. These buildings will contain a mix of residential uses, retail uses, and commercial uses, though some buildings may contain just one use. The maximum height of each building shall be as follows:

- i. Building A — already constructed
- ii. Building B — already constructed
- iii. Building C — four stories at 57’ – 0”
- iv. Building D — five stories at 70’ – 0”
- v. Building E — ~~Building E has been eliminated and is no longer shown in the concept plan.~~
- vi. Building F — four stories at 57’ – 0”
- vii. Building G — three stories at 40’ – 0”
- viii. Building H — three stories at 40’ – 0”

- Number of buildings increased. Other provisions moved to the PUD agreement.

Building 1	–	754 feet above mean sea level
Building 2	–	754 feet above mean sea level
Building 3	–	754 feet above mean sea level
Building 4	–	752 feet above mean sea level
Building 5	–	752 feet above mean sea level
Building 6	–	752 feet above mean sea level

~~The residential Buildings when constructed shall have the following height limitations, with the height being measured in accordance with the provisions of the City Code:~~

Height	
Building 3	– (located between parking structure and the adjacent property's existing condominium) may be up to 79 feet.
Building 4	– (located directly to the north of the D&W building) may be up to 71 feet, 1 inch.
Building 5	– (located in the northeast corner of the Property) may be up to 79 feet.
Building 6	– (located in the northwest corner of the Property) may be up to 60 feet, 9 inches.

~~Each residential unit shall have a minimum of 2 subsurface parking spaces.~~

~~Developer will install a roof top garden above the proposed fitness center/retail portion of Building 3.~~

(q) Within the commercial area of the PUD, all first floor space in Building 1 and Building 2A shall be used for permitted C-1 uses other than business or professional offices and ancillary group uses. Business and professional offices shall be located on the second floor of Buildings 1 and 2A. All other C-1 uses are also permitted on second floor of Building 1 and Building 2A other than ancillary group uses. While Building 2B uses are contemplated to be primarily medical offices or retail space related to medical offices and Building 2C is contemplated to be occupied by a bank or other financial organization, any use permitted in the C-1 zone is approved for those buildings other than ancillary group uses. In addition, business or professional offices are not permitted in the first floor of Building 2C. Developer will use its best efforts to utilize the bank façade it has acquired on the front of Building 2C if such use is commercially reasonable. Nonresidential portions of the first floor of Building 3 shall be used for permitted C-1 uses other than ancillary group uses, including a fitness center. While this paragraph specifies allowed uses in specific buildings, this paragraph is subject to the conditions of Section 3(o) (and Exhibit E) that only specified uses are allowed without additional review and approval for parking space compliance.

- The Buildings identified as A and B in the approved concept plan have been established and are in the commercial area of the PUD along Wealthy Street. In the event that any or all of Buildings C and D are constructed, they may be used for any use that is allowed in the C-1 zoning district as set forth in Table 5.36 of the Zoning Ordinance. Building E has been eliminated and is no longer shown in the concept plan, as a result additional size has been added to Building C. In the event that any or all of the Buildings F, G and H are constructed, they shall be used for residential uses as identified in the approved concept plan.

Section 4. Enforcement.

(a) The City may enforce the provisions of this Resolution, the continuing provisions of the Original Ordinance and applicable provisions of the Zoning Ordinance, Building Code, and other ordinances, laws, and regulations to the extent and in any manner provided by law.

(b) All conditions contained ~~herein~~ in this Resolution shall be binding upon the Developer as well as its successors, tenants, and assigns. ~~The conditions may be modified or amended only pursuant to a formal amendment of the PUD (and site plan if necessary) ordinance.~~

~~(c) The PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition proposed herein is ever determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the City reserves the right to review the entire Development under the PUD provisions of the Zoning Ordinance, and further, as to any portion of the Development which is not substantially under construction or constructed, to withdraw its approval of such portion of the PUD if it finds that absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.~~

- Subsection (c) deleted with provisions being moved to the PUD agreement and/or final site plan documents.

Section 5. Findings. ~~The~~ In 2004, the Planning Commission determined that the proposed project met the required standards contained in the City Code for site plan review and for planned unit development approval. While some details of the approved concept plan vary from the 2004 plan, the overall uses, scale, and relationships are in keeping with the previously approved concept. Therefore, the current Planning Commission and City Commission have determined that ~~this proposed project meets those standards contained in Article XIII.B. for site plan review and Article XIII.A. for planned unit development approval. The City Commission finds that~~ the revisions proposed to the development as illustrated in the approved concept plan dated _____ (attachment A) and described in the applicant's submittal (attachment B) meet the following Zoning Ordinance standards ~~have been met:~~

(a) All attached conditions and applicable provisions of Article VI of the Zoning Ordinance (Planned Development) are met to the satisfaction of the City Commission;

(b) The proposed PUD meets the intent of Article VI, as outlined in Section 5.41, through each of the following:

1. Providing for a mix of compatible uses and residential types,
2. Creating an innovative development in terms of variety, design, layout, and types of structures,
3. Facilitating a more efficient use of land and economic arrangement of buildings and uses,
4. Minimizing traffic impacts while accommodating safe and efficient pedestrian and bicycle access and circulation, and
5. Using the land where site conditions make development under conventional zoning difficult or less desirable.

(c) The qualifying conditions in § 5.42 are met, as follows:

1. The proposed development is under unified control.
2. The proposed development provides public benefits in several ways, including:
 - a. Creating a mixed-use project combining residential and nonresidential uses and a variety of housing types,
 - b. High quality design beyond the minimum ordinance requirements,
 - c. Efficiently consolidating irregularly shaped properties,
 - d. Effectively transitioning from higher to lower density uses.
3. Uses along the perimeter of the property will be compatible with the use of adjacent property through screening, landscaping, and separation distances, as well as ensuring that all uses abut nonresidential structures on adjacent property,
4. The development will be served by public water and sanitary sewer,
5. The proposed PUD is consistent with the City's 2018 Master Plan which advocates for diverse housing opportunities for new families, aging-in-place, and young professionals and adapting to changing retail and residential needs while retaining the City's character and walkability. The Plan also recognizes the proposed mixed-use development of the subject property as desirable.

(d) The standards of approval in § 5.49 are met, as follows:

1. ~~(a)~~ The proposed PUD complies with the intent and all qualifying conditions of ~~Section 5.135. §§ 5.41 and 5.42 of Article VI, respectively, as stated in (b) and (c) above;~~

~~(b) The proposed PUD meets the applicable objectives contained in Section 5.137 including the development of support facilities within a reasonable distance of living units, an efficient use of land, a coordination of architectural styles, integrated safe and abundant pedestrian access within the PUD, and consistency with objectives of the East Grand Rapids Master Plan and Gaslight Village Subarea Plan. While the proposed PUD is generally consistent with the objectives of the East Grand Rapids Master Plan and Gaslight Village subarea plan, the Master Plan should be reviewed and amended as necessary to recognize the changes brought about by the demolition of the Jacobson's building and the provisions of the proposed PUD. The City should begin the amendment process now.~~

2. ~~(e)~~ The uses conducted within the proposed PUD ~~and, the overall design are generally~~ PUD's impact on the community and other aspects of the PUD are consistent with the City's Master Plan ~~and the subarea plan for Gaslight Village, though these plans fail to address the magnitude of the proposed Development. A review and amendment of the City's Master Plan and the subarea plan for Gaslight Village is appropriate, as stated in (c)5 above;~~

3. ~~(d)~~ The proposed PUD ~~is to~~ shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the ~~Development.~~ development. Design, construction, and operation will be determined as part of the final site plan review and PUD agreement for each phase. However, the approved concept plan does illustrate sensitivity to the adjacent and surrounding uses, the natural environment, and the capacity of public services and facilities through the uses proposed, the arrangement of those uses, the accommodations for both vehicular and non-motorized circulation, the availability of public spaces, and the utilization of public services within their capacity;

4. ~~(e)~~ The ~~proposed~~ PUD ~~will support objectives for a viable Gaslight Village business district but will not significantly~~ shall not change the essential character of the surrounding area. The proposed development is consistent with the range of uses in the surrounding area, including commercial, office, high density residential, mixed-use neighborhoods, and open spaces;

5. ~~(f)~~ The ~~proposed~~ PUD ~~will~~shall not be hazardous to ~~the~~ adjacent property or involve uses, activities, ~~material,~~materials or equipment which ~~would~~will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare. No hazardous uses or activities are proposed and the site is designed to mitigate traffic impacts and separate vehicular traffic from pedestrians and bicycles; and

6. ~~(g)~~ The PUD, ~~including improvements proposed, will~~ shall not place ~~demand~~demands on public services and facilities in excess of current or anticipated future capacity. All public services are available and capable of fully serving the proposed development.

~~(h) The Developer proposes up to 107 residential condominium units creating a residential density of up to 18.4 units per acre. The City's planning consultant has suggested that density of 17-20 units per acre is appropriate for this area. The City Commission recognizes that the Master Plan contemplates increased residential density within the Gaslight Village business district, and the Commission is supportive of increased density.~~

~~(i) It is desirable for the City to have housing alternatives other than just single family homes. The proposed PUD provides residential condominium units that are otherwise in very limited supply in the City.~~

~~(j) The proposed PUD represents a special redevelopment opportunity of a significant scope on a unique parcel at a unique time in the history of the Gaslight Village business district. It is in the best interests of the City that the redevelopment of the "Jacobson's parcel" on Wealthy Street and the "Ramona Medical site" on Lakeside Drive occur jointly pursuant to a single comprehensive plan that will help revitalize the Gaslight Village business district and set the standard for further redevelopment on Wealthy Street. The Developer's proposal presents a unique opportunity to propel the redevelopment of Gaslight Village at a time when it is needed while adding increased residential density within this area and providing housing alternatives as suggested by the Master Plan. Because of this one-time confluence of circumstances, the Commission does not consider the proposed PUD as a precedent for height or for any subsequent redevelopment in the Gaslight Village business district area.~~

~~(k) This PUD is reviewed in its entirety and the Commission finds that a mixed use development to include retail, general office, medical office, health/fitness facilities, bank, restaurants, and multi-family residential is important for the overall quality and success of the Development.~~

(e) ~~(l)~~ The ~~Commission determines~~commission determined that the height of ~~residential~~the buildings for the PUD ~~should~~may exceed the ~~35-foot limitation of the~~

~~underlying zone district normally prescribed height limitations~~ because such increased height of residential buildings allows for desirable on-site green space spaces and plazas, ~~subsurface residential parking with a lawn above, and deck parking to improve aesthetics and reduce environmental impacts,~~ extensive pedestrian ways more vibrant streetscaping and activity, extensive provisions for pedestrians and non-motorized traffic, high quality architectural design, views of Reeds Lake for most units and, of considerable public benefit, the innovative commercial and office development along the Wealthy Street frontage. The use of multiple residential buildings of various heights, with staggered setbacks and architectural design elements to reduce the visual impact of the height is preferable to fewer, larger buildings surrounded by unattractive surface parking lots. Such uses and innovative mixed-use development to complement the current gaslight village district and support the goals of the City Master Plan. Such usage and design amenities would not be achievable under a more conventional development ~~without the building height modification~~ or under the current Zoning Ordinance requirements.

~~(m) The City's planning consultant has defined seven different uses within the PUD consisting of residential condominiums, medical/dental offices, general offices, retail, restaurants, bank, and health/fitness club (the "Uses"). Exhibit E defines the residential use of up to 107 units and defines all other Uses by square footage (the number of square feet for each Use shown on Exhibit E is referenced as the "Square Foot Limitation"). The number of parking spaces required under the City ordinance for all such Uses ranges from approximately 750 parking spaces to 812 parking spaces. The Developer requests a modification to reduce the total number of parking spaces to 687 and the Commission supports such reduction, subject to the conditions of approval contained herein, based upon the report of the City's traffic consultant and the historical review by the City Attorney of the parking requirements contained in the City ordinance.~~

~~(n) The requested modification for relief from the standard setbacks along Wealthy Street is appropriate in order to create a village atmosphere that should assist in the revitalization of the entire business district. Since the vast majority of buildings in the business district are located at or near the front property line, continuation of that development will lead to a certain consistency that is desirable and consistent with the City's Master Plan and design concepts for Wealthy Street.~~

~~(o) The requested modification to permit a low intensity drive through bank is appropriate in relationship to the overall PUD design, given its integration with buildings lining Wealthy Street, its location, the limitation on the use, and favorable experience with other similar drive through banks in the downtown.~~

The conditions of approval are necessary to ensure that public services and facilities affected by the Development will be capable of accommodating increased service and facilities loads caused by the Development, to protect the environment, to ensure compatibility with

~~adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.~~

(f) On November 12, 2024, the East Grand Rapid planning commission recommended approval of the concept plan with the following conditions:

1. A comprehensive traffic, pedestrian, bicycle and mobility study to address to the City's satisfaction vehicle, bicycle, and foot traffic for the site during the high traffic season.
2. Physical traffic (vehicle) counts at active times.
3. A review of the traffic study by city staff to verify its accuracy.
4. An analysis of delivery truck accessibility.
5. An analysis of full utility capacity for stormwater management pursuant to Chapter 28 of the city code, with a priority for natural based solutions.
6. An impact assessment for sanitary sewer, storm sewer, and water system utilities that is acceptable to the city.
7. A "shade study" to evaluate the effects of building massing on neighboring properties (note that this was requested when the proposed building height was 94 feet).
8. An environmental assessment satisfactory to the city for proposed and historical uses.
9. A fiscal impact study demonstrating financial feasibility for the development and Gaslight Village as a whole.
10. Parking analysis with a balanced solution.

Because of the nature of most of these studies, they need to be completed and reviewed based on the parameters imposed by an approved concept plan. Upon approval of the concept plan, the applicant can confidently proceed with the studies using actual specifications rather than numbers subject to change before a concept plan is actually approved (e.g., residential units, density, height, square footage). Language will need to be included in the final site plan documents and/or the PUD agreement to confirm that each of these conditions were met to the City's satisfaction, including the contents of all studies, and modifications were made to the final plan, if needed, based on the applicable study results.

The East Grand Rapids City Commission hereby makes the following modifications to some of the conditions submitted by the planning commission as well as adding some additional conditions.

Condition number one suggested by the planning commission shall be restated to read as follows: A comprehensive traffic, pedestrian, bicycle, and mobility study to evaluate the extent of and potential conflicts between vehicle, bicycle, and foot traffic for the site during the high traffic season and to suggest solutions to the city. Such solutions shall take into consideration traffic issues and determine the division of cost-sharing for all required infrastructure updates. This study shall include intersections outside the immediate PUD area including Lakeside and Robinson, Lake Drive and Breton, Lake Drive and Bagley/San Lu Rae, Wealthy and Lakeside, and Wealthy and Lovett. Traffic and mobility issues shall be addressed to the satisfaction of the City traffic engineer and the City Commission.

Condition number three suggested by the planning commission shall be restated to read as follows: A review of the traffic study by city staff or a city-chosen third-party consultant to verify its accuracy.

Condition number six suggested by the planning commission shall be restated to read as follows: An impact assessment for sanitary sewer, storm water, and water system utilities, including the impact of runoff from surface parking lots. Any necessary mitigation shown by such studies shall be taken into consideration. Priority shall be given to natural based solutions in accordance with applicable laws and regulations.

In light of the reduced height of the tallest building contained in the concept plan by over twenty feet, planning commission condition number seven regarding a shade study is unnecessary and is removed as a condition.

Condition number eight suggested by the planning commission shall be restated to read as follows: An environmental assessment satisfactory to the city for proposed uses. Any necessary mitigation shall be taken into consideration.

Condition number nine suggested by the planning commission shall be restated to read as follows: A fiscal impact study demonstrating financial feasibility for the development.

Condition number ten suggested by the planning commission shall be restated to read as follows: A parking analysis with possible shared solutions included but not limited to, parking solutions peripheral to the development. These parking solutions shall be subject to the provisions of section 3(o).

(g) In addition to these modifications of the planning commission conditions, the city commission adds the following additional conditions:

1. Any private streets and sidewalks constructed by the developer shall be built to standards approved by the City. The private streets shall be maintained to City standards, including snow removal on streets/sidewalks. Obstructions that may be allowed on any sidewalk shall be in accordance with existing City ordinances, regulations, and policies.
2. The upper floors of buildings in excess of three stories shall be stepped back from the lower floors.
3. Developer/Owner must apply for the closure of private streets so as to limit the impact upon vehicular traffic. Private street closures and temporary blockage shall be permitted in accordance with City ordinances, regulations, and policies. In addition, when reasonably requested by the city, the developer shall agree to close private streets on a temporary basis subject to tenants and property owners having continued access to their respective properties. The PUD agreement shall contain provisions detailing the rights of the city, the developer, tenants, and property owners.
4. The City is not obligated to fund any improvements to streets or utilities necessitated by increased demand resulting from the development. This condition does not preclude the City from voluntarily funding any improvements.
5. During the final PUD site plan review stage for a phase, if street or utility improvements are determined to be needed, as specified in condition 4, and are not appropriately funded by the developer and/or the City, the final plan must be amended to eliminate the need for such improvements or amended to a level at which the improvements can be funded. If improvements are not funded or eliminated, final plan approval for the phase will not be granted. This condition does not preclude the City from voluntarily funding any improvements.
6. Development of the project in phases may require updates to studies related to parking, utilities, and traffic. Such updates may be required at each phase at the discretion of the City.
7. Traffic circulation within the PUD area shall be addressed to the satisfaction of the City traffic engineer and the City Commission.

The Planning Commission may recommend and the City Commission may require that the final PUD plan and/or the PUD agreement for a phase shall include such

modifications or improvements recommended by the relevant studies and such other requirements related to the standards of approval.

Unless otherwise set forth above, all conditions listed above must be met in the phase in which the condition is located or applies and shall be confirmed at the time such phase receives final PUD site plan approval and when the PUD Agreement for such phase is executed.

Section 6. PUD Expiration. ~~This PUD shall be subject to the expiration provisions of Section 5.140-A of the City Code. Since it is contemplated that this Development may be constructed in phases, the expiration deadlines contained in Section 5.140-A apply only to those phases which have been presented for and received final approval.~~

(a) Approval of the PUD concept plan by the city commission shall confer upon the applicant the right to proceed through the subsequent final plan approval phase. The final PUD site plan approval with respect to future buildings shall be applied for and considered on a phase by phase basis but shall not consist of more than three phases; provided however, if the parking structure is submitted for final approval independent of other Buildings, then the parking structure shall not be considered a phase. The applicant shall submit an application for final PUD site plan approval for the first phase prior to the expiration of two years from the Effective Date of this Amendment. The city commission may for good cause approve one extension of up to one year, if requested by the applicant prior to the expiration of the original concept plan approval. If application for final PUD site plan approval for the first phase of the PUD is not requested within this time period, the PUD concept plan shall automatically become null and void and all rights thereunder shall terminate. However, the PUD zoning shall remain in place unless a change is initiated by the City Commission.

(b) Construction shall commence on a phase that has received final PUD site plan approval within one year of the final PUD site plan approval of such phase(s) unless an extension of up to no more than one year is granted in accordance with Section 5.51 of the Zoning Ordinance.

(c) A final PUD site plan application for each phase (other than the first phase which is addressed in (a)) shall be submitted no later than three years from the date construction commences within the prior phase or, if construction has not commenced on the prior phase, then three years from the date of the final PUD site plan approval of the prior phase. Failure to submit a final PUD site plan application for a subsequent phase or commence construction of such phase within the required time frames (or extension specified in Section 5.51) shall nullify the concept plan as to future phases but shall have no impact on Buildings or phases that have previously received final PUD site plan approval or Buildings or phases that are under construction.

- This section changes the termination provisions of the original ordinance.

Section 7. Effective Date. ~~This Ordinance shall become effective upon receipt by the City of the Developer's written acceptance of the conditions of approval and a revised preliminary PUD site plan incorporating all required conditions and changes; provided, however, that in no event shall this Ordinance become effective before October 29, 2004.~~

- This Amendment shall become effective upon receipt by the City of the Developer's written acceptance of approval of the PUD concept plan which must be received within 45 days of City approval. In the event of a conflict or inconsistency between this Amendment and/or the Adopting Resolution and the Original Ordinance, the terms and conditions of this Amendment and/or the Adopting Resolution shall govern and control.

Section 8. Notice of Adoption. ~~Notice of adoption of this Ordinance shall be published within ten (10) days after its enactment by publication of the following digest, summary, or statement of purpose of the Ordinance as provided in Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.~~

- Notice of adoption of this Amendment shall be published within ten (10) days after its enactment by a publication of the following digest, summary, or statement of the purpose of the Amendment as provided Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

**NOTICE OF ADOPTION OF ORDINANCE BY
THE CITY OF EAST GRAND RAPIDS**

A Summary of Jade Pig Ventures
Planned Unit Development

~~The purpose of this Ordinance is to establish a planned unit development for a property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This planned unit development will allow a combination of commercial and retail uses, offices, residential condominiums with associated parking, and open space. The Ordinance approves a specific site plan for location of structures on the Property and deals with the Development and use of these structures including access, drainage, and landscaping. Copies of the Ordinance in its entirety and copies of the approved site plan are available at the office of the City Clerk, 750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506, during normal business hours.~~

- The purpose of this Amendment is to update the concept plan for the property located between Wealthy Street and Lakeside Drive in the City of

East Grand Rapids. This Planned Unit Development allows a combination of commercial and retail uses, offices, residential condominiums, apartments, and townhouses with associated parking, and open space. The Amendment approves a revised concept plan for location of structures on the property and deals with the development and use of these structures including access and parking. Copies of the Amendment and copies of the approved concept plan and the resolution to approve amendment are available at the office of the City Clerk, 750 Lakeside Drive S.E., East Grand Rapids, Michigan during normal business hours.

CITY OF EAST GRAND RAPIDS

By _____
~~Karen K. Brower~~
Lori Parmenter
City Clerk

Comparison to original ordinance

**AN ORDINANCE TO AMEND THE
JADE PIG VENTURES PLANNED UNIT DEVELOPMENT**

THE CITY OF EAST GRAND RAPIDS ORDAINS:

Section 1. The Zoning Ordinance of the City of East Grand Rapids was amended by approval of the Jade Pig Ventures Planned Unit Development on October 18, 2004, which had an effective date of February 22, 2005 and was subsequently amended on February 15, 2008 (collectively the "Original Ordinance"). This Amendment does not change the zoning classification of the subject property but does contain changes to the previously approved concept plan and updates to align with the current terminology and other changes that have occurred since the Original Ordinance was enacted. This Amendment was adopted by the City of East Grand Rapids pursuant to the adoption Resolution of the City Commission on _____, 2025 that also approved the new Concept Plan (the "Adopting Resolution"). This Adopting Resolution is incorporated into this Amendment.

(a) Subsection 3(h) of the Original Ordinance is deleted since this issue will be addressed in the PUD agreement.

(b) Subsection 3(k) of the Original Ordinance is amended to refer to the preliminary PUD site plan as the concept plan.

(c) Subsection 3(p) of the Original Ordinance is deleted and amended in its entirety to read as follows:

(p) The Developer may construct up to [8 7 Buildings and a parking structure](#) as shown on the concept plan. These buildings will contain a mix of residential uses, retail uses, and commercial uses, though some buildings may contain just one use. The maximum height of each building shall be as follows:

- i. Building A — already constructed
- ii. Building B — already constructed
- iii. Building C — four stories at 57' – 0"
- iv. Building D — five stories at 70' – 0"
- v. Building E — Building E has been eliminated and is no longer shown in the concept plan.
- vi. Building F — four stories at 57' – 0"
- vii. Building G — three stories at 40' – 0"
- viii. Building H — three stories at 40' – 0"

(d) Section 6 of the Original Ordinance is deleted and amended in its entirety to read as follows:

Section 6. PUD Expiration.

(a) Approval of the PUD concept plan by the city commission shall confer upon the applicant the right to proceed through the subsequent final ~~planning phase for a period not to exceed~~[PUD plan approval phase. The final PUD site plan approval with respect to future buildings shall be applied for and considered](#)

on a phase by phase basis but shall not consist of more than three phases; provided however, if the parking structure is submitted for final approval independent of other Buildings, then the parking structure shall not be considered a phase. The applicant shall submit an application for final PUD site plan approval for the first phase prior to the expiration of two years from the Effective Date of approval this Amendment. The city commission may for good cause approve one extension of up to one year, if requested by the applicant prior to the expiration of the original concept plan approval. If application for final PUD site plan approval for the first phase of the PUD is not requested within this time period, the PUD concept plan shall automatically become null and void and all rights thereunder shall terminate. However, the PUD zoning shall remain in place unless a change is initiated by the City Commission.

(b) Construction shall commence on ~~the project~~ a phase that has received final PUD site plan approval within one year of the final PUD site plan approval of such phase(s) unless an extension of up to no more than one year is granted in accordance with Section 5.51 of the Zoning Ordinance

(c) ~~If the development is proposed to be completed in more than one phase, a~~ A final PUD site plan application for each subsequent phase (other than the first phase which is addressed in (a)) shall be submitted no later than three years from the date construction commences within the prior phase or, if construction has not commenced on the prior phase, then three years from the date of formal the final PUD site plan approval of the prior phase if construction has not commenced. Failure to submit a final PUD site plan application for a subsequent phase or commence construction ~~for of~~ such phase within the required time frames (or extension specified in Section 5.51) shall nullify the concept plan as to future phases but shall have no impact on ~~previously constructed phases~~ Buildings or phases that have previously received final PUD site plan approval or Buildings or phases that are under construction.

Section 2. Effective Date. This Amendment shall become effective upon receipt by the City of the Developer's written acceptance of approval of the PUD concept plan which must be received within 45 days of City approval. In the event of a conflict or inconsistency between this Amendment and/or the Adopting Resolution and the Original Ordinance, the terms and conditions of this Amendment and/or the Adopting Resolution shall govern and control.

Section 3. Notice of Adoption. Notice of adoption of this Amendment shall be published within ten (10) days after its enactment by a publication of the following digest, summary, or statement of the purpose of the Amendment as provided Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

NOTICE OF ADOPTION OF AMENDMENT BY THE CITY OF EAST GRAND RAPIDS:

The purpose of this Amendment is to update the concept plan for the property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This Planned Unit Development allows a combination of commercial and retail uses, offices, residential condominiums, apartments, and townhouses with associated parking, and open space. The Amendment approves a revised concept plan for location of structures on the property and deals with the development and use of these structures including access and parking. Copies of the Amendment and copies of the approved concept plan and the resolution to approve amendment are available at the office of the City Clerk, 750 Lakeside Drive S.E., East Grand Rapids, Michigan during normal business hours.

City of East Grand Rapids

By _____
Lori Parmenter
City Clerk

27806701.1

Information from September 2nd meeting



SHEA CHARLES
CITY MANAGER

CITY OF
EAST GRAND RAPIDS

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506

(616) 940-4817

www.eastgr.org

MEMORANDUM

TO: Honorable Mayor and City Commissioners
FROM: Shea Charles, City Manager
DATE: August 27, 2025

RE: Gaslight Investors – Revised Concept Plan and Draft Ordinance & Resolution.

During the July 21st City Commission meeting the draft Gaslight Investors Resolution and Ordinance were reviewed and changes were requested. City representatives have met with Gaslight Investors and reviewed the proposed modifications. As expected, Gaslight Investors were amenable to some of the requested changes and have concerns with others.

REVISED CONCEPT PLAN – AUGUST 27, 2025

While discussing the requested changes with Gaslight Investors, specifically issues associated with Building E (location & uses) and internal circulation issues, the developers felt submitting a revised plan was the best course of action. Attached is an updated plan which removes Building E and reorientates the vehicular path through the development. Building E's commercial and residential square footage was added to Building C with an expanded footprint. The adjustment has led to the creation of a social hub and multi-purpose commercial incubator space to the north of Building C. Total commercial square footage and requested residential units remain the same.

Gaslight Investors will attend Tuesday September 2, 2025, the City Commission meeting. They will review the revised plan and provide additional imagery associated with the open space.

SUMMARY OF REQUESTED CHANGES – STATUS

Below is a summary of the changes and status. Representatives from Gaslight Investors will be present at the next meeting when this is discussed to answer any questions and address why they did not accept the changes requested.

Section	Requested Change	Status
<p>Ordinance Section 1 Section 6(b)</p>	<p>(b) Construction shall commence on the project within one year of final plan approval unless an extension is granted in accordance with Section 5.51 of the Zoning Ordinance.</p> <p>Requested Change- “unless a single extension of not more than one year is granted in accordance with Section 5.51 of the Zoning Ordinance.”</p> <p>NOTE: This modification may not be necessary. Section 5.51 gives the City control over whether extensions are given, and extensions are only to be given if “unforeseen difficulties beyond the control of the applicant exist.”</p>	<p>Gaslight Investors agreed to the modification, staff notes granting an extension is solely at the City’s extension.</p>
<p>Ordinance Section 1 Section 6 (c)</p>	<p>(c) If the development is proposed to be completed in more than one phase, a final site plan for each subsequent phase shall be submitted no later than three years from the date construction commences within the prior phase or three years from the date of formal approval of the prior phase if construction has not commenced. Failure to submit a final plan for a subsequent phase or commence construction for such phase within the required time frames or extension specified in Section 5.51 shall nullify the concept plan as to future phases but shall have no impact on previously constructed phases or phases that are under construction.</p> <p>Requested change – Add after “phase” in the second line – “but not more than 3 phases”</p>	<p>Gaslight Investors has requested three phases and allows for the parking garage to be built outside any phases.</p>

Section	Requested Change	Status
Ordinance Section 2	<p><u>Effective Date.</u> This Amendment shall become effective upon receipt by the City of the Developer's written acceptance of approval of the PUD concept plan. In the event of a conflict or inconsistency between this Amendment and/or the Adopting Resolution and the Original Ordinance, the terms and conditions of this Amendment and/or the Adopting Resolution shall govern and control.</p> <p>Requested Change – Add language the Developer’s written acceptance will be given within 45 days of City approval.</p>	Gaslight Investors has accepted this change.
Resolution - Number 2 Subsection 3(b)	<p>Subsection 3(b) of the Original Ordinance remains substantially the same and is retained; provided however, the developer anticipates that the proposed project will be completed in phases. The boundaries of the phases and the phasing plan will be identified and considered for approval in final site plan review and the PUD agreement. Section 6(c) of the amended PUD Ordinance authorizes building in phases.</p> <p>Requested Change – Add language of no more than three phases.</p>	Gaslight Investors has requested three phases and allows for the parking garage to be built outside any phases.
Resolution – Number 2 - Subsection 3(q)	<p>(q) The Buildings identified as A and B in the approved concept plan have been established and are in the commercial area of the PUD along Wealthy Street. In the event that any or all of Buildings C and D are constructed, they may be used for any use that is allowed in the C-1 zoning district as set forth in Table 5.36 of the Zoning Ordinance. In the event that any or all of the Buildings F, G and H are constructed, they shall be used for residential uses as identified in the approved concept plan. In the event Building E is constructed, it may be used for any use that is allowed in the C-1 zoning district and for any or all residential uses on all levels as identified in the approved concept plan.</p> <p>Requested Change – Modify language to state use, do not include flexibility.</p>	With the elimination of Building E this is no longer an issue. Revised resolution language reflects this change.

Section	Requested Change	Status
Resolution Number 4 - Section 5 (a)	<p>(a) All applicable provisions of Article VI Planned Unit Development of the Zoning Ordinance are met;</p> <p>Requested Change – All attached conditions and applicable provisions of Article VI Planned Unit Development of the Zoning Ordinance are met to the satisfaction of the City Commission.</p>	Accepted
Resolution Number 4 - Section 5 (c) 2. C	<p>Section 5 (c) 2. C c. Providing open space and public plazas and features,</p> <p>Requested Change – add word public back.</p>	Gaslight Investors has not agreed to this change. They will provide an overview to the City Commission at the meeting. Revised Resolution has removed this section.
Restatement of Conditions	<p>(e) The commission determined that the height of the buildings for the PUD may exceed the normally prescribed height limitations because such increased height allows for desirable public spaces and plazas, more vibrant streetscaping and activity, extensive provisions for pedestrians and non-motorized traffic, high quality architectural design, and innovative mixed-use development to complement the current gaslight village district and support the goals of the City Master Plan. Such usage and design amenities would not be achievable under a more conventional development or under the current Zoning Ordinance requirements.</p> <p>Requested Change – add word public back.</p>	Gaslight Investors has declined this change.

Section	Requested Change	Status
Restatement of Conditions	<p>Condition number one suggested by the planning commission shall be restated to read as follows: A comprehensive traffic, pedestrian, bicycle, and mobility study to evaluate the extent of and potential conflicts between vehicle, bicycle, and foot traffic for the site during the high traffic season and to suggest solutions to the city. Such solutions shall take into consideration traffic issues and determine the division of cost-sharing for all required infrastructure updates. This study shall include intersections outside the immediate PUD area including Lakeside and Robinson, Lake Drive and Breton, Lake Drive and Bagley/San Lu Rae, Wealthy and Lakeside, and Wealthy and Lovett. Traffic and mobility issues shall be addressed to the satisfaction of the City traffic engineer.</p> <p>Requested Change – Identify what standards will be address to by the traffic engineer. Additionally, the language City Commission will make this decision after consultation with the City’s traffic engineer.</p>	Gaslight Investors has concurred with this request.
Restatement of Conditions	<p>Condition number eight suggested by the planning commission shall be restated to read as follows: An environmental assessment satisfactory to the city for proposed uses. Any necessary mitigation shall be taken into consideration.</p> <p>Requested Change – Is there an accepted standard for this condition?</p>	City staff has not found an accepted standard for this condition as the site had been previously developed and there are no natural features (i.e. forested areas, or other undisturbed areas) impacted by this proposal. See Prien & Newhoff (attached)
Restatement of Conditions	<p>Condition number ten suggested by the planning commission shall be restated to read as follows: A parking analysis with possible shared solutions. These parking solutions shall be subject to the provisions of section 3(o).</p> <p>Requested change – consider adding back pervious pavement into language</p>	Gaslight Investors has agreed to meet applicable storm water management standards and rules.

Section	Requested Change	Status
City Commission Conditions	<p>1. Any private streets and sidewalks constructed by the developer shall be built to standards approved by the City. The private streets shall be maintained to City standards, including snow removal on streets/sidewalks. Obstructions that may be allowed on any sidewalk shall be in accordance with existing City ordinances, regulations, and policies.</p> <p>1. Requested Change – add language that standard will meet or exceed City standards.</p> <p>2. Requested Change – request to make streets public.</p> <p>3. Requested Change – add language design will be revisited every ten years to conform to city practices.</p>	<p>1. Gaslight Investors has accepted modification #1.</p> <p>2. Gaslight Investors has declined the request to make the streets public. They will provide an overview to the City Commission when it is on the agenda.</p> <p>3. City staff are seeking clarification of this request.</p>
City Commission Conditions	<p>3. Developer/Owner must apply for the closure of private streets so as to limit the impact upon vehicular traffic. Private street closures and temporary blockage shall be permitted in accordance with City ordinances, regulations, and policies.</p> <p>Requested Change – add language the developer will close streets at the request of the City.</p>	<p>Gaslight Investors has declined this modification. They will provide an overview to the City Commission when it is on the agenda.</p>
City Commission Conditions	<p>5. During the final plan review stage, if street or utility improvements are determined to be needed, as specified in condition 4, and are not appropriately funded, the final plan must be amended to eliminate the need for such improvements or amended to a level at which the improvements can be funded.</p> <p>Requested Change – add language clarifying who is funding. Additionally, language about if not funded project would not be approved.</p>	<p>Gaslight Investors has agreed to language.</p>
City Commission Conditions	<p>7. Traffic circulation within the PUD area shall be addressed to the satisfaction of the City traffic engineer.</p> <p>Requested Change – add language defining what is being met.</p>	<p>City staff is working with City traffic engineer to find language that meets the intent of this request.</p>

Section	Requested Change	Status
City Commission Conditions	<p>8. The locations of Building E and the open space around that building, as shown on the attached illustration, shall be adjusted to a mutually agreed upon location within this area in the final site plan and PUD agreement for the 2255 Wealthy Street parcel. This agreement should make the open space a more prominent site feature and improve vehicular circulation through the site.</p> <p>Requested Change – add “public” into section.</p>	With the revised concept plan this language has been removed from the draft.
General	Adding new language noting that all conditions must be met for final approval.	Gaslight Investors has accepted this change.

CHARACTER DISCUSSION

The City Attorney continues to research various court cases regarding the definition of character. Varnum’s research has not found any cases that provide clear guidance or any kind of “test” that can be used when deciding the Character question. One case that Mr. Huff notes that is relevant to the discussion is an unpublished Michigan Court of Appeals case from 2009 involving Lakewood Hills. The Court of Appeals noted a Circuit Court ruling that referenced the Jade Pig project.

“Petitioner appealed the denial of its variance requests to the Kent Circuit Court. In a written opinion affirming respondent’s decision, the circuit court observed that “preserving a community’s identity is a legitimate objective” and “so is preserving an area’s aesthetics.” The court also stated that petitioner was not entitled to the variances simply because a variance had been given to another developer:

Because the other developer’s structure will be set back from the street, not on it as will be petitioner’s proposed new structures, and will be behind petitioner’s current structure, that other structure will not be as looming as what petitioner proposes to build, so that it will not similarly alter the character of the neighborhood. Hence, because what petitioner wants to build is different enough from the other developer’s proposed structure, consistency, even if required by law, does not preclude denying petitioner’s application for a variance.”

The Court of Appeals was not opining on the character question, but procedural matters of the East Grand Rapids Zoning Board of Appeals, which was the City Commission at the time. The Circuit Court ruled that the 2004 Jade Pig project did not alter the character of the area as the taller buildings are set back from the street front. Mr. Huff also shares that while unpublished opinions are normally not considered “case law”, given this one speaks directly to the property in question it is relevant. Mr. Huff will be able to speak to the court’s opinion at the meeting if there are questions.

City Planning Consultant Paul LeBlanc provides the attached memo discussing essential character for the Commission’s information.

NEXT STEPS

Gaslight Investors will be available at the meeting to address questions from the City Commission. They will also be able to provide their view on the requested changes which they have declined to accept. At that point the City Commission can either choose to move forward with the current drafts, direct staff to continue conversations to see if a resolution can be found, or decide these matters are basis for denial.

A handwritten signature in black ink, appearing to read 'Shea Charles', written in a cursive style.

Shea Charles, City Manager

GASLIGHT VILLAGE

PUD AMENDMENT CONCEPT PLAN

27 AUGUST 2025



PUD AMENDMENT KEY PLAN

- (A)** EXISTING MIXED USE
TWO STORY (Constructed as part of PUD approved on September 7, 2004.)
- (B)** EXISTING MIXED USE
TWO STORY (Constructed as part of PUD approved on September 7, 2004.)
- (C)** NEW MIXED USE
FOUR STORY (ONE LEVEL C-1 ON GRADE WITH THREE LEVELS RESIDENTIAL ABOVE)
- (D)** NEW MIXED USE
FIVE STORY (ONE LEVEL C-1 ON GRADE WITH FOUR LEVELS RESIDENTIAL ABOVE)
- (E)** (REMOVED)
- (F)** NEW RESIDENTIAL
FOUR STORY (LOBBY/PARKING ON-GRADE WITH THREE LEVELS RESIDENTIAL ABOVE)
- (G)** NEW RESIDENTIAL
THREE STORY (PRIVATE GARAGE PARKING ON-GRADE BELOW)
- (H)** NEW RESIDENTIAL
THREE STORY (PRIVATE GARAGE PARKING ON-GRADE BELOW)
- NEW PARKING
TWO STORY PARKING STRUCTURE

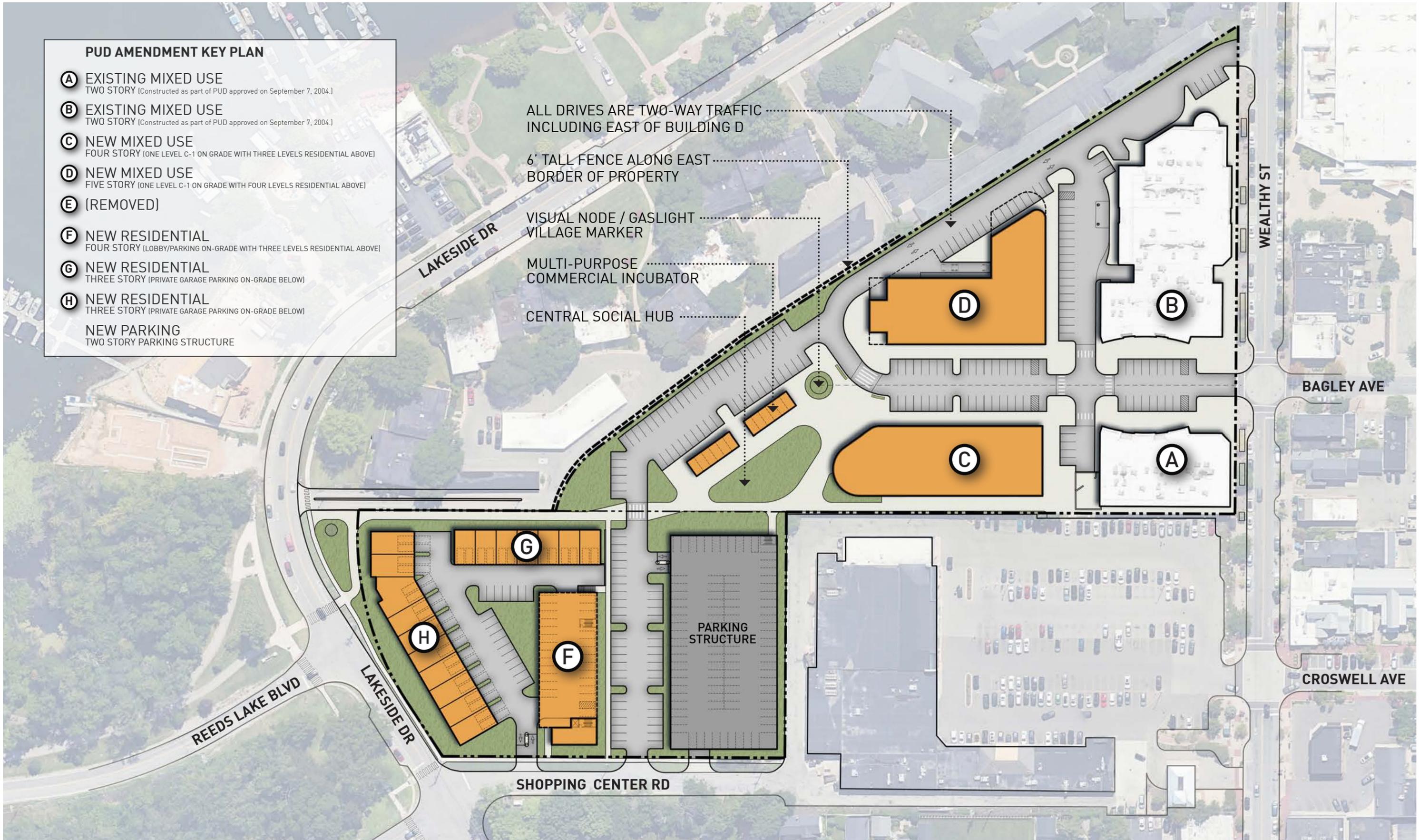
ALL DRIVES ARE TWO-WAY TRAFFIC
INCLUDING EAST OF BUILDING D

6' TALL FENCE ALONG EAST
BORDER OF PROPERTY

VISUAL NODE / GASLIGHT
VILLAGE MARKER

MULTI-PURPOSE
COMMERCIAL INCUBATOR

CENTRAL SOCIAL HUB



GASLIGHT PUD AMENDMENT

8.27.2025

PARKING C-1 USE AREA RESIDENTIAL UNIT SUMMARY					
USE	AREA (USF)	UNITS	NOTES	PARKING RATIO	SPACES
Existing Tenants (A+B)	77,500		Buildings A and B are both 2 levels, all C-1 uses	3/1000	233
BLDG C : C-1 USES	15,000		Building C is 1 level of C-1 Uses with 3 residential levels above	3/1000	45
BLDG C : RESIDENTIAL		42	3 levels with 14 units per level	1 space / unit	42
BLDG D : C-1 USES	17,000		Building D is 1 level of C-1 uses with 4 residential levels above	3/1000	51
BLDG D : RESIDENTIAL		64	4 levels with 16 units per level	1 space / unit	64
BLDG E : C-1 USES	0		BLDG E HAS BEEN REMOVED FROM THE PLAN	3/1000	0
BLDG E : RESIDENTIAL		0	BLDG E HAS BEEN REMOVED FROM THE PLAN	1 space / unit	0
BLDG F : RESIDENTIAL		24	Building F is 3 levels of residential with 8 units per level over parking and lobby	1 space / unit	24
BLDG G : RESIDENTIAL		7	Building G is 7 townhomes. Each townhome has a 2 stall on-grade garage.	2 spaces / unit	14
BLDG H : RESIDENTIAL		10	Building H is 10 townhomes. Each townhome has a 2 stall on-grade garage + space for two visitors	2 space / unit	20
TOTAL AREA OF C-1 USE	109,500		77,500 USF existing + 32,000 USF proposed	TOTAL PARKING DEMAND	493
TOTAL RESIDENTIAL UNITS		147	17 townhomes + 130 units	TOTAL PARKING PROPOSED	493

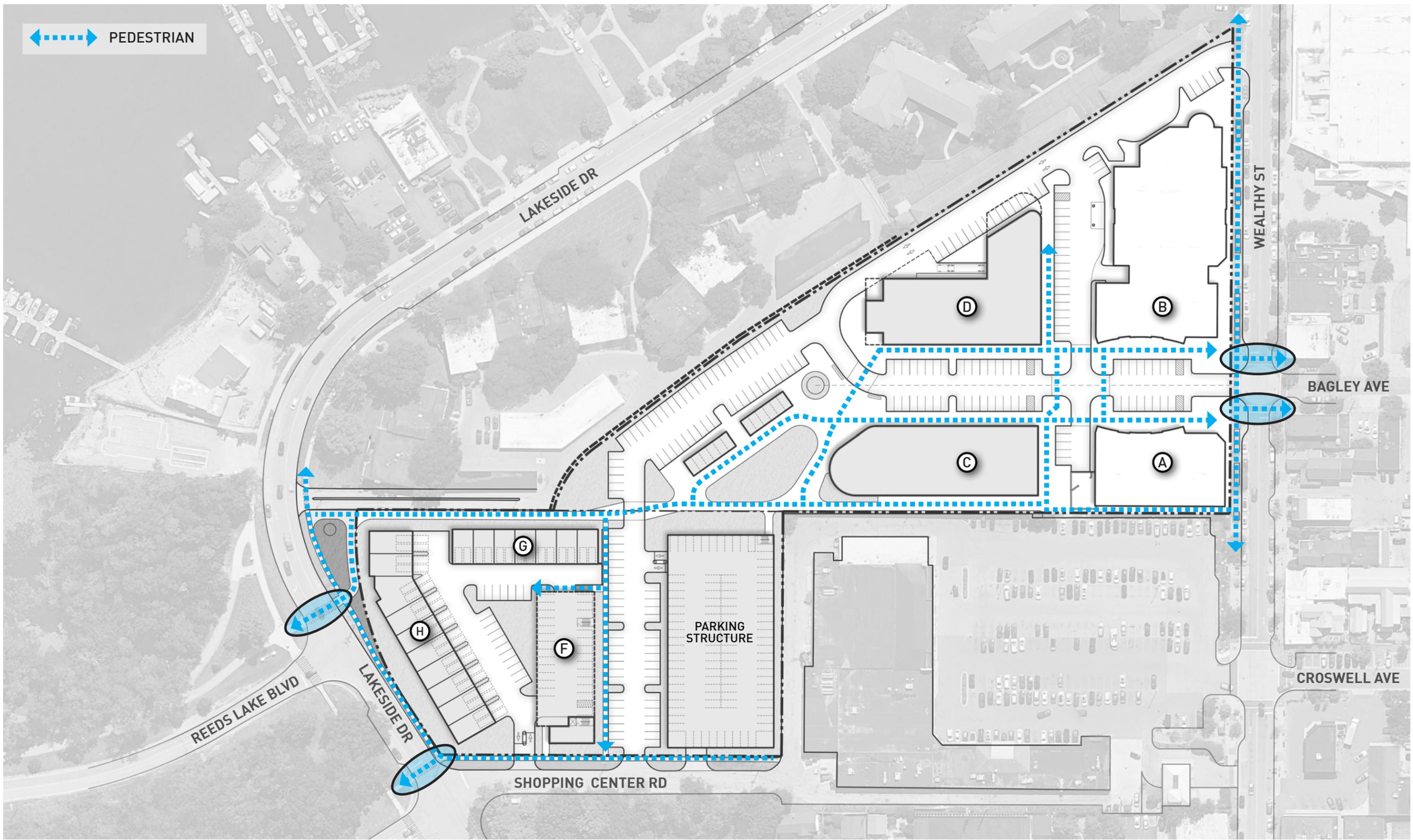
Final parking study and shared parking ratio to be prepared for final site plan submission.

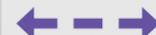
Visitor "driveway" parking spaces (20) are available for building H resident guests.

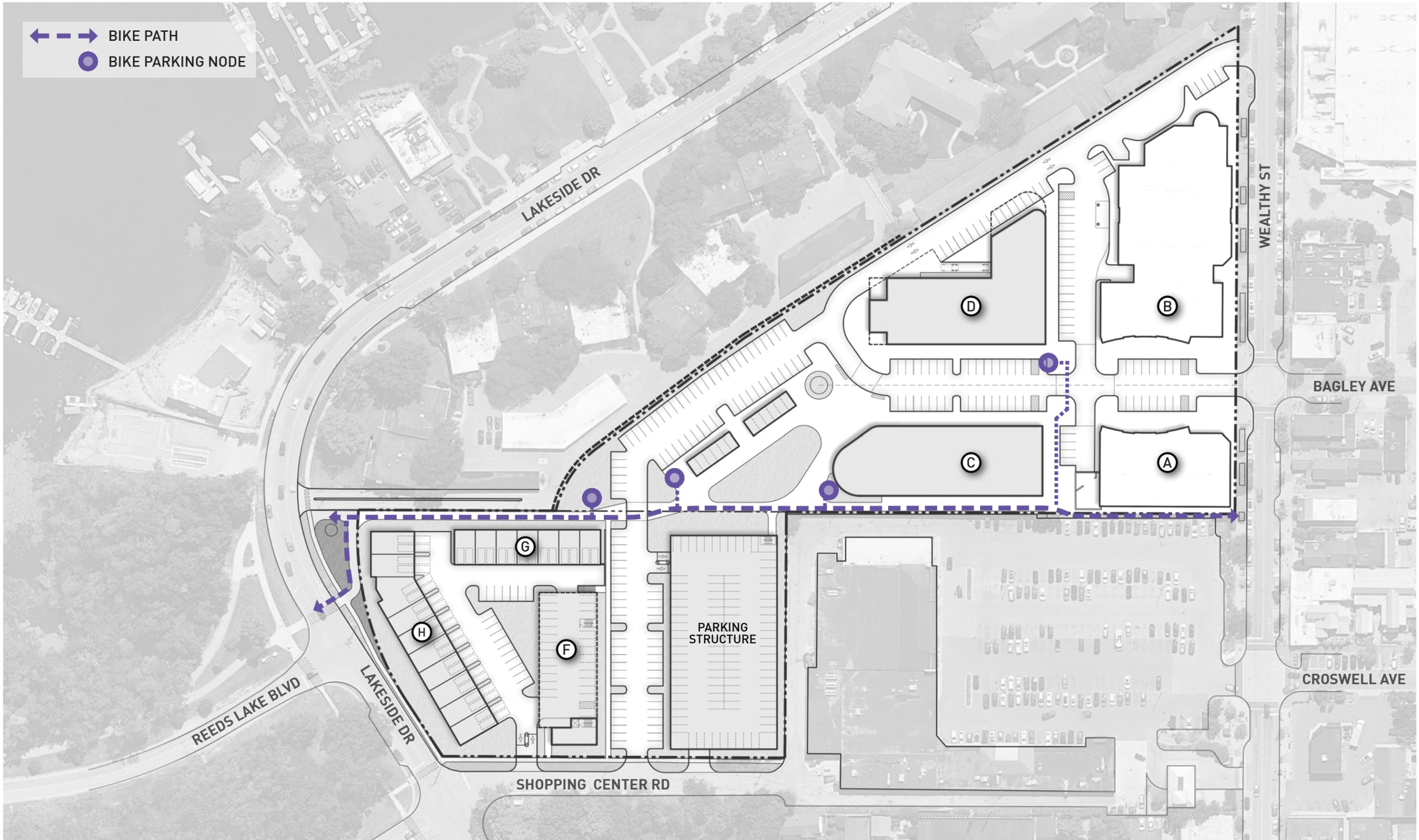
SUMMARY OF CHANGES COMPARED TO PREVIOUS PROPOSAL (FEB 2024)

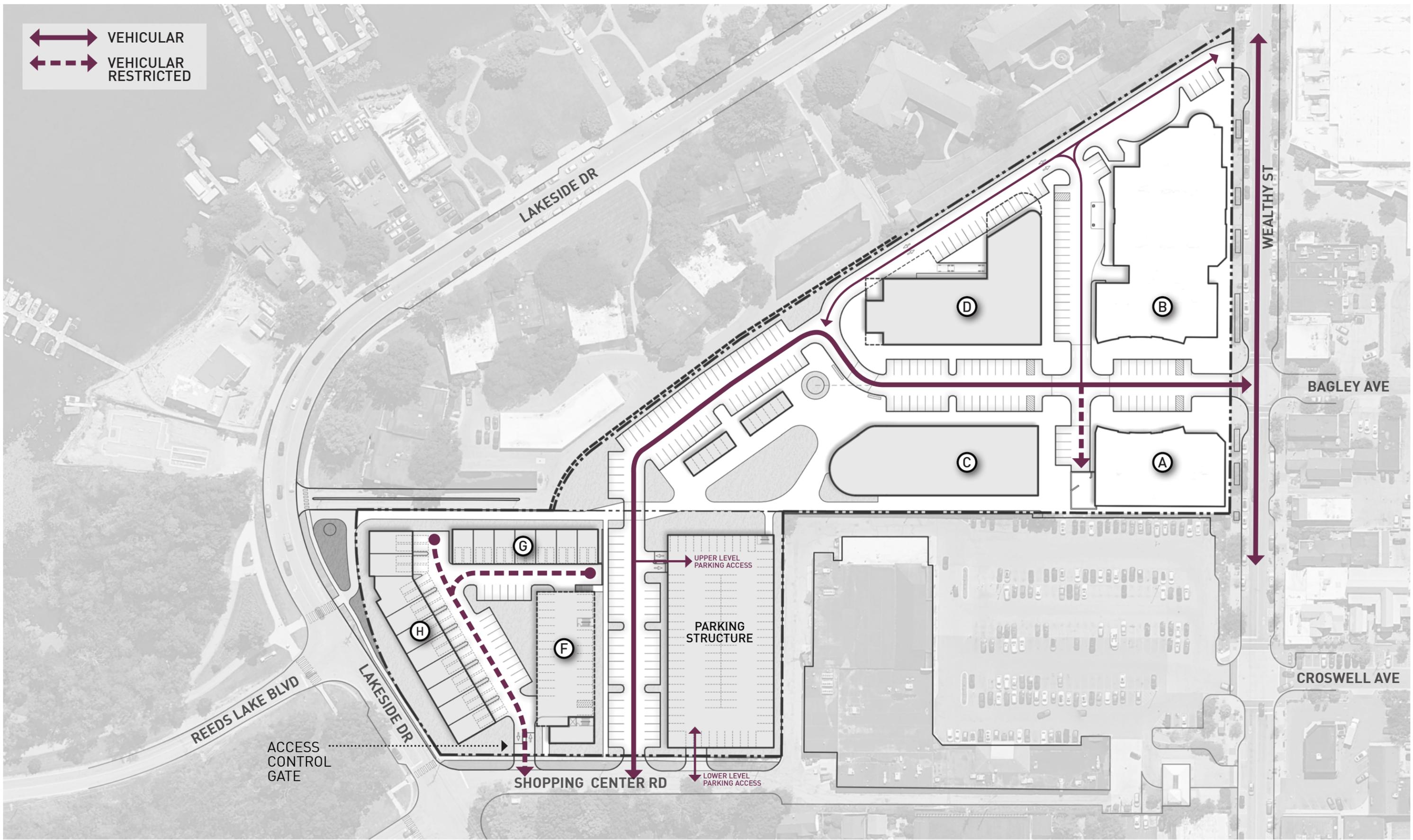
	previous (FEB 2024)	proposed (8.26.2025)	CURRENT DESIGN HIGHLIGHTS
Existing C-1 USE AREA	77,500	77,500	CURRENT EXISTING C-1 SPACE IN BLDGS A + B TO REMAIN
New C-1 USE AREA	56,970	32,000	44% REDUCTION - 24,970 LESS C-1
residential units	180	147	18% REDUCTION - 33 LESS RESIDENTIAL UNITS
parking spaces	583	493	PROPOSED PARKING RATIO FORMULA
total bldgs in PUD	8	7	
Bldg C	5 levels	4 levels	REDUCTION OF ONE LEVEL
Bldg D	7 levels	5 levels	REDUCTION OF TWO LEVELS
Bldg E	5 levels	REMOVED	BUILDING E WAS REMOVED FROM PLAN
Bldg F	4 levels	4 levels	NO CHANGE (3 levels with on grade parking below)
Bldg G + H (townhomes)	3 levels	3 levels	NO CHANGE (garage parking below)
parking structure	3 - 4 levels	2 levels	REDUCTION OF 1 TO 2 LEVELS

PEDESTRIAN

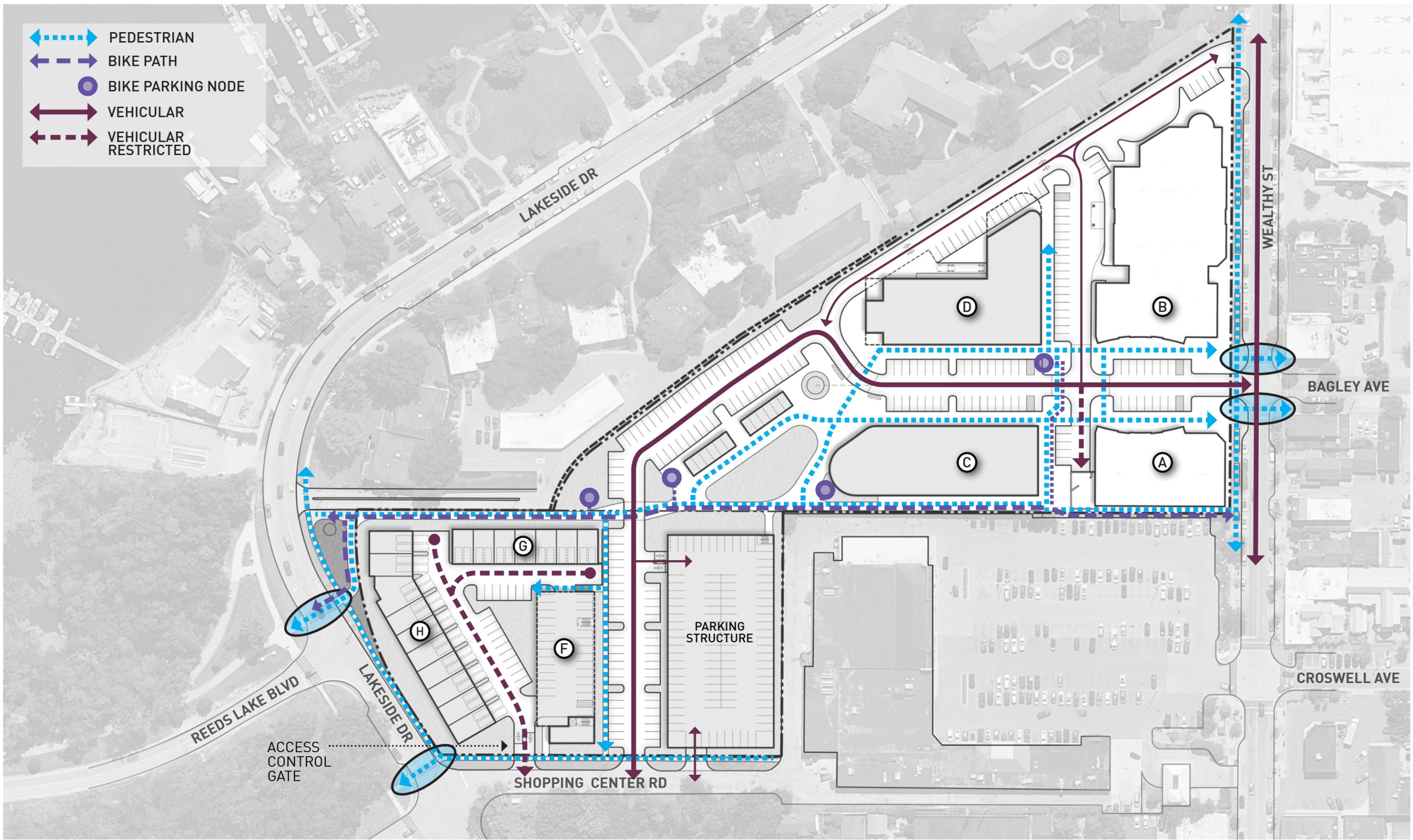


 BIKE PATH
 BIKE PARKING NODE





-  PEDESTRIAN
-  BIKE PATH
-  BIKE PARKING NODE
-  VEHICULAR
-  VEHICULAR RESTRICTED



Jay Gianotti, Zoning Administrator Memo



CITY OF EAST GRAND RAPIDS

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506
(616) 940-4817 www.eastgrmi.gov

JAY GIANOTTI, AICP
ZONING ADMINISTRATOR

MEMORANDUM

TO: Honorable Mayor and City Commissioners
FROM: Jay Gianotti, Zoning Administrator
DATE: August 27, 2025

RE: **Gaslight Investors Planned Unit Development Amendment Introduction**
2255 Wealthy St. SE and 515 Lakeside Dr. SE (PPNs 41-14-33-276-032 and 41-14-33-276-029)

Action Requested:

That the City Commission reviews and introduces a PUD ordinance amendment and resolution for the Gaslight Investors PUD and revised concept plan, as well as provide input related to each one of the Standards of Review in Section 5.49 of the zoning ordinance.

Background:

On May 3, 2024, Gaslight Investors first submitted an application regarding a revised and amended site plan for the Planned Unit Development (PUD) at 2255 Wealthy St. and 515 Lakeside. The original PUD plan, then referred to as the Jade Pig PUD, was approved in 2004. The first phase of this development was approved and constructed in 2005. No further development on this site has occurred since then. An amendment to this original PUD was approved in 2008, but no construction ever took place. Thus, that approval was voided. A revised concept plan for the site was introduced to the Planning Commission in 2020, but because of factors related to the COVID-19 pandemic, the plan never advanced beyond that stage. The originally approved PUD plan thus remains in place as a valid actionable plan to this day.

As defined by the zoning ordinance, this applicant’s proposed revisions and amendments constitute a major change to the previously approved PUD preliminary plan and agreement. Therefore, the applicants are required to proceed through the entire PUD approval process for this revised plan. This involves two sets of hearings at the Planning and City Commission levels. A basic timeline of this process, including the current step in this process, is shown in Exhibit 1. This current stage – the PUD concept plan stage – is solely for review of the overall concept plan. Section 5.47 of the zoning ordinance lists the materials that are required at this stage. Note that final building designs, floorplans, and details such as building materials, public/private

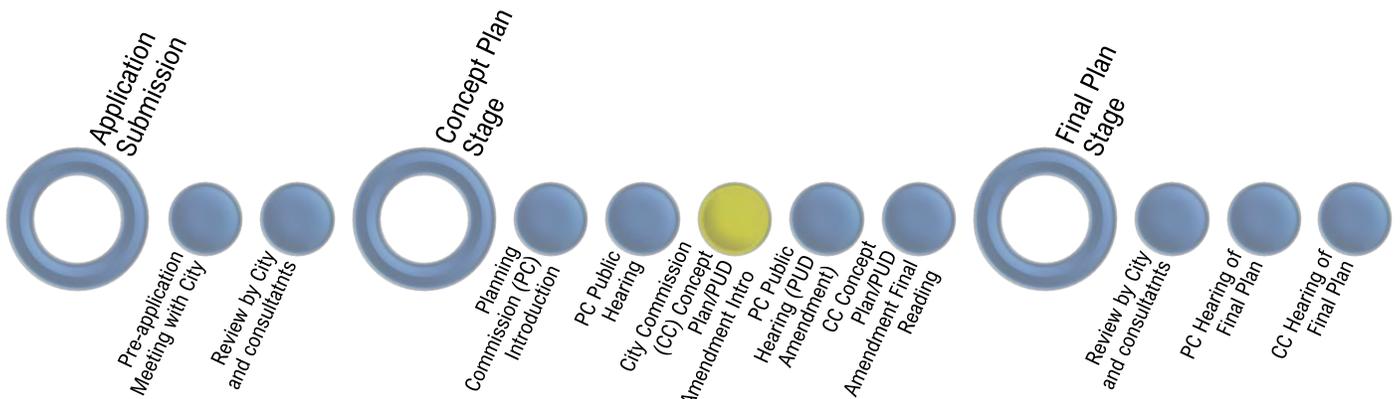


Exhibit 1 – General PUD approval timeline with the current step highlighted in yellow. The formal public hearing of the concept plan was held on February 17, 2025, with additional revisions presented on March 31, 2025, July 21, 2025, and September 2, 2025. The final part of this step would be the consideration and approval of a corresponding PUD amendment, followed by a public hearing for the PUD amendment with the Planning Commission and final reading by the City Commission.

amenities, and specific tenants or occupants are not provided or required at this stage. The concept plan is intended to simply show the basic layout of proposed buildings, streets, and other important elements that illustrate the intended vision for the site. More detailed designs and requirements are considered at the third and final review stage. The purpose of a concept plan approval is to give the applicants reasonable assurance that their proposed concept is viewed favorably so that the final site plan and detail designs can be produced with some level of confidence. The final site plan will be judged against the approved concept plan to ensure it remains in general compliance with what the City Commission approves. The City Commission may make suggestions or recommendations regarding elements they would like to see in the final plan, but these are not required to be presented or approved at this stage.

Summary of Previous Actions:

To date, the formal review process for this revised concept has lasted over one year. A revised concept plan was first introduced to the Planning Commission on June 11, 2024. After providing feedback on the presented concept, the Planning Commission voted unanimously to move the concept plan to a public hearing. In the interim, the City hosted an open house on June 24 to give the public a greater opportunity to view the concept plan and ask questions to the developer and architects. Over 40 residents attended this open house; the comments received at this open house are attached to these materials. Table 1 shows a summary of the major themes emerging from the open house feedback. A formal public hearing with the Planning Commission was then held on July 9, 2024. At the end of this meeting, the Planning Commission requested additional information regarding the project’s impact on traffic, pedestrian safety, and mobility options. This additional information from the applicants was introduced at a public hearing on November 12. After considering all of this information, the Planning Commission voted 8-1 to recommend approval of the concept plan with ten conditions. Though not explicitly stated, the City interprets that these conditions would need to be met at the final plan stage. Additionally, the Planning Commission requested the City to increase the public notification radius for this project to 1,000’ instead of the standard 300’ set forth in State law.

This version of the concept plan was introduced to the City Commission at their January 21, 2025, meeting, where it was unanimously voted to advance the concept plan to a public hearing. This public hearing was held on February 17, 2025, at the EGR Performing Arts Center. An additional open house was held on February 4 to allow residents the opportunity to view the proposed concept plan. Additional public comments regarding the proposed concept plan have been made at various master plan subarea meetings, planning commission meetings, and city commission meetings throughout the year. Since the February 17 public hearing, the applicants have made multiple revisions to the concept plan to reduce the overall density and building heights. Revised concepts were presented at the March 31, 2025, May 5, 2025, and July 9, 2025, City Commission meetings. The most recent version, which is now under consideration, was prepared on August 27, 2025, in conjunction with the draft PUD amendment and resolution now under consideration.

Table 1 – Major feedback themes from June 24, 2024 Open House Engagement

Development Design	Circulation/Access	Other
<ul style="list-style-type: none"> • Excitement for new development • More green space and public space • Concerns about seven-story building height • Concerns on parking - amount and location (less street parking) 	<ul style="list-style-type: none"> • Traffic study - take into account vehicles, pedestrians, bicycles, and transit • Consider additional facilities for handling increased traffic, such as traffic light (roundabout not favored) • Keep easy pedestrian access for apartments/condos on Lakeside 	<ul style="list-style-type: none"> • Provide streetscape designs for roads • More emphasis on environmental sustainability • Will increased residential density impact schools?

In comparing the current concept to what was first introduced in 2024, there are now a total of eight buildings proposed. However, the orientation and function of these buildings have changed over time, and more open space has been provided compared to previous iterations. Of note, the former Building E that terminated at the Bagley Ave. street axis has been removed with open space replacing the area where it was proposed. The commercial and residential space proposed for this building has now been incorporated into Building C, which now has a larger footprint compared to previous concepts. Flanking the open space to the northeast are two “commercial incubator” spaces to provide a different commercial space option compared to the rest of the site. Overall, the amount of commercial space and residential units is essentially the same as the May and July 2025 concepts. Several buildings have been reduced in height; now, none exceed five stories compared to one building originally featuring seven stories. The height of the new parking deck has also been reduced. To make up for the loss of parking capacity, some additional surface parking has been added to the site. In response to multiple requests for additional greenspace, a larger outdoor amenity area, dubbed the “central social hub”, has been added where Building E previously was proposed. Table 2 shows a brief summary of major changes to the site plan from 2004 to now. The applicants have provided preliminary analysis to address some of the comments made at the Planning Commission public hearing. These include an updated parking study, additional renderings illustrating building massing and pedestrian activity, updated multi-modal movement diagrams, and a proposed timeline for preparing the final traffic, parking, and multimodal impact studies. These are included with these materials along with the original submission materials.

After extensive discussion and feedback, the City Commission allowed the City and consultants to prepare an amendment and resolution to approve a revised concept plan based on the May 5 version of the concept plan. This was initially discussed at the May 19, 2025, City Commission meeting. Feedback at that time from the public and Commissioners has been reviewed and used to revise these materials to their current form. This includes revision of the Planning Commission’s original conditions as well as the inclusion of seven new conditions. The new conditions are as follows:

1. Any private streets and sidewalks constructed by the developer shall be built to standards approved by the City. The private streets shall be maintained to City standards, including snow removal on streets/sidewalks. Obstructions that may be allowed on any sidewalk shall be in accordance with existing City ordinances, regulations, and policies.
2. The upper floors of buildings in excess of three stories shall be stepped back from the lower floors.
3. Developer/Owner must apply for the closure of private streets so as to limit the impact upon vehicular traffic. Private street closures and temporary blockage shall be permitted in accordance with City ordinances, regulations, and policies.

Table 2 – Summary of major PUD plan changes from approved 2004 plan to 2025 proposed plan

Approved 2004 PUD	Proposed 2024 PUD Amendment (August 2025)
7 total buildings with retention of existing parking garage <ul style="list-style-type: none"> • 2 Commercial buildings • 1 Parking garage (existing) • 1 Mixed-use building (commercial & residential) • 3 Residential buildings 	8 total buildings (2 already constructed) including new parking garage <ul style="list-style-type: none"> • 2 Commercial buildings (existing) • 1 Parking garage (new) • 2 Mixed-use buildings (commercial and residential) • 1 Residential building • 2 rows of Townhouses
Tallest building: 7-stories, 79' height (to roof midpoint; appx. 94' to roof peak), solely for residential use	Tallest building: 5-stories, appx. 70' max. height, mixed-use (commercial and residential); see also Table 6
107 residential units (condominiums)	147 residential units, including condos, apartments, and townhomes. Project is committed to reserving approximately 10% of the residential units as attainable rental units that range between 100% and 120% of the area medium income (AMI). (may be subject to future Brownfield Redevelopment Authority consideration)
99,420 s.f. commercial	109,500 s.f. commercial
687 total parking spaces (only 414 ever present at once)	493 total parking spaces

4. The City is not obligated to fund any improvements to streets or utilities necessitated by increased demand resulting from the development. This condition does not preclude the City from voluntarily funding any improvements.
5. During the final plan review stage, if street or utility improvements are determined to be needed, as specified in condition 4, and are not appropriately funded, the final plan must be amended to eliminate the need for such improvements or amended to a level at which the improvements can be funded. This condition does not preclude the City from voluntarily funding any improvements.
6. Development of the project in phases may require updates to studies related to parking, utilities, and traffic. Such updates may be required at each phase at the discretion of the City.
7. Traffic circulation within the PUD area shall be addressed to the satisfaction of the City traffic engineer.

Tonight's meeting is part of the final step in the concept plan phase where the final draft of the concept plan, PUD Amendment, and PUD Resolution is being presented for City Commission review. The text of the PUD amendment, resolution, and updated concept plan are included with these materials. Redlines versions of the PUD Amendment and Resolution are also provided to help compare what language is being changed. For reference, additional studies and other data presented at previous meetings can be found in the [May 19 agenda materials](#).

Concept Plan vs. Final Plan:

As noted throughout this process, the PUD approval process involves first the approval of a concept plan, then the later approval of a final plan before any development can begin. The following sections explain the differences to help reduce confusion about what is expected at each step.

Concept Plan The concept plan is the first plan for development that is reviewed. It is only intended to show the general relationships between the buildings and circulation on the land, including basic massing, location, and function. The overall intent of a concept plan is to show what might be possible to develop. For example, if someone was looking to develop a vacant residential lot, they would first need to create a concept for the lot showing where the house and any accessory buildings would go, how access to the house and accessory buildings will be handled, and a check for what the limits for development might be based on factors such as budget, intended usage, and ordinance requirements. The owner might have specific ideas about what appliances, fixtures, materials, furniture, and other items they might want in the finished home and lot, but these points are irrelevant to consider without an accepted concept plan in place. For these reasons, it is not practical or expected to see such details with the concept plan. This does not mean that any requested studies and additional information are not important, only that the plan must pass through this phase first to allow for the plan development required to give those studies any real-life meaning.

Final Plan The final plan is the second and final plan for development that is reviewed. This plan includes the final design of the proposed buildings, including locations, façade design and shape, floorplans, materials, etc., as well as final designs and locations for roadways, public amenities, landscaping, and the like. With this level of detail, it will be possible to provide more comprehensive studies related to parking, traffic, environmental, infrastructure, and other items required with a PUD plan approval. The final plan is also judged based on conformity with an approved concept plan. Crucially, the final plan cannot be created, much less reviewed, without an approved concept plan first because it is not feasible to create such details without having an approved concept as its basis.

It should be stressed that approving the concept plan in its current form does not mean that the City is barred from requesting or requiring further modifications at the Final Plan stage. The concept plan, if approved, simply defines the parameters that the Final Plan must conform to before final approval is granted. It is still subject to any conditions that are proposed by the Planning and City Commissions. It is expected that refinements to the concept plan will be made in the Final Plan stage as the overall uses are more clearly defined, the building & amenity designs are developed, and more detailed studies are completed. If any issues or concerns arise as a result of these additional studies or other items, the City and Commissions can still require they be corrected before approving the final plan.

One other point to mention is that for the purposes of approving the concept plan, ***the first and foremost responsibility is to follow the required standards of review for the concept that the applicant is presenting.*** Throughout this process, multiple ideas of what could be developed here have been proffered. However, the standards of review must only be judged on what the applicant has presented, not what other alternatives might exist. This is no different from any other zoning or site plan review that the City does: ***if the plan presented by the applicant meets the required standards of review, regardless of if other things could be developed, then the concept plan must be approved. Any vote to deny must be reasonably linked to one of the standards of review.*** Similarly, topics that have been brought up that are not listed as one of the standards of review cannot be used as a basis of denial.

Review of Standards:

To approve a major change to a PUD agreement, the following criteria under Section 5.49 must be met. ***If all criteria are met, then the Commission is required to grant approval.*** While the City has discretion on deciding whether a PUD can be approved and may also attach reasonable conditions to any approval, Section 503 of the Michigan Zoning Enabling Act clearly states that any decision requiring Planning and/or City Commission approval must be based on a defined set of standards. This ensures that all PUDs, not just the current one under consideration, are judged consistently by the same criteria. The attached memo from City Planning Consultant Paul LeBlanc discusses this in more detail. In short, the required standards of review in Section 5.49 do allow room for discretion and interpretation, but any decision to approve or deny must be factually based and clearly related to these standards.

- A. *The proposed PUD complies with the intent and all qualifying conditions of §§ 5.41 and 5.42 of this article, respectively.*

Staff comments: City staff and consultants believe that this standard is met. The overall mix of uses is quite similar to the originally approved PUD and provides many of the same benefits as the original plan. The revisions from 2024 to now have retained a generally mixed-use development character. Additionally, the 2018 City Master Plan showed having mid-rise building up to seven stories as the preferred development concept for the site. Exhibit 2 shows these renderings for comparison.

There have been multiple comments that the standards in Section 5.47 of the zoning ordinance, pertaining to concept plan review, have not been met. In the City’s and consultant’s view, these standards have all been met to the extent that valid information can be provided at this stage. Table 3 goes over this in more detail.

- B. *The uses conducted within the proposed PUD, the PUD’s impact on the community and other aspects of the PUD are consistent with the city’s master plan.*

Staff comments: City staff and consultants believe that this standard is met. The 2018 Master Plan provides guidance on what the preferred intent of this area should be. If anything, the proposed uses are more varied than originally conceived. Of note:



Village Address Perspective



Village Address Perspective Land Use

Exhibit 2 – Renderings of preferred PUD site concepts from the 2018 City Master Plan

Table 3 – Summary of Section 5.47 Concept Plan Standards

STANDARD OF REVIEW	STAFF COMMENTS
1. PUD Concept Site Plan, plus list or requirement information.	City staff and consultants reviewed this and found that all elements listed in this section that are relevant to this request are present.
2. Concept plan narrative	This was provided in the applicant’s original submission materials.
3. Table of modification	This was provided in the applicant’s original submission materials.
4. Phasing Plan	This is not applicable at this time as the applicants have not indicated multiple phases of construction. However, the proposed PUD amendment would allow the proposed development to occur in multiple phases if requested. Additional studies for traffic, utilities, parking, etc. may be required at each different phase at the City’s discretion.
5. Additional information requested by the Planning Commission	<p>This section lists examples of items that can be reviewed if <i>requested by the Planning Commission</i> (emphasis added) at the concept plan stage. Any examples listed in this item are not mandatory unless specifically requested. Even then, some studies cannot be fully completed without the details provided in a final plan, meaning the concept plan needs to be approved first to allow the final plan to be created. Nonetheless, the following studies have been provided with the plan to date:</p> <ul style="list-style-type: none"> • Preliminary Traffic/Parking Study – Fleis & Vandenbrink, Progressive Companies • Environmental & Soil Concerns – Prein & Newhof • Preliminary Utility Analysis – City • Building Code Requirements – Cascade Building Inspection Services (attached to materials) • Public Safety Review – EGR Public Safety Dept. (attached to materials) <p>Based on the level of detail required and expected at the concept plan phase, City staff and consultants believe that this standard is met to allow the plan to move to the final plan stage. In summary, the general consensus with these studies is that there are no immediate concerns at this point, though additional studies will still be necessary with the final plan phase. Additional studies can still be required at the final plan stage.</p>

- The proposed plan calls for 32,000 s.f. of new commercial space for a total of 109,500 s.f. This includes the newly proposed “commercial incubator” space that was not a part of the previous concepts. By comparison, only appx. 99,420 s.f. of total commercial space was proposed in the original PUD agreement.
- The number of residential units in this proposed plan would be 147 units. These are comprised of different types of housing such as apartments, condominiums, and townhouses. By comparison, the originally approved PUD plan had 107 housing units, all of them being apartments. The applicant’s materials also indicate a commitment to providing attainable housing with this plan which was not present in the original plan.
- A central open space area, dubbed “social hub”, has been designated for the center of the site. A visual node would align with the Bagley Ave. entrance. The overall area of this space appears to be larger and more centrally located compared to previous concepts.
- The main access for the PUD from the north would be rerouted to connect with Shopping Center Drive at the Greenwood/Lakeside intersection. The existing vehicular access point to the east of Reeds Lake Blvd. would be converted solely to pedestrian access (though the existing access road to

Lakewood Hills Apartments would remain.) This may be preferable from a traffic management standpoint as the current north vehicular access is offset less than 100' from Reeds Lake Blvd. While the City's Master Plan indicates a proposed road connection to the Reeds Lake Blvd. intersection, the overall intent of this recommendation is understood simply to provide a clear and easily accessible north-south connection between Wealthy and Lakeside. In that light, strict adherence to the Master Plan is not necessary if the general intent is still there and current data shows that a better alternative is available¹. A secondary accessway is also proposed at the east edge of the site, A comprehensive traffic impact and pedestrian study for these accessways will be required with the final plan submittal. The study should include additional information on traffic flow and traffic mitigation strategies with this proposed concept.

While there has been extensive discussion on the scale of this proposed concept plan compared to other residential and commercial areas in the City, it is important to note that much of the proposed development would meet the City's existing zoning ordinance requirements. Table 4 analyzes this in more detail. Based on the proposed development in this concept plan, development on the 2255 Wealthy parcel is only compared to C-1 standards, and development on the 515 Lakeside Parcel is only compared to MFR standards. As shown here and in Table 4 below, ***the proposed development would already meet most of the standard C-1 and MFR zoning requirements.*** The deviations that do appear are mostly related to height and parking. ***These should not be seen as deficiencies*** as PUD zoning allows for allowances outside of traditional zoning. The main focus of the PUD review, then, should be on how any deviations from the zoning ordinance are handled in the concept plan. For example:

- While the height of the proposed buildings exceeds the zoning ordinance requirements, it would be less than the concept plan that was approved in 2004 and amended in 2008. ***Additionally, the adjacent Lakewood Hills Apartments development has a consent agreement in place that allows them to construct three new buildings up to 5 stories and 48' in height to the roof midpoint and 58' to the roof peak. This agreement is still in effect and has no expiration date, meaning it could be implemented at any time.*** In this light, the height of the proposed buildings at the Gaslight Investors site would be very comparable to the Lakewood Hills Apartments concept plan. Finally, as will be discussed below, the City's current master plan currently recommends this site to be used for a mid-rise mixed-use development as proposed in this concept plan.
- While the zoning ordinance generally requires more off-street parking than what this concept plan provides for, the parking studies done to date have concluded that with shared parking, the parking needs for these uses can still be met with the parking lots and structures proposed². This could constitute an overall benefit as fewer parking areas can leave room for other desirable open space and amenities.

There have been multiple comments regarding the site's original PUD approval in 2004 and why the current concept plan appears to deviate from that. Parking and streetscaping have been examples of items cited in this regard. It should be noted that, with regards to streetscaping, many of the provisions in the 2004 PUD amendment were specific to the City's overall update of the Wealthy Street landscaping at the same time, so any references to those conditions would already have been fulfilled. References to contributions for other street improvements are deemed better handled with the PUD agreement at the final plan stage. With regards to parking and usage of the former parking deck, the City Commission has already approved the demolition of the old deck so any conditions related to that would be nullified. Any other conditions related to parking would also be deemed more appropriate in the PUD agreement made with the final plan.

It is also worth noting that the originally approved 2004 PUD plan also had multiple deviations from the zoning ordinance at the time. Examples include:

¹ Though not specifically referenced in the Master Plan, the proposed concept also allows for future connections to the D&W Shopping Center site should opportunities arise.

² Shared parking presumes that different uses have different parking demands during the day (for example, parking for residential uses may not be needed during daytime hours, and parking needs for commercial/office uses may be lessened in evening hours) and thus the provided parking spaces can be used to help satisfy parking requirements for multiple uses.

- The tallest buildings in the 2004 PUD were seven stories and 79' height to the midpoint of the roof. The maximum allowable height at the time was 2 stories at 28' height in the C-1 District and 2.5 stories and 35' in the MFR District. At least five originally proposed buildings would have exceeded this requirement.

Table 4 – Comparison of PUD Development Features with Standard Zoning Requirements

Standard	Requirement	Compliant?	Comments
C-1 Standards (2255 Wealthy Parcel)			
Min. Area	0 s.f.	✓	
Min. Lot Width	0'	✓	
Min Front Setback	0'	✓	
Min. Side Setback	0'	✓	
Min. Rear Setback	0'	✓	
Max. Building Height	40'	✗	Tallest building up to 5 stories, though 2004 PUD approval allowed up to 7 stories and 79' height to roof midpoint. See Table 6 for additional height comparisons.
	3 stories		
Parking – Commercial	Varies	T.B.D. with Final Plan	More details of commercial uses needed to judge
Parking – Residential	1.5 spaces/d.u.	✗	PUD allocates 1 space/d.u., though this could be mitigated with shared parking
MFR Standards (515 Lakeside Parcel)			
Min. Lot Area/unit	2,100 s.f.	✓	
Min. Lot Width	n/a	n/a	
Min. Front Setback	10'	✓	
Max. Front Setback	25'	✓	
Min. Side Setback	10'	✓	
Min. Street Side Setback	12'	✓	
Min. Rear Setback	25'	✗	Parking garage appears to have <25' setback from rear (south) lot line
Max. Building Height	35'	T.B.D. with Final Plan	More details of building design needed to judge
	2.5 stories	✗	Building F would have at least 3 stories; Townhouses could qualify as 2.5 stories if highest story is less than 50% of area of floor below it
Max. Building Coverage	60% lot area	✓	City estimates proposed building coverage to be 44% of lot area
Max. Lot Coverage	80% lot area	✓	City estimates proposed total lot coverage to be 74% of lot area
Rooftop terrace setback, Front	20'	T.B.D. with Final Plan	More details of building design needed to judge
Rooftop terrace setback, Side	10'	T.B.D. with Final Plan	More details of building design needed to judge
Rooftop terrace setback, Rear	25'	T.B.D. with Final Plan	More details of building design needed to judge
Max. Uninterrupted building façade	30'	T.B.D. with Final Plan	More details of building design needed to judge
Min. Access Driveway width	24'	✓	
Min. Access Driveway Side Setback	5'	✓	
Parking	1.1-1.8 spaces/d.u., based on # bedrooms	✗	Townhouses (G & H) provide 2 parking spaces per unit. Building F allocates 1 space/d.u., though surface spaces around Building F could also be used to satisfy demand in off-hours.

- Building 5 in the 2004 PUD had a total of 38 dwelling units as planned. The MFR Regulations at the time limited the maximum number of dwelling units in a building to 24, and then only with ZBA approval.
- The 2004 PUD had a total of 687 parking spaces for the site, including the former Jacobson’s parking deck. This is still less than what would have normally been required at the time; the Findings of Fact from 2004 suggest that between 750-812 parking spaces would normally have been required for the proposed uses in total.

In all these cases, the City Commission determined that allowing these and any other deviations were acceptable based on the benefits provided by the plan as a whole. Thus, the City Commission determined that none of these items were a detriment in this location or with the approved plan. The same must be considered in this amended concept plan review: while these comparisons to the zoning ordinance have been provided as a reference, the concept plan does not need to fully comply with the zoning ordinance requirements. Instead, the concept plan must be judged as a whole as to whether the plan’s benefits outweigh what would normally be permissible.

With regards to residential density, the City also compared the proposed density to other larger multi-family developments in the City³. All density calculations use the entire area of the lot as its basis (as explained below). These results are shown in Table 5, generally ordered from lowest to highest density. In summary:

- All of these developments, regardless of their zoning, would be compliant with the City’s current maximum residential density requirements for multi-family developments.
- The proposed Gaslight Investors concept plan would not be the densest residential development in the City. That would be Croswell Mews, which is developed at 19.8 du/acre.
- The current density of Lakewood Hills Apartments is 14 du/acre. This is higher than the proposed 13.1 du/acre density of the 515 Lakeside parcel. If/when their 65-unit plan per their consent agreement is constructed, that would jump to 17.9 du/acre, higher than the residential density of the entire proposed Gaslight Investors concept plan.
- Even if the proposed density exceeded what the zoning ordinance would normally allow, the general PUD requirements specifically allow “modifications from the density, area, height and placement requirements for the stated district(s).”⁴

Table 5 – Comparison of Multi-Family Residential Densities in EGR

Multi-Family Development	Residential Density (d.u./acre)
Greenwood Park Townhomes	6.8
Lake Shore Club	12.8
Schoolhouse Condos	13.0
Lakewood Hills Apartments (as developed)	14.0
Gaslight Investors PUD (515 Lakeside parcel only)	13.1
Gaslight Investors PUD (full site)	17.5
Bagley Townhomes (original development)	17.5
Lakewood Hills Apartments (per consent agreement)	17.9
Croswell Mews	19.8
Maximum allowed by zoning ordinance in MFR District	20.7

There have been multiple questions about how the residential density calculation were made. To this point, the residential density has been expressed as the number of dwelling units per acre of land, or “gross density.” The 20.7 du/acre maximum residential density is derived from the MFR district standards: every new MFR dwelling unit requires 2,100 s.f. of lot area. ($43,560 \div 2,100 = 20.7$) The standard clearly states that the *entire lot area* needs to be measured to make that calculation⁵. There have been some suggestions that the areas of existing buildings, as well as areas without buildings, should be excluded in determining gross density. This assertion is not supported by the zoning ordinance. Gross density is clearly defined as

³ Other single lots with 2-5 dwelling units have even higher densities, but are excluded from this table as they are not wholly representative comparisons.

⁴ See [Section 5.44C](#) of the zoning ordinance.

⁵ See [Section 5.30A2](#) of the zoning ordinance.

the number of dwelling units per acre *of land*, not each individual building or area of buildings⁶. Excluding the existing buildings on the site is not appropriate in considering density as all of the buildings represent a single, integrated development regardless of the specific building usage. With all of this being said, it should be noted that these standards only apply to the MFR District. Previous materials have shown residential density for the entire site as a reference point, but technically, there is no residential density limit in the C-1 District. To be sure, any housing component in the C-1 District would still need to meet all of the site plan review criteria including traffic, stormwater, utilities, emergency access, etc., but presuming all of those standards were met, there would be no specific limit on the number of residential units that could be developed.

Though not required at this stage, more details on the mix of uses in the development and how they complement each other would be helpful at the final plan stage. This could be included as part of the requested fiscal analysis, noting aspects like the relationship of anchor tenants and associated buildings, how the different uses (small retail, larger retail, mixed-uses, and residential) work hand in hand, and why and how the development works together and benefits Gaslight Village as a whole, and more broadly other nearby commercial areas such as Breton Village.

- C. *The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development.*

Staff comments: City staff and consultants believe that this standard is met. As noted above, height, density, and layout shown are all consistent with the Master Plan and surrounding area development. The concept plan shows the basic building forms and layout that are being proposed. This level of detail is sufficient to meet this standard at the concept plan stage as discussed above. More detailed building and amenity designs will be required with the final plan. Review of capacity for public services (sanitary sewer, storm water, potable water, etc.), public safety, environmental, facilities, etc. will also be performed with the final plan and reviewed by the City. As discussed further below, the studies and reports that have been provided to date have not identified any impediment to the approval of this concept plan.

- D. *The PUD shall not change the essential character of the surrounding area.*

Staff comments: City staff and consultants believe that this standard is met. This land was originally part of the historic Ramona Park, a popular amusement park. Upon closing, Jacobson's Department Store and Ramona Medical Center were developed on this land. Historical materials related to these uses are provided for reference. Surrounding areas are generally zoned either C-1 Commercial or MFR Multi-Family Residential. Thus, this part of the City has always been home to higher-density uses. Moreover, the existing commercial and multi-family developments have been present for over 50 years; outside of the expansion of Jacobson's and construction of the parking deck in the early 1990s, development in the area since then has not appreciably changed. A basic timeline showing different activities on the former Ramona Park land can be referenced in the [May 19 agenda materials](#).

At the various public hearings and comment periods, several topics of concern were brought forth by residents and Commissioners. Some of these topics are discussed in more detail below.

Building Height The tallest building in this revised plan is proposed to be five stories. The number of stories is fewer than what was approved in 2004. Also, the height of the proposed five-story buildings is listed as being 70' height at roof peak. This is less than the original PUD approval, which called for a maximum building height of 79' at the roof midpoint and 94' to the roof peak. Other buildings are proposed to be 40' for 3-story buildings and 57' for 4-story buildings. These proposed heights are codified in the proposed PUD amendment for each new building, thus providing a legal limit for the total height of these buildings. To further minimize the bulk of the proposed buildings, one of the

⁶ See [Section 5.8](#) of the zoning ordinance.

conditions of the concept plan approval is to require a setback for any stories above the third floor, reducing or eliminating their visual impact from the street. For comparison purposes, estimated building heights for other buildings in the City/general Gaslight Village area are provided in Table 6. Exhibit 3 below shows a graphic comparison of the new proposed building height compared to what was approved in 2008.

Table 6 – Height comparison of prominent buildings in EGR

Building		Appx. Height
Blodgett Hospital (2008 addition)		72'
Blodgett Hospital (other wings)		42'-90'
EGR High School (Fine Arts wing)		88'
EGR Middle School (adjacent to Reeds Lake)		47'
Gaslight Investors PUD	3-stories (G & H)	40'
	4-stories (D & F)	57'
	5-stories (C & E)	70'
Lakewood Hills Apartments (per consent agreement)		48' to midpoint, 58' to roof peak
Wealthy Elementary School		53'

With regards to the adjacent Lakewood Hills Apartments, that property has a consent agreement in place that would allow them to build new buildings up to 5-stories in height. This consent agreement remains valid today and in perpetuity. Based on the plans in that agreement, the height of those buildings would be up to 48' to the roof midpoint and 58' to the top of the roof. If/when these plans are ever constructed, the resulting buildings would be comparable in height to the buildings proposed with this PUD concept plan.

Site Density Overall, the proposed residential density would be 17.5 units per acre, which is less than the maximum allowed density in the MFR District for new construction (20.7 units per acre).⁷ If considering the 515 Lakeside parcel on its own, the proposed residential density of that parcel would only be 13.1 units per acre. Additionally, only 41 of the proposed 149 residential units (27.5%) would be on the 515 Lakeside parcel closest to existing residential neighborhoods. By contrast, the previous concepts from 2004, 2008, and 2020 had most of the proposed residential units concentrated on the 515 Lakeside parcel.

Connections to Existing Apartments/Condos There were multiple comments regarding connections to other surrounding uses such as the apartments and condominiums to the east. While such opportunities may exist, they would likely require cooperation from adjacent property owners to be established. Thus, no such outside connections are part of this concept plan.

Open Space/Public Space In previous meetings, there was strong interest in having a portion of the site devoted to green space and public space. The most recent iteration of the concept plan has increased the amount of green space in the development, including a larger open gathering space area dubbed the “central social hub.” Compared to previous concepts, this area is more centrally located within the site compared to previous concepts, making it more accessible from all parts of the site.



Exhibit 3 – Visual comparison with newly proposed buildings (left) with tallest building approved in 2008 (right.)

⁷ Putting it another way, if the entire PUD site were to be zoned MFR, the maximum number of dwelling units that could be developed is approximately 178.

Transition The revised plan creates a more desirable transition of uses consistent with the established character of the surrounding area. Commercial uses and taller buildings are clustered at the south end of the site, creating a smooth integration with the Gaslight Village businesses, while development at the north end is limited to residential in scale with the established uses to the east, west, and north.

Regardless of any issues that may have been identified above, the City believes that enough detail and information has been presented to date to allow for concept plan approval. Any issues requiring resolution would need to be addressed and resolved at the Final Plan phase.

- E. *The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.*

Staff comments: City staff and consultants believe that this standard is met. To date, the developers have submitted a preliminary traffic study performed by Fleis & Vandenbrink and a Trip Generation Analysis (prepared in mid-April) ahead of the planned formal traffic study. These can be found in the [May 19 agenda materials](#), along with a companion analysis from the City's traffic consultant. These studies concluded the following:

- The projected trip generation for the current concept plan is less than what was recorded while Jacobson's and Ramona Medical Center were in operation. The trip generation is also projected to be similar or slightly higher than the PUD concept that was originally approved in 2004.
- The north site entry is anticipated to be the most heavily used, wherever it is located. The study concluded that the existing intersection at Lakeside/Shopping Center Road provided the best northern access point to the site. As noted at the July public hearing and in Subsection B above, even though the City's master plan does not specifically reference this regarding a north/south connection through the site, a connection at the Lakeside/Shopping Center intersection would still meet the overall intent of this recommendation.
- Alternatives for additional or alternative northern access points involving the existing driveway and the existing Reeds Lake Blvd. intersection were studied, but both found significant conflicts with other access points and would increase the potential for vehicle and pedestrian conflicts.
- Some minor modifications to the Lakeside/Shopping Center intersection and the Wealthy/Lovett intersection may be necessary to mitigate traffic from the project. Signal modifications at Wealthy/Lakeside are also recommended to accommodate additional traffic volumes.
- The parking analysis concluded that, when accounting for shared parking, the project had sufficient parking capacity for the entire site. It should be noted this is a preliminary conclusion based on a general large-scale view of the proposed uses. More detailed parking analysis may not be possible until the final plan stage.
- The study does not appear to address traffic impacts by delivery/freight vehicles. Nor does it appear to discuss pedestrian traffic in much detail, only to note that most of the trips generated would be vehicular. As this is still only a concept plan, it might not be possible to fully study these topics at this time.
- The Planning Commission and consultants also requested information such as updated traffic counts, crash history, pedestrian/bike interaction analysis, intersection level of service analysis, and parking evaluation. Parking is discussed in more detail below. The City has provided the applicants with their own historical data on the other topics. This data is used as baseline data in the submitted preliminary traffic study, which is what will be utilized in relationship to actual traffic counts that will be performed in the Spring along with comparisons to projections taken from the ITE manual.
- The "Anticipated Project Schedule" references a safety study as part of their multimodal impact analysis. While the introductory letter references modifications related to reducing vehicle and pedestrian conflicts in the site, it is not entirely clear what the full scope of the safety study is.

The applicants have also provided basic renderings and diagrams showing the general circulation routes for different users. Of note, the proposed bicycle circulation drawing shows a main north-south bike route connecting Lakeside and Wealthy without intermingling with the internal road network. Access points to bike rack stations are noted and would utilize other planned pedestrian infrastructure. Otherwise, these

drawings do not provide much detail on what specific types of amenities will be incorporated. The City has recommended adopting various recommendations from the National Association of City Transportation Officials (NACTO) and other professional engineering design manuals in other areas such as pedestrian pathways and integrated public amenities.

At this time, the City and its consultants have noted the following items regarding general circulation and parking in this concept plan.

- Truck/service traffic would be directed away from the main interior road into a two-way service road accessed at the SE corner of the property (next to Chase Bank) and travelling northward. This two-way arrangement is intended to deemphasize the service traffic by making it open to all visitors. However, it does have the potential to increase truck traffic on Lakeside Drive and Wealthy Street. Also, the intersection of the two access roads north of Building D may require some additional level of traffic control to reduce conflicts between vehicular and pedestrian traffic. This was not addressed by the preliminary traffic study, though it may not be possible to accurately model these impacts at the concept plan stage.
- The currently proposed plan would feature 493 parking spaces, which is a reduction from the 687 originally approved in 2004. However, the following should be noted.
 - Only 414 of the 687 parking spaces approved in 2004 were reportedly present. The remaining parking spaces were in building phases that were never constructed. Thus, if fully built as proposed, there would still be a net increase in parking spaces over what was present after Phase 1 construction.⁸
 - The City's parking regulations have changed significantly since the original PUD was approved. In most cases, fewer parking spaces are now required compared to 2004 and plans with fewer than the required number of parking spaces can still be approved at the City's discretion.
 - Parking studies done in conjunction with the 2018 Master Plan showed that only 59% of all parking spaces in Gaslight Village were utilized on a typical weekday.
 - It should be noted that the applicants are using a different parking standard compared to the City's, which may result in fewer parking spaces than the zoning ordinance would normally require. However, taking shared parking and the other factors noted above into consideration, having fewer total parking spaces on site compared to the original plan may not be a significant concern, even with the increased amount of commercial and residential space. More detailed analysis may be useful at the final plan stage when the proposed uses are more clearly defined.
- If any temporary surface parking is required while the new buildings and parking garage are under construction, the final PUD agreement should include specific language stating when the temporary lot is to be removed, that the City has the right to remove the lot if the development does not move forward, and that the lot be built to City standards when in use.
- The location and orientation of parking lots and residential ingress/egress should be carefully considered to prevent conflicts with through traffic. Examples include:
 - Much of the surface parking in the north half of the site is perpendicular to the throughway. Angled parking could provide better visibility and safety for parking in these areas, though this may reduce the number of parking spaces.
 - Vehicular access to the residential parking for Buildings F-H should be studied to determine if it is located an appropriate distance from the Lakeside/Greenwood/Shopping Center intersection to prevent traffic conflicts.

It is noted that the level of detail required at this concept plan stage may not allow for a complete modeling or analysis of these items and may be significantly altered when presented with more detailed

⁸ On October 21, the City Commission approved a temporary agreement with Gaslight Investors to allow for the demolition of the existing parking deck for safety concerns, based on the fact that the upper level has been closed for a substantial amount of time without impacting parking availability for the constructed portion of the development. This technically removed approximately 198 parking spaces from the current PUD. Surface parking on the ground level does remain. The temporary agreement still requires Gaslight Investors to provide an appropriate amount of parking whenever any new development occurs and allows the City to require additional parking for existing facilities if the demand dictates it.

data at the final plan review stage. The applicant has committed to performing a complete traffic study while schools are in session to better gauge impacts when traffic is at its highest. The City also recommends that a traffic impact/pedestrian study be submitted with the final plan review. Nonetheless, the City believes that there is sufficient detail provided at this time to find that this standard is met.

Consultants from Progressive Companies have provided companion analysis of the traffic and parking data provided by the applicants. These memos are found in the [May 19 agenda materials](#). Jeremy Chapman provided a memo regarding a parking and traffic historical comparison for the site. Exhibit 4, copied from his memo, summarized his findings. In short, Mr. Chapman concluded that the anticipated vehicular traffic for the proposed concept plan would generally be similar or less than for the concept plan that was approved in 2004. The one data point that was higher – Saturday peak traffic – was comparable to traffic for the former Jacobson’s/Ramona Medical Center development. As a follow-up to this study, Progressive Companies performed an additional analysis to estimate how many new trips the proposed development would generate. This is summarized in Exhibit 5. In short, of the 7,451 total trips the entire proposed development was estimated to generate, 70% of those trips were already projected to be occurring with the current 77,500 s.f. of commercial development. Taken together, the proposed concept plan is not expected to generate more traffic compared to previous plans and development for the PUD site.

Christopher Zull has also provided a memo reviewing the preliminary traffic study in more detail. This memo highlights some items that either require more explanation or further investigation, as well as noting that some of the materials provided to the development team may not have been fully utilized. Mr. Zull has noted that some errors and inconsistencies in data have appeared to be corrected in the most recent data submitted by the applicant. The most recent revisions to the concept plan, namely the new orientation of the access roads, also appears to address many concerns that were raised with earlier concepts. While noting the items listed above, Mr. Zull also agrees with the City that there is enough data present now to approve the concept plan provided the issues noted are fully addressed in the full traffic study and with the Final Plan submission. If any concerns on these or other matters are identified in future studies, they can still be addressed and require correction by the City and Commissions during the Final Plan stage.

Time Period	Jacobsen’s + Ramona Medical Center	2004 PUD	2025 Concept
A.M. Peak	90 Trips	245 Trips	244 Trips
Noon Peak	585 Trips	560 Trips	551 Trips
P.M. Peak	620 Trips	539 Trips	514 Trips
School P.M. Peak	550 Trips	587 Trips	560 Trips
Saturday Peak	665 Trips	384 Trips	672 Trips

Exhibit 4 – Traffic/trip generation historical comparison between currently proposed concept plan and historical uses/plans. Please see section F in the supporting materials for further analysis and discussion.

	Average Daily Trips	A.M. Peak			M.D. Peak			P.M. Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Total Development Trips	7451	154	112	266	282	304	586	288	316	604	378	345	723
Existing Buildings A+B	5233	83	51	134	15	10	25	197	205	402	261	241	502
A+B % of Total Trips	70%	54%	46%	50%	5%	3%	4%	68%	65%	67%	69%	70%	69%
Total NEW Trips	2218	71	61	132	267	294	561	91	111	202	117	104	221

Exhibit 5 – Estimate of projected new trips the entire proposed PUD would generate. Bottom row indicates projects new generated trips when accounting for existing development.

One other item of note on this topic relates to a pedestrian mall or permanent pedestrian plaza in the area of the southern private road as suggested by some City Commissioners. Pedestrian malls are not a new idea; in particular, the 1960-1970s saw a significant development of pedestrian malls in many urban areas. Multiple studies have since been done to analyze their successes and failures. These studies found the vast

majority (almost 90%) of these pedestrian malls were not successful and were returned to vehicular or mixed vehicular/pedestrian use. Of the ones that still remain, they generally had several features in common. Table 7 lists these factors with additional City comments. Considering this research, the City has concerns that this PUD location may not be appropriate for a permanent pedestrian mall or plaza. Instead, the following alternatives could be considered:

- Having a streetscape design that allows for temporary street closures for special events.
- Incorporating “Complete Street” or multi-modal elements to allow vehicles, pedestrians, and non-motorized transportation modes to safely and efficiently move through the development.

Table 7 – Analysis of Positive Pedestrian Mall Factors in Relation to PUD Site

Positive Pedestrian Mall Factor	City Comments
Close Proximity to a Major Regional Attraction, College/University, or Generally High Tourism Activity	The PUD is located in close proximity to Reeds Lake and John Collins Park. However, these may generally be considered seasonal attractions and may not be sufficient to drive year-round demand and support.
Sufficient Density and Commercial Options to Attract Regional Visitors	One consulted study suggested that the proposed residential density could be sufficient to support a pedestrian mall. Others, however, suggest that the development immediately around a pedestrian mall is usually not enough to sustain it. Additionally, the retail mix around a pedestrian mall must be able to attract larger regional populations, such as with larger anchor businesses and uses with staggered operating hours throughout the day. It is not clear how or if the proposed retail space would be able to accommodate this.
Strong Public Transit	The Rapid operates a bus line along Wealthy Street with stops at Regatta Plaza and just east of the existing Chase Bank. More studies would need to be done to determine the impact of existing ridership on the PUD.
Limited Length of Mall (1-4 blocks)	The proposed mixed use corridor in the presented concept appears to fall within this length.
No or Limited Impact To Vehicular Traffic and Parking	Despite the size of the PUD site, there appears to be limited connectivity options with the City’s street grid. Creating a permanent pedestrian mall at the south end of the site would likely force most vehicular traffic to access the site to the north via Lakeside Dr., particularly since that is where the bulk of the vehicular parking would be located. This traffic pattern may also be more confusing to navigate and create more congestion than having a continuous north-south vehicular passageway. The condos/apartments to the east would prevent any new vehicular connections in that direction. While there may be potential for a western connection via the D&W Shopping Plaza, this would require a shared access agreement with the property owner and is not guaranteed.

With regards to noise, smoke, fumes or glare, the City has not identified anything in the concept plan that would cause excessive impacts above and beyond what would be considered normal for a mixed-use development. As noted above, the revised plan creates an appropriate transition pattern of uses which puts like uses near like uses.

F. *The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.*

Staff comments: Detailed analysis is not required at the concept plan stage but will be required with the final plan submission. Similar to traffic/pedestrian analysis, if the building heights/layouts are known from the concept review, detailed utility analysis including sanitary sewer, storm sewer, water, etc. can be completed on a more detailed basis. It should be noted for now that previous studies on this topic concluded that the current construction would be able to accommodate denser development than what is currently proposed. Studies that are available demonstrate that the currently proposed concept plan aligns with existing infrastructure capacities. With regards to stormwater, the City does maintain stormwater infrastructure in this vicinity that filters out any debris and contaminants before entering into Reeds Lake.

The proposed PUD amendment has conditions of approval stating that if the concept plan is found to require additional demand for services and infrastructure beyond what is currently present, then changes to the plan will be necessary to eliminate this need. Moreover, the City would not be obligated to pay for any infrastructure improvements solely for the benefit of the PUD.

Review and Requested Action:

Tonight, the City Commission is requested to review and consider these amendments presented tonight. If these materials are deemed to be acceptable, the City Commission may choose to formally introduce these amendments for further consideration. The process for the consideration of these amendments would then be as follows. Dates may be subject to change.

- City Commission Meeting (tonight) – Formal Introduction/First Reading of PUD Ordinance Amendment, Resolution, and Findings of Fact.
- Planning Commission Meeting (September 9, 2025) – Public Hearing for PUD Ordinance Amendment Language only (site plan would be inserted to reflect whatever the outcome is through the Final Review Process); Planning Commission to give recommendation on whether amendment should be approved or not.
- City Commission Meeting (tentatively October 6, 2025) – Final Reading of PUD Ordinance Amendment, Resolution, and Findings of Fact; final vote on whether to approve or not.

A PUD Evaluation worksheet with the standards of review is provided for all City Commissioners to complete and submit to the City after tonight’s meeting. This is being requested to formulate a findings of fact for the concept plan.

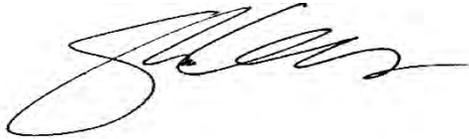
For additional context, agendas and minutes of previous meetings related to this project can be viewed below.

- [Planning Commission Agendas](#)
- [City Commission Agendas](#)
- [EGR YouTube page – Live Streams of City & Planning Commission Meetings](#)

Potential Future Steps:

If a concept plan and PUD Amendment is ultimately approved, the project would then enter the Final Plan Phase(s). The applicant would need to submit a request for Final Plan approval, with more detailed drawings and plans, within two years of the concept plan approval before any new construction can begin. Otherwise, the concept plan approval would automatically be nullified.⁹ All conditions made by the City and Planning Commission would need to be satisfied for the Final Plan to be approved. If developed in phases, each phase would undergo the same Final Plan review process.

REVIEWED & APPROVED FOR SUBMISSION:



Shea Charles, City Manager

⁹ See [Section 5.47E](#) of the zoning ordinance. The City Commission may also approve a deadline extension of up to one year for good cause if requested by the applicant.

Paul LeBlanc Memo Regarding Essential Character



TO: Shea Charles, City Manager
FROM: Paul LeBlanc, AICP
DATE: August 11, 2025
SUBJECT: "Essential Character"

There seems to be considerable debate regarding one of the review standards for the proposed Gaslight Investors PUD. This standard, found in Section 5.49 (D) of the zoning ordinance, states:

"The PUD shall not change the essential character of the surrounding area;"

Admittedly, the term "essential character" is subjective and open to interpretation. However, it is a term widely used in zoning regulations and by the courts. While there is no uniform definition of the term, it is broadly considered to relate to the physical elements of the surrounding area. Land use, lot sizes, building height, setbacks, density, traffic, natural features, and open space are factors commonly associated with character.

There are a few court cases in Michigan and elsewhere that have involved challenges to zoning decisions based, at least in part, on compatibility with surrounding character. However, those that I have found have been related to rezoning requests, not established PUD Districts. The request being considered by the City Commission is for approval of a conceptual site plan essentially consistent with the 2004 approved plan. It's also important to recognize that, as stated in the zoning ordinance, PUDs are different than conventional zoning districts. PUD is a special tool specifically intended to allow greater flexibility and to promote creativity not otherwise possible with the other zoning districts. The PUD zoning district was approved in 2004 based on its compliance with the ordinance intent and satisfaction of the review standards.

Section 5.41, Intent, of the PUD District clearly articulates the intent of the PUD District:

"(A) The intent of this article is to offer an **alternative to conventional development by permitting flexibility** in the regulations for development. The standards in this article are intended to promote and encourage development on parcels of land that are **suitable in size, location and character** for the uses proposed **while ensuring compatibility with adjacent land uses**.

(B) The PUD rezoning process is provided as a **design option** to allow for **one or more of the following**:

- (1) **Encourage innovation** in land development in terms of **variety, design, layout and type of structures** constructed;
- (2) Promote the **efficient use of land** to facilitate a more **economic arrangement of buildings, circulation systems, land use and utilities**;
- (3) Encourage the adaptive re-use of significant or historic buildings;

- (4) Provide the **opportunity to mix compatible uses or residential types**;
- (5) Preserve and protect significant natural features, open space and cultural/historic resources;
- (6) Ensure that new development is **consistent with the character of the community**;
- (7) Promote **efficient provision of public services and utilities**;
- (8) **Minimize adverse traffic impacts and accommodate safe and efficient pedestrian access and circulation**;
- (9) Encourage development of convenient recreational facilities;
- (10) Encourage the **use and improvement of land where site conditions make development under conventional zoning difficult or less desirable**; or
- (11) Allow a **density for any residential portion of a planned unit development that is greater than would otherwise be allowed** by the zoning ordinance, yet is **still appropriate and compatible with other uses** both within the planned unit development and adjacent to it and with the density of adjacent properties.

Note that paragraph B requires that only one of the eleven purposes be met by the PUD, though the proposed project satisfies nearly all of them.

If common factors of “character” are applied to the proposed Gaslight Investors PUD, it would be reasonable to conclude that the proposed concept plan would not change the “essential character” of the surrounding area.

First of all, the existing character of the surrounding area:

- is a mix of residential and non-residential uses including commercial, office, institutional (high school), single-family residential, two-family residential, multi-family residential, parks, and large open spaces;
- contains a building within Gaslight Village that exceeds the height of any structure proposed within the PUD;
- the adjacent Lakewood Hills multi-family development has been given court approval to erect new buildings up to five stories high;
- the Planning Commission’s recommendation of approval was conditioned upon conducting various studies related to parking, traffic, utility capacity, and other impacts; and
- additional conditions have been preliminarily proposed by the City Commission if the concept plan is approved.

Second, if the broad factors of land use, lot sizes, building height, setbacks, density, traffic, natural features, and open space are considered, the “essential character” would not be changed by approving the proposed PUD concept plan, as follows:

- **land use:** as noted, the established character of the surrounding area is mixed-use and the proposed PUD plan contains a variety of uses entirely consistent with those that already exist;

- **lot size and setbacks:** much of the proposed development consists of buildings that incorporate commercial uses on the ground floor with residential above as permitted in the C-1 District which does not require any minimum lot size or building setback;
- **building height:** the tallest proposed building is five stories which is less than what exists at the high school and is equivalent to that which is allowed, by court order, on the adjacent Lakewood Hills property;
- **density:** there is no maximum density limit within the C-1 District and the allowed density if the property was zoned MFR is just over 20 units per acre which is greater than the density proposed for the PUD;
- **traffic:** a preliminary traffic study has been conducted which shows that future traffic would be less than what existed previously when the Jacobsen store operated in this area and, a condition of approval requires a more detailed traffic study to confirm that is the case or changes to the project would be required to reduce the impact;
- **natural features:** there are no natural features on the subject property and none within the existing Gaslight Village business district, large wooded areas to the north and Reeds Lake to the east already provide impressive natural amenities that would not be impacted by the proposed PUD; and
- **open space:** the proposed PUD includes some open space which is more than currently available within the Gaslight Village business district and also incorporates areas that can be periodically used for community events.

Third, while consistency with the Master Plan is a separate review standard, the Master Plan identifies the subject properties for mixed-use development and stresses the need for more housing options in the community based on the approved 2004 PUD plan. In addition, having designated the subject property as mixed-use and illustrating several multi-story buildings as part of that development, the Plan at page 8 notes foundational statements guiding the recommendations. Those relevant to the PUD are:

- “Ensuring new development is compatible with the existing character of Gaslight Village and the City’s neighborhoods
- Increasing the amount of attached residential to better meet attainable housing for all”

Likewise, in its approval of the 2004 conceptual site plan, the City Commission specifically referenced consistent “character” in the approval resolution.

“(d) The proposed PUD is to be **designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land and the capacity of public services and facilities** affected by the Development.

(e) The proposed PUD will support objectives for a viable Gaslight Village business district but **will not significantly change the essential character** of the surrounding area.”

Prein&Newhof Memo Regarding Environmental Concerns

March 20, 2025
2211171

Mr. Doug La Fave
City of East Grand Rapids
Deputy City Manager
750 Lakeside Dr., SE
East Grand Rapids, MI 49506

RE: East Grand Rapids – Gaslight Village Site

Dear Mr. La Fave:

It is our understanding that a developer is undergoing the City of East Grand Rapids' site plan/PUD process for part of the former Ramona Amusement Park and Ramona Medical Center and Jacobsen's Department Store (herein after the "Site"). The location of the Site is shown in Exhibit 1. We also understand that the City of East Grand Rapids is requesting an opinion of environmental concerns based on the past uses summary of the Site provided to Prein&Newhof.

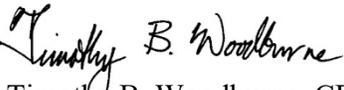
The Site was formerly part of Ramona Amusement Park from 1881 to 1954, according to Exhibit 2. In the mid to late 1950's, the Site was redeveloped with Ramona Shopping Center. Around 1960 the Lakeshore Club Condos and Ramona Medical were constructed. The residential Lakewood Hills Apartments were constructed in 1965. Jacobson's, a retail store, was constructed and opened in 1966 with additions and a parking structure constructed in 1990. In 1979 additional retail stores for Ramona Shopping Plaza were constructed. Jacobson's closed in 2002. Jacobson's and Ramona Medical were demolished in the early 2000's and the Site has been largely vacant since. In 2024, the parking structure's top level was demolished, with the remaining beneath to be maintained for now.

Based on the Site's past mixed uses of medical office, residential, and retail space, potential environmental concerns with respect to the likely presence of *hazardous substances* or *petroleum products* are not likely to have occurred at the Site to cause an environmental concern.

Should you have any questions please contact us.

Sincerely,

Prein&Newhof


Timothy B. Woodburne, CPG
TBW/tbw


Christopher J. Cruickshank, P.E.

Enclosure(s):

Exhibit 1 – Site Location Map

Exhibit 2 – Key Activity Timeline

PROCEEDINGS OF THE CITY COMMISSION
CITY OF EAST GRAND RAPIDS

Regular Meeting Held September 2, 2025

Mayor Favale called the meeting to order at 6:00 p.m. in the City Commission Chambers at the East Grand Rapids Community Center and led the audience in the Pledge of Allegiance.

Present: Commissioners Burdick, Groff-Blaszak, Hunter, Skaggs, Schwartz, Wessely and Mayor Favale.

Absent: None.

Also Present: City Manager Charles; Deputy City Manager La Fave, Parks and Recreation Director Melville, City Attorney Huff; Public Safety Chief Buikema; Zoning Administrator Gianotti; City Planner Paul LaBlanc; City Clerk Parmenter.

Mayor Favale noted that public comment for Item #6, Gaslight Investors, would occur after the Introduction of the plan revisions and City Commission questions.

2025-123. The agenda was approved as presented.

2025-124. Public comment:

Nancy Pattison, 2104 Gorham, received information about Reeds Lake and noted her previous comments.

David Thinger, 2232 Englewood, spoke about Gaslight Investors concept plan.

Scott Damon, 625 Bridge St., wants discussion about character and wonders who calls the Planning Commission meetings.

Anne Miller, 1116 San Jose, has concerns about new changes.

2025-125. Mayor and City Commission comments, including committee liaison reports.

Commissioner Burdick noted that Patrick Parkes was named the Chair for the Parks and Recreation Commission.

Commissioner Hunter said that a lot of people came out at the football game last week and were responsibly enjoying the social district.

Mayor Favale welcomed everyone back from the holiday weekend.

City Manager Charles reminded everyone that the triathlon is this weekend, Taste of East was a great event and he requested moving the public comment agenda item to

the second meeting in October as Mayor Favale would be gone on the September 15th meeting.

A motion was made by Commissioner Wessely and supported by Commissioner Schwartz to move the discussion of public comment no later than the second meeting in October.

Commissioner Groff-Blaszak has reservations on moving the meeting dates.

Yeas: Burdick, Hunter, Skaggs, Schwartz, Wessely and Favale. - 6

Nays: Groff-Blaszak. - 1

2025-126. Gaslight Investors revised Concept Plan and Draft Ordinance and Resolution.

City Manager Charles reviewed the information.

Mike Corby, Integrated Architecture, gave a presentation of the updated concept plan.

Commissioner Hunter asked if the number of units changed. Mr. Corby stated that they stayed the same. City Manager Charles pointed out the numbers in Zoning Administrator Gianotti's memo that was in the agenda information.

Commissioner Groff-Blaszak asked for an explanation of what the concerns with traffic were and how the change mitigated it. Mr. Corby met with Mr. Zull and noted that there was a concern with pedestrian flow. He stated that removing building E reduces the number of pedestrian crossings and it is not designed as a through street. There are raised areas and stop signs at crossings. There will be more parking and traffic discussions if final plans are prepared.

Mayor Favale questioned Fox 17 online article quoting City Manager Charles as saying that vehicle paths were adjusted in a way that added to the concerns of the traffic engineer about traffic circulation. City Manager Charles stated that the quote was not correct and that there must have been a translation issue. These changes addressed the concerns of the traffic engineer.

Scott Weirda, Gaslight Investors, noted that the changes reduced the areas of conflict between cars and pedestrians.

Commissioner Schwartz asked if the new community space is where you would envision the Christmas tree going. Mr. Corby said that it was.

Commissioner Wessely likes the revisions, questioned the vision with the incubator, wonders if the standards are still met and if facilities can meet the demand. Mr. Corby said that the inspiration for the incubator came from different areas. Deputy City Manager La Fave said that utilities have been there before and are able to be

accommodated. Public Safety Chief Buikema said that they have no concerns with staffing and access to the site.

Commissioner Hunter asked if there was going to be signage at the entrance on Wealthy across from the school that stated no pedestrians. Mr. Corby stated that they could put up a sign directing pedestrians.

Commissioner Skaggs thinks we are taking steps in the right direction. She would like to minimize the footprint for cars more.

Commissioner Burdick is encouraged with the social hub and the incubator idea and likes the reduced conflicts points. He appreciates the work and listening to suggestions.

Commissioner Wessely asked for an explanation on the process again. City Manager Charles said that actual renderings and designs come in the final plans then will go back through the approval process again.

Commissioner Groff-Blaszak said that there is nothing in the zoning ordinance that states studies happen in the final phase so that is up for interpretation.

Commissioner Wessely explained that we are looking at the basic concept right now and when/if we see the final plans, that is when we know exactly what will be constructed then we will look at the standards and studies.

City Attorney Huff said that it is hard to say that the standards are completely met. The final approval will have more conditions to be met. The size of the buildings could go down but not up.

Commissioner Hunter questioned the square footage of the apartment buildings relating to how many units. There was much discussion regarding the size of the buildings and number of units.

Commissioner Skaggs asked what the dimensions were on the social hub. Mr. Corby stated that it is probably 140 feet at the widest part, but it is an odd shape.

Sarah Buck, 308 Manhattan, asked for denial of the concept plan.

Nyal Deems, 701 Laurel Circle, is against the project and said that we will be locked in.

Elizabeth Christopherson, 2000 Lake, stated that change is good, growth is good but is concerned about parking.

Jerry Anderson, 435 Edgemere, and David Decker, 925 Bellclaire, did a skit regarding Jade Pig.

Linda Najjar, 530 Lovett, has a sour taste for the developer.

Mary Reagan Shapton, 553 Greenwood, said that the information was helpful on what happens in the concept phase and has concerns about traffic and parking.

John Chronowski, 775 Bagley, thinks a better traffic study needs to be done.

Nick Curcio, Nunica, MI, spoke on behalf of the EGR Responsible Development group.

Judith Baxter, Hall St, asked that the development be scaled back.

Scott Damon, 625 Bridge St, spoke against the concept plan.

Nancy Pattison, 2104 Gorham, spoke against the concept plan.

Betsy Anderson, 435 Edgemere, spoke against the concept plan.

Anna More Butzner, 2311 Wealthy, is concerned about traffic and size of development.

Commissioner Groff-Blaszak asked about the three phases and noted that the parking garage is not listed in with any of them and what the rationale was behind that. Mr. Corby stated that the parking garage would be needed to meet the parking requirements but not a phase in itself. The north side is a phase and each of the other two buildings are a phase.

Commissioner Groff-Blaszak said that she is firm on the word public being in the ordinance but noticed that it was not and wonders why. Mr. Corby stated that it is private property and will operate like the rest of Gaslight Village. City Attorney Huff echoes what Mr. Corby said about it being private property.

Commissioners Skaggs, Groff-Blaszak and Hunter feel they are not getting their questions answered.

There was more discussion about this being private versus public land and Mr. Wierda not being present.

Mayor Favale asked if we were locked in with the concept approval. City Attorney Huff explained that the concept phase is knowing what can be built and where. No conditions are lost with concept approval. Deputy City Manager La Fave reviewed

the traffic study that has been done to this point and made changes to the concept plan to address what the issues were to this point. As more details are completed in the final phase, more studies will be done.

Commissioner Groff-Blaszak mentioned that Mr. Wierda was not present.

Mayor Favale is comfortable moving forward.

Groff-Blaszak – Hunter. To postpone conversations until appropriate representatives are present to answer questions.

Commissioner Schwartz said that it is important to have discussions and likes the idea of going through the changes.

Mayor Favale stated that the point is that somebody is here that can answer questions and is comfortable starting the discussion.

Commissioner Hunter will be a no vote for the first reading but a yes vote for reviewing the ordinance.

There was more discussion about Mr. Wierda not being present.

Mr. Corby addressed the private land aspect within the development again.

Commissioner Wessely and Burdick want to move forward and discuss.

Yeas: Groff-Blaszak, Hunter and Skaggs – 3

Nays: Burdick, Schwartz, Wessely and Favale - 4.

Motion failed.

City Manager Charles began reviewing the changes that were listed within the memo.

City Attorney Huff stated that the extension language is favorable to the City and the extension have to have conditions to extend the time.

Commissioner Skaggs noted a distrust with the developer due to past approvals being abandoned.

Commissioner Groff-Blaszak asked why the developer has had so much input on this.

City Attorney Huff reminded the Commission that they are the only ones to vote on this and they don't have to agree to any of it.

Commissioner Schwartz feels that the work that they have done to this point is being downplayed.

Commissioner Wessely asked for clarity on the parking garage. Mr. Corby said that it would be built with building C or D and that it is needed to meet parking requirements.

Commissioner Skaggs wants the parking garage to be built in the ordinance or agreement. City Attorney Huff said that it could be part of the resolution.

There was more discussion regarding the parking garage and phases of the project.

Commissioner Wessely stated that the language is pretty clear and gives little flexibility.

Commissioner Burdick said that he is not a developer or ordinance writer and trusts staff and attorneys because this is what they do.

There was more discussion regarding the language and if it was clear enough.

City Manager Charles noted that building E came out.

Commissioner Schwartz questioned the working in subsection C when was wrote as open space and features when the code says "or".

There was more discussion on public space.

City Manager Charles noted language that was added regarding street closures and holding public events. He then continued to review changes.

Commissioner Schwartz asked about environmental studies. Deputy City Manager La Fave noted that there were already requirements in place for this.

There was more discussion about studies and stormwater.

Commissioner Groff-Blaszak wants to revisit the parking study that was already completed before setting requirements in this concept plan.

There were more parking discussions.

Commissioner Schwartz said that we have to be careful listing standards as we have a whole book of standards.

There was more discussion about standards, studies, pedestrian safety and future maintenance.

Commissioner Skaggs wants a process for closing the streets. City Attorney Huff stated that there is a process in the language for this and he is not comfortable taking out the clause about keeping access to homes. Mayor Favale agrees. Commissioner Groff-Blaszak stated that she does not have access to hers when special events go on. Commissioner Hunter agrees with her.

City Manager Charles continued reviewing changes.

Commissioner Wessely questioned when the social hub would be constructed and if the size could get smaller. Mr. Corby said that he was not sure which building it was tied to and the size would be defined better in the final plans.

City Manager Charles noted that the Planning Commission would review the concept plan, ordinance and resolution at their meeting on September 9th. Only tweak was to the language on phases.

Commissioner Hunter said that residents were made aware of the Planning Commission meeting and wondered if City Commission feels a burden to do this tonight.

Commissioner Schwartz understands the perception but doesn't feel pressure to do this.

Commissioner Hunter has concerns about character and would like discussion on this.

Commissioner Groff-Blaszak thinks discussion on character has validity.

Commissioner Groff-Blaszak went through a list of her questions and concerns that had not been answered yet.

There was a lot of discussion regarding language in the ordinance about the "findings".

Skaggs – Groff-Blaszak. To table discussion until the next meeting.

Yeas: Groff-Blaszak, Hunter, Skaggs and Wessely. - 4

Nays: Burdick, Schwartz and Favale. - 3

- 2025-127. Consider participating in the National Opioid Settlement Agreement with Purdue (and certain of its affiliates) and the Sackler family and authorize the City Manager to execute any documents necessary on behalf of the City of East Grand Rapids.

City Manager Charles reviewed the information.

Commissioner Groff-Blaszak questioned the wording about not participating may reduce the amount of money for the settlement funds. City Attorney Huff explained that it is because that by not participating, it gives you the right to sue them directly which would take away from the settlement funds.

- 2025-127-A. Wessely-Schwartz. To authorize participating in the National Opioid Settlement Agreement with Purdue (and certain of its affiliates) and the Sackler family and authorize the City Manager to execute any documents necessary on behalf of the City of East Grand Rapids.

Yeas: Burdick, Groff-Blaszak, Hunter, Skaggs, Schwartz, Wessely and Favale – 7
Nays: None.

- 2025-128. Consider proposed revisions to Snow and Ice Guidelines related to Department of Public Works Operations with respect to winter maintenance.

Deputy City Manager La Fave reviewed the information.

Commissioner Groff-Blaszak thanked Mr. La Fave for the revisions and asked to change resident to property owner and they are encouraged to clear the snow from sidewalks.

- 2025-128-A. Groff-Blaszak-Hunter. To approve with changing “resident” to property owner and adding that they are encouraged to clear snow from sidewalks to Snow and Ice Guidelines related to Department of Public Works Operations with respect to winter maintenance.

Yeas: Burdick, Groff-Blaszak, Hunter, Skaggs, Schwartz, Wessely and Favale – 7
Nays: None.

- 2025-129. Consider approval of the Grand Valley Metro Council (GVMC) Regional Cooperation for National Pollutant Discharge Elimination System (NPDES) Stormwater Permit Compliance.

Deputy City Manager La Fave reviewed the information.

- 2025-129-A. Burdick-Skaggs. To approval of the Grand Valley Metro Council (GVMC) Regional Cooperation for National Pollutant Discharge Elimination System (NPDES) Stormwater Permit Compliance.

Yeas: Burdick, Groff-Blaszak, Hunter, Skaggs, Schwartz, Wessely and Favale – 7
Nays: None.

2025-130. Wessely-Burdick. To approve the consent agenda as follows:

2025-131. Minutes of the regular meeting held August 18, 2025.

2025-132. Disbursement of funds: payroll disbursements of \$330,364.75; county and school disbursements of \$24,648,391.51, and total remaining disbursements of \$1,684,817.48.

2025-133. Consider appointing East Grand Rapids City Manager Shea Charles to the Kent County Dispatch Authority.

2025-134. Minutes of the Parks and Recreation Commission meeting held on June 23, 2025.

2025-135. Communications.

Yeas: Burdick, Groff-Blaszak, Hunter, Skaggs, Schwartz, Wessely and Favale – 7
Nays: None.

The meeting adjourned at 12:08 a.m., subject to the call of the Mayor until September 15, 2025.

Lori A Parmenter, City Clerk

City of East Grand Rapids
Agenda of the City Commission
Voucher Run Summary September 15, 2025
CHECKS #139498-139545 ACH# 710132-710181

10

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount
Fund 101 GENERAL FUND				
Dept 209 ASSESSOR				
101-209-9570.00	PROFESSIONAL DEVELOPMENT	ROBIN CHRISTOFFERSEN	CONTINUING EDUCATION	\$ 145.00
101-209-9570.00	PROFESSIONAL DEVELOPMENT	STACEY HAYES	MAA SUMMER EDUCATION	\$ 440.40
		Total For Dept 209 ASSESSOR		\$ 585.40
Dept 210 CITY ATTORNEY				
101-210-8180.00	LABOR ATTORNEY FEES	MILLER JOHNSON	LEGAL/EMP MATTERS	\$ 326.25
		Total For Dept 210 CITY ATTORNEY		\$ 326.25
Dept 260 FINANCE				
101-260-8010.00	CONTRACTUAL SERVICES	CDW GOVERNMENT INC	ADOBE SOFTWARE SUBSCRIPTIONS	\$ 2,577.66
101-260-8010.00	CONTRACTUAL SERVICES	I3 BUSINESS SOLUTIONS LLC	SERVER MAINT CONTRACT	\$ 230.00
101-260-8010.00	CONTRACTUAL SERVICES	I3 BUSINESS SOLUTIONS LLC	IT MONITORING SVC	\$ 1,325.00
101-260-8010.00	CONTRACTUAL SERVICES	REHMANN TECHNOLOGY SOLUTIO	OFFICE 365 LICENSES	\$ 1,077.60
101-260-9320.00	COMPUTER REPAIR	CDW GOVERNMENT INC	UPS PHONE EQUIPMENT/PS	\$ 157.30
101-260-9320.00	COMPUTER REPAIR	CDW GOVERNMENT INC	RETURN/SSD ADAPTERS	\$ (37.68)
		Total For Dept 260 FINANCE		\$ 5,329.88
Dept 265 CITY BUILDINGS				
101-265-7400.00	OPERATING SUPPLIES	ECO GREEN SUPPLY	INSECT CONTROL	\$ 266.41
101-265-7400.00	OPERATING SUPPLIES	CDW GOVERNMENT INC	ADOBE SOFTWARE SUBSCRIPTIONS	\$ 1,123.45
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES/WATER FILTERS	\$ 181.68
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	DRINKING FOUNTAIN PART	\$ 134.44
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	DRINKING FOUNTAIN FILTERS	\$ 326.61
101-265-7400.00	OPERATING SUPPLIES	SOUTHERN COMPUTER WAREHOU	MONITOR ENGINEERING RECEPTION	\$ 406.15

101-265-7400.04	MEDICAL SUPPLIES	AMERICAN SAFETY & FIRST AID	EYE WASH SERVICE	\$ 65.00
101-265-7400.05	CLEANING SUPPLIES	ACTION CHEMICAL INC	AIR FRESHENER/CREDIT	\$ (37.54)
101-265-7400.05	CLEANING SUPPLIES	ACTION CHEMICAL INC	CLEANING SUPPLIES	\$ 1,446.20
101-265-7400.06	OFFICE SUPPLIES	STAPLES	YELLOW INK	\$ 156.59
101-265-7400.06	OFFICE SUPPLIES	STAPLES	SUPPLIES	\$ 244.39
101-265-7400.06	OFFICE SUPPLIES	STAPLES	SUPPLIES	\$ 151.59
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 45.02
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 22.35
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 49.28
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 38.92
101-265-8010.31	LIGHTING - R/M	GR ELECTRIC INC	LIGHTS/PS BUNK RM	\$ 951.00
101-265-8010.33	WEALTHY POOL	NORTHWEST KENT MECHANICAL C	EXPANSION TANK/HOT WATER/W POOL	\$ 2,795.63
101-265-8010.33	WEALTHY POOL	SEAMAN'S MECHANICAL	BOILER REPAIR/W POOL	\$ 811.21
101-265-8010.35	GENERAL BUILDING/COM CENTER/	KERKSTRA SEPTIC TANK CLEANING	PS GREASE TRAP CLEAN	\$ 250.00
101-265-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-7.16.25-8.13.25	\$ 16,503.96
101-265-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/JULY USAGE	\$ 3,387.70
101-265-9240.00	TELEPHONE SERVICE + CELL	BCM ONE	MSIP PHONE SERVICE	\$ 602.88
101-265-9701.00	SMALL CAPITAL	CUSTER WORKPLACE INTERIORS	BALANCE/LIBRARY CHAIRS	\$ 255.45
		Total For Dept 265 CITY BUILDINGS		\$ 30,178.37
Dept 345 PUBLIC SAFETY				
101-345-7400.06	OFFICE SUPPLIES	FIRST CHOICE COFFEE SERVICES	COFFEE ORDER	\$ 395.50
101-345-7400.06	OFFICE SUPPLIES	FIRST CHOICE COFFEE SERVICES	COFFEE ORDER	\$ 666.26
101-345-7400.09	POLICE EQUIPMENT	TELE-RAD INC	ANTENNAS	\$ 365.48
101-345-8010.00	CONTRACTUAL SERVICES	CONCORDIA PSYCHOLOGICAL SEF	PSYCH EXAM/L MEHER	\$ 950.00
101-345-8010.00	CONTRACTUAL SERVICES	CDW GOVERNMENT INC	ADOBE SOFTWARE SUBSCRIPTIONS	\$ 451.25
101-345-9300.00	REPAIRS & MAINTENANCE	CITY SIGN ERECTORS OF W MI INC	FLAG POLE REPAIRS	\$ 2,055.00
		Total For Dept 345 PUBLIC SAFETY		\$ 4,883.49
Dept 371 ZONING ADMINISTRATION				
101-371-8010.00	CONTRACTUAL SERVICES	JANET DIETSCH	TRAINING/EDUCATION	\$ 125.00
		Total For Dept 371 ZONING ADMINISTRATION		\$ 125.00

Dept 447 CITY ENGINEERING				
101-447-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	DTE CONST OBSERVATION	\$ 17,732.07
		Total For Dept 447 CITY ENGINEERING		\$ 17,732.07
Dept 448 STREET LIGHTING				
101-448-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-7.16.25-8.13.25	\$ 127.55
		Total For Dept 448 STREET LIGHTING		\$ 127.55
Dept 485 GASLIGHT VILLAGE BUSINESS DISTRICT				
101-485-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-7.16.25-8.13.25	\$ 325.52
101-485-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/JULY USAGE	\$ 186.19
		Total For Dept 485 GASLIGHT VILLAGE BUSINESS DISTRICT		\$ 511.71
Dept 528 YARD WASTE COLLECTION/REFUSE/COMPOST				
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00
101-528-8050.00	YARD WASTE DISPOSAL	PLUMMERS DISPOSAL	DISPOSAL/YARD WASTE	\$ 279.00
101-528-8050.00	YARD WASTE DISPOSAL	PLUMMERS DISPOSAL	YARD WASTE	\$ 39.20
		Total For Dept 528 YARD WASTE COLLECTION/REFUSE/COMPOST		\$ 3,318.20
Dept 600 CHARGES FOR CURRENT SERVICES				
101-600-6540.00	MISCELLANEOUS REVENUE	TWIN LAKES NURSERY	REFUND/OVERPAYMENT	\$ 25.00
		Total For Dept 600 CHARGES FOR CURRENT SERVICES		\$ 25.00
Dept 601 RECREATION REVENUE				
101-601-6110.00	RECREATION PROGRAMMING FEES	MEG KEYS	REFUND/PARKS CREDIT	\$ 7.50
101-601-6110.00	RECREATION PROGRAMMING FEES	KARA FAHLEN	REFUND/PARKS CREDIT	\$ 8.00
101-601-6110.00	RECREATION PROGRAMMING FEES	CLAIRE BEVER	REFUND/PARKS CREDIT	\$ 10.00
101-601-6112.00	POOL PROGRAM FEES	REBECCA KOHN	REFUND/PARKS CREDIT	\$ 13.32

101-601-6113.00	REC SPORTS FEES	WORTH HAGES	REFUND/PARKS CREDIT	\$ 14.50
101-601-6113.00	REC SPORTS FEES	JASMINE CHANEY	REFUND/PARKS CREDIT	\$ 14.50
101-601-6113.00	REC SPORTS FEES	MARI HOPPE	REFUND/PARKS CREDIT	\$ 14.50
101-601-6113.00	REC SPORTS FEES	DANIEL IACOBONI	REFUND/PARKS CREDIT	\$ 14.50
101-601-6113.00	REC SPORTS FEES	ELIZABETH BEAMS	REFUND/PARKS CREDIT	\$ 137.00
101-601-6113.00	REC SPORTS FEES	CANDACE MCKINNEY	REFUND/PARKS CREDIT	\$ 14.50
101-601-6260.00	MIDDLE SCHOOL SPORTS	MICHELLE HOEY-HEATH	REFUND/PARKS CREDIT	\$ 97.50
		Total For Dept 601 RECREATION REVENUE		\$ 345.82
Dept 621 LAKE TREATMENT				
101-621-8010.10	LAKE SAMPLING/TREATMENT	PLM LAKE & LAND MANAGEMENT C	REEDS LAKE TREATMENTS	\$ 6,803.47
		Total For Dept 621 LAKE TREATMENT		\$ 6,803.47
Dept 751 RECREATION				
101-751-7400.00	OPERATING SUPPLIES	HIGHTECH SIGNS	BOATHOUSE SIGNS	\$ 277.00
101-751-9300.00	REPAIRS & MAINTENANCE	CDW GOVERNMENT INC	ADOBE SOFTWARE SUBSCRIPTIONS	\$ 1,123.47
		Total For Dept 751 RECREATION		\$ 1,400.47
Dept 756 POOL PROGRAMS				
101-756-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/W POOL	\$ 889.75
		Total For Dept 756 POOL PROGRAMS		\$ 889.75
Dept 775 SPECIAL EVENTS				
101-775-7400.00	OPERATING SUPPLIES	KIRA CHRISTOFFERSEN	OPEN WATER SWIM KAYAK RENTAL	\$ 30.00
101-775-7400.00	OPERATING SUPPLIES	SARA COFFEY	REIMB/RL TRI SUPPLIES	\$ 12.95
101-775-7400.00	OPERATING SUPPLIES	SWANK MOTION PICTURES INC	MOVIE RENTAL/GOOSEBUMPS	\$ 480.00
101-775-8010.00	CONTRACTUAL SERVICES	GREAT LAKES OUTDOOR CINEMA L	MOVIE/GOOSEBUMPS	\$ 1,272.50
101-775-8010.00	CONTRACTUAL SERVICES	STEVE ONEAL	RL TRI AUDIO	\$ 2,800.00
		Total For Dept 775 SPECIAL EVENTS		\$ 4,595.45
Dept 777 RECREATION PROGRAMMING				
101-777-7400.00	OPERATING SUPPLIES	FASTSIGNS OF GRAND RAPIDS	CHEER SIGNS	\$ 405.57
101-777-7400.00	OPERATING SUPPLIES	TH BRANDS	CHEER SHIRTS	\$ 816.00

101-777-8010.00	CONTRACTUAL SERVICES	N&N EXOTIC RESCUE LLC	REPTILE PRESENTATION	\$ 160.00
101-777-8010.00	CONTRACTUAL SERVICES	PIATT BRICKZ LLC	BRICKS FOR KIDZ	\$ 950.00
101-777-8010.00	CONTRACTUAL SERVICES	SEVA YOGA	WATERFRONT YOGA	\$ 1,392.00
		Total For Dept 777 RECREATION PROGRAMMING		\$ 3,723.57
Dept 778 GROUNDS MAINTENANCE				
101-778-7400.00	OPERATING SUPPLIES	SITEONE LANDSCAPE SUPPLY LLC	SKINNED FIELD SUPPLIES	\$ 49.57
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.88
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.30
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.88
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.88
101-778-8010.00	CONTRACTUAL SERVICES	AAA TURF INSTALLATION	DOG PARK SOD	\$ 1,235.00
101-778-8010.00	CONTRACTUAL SERVICES	GREENLINE SPORTS TURF SOLUTIC	PAINTING CONTRACTOR	\$ 235.00
101-778-9300.00	REPAIRS & MAINTENANCE	HALVERSON ENGINEERING LLC	DOG PARK REPAIR	\$ 472.50
		Total For Dept 778 GROUNDS MAINTENANCE		\$ 2,039.01
Dept 779 RECREATION SPORTS				
101-779-7080.00	CONTRACTUAL WAGES	ERIC BALDWIN JR	MS FOOTBALL OFFICIAL	\$ 65.00
101-779-7080.00	CONTRACTUAL WAGES	QUENTIN HENRY	MS FOOTBALL OFFICIALS	\$ 65.00
101-779-7080.00	CONTRACTUAL WAGES	BENJAMIN S IVY	MS FOOTBALL OFFICIALS	\$ 65.00
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	MS FOOTBALL OFFICIALS	\$ 65.00
101-779-7080.00	CONTRACTUAL WAGES	KARL L MARSHALL	MS FOOTBALL OFFICIAL	\$ 65.00
101-779-7400.00	OPERATING SUPPLIES	KURT ADAMS	WMYF LEAGUE DUES	\$ 225.00
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	SOFTBALL TROPHY	\$ 30.00
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	YOUTH FIELD HOCKEY SHIRTS	\$ 574.20
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	YOUTH FOOTBALL JERSEYS	\$ 204.00
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	YOUTH FOOTBALL JERSEYS	\$ 448.00
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	SOCCER SHIRTS	\$ 6,662.76
101-779-8010.00	CONTRACTUAL SERVICES	WEST MICHIGAN COMMUNITY TEN	TENNIS/JULY	\$ 16,984.80
		Total For Dept 779 RECREATION SPORTS		\$ 25,453.76
Dept 781 MIDDLE SCHOOL SPORTS				
101-781-7400.00	OPERATING SUPPLIES	TH BRANDS	MS OYS TENNIS UNIFORMS	\$ 282.00

101-781-7400.00	OPERATING SUPPLIES	TH BRANDS	MS BOYS SOCCER UNIFORMS	\$ 338.00
101-781-7400.00	OPERATING SUPPLIES	TH BRANDS	VOLLEYBALL SHIRTS	\$ 1,942.00
		Total For Dept 781 MIDDLE SCHOOL SPORTS		\$ 2,562.00
Dept 783 AQUATIC CLUB (WAVES)				
101-783-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/W POOL	\$ 208.73
		Total For Dept 783 AQUATIC CLUB (WAVES)		\$ 208.73
		Total For Fund 101 GENERAL FUND		\$ 111,164.95
Fund 202 MAJOR STREET FUND				
Dept 463 ROUTINE MAINTENANCE				
202-463-7400.11	EMPLOYEE SAFETY GEAR	GIVE EM A BREAK SAFETY	EMP SAFETY GEAR	\$ 20.00
202-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 36.00
202-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 72.36
202-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 108.36
202-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 469.08
202-463-8010.00	CONTRACTUAL SERVICES	AJZ CONCRETE LLC	SIDEWALK HAZARDS	\$ 2,877.00
202-463-8010.00	CONTRACTUAL SERVICES	AJZ CONCRETE LLC	STORM SEWER CIPP	\$ 3,200.00
202-463-8010.00	CONTRACTUAL SERVICES	SUPERIOR ASPHALT INC	ASPHALT/TRAFFIC CIRCLE PIL.OT	\$ 3,150.00
202-463-8010.02	UNIFORMS	AD-AMERICA MARKETING GROUP	DPW UNIFORM	\$ 332.88
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 45.02
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 22.36
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 49.27
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 38.93
		Total For Dept 463 ROUTINE MAINTENANCE		\$ 10,421.26
Dept 478 WINTER MAINTENANCE				
202-478-9700.00	CAPITAL EXPENDITURES	PROSOURCE METALWORKS LLC	CUSTOM ICE BREAKERS	\$ 10,912.50
		Total For Dept 478 WINTER MAINTENANCE		\$ 10,912.50
		Total For Fund 202 MAJOR STREET FUND		\$ 21,333.76

Fund 203 LOCAL STREET FUND				
Dept 463 ROUTINE MAINTENANCE				
203-463-7400.11	EMPLOYEE SAFETY GEAR	GIVE EM A BREAK SAFETY	EMP SAFETY GEAR	\$ 20.00
203-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 36.00
203-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 72.36
203-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 108.36
203-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 469.08
203-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 1,121.36
203-463-8010.02	UNIFORMS	AD-AMERICA MARKETING GROUP	DPW UNIFORM	\$ 332.88
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 45.02
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 22.36
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 49.27
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 38.93
203-463-8010.44	DUST CONTROL - LIQUID CALCIUM	LIQUID SOLUTIONS INC	DUST CONTROL	\$ 1,700.00
203-463-9700.00	CAPITAL EXPENDITURES	GROUNDHAWG EXCAVATING & LAI	LSL SERVICE	\$ 6,267.07
		Total For Dept 463 ROUTINE MAINTENANCE		\$ 10,282.69
Dept 474 TRAFFIC SERVICES				
203-474-7400.14	SIGNS, POSTS, BARRICADES	PMG SM HOLDINGS LLC	YELLOW CURB PAINT	\$ 720.00
		Total For Dept 474 TRAFFIC SERVICES		\$ 720.00
Dept 478 WINTER MAINTENANCE				
203-478-9700.00	CAPITAL EXPENDITURES	PROSOURCE METALWORKS LLC	CUSTOM ICE BREAKERS	\$ 10,912.50
		Total For Dept 478 WINTER MAINTENANCE		\$ 10,912.50
		Total For Fund 203 LOCAL STREET FUND		\$ 21,915.19
Fund 204 MUNICIPAL STREET FUND				
Dept 444 SIDEWALKS				
204-444-9350.04	SIDEWALK REPAIR PROGRAM	STATE OF MICHIGAN	CASCADE/ROBINSON SIDE PATH	\$ 22,270.80
204-444-9350.04	SIDEWALK REPAIR PROGRAM	GR ELECTRIC INC	ROBINSON/CASCADE PROJECT	\$ 2,009.00

		Total For Dept 444 SIDEWALKS		\$ 24,279.80
		Total For Fund 204 MUNICIPAL STREET FUND		\$ 24,279.80
Fund 408 PARKS CAPITAL PROJECT FUND				
Dept 788 PARKS MANHATTAN PROJECT MILLAGE				
408-788-8010.00	CONTRACTUAL SERVICES	VIRIDIS DESIGN GROUP	MANHATTAN PK	\$ 2,684.68
408-788-9700.00	CAPITAL EXPENDITURES	HIGHTECH SIGNS	MANHATTAN SIGNS	\$ 1,338.00
408-788-9700.00	CAPITAL EXPENDITURES	PRO RECREATION LLC DBA SPORT	MANHATTAN TENNIS	\$ 100.00
		Total For Dept 788 PARKS MANHATTAN PROJECT MILLAGE		\$ 4,122.68
		Total For Fund 408 PARKS CAPITAL PROJECT FUND		\$ 4,122.68
Fund 592 WATER & SEWER FUND				
Dept 000				
592-000-0180.00	Water, Residential	DEKOKER, JULIE	UB refund for account: ARGE-002130-0000-	\$ 5.00
592-000-0180.00	Water, Residential	LANDERS, ELAINE	UB refund for account: RICH-002617-0000-	\$ 19.02
		Total For Dept 000		\$ 24.02
Dept 542 MAINS AND HYDRANTS				
592-542-7400.00	OPERATING SUPPLIES	DELL MARKETING LP	BATTERY & CHARGER/NOTEBOOK	\$ 55.47
592-542-7400.19	SAND	M&K CONSTRUCTION SUPPLY LLC	SAND & SLAG/WATER/SEWER	\$ 655.62
592-542-7400.19	SAND	M&K CONSTRUCTION SUPPLY LLC	SAND & SPOIL	\$ 831.55
592-542-7400.19	SAND	M&K CONSTRUCTION SUPPLY LLC	WATER/SEWER RESTOR & SPOILS	\$ 851.79
592-542-7400.20	GRAVEL	M&K CONSTRUCTION SUPPLY LLC	SAND & SLAG/WATER/SEWER	\$ 834.48
592-542-7400.22	SPOILS	M&K CONSTRUCTION SUPPLY LLC	SAND & SPOIL	\$ 1,301.50
592-542-7400.22	SPOILS	M&K CONSTRUCTION SUPPLY LLC	WATER/SEWER RESTOR & SPOILS	\$ 1,270.63
592-542-8010.00	CONTRACTUAL SERVICES	HYDROCORP	CROSS CONNECT CONTROL PROG	\$ 395.20
592-542-8010.02	UNIFORMS	AD-AMERICA MARKETING GROUP	DPW UNIFORM	\$ 332.89
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 45.02
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 22.36
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 49.28

592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 38.93
592-542-8010.52	LSL HYDRO EXCAVATING	POWERVAC	LSL HYDRO EXCAVATING	\$ 13,729.00
592-542-9700.11	HYDRANT UPGRADE PROGRAM	EJ USA INC	HYDRANT UPDATE PROG	\$ 18,178.92
592-542-9700.36	LEAD SERVICE LINE (LSL)	GROUNDHAWG EXCAVATING & LA	LSL SERVICE	\$ 18,801.20
		Total For Dept 542 MAINS AND HYDRANTS		\$ 57,393.84
Dept 545 METER READING AND COLLECTING				
592-545-7400.00	OPERATING SUPPLIES	KENT COMMUNICATIONS INC	WATER BILLS	\$ 795.04
592-545-7400.00	OPERATING SUPPLIES	KENT COMMUNICATIONS INC	POSTAGE/SEP WATER BILLS	\$ 1,200.00
592-545-8010.00	CONTRACTUAL SERVICES	HALVERSON ENGINEERING LLC	WATER METER READS/AUG	\$ 5,058.30
		Total For Dept 545 METER READING AND COLLECTING		\$ 7,053.34
Dept 550 SEWER EXPENDITURES				
592-550-7400.00	OPERATING SUPPLIES	DELL MARKETING LP	BATTERY & CHARGER/NOTEBOOK	\$ 55.46
592-550-7400.19	SAND	M&K CONSTRUCTION SUPPLY LLC	SAND & SLAG/WATER/SEWER	\$ 655.63
592-550-7400.19	SAND	M&K CONSTRUCTION SUPPLY LLC	SAND & SPOIL	\$ 831.55
592-550-7400.19	SAND	M&K CONSTRUCTION SUPPLY LLC	WATER/SEWER RESTOR & SPOILS	\$ 851.79
592-550-7400.20	GRAVEL	M&K CONSTRUCTION SUPPLY LLC	SAND & SLAG/WATER/SEWER	\$ 834.48
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 45.02
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 22.35
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 49.28
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 38.93
		Total For Dept 550 SEWER EXPENDITURES		\$ 3,384.49
		Total For Fund 592 WATER & SEWER FUND		\$ 67,855.69
Fund 677 HEALTH CARE FUND				
Dept 852 HEALTH CARE ADMINISTRATION				
677-852-8310.00	LIFE AND AD&D INS. PREMIUM	MADISON NATIONAL LIFE INS CO IN	LTD & LIFE INS PREMIUMS-SEP	\$ 2,057.10
677-852-8370.00	LTD INSURANCE PREMIUMS	MADISON NATIONAL LIFE INS CO IN	LTD & LIFE INS PREMIUMS-SEP	\$ 1,646.11
		Total For Dept 852 HEALTH CARE ADMINISTRATION		\$ 3,703.21

		Total For Fund 677 HEALTH CARE FUND		\$ 3,703.21
Fund 692 MOTOR EQUIPMENT REVOLVING FUND				
Dept 570 MOTOR EQUIPMENT EXPENDITURES				
692-570-7510.00	OP. SUP - TIRES	ALMA TIRE SVC INC	TIRES/STOCK	\$ 1,565.24
692-570-7540.00	OP. SUP - PARTS	FREIGHTLINER OF GRAND RAPIDS	#108 PARTS	\$ 191.08
692-570-7590.00	OP. SUP - GARAGE	PURITY CYLINDER GASES INC	PROPANE/WELDING MERF	\$ 940.11
692-570-7590.00	OP. SUP - GARAGE	FIRST CHOICE COFFEE SERVICES	COFFEE ORDER	\$ 464.27
692-570-7590.00	OP. SUP - GARAGE	LAWSON PRODUCTS INC	MISC SHOP SUPPLIES	\$ 484.97
692-570-7620.00	OP. SUP - UL GAS	FLYERS ENERGY LLC	FUEL PURCHASE/PS	\$ 166.40
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,618.26
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,108.10
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,626.44
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,130.76
692-570-9700.21	VEHICLES	GORNO FORD INC	#210/CHIEF'S UNIT	\$ 33,385.00
692-570-9700.21	VEHICLES	MICHIGAN CAT	NEW #162-LOADER	\$ 118,887.64
692-570-9700.21	VEHICLES	MICHIGAN CAT	NEW #163 EXCAVATOR	\$ 77,662.01
692-570-9700.21	VEHICLES	WEST MICHIGAN INTERNATIONAL	NEW #164/DUMP TRUCK	\$ 114,861.20
692-570-9700.21	VEHICLES	WEST MICHIGAN INTERNATIONAL	NEW #165	\$ 114,861.20
		Total For Dept 570 MOTOR EQUIPMENT EXPENDITURES		\$ 468,952.68
		Total For Fund 692 MOTOR EQUIPMENT REVOLVING FUND		\$ 468,952.68
		Fund Totals:		
			Fund 101 GENERAL FUND	\$ 111,164.95
			Fund 202 MAJOR STREET FUND	\$ 21,333.76
			Fund 203 LOCAL STREET FUND	\$ 21,915.19
			Fund 204 MUNICIPAL STREET FUND	\$ 24,279.80
			Fund 408 PARKS CAPITAL PROJECT FUND	\$ 4,122.68
			Fund 592 WATER & SEWER FUND	\$ 67,855.69
			Fund 677 HEALTH CARE FUND	\$ 3,703.21

			Fund 692 MOTOR EQUIPMENT REVOLVING FUND	\$ 468,952.68
			Total For All Funds:	\$ 723,327.96

City of East Grand Rapids
Agenda of the City Commission
Voucher Run Summary September 15, 2025
CHECKS #139498-139545 ACH# 710132-710181

Finance Cmte Date	Commission Member	Voucher Total	Approval Signatures:		
9/15/2025	Laura Schwartz	\$723,327.96			
	Brad Hunter				
	Ryan Burdick				
Alternate:					
Alternate:					

Lori Parmenter

From: Katie Favale
Sent: Wednesday, September 3, 2025 5:27 PM
To: Kevin Brant; Ryan Burdick; Kate Skaggs; Chris Wessely; Bradley Hunter; Abbie Groff-Blaszak; Laura Schwartz; Shea Charles
Cc: Doug LaFave; Lori Parmenter
Subject: Re: Gaslight Investors Development

Follow Up Flag: Flag for follow up
Flag Status: Completed

Dear Mr. Brant,

Thank you for your note and for sharing your perspective on the Gaslight Village project. I appreciate your thoughtful comments regarding retail vitality, residential density, building scale, and the developer’s past work in the district.

I am forwarding your email to our city clerk so that it will be part of the public record.

I also want to affirm our commitment to respectful and constructive public dialogue. While residents hold a range of views, we expect all participants to focus on the issues and refrain from personal disparagement. That standard helps ensure everyone feels welcome to contribute.

Thank you again for taking the time to reach out and share your comments, we appreciate hearing from you.

Warm regards,
Katie

Katie Favale
Mayor of East Grand Rapids
616.949.2110 x887

From: Kevin Brant <kevinmbrant@gmail.com>
Date: Wednesday, September 3, 2025 at 5:13 PM
To: Ryan Burdick <rburdick@eastgrmi.gov>, Kate Skaggs <kskaggs@eastgrmi.gov>, Chris Wessely <cwessely@eastgrmi.gov>, Bradley Hunter <bhunter@eastgrmi.gov>, Abbie Groff-Blaszak <agroff-blaszak@eastgrmi.gov>, Laura Schwartz <lschwartz@eastgrmi.gov>, Katie Favale <kfavale@eastgrmi.gov>, Shea Charles <scharles@eastgrmi.gov>
Cc: Doug LaFave <dlafave@eastgrmi.gov>
Subject: Gaslight Investors Development

CAUTION: 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.

Dear Mayor, City Commissioners and City Manager,

Apologies for being unable to attend last night's meeting.

I'm writing in support of the Jade Pig developer's project in Gaslight Village.

Gaslight Village does not have too much traffic, it doesn't have enough! Retail turnover remains high due to a lack of consistent foot traffic and customers. I strongly encourage you to support increasing the residential density of the project to help address this issue.

Between Mehney Field, John Collins Park, Memorial Field, the high school practice field, Remington Park, and Gilmore Park, there is plenty of green space in and around Gaslight. What we need is more people and buildings.

I have no objection to a five-story building. In fact, that scale is entirely appropriate for the core of our city.

I was also disappointed to read *MLive's* account of attendees performing a "comedy sketch" during the public comment portion of the meeting that belittled the developer. As a long-time resident, I recall the previous Jacobson's building and its aftermath. The developer did a fantastic job redeveloping the site. The replacement retail buildings are excellent and have been an asset to our community. The developer deserves to be commended, not ridiculed.

Please approve the project and encourage the developer to increase residential density.

Thank you for your service and consideration.

Sincerely,

Kevin M Brant
2960 Oakwood
EGRMI

From: Marilee Fisher, 609 Lakeside Dr Apt D

I am 100% for development of the vacant land and surface parking owned by Gaslight Investors. I have a background in real estate, finance, and law, although I am not an attorney. I have attended or watched almost all the planning commission and city commission meetings involving this project.

At this time, I am asking the City Commission to stand down and take no further action in the approval process. Back away, take a deep breath, and regroup.

Development that should enhance our community has divided it. Misinformation abounds to the point no one seems to know the truth.

We have 3 city commissioners up for reelection. I don't want this development to be a single-issue vote. We need current and prospective candidates to be well rounded on many issues.

As stated in the last commission meeting, there are trust issues involved, the developer is having significant input on a city ordinance, and the 2004 PUD still wasn't completed in 2008. There were 4 excellent economic years to get the initial project completed. I think the developer of a multi-million dollar long term development should be present at meetings and willing to answer questions.

The test for this developer and the city was the demolition of the parking garage in Feb/March of this year. The developer did not install proper construction fencing to protect EGR residents. The developer did not use mitigation systems for containment of contaminated dust which coated our cars and windows. I took

photos. I called the city twice over 3 days. The city took no action saying the developer was supposed to abide by the safety protocols. I personally spoke with the owner of the demolition company. He was outraged to find out that the proper safety measures had not been taken by the developer. The owner suspended operations that day and paid out of his pocket for safety fencing and dust mitigation measures. This illustrates two important points: the developer cannot be trusted to comply with basic construction protocol, and the City is not equipped to monitor these actions.

Time spent over the past year has not been wasted. Virtually all those that have spoken at the commission meetings support some type of development. We have a draft of a 2025 Master Plan that involved public input. We have a dedicated, educated city commission and an outstanding city staff.

As commissioners have recognized, they are voting to subject the residents to a prolonged construction process full of noise, dirt and inconvenience, and buildings that will last way beyond our lifespan. They need to get it right.

Let's go forward as a community.

1. Table this development as proposed
2. Have someone- possibly a paid urban planner- review all that has transpired the past year regarding the existing PUD, legal commitments under the PUD, any additional ordinances the city wants, and the master plan.
3. Establish the Brownfield Authority. Let them decide under what conditions property tax reimbursements would be given. This should be in conjunction with the goals of the Master Plan.

Basically, the tail is wagging the dog, and the dog has lost control. Let's inform prospective developers what the community wants and will support. That should be their recipe for success and profit.

A comment on parking in Gaslight: It has been stated many times that lack of parking is an issue in EGR. I strongly disagree. What is an issue is FREE parking. Living adjacent to the parking structure and now surface lot since 2018 I can say it is rarely full. Maybe on the 4th of July, tree lighting, and football games, but probably less than 10 times in the past 7 years.

I want to thank Mayor Favale, the City Commissioners, City Manager Charles and the entire city staff who have all risen to the occasion and devoted endless time to the development discussion. I also want to extend a sincere thanks to Mike Corby who has done an excellent job of explaining the development.

Lori Parmenter

From: Rebecca Grayson <rebecca.grayson123@gmail.com>
Sent: Friday, September 5, 2025 11:28 PM
To: Public Input; Katie Favale
Subject: Gaslight Investors Development Project

CAUTION: 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.

Hello East Grand Rapids Mayor & City Commissioners,

I hope each of you all had a wonderful weekend!

My name is Rebecca Grayson. I am reaching out to you because I am super excited and am very hopeful about this possible new addition to our downtown. Getting new commercial, retail, and residential housing infrastructure that is currently being proposed by Gaslight Investors LLC, will really be a huge, and excellent investment, and asset to our city and community, and can still keep East Grand Rapids a safe, and walkable community to live in. Which is very important to me as a young adult living with a visual impairment. Having the Rapid Public Bus routes available and accessible to me is also very important and helpful too. I also think that a city where alumni, of our fantastic public schools, and grew up here in East, like I did, will want to move back to East Grand Rapids to raise their own families in the future, in my opinion. My other thought is that by adding multi use buildings, townhouses, and parking areas to our beautiful city will also enhance and give more opportunities for different kinds of East Grand Rapids annual city events and traditions for residents to participate in and enjoy. I really want and hope that this Gaslight Investors Development Project between Lakeside Drive, and Wealthy St. gets final approval by the EGR City Commission and gets built in Gaslight Village.

I am all for this new development to be built, and would love to be one of the residents that lives in the residential floors of the buildings, if approved.

I am very interested in putting my name down as a future resident, and would be interested in purchasing one of these residential units or one of the townhomes that's in the current Concept Plan that was presented by Gaslight Investors LLC at the 9/2/2025 City Commission Meeting this past week. I read on the Gaslight Investors Planned Unit Development Project on the www.eastgrmi.gov's web page, that before construction can begin many things have to be approved first by the commission, plus having names of specific tenants as well. I know we're far out from being in the final planning stages. I was wondering at what stage in the structured timeline for this new development project for Gaslight Village, would I request to put my name down to secure a unit for myself? Who would I contact to do so? I would really appreciate your assistance, thank you!

Thanks so much for your service and all that you do for our city and community! Have a great week.

Sincerely,
Rebecca Grayson

My couple of questions:

- Is there is sign up form for purchasers to secure a condo unit before or after the two commercial / residential buildings are built?
- Do you happen to know the pricing for the monthly rent of the apartments, the purchasing pricing for the condo, and the townhouses? Is there going to be any affordable housing on the residential floors of all the buildings? If not, who would I contact to inquire about this information?

Lori Parmenter

From: Nick K. <krupnic@gmail.com>
Sent: Friday, September 5, 2025 10:24 PM
To: Public Input; Katie Favale
Subject: Gaslight village

CAUTION: 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.

Commissioners and Mayor,

While I do support the overall plan for gaslight village and the new buildings, I wholeheartedly DO NOT support you granting them a tax exemption. There are a number of groups that with that property could make a plenty profitable venture, why should they get a tax ride when no one else does? That only worsens the burden for everyone else. We all know this plan is a good thing for East Grand Rapids, but don't do it at the cost of 20 years of tax revenue that we DO NOT need to give away.

Thanks,

Nicholas Krupansky
2450 Maplewood Dr SE

Lori Parmenter

From: Abbie Groff-Blaszak
Sent: Sunday, August 31, 2025 9:06 AM
To: Lori Parmenter
Subject: Fw: Gaslight Project

Follow Up Flag: Flag for follow up
Flag Status: Completed



From: Peter@Metsmi.com <Peter@metsmi.com>
Sent: Friday, August 29, 2025 10:14 AM
To: Abbie Groff-Blaszak <agroff-blaszak@eastgrmi.gov>
Subject: Gaslight Project

CAUTION: 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.

Just looked over the latest proposal and the parking is a joke. The lot is so far from the business sections being added much less those that are already there. The D&W parking lot will become a total mess. The proposed lot might work for the residents but for the retail it is way to far from the stores and this is Michigan and we have winter. The development needs to be about half the size they are proposing and I am firmly against any brownfield money being used in any way for this project. Brownfield development of any kind in EGR is a joke and completely opposite to the intention of the funds purpose. I know it has been and continues to be abused in other communities but that doesn't mean we have to support its use here.

Thank you

Peter Metsker

Lori Parmenter

From: Laura Schwartz
Sent: Wednesday, September 10, 2025 9:57 AM
To: Lori Parmenter; Shea Charles; Katie Favale
Subject: Fw: Gaslight Investors Development Project

From: Rebecca Grayson <rebecca.grayson123@gmail.com>
Sent: Monday, September 8, 2025 8:03 PM
To: Laura Schwartz <lschwartz@eastgrmi.gov>
Subject: Re: Gaslight Investors Development Project

CAUTION: 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.

Hello Commissioner Schwartz,

I hope you all had a wonderful weekend!

My name is Rebecca Grayson. I am reaching out to you because I am super excited and am very hopeful about this possible new addition to our downtown. Getting new commercial, retail, and residential housing infrastructure that is currently being proposed by Gaslight Investors LLC, will really be a huge, and excellent investment, and asset to our city and community, and can still keep East Grand Rapids a safe, and walkable community to live in. Which is very important to me as a young adult living with a visual impairment. Having the Rapid Public Bus routes available and accessible to me is also very important and helpful too. I also think that a city where alumni, of our fantastic public schools, and grew up here in East, like I did, will want to move back to East Grand Rapids to raise their own families in the future, in my opinion. My other thought is that by adding multi use buildings, townhouses, and parking areas to our beautiful city will also enhance and give more opportunities for different kinds of East Grand Rapids annual city events and traditions for residents to participate in and enjoy. I really want and hope that this Gaslight Investors Development Project between Lakeside Drive, and Wealthy St. gets final approval by the EGR City Commission and gets built in Gaslight Village.

I am all for this new development to be built, and would love to be one of the residents that lives in the residential floors of the buildings, if approved.

I am very interested in putting my name down as a future resident, and would be interested in purchasing one of these residential units or one of the townhomes that's in the current Concept Plan that was presented by Gaslight Investors LLC at the 9/2/2025 City Commission Meeting this past week. I read on the Gaslight Investors Planned Unit Development Project on the www.eastgrmi.gov's web page, that before construction can begin many things have to be approved first by the commission, plus having names of specific tenants as well. I know we're far out from being in the final planning stages. I was

wondering at what stage in the structured timeline for this new development project for Gaslight Village, would I request to put my name down to secure a unit for myself? Who would I contact to do so? I would really appreciate your assistance, thank you!

Thanks so much for your service and all that you do for our city and community! Have a great week.

Sincerely,
Rebecca Grayson
2006 Wealthy St. SE
East Grand Rapids, MI 49506

My couple of questions:

- Is there is sign up form for purchasers to secure a condo unit before or after the two commercial / residential buildings are built?
- Do you happen to know the pricing for the monthly rent of the apartments, the purchasing pricing for the condo, and the townhouses?
- Is there going to be any affordable housing on the residential floors of all the buildings? If not, who would I contact to inquire about this information?

Lori Parmenter

From: Calvin H Tran <calvin.tran@nyu.edu>
Sent: Wednesday, September 10, 2025 11:11 AM
To: Public Input
Cc: contact@abundanthousingmi.com
Subject: Input on the Gaslight PUD

CAUTION: 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.

Hello, I'm Calvin Tran -- I live in Grandville, but of course labor markets and communities are regional. I grew up in the Grand Rapids area, I started my family here, we own a home, and we want the best for the region.

I am also a board member of Abundant Housing Michigan, a 501c4 advocacy organization launched this year to lead the State-wide fight for housing abundance and what we are seeing in this process for the Gaslight Investors PUD is emblematic of why we are suffering the ongoing and accumulating housing affordability crisis -- due to long approval processes, arbitrary requirements, and a bias against any form of change (both real and imagined) helmed by current residents against the potential for future residents, the State of Michigan faces a shortage of 120,000 housing units and counting, and has slipped to 33rd in affordability, behind our midwest neighbors like Wisconsin and Indiana.

Every time I read about this PUD's progress, I see its housing target shrink and shrink, while its plan for parking and empty space grows and grows. It's time that this board gets ambitious about providing a real, working vision for this currently empty plot of land and approves a PUD that has more housing, less parking, and more potential to grow the vibrancy of this community instead of trying to lock it in amber.

May I remind you that many of the requirements being thrown at this project are arbitrary. They have no basis in safety, fire codes or building codes. In fact, increasing parking and reinforcing the use of more vehicular traffic is terrible for safety. I know this as a father that the real, constant threat to my family is the traffic going down Wilson where I live. Robberies and violent crime grab headlines, but the real threat every day is the traffic.

The requirements that have only grown on this project, like larger setbacks, lower building heights, more greenspace and the like, are based on amorphous notions of aesthetics, which are not necessarily meaningless, but they are vague and due to the process this PUD is going through, it is defined only by the loudest voices that can show up to a 6pm meeting and not by the families and residents who live among us or who hope to move here and contribute to our culture and economy.

Considering that this PUD would be located centrally giving residents immediate access to stores, schools and jobs, this is exactly the kind of housing we need. You have a massive role to play in the entire West Michigan region. Do not let this opportunity to make a real difference in the lives of potentially hundreds of young people and families in the next generation pass you by. Please approve this PUD soon and with as much new housing as we can muster.

With warmth,
Calvin Trần
(917) 426-6910

From: Marilee Fisher, 609 Lakeside Dr Apt D

I am 100% for development of the vacant land and surface parking owned by Gaslight Investors.

But, at this time, I am asking the City Commission to stand down and take no further action in the approval process. Back away, take a deep breath, and regroup.

Development that should enhance our community has divided it. Misinformation abounds to the point no one seems to know the truth.

We have 3 city commissioners up for reelection. Don't let this become a single-issue vote.

As stated in the last commission meeting, there are trust issues involved and the developer is having significant input on a city ordinance. The developer should be present at meetings and answer questions.

The test for this developer and the city was the demolition of the parking garage. The developer did not install proper construction fencing. The developer did not use mitigation systems for contaminated dust which coated our cars and windows. I took photos. I called the city twice. The city took no action saying the developer was supposed to abide by the safety protocols. I spoke with the owner of the demolition company. He was outraged. He immediately suspended operations and paid out of his pocket for safety fencing and dust mitigation measures. This illustrates two important points: the developer cannot be trusted to comply with

construction protocol, and the City is not equipped to monitor these actions.

As commissioners have recognized, they are voting for a prolonged construction process full of noise, dirt, inconvenience, and buildings that will last way beyond our lifespan.

They need to get it right.

Let's go forward as a community.

1. Table this development as proposed
2. Have someone- possibly a paid urban planner- review all that has transpired. Time spent has not been wasted. Virtually all those that have spoken at the commission meetings support some type of development. We have a draft of a 2025 Master Plan with public input.
3. Establish the Brownfield Authority. Let them decide under what conditions property tax reimbursements would be given.

Basically, the tail is wagging the dog, and the dog has lost control. Let's inform prospective developers what the community wants and will support. That should be their recipe for success and profit.

I want to thank Mayor Favale, the City Commissioners, City Manager Charles and the entire city staff who have all risen to the occasion and devoted endless time to the development discussion. I also want to extend a sincere thanks to Mike Corby who has done an excellent job of explaining the development.

Lori Parmenter

From: William Richards <wrichards01@gmail.com>
Sent: Monday, September 15, 2025 9:34 AM
To: Lori Parmenter
Subject: Re: Traffic circle

CAUTION: 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.

Hi Lori,

The improvements to the Jade Pig proposal are great and I am increasingly supportive. The only request I have is to change the street parking from perpendicular to angled. Angled parking is better suited to the combination of two-way traffic and the larger SUV's and trucks that populate Gaslight Village parking lots.

Thanks and keep up the great work,

Bill Richards

On Wed, Sep 10, 2025 at 11:22 AM Lori Parmenter <lparmenter@eastgrmi.gov> wrote:

Good morning,

It was nice to speak with you this morning.

Below is a link to the QR Code to leave your feedback on the traffic circle.

<https://forms.office.com/pages/responsepage.aspx?id=EKWn0gW670mmVkQ1KeLCPg2KuHoxnAdGjTHIStuh0p5UMU9OVkdPNDI5SFhZVU1HVTRLUFIERE5aUy4u&origin=QRCode&route=shorturl>

If you would still like to provide feedback on the Gaslight Investor (Jade Pig) concept plan, you may reply to this email. I will make sure it is passed on to the Mayor and City Commissioners for Monday's meeting.

Lori Parmenter, MiPMC, SHRM-CP

City Clerk/HR/FOIA Coordinator

City of East Grand Rapids

616.949.2110

Lori Parmenter

From: Jena Lacks <jena.lacks@gmail.com>
Sent: Monday, September 15, 2025 9:41 AM
To: Public Input
Subject: New development

CAUTION: 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.

Hello,

In recent events regarding the new development that is trying to be approved, it has been brought to my attention the developer left before being able to have resident questions and concerns answered, as well as the apparent lack of concern by the mayor when said developer left having residents upset.

I want to express my concern for bringing in this extremely large amount of people to our very small town. It is already hard getting into the restaurants we have and traffic and foot traffic is already heavy as is.

Adding this many units, plus renters who will be coming in and out, as well as pushing this new space to have private sidewalks and area etc. have me very concerned.

As much as I would love to see some new development, this amount of influx of people will disrupt our town and I don't think it will be for the better. I strongly think that this proposal needs to be looked at again and revised.

Jena Lacks

Lori Parmenter

From: John Schaftenaar <john.schaftenaar@gmail.com>
Sent: Monday, September 15, 2025 3:34 PM
To: Public Input
Cc: Ryan Burdick; Abbie Groff-Blaszak; Bradley Hunter; Laura Schwartz; Kate Skaggs; Chris Wessely; Katie Favale
Subject: Support for the Gaslight Development

CAUTION: 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.

Dear Commissioners,

I support the planned Gaslight Village development. I believe that ensuring a vibrant Gaslight Village is essential to the long-term health of our community, and that this development will help us accomplish that.

Change is always hard, but Gaslight Village has adapted to many changes throughout the years. This area once housed a theme park and a department store. I think a mixed-use development that will bring in more support for local businesses and new space for additional shops and restaurants is a good thing.

I am discouraged by the amount of misinformation and misguided outrage I hear circulating throughout the community regarding this project. I understand this is a privately owned development, not city property, and the Commission's primary duty is to ensure compliance with ordinances and the long-term vision for our community.

I'd like to thank the Commissioners for handling this duty with tremendous professionalism and care. The many hours you have spent meeting with residents, sharing feedback with developers, and getting yelled at in public meetings by people with too much time on their hands has not gone unnoticed.

Best Regards,

John Schaftenaar
858 Floral Ave SE
East Grand Rapids, MI 49506