

Planning Commission
Regular Meeting

March 19, 2025
6:30PM

Big Rapids City Hall
226 N Michigan Ave

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
 - a. February 19, 2025
5. Public Comment Unrelated to Items on the Agenda
6. Public Hearing
 - a. 110 Perry Ave & 202 Perry Ave – Site Plan approval for a new restaurant with drive thru facilities.
7. General Business
 - a. PILOT Education
8. Unscheduled Business
9. Adjourn

CITY OF BIG RAPIDS
PLANNING COMMISSION MINUTES
February 19, 2025
Unapproved

Chair Montgomery called the February 19, 2025, Meeting of the Planning Commission, to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

PRESENT Sarah Montgomery, Rory Ruddick, Sam Majchrowski, Tim Vogel, and Jacob Buse.

EXCUSED Kate McLeod.

ABSENT None.

ALSO PRESENT Michelle Stenger, Community Development Director
Megan Eppley, Grant Coordinator
Donald Bollman, Gen3 Investments

There were 3 members of the public in attendance.

APPROVAL OF MINUTES

Motion was made by Vogel and seconded by Buse to approve the minutes of the January 15, 2025, regular meeting of the Planning Commission.

Motion was passed with all in favor.

PUBLIC COMMENT NOT RELATED TO ITEMS ON THE AGENDA

Jack Fraser expressed concern about the need for a stop sign on Bailey and Dexter due to traffic.

PUBLIC HEARINGS

- 1201 Woodward Ave -- Resolution recommending adoption or denial of the proposed Map Amendment/Rezoning Request, Wallick Development to the City Commission. Request to rezone approximately 5 acres from R-1 to R-3 zoning for the development of an apartment complex. POSTPONED
 - Public notices will be resent when applicant moves forward with their plan.
- 1250 Perry Ave – Special Use Request for a car wash in existing parking lot area.

The public hearing opened at 6:33.

Applicant Comments--Donald J. Bollman, Gen3 Investments, Applicant:

Applicant plans to develop a tunnel-style carwash in the southeast corner of the parking lot at 1250 Perry Ave. The store will be staffed by employees and is a conveyor belt system. He has submitted preliminary designs of the facility.

Staff Comments:

Community Development Director Stenger stated that staff recommends approval of this request, recommending to the City Commission for approval. The Applicant also requires a Site Plan Review. Mr. Bollman will need a fully engineered site plan available for public review and to present to the Planning Commission before moving forward with the project, but engineering can be costly to require of the applicant prior to knowing if the Special Land Use will be approved. The Department of Public Works did a preliminary review based on the plans received by Bollman and has no immediate concerns.

Board Discussion:

Ruddick asked if there is a plan to address traffic flow in the parking lot, particularly at the traffic light at Perry Avenue, where there are often congestion issues. Bollman responded that traffic flow will be addressed in engineering and will be controlled by medians or other means. There are no plans for an additional driveway.

Vogel asked for clarification on the need for a Special Use Permit. Stenger explained because it is an automobile-related business in the C-1 district. Vogel stated that it is difficult to evaluate the Special Use request without the site plan. Stenger stated that given the size of the property, if there are issues with the site plan, there is room for adjustment. Bollman added that he will need approval from the other tenants of the property, which may require other contingencies as well. He wants to be sure he has permission for the use of the property prior to having a site plan engineered.

Buse asked for clarification on the zoning map provided as only one portion of the property is highlighted. Stenger explained that the property is comprised of multiple parcels, only the highlighted parcel is impacted by this permit.

Montgomery asked if Bollman was the owner of the one parcel only. Bollman explained that his company owns all three parcels. She further inquired if semi-trucks use the space in question. Bollman replied that they do not.

Vogel asked if all necessary utilities are available. Bollman stated that city water and sewer are available. He is still working with engineering to develop what is needed for use. He is considering investing in a separate well for water and then utilizing city sewer. Stenger stated that DPW was not concerned about storm runoff.

Ruddick asked if the business would recycle water. Bollman stated that some carwashes do have reclaiming systems, but when the city sewer is available use is less common. They do not plan to recycle water.

Montgomery asked for clarification on the wash's process. Bollman explained that this car wash will have brushes and a sidewalk conveyor belt system, similar to a Tommy's Car Wash.

Those Who Spoke in Favor of the Request: None

Those Who Spoke in Opposition of the Request: None

Telephonic or Written Correspondence Received by Staff: None

Motion was made by Buse and seconded by Majchrowski recommending the Special Land Use Permit Application for a new drive through facility at 1250 Perry Ave (PIN 17-15-300-021) to the City Commission for approval as it meets the Standards set in Section 10.3:8 and Section 11.1:7 of the Zoning Ordinance.

The motion passed with all in favor.

- CIP Review and Recommendation-Recommendation to the City Commission of the 2025-2031 Capital Improvement Plan

Public Hearing opened at 7:00.

Staff Comments:

Stenger reviewed CIP process with Commission, as discussed at the January 15, 2025, meeting. Two projects have already received City Commission approval: the Pool Improvements and the purchase of a new fire truck.

Buse commented that the current bid on the fire truck is more than originally budgeted to it is under review.

Buse also had a clarifying question on the amount requested for the fireworks. The amount is \$15,000 and the city hopes to find an additional \$10,000 in support. This is a total cost of \$25,000.

Stenger gave background on the Big Rapids Fireworks show. Other local organizations have typically managed this event and the city would contribute. However, these organizations are not available this year and the fireworks company reached out to see who is responsible for the event. The city feels that it is important that a city of our size continues to have fireworks, so the cost is included in the CIP this year. It is late in the season for planning, so the city must move quickly in order to secure a fireworks company to put on the show.

Buse questioned why the Employee Pay Review is \$15,000 and not just a normal part of staff duties. Stenger explained that the city will hire an outside contractor, and it is in the CIP as it will have a long term economic impact on the city budget.

Buse also asked if the airport tractor was part of the original CIP. Stenger explained that

it originally was further down the timeline, but the current tractor caught on fire and needs replacing now.

Vogel commented that the Employee Pay Review and the Fireworks don't fit in the CIP; capital improvements are 'hard things.' These are items that are the cost of doing business of the city. Stenger compared the request to the request for funds for zoning ordinance. But he mentioned that zoning seems to align more with the Master Plan and makes more sense.

He also asked about the Fuller Ave/Woodward Ave Culvert. With the pending development on Fuller Ave, he wanted to be sure that the state of the culvert is being addressed.

There was general discussion about the inclusion of the fireworks in the CIP. The commissioners generally support the fireworks but are not sure that the expense belongs in the CIP. Buse asked if the commission could recommend approval with the condition that these two items in discussion are reviewed. Stenger stated they could.

Motion was made by Vogel and seconded by Ruddick recommending approval by the City Commission of the 2025-2031 Capital Improvement Plan, with the exception of the Employee Pay Review and the Fireworks line items.

The motion passed with all in favor.

GENERAL BUSINESS

- 1201 Woodward Ave PILOT Request – Wallick Development – Postponed
- Planning Commission Annual Report

Stenger shared that a Planning and Zoning Annual Report is required by the Michigan Planning Enabling Act. Community Development has moved forward with completing an annual report for the Zoning Board of Appeals and the City, as well. This report highlights the City's Master Plan, adopted on February 3 of 2025, and includes goals and objectives in the report.

UNSCHEDULED BUSINESS - None

Respectfully submitted,

Megan Eppley,
Grant Coordinator



Application to Planning Commission
Special Land Use Application

Application Date: _____

Applicant Information:

Name: RA Chiesa Architects, PC / Ronald A. Chiesa, AIA
Address: 43260 Garfield Rd. Suite 210 Clinton Township, MI 48038
Phone Number: (586) 201-2250 Email: rchiesa@chiesaarchitects.com

Property Information:

Property Address: 110 Perry Avenue & 202 Perry Avenue

Explanation of Request:

Site Plan Approval of a new 2,326 sf commercial QSR building on a 0.44 acre parcel zoned C-3 with a single pick-up only (no ordering) lane. The project also has an adjacent parcel (0.29 acres) located to the west to be used for additional parking as needed. The site was previously occupied by a 2 story bank with 4,000 sf +/- and with 4 drive-thru lanes. The adjacent parcel (0.29 acres) was also used for additional parking for the bank. The previous use had its public access & used parking spaces from the adjacent commercial development to the north. That shared need has been eliminated. Both parcels (0.44 & 0.29 acres) are updated & improved per the local ordinance. The Zoning (C-3) and Use Group (B) are unchanged for the property.

Criteria for Review:

Below is information the Planning Commission and City Commission use to determine if the request is consistent with various City documents. Please answer the questions to provide the board more insight on the request.

(1) That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to insure the safety and convenience of pedestrian and vehicular movement.

The site as previously developed & occupied by the bank had an approach off each street- Perry Ave. & Clark St. We have also designed this development with an approach off each street. We also still have 1 approach off Clark St. for the adjacent additional parking area. We have improved pedestrian access between & around the 2 parcels and are willing to provide pedestrian walks along Clark St. if desired by the community although they would not connect up to any current walks. Our approaches are noted to meet all governing agency requirements & approvals for design which is typical at the Site Plan Approval phase of any project.



Application to Planning Commission
Special Land Use Application

(2) All elements of the site plan shall be harmoniously and efficiently organized in relations to the topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings.

We have designed both parcels to incorporate more green areas to create an improved aesthetic relationship to the existing adjacent developments which feature a lot of hard surface areas to the property lines. The new building as designed has a smaller footprint than the bank which allows for improved pedestrian and vehicular circulation on site. The adjacent additional parking area is also downsized and features improved design for pedestrians and vehicular movement. The scale of development on both parcels has been enhanced.

(3) That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which will result in maximum harmony with adjacent areas.

This development and all adjoining properties are zoned C-3 which are commercial & business uses. There are no natural features of the currently developed site to retain or preserve. The current development on both parcels is lacking visual appeal and amenities. We have introduced more green areas & plant material as stated above to improve the visual relationship to the adjacent developments & area.

(4) That any adverse effects of the proposed development and activities emanating there from which affect adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures and entryways.

There are no adverse effects that the proposed development will impose on the adjacent businesses as they are all similar uses. The new development will enhance the businesses in the area with landscaping defining the parcels. The use will create increased public activity & business to the area. The project will be an improvement with less impact on the adjacent property as all activity will be contained on site which was not the case with the previous use as the building entry was accessed from the property to the north and with customers parking on the adjacent commercial developments property.

(5) That the layout of buildings and improvements will minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood.

The proposed development will fit harmoniously into the C-3 business area. A vacated & dated structure will be removed and re-developed that will re-energize all of the existing businesses in the area and be an asset for the community. As stated earlier all of the pedestrian and vehicular circulation is contained on site which removes any adverse effects on the adjacent businesses or property owners.

(6) That all provisions of all local ordinances, including the City Zoning Ordinance, are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

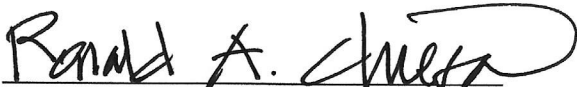
The project as designed to the best of our knowledge meets the local zoning ordinance and will require no variances. If any variances are deemed necessary or required by the reviewing staff or agencies the proper procedures will be followed to receive any relief needed for the project. Non are anticipated.



Application to Planning Commission
Special Land Use Application

(7) Any other information you feel is necessary for the Board to decide on the request. Please attach additional documents if needed.

This proposed project will transform an existing vacant site and an outdated building with a new development meeting all of the requirements of the zoning ordinance. The scale of the development improves upon the previous use at the site and greatly improves visually the aesthetics of the property with increased green areas and landscape planting.


Signature of applicant or property owner

2/24/25
(Date)

BY APPLYING YOU GIVE CONSENT TO CITY STAFF PHOTOGRAPHING OR ACCESSING THE SITE/PROJECT IN QUESTION.

CHIPOTLE SHELL BUILDING

PROPOSED 2,362 S.F. BUILDING

110 PERRY AVENUE
CITY OF BIG RAPIDS, MICHIGAN 49307

SHEET INDEX	
AS-1	SITE PLAN
AS-2	SITE SPECIFIC DETAILS
AS-3	SITE LANDSCAPE PLAN
AS-4	SITE PHOTOMETRIC PLAN
A-1	FLOOR PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS

DEVELOPER -



30201 Orchard Lake Rd. Suite 110
Farmington Hills, Michigan 48334



R.A. CHIESA ARCHITECTS, P.C.

43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038

Member Of The
American Institute
Of Architects





SITE AERIAL MAP

NTS ALL EXISTING SITE DEVELOPMENTS SHOWN WITHIN OR GREATER THAN 200' OF PROJECT SITE BOUNDARIES



SITE SYMBOL LEGEND -

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	UTILITY POLE		TELEPHONE RISER / PEDESTAL
	UTILITY POLE W/ LAMP EXTENSION		ADA ACCESSIBLE POST / SIGN
	CITY STREET / TRAFFIC LIGHT POLE		TRAFFIC CONTROL POST / SIGN
	PARKING LOT POLE LIGHT		SITE GROUND SIGN / PYLON SIGN
	ELECTRICAL RISER / PEDESTAL		DUMPSTER
	ELECTRICAL METER		FENCE
	ELECTRICAL TAP BOX		GATE
	PAD MOUNTED TRANSFORMER		BUILDING ENTRY DOOR LOCATION
	GUY-WIRE		BUILDING OVERHEAD DOOR LOCATION
	CATCH BASIN INLET / CURB INLET		FIRE HYDRANT

PROJECT SPECIFIC AND MAINTENANCE NOTES -

1. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
2. OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REFRESH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING.
3. OWNER AGREES TO MAINTAIN PROPERTY BY COLLECTING DEBRIS WITHIN PROPERTY LIMITS WEEKLY OR AS NEEDED.
4. DURING CONSTRUCTION, ALL DEBRIS SHALL BE CONTAINED ON-SITE WITH WEEKLY MAINTENANCE PERFORMED.
5. ALL FRONTAGE AND PARKING LOT LANDSCAPE REQUIREMENTS PER ORDINANCE ARE MET. NO ADDITIONAL AREAS ARE ALLOCATED FOR ADDITIONAL GENERAL LANDSCAPE AREAS.
6. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY OF BIG RAPIDS.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPER'S ACTIONS.
8. ALL TWO-WAY DRIVE AISLES AND ONE-WAY DRIVE AISLES SHALL HAVE SIGNAGE AS REQUIRED TO MAINTAIN FIRE LANE ACCESS AT ALL TIMES.
9. ALL DRIVE AISLES SHALL BE PROVIDED WITH PAVEMENT MARKINGS TO IDENTIFY DIRECTION AND FLOW OF TRAFFIC. DRIVE AISLES WITH ONE-WAY TRAFFIC PATTERNS SHALL BE PROVIDED WITH PROPER SIGNAGE PER ORDINANCE STANDARDS AND THOSE OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. SIGNS SHALL BE PROVIDED ON-SITE WITH "NO PARKING FIRE LANE" AS / WHERE REQUIRED. SEE FIRE DEPARTMENT NOTES, SHEET AS-2.
13. PEDESTRIAN CROSSING SIGNS SHALL BE PROVIDED AS REQUIRED.
14. ALL BUILDING ROOFTOP HVAC/ACR UNITS SHALL BE SCREENED FROM PUBLIC VIEW WITH THE PROPOSED BUILDING FACADE DESIGN (FARAFET WALLS).
15. COMMERCIAL GRADE KNOX BOX SHALL BE PROVIDED ON BUILDING FACADE ACCESSIBLE FOR FIRE DEPARTMENT.
16. ALL WORK REQUIRED IN M.D.O.T. RIGHT-OF-WAYS SHALL BE PERMITTED.
17. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS FOR ANY REMAINS OF UNDERGROUND FOUNDATIONS FROM THE PREVIOUSLY DEMOLISHED BUILDING. ANY REMAINING STRUCTURES TO BE REMOVED AS REQUIRED PRIOR TO COMMENCING ANY WORK.
18. NO OUTDOOR STORAGE ON SITE.

PROJECT UTILITY NOTES -

1. ALL CIVIL ENGINEERING DESIGN AND INFORMATION TO BE PROVIDED BY OTHERS.
2. ANY EXISTING UTILITY INFORMATION SHOWN ON ARCHITECTURAL PLANS INDICATES APPROXIMATE LOCATIONS AND TYPES ONLY.
3. ALL EXISTING UTILITIES ARE TO BE FIELD VERIFIED FOR LOCATIONS, TYPE, SIZE AND DEPTH / HEIGHT AS / WHERE REQUIRED PRIOR TO COMMENCING SITE WORK.
4. ALL NEW SITE PAVED AREAS TO BE PROVIDED WITH STORM CATCH BASINS.
5. ALL STORM WATER CONTROL AT NEW PAVEMENT AREAS TO BE PROVIDED BY UNDERGROUND STORAGE DETENTION. EXACT DESIGN TO BE DETERMINED DURING THE ENGINEERING PHASE OF THE PROJECT. NO CURRENT STORM WATER CONTROL SYSTEM IS EXISTING ON SITE. CURRENT SITE IS VACANT.
6. FIRE HYDRANT LOCATIONS SHALL BE LOCATED PER CODE AND VERIFIED DURING THE DESIGN DEVELOPMENT AND ENGINEERING PHASE OF THE PROJECT.
1. BUILDING WITH PAD MOUNTED TRANSFORMER. TRANSFORMER TO BE FED FROM NEAREST UTILITY POLE OR PER LOCAL SERVICE PLANNER SPECIFICATIONS.
8. PROPOSED BUILDING TO HAVE INDIVIDUAL UNDERGROUND UTILITY LEADS.
9. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS.
10. THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ALL DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPER'S ACTIONS.

SOIL EROSION NOTES -

1. SILT FENCE TO BE PROVIDED ALONG THE PERIMETER OF THE PROPERTY PHYSICAL LIMITS TO CONTAIN ALL PROPOSED EARTH CHANGES.
2. NO STOCKPILING OR DEWATERING IS ANTICIPATED - IF REQUIRED, THE SITE SHALL BE DEWATERED INTO A WELL ESTABLISHED VEGETATIVE BUFFER.
3. STREETS AND/OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK.
4. ALL DISTURBED AREAS WILL BE WATERED FOR DUST CONTROL.
5. NO SOILS WILL BE STORED ON-SITE.
6. TEMPORARY EROSION MEASURES ARE TO BE INSPECTED ONCE PER WEEK AND AFTER 1/2-INCH OR MORE OF RAIN. AREAS WILL BE REPAIRED OR REPLACED AS NECESSARY.

ARCHITECTURAL GENERAL NOTES -

1. THESE DOCUMENTS ARE THE PROPERTY OF R.A. CHIESA ARCHITECTS, P.C. ANY VARIATION OR REPRODUCTION OF THESE PLANS IS STRICTLY PROHIBITED UNLESS WRITTEN CONSENT IS OBTAINED FROM THE FIRM.
2. THESE PLANS COMPLY WITH ALL CURRENT APPLICABLE BUILDING CODES (NATIONAL, STATE AND LOCAL) TO THE BEST OF OUR KNOWLEDGE.
3. CONFLICTS BETWEEN NOTES, DETAILS, SPECIFICATIONS, ETC. SHALL BE VERIFIED WITH THE ARCHITECT AND THE STRUCTURAL ENGINEER. PROVIDOR'S SHALL GOVERN.
4. DETAILS OF THE CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME NATURE AS SHOWN FOR SIMILAR CONDITIONS. ANY UNCLEAR CONDITIONS SHALL BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION OF THAT AREA.
5. DRAWINGS ARE NOT TO BE SCALED. ANY UNCLEAR DIMENSIONS OR DIMENSIONAL DISCREPANCIES SHALL BE VERIFIED WITH ARCHITECT.
6. R.A. CHIESA ARCHITECTS, P.C. SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUB-CONTRACTORS, EMPLOYEES OR AGENTS OF THE ABOVE REGARDING THE CONSTRUCTION.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
8. ALL CONTRACTORS SHALL BE LICENSED (WHERE APPLICABLE) AND INSURED.
9. SUB-CONTRACTORS ARE TO COORDINATE WORK WITH ALL OTHER TRADES.
10. THE BUILDING OWNER OR GENERAL CONTRACTOR (ON THEIR BEHALF) SHALL APPLY AND OBTAIN THE REQUIRED PERMITS PRIOR TO CONSTRUCTION.
11. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY THE PROJECT SITE AND ALL EXISTING JOB CONDITIONS PRIOR TO CONSTRUCTION. PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF ANY DISCREPANCIES EXIST THAT WOULD IMPACT OR VARY THE CONSTRUCTION BASED ON THESE DOCUMENTS.
12. ALL EXISTING CONDITIONS AND ALL RELATED DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION. INDICATION IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION, ERECTION AND/OR CONSTRUCTION.
11. CONSTRUCTION MANAGER (CM) / GENERAL CONTRACTOR (GC) TO REVIEW ENTIRE SET OF CONSTRUCTION DOCUMENTS (DRAWINGS) AND SHALL COORDINATE WORK BETWEEN ALL TRADES. IF CONFLICTS ARISE DUE TO COORDINATION OF TRADES, CM / GC IS TO VERIFY CONFLICT WITH ARCHITECT PRIOR TO CONSTRUCTION / INSTALLATION OF CONFLICTING ITEMS.
12. ALL TELEPHONE, CABLE, DATA, I.T., SECURITY / ALARM DEVICES AND WIRING ARE BY OTHERS. OWNER / CONTRACTOR TO COORDINATE ALL NECESSARY WORK. THIS AREA OF CONSTRUCTION IS NOT REQUIRED FOR PERMIT OR TYPICALLY ON ARCHITECTURAL PLANS. COORDINATE WITH ARCHITECT IF INFORMATION IS DESIRED ON ARCHITECTURAL PLANS.
13. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES THEY CAUSE AS A RESULT OF THEIR WORK TO BOTH EXISTING AND NEW CONSTRUCTION, UTILITIES, SERVICES AND PROPERTY.
14. EACH CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION AS IT PERTAINS TO THEIR WORK.
15. ALL CONSTRUCTION DEBRIS SHALL BE MAINTAINED IN AN APPROVED CONTAINER OR ENCLOSURE UNTIL REMOVED FROM THE PROJECT SITE.

PAVEMENT PAINTED MARKING NOTES -

1. ALL PARKING STRIPING TO BE DOUBLE STRIPED WITH 4-INCH WIDE LINES, 24-INCH APART.
2. CROSSWALK WIDTHS TO BE 6-FT WIDE MINIMUM.
3. ALL CROSSWALK STRIPING (TRANSVERSE AND EDGE LINES) TO BE RETROREFLECTIVE WHITE WITH THE APPROPRIATE WIDTH PER PLANS.
4. CROSSWALK TRANSVERSE STRIPING MUST BE 12-INCH WIDE MINIMUM AND SPACED 36-INCH ON-CENTER MINIMUM (24-INCH ON-CENTER MINIMUM).
5. CROSSWALK EDGE LINES ARE OPTIONAL WHERE PROVIDED. LINES MUST BE 6-INCH WIDE MINIMUM.
6. PAVEMENT MARKING MATERIALS ARE TO BE DURABLE WITH ANTICIPATED SERVICE LIFE OF 3 TO 8 YEARS. SUGGESTED MATERIALS FOR PROJECT SHALL BE:
 1. POLYUREA (APPLIED AT 20 MIL THICKNESS)
 2. MODIFIED URETHANE (APPLIED AT 20 MIL THICKNESS)
 3. WET REFLECTED PREFORMED TAPE

SITESCAPE FIXTURE NOTES -

1. SITESCAPE FIXTURES (BIKE RACK) ARE TO BE PURCHASED BY OWNER, INSTALLED BY CONTRACTOR.
2. ALL FIXTURES TO BE PRE-FINISHED WITH BLACK POWDER COAT.
3. ALL FIXTURES TO BE SECURED TO CONCRETE WITH STAINLESS STEEL ANCHOR BOLTS (NOT INCLUDED WITH FIXTURES). ANCHORS TO MEET MINIMUM REQUIREMENTS PROVIDED BY THE FIXTURE MANUFACTURER(S).
4. CONTRACTOR TO PROVIDE ARCHITECT WITH SPECIFICATION SHEETS OF EACH SITESCAPE FIXTURE AS PROVIDED ON PLANS. ANY ALTERNATES TO BE PROVIDED MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDER AND INSTALL.

PROJECT INFORMATION

GOVERNING CODES -			
1.	2015 MICHIGAN BUILDING CODE		
2.	2021 MICHIGAN MECHANICAL CODE		
3.	2023 MICHIGAN ELECTRICAL CODE		
4.	2021 MICHIGAN PLUMBING CODE		
5.	2015 MICHIGAN ENERGY CODE		
6.	CITY OF BIG RAPIDS ZONING ORDINANCE (LAST AMENDED JUNE, 2021)		

SITE CRITERIA -

1.	SITE ZONING:	C-3
2.	ZONED DISTRICT:	COMMERCIAL
3.	SITE AREA:	
1.	17-15-436-003	19,166 S.F. +/- OR 0.44 ACRES +/- (NET)
2.	17-15-435-008	12,632 S.F. +/- OR 0.29 ACRES +/- (NET)
3.	TOTAL SITE AREA:	31,798 S.F. +/- OR 0.73 ACRES +/- (NET)

BUILDING CRITERIA -

1.	BUILDING SETBACKS (MINIMUM REQUIRED)	
PER SECTION 3.11.3 "HEIGHT, YARD AND AREA REGULATIONS"		
A.	FRONT YARD:	15.0 FT
B.	SIDE YARD:	0.0 FT
C.	REAR YARD:	0.0 FT
2.	BUILDING CLEARANCES (MINIMUM REQUIRED)	
PER SECTION 3.11.3 "HEIGHT, YARD AND AREA REGULATIONS"		
A.	MAXIMUM HEIGHT:	40.0 FT
3.	BUILDING AREAS:	
A.	PROPOSED BUILDING:	2,326 S.F. (GROSS)
4.	USE GROUP:	B (BUSINESS)
5.	CONSTRUCTION TYPE:	5B

PARKING CRITERIA -

1.	PROJECT PARKING REQUIREMENTS:	
PER SECTION 5.21 "PARKING SPACE REQUIREMENTS"		
A.	FAST-CASUAL RESTAURANT (20R)	
1.	AREA:	CUSTOMER AREAS @ 50% OR 1,163 S.F.
2.	CUSTOMER PARKING:	1.0 SPACE / 50 S.F. OF CUSTOMER WAITING/EATING = 0.02
A) CALCULATION: 1,163 S.F. X 0.02 = 24 SPACES		
3.	EMPLOYEE PARKING:	1.0 SPACE / EMPLOYEE ON PEAK SHIFT
A) EMPLOYEES: 8.0 EMPLOYEES ON PEAK SHIFT = 8 SPACES		
2.	PROJECT PARKING REQUIRED:	
A.	32 SPACES REQUIRED	
3.	PROJECT PARKING PROVIDED:	
A.	31 SPACES PROVIDED WITH 2 ACCESSIBLE SPACES	
B.	EXCESS PARKING PERMITTED = REQUIRED PARKING + 15%	
1.	CALCULATION:	32 SPACES X 1.15 = 37 SPACES MAXIMUM ALLOWED

PROJECT WORK SCOPE -

NEW SINGLE USE QUICK SERVICE RESTAURANT WITH OUTDOOR PEDESTRIAN AMENITIES. BUILDING TO BE CONSTRUCTED AT AN EXISTING VACANT PARCEL.

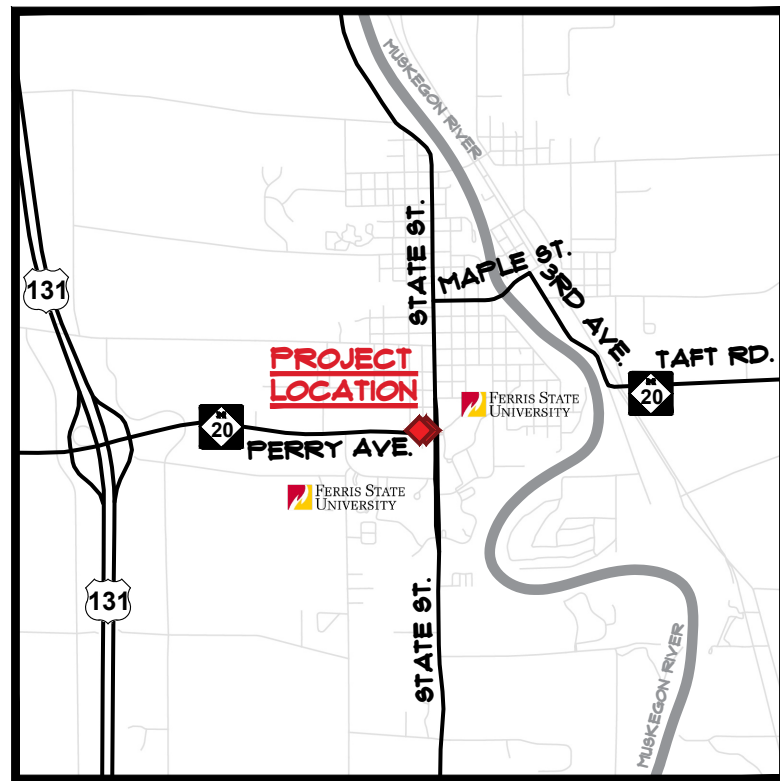
ALL NEW IMPROVEMENTS, SITE AND BUILDING, SHALL BE PER THE ARCHITECTURAL PLANS. ALL NEW INTERIOR AND EXTERIOR IMPROVEMENTS WITH MATERIALS AND FINISHES TO MEET ALL CODE REQUIREMENTS.

ANY REVISIONS TO THE CONSTRUCTION THAT DO NOT FOLLOW THE ARCHITECTURAL PLANS WITHOUT HAVING PROPER APPROVAL FROM ARCHITECT AND LOCAL BUILDING DEPARTMENT MAY RESULT IN A WORK STOPPAGE. ALL APPROVALS FROM ARCHITECT TO BE IN WRITING, SIGNED AND DATED.

PROJECT SITES TO HAVE ALL EXISTING BUILDINGS, FOUNDATIONS, LANDSCAPING, HARDSCAPE, PAVING, ETC. REMOVED PRIOR TO STARTING NEW WORK.

LEGAL DESCRIPTIONS

PARCEL ID:	17-15-436-003	PARCEL ADDRESS:	110 PERRY AVE.
SITUATED IN THE CITY OF BIG RAPIDS, COUNTY OF MEGOSTA, STATE OF MICHIGAN: THE WEST 165.00 FEET OF THE FOLLOWING SOUTH 1/2 OF LOT 3 AND ENTIRE LOTS 4 AND 5, OF BLOCK 7 OF FULLER'S ADDITION TO THE CITY OF BIG RAPIDS, MICHIGAN, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, T15N-R10W.			
PARCEL ID:	17-15-435-008	PARCEL ADDRESS:	202 PERRY AVE.
SITUATED IN THE CITY OF BIG RAPIDS, COUNTY OF MEGOSTA, STATE OF MICHIGAN: LOTS 4 AND 5; ALSO THE EAST 1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOTS OF BLOCK 8 OF FULLER'S ADDITION TO THE CITY OF BIG RAPIDS, MICHIGAN. SUBJECT TO THAT TAKEN FOR RIGHT OF WAY.			



SITE LOCATION MAP

NTS



MISS DIG 811

BEFORE COMMENCING ANY SITE WORK, CONTRACTOR MUST CALL MISS DIG 811 BY CALLING 811 OR GOING ONLINE AT MISSDIG811.ORG

STATE STATUTE PUBLIC ACT 174 REQUIRES A MINIMUM OF THREE FULL BUSINESS DAYS NOTICE PRIOR TO ANY SITE DIGGING.

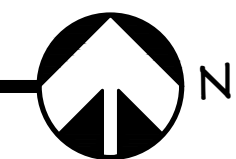
Communication
Proposed Excavation
Potable Water
Electric

Sewers and Drains
Gas
Irrigation
Survey Marker

SITE PLAN

1" = 20'

PERRY AVENUE
(100' R.O.W.)



THE PROJECT SITE IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE-X) PER FEMA MAPPING.

NO FLOODWAY HAZARDS EXIST AT THIS PROPERTY.

SITE SOIL SURVEY RESULTED PRIMARY SOIL MATERIAL OF 19B OR ONEKANA LOAM. 2 TO 6 PERCENT SLOPES. SURVEY MAPPED BY USDA NATURAL RESOURCES CONSERVATION SERVICE UNDER COORDINATE SYSTEM EPSG:3851

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43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038
(586) 263-3519

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9/24/25 SITE PLAN APPROVAL

SHEET TITLE -

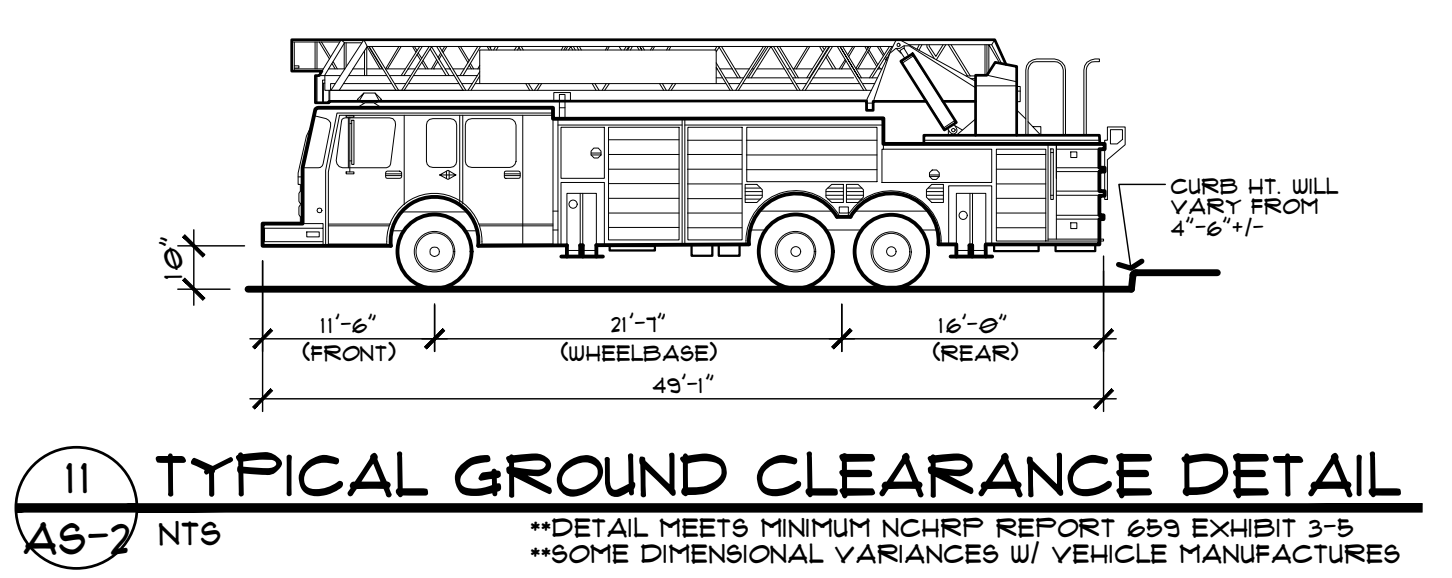
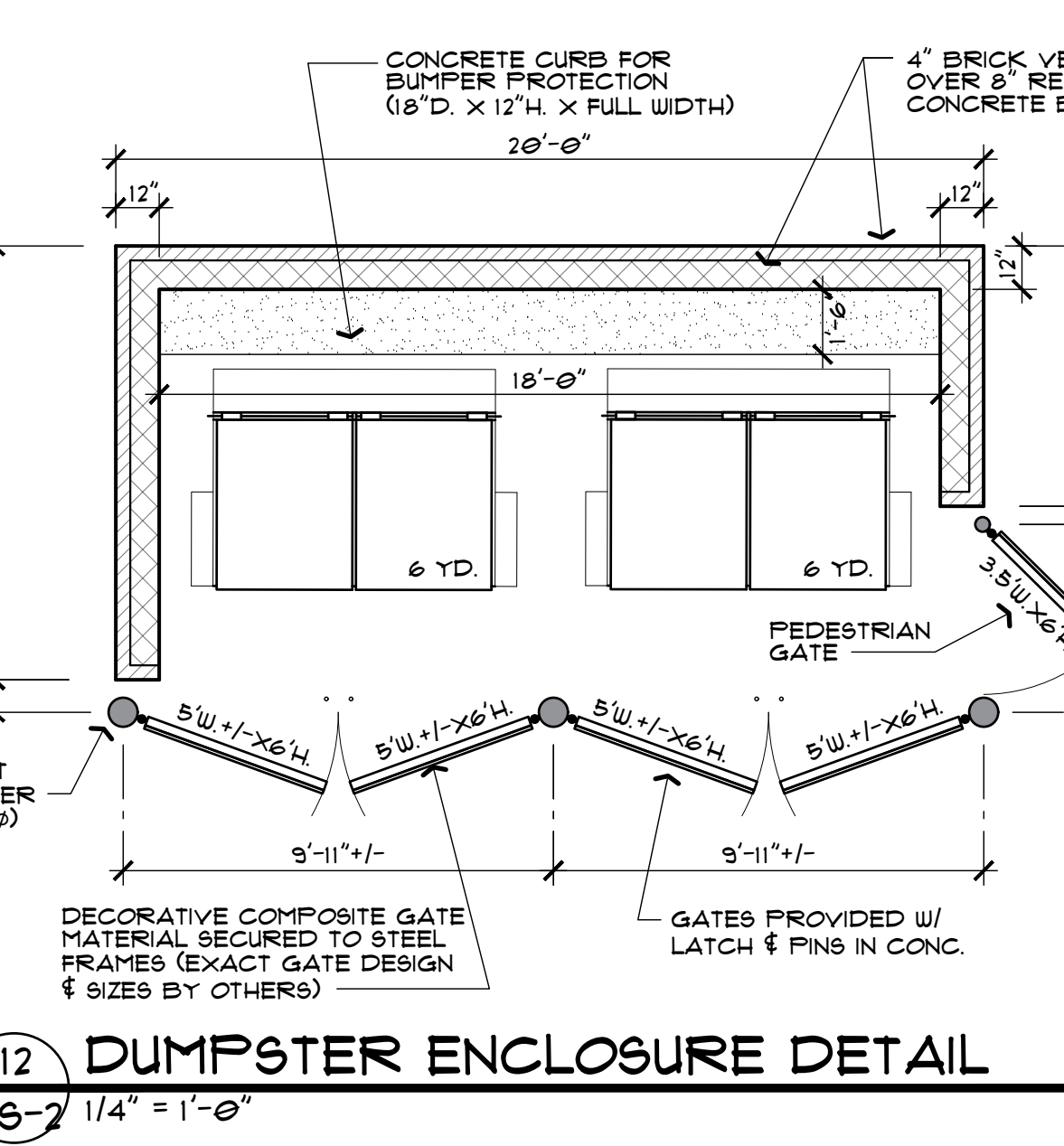
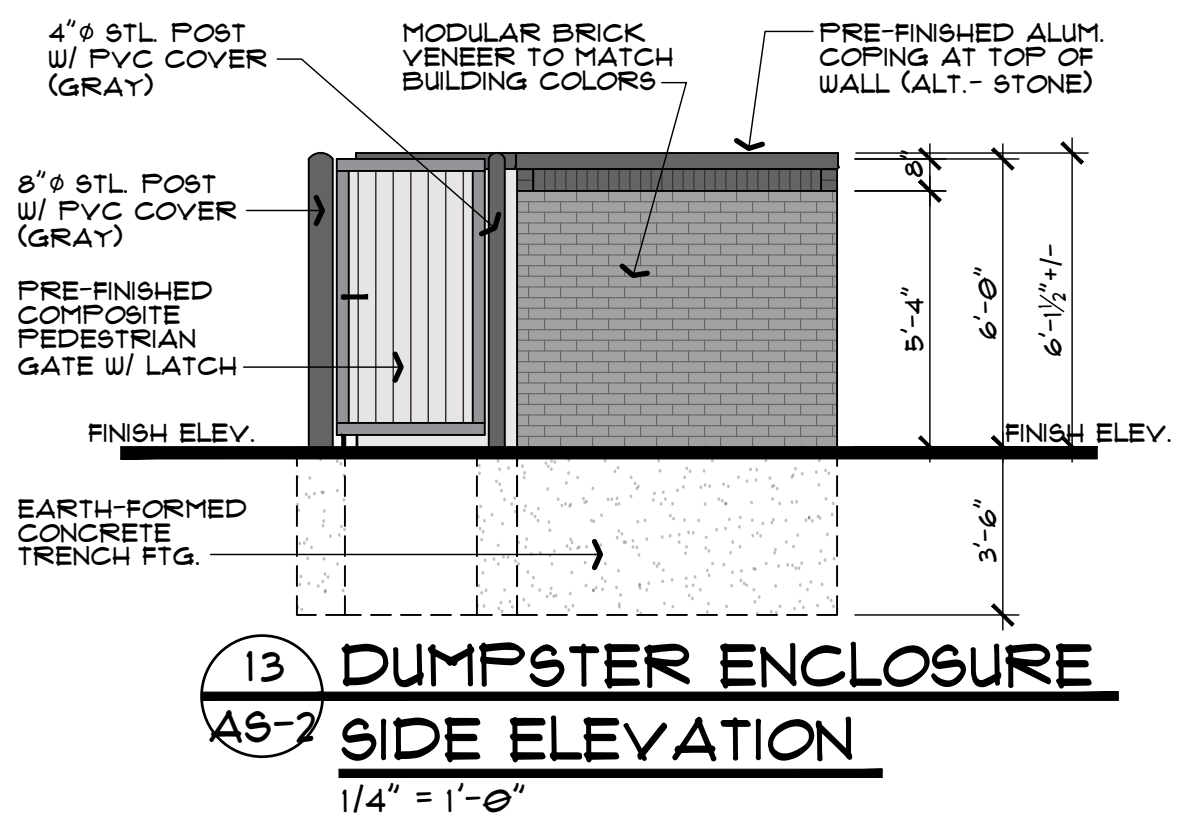
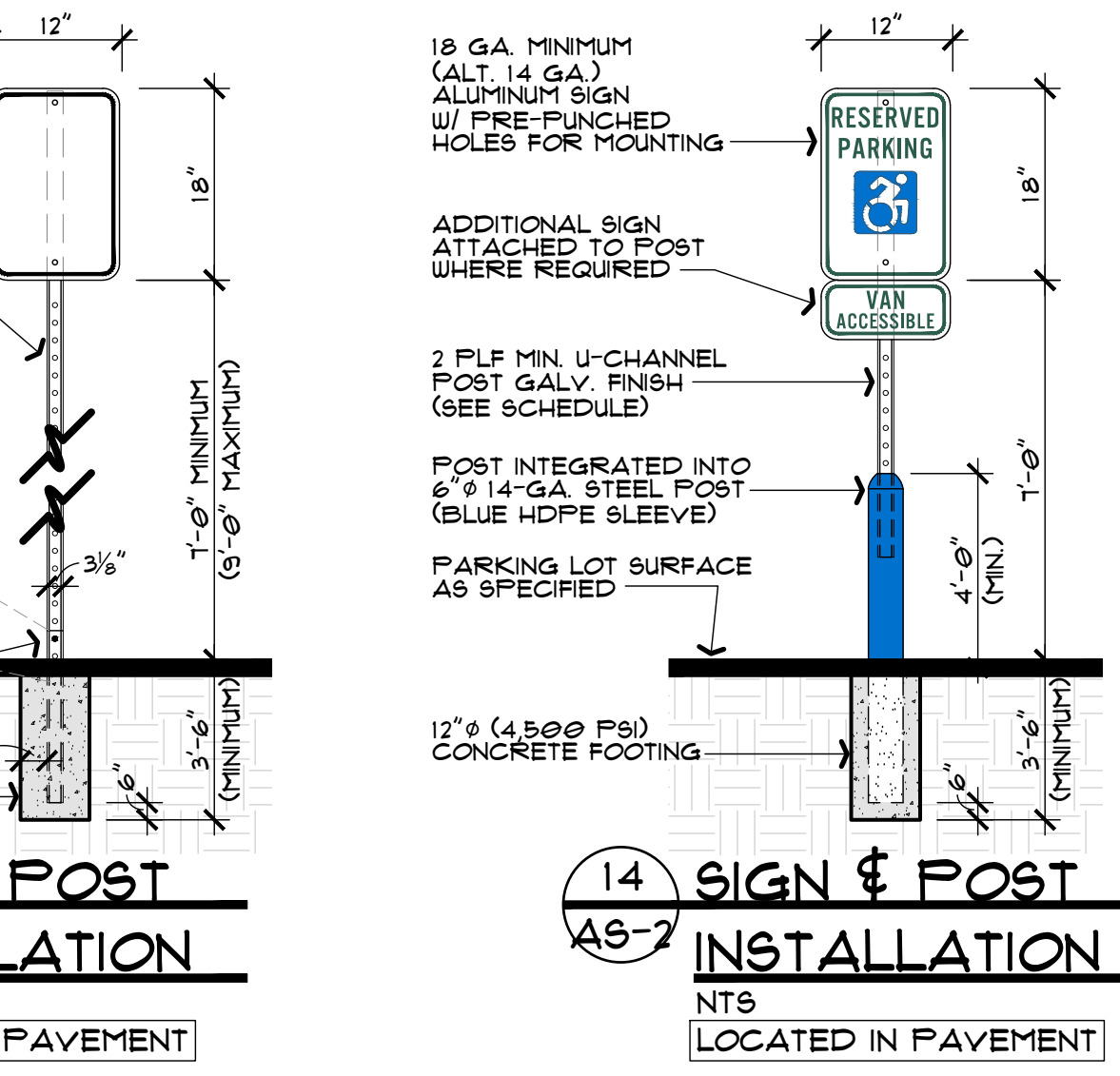
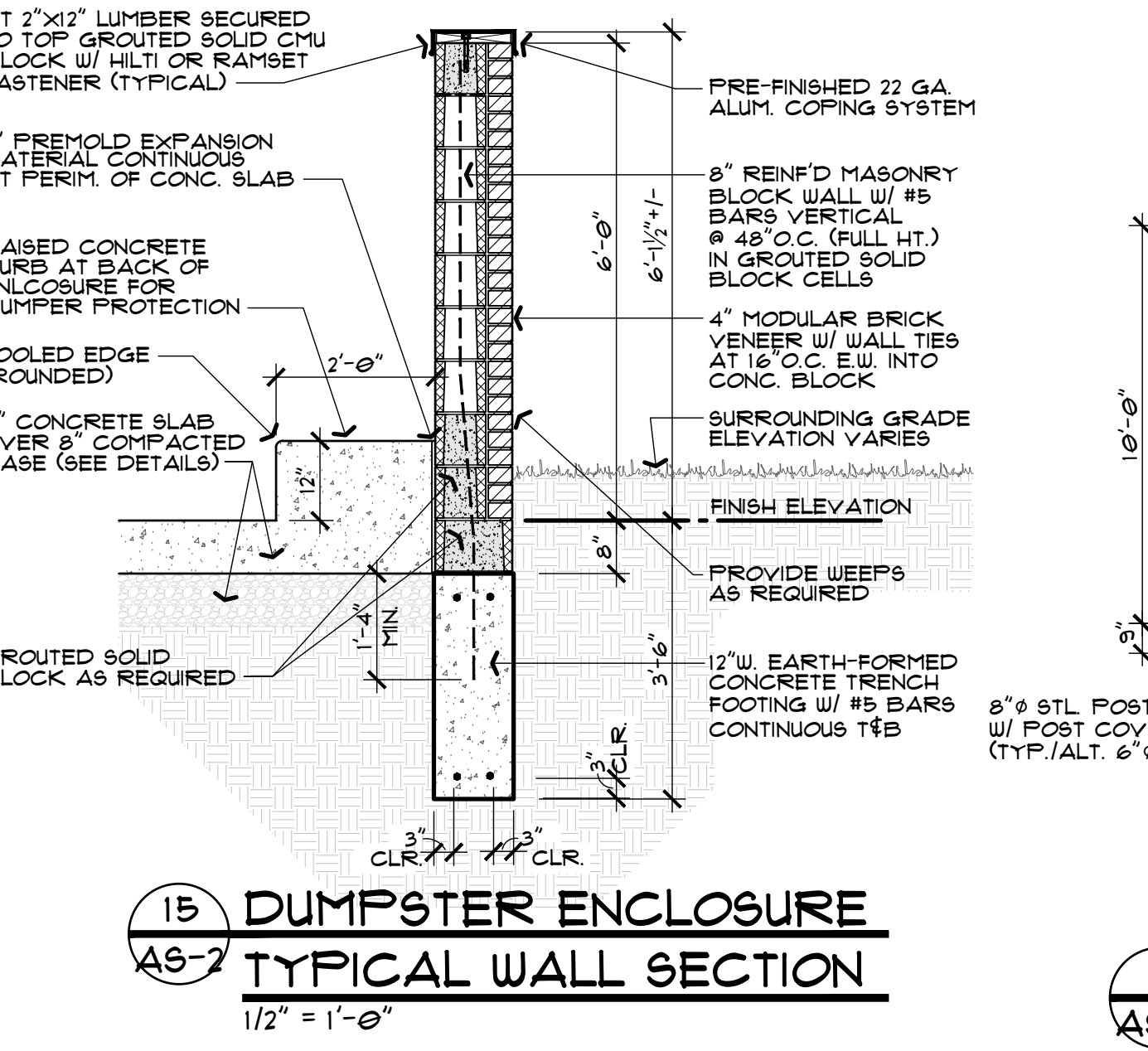
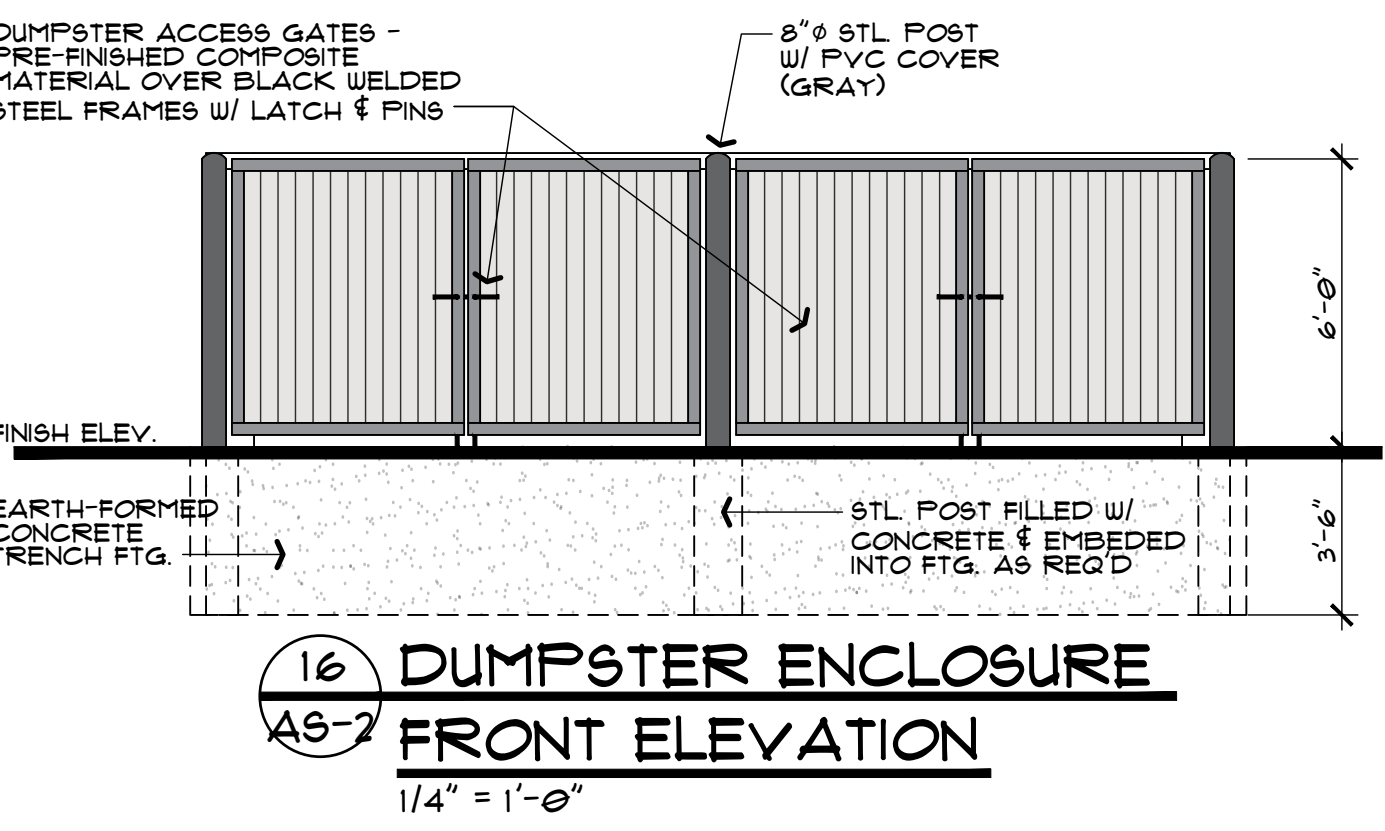
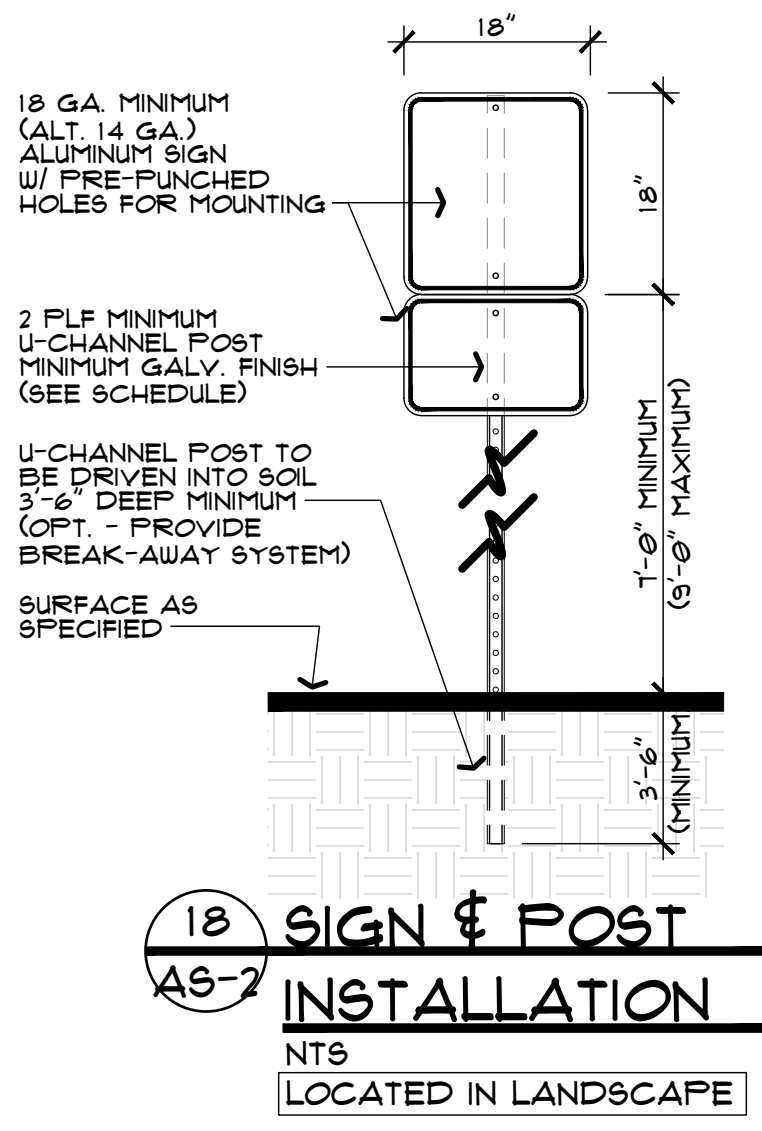
SITE PLAN

PROJECT -
PROPOSED COMMERCIAL DEVELOPMENT -
110 PERRY AVENUE
CITY OF BIG RAPIDS, MI 49307

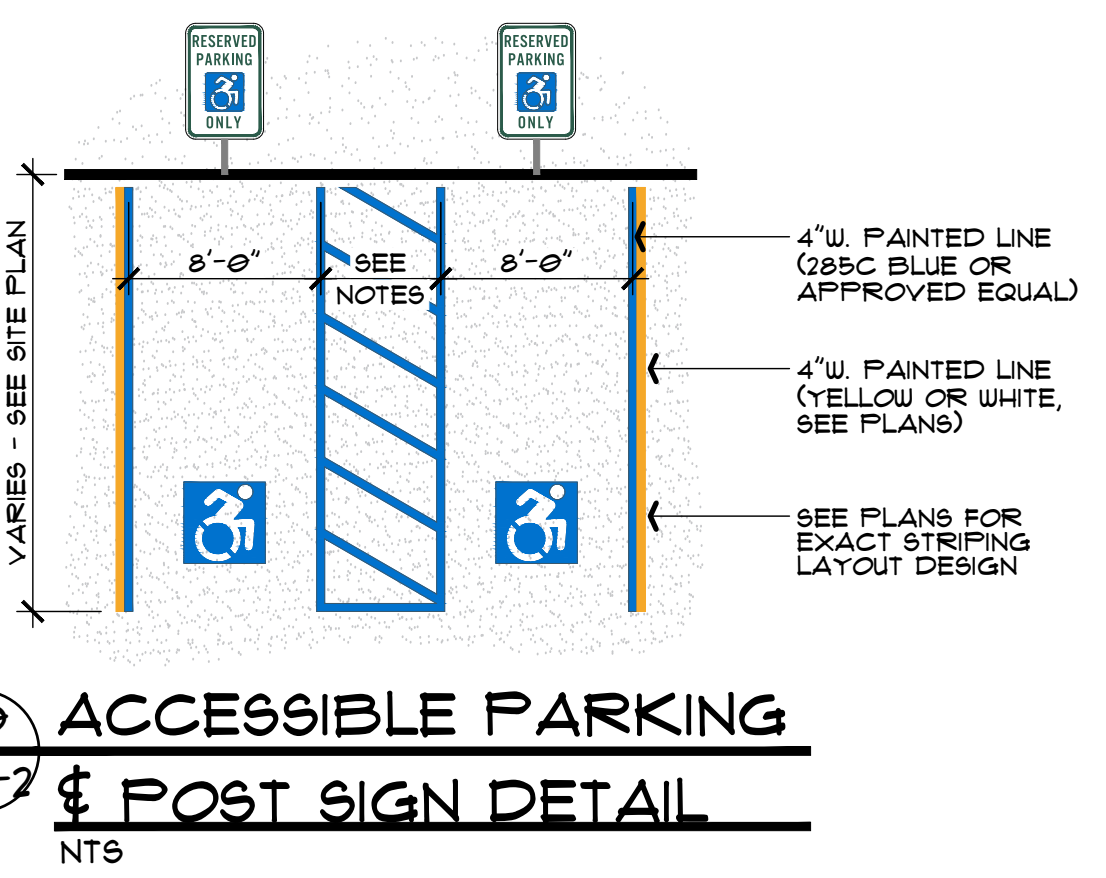
JOB NO.
24134-8
SHEET NO.

AS-1

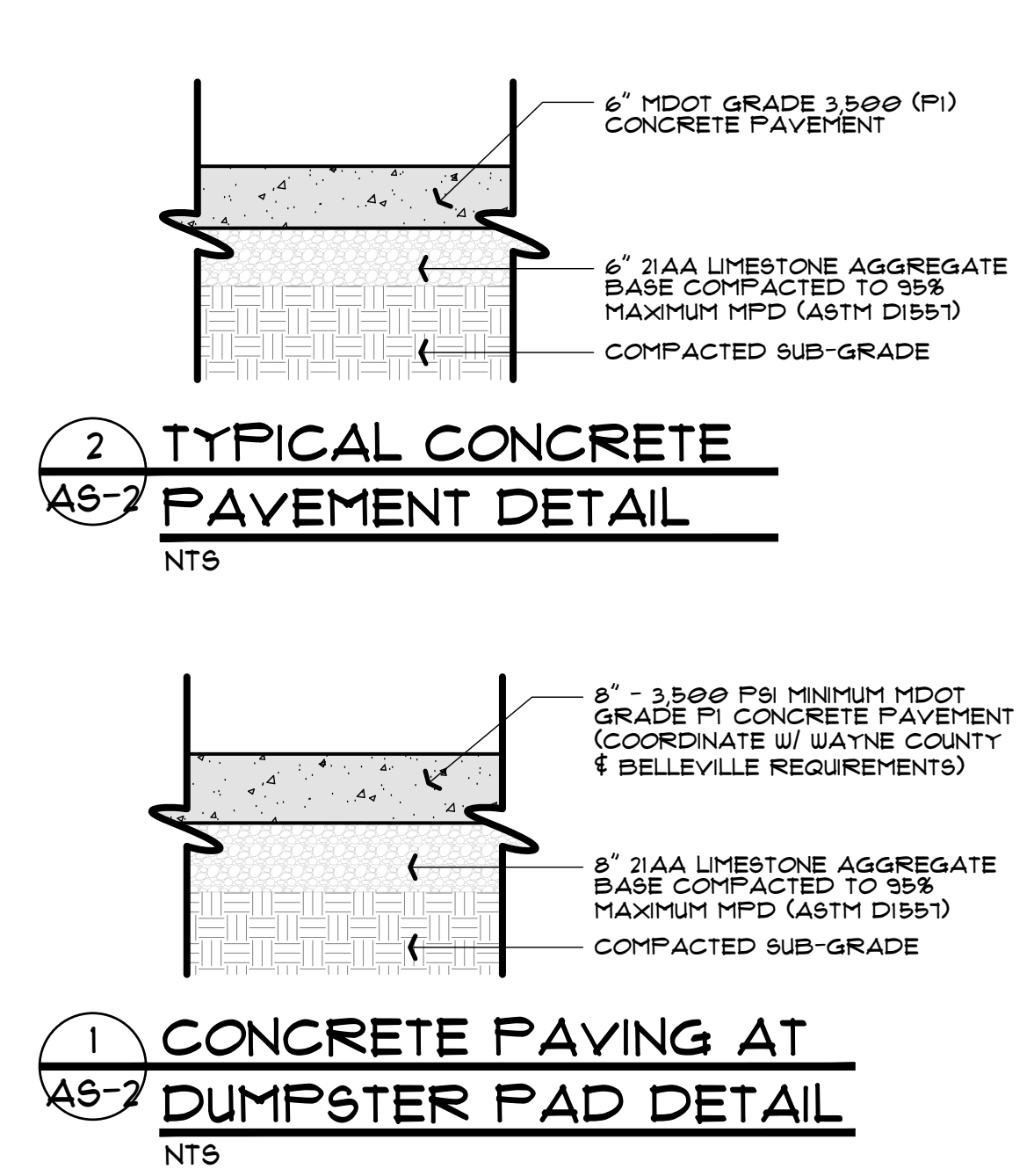
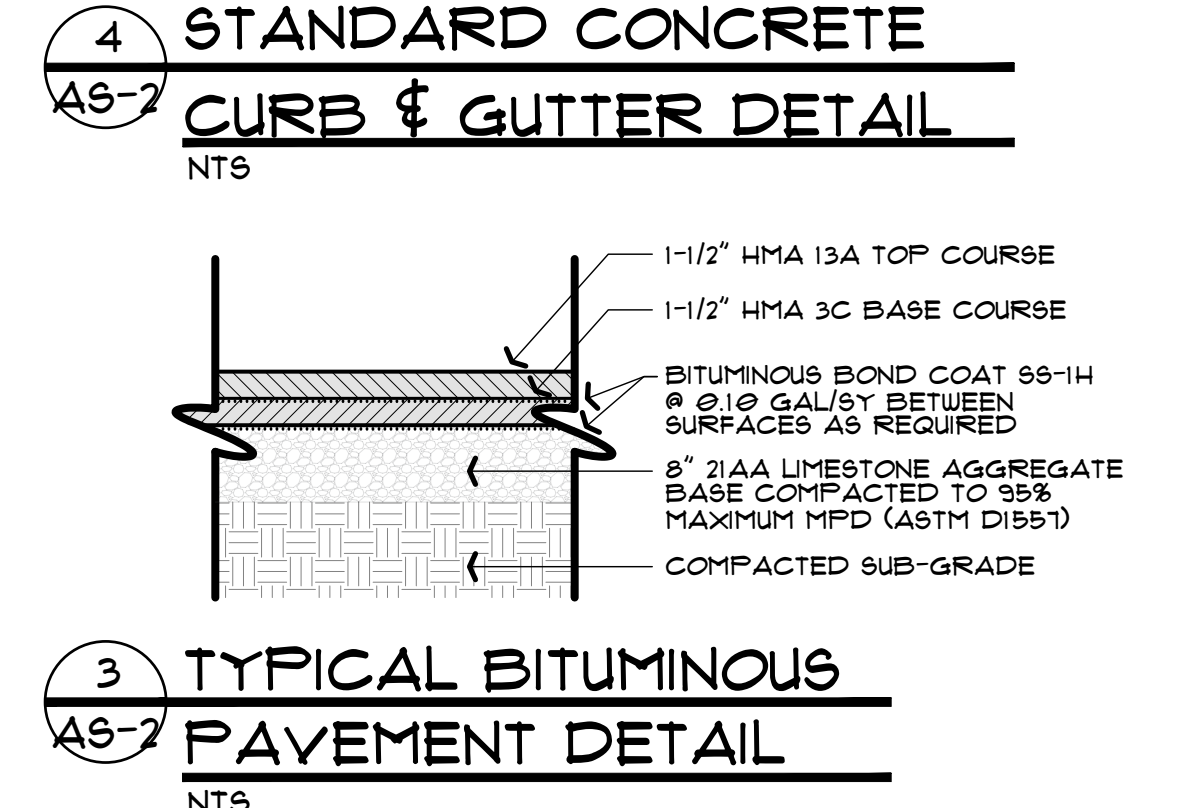
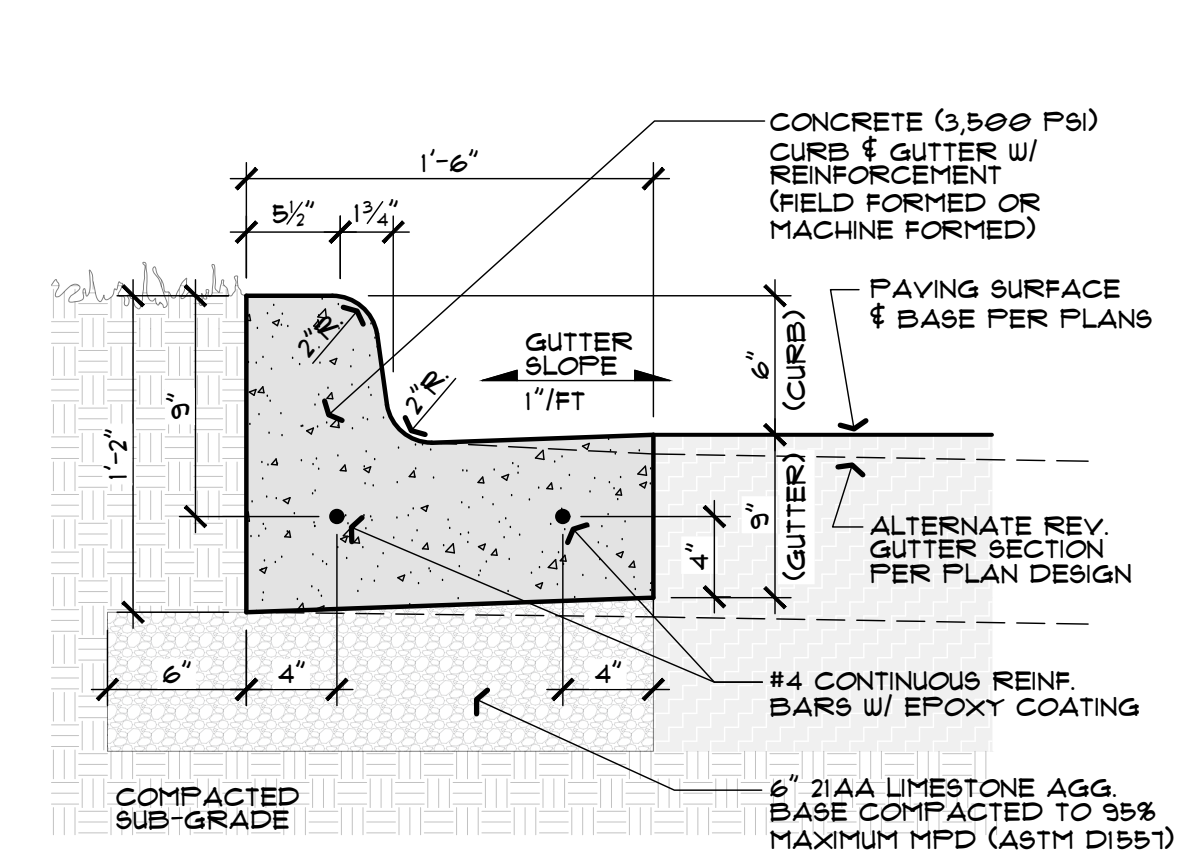
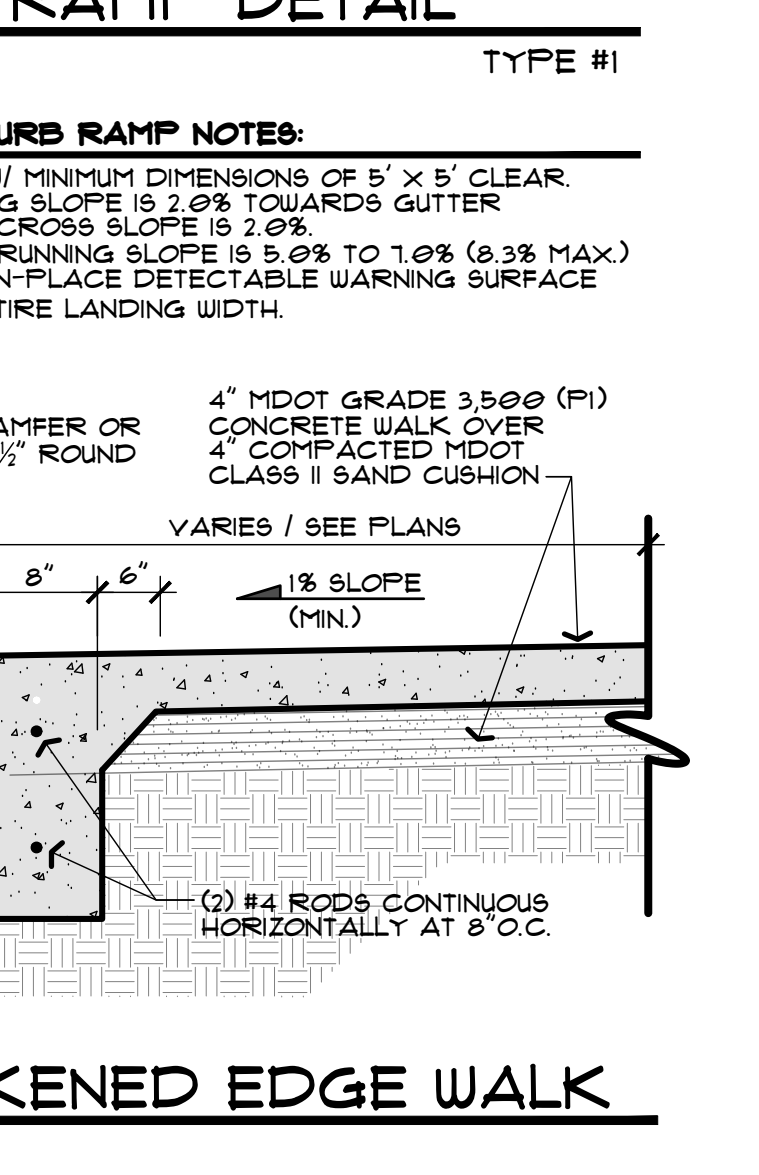
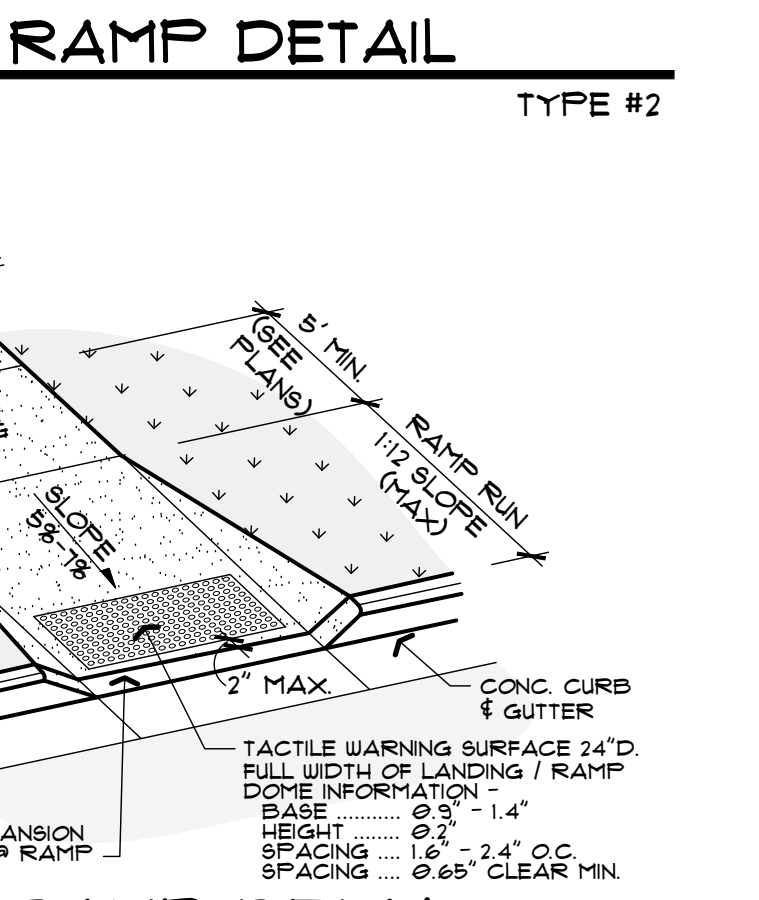
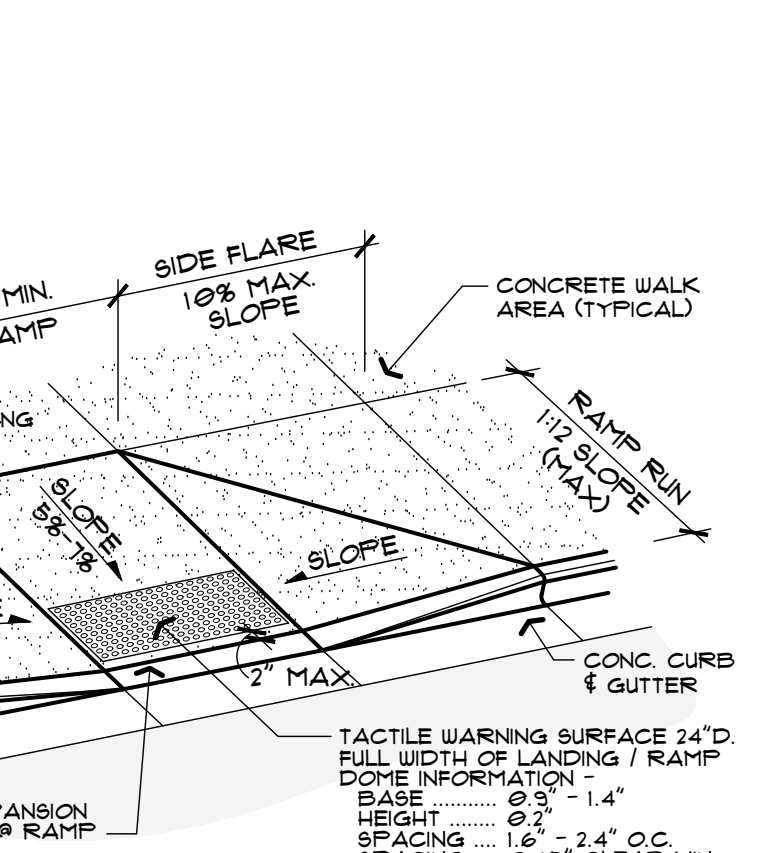
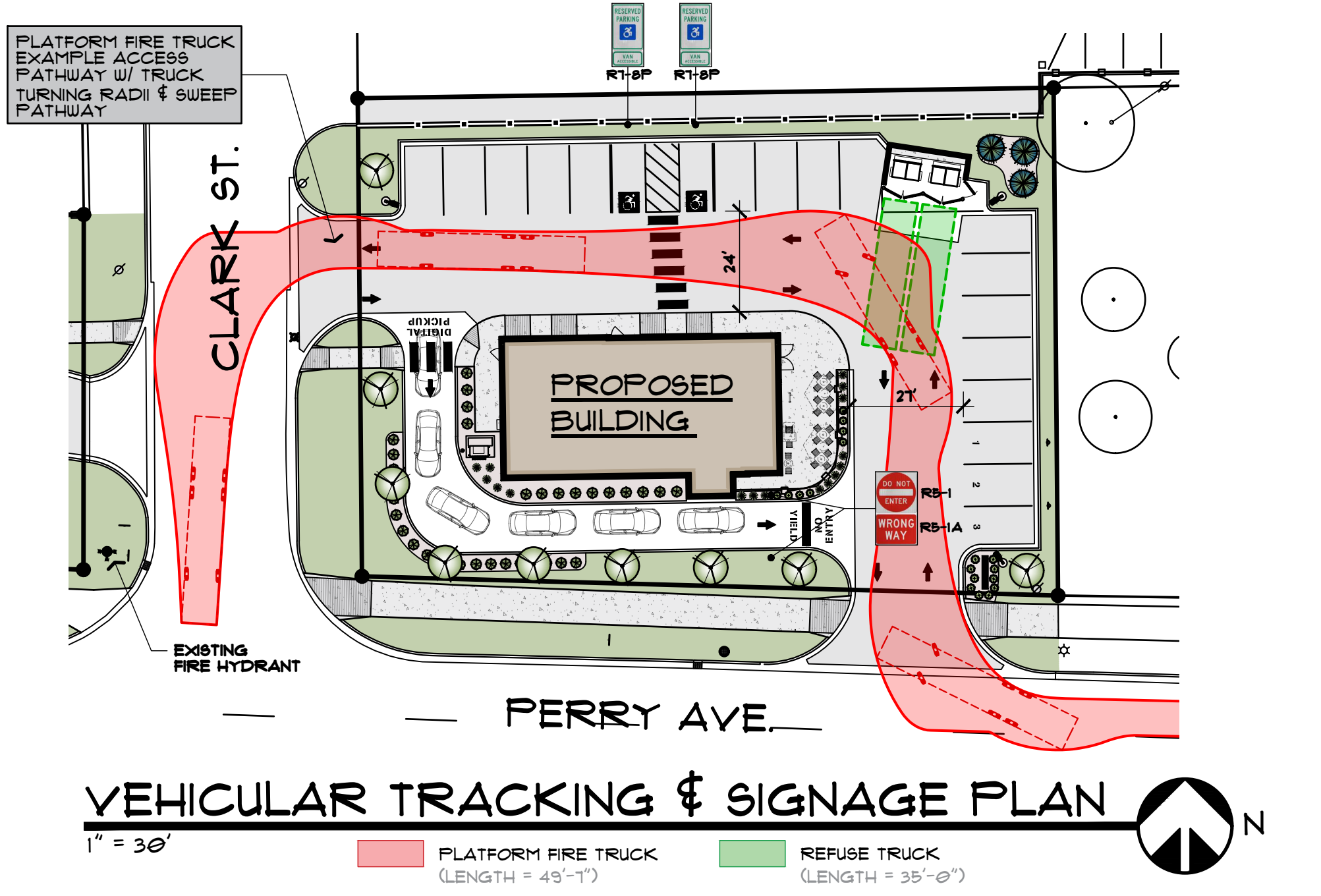
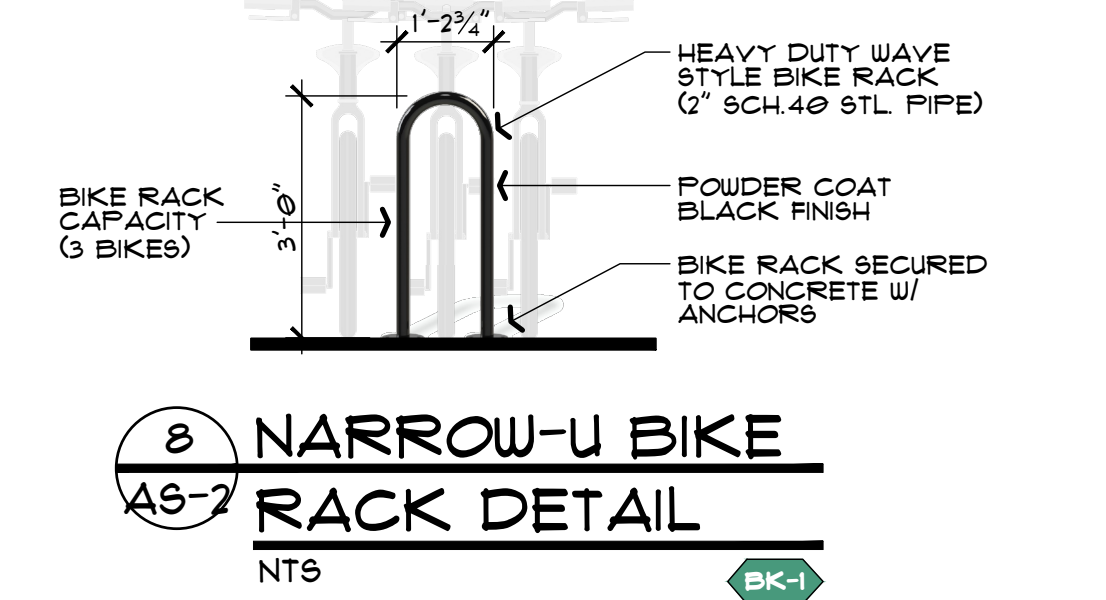
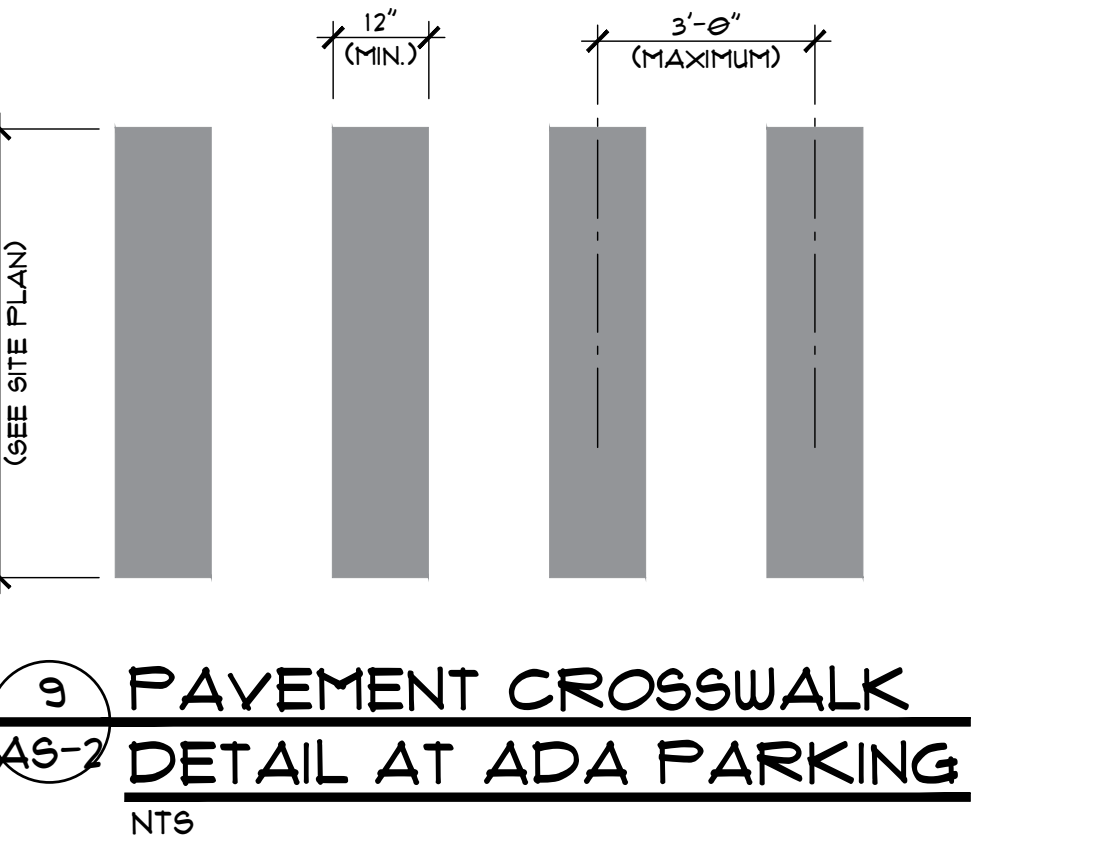
SIGN INFORMATION SCHEDULE -															
SIGN LEGEND	M.U.T.C.D. NUMBER	DISPLAY	SHAPE	QUANTITY LOCATED ON SITE	MATERIAL	COLOR		SHEETING TYPE	SIZE		SIGN MOUNTING	POST			
						LEGEND	SHEETING		WIDTH	HEIGHT		INSTALL	POST TYPE	SIZE	FINISH
DO NOT ENTER	R5-1		SQUARE	2	ALUMINUM	WHITE	RED	HIGH INTENSITY PRISMATIC	18"	18"	1'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
WRONG WAY	R5-1A		RECTANGLE	2	ALUMINUM	WHITE	RED	HIGH INTENSITY PRISMATIC	18"	12"	6'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
RESERVED PARKING	RT-8		RECTANGLE	2	ALUMINUM	GREEN/ BLUE	WHITE	HIGH INTENSITY PRISMATIC	12"	18"	1'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
VAN ACCESSIBLE	RT-8P		RECTANGLE	2	ALUMINUM	GREEN	WHITE	HIGH INTENSITY PRISMATIC	12"	6"	6'-6" A.F.G.	SIGN LOCATED ON SAME POST AS RT-8 AT DESIGNATED LOCATION PER PLAN. SEE DETAIL #18 THIS SHEET.			
NOTES - 1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE M.D.O.T. ADOPTED CRITERIA SPECIFIED BY THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" - LATEST EDITION. 2. M.U.T.C.D. NUMBER REFERENCES ARE PER TABLE 2B-1 "REGULATORY SIGN AND PLAQUE SIZES" 3. ALL SIGNS SHALL BE MOUNTED SUCH NO OBSTRUCTIONS ARE TO BE IMPEDED BY THE VISIBILITY OF THE SIGNS. 4. SIGNS LOCATED IN LANDSCAPED AREAS SHALL BE NO LESS THAN 2- FEET AND NO MORE THAN 12- FEET FROM THE EDGE OF PAVEMENT. 5. SEE SITE PLAN(S) FOR PLACEMENT OF SIGNS AS REQUIRED. SIGN POSTS MAY BE PROVIDED WITH ONE OR MORE SIGNS MOUNTED AT EITHER OR BOTH SIDES. SEE PLANS. 6. COORDINATE WITH ARCHITECT AND SITE DEVELOPER FOR ADDITIONAL SIGNAGE REQUIREMENTS.															



- FIRE DEPARTMENT NOTES -**
1. VEHICLE TRACKING PLAN WITH FIRE APPARATUS PLATFORM TRUCK (LOW CLEARANCE VEHICLE) SHOWN PER DETAIL #1 THIS SHEET.
 2. EXACT LOCATIONS OF FIRE LANES SHALL BE VERIFIED AND DESIGNATED BY THE FIRE CODE OFFICIAL WHERE REQUIRED.
 3. FIRE LANE SIGNAGE SHALL BE POSTED ON BOTH SIDES OF FIRE LANE(S), IF APPLICABLE AND WHERE REQUIRED.
 4. FIRE LANE SIGNS SHALL BE SPACED NO MORE THAN 100 FEET APART.
 5. FIRE LANE SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND PER OSHA 1910.120(b)(2).
 6. FIRE LANE SIGNS SHALL BE 12-INCH WIDE X 18-INCH HIGH X 0.063-INCH THICK ENGINEERING GRADE REFLECTIVE ALUMINUM WITH RED LETTERING WHICH READS: "NO PARKING FIRE LANE".
 7. FIRE LANE SIGNS SHALL BE MOUNTED ON GALVANIZED U-CHANNEL POSTS (2LB/FT) WITH 3/8-INCH DIAMETER HOLES AT 12-INCH ON-CENTER FULL LENGTH AND LAST HOLE AT 1-INCH FROM ENDS. SIGNS TO BE MOUNTED TOP AND BOTTOM W/ (1) 2-1/2-INCH LONG BOLTS, (2) WASHERS / BOLT AND (1) HEX HEAD BOLT. ALTERNATE - PROVIDE GREEN ENAMEL-COATED STEEL POST IF SPECIFIED ON PLANS.
 8. FIRE LANE SIGNS SHALL BE LOCATED NOT LESS THAN 2'-0" FROM CURBS.
 9. FIRE LANE SIGNS SHALL BE MOUNTED NOT LESS THAN 1'-0" ABOVE FINISH GRADE.
 10. FIRE LANE MOUNTED TO BUILDING WALLS, IF APPLICABLE, TO BE MOUNTED ON GALVANIZED SQUARE BRACKET AT A 90 DEGREE ANGLE TO THE WALL.



- ACCESSIBLE PARKING NOTES -**
1. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A RESERVED PARKING SIGN WITH DYNAMIC ACCESSIBILITY SYMBOL (MODIFIED 18A SYMBOL).
 2. ALL SIGNS SHALL BE CENTERED AT EACH PARKING STALL UNLESS PROHIBITED BY SITE CONDITIONS AND SHALL NOT BE LOCATED MORE THAN 10 FT FROM THE EDGE OF THE PARKING STALL.
 3. ACCESSIBLE PARKING SIGNS MAY BE MOUNTED ON A BUILDING PROVIDED THEY ARE NOT OBSTRUCTED FROM VIEW.
 4. ALL ACCESSIBLE SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED WITH THE MODIFIED 18A ACCESSIBILITY SYMBOL AS SHOWN PER PLANS.
 5. ACCESSIBLE PARKING STALL SHALL BE PROVIDED WITH AN 8 FT STRIPPED AREA ADJACENT TO THE STALL FOR ACCESSIBILITY AS REQUIRED. WHERE STANDARD ACCESSIBLE PARKING AREA PROVIDED, A 5 FT STRIPPED AREA ADJACENT TO THE STALL SHALL BE PROVIDED.



R.A. CHIESA ARCHITECTS, P.C.
43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038
(586) 263-3519

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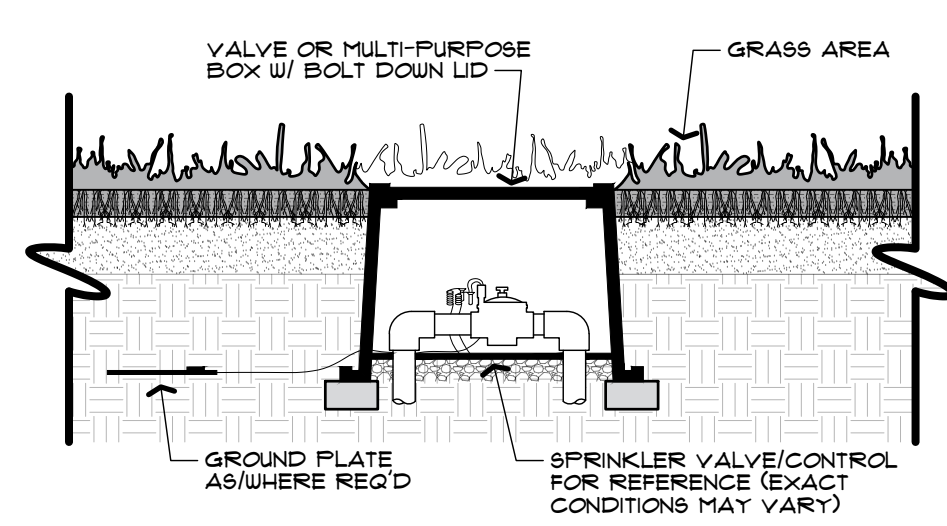
PROJECT -
PROPOSED COMMERCIAL DEVELOPMENT -
110 PERRY AVENUE
CITY OF BIG RAPIDS, MI 49307

MANAGER DEVELOPMENT
JASON KISHMISH (248) 211-1234

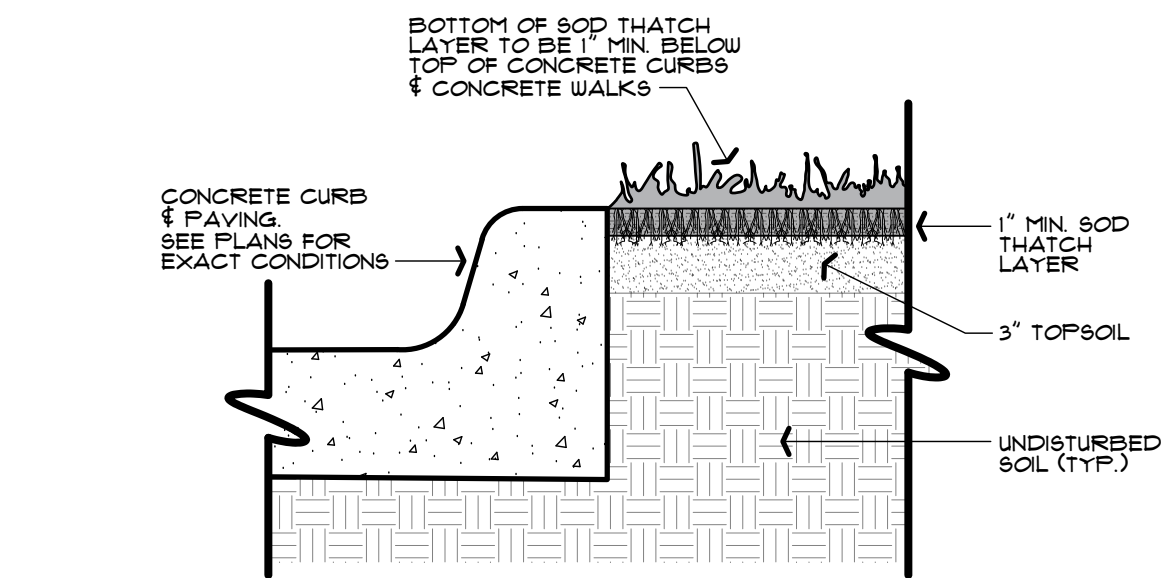
SHEET TITLE -
SITE SPECIFIC DETAILS

JOB NO.
24134-8

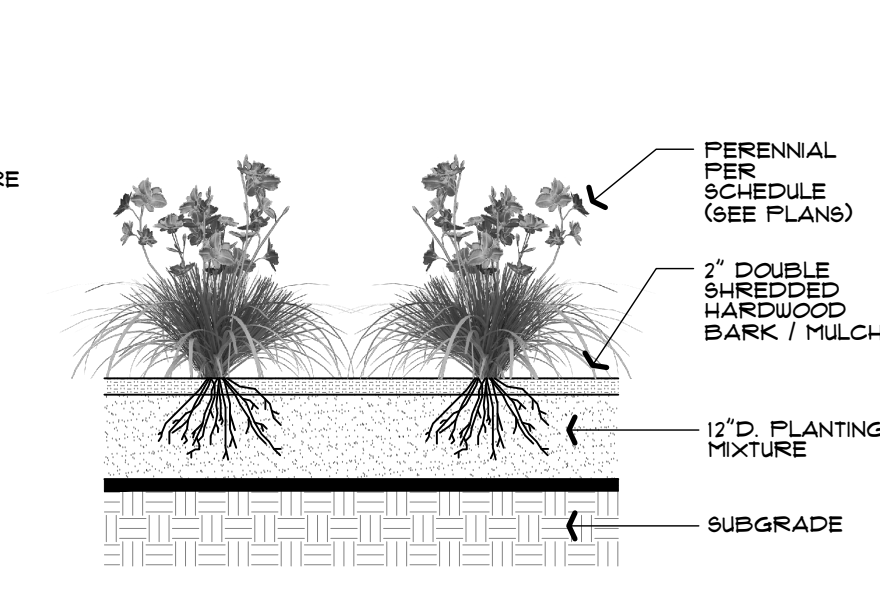
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A5-2



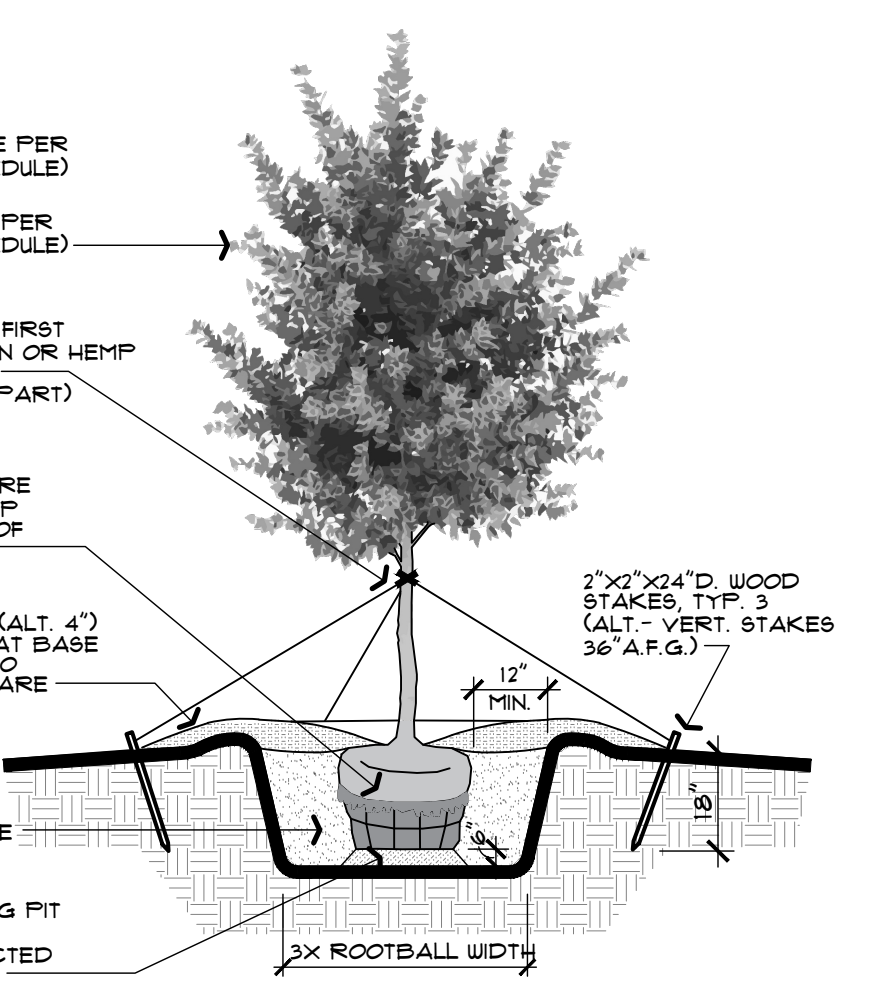
6 VALVE BOX DETAIL
 (WHERE APPLICABLE/
 NOT SHOWN ON PLANS)



1 SOD INSTALLATION DETAIL
AS-3 NTS



4 PERENNIAL
AS-3 PLANTING DETAIL
NTS (ALT. - STONE BED)



3 DECIDUOUS TREE
AS-3 PLANTING DETAIL
 NTS (ALT.- STONE BED)

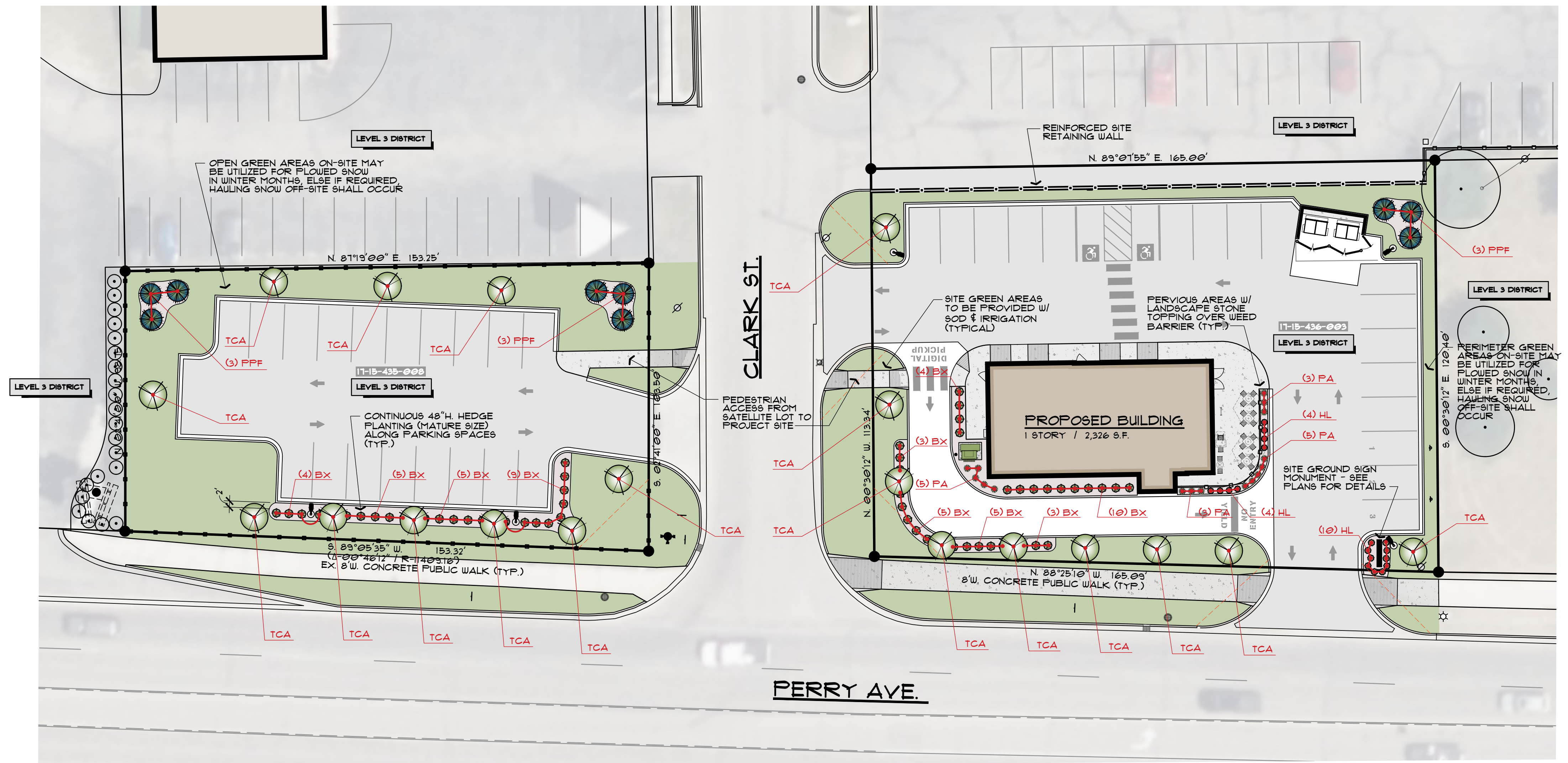
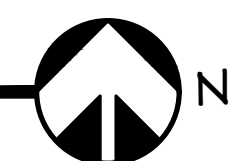
DECIDUOUS TREE STAKING / GUYING NOTES -		
CALIPER SIZE	STAKING / GUYING	MULCH SAUCER DIMENSION
≤ 2.0"	DOUBLE STAKE	4 FT. DIAMETER
2.5" - 3.5"	TRIPLE STAKE	5 FT. DIAMETER
4.0" - 6.0"	TRIPLE GUY	8 FT. MINIMUM DIAMETER (EXTEND OUTSIDE DIAMETER TO INCLUDE GUYING STAKES)

EXACT SITE LANDSCAPE MATERIAL AND SPECIES MAY VARY FROM LANDSCAPE PLAN SHOWN BASED ON EXACT NURSERY SELECTION AND PRODUCT AVAILABILITY. ALL SELECTIONS TO BE COORDINATED WITH ARCHITECT AS REQUIRED.

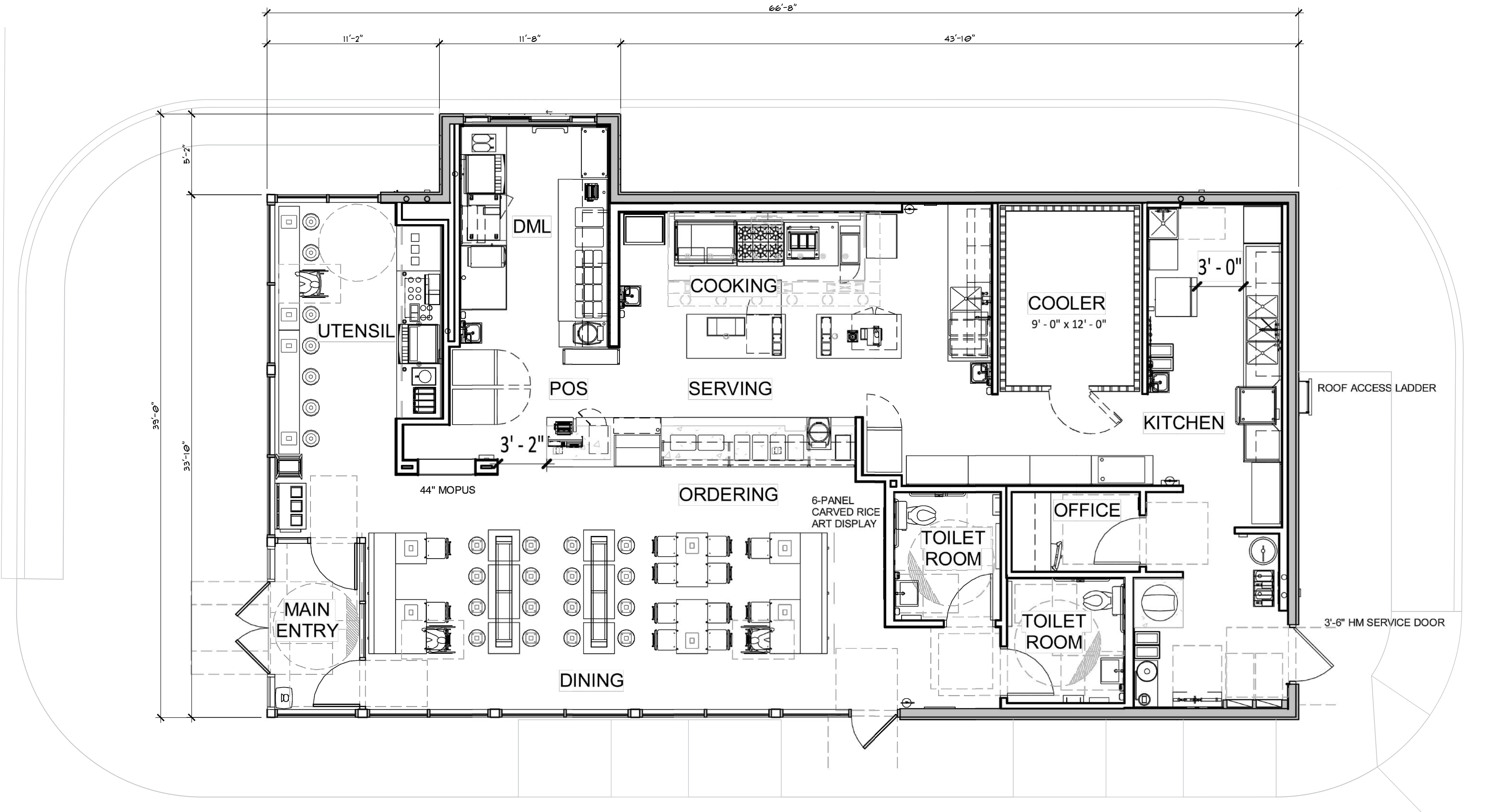
1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES - GAS, ELECTRIC, COMMUNICATION, SANITARY, STORM, AND WATER. CONTACT MISS DIG AND COORDINATE WITH CIVIL ENGINEERING PLANS. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL CONSTRUCTION AND MAINTENANCE SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. PLANTING QUANTITIES SHALL BE PROVIDED PER THE LANDSCAPE PLAN. QUANTITIES SHALL MEET THE MINIMUM STANDARDS OF THE CITY ORDINANCE. ANY VARIATION IN LANDSCAPE QUANTITIES THAT DEVIATE FROM THE LANDSCAPE SCHEDULE TO BE COORDINATED AND APPROVED BY ARCHITECT.
4. ANY SUBSTITUTION OF PLANT MATERIALS OR ALTERNATION IN PLANT SIZES AND/OR SPECIFICATIONS SHALL BE BY THE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASE, HARDY AND BE GUARANTEED FOR ONE YEAR UPON INSTALLATION.
6. PLANT BEDS SHALL BE MULCHED AND DRESSED W/ 4-INCHES OF FINELY DOUBLE SHREDDED HARDWOOD BARK. MULCH OR STONE, VERIFY WITH ARCHITECT ON EXACT TYPE AND COLOR PRIOR TO ORDERING AND INSTALLATION. **(LANDSCAPE STONE PREFERRED FOR DURABILITY AND AESTHETICS).**
7. FLUSH WITH FINISH GRADE WITHIN 1-2 INCHES. 1-2 INCHES THICK. 1-2 INCH TALL, INSTALLED WITH STAKES PER MANUFACTURER'S REQUIREMENTS. TOP OF EDGING SHALL BE 1/2-INCH ABOVE FINISH GRADE (ALTERNATE - TOP OF EDGING TO BE FLUSH WITH FINISH GRADE).

8. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
9. ALL ADJACENT DISTURBED AREAS SHALL BE REPAIRED AS REQUIRED.
10. ALL PLANTING AREAS TO BE REPAIRED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZERS BEFORE PLANT INSTALLATION.
11. ALL LARGE TREES SHALL BE STAKED, GUYED AND WRAPPED.
12. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS AS RECOMMENDED.
13. AT THE TIME OF SITE PREPARATION, CONTACT ARCHITECT IF REQUIRED, TO REVIEW ALL EXISTING VEGETATION AND TAG MATERIAL TO BE SAVED OR RELOCATED.
14. DIG HOLE FITS 12-INCHES LARGER THAN ROOT BALLS AND TREE PITS DUG 24-INCHES LARGER THAN ROOT BALLS. BACKFILL WITH ONE-PART TOP SOIL AND ONE-PART SOIL FROM EXCAVATED PLANTING.
15. LAWN TREES SHALL BE MULCHED WITH A 24-INCH WIDE MINIMUM OF 6-INCH DEEP SHREDDED BARK RING OR APPROVED ALTERNATIVE DESIGN FOR TRUNK PROTECTION.
16. PLANT MATERIAL, ESPECIALLY SPECIES, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) EXIST.
17. PROVIDE SEED OR PEAT SOG AS REQUIRED FOR LANDSCAPE AREAS.
18. PROVIDE ALL GRASS AREAS WITH IRRIGATION SYSTEM AND AUTOMATIC TIMER.

B.	TREE'S PROVIDED = 1 TREE'S (4 DECIDUOUS AND 3 EVERGREEN)
----	--


$$1'' = 2\theta'$$


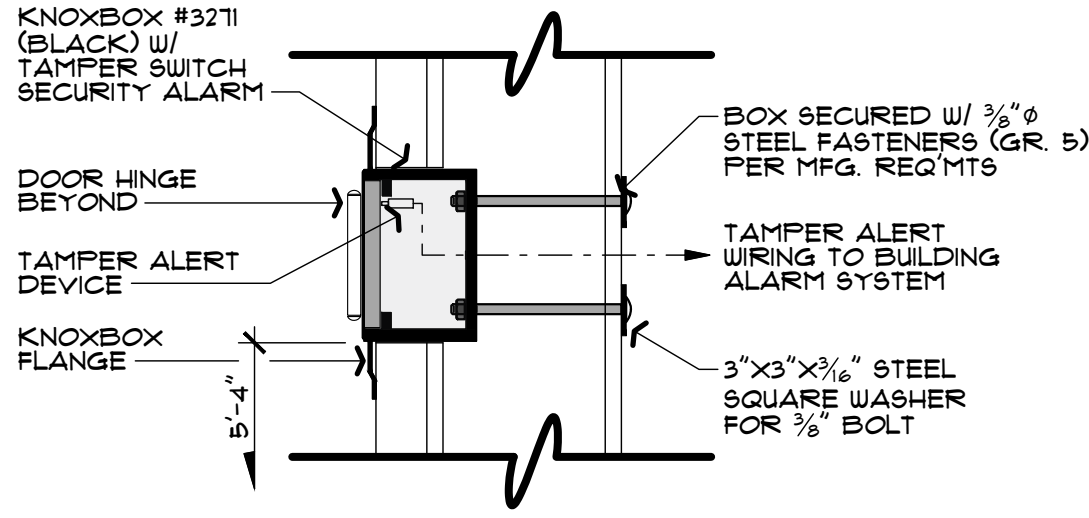
LANDSCAPE GREEN AREAS
ON-SITE ARE POSSIBLE LOCATIONS
FOR SNOW HOLDING AREAS



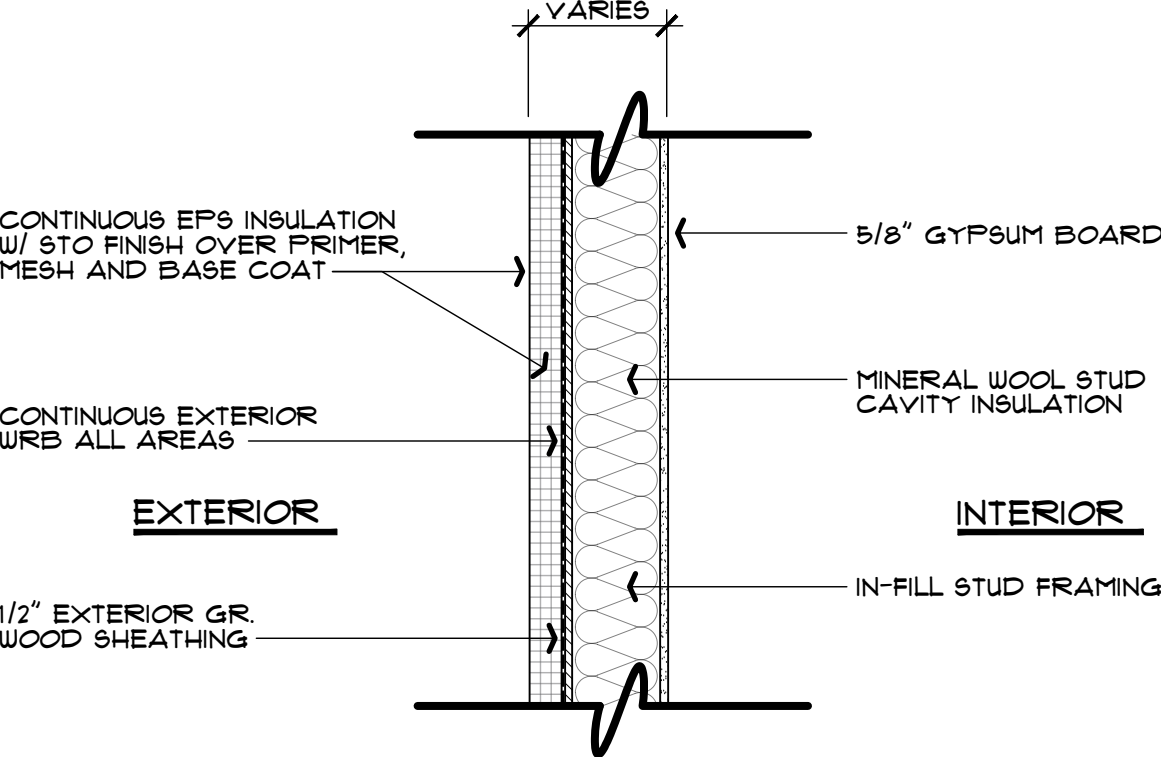
FLOOR PLAN
1/4" = 1'-0"

DINING AREA SEATING 41 SEATS
EXTERIOR PATIO SEATING 20 SEATS

2 KNOXBOX DETAIL
A-1 NTS (RECESS MOUNT)



1 PARTIAL EXTERIOR WALL SECTION
A-1 1" = 1'-0"



SITE PLAN APPROVAL	
01/24/25	

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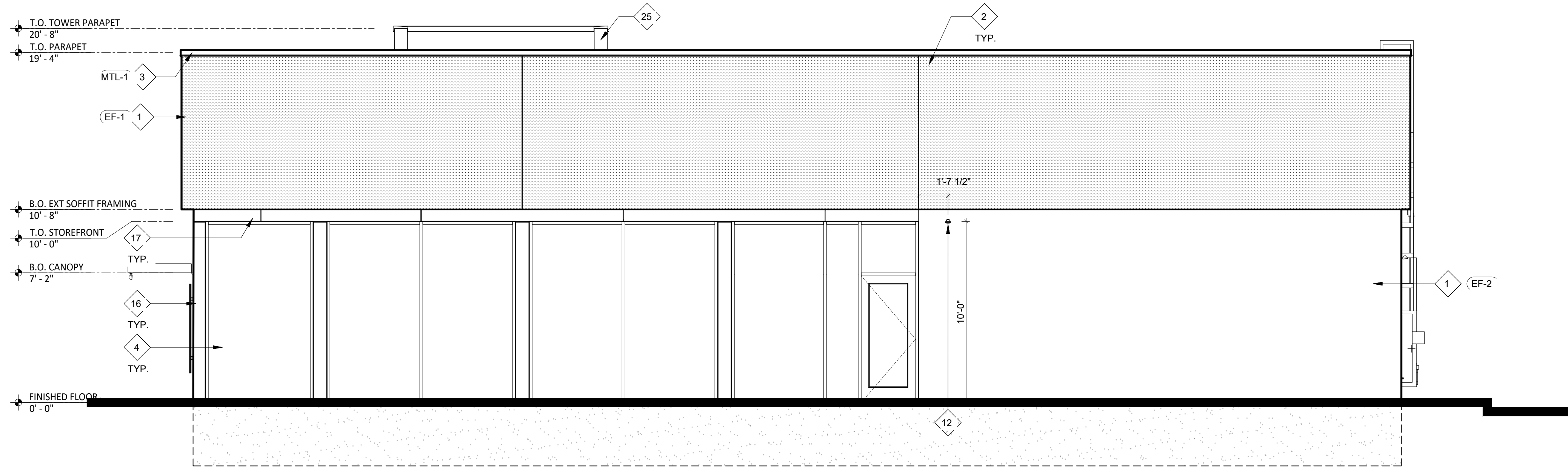
SHEET TITLE -

FLOOR PLAN

PROJECT -
2,362 S.F.
PROPOSED COMMERCIAL DEVELOPMENT -
110 PERRY AVENUE
CITY OF BIG RAPIDS, MI 49307
30201 ORCHARD LK. RD.
EASTINGTON HILLS, MI 48334
MANAGEMENT DEVELOPMENT JASON KISHMISH (248) 211-1234
R.A. CHIESA ARCHITECTS, P.C.
43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038
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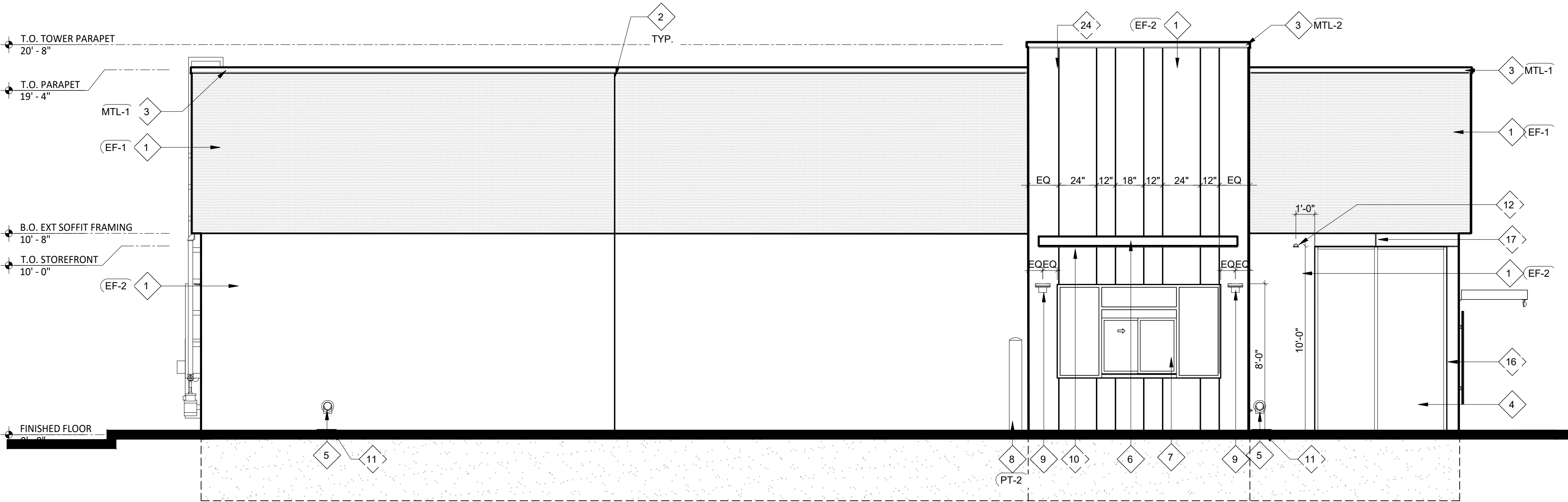
JOB NO.
24134-8
SHEET NO.

A-1



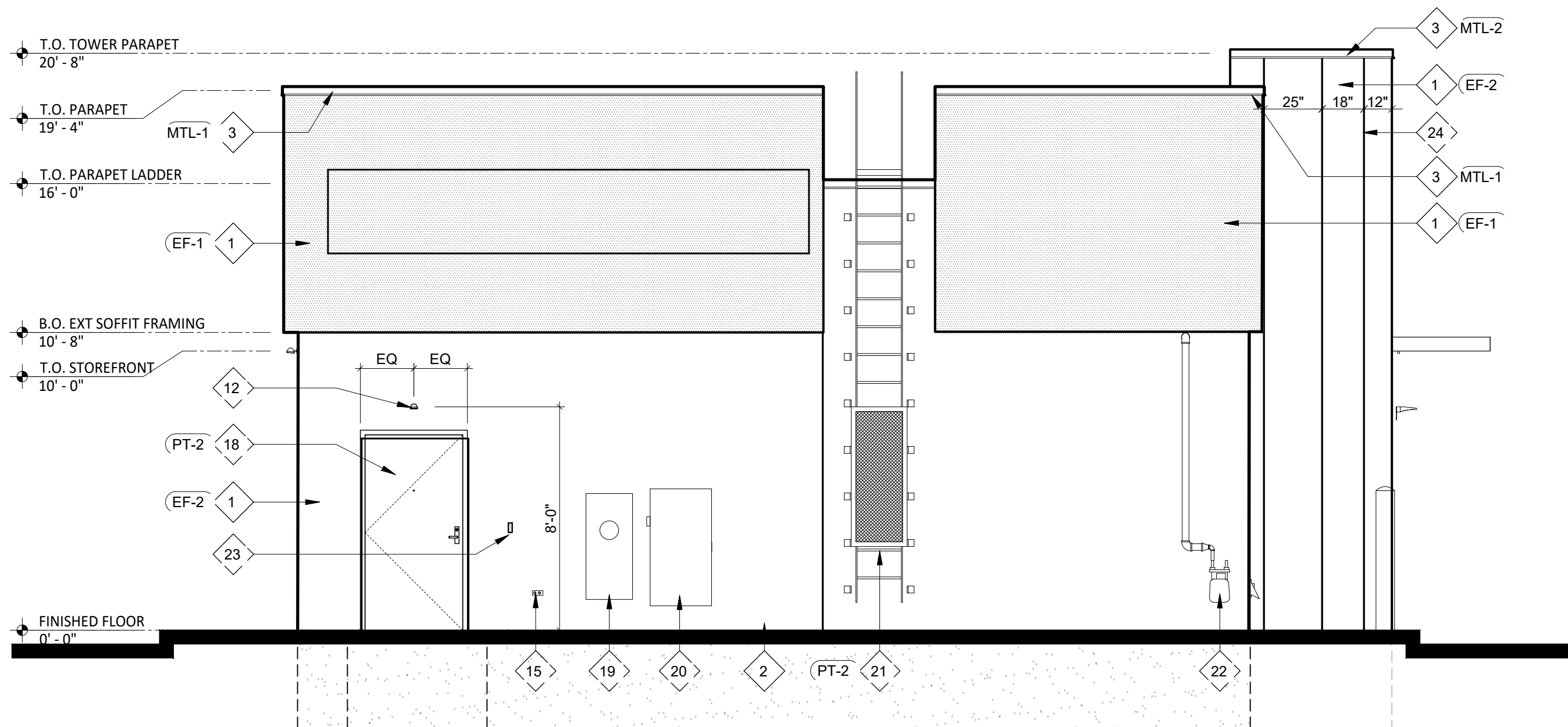
NORTH ELEVATION

1/4" = 1'-0"



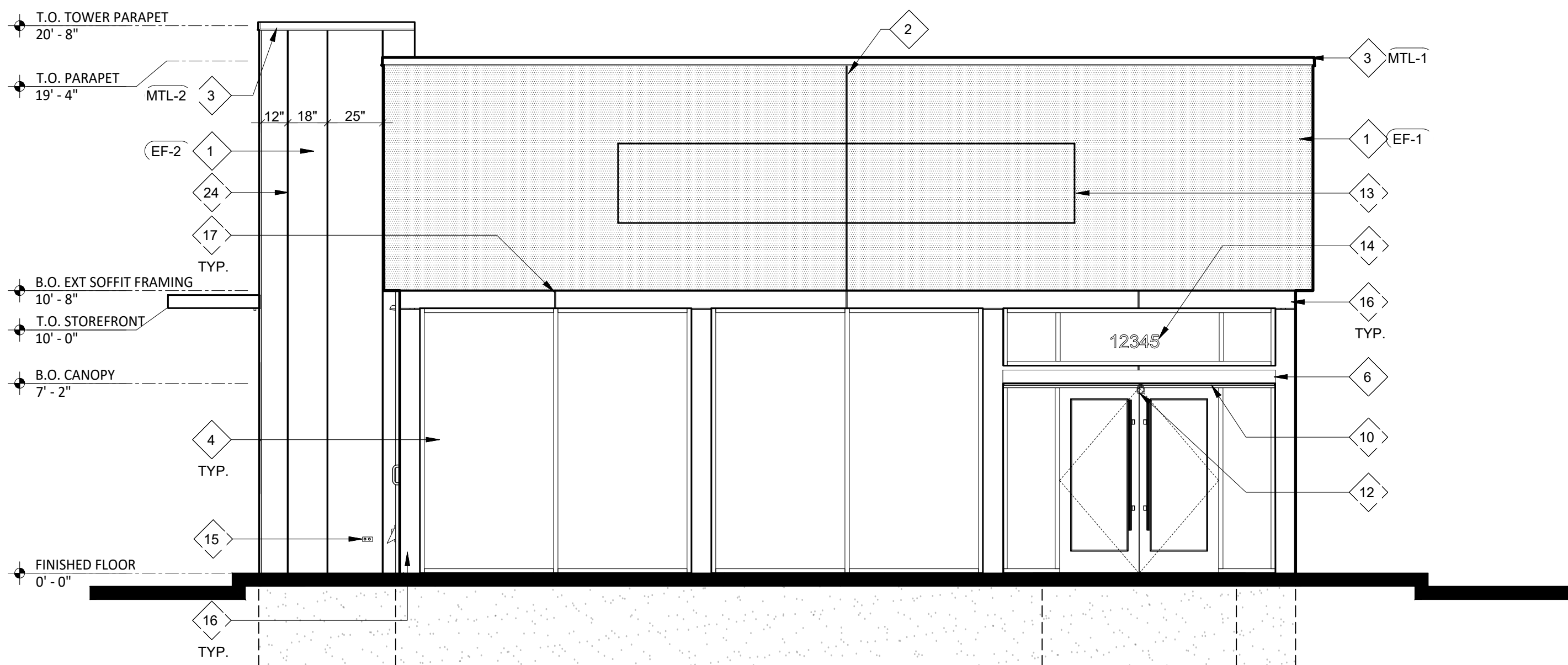
SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

EXT. ELEV GENERAL NOTES

A. METAL CANOPY IS AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813)-925-0144, E-MAIL: BIDS@AMERICANPROD.COM

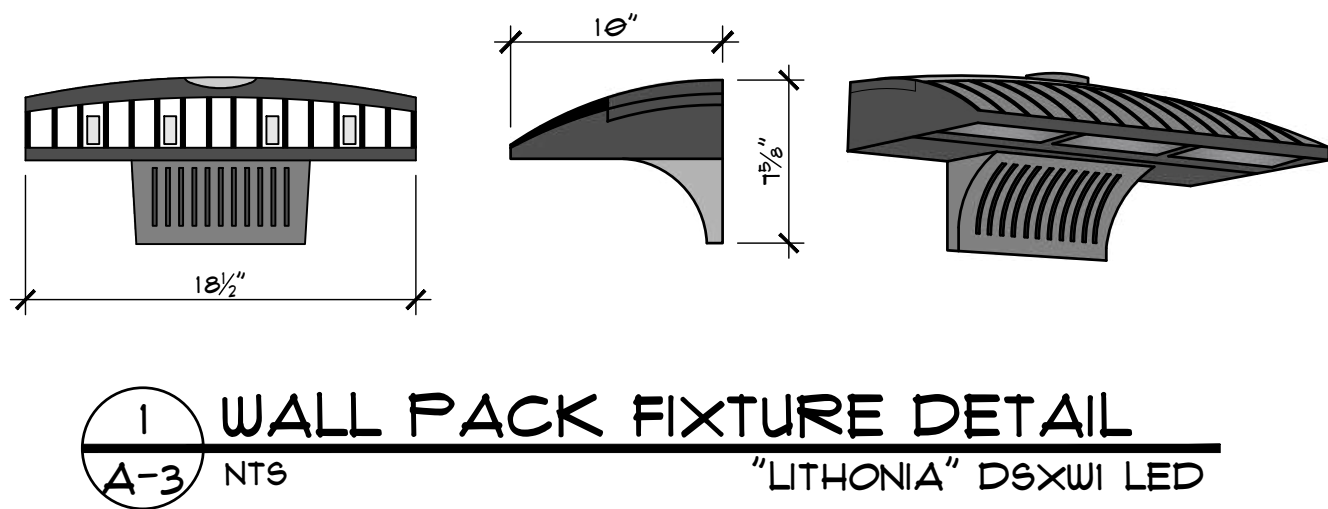
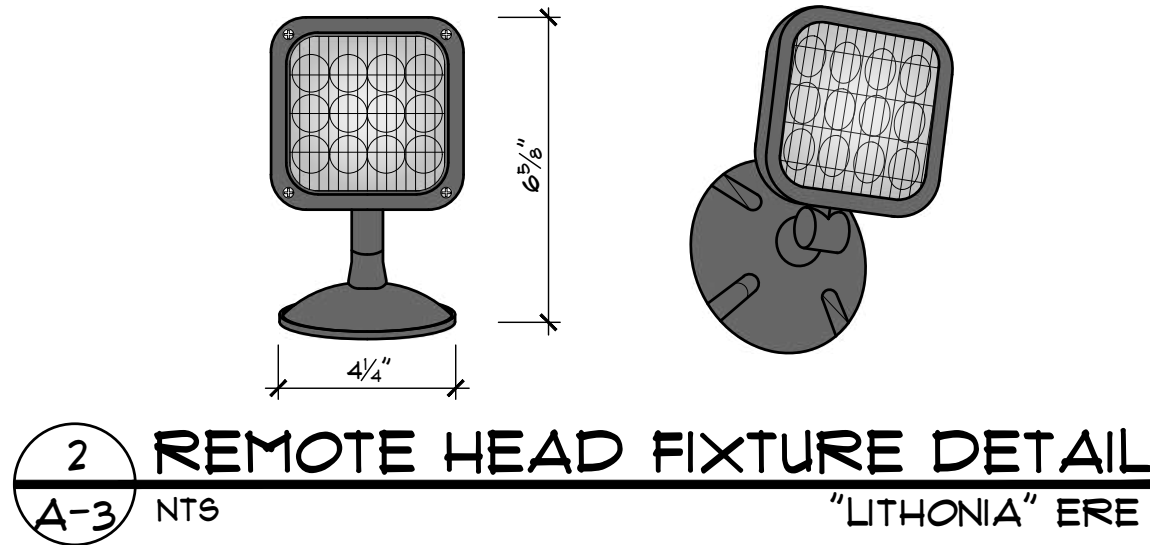
KEYNOTE LEGEND

1	EIFS - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2	EIFS JOINT ALIGNED WITH BUILDING ELEMENTS AS SHOWN - REFER TO MANUFACTURER'S RECOMMENDATION FOR SPACING REQUIREMENTS.
3	PREFINISHED METAL COPING.
4	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
5	STAINLESS STEEL COW TOUNGE OVERFLOW ROOF DRAIN DISCHARGE.
6	PREFINISHED METAL CANOPY W/ INTEGRAL LIGHTING.
7	PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING.
8	8" CONCRETE SAFETY BOLLARD.
9	WALL PACK LIGHT (X6).
10	LED CHANNEL LIGHT (X9) - LENGTH TO MATCH CANOPY
11	CONCRETE SPLASH BLOCK.
12	EXTERIOR EMERGENCY LIGHT (E2).
13	HATCHED AREA INDICATES EXTENTS OF BLOCKING TO BE PROVIDED BY GENERAL CONTRACTOR - PROVIDE ELECTRICAL ACCESS AS REQUIRED - COORDINATE ADDITIONAL REQUIREMENTS WITH TENANT SIGNAGE VENDOR.
14	6" HIGH VINYL BUILDING ADDRESS NUMBERS - COORDINATE REQUIREMENTS WITH AUTHORITIES HAVING JURISDICTION.
15	FROST PROOF WALL HYDRANT.
16	PREFINISHED BRAKE METAL - MATCH STOREFRONT FINISH.
17	BRAKE METAL SEAM LOCATION, MAINTAIN ALIGNMENT WITH ADJACENT FINISHES.
18	INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING.
19	ELECTRICAL METER.
20	ELECTRICAL FUSED DISCONNECT SWITCH.
21	EXTERIOR ROOF LADDER WITH LOCKING GATE.
22	GAS METER
23	DOOR BELL - MOUNT BETWEEN 36" AND 48" ABOVE GRADE.
24	EIFS WITH SCORED 3/4" V REVEALS - REFER TO ELEVATIONS FOR REVEAL SPACING.
25	RAISED PARAPET BEYOND - EXTERIOR FINISHES TO WRAP AROUND ON EXPOSED SIDES.

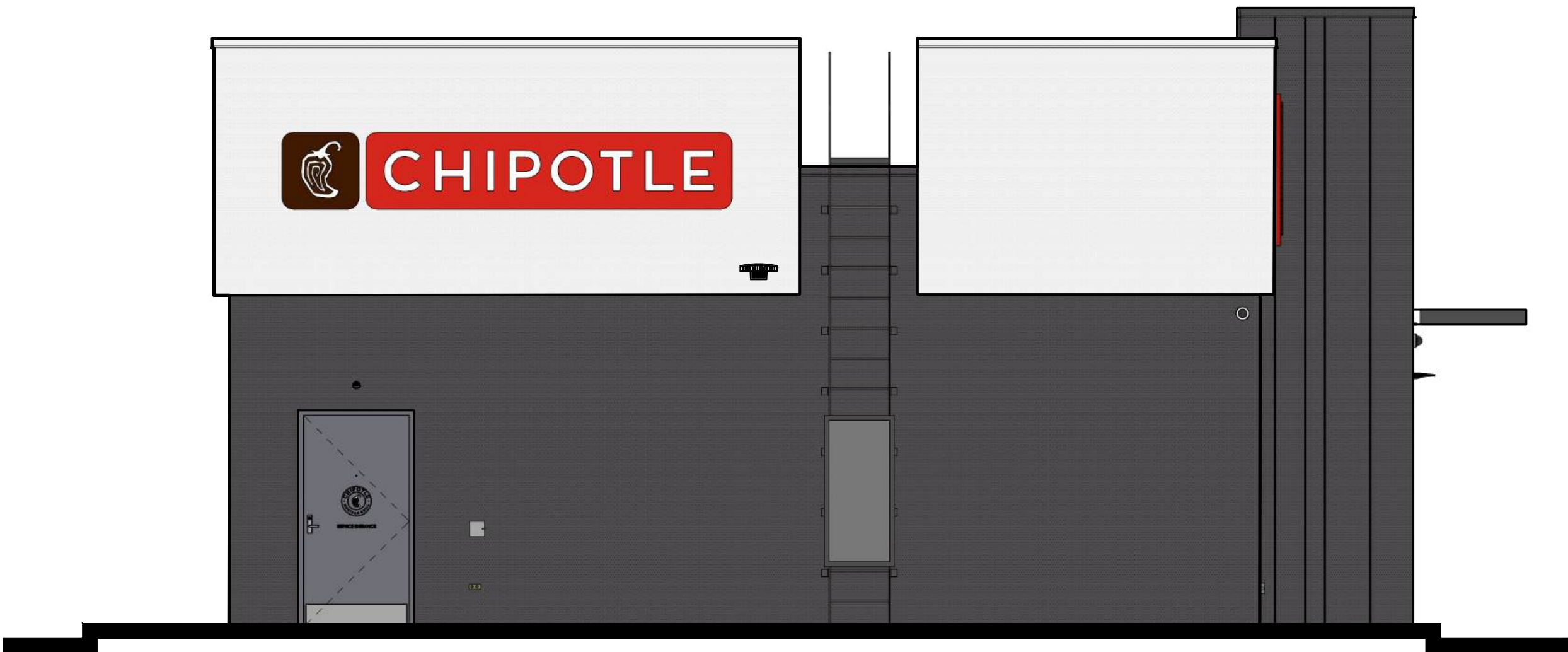
EXTERIOR FINISH SCHEDULE

FINISH	MATERIAL	COLOR	REMARKS
EF-1	EIFS	MATCH PT-1	
EF-2	EIFS	MATCH PT-2	
MTL-1	PREFINISHED METAL COPING	PPG #1010-2 "FOG"	TO MATCH ADJACENT FINISH
MTL-2	PREFINISHED METAL COPING	PPG #1001-6 "KNIGHT'S ARMOR"	TO MATCH ADJACENT FINISH
PT-1	PAINT	PPG #1010-2 "FOG"	FLAT FINISH
PT-2	PAINT	PPG #1001-6 "KNIGHT'S ARMOR"	FLAT FINISH

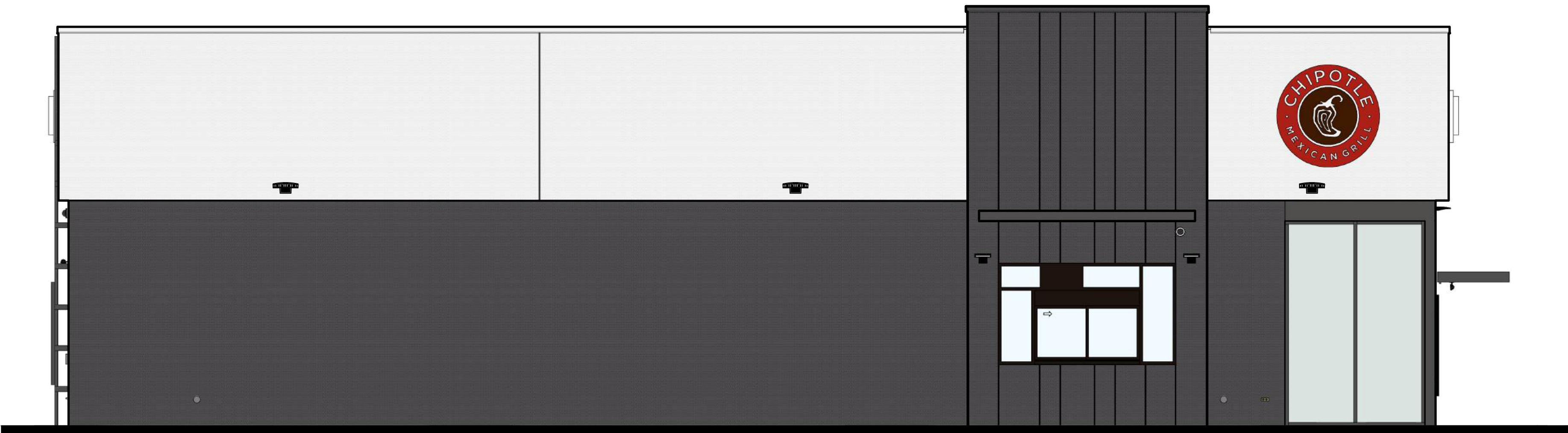
ELEVATIONS PROVIDED BY OTHERS



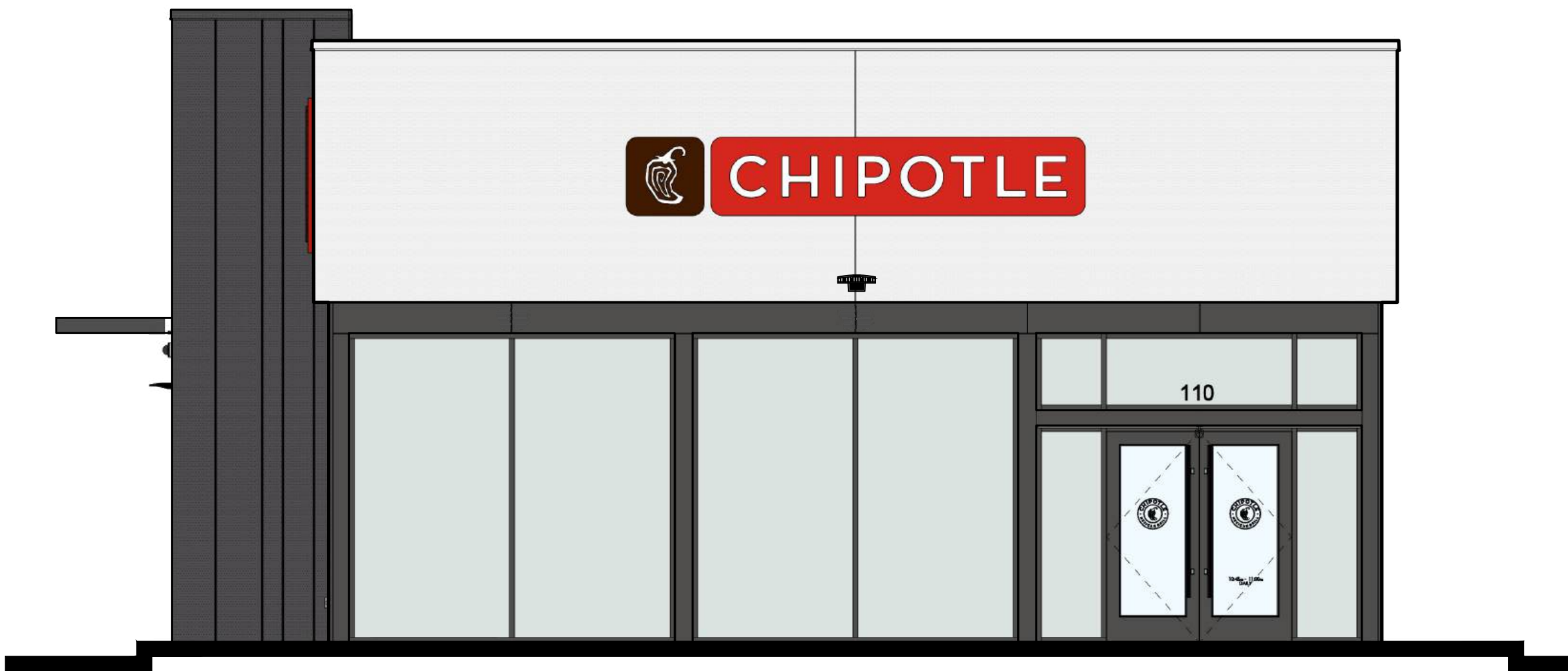
NORTH ELEVATION
NTS



WEST ELEVATION
NTS



SOUTH ELEVATION
NTS



EAST ELEVATION
NTS

COLORED ELEVATIONS SHOWN FOR GRAPHICAL REPRESENTATION ONLY.
SEE SHEET A-2 FOR EXACT INFORMATION AND CRITERIA FOR BUILDING ELEVATIONS.

ELEVATIONS PROVIDED BY OTHERS



R.A. CHIESA ARCHITECTS, P.C.
43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038
(586) 263-5519
Member of The
American Institute
of Architects

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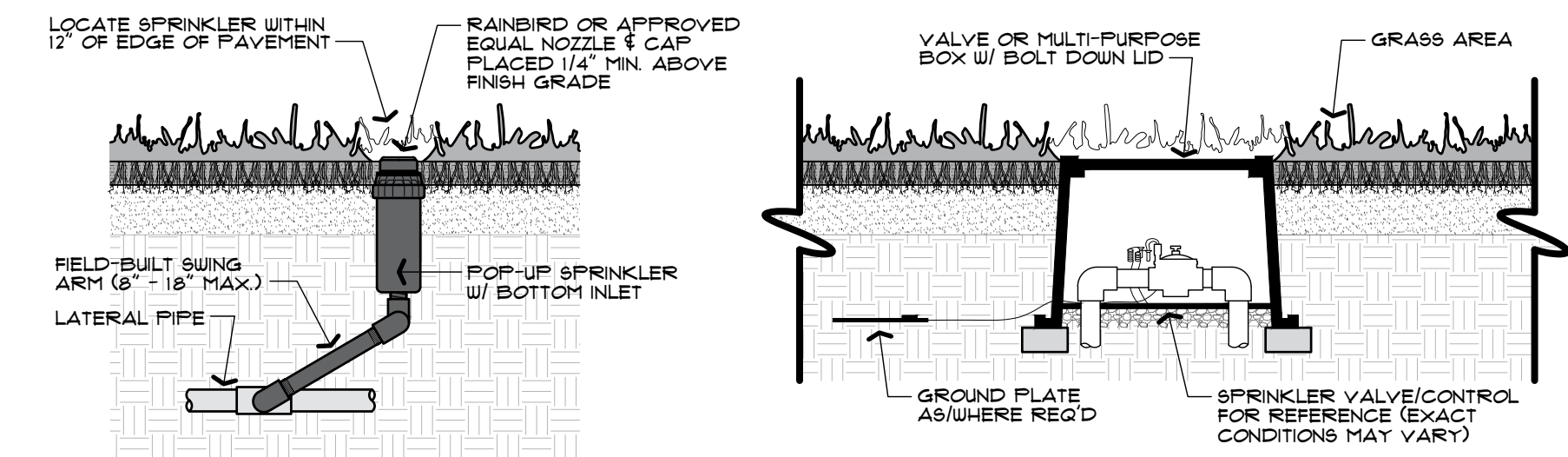
SITE PLAN APPROVAL	
9/24/25	

SHEET TITLE -
ELEVATIONS

PROJECT - 2,362 S.F.
PROPOSED COMMERCIAL DEVELOPMENT -
110 PERRY AVENUE
CITY OF BIG RAPIDS, MI 49307
36261 ORCHARD LK. RD.
EAST LANSING, MI 48234
MANAGEMENT DEVELOPMENT JASON KISHMISH (248) 211-1234
GRAND

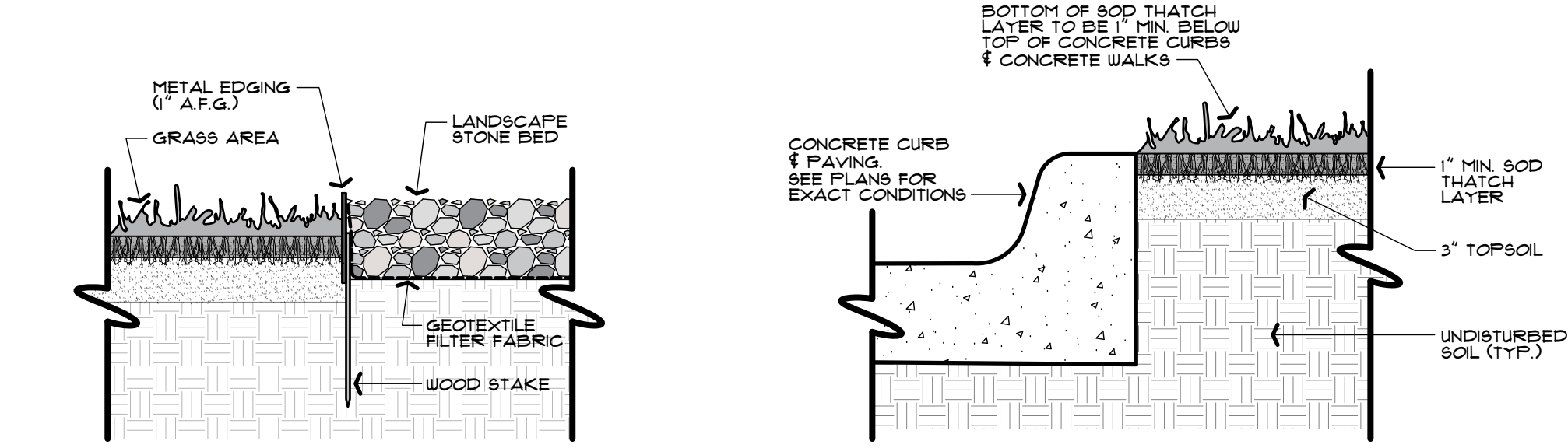
JOB NO.
24134-8
SHEET NO.

A-3



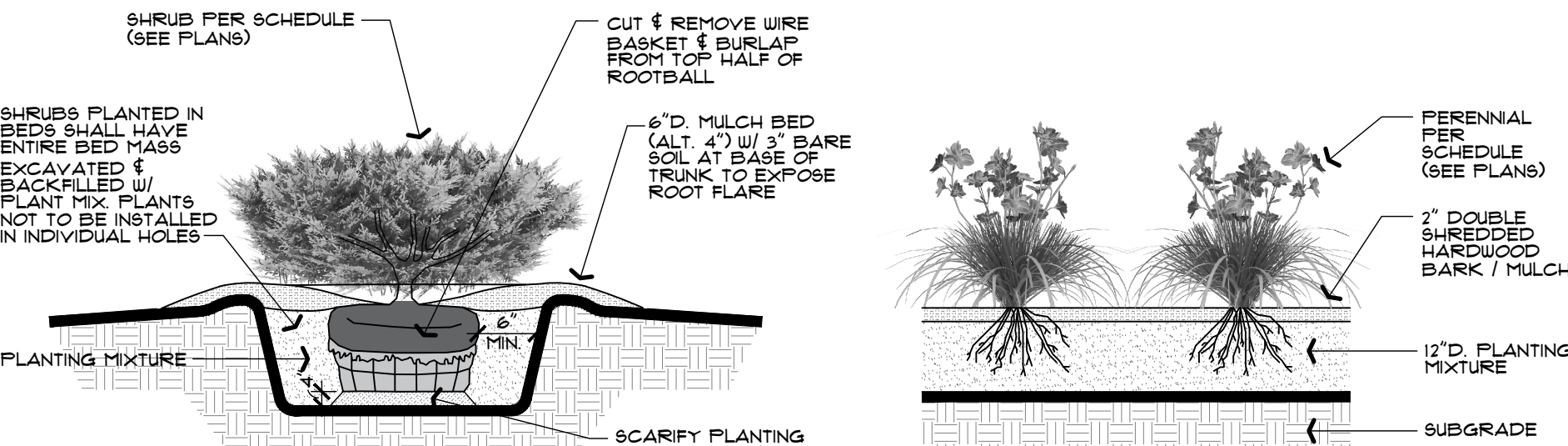
10 POP-UP SPRINKLER ASSEMBLY DETAIL
NTS (WHERE APPLICABLE / NOT SHOWN ON PLANS)

6 VALVE BOX DETAIL
NTS (WHERE APPLICABLE / NOT SHOWN ON PLANS)



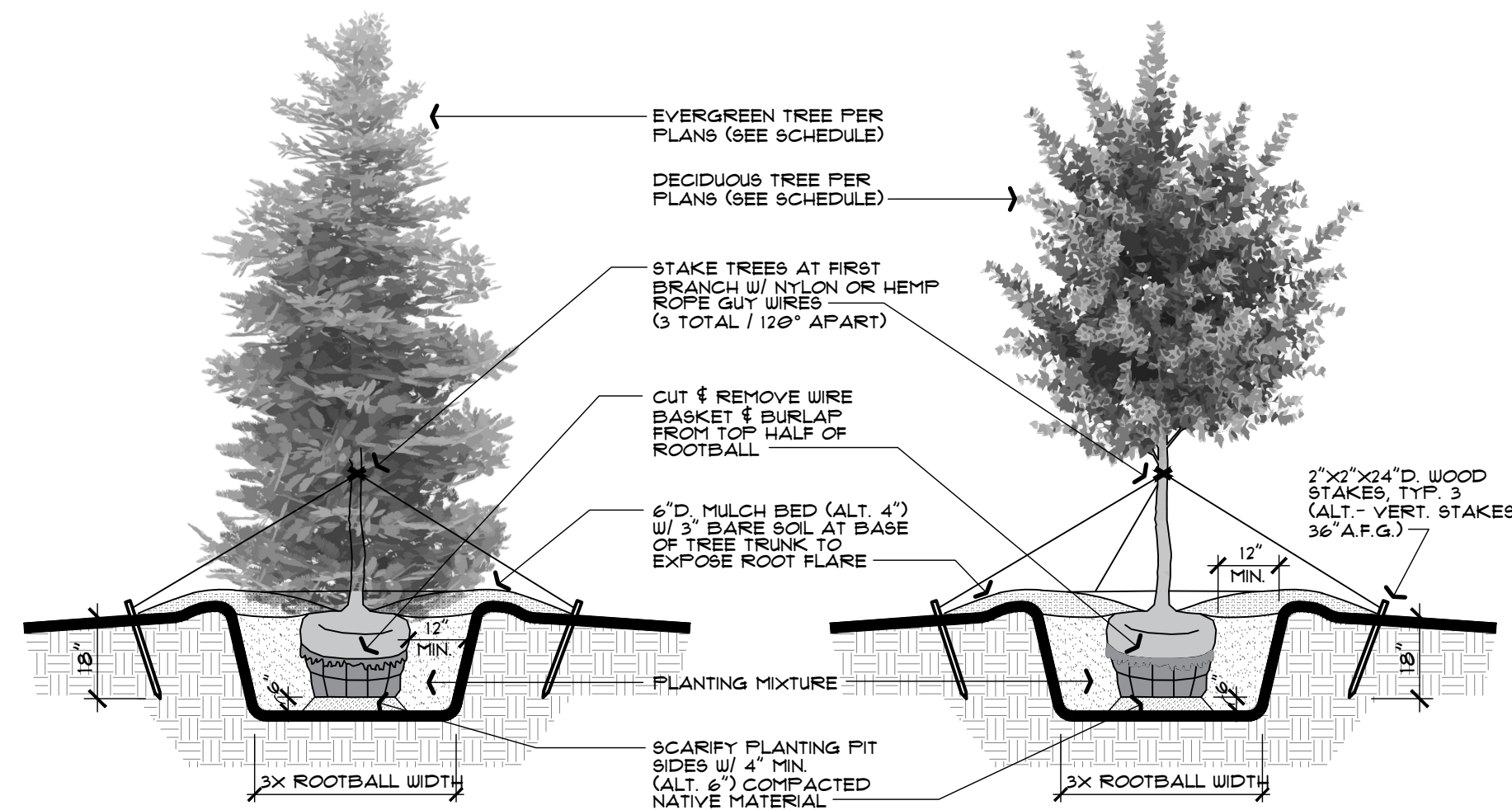
5 LANDSCAPE EDGING DETAIL
NTS

1 SOD INSTALLATION DETAIL
NTS



9 SHRUB TREE PLANTING DETAIL
NTS (ALT. - STONE BED)

4 PERENNIAL PLANTING DETAIL
NTS (ALT. - STONE BED)



7 EVERGREEN TREE PLANTING DETAIL
NTS (ALT. - STONE BED)

3 DECIDUOUS TREE PLANTING DETAIL
NTS (ALT. - STONE BED)

DECIDUOUS TREE STAKING / GUYING NOTES -

CAULIPER SIZE	STAKING / GUYING	MULCH SAUCER DIMENSION
≤ 2.0"	DOUBLE STAKE	4 FT. DIAMETER
2.5" - 3.5"	TRIPLE STAKE	5 FT. DIAMETER
4.0" - 6.0"	TRIPLE GUY	8 FT. MINIMUM DIAMETER (EXTEND OUTSIDE DIAMETER TO INCLUDE GUYING STAKES)

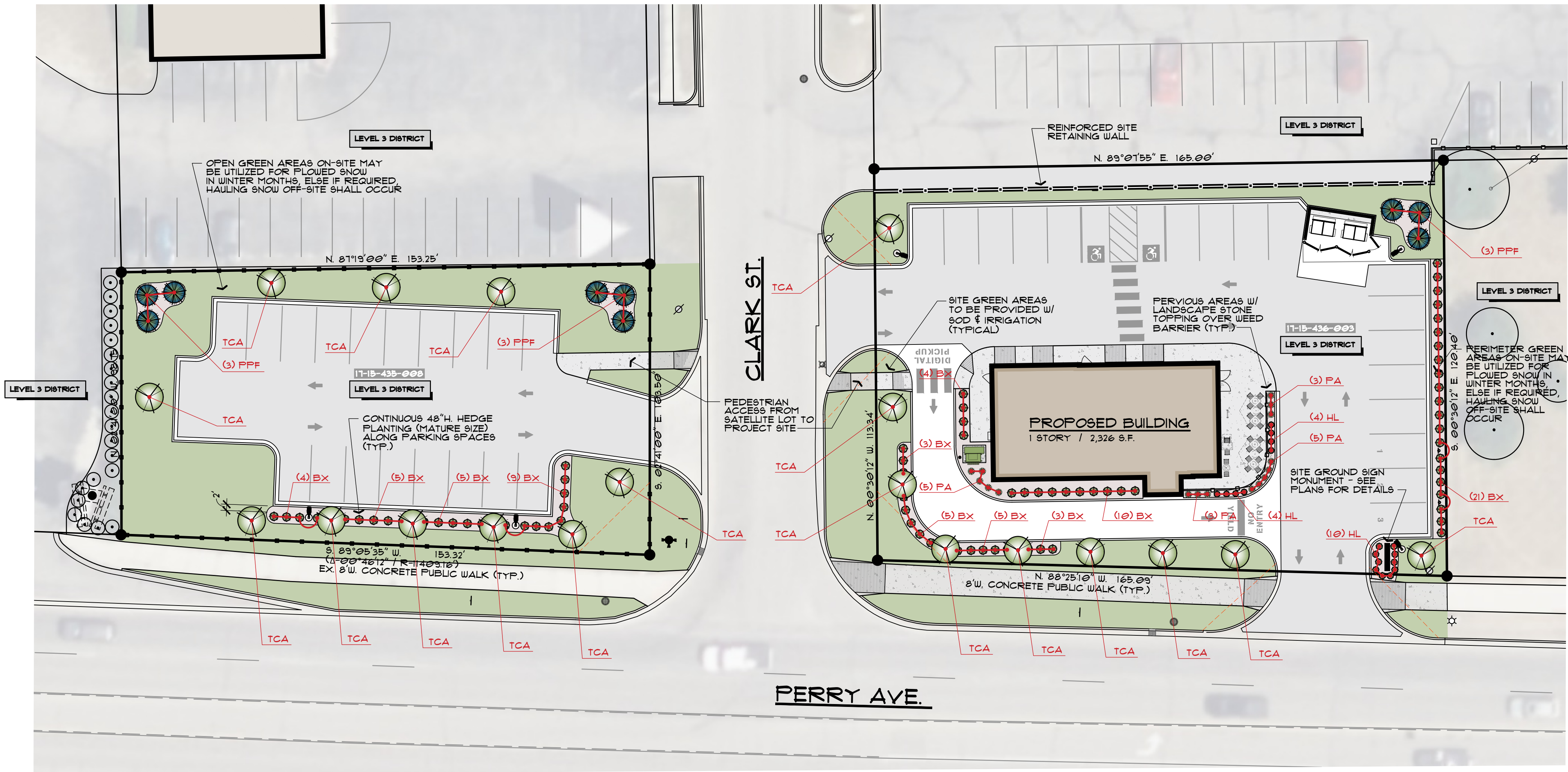
LANDSCAPE SCHEDULE								
MARK	SYMBOL	TYPE	QTY.	DESCRIPTION		INSTALL SIZE	MATURE SIZE	
				BOTANICAL NAME	COMMON NAME	CALIPER, HEIGHT, OR VOLUME	HEIGHT	SPREAD
TREES								
TCA		DECIDUOUS	19	TILIA CORDATA	LITTLE-LEAVED LINDEN	2.5-INCH CALIPER	40 FT-50 FT	35 FT- 40 FT
PPF		EVERGREEN	9	PICEA PUNGENS VAR GLAUCA FASTIGIATA	COLUMNAR BLUE SPRUCE	6 FT TALL	20 FT- 30 FT	6 FT - 8 FT
SHRUB'S / PERENNIALS / GRASSES								
BX		EVERGREEN	74	BUXUS HYBRIDS	GREEN VELVET BOXWOOD	2 FT TALL	3 FT - 4 FT	3 FT - 4 FT
HL		PERENNIAL	18	HEMEROCALLIS	DAYLILY 'STELLA D'ORO' (GOLDEN YELLOW)	2 GALLON MINIMUM	1.5 FT - 2 FT	1.5 FT - 2 FT
PA		GRASS	16	PENNISETUM ALOPECUROIDES	CHINESE FOUNTAIN GRASS	2 GALLON MINIMUM	2 FT - 3 FT	2 FT - 3 FT

EXACT SITE LANDSCAPE MATERIAL AND SPECIES MAY VARY FROM LANDSCAPE PLAN SHOWN BASED ON EXACT NURSERY SELECTION AND PRODUCT AVAILABILITY. ALL SELECTIONS TO BE COORDINATED WITH ARCHITECT AS REQUIRED.

LANDSCAPE AND PLANTING NOTES -

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES - GAS, ELECTRIC, COMMUNICATION, SANITARY, STORM AND WATER. CONTACT MISS DIG AND COORDINATE WITH CIVIL ENGINEERING PLANS. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON-SITE IF NECESSARY.
- PLANTING QUANTITIES SHALL BE PROVIDED PER THE LANDSCAPE PLAN SCHEDULE AND MEET THE MINIMUM STANDARDS OF THE CITY ORDINANCE. ANY VARIATION IN LANDSCAPE QUANTITIES THAT DEVIATE FROM THE LANDSCAPE SCHEDULE TO BE COORDINATED AND APPROVED BY ARCHITECT.
- ANY SUBSTITUTION OF PLANT MATERIALS OR ALTERNATION IN PLANT SIZES AND/OR SPECIFICATIONS SHALL BE CONFIRMED BY THE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASE, HARDY AND BE GUARANTEED FOR ONE YEAR UPON INSTALLATION.
- PLANT BEDS SHALL BE MULCHED AND DRESSED W/ 4-INCHES OF FINELY DOUBLE SHREDDED HARDWOOD BARK OR STONE. VERIFY WITH ARCHITECT ON EXACT TYPE AND COLOR PRIOR TO ORDERING AND INSTALLATION. (LANDSCAPE STONE PREFERRED FOR DURABILITY AND AESTHETICS).
- PLANT BEDS SHALL BE GRADE CUT OR EDGED WITH METAL EDGING, 1/8-INCH THICK X 4-INCH TALL, INSTALLED WITH STAKES PER MANUFACTURER'S REQUIREMENTS. TOP OF EDGING SHALL BE 1/2-INCH ABOVE FINISH GRADE (ALTERNATE - TOP OF EDGING TO BE FLUSH WITH FINISH GRADE).
- ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION.
- ALL ADJACENT DISTURBED AREAS SHALL BE REPAIRED AS REQUIRED.
- ALL PLANTING AREAS TO BE REPAIRED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZERS BEFORE PLANT INSTALLATION.
- ALL LARGE TREES SHALL BE STAKED, GUYED AND WRAPPED.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS AS RECOMMENDED.
- AT THE TIME OF SITE PREPARATION, CONTACT ARCHITECT IF REQUIRED TO REVIEW ALL EXISTING VEGETATION AND TAG MATERIAL TO BE SAVED OR RELOCATED.
- DIG SHRUB PITS 12-INCHES LARGER THAN ROOT BALLS AND TREE PITS DUG 24-INCHES LARGER THAN ROOT BALLS. BACKFILL WITH ONE-PART TOP SOIL AND ONE-PART SOIL FROM EXCAVATED PLANTING.
- LAWN TREES SHALL BE MULCHED WITH A 24-INCH WIDE MINIMUM OF 6-INCH DEEP SHREDDED BARK RING OR APPROVED ALTERNATIVE DESIGN FOR TRUNK PROTECTION.
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) EXIST.
- PROVIDE SEED OR PEAT SOD AS REQUIRED FOR LANDSCAPE AREAS.
- PROVIDE ALL GRASS AREAS WITH IRRIGATION SYSTEM AND AUTOMATIC TIMER.

LANDSCAPE REQUIREMENTS			
SECTION 8.2: GREENBELT STREET FRONTAGE AND STREETSCAPE REQUIREMENTS:			
1.	17-15-436-003 (PRIMARY) PERRY AVE AND CLARK STREET (FRONTAGE) -		
A.	1 DECIDUOUS TREE / 30 LF OF TOTAL FRONTAGE OR 271.43 LF / 30 LF = 9 TREES		
B.	TREES PROVIDED = 9 TREES (9 DECIDUOUS)		
2.	17-15-435-008 (SATELLITE) PERRY AVE AND CLARK STREET (FRONTAGE) -		
A.	1 DECIDUOUS TREE / 30 LF OF TOTAL FRONTAGE OR 256.82 LF / 30 LF = 9 TREES		
B.	TREES PROVIDED = 9 TREES (6 DECIDUOUS AND 3 EVERGREEN)		
SECTION 8.5: GREENBELT RIGHT-OF-WAY SITE VISIBILITY CLEARANCE:			
1.	17-15-436-003 (PRIMARY) CORNER OF PERRY AVE AND CLARK STREET -		
A.	20 FT CORNER CLEARANCE WITH NO PLANT MATERIAL OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT		
2.	17-15-435-008 (SATELLITE) CORNER OF PERRY AVE AND CLARK STREET -		
A.	20 FT CORNER CLEARANCE WITH NO PLANT MATERIAL OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT		
SECTION 8.5: INTERIOR TREE REQUIREMENTS:			
1.	17-15-436-003 (PRIMARY) -		
A.	COMMERCIAL DISTRICT: 1 CANOPY TREE / 1 PARKING SPACES OR 19 SPACES / 1 = 3 TREES		
B.	TREES PROVIDED = 3 TREES (3 EVERGREEN)		
2.	17-15-435-008 (SATELLITE) -		
A.	COMMERCIAL DISTRICT: 1 CANOPY TREE / 1 PARKING SPACES OR 18 SPACES / 1 = 3 TREES		
B.	TREES PROVIDED = 1 TREES (4 DECIDUOUS AND 3 EVERGREEN)		



SITE LANDSCAPE PLAN

1" = 20'

LANDSCAPE GREEN AREAS ON-SITE ARE POSSIBLE LOCATIONS FOR SNOW HOLDING AREAS

STAFF REPORT TO THE PLANNING COMMISSION

TO: Planning Commission
FROM: Michelle Stenger, Community Development Director
SUBJECT: Site Plan Review for Chipolte at 110 Perry Ave and 202 Perry Ave
DATE: 3/19/2025

Introduction

Applicant, RA Chiesa Architects, representing Chipolte, is applying for a Site Plan Review for a restaurant with a pick up window at 110 & 202 Perry Avenue (PIN 17-15-436-003 & 17-15-435-008). The properties are currently zoned C-3. The applicant is proposing to tear down the existing structure and replace it with a new structure that will house a restaurant with a pick up window and a parking lot.

The two properties are located along the north side of Perry Ave, just to the west of State Street. Clark Street is located between the two properties being reviewed. 110 Perry Ave is .44 acres and 202 Perry Ave is .29 acres. Currently the properties have both been developed for commercial use, one has an existing dilapidated parking lot and the other has a vacant bank with a drive thru structure.

The C-3 district allows for all uses in the C-2 and C-1 districts. It also allows for drive-in eat and drinking establishments, gasoline service stations and other similar establishments. The applicant does not provide a typical drive thru facility where you order onsite and your food is out while you wait in line. Instead the business is an order prior to getting there and having a pickup only window. This business seems to staff to fit the same type of businesses as the other automobile related establishments in the C-3 district.

Site Plan Review Process and Procedure

The Site Plan Review Application was received by the Community Development Department on February 24, 2025, and was deemed in compliance with Section 9.4. of the Zoning Ordinance which stipulates required Site Plan Review application materials. As required by Ordinance, Site Plan Reviews must go through a public hearing process. Notice was posted in the Big Rapids Pioneer on March 4, 2025, and sent to all property owners within 300 feet of the site.

The Site Plans were shared with the Fire Marshal and the Public Works Department's Engineering staff. No concerns from either department were expressed.

Criteria for Review of Site Plan Review Applications

Section 9.6 of the Zoning Ordinance sets criteria for reviewing Site Plan Review applications:

- 9.6:1 That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to ensure the safety and convenience of pedestrian and vehicular movement. With respect to vehicular and pedestrian circulation, including walkways, interior drives, and parking, the site

shall be developed so that access points, general interior traffic circulation, pedestrian circulation, and parking areas are safe and convenient and, insofar as practicable, do not detract from the design of the proposed buildings and existing structures on neighboring properties.

Staff Response: The site is laid out a manner that will allow for safe vehicular and pedestrian traffic. The applicant is changing the entrance to the site off of Perry which will require MDOT approval. The applicant also is showing possible sidewalks on both sides of Clark Street, depending on community input. Staff feels that adding sidewalks the whole length on the west side and between to two sidewalks on the east side of Clark Street would better serve the pedestrian as there are multiple opportunities to access the site then.

- 9.6:2 All elements of the site plan shall be harmoniously and efficiently organized in relation to the topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

Staff Response: The applicant has organized the property in such a way that the existing neighboring properties will have little impact.

- 9.6:3 That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which will result in maximum harmony with adjacent areas.

Staff Response: There is not currently an large amount of existing landscaping on the site as the structure is likely older than the landscaping requirements in the ordinance. The applicant is providing a significant amount of landscaping around the parking area and structure. There is also more green space on the parking lot at 202 Perry, which currently has no landscaping.

- 9.6:4 That any adverse effects of the proposed development and activities emanating there from which affect adjoining residents or owners shall be minimized by appropriate screening, fencing, landscaping, setback and location of buildings, structures and entryways. All loading and unloading areas and outside storage areas, including areas for the storage of refuse, which face or are visible from residential districts or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height.

Staff Response: The applicant has placed appropriate green belts along the public right of way as well additional parking lot and building landscaping requirements. The dumpster is

appropriately screened and provides a smaller access door to help keep the main portion closed. The applicant has supplied a supplemental updated landscape sheet that meets requirements.

- 9.6:5 That the layout of buildings and improvements will minimize any harmful or adverse effect which the development might otherwise have upon the surrounding neighborhood. Physical improvements including sidewalks, drives and parking areas shall be built to adequate standards to minimize premature deterioration. Sites at which hazardous substances are stored, used or generated shall be designed to prevent spill or discharges to the air, surface of the ground, groundwater, streams, drains or wetlands. Secondary containment for above ground storage of hazardous material shall be provided.

Staff Response: There should be little impact on surrounding properties as the whole area is commercial in nature and Perry Ave is a busy road so impacts should be very minimal.

- 9.6:6 That all provisions of all local ordinances, including the City Zoning Ordinance, are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

Staff Response: The applicant has met all the ordinance requirements.

Planning Commissioners are encouraged to review the Application against the Criteria in Section 9.6 to decide if they find it meets or fails to meet them. These Criteria shall be used to decide the Action taken by the Planning Commission.

Recommendation

Staff overall recommends approval of the site plan as it meets the ordinance requirements with the following conditions/changes to be made and resubmitted for Staff to review and approve.

1. 6 foot wide ADA compliant sidewalks along both sides of Clark Street to facilitate more pedestrian traffic.

- a. East side only between the two sidewalks, west side the length of property.

3. A bike rack design that meets the recommendations in Essentials of Bike Parking by the APBP.

Action

Three options lay before the Planning Commission regarding Site Plan Review Applications: Approval, Denial, or Approval with Conditions. Explanations and sample motions are below.

Approval

An approval motion is appropriate when the Application meets the Standards of the Zoning Ordinance and approves the Application. Sample motion:

“I move that the Site Plan Review Application for both phases of 110 & 202 PERRY AVENUE (PIN 17-15-436-003 & 17-15-435-008) for a restaurant with a pick up, be approved, because it meets all of the Criteria for Review set in Section 9.6 of the Zoning Ordinance.”

Approval with Conditions

An approval with conditions motion is appropriate when the Application meets the Standards of the Zoning Ordinance, but the Planning Commissioners believe a few minor conditions or alterations are required. This motion approves the Application contingent upon the listed conditions. Sample motion:

“I move that the Site Plan Review Application for an agricultural education center at 110 & 202 PERRY AVENUE (PIN 17-15-436-003 & 17-15-435-008), be approved with conditions. The Application meets the Criteria for Review set in Section 9.6 of the Zoning Ordinance, but conditions are required to *(select from the relevant reasons below)*

- (1) Ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
- (2) Protect the natural environment and conserve natural resources and energy.
- (3) Ensure compatibility with adjacent uses of land.
- (4) Promote the use of land in a socially and economically desirable manner.

The following conditions are required to address this need: *(list conditions [such as requiring additional permits, revising plans to show needed changes, demonstrating adequacy of the stormwater detention facilities, among others] here).*

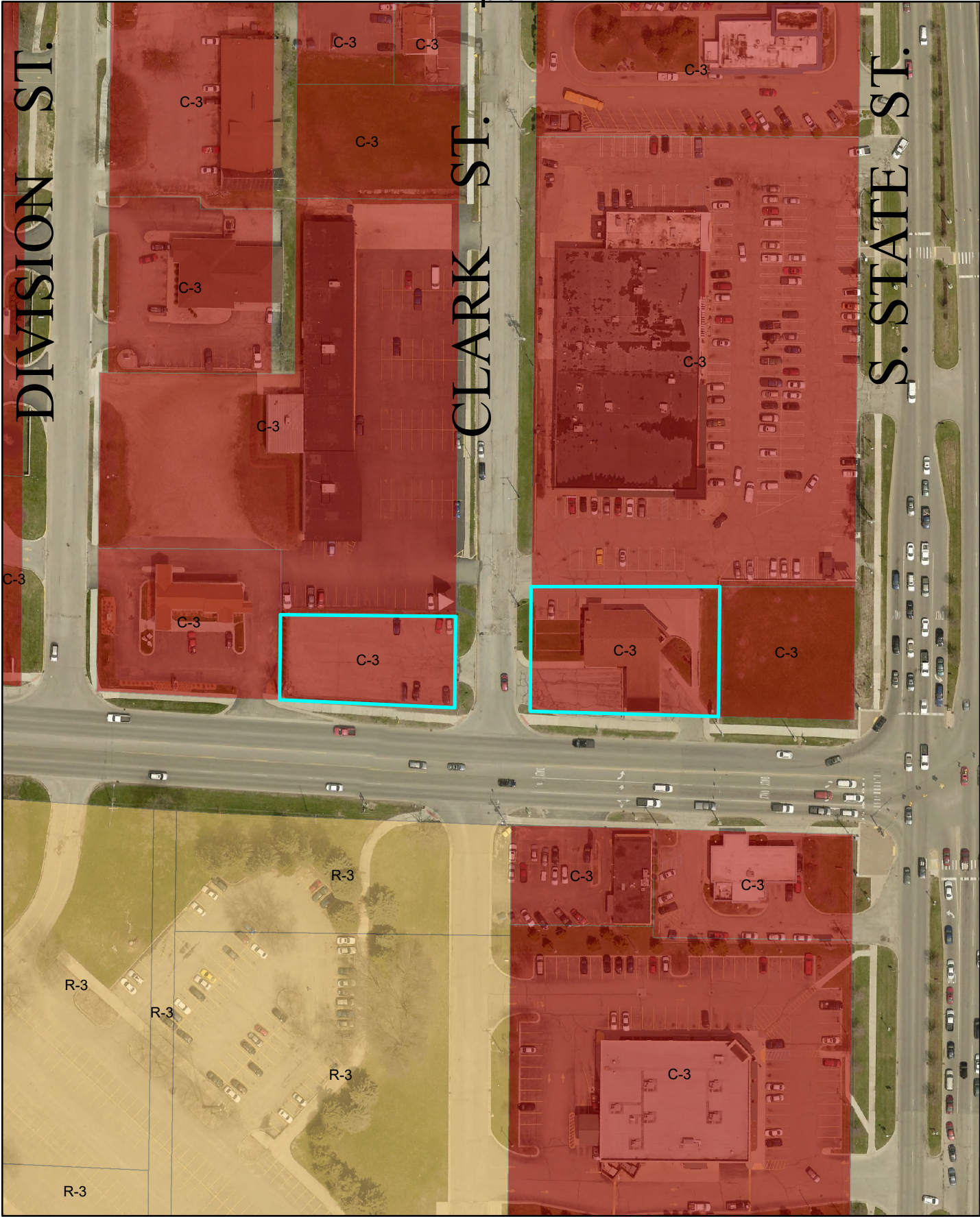
A revised, dated site plan and documents addressing the above shall be submitted for staff approval within 60 days.”

Denial

A denial motion is appropriate when the Application fails to meet the Standards of the Zoning Ordinance and ends the application process. Sample motion:

“I move to deny the Site Plan Review Application for an agricultural education center at 110 PERRY AVENUE (PIN 17-15-436-003 & 17-15-435-008), because it does not meet Criteria 9.6:X of the Zoning Ordinance. *(Fill in the X with which number Criteria the application does not meet.)*”

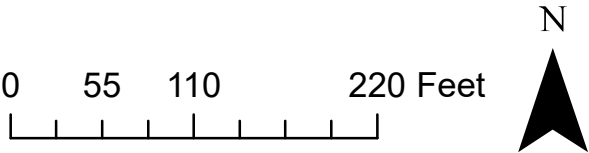
Chipolte



Legend

poly2 Field6

	C-3
	R-3



REPORT TO THE CITY COMMISSION

TO: City Commission
FROM: Michelle Stenger, Community Development Director
SUBJECT: PILOT Ordinance
DATE: February 17, 2025

Program/Initiative:

Tax Exemption for Housing Development

Background:

Chapter 155 of the City Ordinance has established procedures and requirements for how Tax Exemption for Housing Developments are to be reviewed by the City. Included in the packet is the chapter, however a brief overview will also be provided below.

Purpose: The purpose of the tax exemption process is for developers to utilize as a way for the City to encourage the construction of housing developments for citizens of low income.

Important Terms:

Annual Shelter Rent: the total collections during an agreed annual period from all occupants of a housing development exclusive of charges for utilities (Rent collected minus portion for utilities).

Contract Rents: As defined by the US HUD in regulations promulgated pursuant to the US Housing Act of 1937 (The amount of rent the developers are allowed to charge based on income/bedrooms/people)

Utilities: Fuel, water, sanitary sewer service and/or electrical service. Must be paid by the Housing Development.

Service Charge: The amount of payment made to the City in lieu of paying property taxes. Is calculated using an established formula.

Low Income: Incomes do not exceed 80 percent of the median family income of the area

AMI: Average Median Income

Types of developments permitted: Elderly housing developments which are federally-aided and multiple or single family dwellings for persons of low income.

Establishing the Service Charge: There are two different service charges that the Ordinance outlines. One is for elderly people, and one is intended for persons of low income. The low income is the one we will be walking through, and it has a requirement of 10% of the shelter rents minus the actual utilities collected.

Process: The applicant applies for the PILOT with a letter of interest. The Planning Commission is the first board to review the request. Prior to the Planning Commission Meeting information will also be sent to the Housing Commission so they can provide their input in writing to the Planning Commission. The Planning Commission will make a recommendation to the City Commission. The City Commission will review the request and make a final decision.

Review Criteria: The following criteria is outlined in the City Ordinance. All the criteria listed must be determined to be met by the City Commission in order to qualify for tax exempt status and a PILOT.

- A. The Housing Development is designed for elderly or low income residents as defined in this chapter or applicable state or federal law;
- B. The Housing Development will meet a demand not adequately addressed in the existing housing inventory in the community;
- C. The Housing Development will not have a significant negative impact on the existing rental housing market for substantially similar housing units;
- D. The Housing Development is designed so that a PILOT agreement is essential to financing of the proposed housing development;
- E. The Housing Development is designed to avoid an excessive concentration of subsidized housing in any particular section of the City of Big Rapids;
- F. The Housing Development will rehabilitate or remove some dilapidated or substandard housing stock within the City of Big Rapids.

Example:

This example is based off of an existing apartment complex within Big Rapids and is not a part of the proposed new development off of Fuller. The existing complex was chosen because it made it easier to calculate SEV values and extrapolate information from. The example was done to showcase the differences of a PILOT program versus other development for the City.

72 Unit apartment complex being built on 6.140 acres. For the calculation of a PILOT let's assume all 72 units are at 60% AMI, 2 bedroom units, with a family of 3 and a 7% vacancy rate.

	Market Rate Apartments	Single Family Houses (2,000 sq ft, homestead)	PILOT	Undeveloped
Number of Units	72	20	72	
SEV Value	1,740,200	2,092,000	1,740,200	19,200
Property Tax Payment	\$96,738.41	\$78,639	\$77,459.40	\$1,063.44

PILOT payments are received and divided between the taxing jurisdictions in a similar manner to property taxes.

Other things to consider in review would be: needs of the community, income taxes collected, capacity of infrastructure, infrastructure tap fees or other impacts/improvements of the development.

Desired Action:

No Action needed, just providing information.

CHAPTER 155: TAX EXEMPTION FOR HOUSING DEVELOPMENTS

Section

- 155.01 Purpose and findings
- 155.02 Definitions
- 155.03 Class of housing developments
- 155.04 Establishment of annual service charge
- 155.05 Limitation on the payment of annual service charge
- 155.06 Housing developments for which construction or rehabilitation was initiated during certain time period
- 155.07 Determination of qualified housing developments
- 155.08 Preliminary review and recommendation
- 155.09 Payment of service charge
- 155.10 Duration
- 155.11 Resolution; contractual effect

§ 155.01 PURPOSE AND FINDINGS.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low income and to encourage the construction of qualified housing developments by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCL Section 125.1401 et. seq.). The City of Big Rapids is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be paid but for this Act. (Ord. 490-02-02, passed 2-18-02; Am. Ord. 566-06-06, passed 5-15-06)

§ 155.02 DEFINITIONS.

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

ACT. The State Housing Development Authority Act, being Public Act 346 of 1966, of the State of Michigan, as amended.

ANNUAL SHELTER RENT. The total collections during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants.

AUTHORITY. The Michigan State Housing Development Authority.

CONTRACT RENTS. As defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to the U.S. Housing Act of 1937, as amended.

ELDERLY. A single person who is 55 years of age or older or a household in which at least one member is 55 years of age or older.

HOUSING DEVELOPMENT. A development which contains a significant element of housing for persons of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the development as it relates to housing for persons of low income.

MORTGAGE LOAN. A loan that is federally aided (as defined in the Act) or made or to be made by the Authority for the construction, rehabilitation, acquisition and/or permanent financing of a housing project, secured by a mortgage on the housing project.

QUALIFIED HOUSING DEVELOPMENT. A housing development with characteristics specified in this chapter which the City Commission may find exist and qualify the Housing Development for tax exempt status.

SPONSOR. Any person(s) or entities that receive or assume a Mortgage Loan.

UTILITIES. Fuel, water, sanitary sewer service and/or electrical service which are paid by the Housing Development. (Ord. 490-02-02, passed 2-18-02; Am. Ord. 566-05-06, passed 5-15-06; Am. Ord. 610-07-09, passed 7-6-09)

§ 155.03 CLASS OF HOUSING DEVELOPMENTS.

It is determined that the class of housing developments to which the tax exemption may apply and for which a service charge shall be paid in lieu of such taxes shall be elderly housing developments which are financed or assisted by the Authority or which are federally-aided and multiple or single family dwellings for persons of low income located in the City of Big Rapids which are financed or assisted by the Authority or which are federally-aided, and which are found to be qualified housing developments by the City Commission.

(Ord. 490-02-02, passed 2-18-02; Am. Ord. 566-05-06, passed 5-15-06)

§ 155.04 ESTABLISHMENT OF ANNUAL SERVICECHARGE.

(A) Housing developments found by the City Commission to be qualified for tax exempt status and the property on which they shall be constructed shall be exempt from all property taxes from and after the commencement of occupancy. The City, acknowledging that the sponsor and the Authority, in the case of a sponsor receiving a mortgage loan from the Authority, shall have established the economic feasibility of a housing development in reliance upon the enactment and continuing effect of this chapter and the qualification of the housing development for exemption from all property taxes and a payment in lieu of taxes as established in this chapter, agrees to accept payment of an annual service charge for public services in lieu of all property taxes.

(B) The annual service charge for qualified housing developments for which construction or rehabilitation is initiated after January 1, 1990 but prior to January 1, 2002 shall be as follows: The service charge for:

(1) Authority financed or federally-aided housing developments for elderly persons shall be equal to 4% of the difference between the annual shelter rents actually collected and utilities.

(2) Authority financed or federally-aided housing developments intended for persons of low income shall be equal to 10% of the difference between the annual shelter rents actually collected and utilities.

(C) The annual service charge for qualified housing developments for which construction or

rehabilitation is initiated on or after January 1, 2002 shall be as follows: The service charge for:

(1) Authority financed or federally-aided housing developments for elderly persons shall be equal to 0% of the difference between the annual shelter rents actually collected and utilities.

(2) Authority financed or federally-aided housing developments intended for persons of low income shall be equal to 10% of the difference between the annual shelter rents actually collected and utilities.

(3) The authorization of the 0% service charge is within the discretion of the City Commission. In the event that a qualified housing development is denied the 0% service charge, the project shall receive authorization for a 10% service charge, or such service charge between 0% and 10% as the City Commission determines is appropriate.

(4) For each qualified housing development for which construction or rehabilitation is begun after January 1, 2002, the City may by resolution grant tax exempt status. The resolution by the City shall be based on the criteria in § 155.07, and shall be effective on adoption.

(D) The term "low income" as used in this chapter shall be the same as "low income persons and families" as defined in Section 15(a)(7) of the Act. (Ord. 490-02-02, passed 2-18-02; Am. Ord. 566-05-06, passed 5-15-06)

§ 155.05 LIMITATION ON THE PAYMENT OF ANNUAL SERVICE CHARGE.

Notwithstanding § 155.04, the service charge to be paid each year in lieu of taxes for the part of the housing development which is tax exempt and which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing development if the housing development were not tax exempt.

(Ord. 490-02-02, passed 2-18-02; Am. Ord. 566-05-06, passed 5-15-06)

§ 155.06 HOUSING DEVELOPMENTS FOR WHICH CONSTRUCTION OR REHABILITATION WAS INITIATED DURING CERTAIN TIME PERIOD.

Housing developments for which construction or rehabilitation was initiated after January 1, 1990 but prior to January 1, 2002 and which are currently exempt from taxation and which are already making annual service charge payments pursuant to Ordinance 430-12-97 shall not be affected nor shall the terms of the tax exemption and annual service charge payments for those housing developments be changed by reason of the passage of this chapter. The cooperation agreement between the City of Big Rapids and the Big Rapids Housing Commission establishing payments in lieu of taxes for Housing Commission properties developed prior to 1990 is ratified and affirmed.

(Ord. 490-02-02, passed 2-18-02; Am. Ord. 566-05-06, passed 5-15-06)

§ 155.07 DETERMINATION OF QUALIFIED HOUSING DEVELOPMENTS.

A proposed housing development reviewed by the City Commission and found to be qualified for tax exempt status and a PILOT payment must satisfy all of the following criteria:

(A) The Housing Development is designed for elderly or low income residents as defined in this chapter or applicable state or federal law;

(B) The Housing Development will meet a demand not adequately addressed in the existing housing inventory in the community;

(C) The Housing Development will not have a significant negative impact on the existing rental housing market for substantially similar housing units;

(D) The Housing Development is designed so that a PILOT agreement is essential to financing of the proposed housing development;

(E) The Housing Development is designed to avoid an excessive concentration of subsidized housing in any particular section of the City of Big Rapids; and

(F) The Housing Development will rehabilitate or remove some dilapidated or substandard housing stock within the City of Big Rapids.

(Ord. 566-05-06, passed 5-15-06)

§ 155.08 PRELIMINARY REVIEW AND RECOMMENDATION.

Prior to action by the City Commission on a request for tax exempt status on a proposed housing development, a conceptual plan describing the existing housing stock to be rehabilitated or removed, and the number and type of new housing units to be constructed, and the location of each within the City, and the market for the proposed housing units, and the importance of the tax exempt status in making the Housing Development feasible, shall be submitted to the Planning Commission for review and recommendation to the City Commission on each of the six criteria in § 155.07. The Big Rapids Housing Commission shall be asked for its input and recommendation on each of the six criteria, which shall be provided in writing to the Planning Commission prior to the Planning Commission's review of the request for tax exempt status.

(Ord. 566-05-06, passed 5-15-06; Am. Ord. 655-1-13, passed 1-22-13)

§ 155.09 PAYMENT OF SERVICE CHARGE.

The service charge in lieu of taxes as determined under the ordinance shall be payable in the same manner as general property taxes are payable to the City of Big Rapids.

(Ord. 490-02-02, passed 2-18-02; Am. Ord. 566-05-06, passed 5-15-06)

§ 155.10 DURATION.

The tax exempt status of a housing development approved for such status by resolution of the City shall remain in effect and shall not terminate so long as the mortgage loan remains outstanding and unpaid or the Authority has any interest in the property; provided, that construction of the housing development commences within one year from the effective date of the resolution.

(Ord. 490-02-02, passed 2-18-02; Am. Ord. 566-05-06, passed 5-15-06)

§ 155.11 RESOLUTION; CONTRACTUAL EFFECT.

A resolution of the City Commission granting tax exempt status, as provided in this section, shall be adopted for each housing development qualified under the terms and provisions of this section. Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, a contract between the City

and the sponsor with the authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes as previously described will be effectuated by enactment of such a resolution by the City Commission.

(Ord. 610-07-09, passed 7-6-09)

Michigan Housing Funding Options:

Terms:

MSHDA – Michigan State Housing Development Authority

AMI – Average Medium Income (information from MSHDA effective April 1, 2024)

Program	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	9 Person
Extremely Low	16,750	20,440	25,820	31,200	36,580	41,960	47,340	52,550
Very Low (50 % AMI)	27,900	31,850	35,850	39,800	43,000	46,200	49,400	52,550
Low (80% AMI)	44,600	51,000	57,350	63,700	68,800	73,900	79,000	84,100

Advertised wages for local or comparable job postings:

Position	Advertised Wage	Yearly Income at 40hrs/Week
Daycare Worker	\$12.50/hr	26,000
Retail Team Lead	\$14/hr	29,120
Assembler	\$14.75/hr	30,680
Pharmacy Technician	\$15/hr	31,200
Medical Scribe	\$15.30/hr	31,824
Phlebotomist	\$16/hr	33,280
Line Cook	\$16/hr	33,280
Paraprofessional	\$16/hr	33,280
Machine Operator	\$18/hr	37,440
Store Manager (Hardware)	\$--/hr	40,000
Police Officer (With Degree)	\$--/hr	54,679

*See attached sheets for Rental limits

State Wide Housing Plan – A plan developed in 2022 by the state for the region. We are region F (included at the end of packet). [Partnership-F-Data-Document.pdf \(michigan.gov\)](#)

Programs:

Housing TIF (using brownfield process)

MSHDA Tax Exempt Notes

Missing Middle – No indication of if there will be a round 3

LIHTC – Low Income Housing Tax Credits

Gap Financing

Opportunity Zones – provide capital gains tax incentives

PILOT

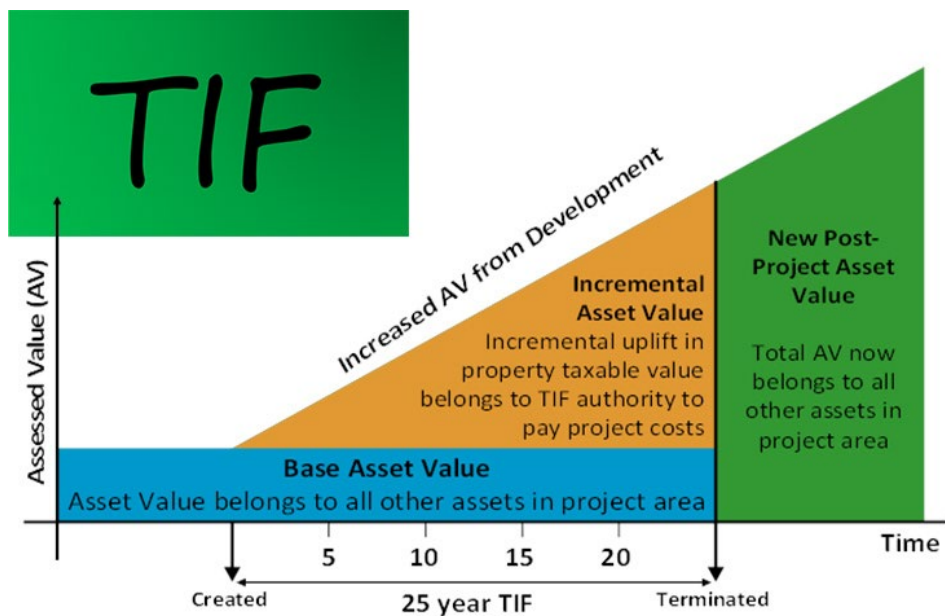
MI Neighborhood Program

Program Information:

Housing TIF (Tax Increment Financing):

[MSHDA Housing Tax Increment Financing \(TIF\) Program \(michigan.gov\)](https://mshda.michigan.gov/Housing/TIF/Program)

What does TIF mean: TIF districts allow a developer to purchase property at a pinpoint time. As the property taxes increase due to a rise in property value money is captured and returned to the developer. The money captured is the difference between the new property taxes amount minus the amount at purchase.



Process: The developer would be required to go through the local Brownfield Redevelopment Authority (BRA) to determine if approving a TIF was appropriate. The developer would need to provide information on how the money being repaid each year would benefit the community. Typically, the community would be looking at the decrease costs of rent or price in housing. The BRA would determine if the request from the developer is reasonable. The length of the TIF would be considered negotiable. If the BRA were to approve the TIF then it would go through the City Commission for final municipal approval prior to being sent to the state.

*Some communities have used the BRA to create guidelines on what they are looking for at %AMI in housing, number of units, or type of housing so the process of deciding and applying goes smoother.

MSHDA Tax Exempt Notes

The State sells tax-exempt notes and bonds, then takes the proceeds and loans the money to the developers. The developers then use the money to build, own and operate low to moderate income housing. Communities would only be involved with zoning, typical to any other development.

LIHTC (Low Income Housing Tax Credit)

[Low Income Housing Tax Credits \(LIHTC\) \(michigan.gov\)](http://michigan.gov)

Tax credit program through the federal government Tax Reform Act of 1986. MSHDA receives approximately \$20 Million a year to administer based on our state residency numbers.

The maximum tax credit a project may receive is based on a percentage of the portion of rental housing (whether the housing is newly constructed or rehabilitated) that the owner agrees to maintain as both rent and income restricted for a period of at least 18 years. At a minimum, either 20 percent of the units must be for residents whose incomes do not exceed 50 percent of area median income or 40 percent of the units must be for residents whose incomes do not exceed 60 percent of the area median income (as determined and adjusted annually by HUD). The rents on the units must also be restricted. An annual credit equal to roughly 9 percent of the qualified basis of construction or rehabilitation costs is available to developments not utilizing federal or tax-exempt financing. An annual credit roughly equal to 4 percent of the qualified basis is applicable where federal or tax-exempt financing is utilized and, in certain cases, for acquisition cost associated with rehabilitation. Communities would only be involved in zoning approval, typical of other developments, unless applicants were also utilizing other programs.

Gap Financing

[Multi Family Direct Lending Programs \(michigan.gov\)](http://michigan.gov)

In an effort to generate statewide rental housing production and achieve deep income targeting for lower income households, MSHDA will make available HOME, and Housing Trust Fund (HTF), (collectively referred to as “Gap Funding”) to be utilized in Round 18 of the Gap Financing Program. Participation in the Gap Financing Program requires the applicant to also obtain tax-exempt bond funded permanent financing from MSHDA

All eligible developments will be required to utilize a following funding sources, at a minimum:

- Tax-Exempt Bond senior construction/permanent mortgage through MSHDA's Direct Lending program
- 4% Low-Income Housing Tax Credit funding

Eligible Projects:

- \$14.9 million will be available for projects that are creating new housing units (new construction or adaptive reuse of existing buildings) in large and medium sized cities throughout the state. In

order to qualify, projects must be located in areas that do not meet the USDA RD definition of a rural area.

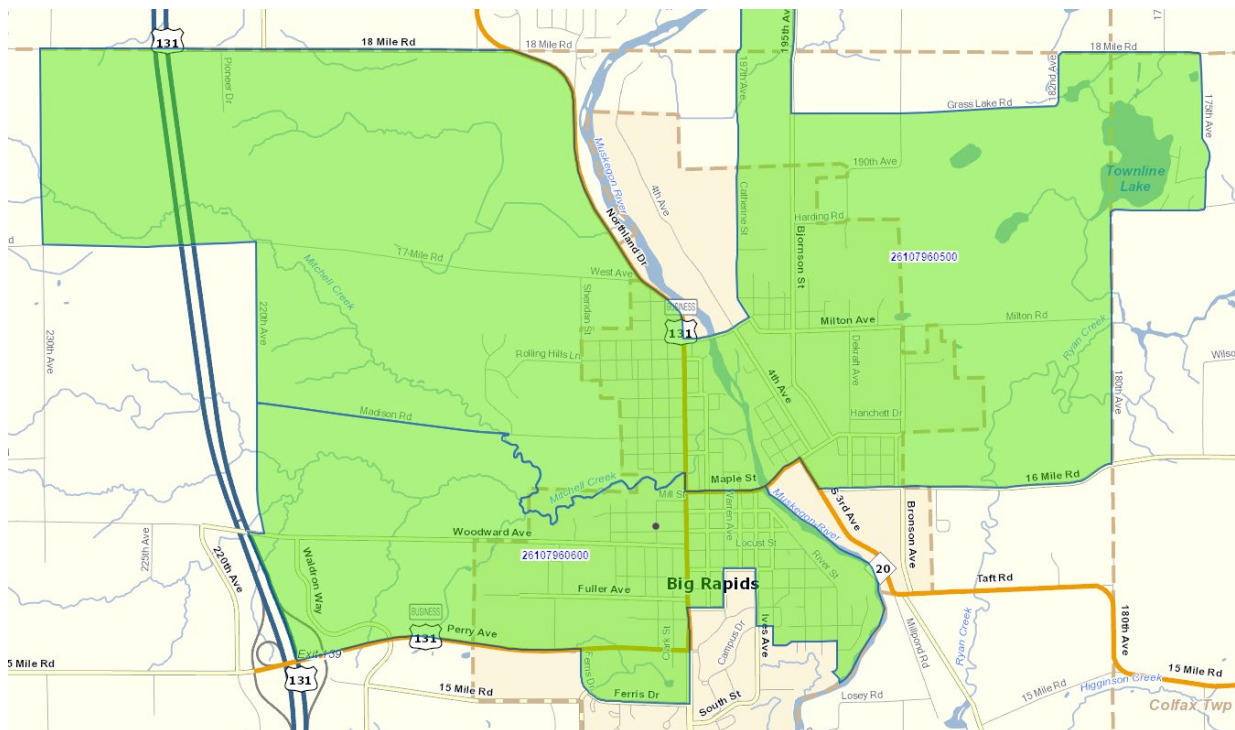
- \$10 million will be available for projects that are creating new housing units (new construction or adaptive reuse of existing buildings) in rural areas throughout the state. In order to qualify, projects must be located in areas that meet the USDA RD Multifamily definition of a rural area.
- \$3 million will be available for projects that are Preserving existing affordable housing regardless of geographic location throughout the state.

All Gap funding loans are made with a 50-year term

Opportunity Zones

[Home | Michigan Opportunity Zones \(miopportunityzones.com\)](http://miopportunityzones.com)

Opportunity Zones are an area of the community that is selected by the state where developers can invest or more easily attract investors by providing capital gains tax incentives. The timeline for using the opportunity zone to gain capital gain tax incentives is dwindling quickly as the program was set to taper off after 2019. It is unknown if the State will move forward with renewing the program and the capital gains tax incentives offered.



PILOT:

What is the PILOT program: Payment in Lieu of Taxes program allows for a developer to request a decreased property tax for an agreed upon payment.

Process: They are typically done with the Low Income Housing Tax Credits from MSHDA, but not necessarily required. The City Commission would review an application to determine the impact and benefits of the request. The City would then provide that information to the State who would make the final decision on the PILOT request.

See Attached the City's PILOT Program

MI Neighborhood Program

[MI Neighborhood \(michigan.gov\)](http://michigan.gov)

This is a new program just developed by MSHDA, so all the answers may not be available. The program money needs to be earmarked by October of this year. Our region has approximately \$12,000,000.

Size of Awards:

Beginner (i.e., 0-2 grants or developer units implemented by applicant): Up to \$200,000

Intermediate (i.e., 3-4 grants or developer units implemented by applicant): Up to \$400,000

Advanced: (i.e., 5+ grants or developer units implemented by applicant): Up to \$2 Million Plus up to 18%

Administration funds based on documented expenditures or up to 18% developer fee or a combination of both, up to 18% total. Administration funds/Developer fee will be calculated and determined by MSHDA. Requests over \$400,000 require 1:1 leverage. Source of leverage subject to MSHDA approval.

Applicants Available: Nonprofit, local government, for profit developer

Types of projects:

Public Amenity:

- Must be downtown
- Maximum is \$75,000
- Community based public amenities (can have multiple in one application)
- Eligible Activities: playground structures / amenities, walking path, mural, pocket park, pavilion, permanent benches, entranceway signage/lighting, orchards/perennials, dog park, community spaces / raised garden beds, gazebo, and picnic tables.

Rehabilitation of Housing:

- The maximum subsidy per unit is established by the grantee but may not exceed \$40,000 for occupied units and may not exceed \$100,000 for unoccupied units
- Eligible Activities: Energy efficiency, accessibility improvements, minor home repair, exterior rehabilitation, substantial rehabilitation, renal redevelopment (mixed use structures)
- Restrictions: Low Income = <60% AMI: at least 20% of the units in every project must serve this AMI. Moderate Income = <80% AMI, Middle Income = <120% AMI

- A five-year non-prorated, forgivable lien in the full amount of the assistance will be placed on properties that receive over \$10,000.

New Unit:

- The maximum subsidy per unit is established by the grantee but may not exceed \$100,000 and is restricted to unoccupied units. The average subsidy per unit within each project is up to \$100,000 with flexibility per unit based on demonstrated and documented need per a MSHDA approved proforma.
- Each grantee will identify and secure a site, select product, oversee delivery and on-site installation (if applicable), as well as market and sell the home (if applicable).
- A lien restriction in the format of a recorded lien or regulatory agreement will be imposed on all assisted units for a minimum timeframe of five years to ensure affordability of the assisted unit(s).
- Eligible Activities: construction of single family for sale or rental housing, redevelopment of new unit on vacant sight that had a demo within 12 months.
- Acquisition and redevelopment of vacant structure and resale to income eligible household

Big Rapids

Population

37,325

Households

13,707

Median HH Income

\$51,327

Owner HH Income

\$66,399

Renter HH Income

\$27,898

Housing Costs

Owner Units

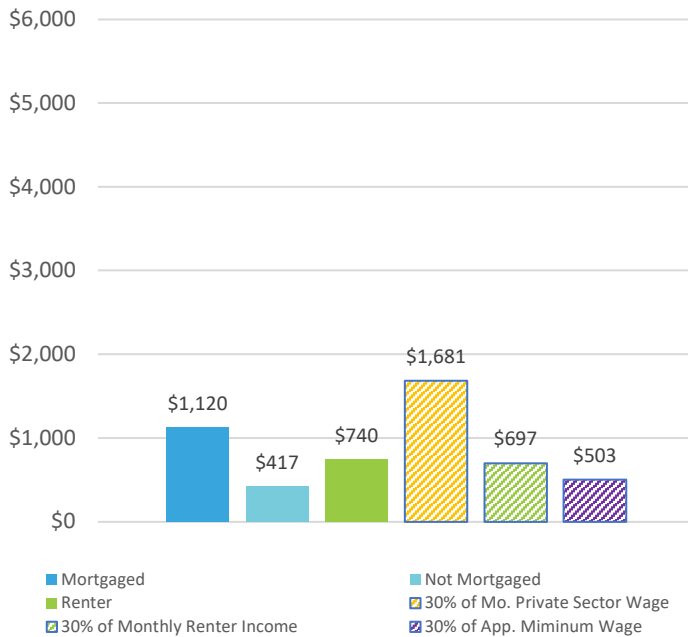
Home Value	\$133,398	2016 Value	\$118,356
Cost M/NM	\$1120/\$417	Value ▲	12.7%
\$44,466 To afford median home			

Renter Units

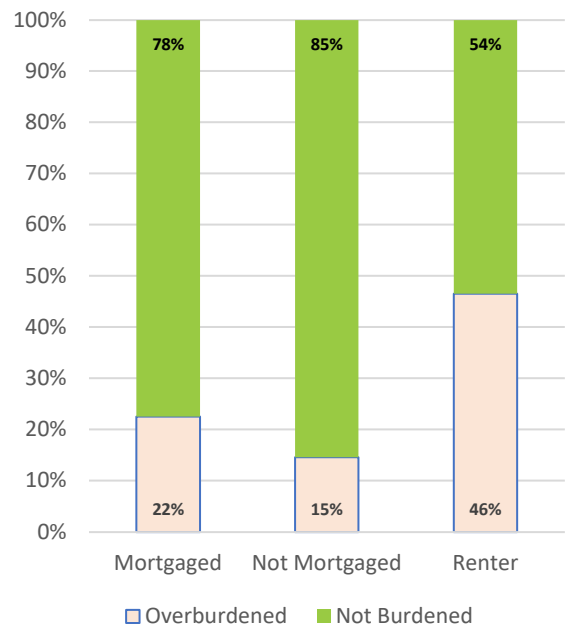
Gross Rent	\$740	2016 Rent	\$714
		Rent ▲	3.6%
\$29,600 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	16,038	Owner HH	72%	Renter HH	28%
Median Year Built	1981	% Built Pre-1970			32.1%
Median Move Year	2009	% Built After 2010			6.5%
Median Rooms	5.6	SF%	65.9%	MM%	10.1%
		MF%			5.8%

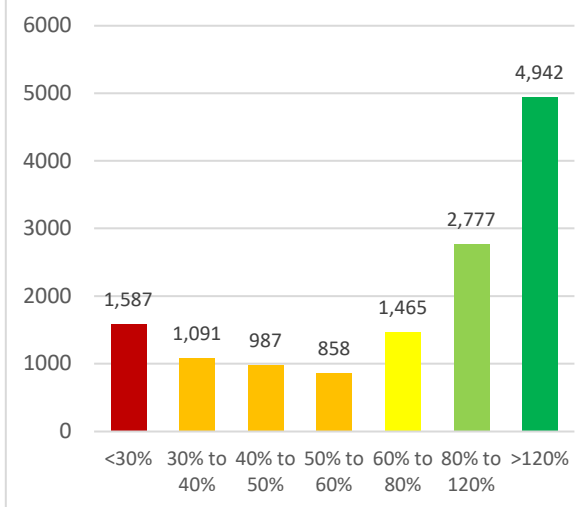
Vacancy Rates

Total	14.5%	Owner	0%	Renter	0.1%
Seasonal	8.5%	Other	1.8%	# V Rent	327
				#V Owner	118

Homeownership Rate by Race/Ethnicity

Black	22.0%	White	73.5%
Asian	47.5%	Other or Multiracial	83.8%
Am. Indian	100.0%	Hispanic	51.4%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Big Rapids

Housing Policy Indicators

Household Count and Growth

Household Change, 2016 to 2021
Household Count, 2021

Market

3.1%
13,707

Partnership

5.3%
607,624

Housing Affordability

Home value / partnership income
Median Income, 2021
Median owner income, 2021
Median renter income, 2021
Median home value
Median gross rent
Income needed for median rent
Income needed for median value
Overburdened households

Market

Number	%	% Change
1.99	--	--
\$51,327	--	12.2%
\$66,399	--	16.3%
\$27,898	--	20.4%
\$133,398	--	12.7%
\$740	--	3.6%
\$29,600	--	--
\$44,466	--	--
3,676	27%	-9.0%

Partnership

Number	%	% Change
--	--	--
\$66,906	--	15.3%
\$78,276	--	13.6%
\$38,135	--	17.1%
\$186,510	--	26.3%
\$936	--	12.0%
\$37,422	--	--
\$62,170	--	--
140,776	23.2%	-8.7%

Housing Quality and Vacancy

"Other" vacancy
Seasonal vacancy
For-Sale vacancy
For-Rent vacancy
Homes built pre-1940
Homes built post-1990

Market

Number	%	% Change
282	1.8%	-28.6%
1,368	8.5%	-13.4%
118	0.7%	-59.7%
327	2.0%	43.4%
2,075	12.9%	--
6,306	39.3%	--

Partnership

Number	%	% Change
17,331	2.6%	-13.8%
47,247	7.1%	-5.1%
3,104	0.5%	-50.7%
6,237	0.9%	-7.3%
104,716	15.8%	--
235,045	35.4%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

Low Cost and Growing

Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	246	269	514
Market supply (vacant on market, adjusted for age)	38	113	151
5 year Market production goals (based on 75K units)	201	150	351
1 year Market production goals (based on 15K units)	40	30	70
5 year Partnership goals (based on 75K units)	7,025	6,566	13,591
1 year Partnership goals (based on 15K units)	1,405	1,313	2,718

Big Rapids

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	592	Total Amt/App	\$186,334	% Approved	77.0%
Total Conventional Apps	399	Conventional Amt/App	\$189,561	% Conv Apprvd	80.5%
Total Assisted Apps	193	Assisted Amt/App	\$179,663	% Asst Apprvd	69.9%
Applications by Race: White					
Total Apps	497	Total Amt/App	\$185,584	% Positive	78.1%
Total Conventional Apps	334	Conventional Amt/App	\$188,772	% Conv Positive	82.9%
Total Assisted Apps	163	Assisted Amt/App	\$179,049	% Asst Positive	68.1%
Applications by Race: Black					
Total Apps	2	Total Amt/App	\$150,000	% Positive	100%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	2	Assisted Amt/App	\$150,000	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	5	Total Amt/App	\$151,000	% Positive	80.0%
Total Conventional Apps	5	Conventional Amt/App	\$151,000	% Conv Positive	80.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	3	Total Amt/App	\$321,667	% Positive	66.7%
Total Conventional Apps	2	Conventional Amt/App	\$295,000	% Conv Positive	50.0%
Total Assisted Apps	1	Assisted Amt/App	\$375,000	% Asst Positive	100.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	2	Total Amt/App	\$165,000	% Positive	100.0%
Total Conventional Apps	2	Conventional Amt/App	\$165,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	79	Total Amt/App	\$193,354	% Positive	68.4%
Total Conventional Apps	54	Conventional Amt/App	\$195,185	% Conv Positive	64.8%
Total Assisted Apps	25	Assisted Amt/App	\$189,400	% Asst Positive	76.0%
Applications by Ethnicity: Hispanic					
Total Apps	12	Total Amt/App	\$150,000	% Positive	83.3%
Total Conventional Apps	8	Conventional Amt/App	\$135,000	% Conv Positive	87.5%
Total Assisted Apps	4	Assisted Amt/App	\$180,000	% Asst Positive	75.0%

04/01/2024 INCOME AND RENT LIMITS

County: 54 Mecosta

Effective Date:

4/1/2024

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	11,160	12,740	14,340	15,920	17,200	18,480	19,760	21,020
25%	13,950	15,925	17,925	19,900	21,500	23,100	24,700	26,275
30%	16,740	19,110	21,510	23,880	25,800	27,720	29,640	31,530
35%	19,530	22,295	25,095	27,860	30,100	32,340	34,580	36,785
40%	22,320	25,480	28,680	31,840	34,400	36,960	39,520	42,040
45%	25,110	28,665	32,265	35,820	38,700	41,580	44,460	47,295
50%	27,900	31,850	35,850	39,800	43,000	46,200	49,400	52,550
55%	30,690	35,035	39,435	43,780	47,300	50,820	54,340	57,805
60%	33,480	38,220	43,020	47,760	51,600	55,440	59,280	63,060
70%	39,060	44,590	50,190	55,720	60,200	64,680	69,160	73,570
80%	44,640	50,960	57,360	63,680	68,800	73,920	79,040	84,080
100%	55,800	63,700	71,700	79,600	86,000	92,400	98,800	105,100
120%	66,960	76,440	86,040	95,520	103,200	110,880	118,560	126,120
125%	69,750	79,625	89,625	99,500	107,500	115,500	123,500	131,375
140%	78,120	89,180	100,380	111,440	120,400	129,360	138,320	147,140
150%	83,700	95,550	107,550	119,400	129,000	138,600	148,200	157,650

Rent By Person	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	279	318	358	398	430	462	494	525
25%	348	398	448	497	537	577	617	656
30%	418	477	537	597	645	693	741	788
35%	488	557	627	696	752	808	864	919
40%	558	637	717	796	860	924	988	1,051
45%	627	716	806	895	967	1,039	1,111	1,182
50%	697	796	896	995	1,075	1,155	1,235	1,313
55%	767	875	985	1,094	1,182	1,270	1,358	1,445
60%	837	955	1,075	1,194	1,290	1,386	1,482	1,576
80%	1,116	1,274	1,434	1,592	1,720	1,848	1,976	2,102
100%	1,395	1,592	1,792	1,990	2,150	2,310	2,470	2,627
120%	1,674	1,911	2,151	2,388	2,580	2,772	2,964	3,153
125%	1,743	1,990	2,240	2,487	2,687	2,887	3,087	3,284
140%	1,953	2,229	2,509	2,786	3,010	3,234	3,458	3,678
150%	2,092	2,388	2,688	2,985	3,225	3,465	3,705	3,941

Rent By Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
20%	279	298	358	414	462	509
25%	348	373	448	517	577	637
30%	418	448	537	621	693	764
35%	488	522	627	724	808	892
40%	558	597	717	828	924	1,019
45%	627	672	806	931	1,039	1,146
50%	697	746	896	1,035	1,155	1,274
55%	767	821	985	1,138	1,270	1,401
60%	837	896	1,075	1,242	1,386	1,529
70%	976	1,045	1,254	1,449	1,617	1,784
80%	1,116	1,195	1,434	1,656	1,848	2,039
100%	1,395	1,493	1,792	2,070	2,310	2,548
120%	1,674	1,792	2,151	2,484	2,772	3,058
125%	1,743	1,867	2,240	2,587	2,887	3,185
140%	1,953	2,091	2,509	2,898	3,234	3,568
150%	2,092	2,240	2,688	3,105	3,465	3,823