

Heather Hanover
Chair

James Eshelman
Vice-Chair

Commissioners

Scott Dzurka, *Mayor*
Eric Hufnagel, *City Commissioner*
Eric Harger
Mark Holden
Todd Krajniak
Brian Mills
Vacant



Chad A. Gamble
City Manager

Mindy J. Seavey
City Clerk

Kristina Kinde
City Treasurer

Michael Homier
City Attorney

Christopher Khorey, AICP
Planning Consultant

PLANNING COMMISSION

September 10, 2025

The St. Johns Planning Commission will hold a regular meeting on
September 10th, 2025 at 5:30 pm in the County Commission Chambers located at the
Clinton County Courthouse, 100 E. State Street, St. Johns, MI. (Please use Cass St. Entrance.)

AGENDA

1. Call to Order (5:30 p.m.)
2. Approval of Agenda (5:31-5:32 p.m.)
3. Approval of Minutes (August 13, 2025, Meeting) (5:33-5:35 p.m.)
4. Public comment for non-agenda items (5:35-5:40 p.m.)
5. Public Hearings: None
6. New Business:
 - a. Master Plan: Approval for Distribution (ACTION ITEM) (5:41-6:00 p.m.)
 - b. Rental Inspection Checklist Amendments (ACTION ITEM) (6:15-6:30 p.m.)
 - c. Discussion of Unzoned City-Owned Parcels (6:30-6:35 p.m.)
7. Old Business:
 - a. Discussion of Outdoor Seating Amendment (6:36-6:50 p.m.)
8. Committee Site Plan Approvals: None
9. City Commission Update – Mayor Dzurka (6:50 – 6:55 p.m.)
10. Commissioner Comments. (6:55– 7:00 p.m.)
11. Adjournment (7:00 pm) Next Meeting: October 8, 2025

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PLANNING COMMISSION

**AUGUST 13, 2025
REGULAR MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Chair Hanover at 5:30 p.m.

Members Present: Heather Hanover, Mark Holden, Eric Hufnagel, Brian Mills, Scott Dzurka, Eric Harger
Members Absent: James Eshelman, Todd Krajniak
Staff Present: Chad Gamble, City Manager; Kristina Kinde, City Treasurer; Jake VanBoxel, McKenna

2. APPROVAL OF AGENDA

Motion by Commissioner Dzurka seconded by Commissioner Hufnagel to approve the agenda as presented.

YEA: Hanover, Harger, Holden, Hufnagel, Mills, Dzurka

NAY: None

Motion carried.

3. APPROVAL OF MINUTES – JULY 9, 2025 MEETING

Motion by Commissioner Hufnagel seconded by Commissioner Mills to approve the minutes as presented.

YEA: Hanover, Harger, Holden, Hufnagel, Mills, Dzurka

NAY: None

Motion carried.

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Chairperson Hanover asked if there were any public comments.

There were no public comments.

5. PUBLIC HEARINGS:

A. Zoning Amendment: Outdoor Seating as Special Land Use

Motion by Commissioner Mills seconded by Commissioner Holden that the planning commission open the public hearing.

YEA: Hanover, Harger, Holden, Hufnagel, Mills, Dzurka

NAY: None

Motion carried.

The public hearing was opened at 5:32 p.m.

There was no one present in the audience for comment during the public hearing.

Motion by Commissioner Dzurka seconded by Commissioner Holden that the planning commission close the public hearing.

YEA: Hanover, Harger, Holden, Hufnagel, Mills, Dzurka

NAY: None

Motion carried.

The public hearing was closed at 5:33 p.m.

6. NEW BUSINESS:

A. Discussion of Outdoor Seating Amendment

The commission discussed a step one process that permits sidewalk cafes and outdoor seating subject to administrative approval by the zoning administrator, with specific language revisions including changing the title to "Sidewalk Cafe and Outdoor Seating Areas" and removing 'normal' from subsection C in section 155.446. Detailed aesthetic and technical regulations will be addressed in a subsequent step two process.

There was a discussion of:

- Simplify permit process.
- Discussion centered on a two-step process: Step one involves revising the ordinance to remove special use permit language and to allow sidewalk cafes/outdoor seating under administrative approval by the zoning administrator, including changing the title to "Sidewalk Cafe and Outdoor Seating Areas" and removing the word 'normal' from subsection C in section 155.446.
- Removal of subsection E in section 155.446.
- The language should state that sidewalk cafes and outdoor seating areas are permitted subject to administrative approval to ensure active use aligns with business operating hours and does not block pedestrian traffic or access to the restaurant or adjacent businesses.
- There was concern over whether the term 'approval' might create a rigid permitting process compared to 'review', with a preference to retain 'approval' due to liability considerations in the public right-of-way.
- A consistent fee structure was discussed, with a one-time fee of \$40 mentioned to cover administrative costs and maintain consistency with similar permits, though some suggested saving the fee debate for phase two.
- Emphasis was placed on ensuring that outdoor seating does not block pedestrian traffic or create hazards, with aesthetic details and safety (including fire safety) to be regulated under DDA guidelines.

Next Steps:

- Finalize the revised language for the ordinance.
- Schedule a follow-up meeting to elaborate the step two process focusing on detailed aesthetic regulations and coordination with the DDA.

Motion by Commissioner Mills seconded by Commissioner Hufnagel that the planning commission move this to the City Commission with the noted change.

YEA: Hanover, Harger, Holden, Hufnagel, Mills, Dzurka

NAY: None

Motion carried.

7. OLD BUSINESS: None

8. COMMITTEE SITE PLAN APPROVALS: None

9. CITY COMMISSION UPDATE – MAYOR DZURKA:

Mayor Dzurka discussed: the golf cart ordinance amendments have passed the first reading and are scheduled for a second reading on August 25th, followed by a 60-day waiting period as required by state law. He discussed the few changes:

- The ordinance now permits golf cart use beyond the fixed period of March to November if the weather is good, even in early December.
- A minimum age of 18 is now required to operate the golf cart along with a valid driver's license.
- Insurance requirements were clarified, and the inspection timeline was extended from 2 years to 3 years.

10. COMMISSIONER COMMENTS

Commissioner Holden discussed the old Federal Mogul property status.

Commissioner Hufnagel discussed his disappointment in seeing a golf cart with a 14-year-old driving.

Commissioner Mills said he enjoyed the Mint Festival.

11. ADJOURNMENT

Motion by Commissioner Dzurka seconded by Commissioner Harger that the Planning Commission adjourn the meeting.

YEA: Hanover, Harger, Holden, Hufnagel, Mills, Dzurka

NAY: None

Motion carried.

The meeting was adjourned at 6:05 p.m.

CHAPTER 119: RENTAL REGISTRATION AND CERTIFICATION

Section

- 119.01 Title
- 119.02 Registration for rental or lease of dwellings
- 119.03 Registration procedures
- 119.04 Rental inspection and certification program

§ 119.01 TITLE.

This chapter may be cited as the Rental Registration and Certification Ordinance of the City of St. Johns.

(Ord. 670, passed 6-27-2022)

§ 119.02 REGISTRATION FOR RENTAL OR LEASE OF DWELLINGS.

It shall be unlawful for an owner to rent or lease a dwelling for financial compensation or any other form of remuneration, for any period of time, unless a registration certificate has been issued and maintained for the dwelling in the manner required by this chapter.

(Ord. 670, passed 6-27-2022)

§ 119.03 REGISTRATION PROCEDURES.

The City Commission shall establish, by resolution, the required fees for registration, certification, inspection, appeals, and other applications under this chapter, as well as the fines for non-compliance with this chapter. The City Commission shall also establish, by resolution, procedures and deadlines for initial registration and certification of rental dwelling units under this chapter. The City Commission may establish a fee schedule that includes deadlines for registration and/or certification and higher fees or fines if those deadlines are not met.

(A) Notice to non-100% PRE (principal residence exemption) residential property owners. Prior to a date set by the City Commission by resolution, the city shall inform, in writing, the owners of all residential dwelling units that do not claim a 100% principal residence exemption of the rental registration requirement.

(B) Application for registration. Following the written notice described in division (A), any property owner renting or leasing a dwelling unit in exchange for financial compensation, for any period of time, shall be required to be registered. The city shall

create a registration form and shall provide it to property owners upon request. The registration form, or another form to be included with the registration form, shall require such information as shall be determined by the public safety departments of the city. Once all required registration information is submitted for a given property, the property shall be placed on the rental registration list, which the city shall maintain.

(C) Inspection and certification requirement. Prior to a date set by the City Commission by resolution, there shall be no inspection or certification requirement. All registration applications prior to that date shall be approved by the city, with the dwelling units listed in the application added to the rental registration list. After the date set by City Commission, all registered rental dwelling units must be in good standing under the rental inspection and certification program described in § 119.04 in order to house tenants for any period of time.

(D) Conversion from owner-occupied to rental. No owner-occupied dwelling unit shall be rented or leased for financial compensation for any period of time until the following requirements have been met.

(1) The rental registration application must be submitted and the dwelling unit must be added to the rental registration list.

(2) The principal residence exemption for the dwelling unit must be voided by the City Assessor.

(3) An inspection as described in division (C) must occur, and the dwelling must be certified by the inspector.

(4) All required fees must be paid.

(E) Newly created rental dwelling units. When a dwelling unit is newly constructed, or created through renovation, the city shall register the unit as a rental at the time of the issuance of a certificate of occupancy, unless the property owner submits a principal residence exemption claim to the City Assessor. There shall be no fee for registering a newly created dwelling unit, provided that all required zoning and building fees have been paid.

(F) Removal from rental registration list. If a property owner is approved for a principal residence exemption, or otherwise demonstrates to the city that the dwelling unit is not being rented or leased, and is not being marketed for rental or lease (for any period of time), the property shall be removed from the rental registration list.

(Ord. 670, passed 6-27-2022)

§ 119.04 RENTAL INSPECTION AND CERTIFICATION PROGRAM.

Beginning on a date to be set by the City Commission by resolution, it shall be unlawful for an owner to rent or lease a dwelling for financial compensation, or any other form of

remuneration, unless the dwelling unit is in "Good Standing" under the Rental Inspection and Certification program, as described below.

(A) Good standing. A dwelling unit shall be considered in "Good Standing" if it meets the following criteria:

(1) A registration application has been submitted to the city and the dwelling unit is included on the rental registration list described in § 119.03.

(2) The dwelling unit was certified following an inspection of the building it is located within by the city, as described in § 119.03(C) and (D) within the previous three calendar years OR the building the dwelling unit is located within is scheduled for its first inspection under the Rental Inspection and Certification Program within the coming three calendar years.

(3) All required fees have been paid.

(B) Inspection requirement. The owners of all dwelling units listed in the rental registration list shall make their dwellings available for inspections by the city once in every third calendar year.

(1) After a date to be set by the City Commission by resolution, the city shall divide the buildings containing dwelling units on the rental registration list into three groups, and shall notify property owners of the group each building has been assigned to.

(a) Group 1 shall be inspected in a year to be established by the City Commission by resolution, and each subsequent third year, for as long as any dwelling units in the building remain on the rental registration list.

(b) Group 2 shall be inspected in the year after Group 1, and each subsequent third year, for as long as any dwelling units in the building remain on the rental registration list.

(c) Group 3 shall be inspected the year after Group 2, and each subsequent third year, for as long as any dwelling units in the building remain on the rental registration list.

(2) Newly created residential buildings containing dwelling units shall be added to the Group that will be inspected in the third calendar year following the issuance of their certificate of occupancy.

(3) Fully or partially owner-occupied buildings that are converted to rentals shall be subject to the requirements of § 119.03(E) and must be inspected and certified prior to any tenants occupying the dwelling unit. Once certified, the buildings shall be added to the Group that was inspected in the calendar year that it was certified, and shall be inspected in each subsequent third year.

(4) ~~Reserved. Number of units inspected per building. For each building to be certified, the following number of units shall be inspected during each regularly scheduled inspection. When calculating the required number of units, fractional units shall always be rounded up. The inspector shall choose the units to inspect at random, and shall not inform the property owner in advance which units will be chosen for inspection. Additionally, if~~

~~the building contains a basement dwelling unit, the basement dwelling unit must be one of the units inspected during every regularly scheduled inspection of the building.~~

~~—(a) Buildings with four or fewer units: All units in the building.~~

~~—(b) Buildings with five to ten units: 50% of the units in the building, minimum of four units.~~

~~—(c) Buildings with 11 or more units: 25% of the units in the building, minimum of five units.~~

(5) Complaint-based supplemental inspections. A tenant may request a supplemental inspection of their unit at any time. In the event of a request for a supplemental inspection, the inspection shall take place within 60 days using the process and criteria described in divisions (C) and (D).

(a) Only the unit of the tenant making the request shall be inspected.

(b) If the unit passes the inspection, then the property owner shall be refunded 50% of the inspection fee.

(c) The regularly scheduled inspections on the three year cycle described in division (B)(1) shall be unaffected by a request for a supplemental inspection.

(C) Certification criteria. The Planning Commission shall develop and adopt a list of inspection criteria. The list shall include "Life Safety" requirements that directly impact the life, safety, and welfare of the tenants, and "Quality of Life" requirements that do not impact safety, but are important for the comfortable enjoyment of the unit by the tenant. In order to be certified, a unit must comply with all life safety requirements, and at least 80% of the quality of life requirements. The Planning Commission shall review the inspection criteria on an annual basis and make adjustments to the list as necessary.

(D) Rental certification determination and outcome.

(1) Good standing. If all of the life safety criteria and 80% of the quality of life criteria are met, in the opinion of the inspector, the city shall issue a rental certification certificate to the building and shall designate the building as in "Good Standing" on the rental registration list. The criteria shall not be cumulative among units, but shall apply to each unit individually.

(2) Failure to meet criteria. If ANY of the life safety criteria OR more than 20% of the quality of life criteria, are not met, in the opinion of the inspector, for any inspected dwelling unit, the inspector shall instruct the owner to make the necessary improvement within seven days (for life safety issues) or 30 days (for quality of life issues). The property owner may choose which quality of life improvements to make to bring the unit up to 80% compliance. If the inspector determines that the work may reasonably take longer than that, the inspector may designate a different deadline. The inspector shall schedule a re-inspection on or soon after the deadline. If the improvements are made by the deadline, the city shall issue the rental certification certificate and designate the building as in "Good Standing" on the rental registration list.

(3) Failure to meet improvement deadline. If required improvements are not made by the deadline designated by the inspector, then the owner of the property shall be fined an amount to be set by the City Commission by resolution, and a new deadline shall be set for completion of the improvements. If that deadline is also missed, the owner of the property shall be fined double the amount of the first fine, a new deadline shall be set, and the City Attorney may begin proceedings to remove the tenants. Any further missed deadlines shall result in a fine of four times the amount of the first fine.

(E) Appeals. If an inspection requires improvements, the property owner may, within 21 days of receiving the inspection report, appeal the inspector's determination to the Planning Commission.

(1) The fee for the appeal shall be set by the City Commission by resolution.

(2) Filing the appeal shall stay any deadline imposed by the inspector until after the Planning Commission hearing.

(3) The Planning Commission hearing shall take place no more than 60 days after the appeal is filed with the city.

(4) The Planning Commission shall hear evidence from both the inspector and the property owner, and shall either determine that the inspector's required improvement to the property is not necessary, or shall order the improvement completed, setting a new deadline under § 119.03(D)(2). In order for the Planning Commission to determine that an improvement is not necessary, both of the following criteria must be met:

(a) The existing condition of the dwelling unit does not threaten the life, health, or safety of the tenant.

(b) The improvement is not possible due to historic preservation requirements, potential damage to other parts of the unit or other dwelling units, or potential long term deterioration of the unit due to the impacts of the required improvement.

(5) The outcome of re-inspection of a unit to determine if improvements required by an inspector or the Planning Commission have been satisfactorily completed may not be appealed to the Planning Commission. The ordered improvements must be completed to the satisfaction of the inspector.

(6) A determination by the Planning Commission that an improvement is not necessary shall not exempt the unit from the requirement to comply with that improvement at the next regularly scheduled inspection. However, the Planning Commission ruling shall exempt the unit from the requirement during any supplemental inspections.

(Ord. 670, passed 6-27-2022)



RENTAL HOUSING INSPECTION CHECKLIST (BASIC REQUIREMENTS FOR CERTIFICATE OF COMPLIANCE) (Effective April 12, 2023)

INSPECTION STANDARD	LIFE SAFETY	QUALITY OF LIFE
ALL ROOMS		
The unit is free of any exposed wiring	X	
All of the electrical and switch covers are present, secure, and free from cracks		X
At least one (1) window per bedroom shall be easily openable and capable of being held in position by window hardware.	X	
All windows shall be kept in sound condition, good repair, and weather tight. Glazing materials shall be maintained free from cracks and holes. Every window other than a fixed window, shall be easily openable and capable of being held in position by window hardware.		X
All windows on the ground level shall be provided with locks sufficient to provide security for the occupants and property within.		X
Doors or hatchways on the ground level shall be provided with locks sufficient to provide security for the occupants and property within.		X
All ceilings are sound and intact, and free from structural damage. Cracked or loose plaster, decayed wood or other defective surface condition shall be corrected.		X
All floors are sound, intact, and free from trip hazards or holes. Decayed wood or other defective surface condition shall be corrected.		X

All walls are sound, intact, and free from structure damage. Cracked or loose plaster, decayed wood or other defective surface condition shall be corrected.		X
All closet doors are hung properly so that they do not fall. and have the proper hardware.		X
All rooms are free of inadequate maintenance, dilapidation, decay, damage, faulty construction, mold (not mildew) growth, or other condition that renders the room likely to cause injury or disease.	X	
All outlets within 6 feet of any sink must be equipped with a Ground Fault Circuit Interrupter.	X	
GENERAL REQUIREMENTS		
A working smoke detector is installed on each level of the dwelling unit and in each bedroom	X	
A carbon monoxide detector must be present and operational within all units.	X	
If the unit utilizes natural gas for appliances, heat, hot water, or any other purpose, carbon monoxide detectors are installed on each level of the dwelling unit	X	
Dwelling units are free of pests, insects, rodents, and vermin.	X	
Dwelling units are free from the accumulation of garbage and debris.		X
A handrail needs to be present when there are four (4) or more risers on the exterior or interior of the unit.	X	
Guardrail openings must be 4" or less and are required where stairs or a drop is greater than 30".		X

All stairwells (interior and exterior) must be free from loose, broken, or missing steps. Stairwells will be reviewed for visual evidence of structural failure or lack of structural integrity. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.	X	
The dwelling unit is free from air pollutants (mold, sewer gas, natural gas, etc.)	X	
All inoperable appliances have been removed from the dwelling unit		X
All elevators have up-to-date certifications	X	
A safe, continuous, and unobstructed path of egress exists from any point in a building to the public way.	X	
Indoor storage is safe and sanitary; does not block doors, windows, or stairways.		X
No flammable liquids, such as gasoline or propane, are stored inside.	X	
All utilities (water, gas, electric) are turned on. If they are not, the landlord must provide proof that the utilities are not included in the lease, and that the tenant has been made aware, in writing, that they are responsible for those costs.	X	
All units must be connected to the public sanitary sewer and water service in accordance with city standards	X	
All units must have access to a fire extinguisher located either within the unit or within a common area on the same floor as the entrance to the unit. A single fire extinguisher located within the common space shall be considered sufficient for all units accessed from that common space.	X	
KITCHEN		
The kitchen must have proper ventilation (hood vent or operable window), sufficiently close to the stove and oven to release steam and smoke out of the room.		X

All kitchen appliances provided by the landlord must function properly		X
All basement bedrooms have at least one form of egress AND one emergency escape window with minimum dimensions of 20 inches by 24 inches	X	
The kitchen sink has sufficient plumbing connections to provide hot and cold running water, are free of leaks, and drain		X
HEATING EQUIPMENT/AIR CONDITIONING		
All heating equipment is capable of maintaining 68 degrees without the use of space heaters	X	
The unit is free from unvented fuel burning space heaters or any other unsafe heating conditions		X
All window air conditioning units are secure	X	
All vents and ductwork are installed and maintained in working order, free from obstructions, leaks, or defects		X
If the furnace is located in a closet, the doors need to be vented.		X
All furnaces must be inspected by a licensed HVAC contractor no more than one year before the rental inspection. Proof of inspection, such as a sticker on the furnace with the date of the inspection, must be demonstrated. If an inspection has not been performed, it must be performed within 60 days after the inspection, and proof of inspection presented to the City.	X	
BATHROOMS		
The toilet operates, is secure to the floor, and free of leaks		X

The sink, washbasin, and shower must have sufficient plumbing connections to provide hot and cold running water, be free of leaks, and drain		X
Every bathroom must have proper ventilation (fan or operable window).		X
All plumbing must be sealed		X
All plumbing fixtures must be installed and maintained in working order, free from obstructions, leaks, or defects. Volume and water pressure sufficient for the intended use of the fixture must be supplied to ensure proper function of these fixtures.		X
All toilets must have lids		X
Basement toilets must be properly vented to the outside and enclosed for privacy		X
All faucet fixtures must be in working condition		X
WATER HEATER		
The unit is equipped with (or connected to) a water heater that provides hot water to the unit.	X	
The water heater and associated piping is free from leaks.	X	
The pressure relief valve is free from leaks and has a discharge pipe that extends approximately six inches from the floor		X
All flame shields (cover plates) are in place and properly installed	X	
The flue pipe is installed and properly sealed		X
LAUNDRY ROOM		
The dryer is installed and vented per manufacturer specifications. If manufacturer specifications are not available, the inspector shall use their best judgement regarding installation procedures.	X	

The laundry area is free of accumulation of lint and debris sufficient to cause a fire hazard.		X
EXTERIOR OF BUILDING		
Private electric service lines are free from hazards (i.e. tree limbs)	Checked but not used for Life Safety or Quality of Life determination	
All exterior vents must have operable vent hoods free from debris or damage		X
All gutters and downspouts are functional and secured		X



Memorandum

TO: City of St. Johns Planning Commission
FROM: Jacob VanBoxel, MSA, Principal Planner
SUBJECT: Zoning Map Amendment: I1 Industrial Property 300-004-300-093-51
DATE: September 2, 2025

Background:

There is a portion of the St. Johns Industrial Park that is not currently identified on the City's Zoning Map. The unidentified area is owned by three (3) property owners (including the City of St. Johns), consists of roughly 11-acres, and the land is currently zoned **I1 Industrial – High Performance**.

- **Property #1** (Parcel Number 300-004-300-093-51): is owned by the **City of St. Johns** and consists of 30.88-acres in total.
- **Property #2** (Parcel Number 300-004-300-099-03): is owned by **Glanbia Delaware Inc.** and consists of 63.25-acres in total.
- **Property #3** (Parcel Number 300-004-300-100-01): is owned by **Proliant Dairy Michigan LLC** and consists of 11.67-acres in total.

Parcel reports from the Clinton County GIS system have been attached to this memo for each of the properties.





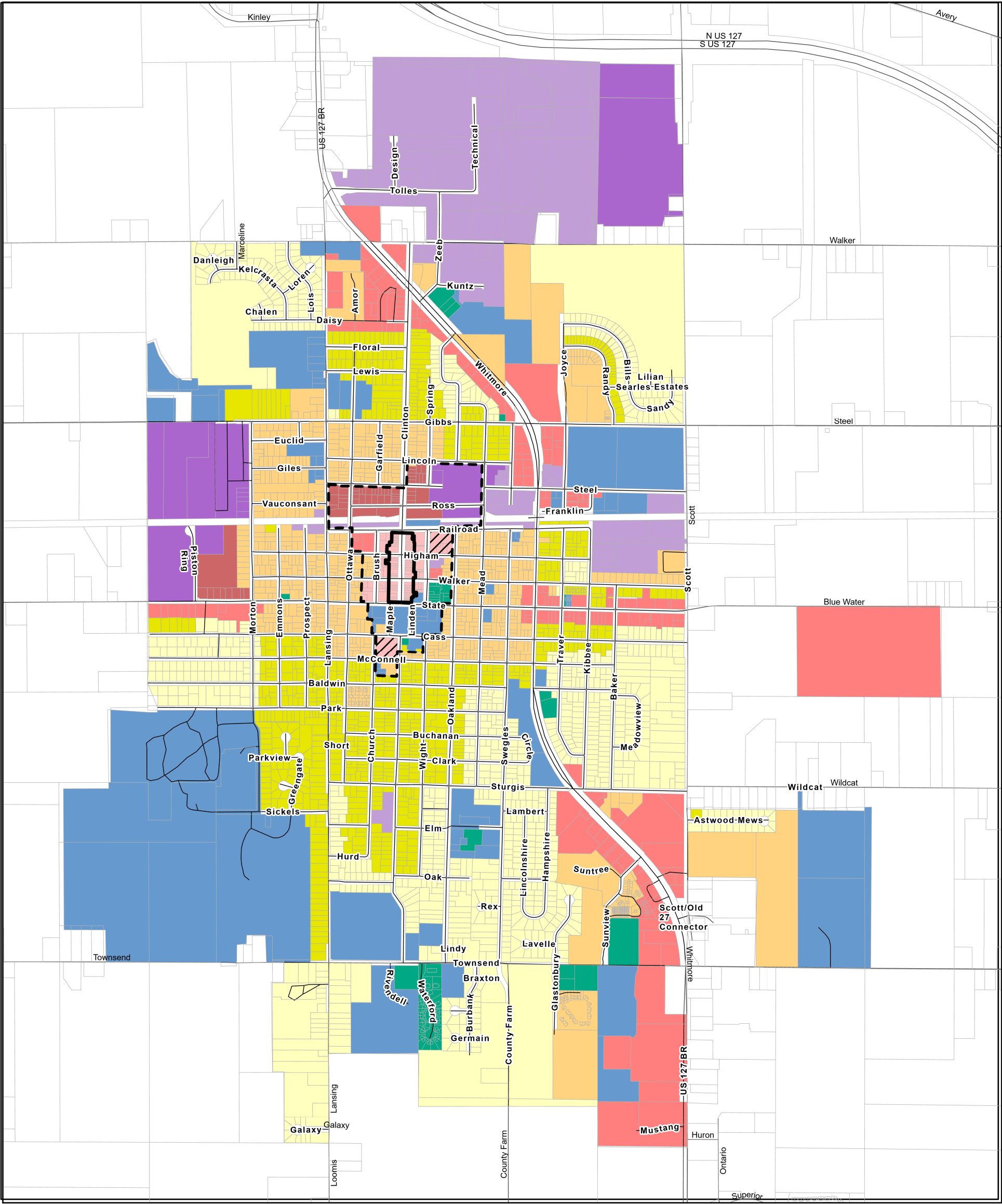
Recommended Action:

An amendment should be made to the City's Zoning Map to identify the roughly 11-acres as part of the *I1-Industrial - High Performance* zoning district.

An amended version of the Zoning Map has been attached for your review.

At the September 10, 2025 meeting, the Planning Commission should vote to hold a public hearing for the map amendment during the October 8, 2025 meeting. Upon conclusion of the public hearing, the Planning Commission should recommend action by the City Commission to adopt the amended Zoning Map.

McKenna staff will publish a public hearing notice in accordance with the Michigan Zoning Enabling Act (Public Act 110 of 2006), upon conclusion of the September 10, 2025 Planning Commission meeting.



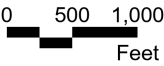
Zoning Map

City of St. Johns, Michigan

September 2, 2025

LEGEND

- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - High Density Residential
- CBD - Central Business District
- GC - General Commercial
- MU - Mixed Use
- I1 - Industrial - High Performance
- I2 - Industrial - Liberal Performance
- O - Office
- MC - Municipal Center



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Clinton County 2021. McKenna 2023.

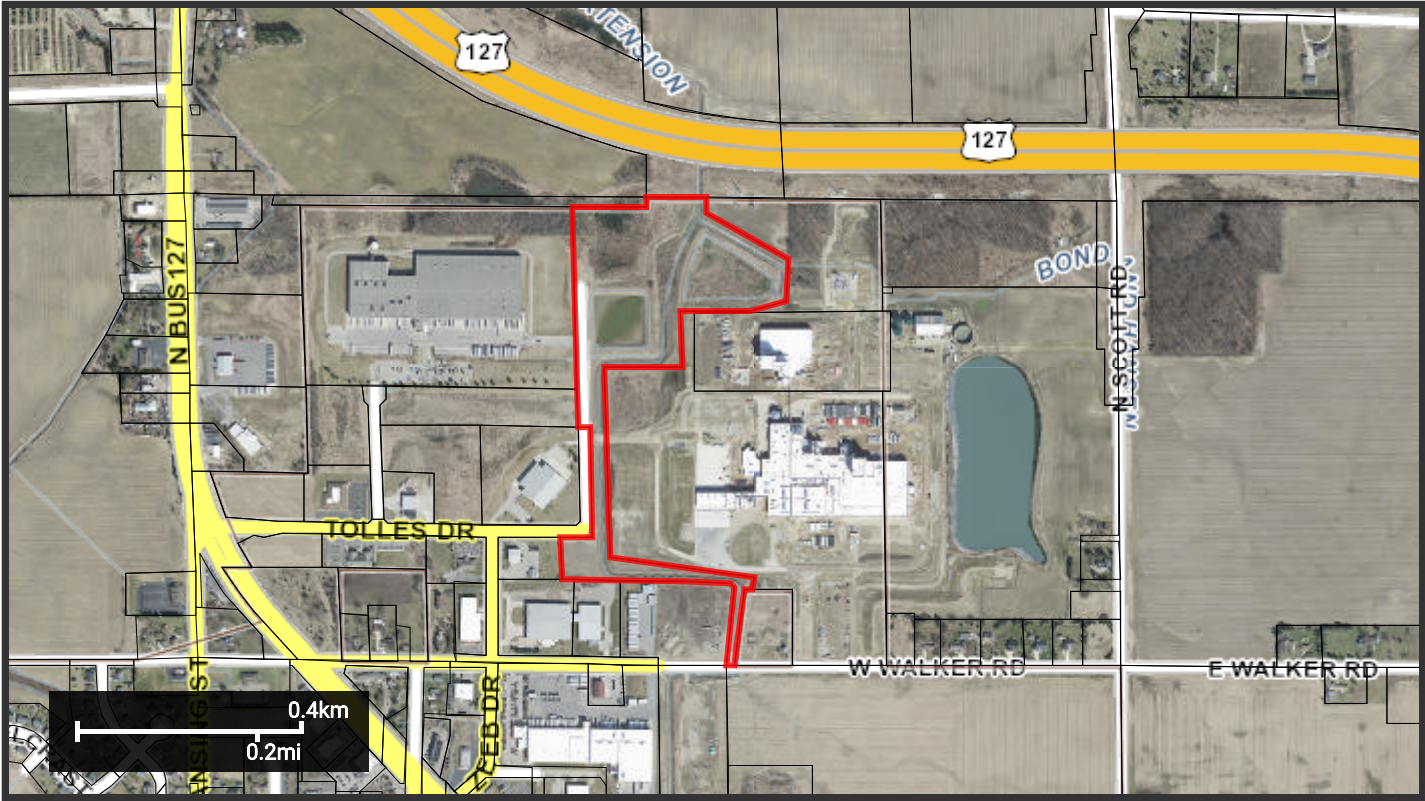




Clinton County GIS

Parcel Report: 300-004-300-093-51

9/2/2025
11:57:14 AM



Property Address

N US127 BR
ST JOHNS, MI, 48879

Owner Address

CITY OF ST JOHNS
--
100 E STATE ST PO BOX 477
ST JOHNS, MI 48879

Unit:	300
Unit Name:	CITY OF ST JOHNS

General Information for 2025 Tax Year

Parcel Number:	300-004-300-093-51
Property Class:	202

Class Name:	COMMERCIAL VACANT
School Dist Code:	19140
School Dist Name:	ST JOHNS PUBLIC SCHOOLS

PRE 2024:	0%
PRE 2025:	0%

Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0

Land Information

Acreage:	30.88
Zoning:	I-1

Tax Description

A PARCEL OF LAND IN THE SE 1/4 OF THE SW 1/4 OF SEC 4; DESC AS BEG AT THE S 1/4 COR OF SD SEC; TH N 01 DEG 22' 07" W 479.39 FT; TH N 89 DEG 04' 45" W 542.27 FT; TH N 01 DEG 22' 07" W 240.91 FT TO THE SLY ROW LINE OF TOLLES DR; TH S 89 DEG 05' 45" E ALG SLY LINE 183.90 FT TO THE ELY ROW OF TECHNICAL DR; TH N 01 DEG 22' 07" W ALG SD ELY LINE 1453.01 FT; TH S 89 DEG 24' 51" E PARALLEL WITH THE E-W 1/4 LINE OF SD SEC 358.30 FT; TH N 01 DEG 22' 07" W 499.03 FT; TH S 89 DEG 24' 48" E 345.35 FT; TH S 04 DEG 17' 12" E 91.09 FT; TH S 60 DEG 38' 30" E 531.89 FT; TH S 03 DEG 18' 39" W 236.19 FT; TH S 74 DEG 47' 02" W 213.84 FT; TH S 88 DEG 31' 15" W 399.27 FT; TH S 01 DEG 22' 07" E 316.37 FT; TH N 89 DEG 24' 24" W 439.21 FT; TH S 01 DEG 22' 07" E 1087.59 FT; TH S 82 DEG 00' 00" E 833.98 FT; TH S 08 DEG 00' 00" W 77.36 FT; TH N 89 DEG 42' 05" W 50.15 FT; TH S 06 DEG 34' 51" W 430.02 FT; TH N 89 DEG 42' 05" W 442.74 FT TO P OF BEG & INCLUDING PARCEL 2 -NEW TECHNICAL DRIVE ROW 2003. COMM AT A PT S 499.03 FT & W 426.60 FT FROM THE CTR OF SEC 4 T7N, R2W TH S 816.35 FT, TH E 66.05 FT, TH N 816.88 FT, TH W 66 FT TO THE POB TECHNICAL DR EXTENSION & INCLUDING PARCEL 1 - WETLAND & WETLAND CONSERVATION EASEMENT COM AT A PT SE 59.03 FT FROM CENTER SEC 4 TH S 440 FT, W 426.60 FT, N 440 FT, E 424.34 FT TO POB DETENTION POND SEC 4 T7N R2WSPLIT/COMBINED ON 09/26/2018 FROM 300-004-300-091-00, 300-004-300-092-00, 300-004-300-093-50, 300-004-300-099-00, 300-004-300-100-00, 300-004-300-101-00;

Sales Information

No Records Found

Tax History

*Total Due as of settlement date

Tax Details 2024 Summer

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	202
Class Name:	COMMERCIAL VACANT
Last Payment Date:	
Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0
Exemption Percent:	0%
Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S J CITY ALLOC	9.7818	0.00	\$0.00

S J ACT 359	0.174	0.00	\$0.00
S J SOLID WASTE	1.1	0.00	\$0.00
CLINTON COUNTY	5.7866	0.00	\$0.00
STATE EDUC TAX	6	0.00	\$0.00
STREET IMPROVMTS	2.9913	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	202
Class Name:	COMMERCIAL VACANT

Last Payment Date:

Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CLINTON COUNTY	0.0811	0.00	\$0.00
E-911	0.8384	0.00	\$0.00
CLINTON TRANSIT	0.6924	0.00	\$0.00
BRIGGS LIBRARY	0.7401	0.00	\$0.00
S J SCH DEBT	7	0.00	\$0.00
S J SCH OPER	18	0.00	\$0.00
CL RESA ALLOC	0.2	0.00	\$0.00
CL RESA SPEC ED	2.5733	0.00	\$0.00
CL RESA VOC ED	0.9804	0.00	\$0.00
S J SCH OPER FC	18	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	202
Class Name:	COMMERCIAL VACANT
Last Payment Date:	
Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$0
Taxable Value:	\$0
State Equalized Value:	\$0
Exemption Percent:	0%
Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S J CITY ALLOC	9.8103	0.00	\$0.00
S J ACT 359	0.1848	0.00	\$0.00
S J SOLID WASTE	0.7	0.00	\$0.00
CLINTON COUNTY	5.7189	0.00	\$0.00
STATE EDUC TAX	6	0.00	\$0.00
STREET IMPROVMTS	3	0.00	\$0.00

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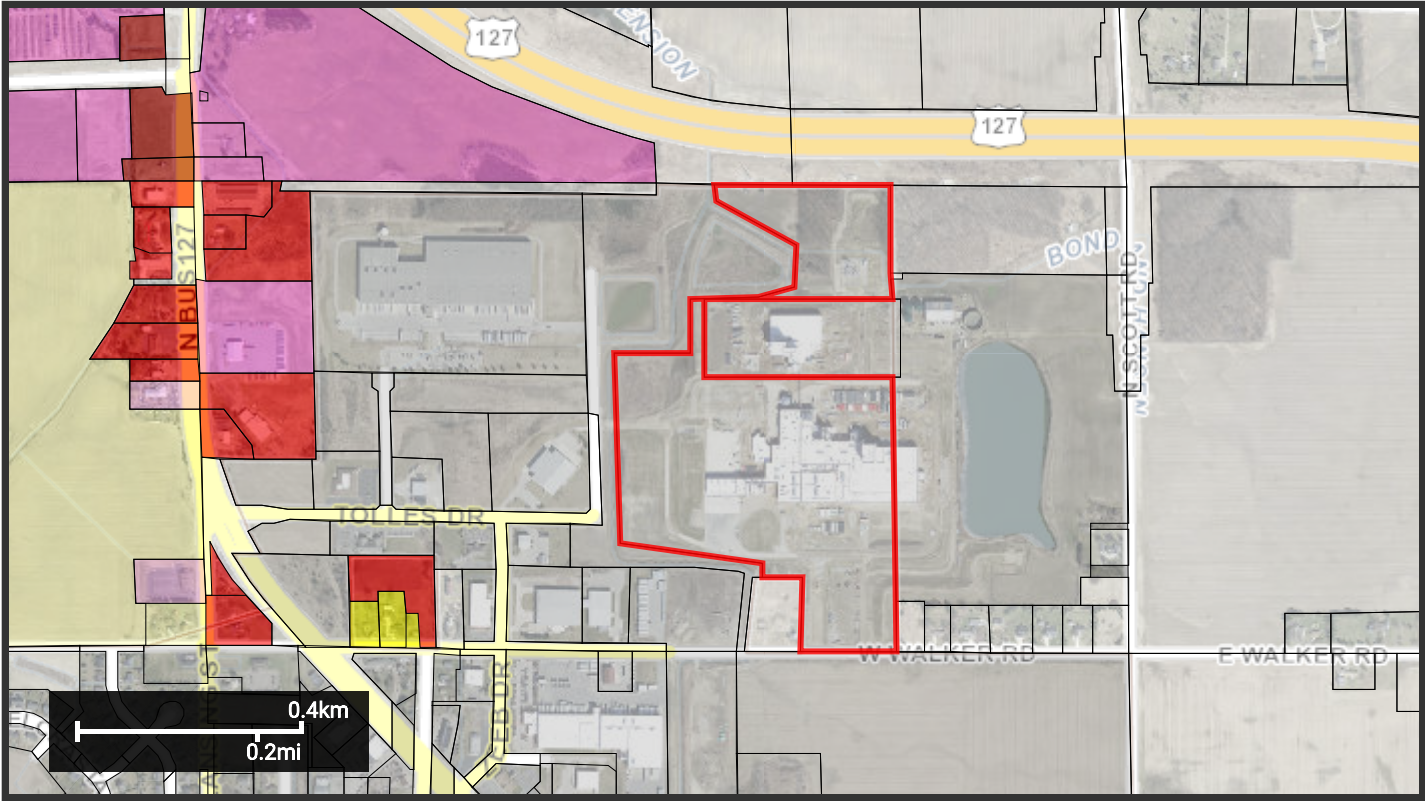
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Clinton County GIS

Parcel Report: 300-004-300-099-03

9/2/2025
12:47:07 PM



Property Address

1640 TECHNICAL DR

--, --, --

Owner Address

GLANBIA DELAWARE INC

--

1640 TECHNICAL DR

ST JOHNS, MI 48879

Unit:	300
Unit Name:	CITY OF ST JOHNS

General Information for 2025 Tax Year

Parcel Number:	300-004-300-099-03
Property Class:	301

Class Name:	INDUSTRIAL REAL
School Dist Code:	19140
School Dist Name:	ST JOHNS PUBLIC SCHOOLS

PRE 2024:	0%
PRE 2025:	0%

Assessed Value:	\$183,400
Taxable Value:	\$183,400
State Equalized Value:	\$183,400

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$183,400	\$183,400	\$183,400
2023	\$183,400	\$183,400	\$183,400

Land Information

Acreage:	63.25
Zoning:	I-1

Tax Description

A PARCEL OF LAND IN SE 1/4 OF THE SW 1/4 OF SEC 4; DESC AS COM AT THE S 1/4 COR OF SD SEC; TH S 89 DEG 42' 05" E 772 FT TO POB; TH N 00 DEG 17' 55" E 427.44 FT; TH N 89 DEG 42' 05" W 232.06 FT; TH N 08 DEG 00' 00" E 77.36 FT; TH N 82 DEG 00' 00" W 833.98 FT; TH N 01 DEG 22' 07" W 1087.59 FT; TH S 89 DEG 24' 24" E 439.21 FT; TH N 01 DEG 22' 07" W 316.37 FT; TH N 88 DEG 31' 15" E 399.27 FT; TH N 74 DEG 47' 02" E 213.84 FT; TH N 03 DEG 18' 39" E 236.19 FT; TH N 60 DEG 38' 30" W 531.89 FT; TH N 04 DEG 17' 12" W 91.09 FT; TH S 89 DEG 24' 48" E 1006.08 FT; TH S 00 DEG 49' 55" E 2667.03 FT; TH N 89 DEG 42' 05" W 554.22 FT TO P OF BEG & EXCEPT A PARCEL OF LAND IN THE SE 1/4 OF THE SW 1/4 OF SEC 4; DESC AS COM AT THE S 1/4 COR OF SD SEC; TH N 01 DEG 22' 07" W ALG THE N-S 1/4 LINE OF SD SEC 1564.81 FT; TH E 249.48 FT TO POB; TH N 450 FT; TH E 1130 FT; TH S 450 FT; TH W 1130 FT TO P OF BEG SEC 4 T7N R2WSPLIT/COMBINED ON 09/26/2018 FROM 300-004-300-091-00, 300-004-300-092-00, 300-004-300-093-50, 300-004-300-099-00, 300-004-300-100-00, 300-004-300-101-00;

Sales Information

Sale Date:	09-13-2018
Sale Price:	75000
Instrument:	WD
Grantor:	CITY OF ST JOHNS
Grantee:	GLANBIA DELAWARE INC
Terms of Sale:	21-NOT USED/OTHER
Liber/Page:	5271332

Tax History *Total Due as of settlement date

Tax Details 2024 Winter	
School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	301
Class Name:	INDUSTRIAL REAL
Last Payment Date:	February 28, 2025
Base Tax:	\$1,283.80
Admin Fees:	\$12.83
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,296.63
Assessed Value:	\$183,400
Taxable Value:	\$183,400
State Equalized Value:	\$183,400
Exemption Percent:	0%
Base Paid:	\$1,283.80
Admin Fees Paid:	\$12.83
Interest Fees Paid:	\$0
Total Paid:	\$1,296.63

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
E-911	0	0.00	\$0.00
CLINTON TRANSIT	0	0.00	\$0.00
BRIGGS LIBRARY	0	0.00	\$0.00
S J SCH DEBT	7	1,283.80	\$1,283.80
S J SCH OPER	0	0.00	\$0.00
CL RESA ALLOC	0	0.00	\$0.00
CL RESA SPEC ED	0	0.00	\$0.00
CL RESA VOC ED	0	0.00	\$0.00
S J SCH OPER FC	0	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	301
Class Name:	INDUSTRIAL REAL

Last Payment Date:

Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$183,400
Taxable Value:	\$183,400
State Equalized Value:	\$183,400
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S J CITY ALLOC	0	0.00	\$0.00
S J ACT 359	0	0.00	\$0.00
S J SOLID WASTE	0	0.00	\$0.00
CLINTON COUNTY	0	0.00	\$0.00
STATE EDUC TAX	0	0.00	\$0.00

STREET IMPROVMTS	0	0.00	\$0.00
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Tax Details 2023 Winter

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	301
Class Name:	INDUSTRIAL REAL

Last Payment Date:	December 13, 2023
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Base Tax:	\$1,283.80
Admin Fees:	\$12.83
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,296.63
Assessed Value:	\$183,400
Taxable Value:	\$183,400
State Equalized Value:	\$183,400
Exemption Percent:	0%

Base Paid:	\$1,283.80
Admin Fees Paid:	\$12.83
Interest Fees Paid:	\$0
Total Paid:	\$1,296.63

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CLINTON COUNTY	0	0.00	\$0.00
E-911	0	0.00	\$0.00
CLINTON TRANSIT	0	0.00	\$0.00
BRIGGS LIBRARY	0	0.00	\$0.00
S J SCH DEBT	7	1,283.80	\$1,283.80
S J SCH OPER	0	0.00	\$0.00
CL RESA ALLOC	0	0.00	\$0.00
CL RESA SPEC ED	0	0.00	\$0.00
CL RESA VOC ED	0	0.00	\$0.00
S J SCH OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	301
Class Name:	INDUSTRIAL REAL

Last Payment Date:

Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$183,400
Taxable Value:	\$183,400
State Equalized Value:	\$183,400
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S J CITY ALLOC	0	0.00	\$0.00
S J ACT 359	0	0.00	\$0.00
S J SOLID WASTE	0	0.00	\$0.00
CLINTON COUNTY	0	0.00	\$0.00
STATE EDUC TAX	0	0.00	\$0.00
STREET IMPROVMTS	0	0.00	\$0.00

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GIS/Mapping:

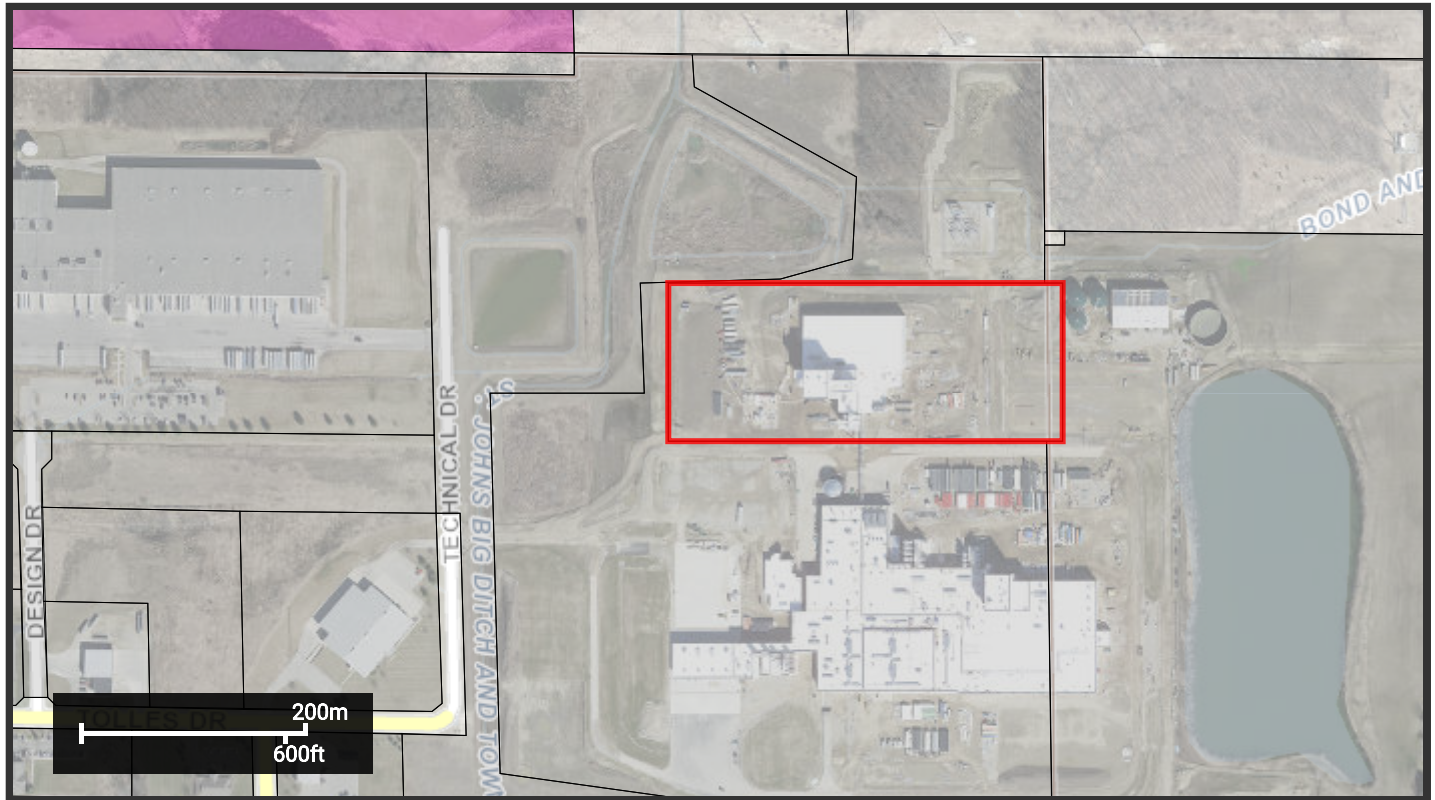
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Clinton County GIS

Parcel Report: 300-004-300-100-01

9/2/2025
12:46:07 PM



Property Address

1660 TECHNICAL DR
ST JOHNS, MI, 48879

Owner Address

PROLIANT DAIRY MICHIGAN LLC
--
2425 SE OAK TREE CT
ANKENY, IA 50021

Unit:	300
Unit Name:	CITY OF ST JOHNS

General Information for 2025 Tax Year

Parcel Number:	300-004-300-100-01
Property Class:	301

Class Name:	INDUSTRIAL REAL
School Dist Code:	19140
School Dist Name:	ST JOHNS PUBLIC SCHOOLS

PRE 2024:	0%
PRE 2025:	0%

Assessed Value:	\$48,300
Taxable Value:	\$44,557
State Equalized Value:	\$48,300

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$51,700	\$51,700	\$43,218
2023	\$47,500	\$47,500	\$41,160

Land Information

Acreage:	11.67
Zoning:	I-1

Tax Description

A PARCEL OF LAND IN THE SE 1/4 OF THE SW 1/4 OF SEC 4; DESC AS COM AT THE S 1/4 COR OF SD SEC; TH N 01 DEG 22' 07" W ALG THE N-S 1/4 LINE OF SD SEC 1564.81 FT; TH E 249.48 FT TO POB; TH N 450 FT; TH E 1130 FT; TH S 450 FT; TH W 1130 FT TO P OF BEG SEC 4 T7N R2WSPLIT/COMBINED ON 09/26/2018 FROM 300-004-300-091-00, 300-004-300-092-00, 300-004-300-093-50, 300-004-300-099-00, 300-004-300-100-00, 300-004-300-101-00;

Sales Information

Sale Date: 12-21-2018

Sale Price: 116029
Instrument: CD
Grantor: SPARTAN MICHIGAN LLC
Grantee: PROLIANT DAIRY MICHIGAN LLC
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 5274631

Tax History *Total Due as of settlement date

Tax Details 2024 Winter

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	301
Class Name:	INDUSTRIAL REAL
Last Payment Date:	January 7, 2025
Base Tax:	\$302.52
Admin Fees:	\$3.02
Interest Fees:	\$0.00
Total Tax & Fees:	\$305.54
Assessed Value:	\$51,700
Taxable Value:	\$43,218
State Equalized Value:	\$51,700
Exemption Percent:	0%
Base Paid:	\$302.52
Admin Fees Paid:	\$3.02
Interest Fees Paid:	\$0
Total Paid:	\$305.54

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
E-911	0	0.00	\$0.00
CLINTON TRANSIT	0	0.00	\$0.00
BRIGGS LIBRARY	0	0.00	\$0.00
S J SCH DEBT	7	302.52	\$302.52
S J SCH OPER	0	0.00	\$0.00

CL RESA ALLOC	0	0.00	\$0.00
CL RESA SPEC ED	0	0.00	\$0.00
CL RESA VOC ED	0	0.00	\$0.00
S J SCH OPER FC	0	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	301
Class Name:	INDUSTRIAL REAL

Last Payment Date:

Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$51,700
Taxable Value:	\$43,218
State Equalized Value:	\$51,700
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S J CITY ALLOC	0	0.00	\$0.00
S J ACT 359	0	0.00	\$0.00
S J SOLID WASTE	0	0.00	\$0.00
CLINTON COUNTY	0	0.00	\$0.00
STATE EDUC TAX	0	0.00	\$0.00
STREET IMPROVMTS	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	301
Class Name:	INDUSTRIAL REAL

Last Payment Date:	December 11, 2023
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Base Tax:	\$288.12
Admin Fees:	\$2.88
Interest Fees:	\$0.00
Total Tax & Fees:	\$291.00
Assessed Value:	\$47,500
Taxable Value:	\$41,160
State Equalized Value:	\$47,500
Exemption Percent:	0%

Base Paid:	\$288.12
Admin Fees Paid:	\$2.88
Interest Fees Paid:	\$0
Total Paid:	\$291.00

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CLINTON COUNTY	0	0.00	\$0.00
E-911	0	0.00	\$0.00
CLINTON TRANSIT	0	0.00	\$0.00
BRIGGS LIBRARY	0	0.00	\$0.00
S J SCH DEBT	7	288.12	\$288.12
S J SCH OPER	0	0.00	\$0.00
CL RESA ALLOC	0	0.00	\$0.00
CL RESA SPEC ED	0	0.00	\$0.00
CL RESA VOC ED	0	0.00	\$0.00
S J SCH OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	19140
School Dist. Name:	ST JOHNS PUBLIC SCHOOLS
Property Class:	301
Class Name:	INDUSTRIAL REAL

Last Payment Date:

Base Tax:	\$0.00
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$0.00
Assessed Value:	\$47,500
Taxable Value:	\$41,160
State Equalized Value:	\$47,500
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
S J CITY ALLOC	0	0.00	\$0.00
S J ACT 359	0	0.00	\$0.00
S J SOLID WASTE	0	0.00	\$0.00
CLINTON COUNTY	0	0.00	\$0.00
STATE EDUC TAX	0	0.00	\$0.00
STREET IMPROVMTS	0	0.00	\$0.00

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Memorandum

TO: St. Johns Planning Commission
FROM: Jacob VanBoxel, MSA, Principal Planner
Ethan Walthorn, Assistant Planner
SUBJECT: **Outdoor Dining as a Special Land Use**
DATE: September 3, 2025

Background:

At the July 9th Planning Commission meeting, members of the Commission held discussions pertaining to removing the Special Land Use requirement along with some suggestions related to new regulations for the ordinance. These included:

- DDA's associated with esthetics and looks.
- An administrative process.
- Social districts.
- 5 rules in sidewalk café ordinance.
- If administrative approval, an appeal can be taken to the ZBA.
- Clarify definitions: café, dining accessories, accessory buildings: pergola or gazebo; how close to property line, annual permit or permanent.
- Fences.
- Private property as opposed to public sidewalk.
 - Clarify rules on private property.

To expedite the process for business owners, the Planning Commission made the decision to approach this zoning ordinance amendment through a two-step process.

First, the Planning Commission held a public hearing at the August 13th meeting. The ordinance was reviewed and changes were suggested. The Planning Commission voted to make a recommend the City Commission to adopt the revised text, removing the Special Land Use requirement.

Following that action, the Planning Commission will continue their discussion regarding new regulations on Sidewalk Cafes/Outdoor Dining/Outdoor Seating Areas. Upon completion of these new regulations, the Planning Commission will hold another public hearing and make a recommendation to the City Commission accordingly.

New Regulations for the Sidewalk Cafes Ordinance:

Based on discussion and feedback at the July 9th Planning Commission meeting, staff from McKenna have provided some proposed language for new regulations. Admittedly, these proposed revisions are likely more restrictive than the Planning Commission may prefer. However, we believe the proposed text provided will encourage discussion.

Revisions will continue to be made until the Planning Commission can agree that the draft text is sufficient and ready for review at a public hearing.



Below is the proposed text of new regulations for consideration and discussion:

§ 155.446 SIDEWALK CAFÉ & OUTDOOR SEATING AREAS.

Sidewalk cafes and outdoor seating areas are permitted in the GC and CBD Districts, provided:

- (A) The café will be designed so as not to block pedestrian traffic or access to the restaurant or adjacent businesses.
 - a. A minimum of five (5) feet of sidewalk along the curb and leading to the entrance to the establishment must be maintained free of tables and other encumbrances, in accordance with the provisions of the national Americans with Disabilities Act (ADA) and Michigan barrier-free requirements. If the sidewalk is not wide enough to allow for a five (5) foot wide clearance for circulation, the outdoor seating area shall not be permitted.
- (B) Outdoor speakers are prohibited.
- (C) Outdoor seating areas shall be allowed only during normal operation hours of the establishment. In no case shall an outdoor seating area operate between the hours of 11 PM and 7 AM.
- (D) The café operator shall be responsible for maintaining the area trash free.
- (E) To avoid wind blown trash, the pre-setting of tables with napkins, glasses or utensils is prohibited.
- (F) Outdoor seating areas shall be required to be enclosed in instances where there is waitstaff or alcohol service. For the purpose of this Section, an enclosure is a decorative wood or metal railing or other decorative removable physical delineation approved by the Planning Commission.
- (G) All roofs and other overhead structures must be shown on the site plan. A previously approved outdoor cafe may add a roof, subject to Planning Commission approval.
- (H) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the adjacent buildings. If table umbrellas will be used, they should complement building colors. During nonbusiness hours, all tables, chairs, umbrellas and other furniture and fixtures must be stored inside the building or properly secured within the enclosure.
 - a. A site plan shall specify the plans for storage of tables, chairs, and equipment during the months when the outdoor seating is not in use.
- (I) Preparation of food and beverages shall be prohibited in any outdoor seating area. The sale and consumption of alcohol are governed by the Michigan Liquor Control Act and local ordinance. Additionally, such seating areas must include food service in addition to the sale and service of alcoholic beverages.
- (J) Outdoor seating shall be subject to applicable City, County and State requirements.
- (K) Outdoor cafes on public property must meet the following standards:
 - a. The applicant will provide evidence of primary comprehensive general liability insurance by a Michigan authorized insurance carrier in an amount not less than \$500,000.00 naming the City of St. Johns as co-insured if any City property is involved covering any and all claims arising by virtue of the use and/or activity as well as provide evidence of prepaid annual premium to the City of St. Johns timely every year. Failure to do so will automatically terminate special use approval of such use or activity if it involves the use of City property.
 - b. The outdoor cafe must be directly accessible from inside the restaurant.
 - c. In addition, the applicant must receive permission from the City Commission to use the space in question.
 - d. In order to use any part of the US-127 right-of-way, the applicant must receive permission from MDOT.
- (L) Approval of an outdoor cafe may be revoked by the City if the condition(s) of approval or other ordinance requirements have not been met or that use poses a nuisance to the surrounding properties.