

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

December 3, 2025

The St. Johns Planning Commission will hold a regular meeting on December 3, 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 (November 12, 2025, Meeting) (5:32-5:35 p.m.)
4. Public comment for non-agenda items (5:35-5:40 p.m.)
5. Public Hearings:
 - a. **City of St. Johns Master Plan and Parks Plan** (5:40 – 5:50 p.m.)
 - b. **Rezoning:** 815, 817, 901, 905, 907, and 911 N. Lansing Street – MC to R-1 (5:50 – 6:00 p.m.)
6. New Business:
 - a. **City of St. Johns Master Plan and Parks Plan:** Recommendation to City Commission (6:00 – 6:10 p.m.) (ACTION ITEM)
 - b. **Rezoning:** 815, 817, 901, 905, 907, and 911 N. Lansing Street – MC to R-1 (6:10 – 6:20 p.m.) (ACTION ITEM)
 - c. **Zoning Amendment Discussion:** Sidewalk Requirement (6:20 – 6:40 p.m.)
7. Old Business:
8. Committee Site Plan Approvals: None
9. City Commission Update – Mayor Dzurka (6:40– 6:50 p.m.)
10. Commissioner Comments. (6:50– 7:00 p.m.)
11. Adjournment (7:00 pm) Next Meeting: January 14, 2026

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Chair

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Vice-Chair

Commissioners

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



PLANNING COMMISSION

NOVEMBER 12, 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, Brian Mills, Scott Dzurka, Todd Krajniak, Eric Harger
Members Absent: Eric Hufnagel, James Eshelman
Staff Present: Chad Gamble, City Manager; Mindy J. Seavey, City Clerk; Chris Khorey, McKenna

2. APPROVAL OF AGENDA

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

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

NAY: None

Motion carried.

3. APPROVAL OF MINUTES – OCTOBER 8, 2025 MEETING

Motion by Commissioner Harger seconded by Commissioner Holden to approve the minutes as presented.

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

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: None

6. NEW BUSINESS:

A. Sidewalk Waiver: Glanbia, 1640 Technical Drive

Chris Khorey, McKenna, discussed: the site plan review committee met and approved a new accessory building; conditions associated with approval; requirement for sidewalk along Walker Road frontage of site and that can only be waived by the planning commission; portion of Walker Road that is on the Glanbia site; and key waiver provisions. In McKenna's analysis, the concerns are not sufficient to grant a waiver.

Chairperson Hanover said the committee approved the new building (site plan).

There was a discussion of:

- The property line.
- Walker Road.
- Lot split remediation.

Chris Schultz, Glanbia/MWC, was present. He discussed safety aspect with the trucks that go in and out.

Matt Vanic, Site Director for Glanbia/MWC, was present. He discussed: sidewalk on Walker Road is where 200 trucks come in every day; it would be a sidewalk to nowhere; 24/7 there are trucks and the safety aspect; everything there is zoned industrial; it would be blurring the lines between residential and industrial; none of the other properties there have sidewalks; the cost of 200 yards of sidewalk would be about \$40,000; and they always want to be a good steward to the community and discussed their donations to the Basic Needs Center.

There was a discussion of:

- Commercial areas vs. industrial.
- Delay until there is more residential development.
- Area around the Glanbia parcels.
- Building a walkable community.
- The credit union and storage facility put in sidewalks.
- The County was granted a waiver on Townsend Road for a period of time.
- Having a Master Plan of where we would like to see sidewalks.
- Exemptions in other communities.
 - Fairly common; discussion this body should have.
- Employees in the industrial park.
- Master planning gaps.

Tim Fair, Director of Clinton County Catalyst, was present. He said Glanbia is a member of Catalyst. He said he had been on the planning commission of Dewitt Township for 15 plus years and they discussed sidewalks that didn't go anywhere and waivers. He questioned whether this is a good thing for St. Johns. He encouraged them to pass this waiver.

There was a discussion of the language the Planning Commission passed for the Clinton County waiver/postponement.

Motion by Commissioner Dzurka seconded by Commissioner Holden that the planning commission waive the sidewalk until which time an adjacent property was developed in such a way a sidewalk should be required.

Commissioner Mills said he has diligently tried to see how to get to a yes on this and wondered if a better resolution is not to tie it to some term of years like a sunset on the waiver. Is that possible?

Chris Khorey said it is doable; there are some communities that put sunsets on SUP's (special use permits). It's an option, but it comes with institutional memory concerns. He said this facility is large enough that it ends up in front of the site plan review committee frequently.

Mayor Dzurka said we want to be consistent with past practice.

City Manager Gamble said if a motion were to pass, it would need to be on the deed.

Chris Khorey said he recommends language that is not a permanent waiver.

Commissioner Harger suggested an amendment to the motion to strike the previous language and insert it would be exempt until this parcel comes with a new site plan review.

Chairperson Hanover asked for a vote on the amendment to the motion.

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

NAY: None

Motion carried.

7. OLD BUSINESS:

A. Zoning Amendment: Outdoor Cafes

Chris Khorey, McKenna, discussed broader amendments to the outdoor café language: it eliminates the special use provision, additional text designed to address regulations. He said it is not ready for recommendation yet. They could move forward for a public hearing in January if there is a consensus.

There was a discussion of:

- Specifications from the downtown design committee.
- Paragraph J, placement of cafes on public property.
- Removal of furniture December 1st.
- The DDA hasn't seen the recent changes.
- The draft changes.

8. COMMITTEE SITE PLAN APPROVALS:

A. Glanbia, 1640 Technical Drive

Chris Khorey, McKenna, said the site plan review committee handled the approval with some conditions. There are a few things they will be working through with our office.

Commissioner Mills said he doesn't understand the stormwater approval process.

City Manager Gamble discussed the process and review. He said we will be working with staff on that part of the process.

There was a discussion of stormwater management and the importance of it.

Chris Khorey discussed site plan review committee and the timelines.

9. CITY COMMISSION UPDATE – MAYOR DZURKA:

Mayor Dzurka discussed: the last city commission meeting had the annual report; they kicked off the feedback for the 5-year master plan, there was a lot of conversation on the silo area and the redo of Old 27 and the options; and the city commission is still trying to work through the fire code and it will be back on our agenda for the next meeting. He thanked Chad for the sidewalk map and said it tells the story of where we have been successful.

10. COMMISSIONER COMMENTS

Commissioner Krajniak said he is in favor of completing sidewalks across the city, but we need a comprehensive plan, and he wants to get the end goal going.

Chairperson Hanover said she appreciated the commission looking into the fire code and discussed some of her concerns with it.

Commissioner Mills thanked Chad for the sidewalk map. He asked what priority 1 and 2 were.

City Manager Gamble said those are areas where we want to repair. The missing sidewalks are yellow, and the map was updated as of mid-summer. We are working on safe routes to school with the school district.

Commissioner Mills said he thinks we made progress on sidewalks. He discussed making the waiver conditional on the next site plan. He said he saw the National news about golfcarts in St. Johns. He asked how many permits have been issued.

City Manager Gamble said around 30 permits. That is also inclusive of non-city residents that are going to drive on city streets. The permit process has been going very smoothly. The police stopped a couple that did not have permits, one was a quad runner on Halloween that had no lights, it was operating in the dark, and it was very dangerous.

Mayor Dzurka said a resident that secured a permit said it was an easy process.

11. ADJOURNMENT

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

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

NAY: None

Motion carried.

The meeting was adjourned at 7:00 p.m.

**CITY OF ST. JOHNS
MASTER PLAN & PARKS AND RECREATION PLAN**

COMMENT PERIOD AND PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the Michigan Planning Enabling Act and the Michigan Department of Natural Resources Guidelines for Community Parks and Recreation Plans, that the draft City of St. Johns Master Plan and Parks and Recreation Plan will be available for public review, and that a public hearing will be held on the plans.

The plans will be available at St. Johns City Hall (100 E State St #1100, St. Johns, MI 48879) and at cityofstjohnsmi.com from September 23, 2025 to November 18, 2025.

The St. Johns Planning Commission will hold a public hearing on December 3, 2025 at 5:30 pm at St. Johns City Hall (100 E State St #1100, St. Johns, MI 48879).

Written comments on the proposed Master Plan and Parks and Recreation Plan may be submitted online at www.surveymonkey.com/r/masterplanstjohns, by email to ckhorey@mcka.com, or by mail to St. Johns City Hall, 100 E State St #1100, St. Johns, MI 48879.

Chris Khorey, AICP
Contract Planner

Publication Date: _____

Order Confirmation

Not an Invoice

Account Number:	1187536
Customer Name:	City Of St Johns/Legals
Customer Address:	City Of St Johns/Legals Po Box 477 Saint Johns MI 48879-0477
Contact Name:	ALS CITY OF ST JOHNS/LEG
Contact Phone:	
Contact Email:	
PO Number:	25047

Date:	10/29/2025
Order Number:	11794851
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	34.0000
Height in Inches:	3.5400

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Product	#Insertions	Start - End	Category
LSJ Lansing State Journal	1	11/02/2025 - 11/02/2025	Public Notices
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\$254.60

**CITY OF ST. JOHNS, MICHIGAN, PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
FOR REZONING APPROVAL**

PLEASE TAKE NOTICE that the City of St. Johns Planning Commission will hold a Public Hearing on Wednesday, December 3rd, 2025 at 5:30 p.m. in the 2nd Floor County Commissioner Chambers (#2200) at the Clinton County Courthouse, 100 E. State Street, St. Johns, MI. The public notice is regarding a proposed rezoning of the existing residential properties located on the West side of North Lansing Street from the MC, Municipal Center District, to the R-1, Low-Density Residential District to comply with the intended vision of the Master Plan.

The parcels proposed to be rezoned are as follows:

- **300-008-100-032-00 – 911 N. Lansing Street**
- **300-008-100-030-00 – 907 N. Lansing Street**
- **300-008-100-029-00 – 905 N. Lansing Street**
- **300-008-100-028-00 – 901 N. Lansing Street**
- **300-008-100-026-00 – 817 N. Lansing Street**
- **300-008-100-025-00 – 815 N. Lansing Street**

All related documentation may be reviewed, and written comments will be accepted at the St. Johns City Hall, 100 E. State St., St. Johns, between the hours of 8:00 a.m. and 4:00 p.m. during all scheduled days of operation.

Any party having an interest in the matter may attend the Public Hearing and make their comments known to the Planning Commission. Individuals with disabilities needing special accommodations to fully participate in the meeting may contact the Office of the City Clerk to request the necessary assistance. This request must be made at least two business days prior to the meeting.

Mindy Seavey, City Clerk

CITY OF ST. JOHNS

LSJ-11794851 11/02/2025



ST JOHNS PUBLIC SCHOOLS
501 W SICKLES ST
ST JOHNS, MI 48879

PERRY TODD
815 N LANSING ST
ST JOHNS, MI 48879

SMITH BRIAN & MARY
817 N LANSING ST
ST JOHNS, MI 48879

SMITH JEROME & COLLEEN
2008 E STEEL RD
ST JOHNS, MI 48879

D & J HOTSHOTS LLC LC
2894 W TOWNSEND RD
ST JOHNS, MI 48879

DOLLMAN-JERSEY SEAN
905 N LANSING ST
ST JOHNS, MI 48879

ELSEA ANDREW
907 N LANSING ST
ST JOHNS, MI 48879

WEBER BRUCE & TAYLOR KRISTI
1600 W HYDE RD
ST JOHNS, MI 48879

CLINTON COUNTRYSIDE LLC
PO BOX 26
WESTPHALIA, MI 48894

FEDEWA DEV & BLDRS INC
302 E MAIN ST
WESTPHALIA, MI 48894

BOETTGER ALLEN
200 LEWIS ST
ST JOHNS, MI 48879

MOORE KELLY
201 FLORAL AVE
ST JOHNS, MI 48879

BRADLEY (MCCLURE) JESSICA
204 LEWIS ST
ST JOHNS, MI 48879

CLELAND JANE & STEVEN
203 FLORAL AVE
ST JOHNS, MI 48879

BATES TREVOR
206 LEWIS ST
ST JOHNS, MI 48879

TOTH STEPHEN & SKEELS STEPHANIE
205 FLORAL AVE
ST JOHNS, MI 48879

SCHROEDER DAVID & SARA
3180 BENTLEY DR
ST JOHNS, MI 48879

DUMA HOLLY
212 LEWIS ST
ST JOHNS, MI 48879

CATLIN BRIAN & LORETTA
910 N LANSING ST
ST JOHNS, MI 48879

PAINTER ISAAC & ANNALIA
202 FLORAL AVE
ST JOHNS, MI 48879

CRAWFORD KIMBERLY & SCOTT
204 FLORAL AVE
ST JOHNS, MI 48879

BARRETT HEATHER &
206 FLORAL AVE
ST JOHNS, MI 48879

DYER HAYDEN & MAUER OLIVIA
210 FLORAL AVE
ST JOHNS, MI 48879

NORTHFIELD PINES APTS LLC
640 E MAIN ST
DEWITT, MI 48820

PRICE MERCEDES D
805 N LANSING ST
ST JOHNS, MI 48879

WRIGHT ROGER
803 N LANSING ST
ST JOHNS, MI 48879

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

ALBA DELGADO YENOBIS & ERICA
203 LEWIS ST
ST JOHNS, MI 48879

KUS BARBARA
201 LEWIS ST
ST JOHNS, MI 48879

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

LOPEZ MARIO & MANUEL GABRIELLE
1100 LOIS LANE
ST JOHNS, MI 48879

SKEELS DAVID & STEPHANIE
1101 LOIS LN
ST JOHNS, MI 48879

BAXTER JOSEPH & TORI
407 DAISY RD
ST JOHNS, MI 48879

TUCKER JUDITH & TRAVIS
405 DAISY DR
ST JOHNS, MI 48879

HUNGERFORD COREY & AMANDA
403 DAISY DR
ST JOHNS, MI 48879

CHAMBERLAIN MARIETTA
401 DAISY DR
ST JOHNS, MI 48879

ZOLNAI JULIE
409 DAISY DR
ST JOHNS, MI 48879

DUNSMORE JENNIFER & JESSE
411 DAISY DR
ST JOHNS, MI 48879



November 18, 2025

Planning Commission
City of St. Johns
100 E. State Street, #1100
St. Johns, MI 48879

Subject: Proposed Rezoning of North Lansing Street

Dear Commissioners,

At the December 3rd, 2025 Planning Commission meeting, the Commission should be prepared to discuss a conflict between the existing zoning of properties on the West side of North Lansing Street, adjacent to the Gateway North Elementary School, and the land use identified in the Master Plan for the same properties. The properties in question are as follows:

Address	Existing Zoning / Use	Master Plan Land Use Designation
815 N. Lansing Street	MC – Municipal Center / Single Family Residential	Modern Spacious Residential
817 N. Lansing Street	MC – Municipal Center / Single Family Residential	Modern Spacious Residential
901 N. Lansing Street	MC – Municipal Center / Single Family Residential	Modern Spacious Residential
905 N. Lansing Street	MC – Municipal Center / Single Family Residential	Modern Spacious Residential
907 N. Lansing Street	MC – Municipal Center / Single Family Residential	Modern Spacious Residential
911 N. Lansing Street	MC – Municipal Center / Single Family Residential	Modern Spacious Residential

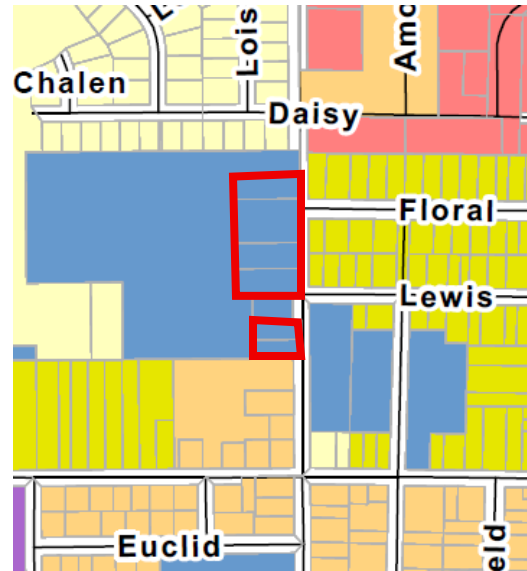
Direction was given to rezone those properties on North Lansing Street to the R-1, Low-Density Residential District. The location of the properties on North Lansing Street, including proximity to other R-1-zoned parcels as well as the nearby elementary school, make the R-1 District an appropriate land use for the properties. A concurrent request is being considered for 823 North Lansing Street to rezone the vacant parcel to the R-1 District to allow the construction of a new single-family home.



Below is the current zoning map of the area. The parcels included as part of this rezoning are highlighted in red.

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



ZONING DISTRICT COMPARISON

The chart below compares the existing MC District to the proposed R-1 District. When considering a rezoning, the Planning Commission must take into account all potential uses under the new zoning classification, not merely the current use of the property. The following table also provides a comparison the dimensional standards for the different zoning districts as well.

	<i>Existing District MC – Municipal Center</i>	<i>Proposed District R-1 – Low-Density Residential</i>
Permitted Uses	<ul style="list-style-type: none"> ▪ Accessory uses and buildings. ▪ Cemeteries. ▪ Childcare centers. ▪ Christmas tree sales. ▪ Continuation of present residential uses. ▪ Essential services. ▪ Fences. ▪ Fraternal, armory and legion halls. ▪ Funeral homes and mortuaries. ▪ Gas regulator stations, utility pumping stations, power substations and water towers necessary for service to the adjacent area. 	<ul style="list-style-type: none"> ▪ Residence, one-family. ▪ Adult foster care family home or adult foster care small group home. ▪ Customary agricultural operations; however, farm animals are prohibited. ▪ Family childcare home. ▪ Essential services, such as gas regulator stations, utility dumping stations, power substations, and water towers; provided these uses are necessary for service to the adjacent residential area. If these uses are to service a larger area, a special use permit is required. ▪ Home occupations.



	<i>Existing District MC – Municipal Center</i>	<i>Proposed District R-1 – Low-Density Residential</i>
	<ul style="list-style-type: none"> ▪ Government offices and facilities including police and fire halls, Department of Public Works, water plants and fire halls, Department of Public Works, water plants and wells, sewage treatment facilities and municipally owned utilities. ▪ Hospitals and quasi-public health care clinics. ▪ Non-municipally owned public utility offices, and substations, excluding warehouses and heavy equipment storage. ▪ Off-street parking. ▪ Parks and playgrounds not conducted for profit. ▪ Religious institutions. ▪ Schools, including day nurseries, elementary, junior high, primary and high schools. ▪ Signs. ▪ Swimming pools. ▪ Temporary building structures or yards. 	
Special Approval Uses	<ul style="list-style-type: none"> ▪ Communication antenna (not including towers). ▪ Gas regulator stations, utility pumping stations, power substations and water towers not necessary for service to the adjacent residential area. ▪ Hospital facilities serving psychiatric and incarcerated patients. 	<ul style="list-style-type: none"> ▪ Communication antennas (not including towers). ▪ Gas regulator stations, utility pumping stations, power substations and water towers not necessary for service to the adjacent residential area. ▪ Group day care home. ▪ Two-family dwellings consequent to a conversion of a single-family dwelling existing on the effective date of this chapter, provided that: <ul style="list-style-type: none"> ○ The floor area not be increased thereby. ▪ Religious institutions.
Minimum Lot Size	6,000 square feet	7,500 square feet
Minimum Lot Width	60 feet	75 feet



	<i>Existing District MC – Municipal Center</i>	<i>Proposed District R-1 – Low-Density Residential</i>
Minimum Setbacks	Front: 50 feet Side: Side yards shall not be less than 1/4 the height of the principle building, but in no case shall be less than ten feet. Rear: 25 feet	Front: 25 feet Side: 10 feet Rear: 35 feet
Maximum Lot Coverage	60%	40%
Maximum Building Height	35 feet 2.5 stories	30 feet 2.5 stories

The primary difference between the MC and the R-1 district is the allowance for new residential uses in the R-1 District. The existing single-family residential uses on the West side of North Lansing Street would be allowed to continue under the MC District, however, the proposed rezoning to R-1 would permits the property owners to modify their existing dwelling units where they would not be permitted to be expanded under the MC District. Rezoning to the R-1 district will allow the current use of those properties to be in compliance with their underlying zoning, removing them from being nonconforming and allowing those property owners the ability to utilize those properties for common purposes, such as home occupations and family childcare homes.

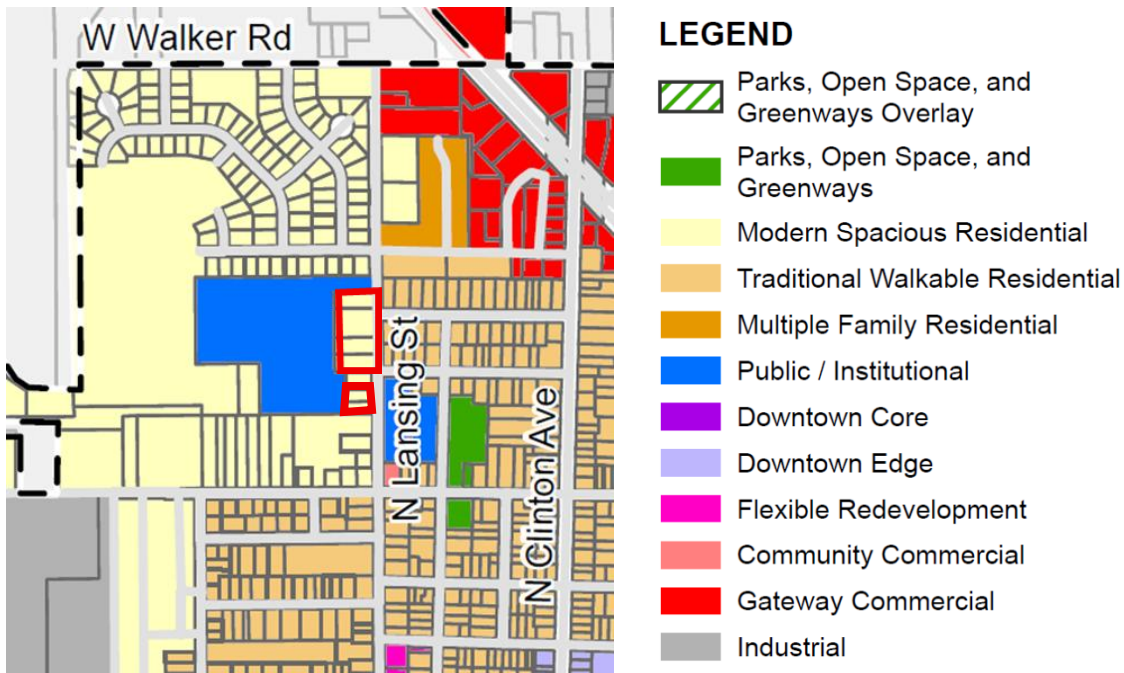
REVIEW CRITERIA FOR REZONINGS

When reviewing a rezoning request, the Planning Commission should consider the following criteria.

1. Consistency with the Master Plan.

In order to be approved, a rezoning should be consistent with the Future Land Use Map in the Master Plan. The Future Land Use map designates the lots on the West side of North Lansing Street as “Modern Spacious Residential”, as shown on the map below. The existing uses of all properties would be contemplated in the new land use designation and the location of the properties are close to the central part of the city.

On Page 42, the Master Plan states that the appropriate land uses in the “Modern Spacious Residential” category are “detached single family residential dwelling units, two-family attached residential dwelling units, schools, parks, and other compatible municipal and civic uses.” The uses permitted in the R-1 District are consistent with that list in that R-1 allows single-family dwelling units to be constructed.



2. **The Site’s Physical Compatibility with the Uses Permitted in the Zoning District.** The Planning Commission must consider whether the site can reasonably support the uses permitted in the proposed Zoning District, from a physical perspective.

- **Natural Features:** There are no significant natural features on any of the lots that would be in impediment to the uses contemplated in the R-1 district. Each lot is home to an existing single-family home with the exception of 823 N. Lansing Street, which will be adding a single-family home following the approval of the proposed rezoning for that parcel. The proposed rezoning would not change any existing natural features for the properties.
- **Road Network:** Access to the existing single-family homes along North Lansing Street are generally taken directly from Lansing Street. The proposed rezonings will not negatively impact the traffic patterns along Lansing Street, as the existing residential uses will not cause an adverse impact on the existing traffic patterns.

3. **Compatibility with Surrounding Uses.** The Planning Commission must consider whether all of the permitted uses in the proposed R-1 District would be appropriate adjacent to the existing surroundings. The table below summarizes the land use attributes of the site and the surrounding properties.

	Current Zoning	Existing Land Uses	Future Land Use (Master Plan)
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Subject Parcels	MC	Existing Single-Family Dwelling Units	Downtown Edge / Mixed Use
North	MC/R-1	School, Existing Single-Family Dwelling Units	Modern Spacious Residential
East	MC/R-2	Existing Single-Family Dwelling Units	Multiple-Family Residential/Public/Institutional
South	R-3	Existing Multi-Family/Single-Family Dwelling Units	Modern Spacious Residential
West	MC	School	Public/Institutional

The proposed R-1 Zoning District would provide a reasonable buffer zone between the existing residential uses and the existing elementary school use to the west of the properties and the existing higher-density residential parcels to the South and East of the site. The R-1 district allows for the existing single-family homes along North Lansing Street to exist as they do currently, but allow future flexibility in the event that these properties redevelop to expand the dwelling unit area.

- 4. Most Appropriate Zoning District.** With the parcel's future land use designation as "Modern Spacious Residential" the proposed R-1 District is the most appropriate zone district. It allows for the existing residential properties along North Lansing Street and offers future flexibility of the uses should any of them redevelop in the future.
- 5. Infrastructure Capacity.** We are not aware of any infrastructure capacity issues that would restrict the allowable uses in the R-1 District. All properties have access to public water and sewer without needing any extensions of that system.

RECOMMENDATION

We recommend that the Planning Commission recommend the rezoning to the City Commission.

Please do not hesitate to contact us with any questions.

Respectfully submitted,
McKENNA

Christopher Khorey, AICP
Vice President

Ethan Walthorn,
Assistant Planner



Memorandum

TO: St. Johns Planning Commission

FROM: Christopher Khorey, AICP, Vice President
Jacob VanBoxel, MSA, Principal Planner

SUBJECT: Outdoor Dining as a Special Land Use

DATE: November 19, 2025

BACKGROUND

Section 155.201 of the Zoning Ordinance was adopted by the City Commission on June 24, 2024. The Ordinance, which is attached to this memo, requires a sidewalk to be constructed, if one does not currently exist, in the following circumstances:

- Whenever a Site Plan Approval (of any type – Administrative, Committee, or Planning Commission) is required for improvements to a site.
- Whenever a new principal building (including a single family home) is constructed on site. (Note that for all new principal buildings, except single family homes, Site Plan Approval is required, so this provision is primarily intended to require sidewalks when a home is built).
- Whenever a new roadway is constructed.

The Ordinance has a waiver provision, and empowers the Planning Commission (but not staff, McKenna, or the Site Plan Review Committee) to waive the sidewalk requirement. The key criteria for the waiver is that there is a “legal, physical, or environmental” impediment to construction.

The Planning Commission has fielded several waiver requests since the Ordinance was adopted, and at least one property owner has considered a waiver request before opting to comply with the Ordinance. The Planning Commission has granted a full or partial waiver for all requests.

The volume of waiver requests suggests the Planning Commission should re-evaluate the Ordinance.

POLICY OPTIONS

The Planning Commission has several options for amending the Ordinance while still ensuring it can be used as a tool to meet the City’s goal of improved pedestrian safety. We recommend that these, and other options, be discussed at the December 3 meeting.

- Eliminate the sidewalk trigger for Administrative Site Plan Approvals.
- Allow the Site Plan Review Committee to grant waivers.

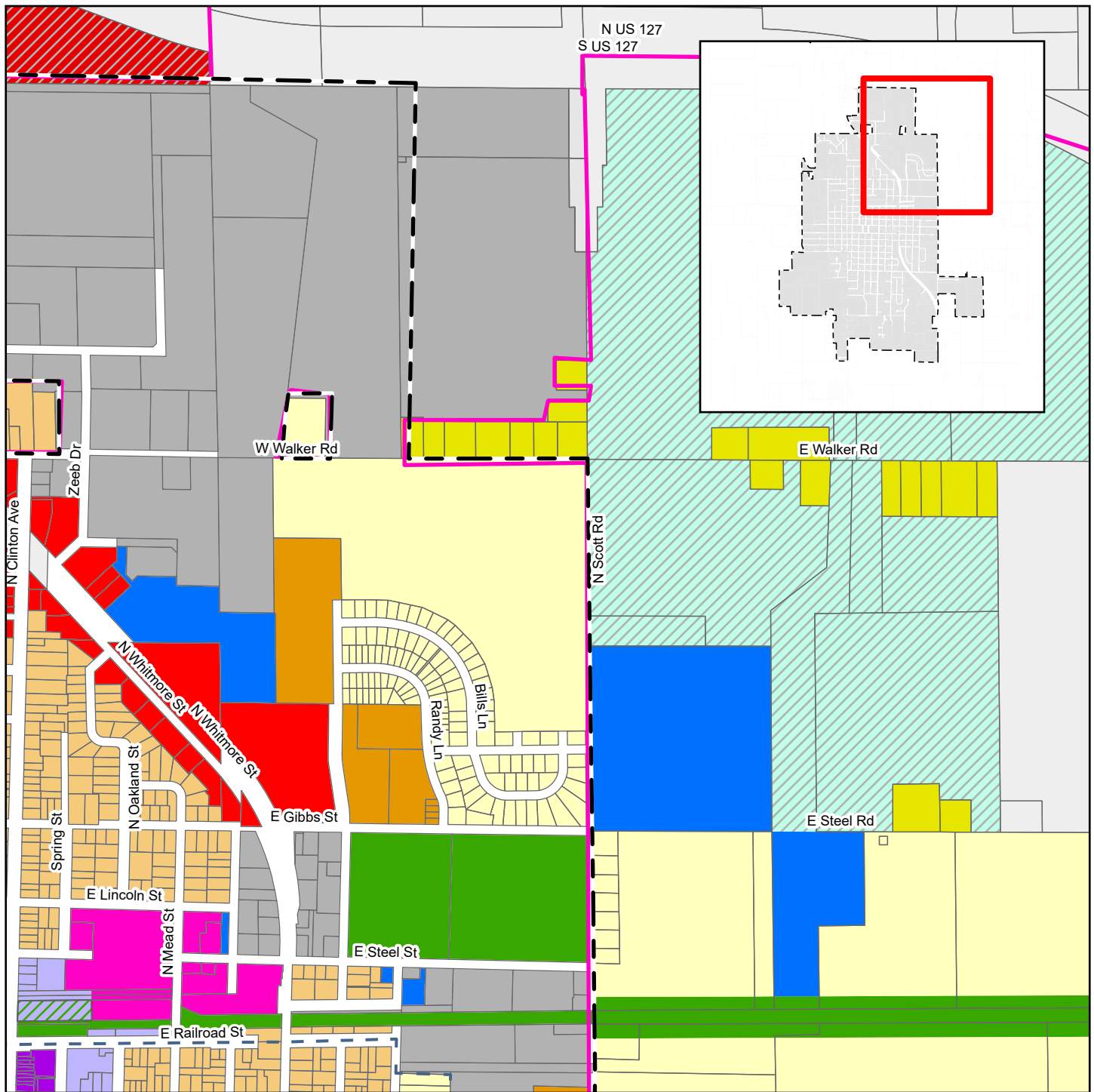


- Dial back or eliminate the requirement for single family homes. An example of “dialing back” would be to only require a single family home to build a sidewalk if there is another sidewalk adjacent, or within a certain distance (St. Johns city blocks are approximately 300 feet long, for reference).
- Expand the waiver criteria to include an evaluation of nearby sidewalks, walking destinations, and potential future development.
- Create “Sidewalk Exemption Zones” or a “Sidewalk Requirement Zone” so that the requirement only kicks in in the core of the City where there are walking destinations and existing sidewalks in place. To aid in this discussion, we have provided zoom-ins of the Future Land Use Map for areas on the edge of the City, so the Planning Commission can discuss exemption areas in the context of potential future development.

We look forward to discussing this topic on December 3.

§ 155.201 SIDEWALKS

- A. **Sidewalks Required.** Sidewalks, at least five feet in width and meeting the design and engineering requirements of the City of St. Johns shall be installed along the street frontage of a property whenever a Site Plan approval (of any type) is required under this Ordinance or whenever a new principal structure is constructed on any lot (including single family homes). Sidewalks shall also be installed along both sides of all new roadways constructed in the City of St. Johns.
- B. **Waiver Process.** The Planning Commission may waive the requirements of Subsection A based on the following criteria:
1. There is a legal, physical, or environmental impediment that makes the construction of a sidewalk meeting the City's design standards impossible, in the opinion of the Planning Commission.
 2. The granting of the waiver would not be detrimental to the public health, safety, or general welfare and would not create a precedent which would prevent the enforcement of the ordinance for similar conditions or situations in the area in which the property is located.
 3. A waiver not limited by a specific duration shall be deemed unspecified in length, but shall not be considered a permanent waiver of sidewalk requirements nor revoke in any way the right of the City to order, install, or assess for sidewalks in accordance with other sections of the Code of Ordinances upon a determination that conditions are necessary for the construction of sidewalk in accordance with public need, health, safety, and general welfare.
 4. In permitting a waiver, conditions of approval may be imposed that are necessary to meet the intent of this subsection or to preserve the public health, safety, and general welfare.



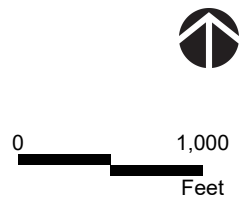
Future Land Use: Callout 1

City of St. Johns, Michigan

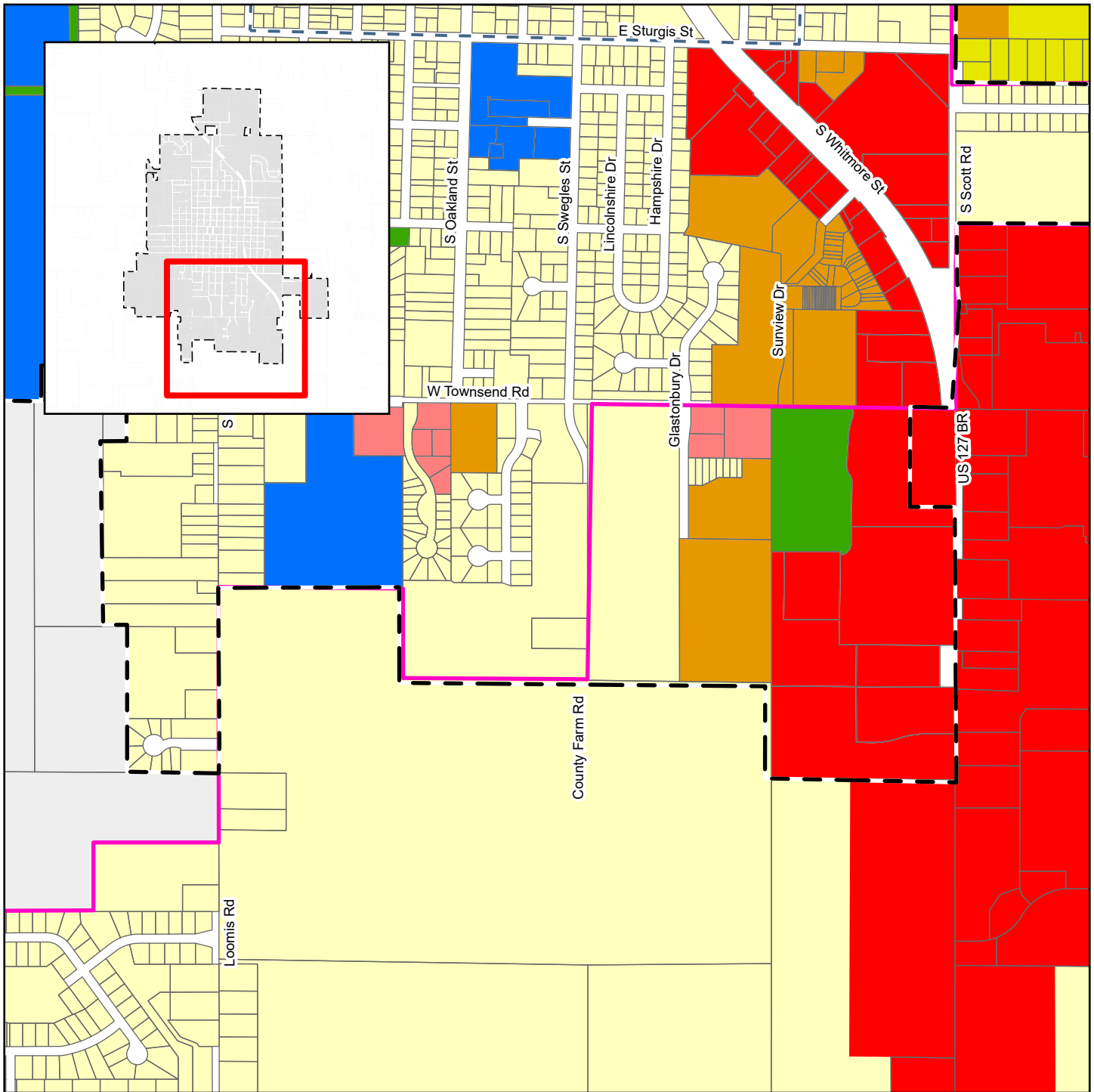
November 14, 2025

LEGEND

- City Boundary
- Old Village Overlay
- Joint Planning Areas
- Parks, Open Space, and Greenways Overlay
- Parks, Open Space, and Greenways
- Rural Estate
- Modern Spacious Residential
- Traditional Walkable Residential
- Multiple Family Residential
- Public / Institutional
- Downtown Core
- Mixed Use
- Flexible Redevelopment
- Gateway Commercial
- Community Commercial
- Industrial
- Agriculture-Energy/Industrial
- Agriculture-Energy
- Bingham Township Planning Area/Rural Preservation



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data source: City of St. Johns 2020.
McKenna 2020.



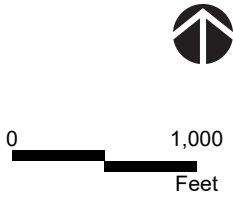
Future Land Use: Callout 3

City of St. Johns, Michigan

November 14, 2025

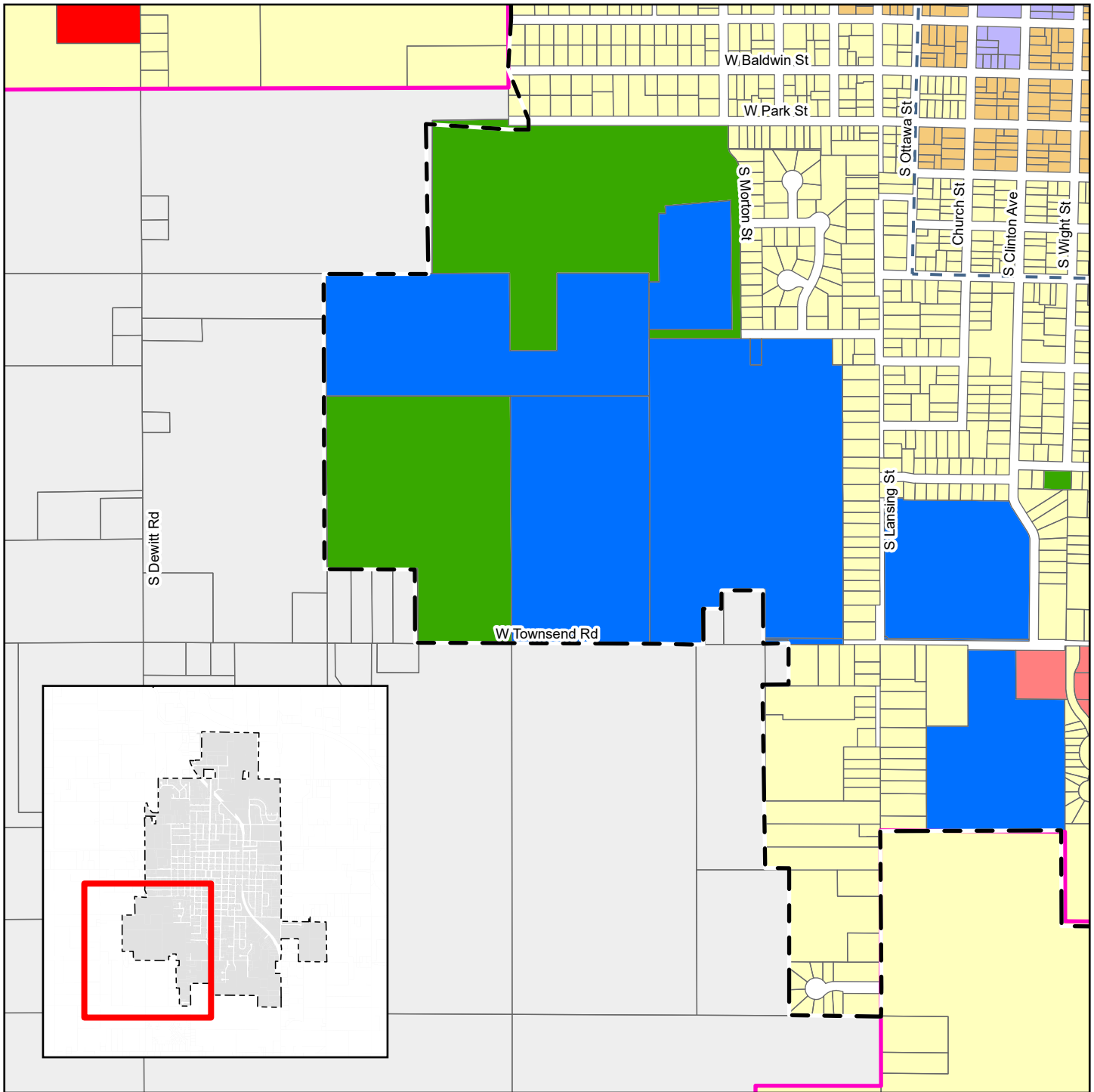
- LEGEND**

 - City Boundary
 - Old Village Overlay
 - Joint Planning Areas
 - Parks, Open Space, and Greenways Overlay
 - Parks, Open Space, and Greenways
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 - Agriculture-Energy
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Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data source: City of St. Johns 2020.
 McKenna 2020.





Future Land Use: Callout 4

City of St. Johns, Michigan

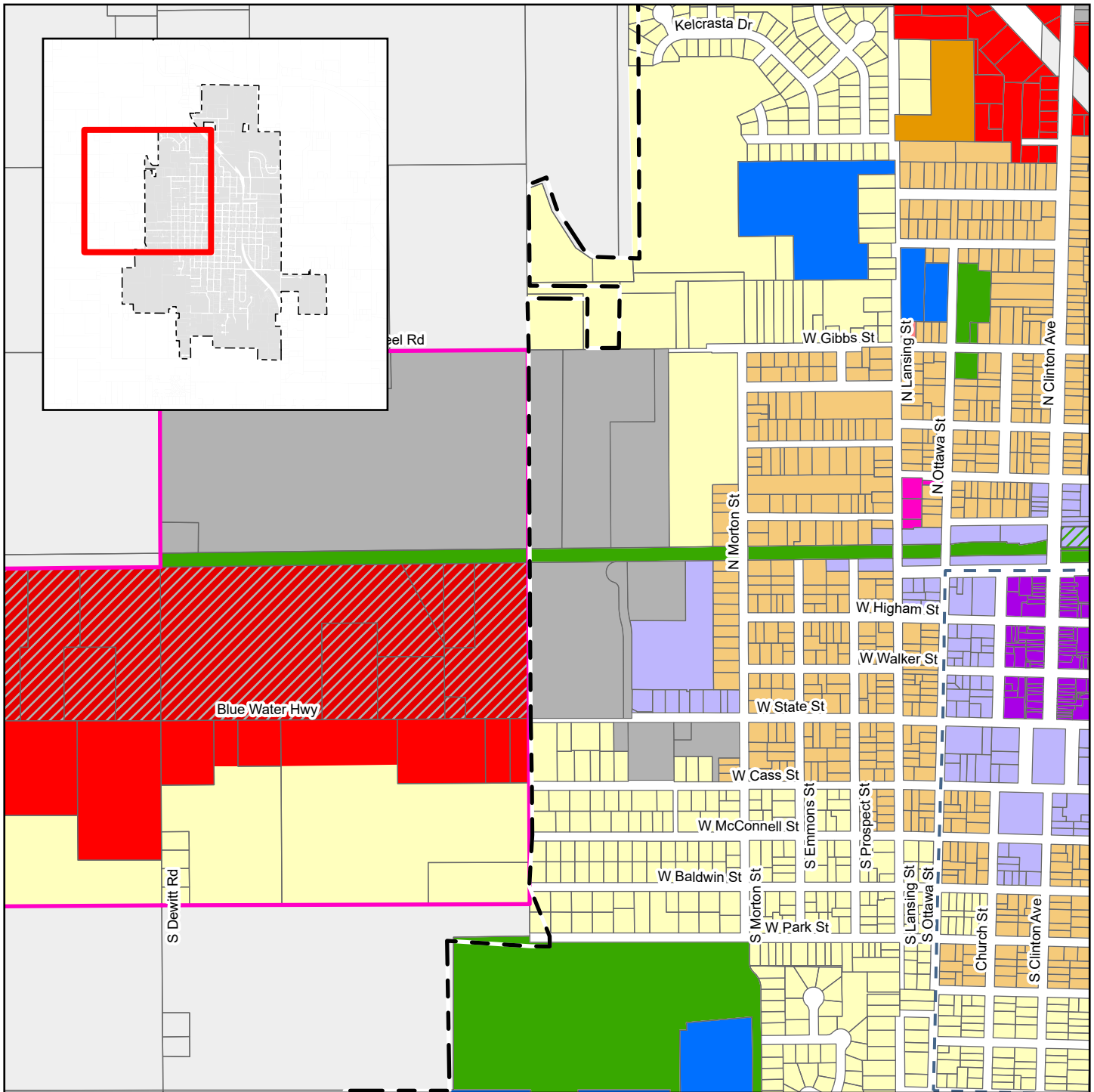
November 14, 2025

LEGEND

- City Boundary
- Old Village Overlay
- Joint Planning Areas
- Parks, Open Space, and Greenways Overlay
- Parks, Open Space, and Greenways
- Rural Estate
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- Industrial
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- Agriculture-Energy
- Bingham Township Planning Area/Rural Preservation

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Feet

Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data source: City of St. Johns 2020.
 McKenna 2020.



Future Land Use: Callout 5

City of St. Johns, Michigan

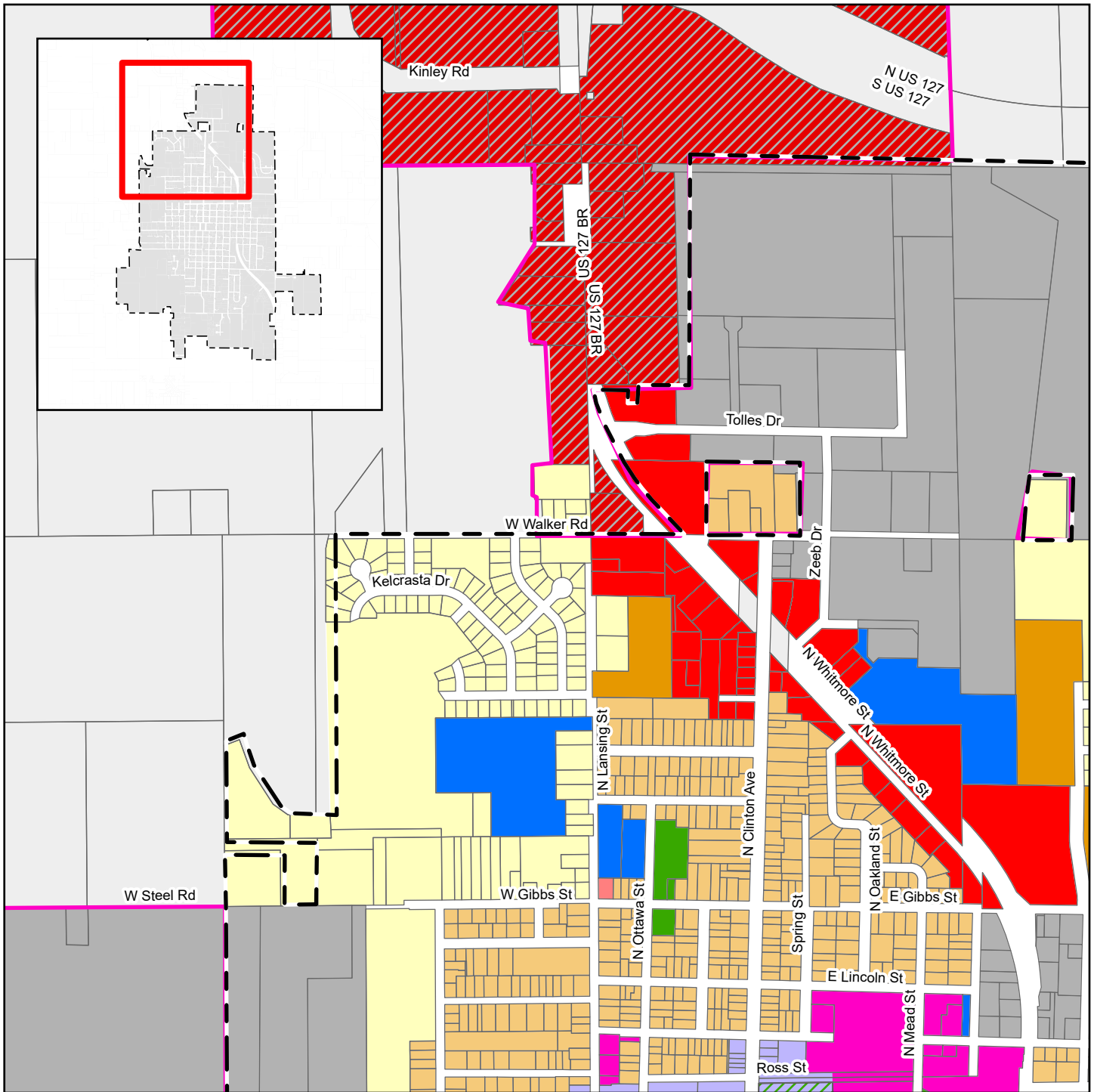
November 14, 2025

LEGEND

- City Boundary
- Old Village Overlay
- Joint Planning Areas
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- Parks, Open Space, and Greenways
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Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data source: City of St. Johns 2020.
McKenna 2020.



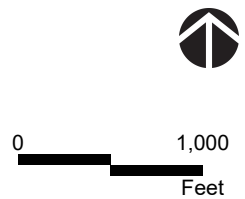
Future Land Use: Callout 6

City of St. Johns, Michigan

November 14, 2025

LEGEND

- | | |
|--|---|
| City Boundary | Downtown Core |
| Old Village Overlay | Mixed Use |
| Joint Planning Areas | Flexible Redevelopment |
| Parks, Open Space, and Greenways Overlay | Community Commercial |
| Parks, Open Space, and Greenways | Gateway Commercial |
| Rural Estate | Commercial / Industrial |
| Modern Spacious Residential | Industrial |
| Traditional Walkable Residential | Agriculture-Energy/Industrial |
| Multiple Family Residential | Agriculture-Energy |
| Public / Institutional | Bingham Township Planning Area/Rural Preservation |



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data source: City of St. Johns 2020.
McKenna 2020.