

Leslie Lechner-Salemi  
*Chair*

James Ensign  
*Vice-Chair*

**Commissioners**

Eric Hufnagel, *Mayor*  
Jean Ruestman, *Vice Mayor*  
Heather Hanover  
Mark Holden  
Melvin Renfrow  
Wendy Ward  
Eric Harger

Dave J. Kudwa, P.E.  
*Community  
Development Director*



**CITY OF ST. JOHNS  
PLANNING COMMISSION**

**MEETING AGENDA**

**MEETING DATE: JULY 13<sup>th</sup>, 2022**

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The St. Johns Planning Commission will hold a regular meeting on July 13<sup>th</sup>, 2022 at 5:30 pm in the 2<sup>nd</sup> Floor Commissioner 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 pm)**
2. **Approval of Agenda (5:30 pm – 5:32 pm)**
3. **Public comment for non-agenda items (5:32 pm – 5:35 pm)**
4. **Old Business**
  - A. **May 11<sup>th</sup>, 2022 meeting minutes**  
**(5:35 pm – 5:37 pm) (ACTION ITEM)**
  - B. **Rezoning request - 101 W. Cass Street**  
(Presenter: Chris Khorey, AICP, McKenna & Associates)  
**(5:37 pm – 6:00 pm) (ACTION ITEM)**
  - C. **Rezoning request - 101 W. McConnell Street**  
(Presenter: Chris Khorey, AICP, McKenna & Associates)  
**(6:00 pm – 6:15 pm) (ACTION ITEM)**
5. **New Business**
6. **Planning Commissioner comments (6:15 pm – 6:17 pm)**
7. **Adjournment (6:17 pm)**

Leslie Lechner-Salemi  
*Chair*

James Ensign  
*Vice-Chair*

**Commissioners**

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Dave J. Kudwa, P.E.  
*City Manager*



**CITY OF ST. JOHNS  
PLANNING COMMISSION**

**MAY 11<sup>th</sup>, 2022  
REGULAR MEETING MINUTES**

**1. CALL TO ORDER**

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

Members Present: Salemi, Hufnagel, Ruestman, Holden, Ensign, Ward (showed up during Item 5A)

Staff Present: Dave J. Kudwa, Chris Khorey

Others Present: Keith Koneval

**2. APPROVAL OF AGENDA**

- A. A motion was made by Mayor Hufnagel and supported by Commissioner Holden to approve the agenda as presented.

Yes: Salemi, Hufnagel, Ruestman, Holden, Ensign  
Nay: None

Motion carried

**3. PUBLIC COMMENT ON AGENDA / NON-AGENDA ITEMS**

None

**4. OLD BUSINESS**

- A. A motion was made by Vice Mayor Ruestman and supported by Commissioner Holden to approve the April 13<sup>th</sup>, 2022 meeting minutes as presented.

Yes: Salemi, Hufnagel, Ruestman, Holden, Ensign  
Nay: None

Motion carried

B. Special land use / site plan review – 311 N. Clinton Avenue

Bill Arens presented a concept plan to develop three apartments on the second floor at 311 N. Clinton Avenue. They discussed unit size, trash management, building access, and site lighting. A motion was made by Vice Mayor Ruestman and supported by Vice Chair Ensign to approve the special land use application.

Yes: Salemi, Hufnagel, Ruestman, Holden, Ensign

Nay: None

Motion carried

A motion was made by Mayor Hufnagel and supported by Vice Chair Ensign to approve the site plan application.

Yes: Salemi, Hufnagel, Ruestman, Holden, Ensign

Nay: None

Motion carried

**5. NEW BUSINESS**

A. Rental Housing Program

City staff gave the planning commission an update regarding the proposed rental housing program. The planning commission received comments from residents regarding the registration, inspection, and certification processes for residential rental units in the city.

A motion was made by Vice Mayor Ruestman and supported by Mayor Hufnagel to recommend approving the proposed rental housing ordinance.

Yes: Salemi, Hufnagel, Ruestman, Holden, Ensign, Ward

Nay: None

Motion carried

B. Downtown Parking Plan

The planning commission received comments regarding changes to downtown parking. The topics for discussion included creation of additional spaces, higher levels of enforcement, new fee schedule for parking lots, and areas for on-street, overnight parking. The planning commission made the following motion:

A motion was made by Mayor Hufnagel and supported by Vice Chair Ensign to recommend approval of the preliminary parking plan and to send it to the PSD/DDA board for further comment.

Yes: Salemi, Hufnagel, Ruestman, Holden, Ensign, Ward

Nay: None

Motion carried

**6. PLANNING COMMISSIONER COMMENTS**

None

## **7. ADJOURNMENT**

A motion was made by Commissioner Ward and supported by Vice Chair Ensign to adjourn the meeting at 7:19 pm.

Yes: Salemi, Hufnagel, Ruestman, Holden, Ensign, Ward

Nay: None

Motion carried



**MCKENNA**

July 6, 2022

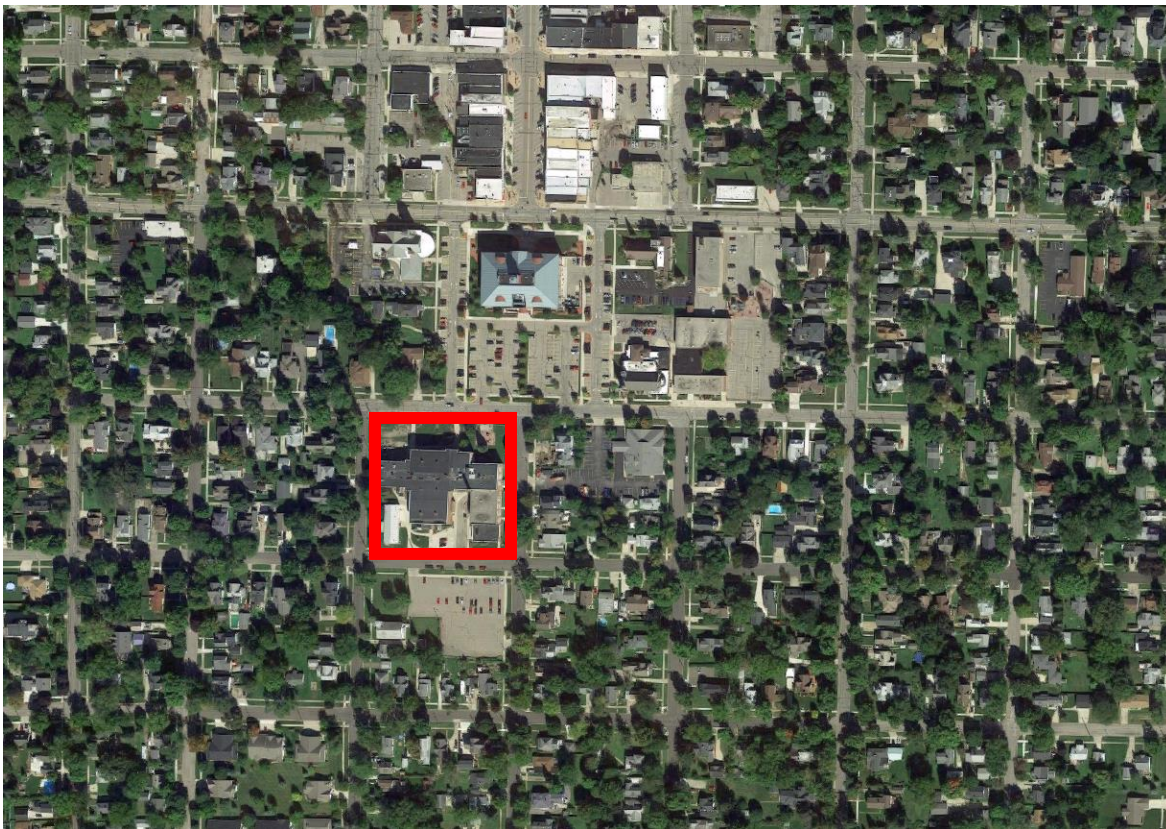
Planning Commission  
City of St. Johns  
100 E. State Street, #1100  
St. Johns, MI 48879

**Subject: Proposed Conditional Rezoning of 101 W. Cass Street**

Dear Commissioners,

As requested by the City, we have reviewed the above referenced conditional rezoning application for the rezoning of the lot at 101 W. Cass Street from MC Municipal Center to CBD Central Business District.

The lot, which currently contains the Wilson Center, is outlined (approximately) on the aerial photo below. The applicant proposes to renovate the Wilson Center into a mixed-use complex, including residential units.



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124 East Fulton Street  
6th Floor, Suite B  
Grand Rapids, Michigan 49503

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Below is the current zoning map in the area. The parcel in question is highlighted.



#### 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 CBD District. When considering a rezoning, the Planning Commission must take into account all potential uses under the new zoning classification, not merely the use the applicant has expressed interest in.

The permitted uses in the CBD District are dependent on the adjacent roadways. The site is adjacent to four roadways – Cass, McConell, Church, and Clinton. But Section 155.101 states that the street that should be used to determine the permitted uses is the front lot line – in this case, Cass. Cass Street is not specifically listed in Section 155.101, so the site falls under “All Other Streets.”

The proposed Conditional Rezoning Agreement does not alter or limit the uses or dimensional requirements of the proposed CBD district.

	<b><i>Existing District MC Municipal Center</i></b>	<b><i>Potential District CBD Central Business District (Cass Street)</i></b>
<b>Permitted Uses</b>	<ul style="list-style-type: none"><li>• Cemeteries</li><li>• Child Care Centers</li><li>• Christmas Tree Sales</li><li>• Continuation of Existing Residential</li><li>• Essential Services</li><li>• Fraternal, Armory, and Legion Halls</li><li>• Funeral Homes and Mortuaries</li><li>• Essential Services (gas, electric, etc) needed to serve nearby residential.</li><li>• Government offices and facilities.</li><li>• Hospitals and quasi-public health care clinics.</li><li>• Off-street Parking.</li><li>• Parks and Playgrounds</li><li>• Religious Institutions</li><li>• Schools</li></ul>	<ul style="list-style-type: none"><li>• Single Family Homes</li><li>• Multi-Family Residential</li><li>• Outdoor recreation/parks</li></ul>
<b>Special Approval Uses</b>	<ul style="list-style-type: none"><li>• Communication Antennas</li><li>• Essential Services serving a broader purpose.</li><li>• Psychiatric Hospitals</li></ul>	<ul style="list-style-type: none"><li>• Mixed Use (commercial/residential)</li><li>• Retail</li><li>• Restaurant</li><li>• Hotel</li></ul>



	<b><i>Existing District MC Municipal Center</i></b>	<b><i>Potential District CBD Central Business District (Cass Street)</i></b>
		<ul style="list-style-type: none"><li>• Office</li><li>• Financial Services/Bank</li><li>• Personal Services</li><li>• Appliance/Electronic Repair</li><li>• Religious Institution</li><li>• Government Operations Building</li><li>• Museum/Art Gallery</li><li>• Indoor Recreation/Community Center/Library</li><li>• Outdoor Recreation/Public Park</li><li>• Outreach Mission/Community Service Organization</li></ul>
<b>Minimum Lot Size</b>	6,000 square feet	None
<b>Minimum Lot Width</b>	60 feet	None
<b>Minimum Setbacks</b>	Front: 50 feet Side: 25% of the height of the building Rear: 25 feet	None
<b>Maximum Lot Coverage</b>	60%	100%
<b>Maximum Building Height</b>	35 feet 2.5 stories	35 feet Additional height approvable by Special Use
<b>Residential Density</b>	No Residential Units Permitted	No maximum, provided minimum unit size and building height meet requirements or are otherwise approved by Special Use Permit.

The two districts are very different. Rezoning to CBD would substantially reduce the number of permitted uses by right, but would greatly expand the uses permitted by Special Use permit. The Planning Commission would have to carefully consider any requested Special Use permit should the property be rezoned.

Notably, it is our understanding that the applicant has considered child care as part of the mixed use complex, and that is not listed as a permitted use in the CBD District. However, we would support an interpretation that





child care could be considered approvable by Special Use as part of a “mixed use (commercial/residential)” building.

The less restrictive dimensional standards of the CBD District would relieve the building from legal non-conforming status with regard to its setbacks and height, some of which do not meet MC District requirements.

**ZONING DISTRICT COMPARISON**

One other consideration is that the CBD District exempts the site from all parking requirements. There is only minimal on-site parking, but under that district, if and when the building is renovated, there would be no mechanism to require additional parking. The Conditional Rezoning Agreement is designed to remedy that concern by tying the approval of the rezoning to the proposed reconstruction of Cass, McConnell, Church, and Clinton Streets to add 101 new parking spaces to the immediate neighborhood of the Wilson Center.

If the reconstruction and redesign does not go forward, then the rezoning will be voided. Therefore, there is no risk of creating a large use with no parking requirement, as there was previously when the proposal was a regular rezoning.

**REVIEW CRITERIA FOR REZONING**

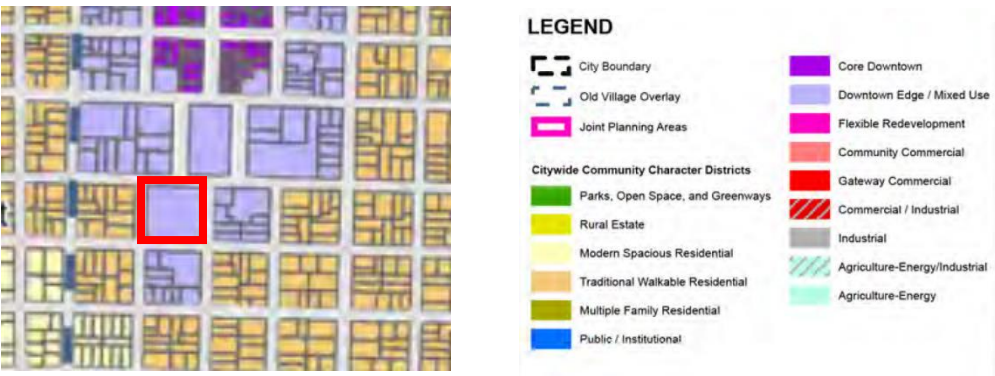
When reviewing a rezoning request, the Planning Commission should consider the following criteria.

**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 lot as “Downtown Edge/Mixed Use” as shown on the map below.

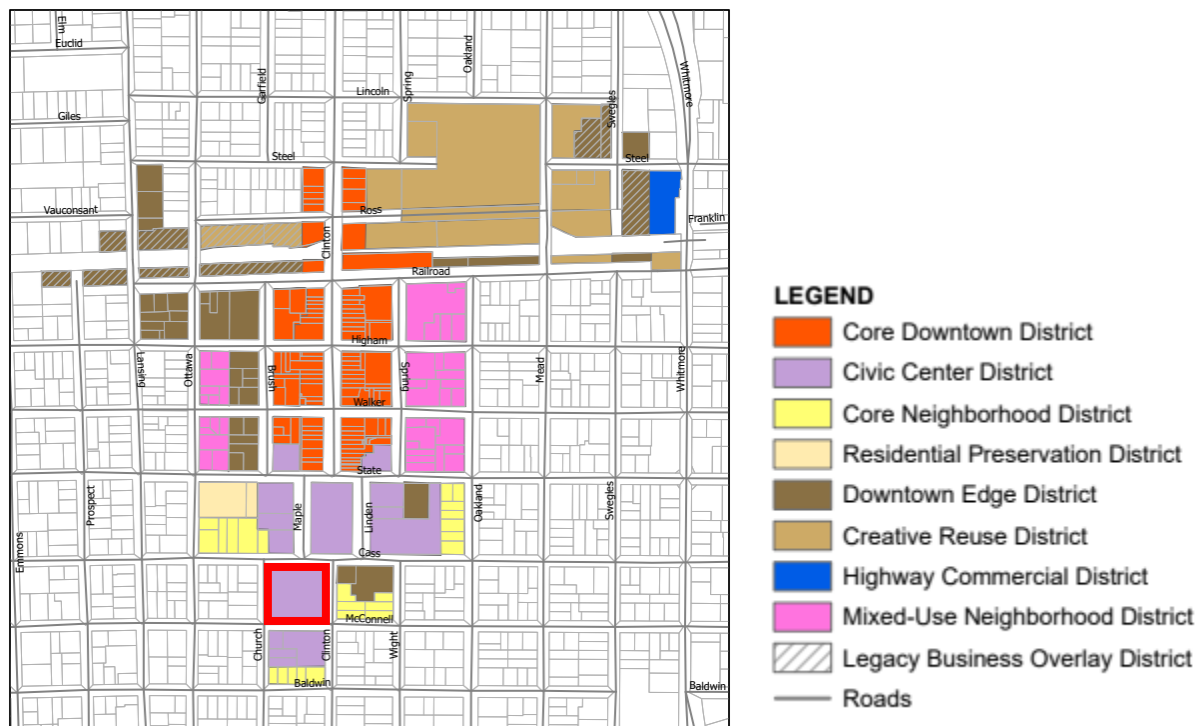
On Page 50, the Master Plan states that the appropriate land uses in the “Downtown Edge/Mixed Use” category are “uses that can serve as a transition between the downtown and the neighborhoods are encouraged. Uses should be a mix of commercial, professional offices, residential, technology, and civic.” The uses permitted in the CBD District are consistent with that list.

Importantly, the Zoning Plan on Page 16 states that CBD is an appropriate Zoning District for the Downtown Edge Future Land Use category.





The site in question is also within the area covered by the Downtown Master Plan. The Downtown Future Land Use map is shown below, with the site in question highlighted. The Civic Center district calls for “monumental architecture” and “community centers,” which the existing Wilson Center is consistent with. The uses allowed in the CBD District do not exactly match the uses listed for the Civic Center district, but they are no incompatible.



**Overall, this analysis determines that the conditional rezoning is consistent with the Master Plan.**

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.

The site contains the old St. Johns High School, which has also served as the Middle School and the Wilson Center. The building has classic architecture and fits with Downtown St. Johns’ traditional urban form. The applicant wishes to renovate the building into a mixed use development, with residential units. That type of redevelopment of a school building has been successful elsewhere, and the uses permitted in the CBD District would allow for the proposed redevelopment (though a special use permit would be required)– while the uses permitted by the MC District are much more restrictive and limiting for the building’s future.



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

	Zoning	Existing Land Uses	Future Land Use (Master Plan)	Downtown Plan
<b>Subject Parcel</b>	MC	Wilson Center	Downtown Edge/Mixed Use	Civic Center
<b>North</b>	MC/R-3	Residential/City Hall	Downtown Edge/Mixed Use	Civic Center
<b>East</b>	O/R-2/ R-3/MC	Dentist/Funeral Home/Residential	Downtown Edge/Mixed Use	Downtown Edge/Core Neighborhood
<b>South</b>	MC	Parking Lot	Downtown Edge/Mixed Use	Civic Center
<b>West</b>	R-3	Residential	Traditional Walkable Residential	N/A

The surrounding land uses are mixed use urbanism consistent with the edges of St. Johns' downtown. They have been adjacent to the school/community center for decades, and the Master Plan includes nearly all of them into the same Downtown Edge/Mixed Use category – indicating that a mix of uses and urban character are envisioned for nearly all of the blocks. Even the residential areas are mostly zoned R-3, which is the City's densest residential category.

Additionally, the CBD District gives the Planning Commission control over many of the specific uses on the site in question, through the Special Use process. Ultimately, the CBD district would not be incompatible with the surroundings.

4. **Most Appropriate Zoning District.** The Planning Commission must consider whether the CBD District is the most appropriate district for the uses desired on the site. Some other options exist to allow mixed uses on the site.
- **The MU District** allows a wide variety of uses and envisions walkable character through its dimensional requirements. However, very importantly, it does not allow multi-family residential – only single family, duplexes, and townhouses.
  - **A Planned Unit Development** would allow all aspects of the redevelopment to be governed in a single document. However, that option is unnecessarily complex when the CBD District is sufficient for the redevelopment, supported by the Master Plan, and not incompatible with the surroundings – especially if the City has a plan to ensure adequate parking.
5. **Infrastructure Capacity.** We are not aware of any infrastructure capacity issues that would restrict the allowable uses in the CBD District.



### **RECOMMENDATION**

The CBD District is supported by the Master Plan, and allows uses that are compatible with the surroundings, especially with the added protection of the Special Use process. The Conditional Rezoning Agreement ensures that sufficient parking will be created on surrounding streets. Therefore, we recommend that the Planning Commission recommend approval of the Conditional Rezoning to the City Commission.

Please do not hesitate to contact us with any questions.

Respectfully submitted,  
**McKENNA**

Christopher Khorey, AICP  
Senior Principal Planner





**MCKENNA**

July 6, 2022

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

**Subject: Proposed Rezoning of 101 W. McConnell Street**

Dear Commissioners,

As requested by the City, we have reviewed the above referenced application for the rezoning of the lot at 101 W. McConnell Street from MC Municipal Center to R-3 High Density Residential. Previously, this request was for a rezoning to CBD Central Business District.

The lot, which currently contains a parking lot, is outlined (approximately) on the aerial photo below. The applicant proposes to construct senior housing on the site.



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Below is the current zoning map in the area. The parcel in question is highlighted.



#### 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-3 District. When considering a rezoning, the Planning Commission must take into account all potential uses under the new zoning classification, not merely the use the applicant has expressed interest in.

	<i><b>Existing District MC Municipal Center</b></i>	<i><b>R-3 High Density Residential</b></i>
<b>Permitted Uses</b>	<ul style="list-style-type: none"><li>• Cemeteries</li><li>• Child Care Centers</li><li>• Christmas Tree Sales</li><li>• Continuation of Existing Residential</li><li>• Essential Services</li><li>• Fraternal, Armory, and Legion Halls</li><li>• Funeral Homes and Mortuaries</li><li>• Essential Services (gas, electric, etc) needed to serve nearby residential.</li><li>• Government offices and facilities.</li><li>• Hospitals and quasi-public health care clinics.</li><li>• Off-street Parking.</li><li>• Parks and Playgrounds</li><li>• Religious Institutions</li><li>• Schools</li></ul>	<ul style="list-style-type: none"><li>• Single Family Homes</li><li>• Two Family Residential</li><li>• Multi-Family Residential</li><li>• Adult Foster Care</li><li>• Family Child Care</li><li>• Essential Services (gas, electric, etc) needed to serve nearby residential.</li><li>• Home Occupations</li></ul>
<b>Special Approval Uses</b>	<ul style="list-style-type: none"><li>• Communication Antennas</li><li>• Essential Services serving a broader purpose.</li><li>• Psychiatric Hospitals</li></ul>	<ul style="list-style-type: none"><li>• Communication Antennas</li><li>• Bed and Breakfast</li><li>• Cluster Housing Developments</li><li>• Essential Services (gas, electric, etc) needed to serve a broader area.</li><li>• Religious Institutions</li></ul>
<b>Minimum Lot Size</b>	6,000 square feet	7,000 square feet
<b>Minimum Lot Width</b>	60 feet	75 feet



	<b><i>Existing District MC Municipal Center</i></b>	<b><i>R-3 High Density Residential</i></b>
<b>Minimum Setbacks</b>	Front: 50 feet Side: 25% of the height of the building Rear: 25 feet	Front: 10 feet Side: 10 feet Rear: 20 feet
<b>Maximum Lot Coverage</b>	60%	55%
<b>Maximum Building Height</b>	35 feet 2.5 stories	30 feet 2.5 stories
<b>Residential Density</b>	No Residential Units Permitted	Lots less than 0.1 acres: 1 dwelling unit Lots between 0.1 and 0.3 acres in area: Up to 2 dwelling units Lots between 0.3 and 0.4 acres in area: Up to 3 dwelling units On lots between 0.4 and 1.0 acres in area: Up to 4 dwelling units On lots over 1 acre: 1 unit per 0.1 acres

The two districts are very different. The MC District is very limiting, especially because the site is not currently developed. The allowable uses would not allow the use the applicant has proposed (senior housing), nor would they allow many of the appropriate infill uses for a development site within the city's core neighborhood.

The R-3 District is much more focused, allowing primarily residential uses, which would include senior housing. The site is approximately 50,000 square feet, so it would allow a maximum of approximately 50 housing units under R-3 zoning.

### **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 lot as "Downtown Edge/Mixed Use" as shown on the map below.

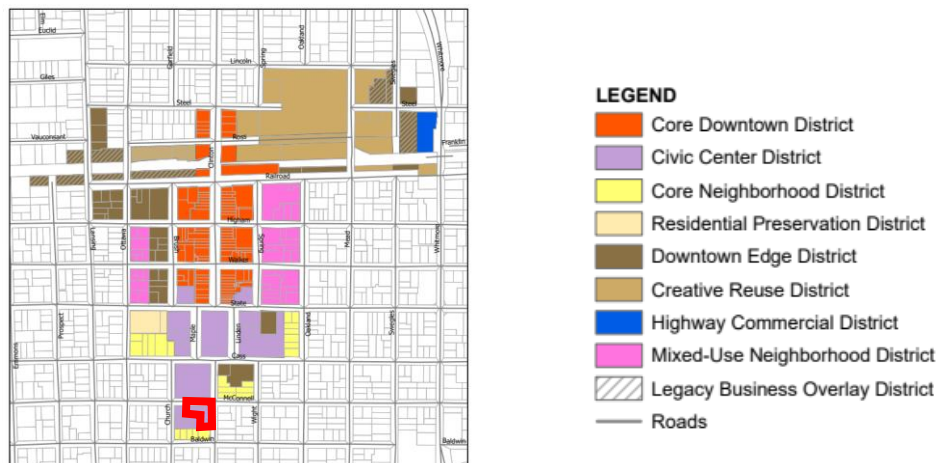
On Page 50, the Master Plan states that the appropriate land uses in the "Downtown Edge/Mixed Use" category are "uses that can serve as a transition between the downtown and the neighborhoods are encouraged. Uses should be a mix of commercial, professional offices, residential, technology, and civic." The uses permitted in the R-3 District are partially consistent with that list, in that R-3 allows dense, urban-style housing, and also allows some civic uses, but does not allow commercial, offices, or technology.



Importantly, the Zoning Plan on Page 16 does not list R-3 as an appropriate Zoning District. That said, a senior housing development, or other multi-family, would support the overall mixed use vision of the Downtown Edge category, especially given the location of the site in the southernmost block of the category.



The site in question is also within the area covered by the Downtown Master Plan. The Downtown Future Land Use map is shown below, with the site in question highlighted.. The uses allowed in the R-3 District do not exactly match the uses listed for the Civic Center district, but they are not incompatible.



**Overall, this analysis determines that the R-3 District would also be compatible with the vision of the Master Plan.**



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.

	Zoning	Existing Land Uses	Future Land Use (Master Plan)	Downtown Plan
<b>Subject Parcel</b>	MC	Parking Lot	Downtown Edge/Mixed Use	Civic Center
<b>North</b>	MC	Wilson Center	Downtown Edge/Mixed Use	Civic Center
<b>East</b>	R-2	Residential	Traditional Walkable Residential	N/A
<b>South</b>	R-2	Residential	Traditional Walkable Residential	N/A
<b>West</b>	R-2	Residential	Traditional Walkable Residential	N/A

The site contains a parking lot that has served the school/community building to the north (which has been the high school, the middle school, and the Wilson Center throughout its history).

The R-3 District would also only residential uses by right, and would have a limited set of Special Uses. That makes the development much more compatible with the residential surroundings to the east, south, and west, while also being consistent with the mixed use vision for the greater downtown. The R-3 District would create a smooth transition from the CBD/MC zoning of the downtown to the R-2/R-1 zoning in the neighborhood.

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

The surrounding land uses are largely residential, especially to the west, east, and south. The residential configuration is a traditional small-town neighborhood. A multi-family building, especially senior housing, could be appropriately scaled to be compatible with the neighborhood, especially given the massing of the Wilson Center building to the north – which ensures that any building at 101 W. McConnell would not be the largest building in the vicinity.

That said, the design of the new building will be crucial to ensure compatibility. The R-3 District has residential-scale setbacks and height restrictions, and a density limit that is designed to be consistent with the existing core neighborhood. All of those controls will help ensure a compatible building is constructed.

4. **Most Appropriate Zoning District.** Given the specific characteristics of this rezoning proposal, we have actually been analyzing this criteria throughout this letter.. The other options available are:

- **CBD District.** This option has already been discussed, and has been determined to leave the City and neighborhood too vulnerable to an incompatible development.





- **The MU District** allows a wide variety of uses and envisions walkable character through its dimensional requirements. However, very importantly, it does not allow multi-family residential – only single family, duplexes, and townhouses.
  - **A Conditional Rezoning** would allow the applicant to voluntarily waive certain rights applicable to the R-3 District. However, it is not clear what R-3 district rights would need to be waived.
  - **A Planned Unit Development** would allow all aspects of the redevelopment to be governed in a single document. However, that option is unnecessarily complex when the R-3 District is sufficient for the redevelopment, supported by the Master Plan, and not incompatible with the surroundings.
5. **Infrastructure Capacity.** We are not aware of any infrastructure capacity issues that would restrict the allowable uses in the R-3 District.

#### **RECOMMENDATION**

We recommend that the Planning Commission recommend the rezoning to R-3 to the City Commission.

Please do not hesitate to contact us with any questions.

Respectfully submitted,  
**McKENNA**

Christopher Khorey, AICP  
Senior Principal Planner

## DRAFT Conditional Rezoning Agreement

**Date:** July 6, 2022

**Name:** Wilson Center

**Parcel:** *Need Parcel Number*

**Address:** 101 W. Cass Street

**Property Owner:** *Dymaxion, insert address*

**Old Zoning:** MC Municipal; Center

**New Zoning:** CBD Central Business District with Conditions

The City of St. Johns and *Dymaxion*, owner of Parcel *parcel number*, agree to the following:

- 1) The parcel at 101 W. Cass Street shall be rezoned from MC Municipal Center to CBD Central Business District, with the following conditions:
  - a) The following streets, which are in close proximity to 101 W. Cass Street, shall be redesigned and reconstructed as shown in Exhibit 1, or in a similar fashion as mutually agreed upon by Dymaxion and the City Administration.
    1. Cass Street, between Church Street and Clinton Avenue.
    2. McConnell Street, between Church Street and Clinton Avenue.
    3. Church Street, between Baldwin Street and Cass Street.
    4. Clinton Avenue, between Baldwin Street and Cass Street.
  - b) The number of on-street parking spaces on the streets listed above, within the blocks listed above, plus the of number parking spaces with the Maple Street Parking Bay shown on Exhibit 1, shall be at least 101. This minimum number of parking spaces may be altered by the City Planning Commission, at the request of either Dymaxion or the City Administration. However, the Planning Commission shall be under no obligation to reduce the required number of parking spaces below 101.
  - c) Construction on the reconstruction of the streets listed above must begin prior to the issuance of a building permit for the construction of any dwelling units within the existing building at 101 W. Cass Street.
  - d) Construction on the reconstruction of the streets listed above must be concluded prior to the issuance of a building permit for any dwelling units within the existing building at 101 W. Cass Street.
  - e) For any other consideration not listed above the standards of the CBD zoning district shall apply to the site.

- 2) In the event that any of the following occur, this agreement shall be void and the site shall revert to the MC Zoning District, subject to Section 3.h of this agreement.
  - a) Construction on the streets listed in Section 1.a is not complete prior to January 1, 2026. This deadline may be extended by the City Planning Commission.
  - b) Dymaxion, or a future owner of the property, submits a statement in writing to the City stating they wish to void this agreement, and understand that a voiding of this agreement means a reversion to the MC zoning district.
  - c) The City Commission, upon recommendation by the Planning Commission, votes to void this agreement and rezone the property back to MC. Such a vote shall not take place between the date of completion of the road reconstruction described in Section 1.a and January 1, 2026.
- 3) The City and Property Owner further agree to the following:
  - a) This agreement does not waive any requirement to obtain Site Plan Approval for any site improvement that triggers Site Plan Approval under the Zoning Ordinance.
  - b) This agreement does not waive any requirement to obtain a Special Use Permit prior to beginning the operation of any use requiring Special Use Approval.
  - c) The property owner may apply for a rezoning or Planned Unit Development for the site. If approved, any rezoning or Planned Unit Development would void this agreement. The City shall be under no obligation to approve any rezoning application, except as described in Section 2.b.
  - d) The conditional rezoning was proposed by the Applicant to induce the City to grant the rezoning, and that the City relied upon such proposal and would not have granted the rezoning but for the terms in the conditional rezoning agreement.
  - e) The conditions and conditional rezoning agreement are authorized by all applicable state and federal laws and constitution, and that the conditional rezoning agreement is valid and was entered into on a voluntary basis, representing a permissible exercise of authority by the City.
  - f) The land in question shall not be developed or used in a manner that is inconsistent with this conditional rezoning agreement and any subsequent site plans, special uses, or other approvals by the City.
  - g) The approval and conditional rezoning agreement shall be binding until voided by an action described above, and inure to the benefit of the Landowner and the City, and their respective heirs, successors, assigns, and transferees in perpetuity.
  - h) If the conditional zoning becomes void as described above, no development shall be undertaken or permits for development issued until the underlying zoning district classification of the land has been re-established by vote of the City Commission.

- i) Each of the requirements and conditions in the conditional rezoning agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved conditional rezoning, taking into consideration the changed zoning district classification and the specific use authorization granted.

Signed:

\_\_\_\_\_  
*Name*

Property Owner

\_\_\_\_\_  
David Kudwa

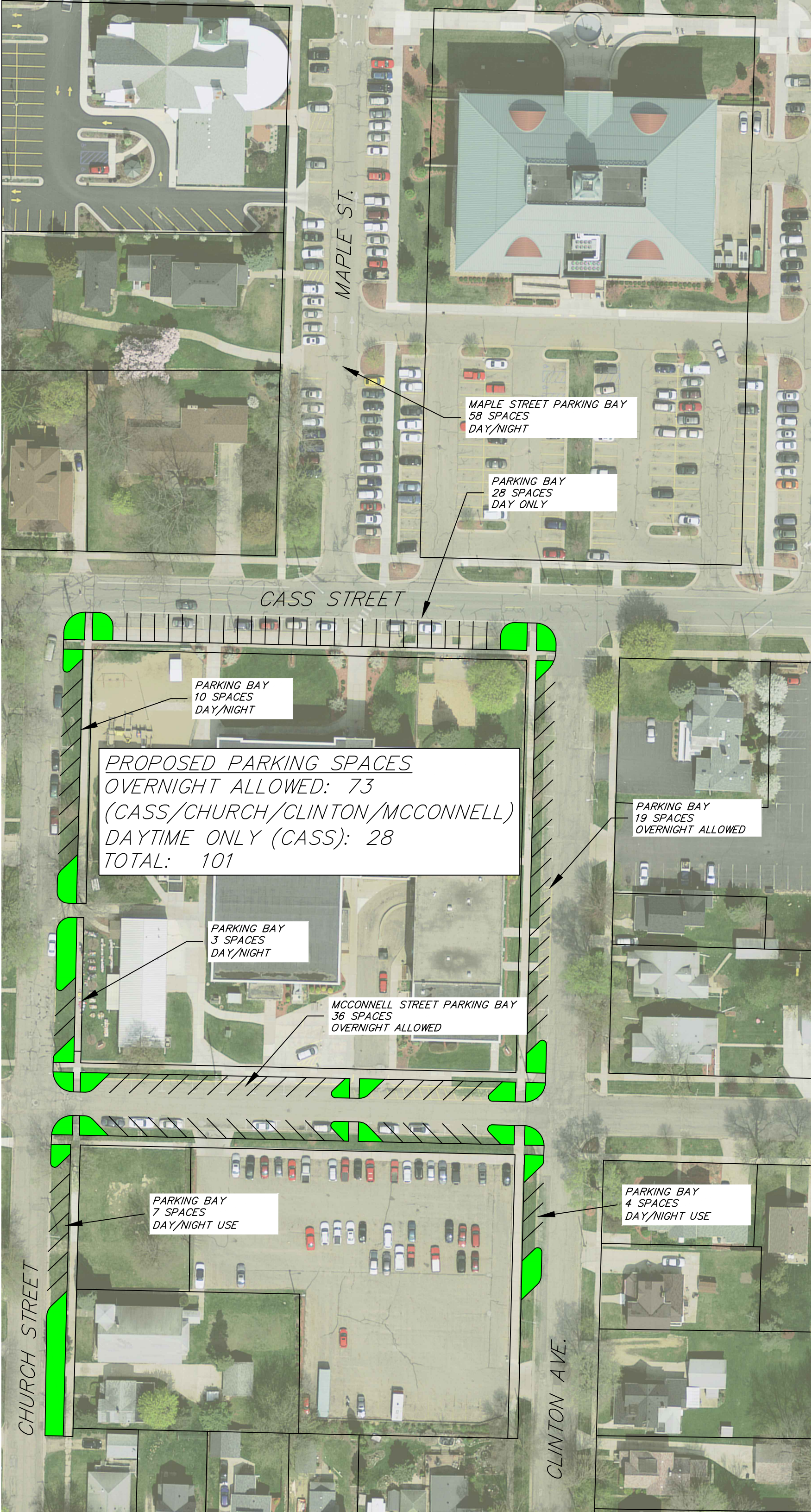
City Manager

City of St. Johns

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

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





MAPLE ST.

MAPLE STREET PARKING BAY  
58 SPACES  
DAY/NIGHT

PARKING BAY  
28 SPACES  
DAY ONLY

CASS STREET

PARKING BAY  
10 SPACES  
DAY/NIGHT

PROPOSED PARKING SPACES  
OVERNIGHT ALLOWED: 73  
(CASS/CHURCH/CLINTON/MCCONNELL)  
DAYTIME ONLY (CASS): 28  
TOTAL: 101

PARKING BAY  
3 SPACES  
DAY/NIGHT

MCCONNELL STREET PARKING BAY  
36 SPACES  
OVERNIGHT ALLOWED

PARKING BAY  
19 SPACES  
OVERNIGHT ALLOWED

PARKING BAY  
7 SPACES  
DAY/NIGHT USE

PARKING BAY  
4 SPACES  
DAY/NIGHT USE

CHURCH STREET

CLINTON AVE.





COUNTY OF CLINTON  
100 E STATE ST STE 2100  
ST JOHNS, MI 48879

CONGREGATIONAL CHURCH  
100 MAPLE AVE  
ST JOHNS, MI 48879

CLINTON COUNTY HISTORICAL  
106 S MAPLE AVE  
ST JOHNS, MI 48879

THELEN EDWARD  
110 W CASS ST  
ST JOHNS, MI 48879

LUCHIES CHRIS & MARY  
200 W CASS ST  
ST JOHNS, MI 48879

SCHULTZ TIMOTHY  
202 W CASS ST  
ST JOHNS, MI 48879

SIRRINE JOHN  
PO BOX 123  
ST JOHNS, MI 48879

WHITE AMY  
208 W CASS ST  
ST JOHNS, MI 48879

GENTNER KEVIN TRUST  
210 W CASS ST  
ST JOHNS, MI 48879

HEATH JEANNETTE & STEVEN  
205 W STATE ST  
ST JOHNS, MI 48879

PLINE JOHN  
643 N MAPLE ST  
FOWLER, MI 48835

1ST CONG CHURCH ST JOHNS  
100 MAPLE ST  
ST JOHNS, MI 48879

ST JOSEPH CHURCH  
109 LINDEN  
ST JOHNS, MI 48879

KOENIGSKNECHT REALTY LLC  
102 E CASS ST  
ST JOHNS, MI 48879

KOENIGSKNECHT REALTY LLC  
102 E CASS ST  
ST JOHNS, MI 48879

STEINGREABER TORI  
207 S CLINTON AVE  
ST JOHNS, MI 48879

PIERCE WALTER S & BARBARA A  
209 S CLINTON AVE  
ST JOHNS, MI 48879

ELKINS KELLY  
210 WIGHT ST  
ST JOHNS, MI 48879

COSGROVE JAMES & MARY  
11833 S DEAN RD  
ASHLEY, MI 48806

SMITH FUNERAL HOMES  
PO BOX 520  
ELSIE, MI 48831

MINT INVESTMENT PROPERTY LLC  
PO BOX 520  
ELSIE, MI 48831

SCHOOL DIST #4  
101 W CASS ST  
ST JOHNS, MI 48879

RISE JON  
200 CHURCH ST  
ST JOHNS, MI 48879

BEAGLE, BARBARA J & CAYLE H  
204 CHURCH ST  
ST JOHNS, MI 48879

ARMANTROUT JAMES & LAURA  
205 W CASS ST  
ST JOHNS, MI 48879

MISER MARK  
206 CHURCH ST  
ST JOHNS, MI 48879

WITCHELL KATHRYN & WM  
210 CHURCH ST  
ST JOHNS, MI 48879

MIJANOVIC BRITTANY  
206 W MCCONNELL ST  
ST JOHNS, MI 48879

CLIFFORD CAROL & MICHAEL  
210 W MCCONNELL ST  
ST JOHNS, MI 48879

MAIER DAVID & KATHERINE  
207 S OTTAWA ST  
ST JOHNS, MI 48879

SMITH LEE G & DOROTHY L  
1014 S LANSING ST  
ST JOHNS, MI 48879

HEUER MICHAEL  
211 W CASS ST  
ST JOHNS, MI 48879

WEBB ROBYN  
209 W CASS ST  
ST JOHNS, MI 48879

WEBSTER SUSAN  
207 W CASS ST  
ST JOHNS, MI 48879

JOHNSON JACOB C  
201 W MCCONNELL ST  
ST JOHNS, MI 48879

DUGUAY CAROL F  
205 W MCCONNELL ST  
ST JOHNS, MI 48879

THELEN JEFFREY & JENELLE  
306 CHURCH ST  
ST JOHNS, MI 48879

WILSON DIANE & JENNY ANN  
308 CHURCH ST  
ST JOHNS, MI 48879

REWERTS KEVIN  
204 W BALDWIN ST  
ST JOHNS, MI 48879

EISLER KATHLEEN A  
307 S OTTAWA ST  
ST JOHNS, MI 48879

SHILEIKA NICHOLAS  
211 W MCCONNELL ST  
ST JOHNS, MI 48879

GREIDER GARY & SHERYL  
209 W MCCONNELL ST  
ST JOHNS, MI 48879

MCCLUER JASON & JENNIFER  
207 W MCCONNELL ST  
ST JOHNS, MI 48879

SCHOOL DISTRICT #4  
101 W MCCONNELL ST  
ST JOHNS, MI 48879

SCHNEPP JAMES & MATTIE  
310 S CLINTON AVE  
ST JOHNS, MI 48879

CATLIN AUSTIN  
104 W BALDWIN ST  
ST JOHNS, MI 48879

TATE TABITHA  
106 W BALDWIN ST  
ST JOHNS, MI 48879

HAUBERT NICOLE &  
108 W BALDWIN ST  
ST JOHNS, MI 48879

SANDERS CONSTRUCTION MARK  
8787 COLEMAN RD  
HASLETT, MI 48840

CLINTON COUNTY  
100 E STATE ST  
ST JOHNS, MI 48879

CLINTON COUNTY  
100 E STATE ST  
ST JOHNS, MI 48879

CLINTON COUNTY  
100 E STATE ST  
ST JOHNS, MI 48879

WILLIAMS JUDITH  
104 E MCCONNELL ST  
ST JOHNS, MI 48879

KECK CORY  
301 S CLINTON AVE  
ST JOHNS, MI 48879

POPE E RUSSELL  
105 N PROSPECT ST  
ST JOHNS, MI 48879

CHMIKO JOHN  
307 S CLINTON AVE  
ST JOHNS, MI 48879

FINDLAY JAMES  
309 S CLINTON AVE  
ST JOHNS, MI 48879

MARTIS JOANN & PAUL R  
311 S CLINTON AVE  
ST JOHNS, MI 48879

BILLIPS CHRIS & CHRISTINE  
308 WIGHT ST  
ST JOHNS, MI 48879

SALAZAR MARY  
306 WIGHT ST  
ST JOHNS, MI 48879

KOENIGSKNECHT DAVID N & JANICE K  
110 E MCCONNELL ST  
ST JOHNS, MI 48879

FEDEWA CURTIS & JEAN  
108 E MCCONNELL ST  
ST JOHNS, MI 48879

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State of Michigan, County of Macomb } ss

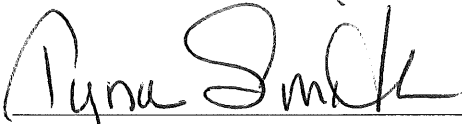
IN THE MATTER OF:

CITY OF ST JOHNS/LEGALS  
PO BOX 477  
SAINT JOHNS, MI 48879

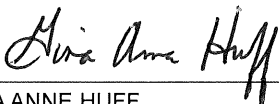
Being duly sworn, says that he/she is authorized by the publisher of  
Lansing State Journal, to swear that a certain notice, a copy of which is  
annexed here to, was published in the following publication:

1. Published in the English language for the dissemination  
of general and/or legal news, and
2. Has a bonfide list of paying customers or has been  
published at least once a week in the same community  
without interruption for at least 2 years, and
3. Has been established, published and circulated at least  
once a week without interruption for at least one (1)  
year in the community where the publication is to occur.

Lansing State Journal, 06/23/22

  
Tyna Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF  
June, 2022

  
GINA ANNE HUFF  
Notary Public State of Michigan  
County of Livingston  
My commission expires March 9, 2023

Acting in the County of Macomb

0005310572, LSJ-L08041

LSJ-LSJ-Lansing State Journal

**NOTICE  
CITY OF ST. JOHNS  
PLANNING COMMISSION MEETING  
PUBLIC HEARING**

**JULY 13th, 2022**

The St. Johns Planning Commission will hold a public hearing at 5:30 pm on  
July 13th, 2022 in the 2nd Floor County Commissioner Chambers at the Clinton  
County Courthouse, 100 E. State Street, St. Johns, MI. (Please use Cass St.  
Entrance.)

The Commission will hold the following public hearings:

**REZONING REQUEST - 101 W. MCCONNELL STREET (EXISTING  
PARKING LOT)**

Purpose: A petition for change of zone/map amendment has been  
submitted to rezone approximately 0.95 acres from MC  
(Municipal Center) to R-3 (High Density Residential)  
Property Owner: Dymaxion Development  
Property Address: 101 W. McConnell Street  
Property land area: 0.95 acres  
Current Zoning: MC (Municipal Center)  
Proposed Zoning: R-3 (High Density Residential)

**REZONING REQUEST - 101 W. CASS STREET (WILSON CENTER)**

Purpose: A petition for change of zone/map amendment has been  
submitted to rezone approximately 2.27 acres from MC  
(Municipal Center) to CBD (Central Business District)  
Property Owner: Dymaxion Development  
Property Address: 101 W. Cass Street and 101 W. McConnell Street  
Property land area: 2.27 acres  
Current Zoning: MC (Municipal Center)  
Proposed Zoning: CBD (Central Business District)

Please submit all written comments to the community development  
department located at 100 E. State Street, St. Johns, MI 48879. Comments may  
also be emailed to the following address: [dkudwa@stjohnsmich.com](mailto:dkudwa@stjohnsmich.com).

Dave J. Kudwa, P.E.  
City Manager

**Notice:** People with disabilities needing accommodations for effective  
participation in the meeting should contact the City Clerk at (989)  
224-8944 at least two (2) working days in advance of the meeting. An  
attempt will be made to make reasonable accommodations.

LSJ-5310572

06/23/2022