AGENDA
EAST JORDAN PLANNING COMMISSION
Commission Chambers
5:30 PM, Thursday, July 9, 2026
Web: *www.eastjordancity.org*

PUBLIC HEARING AT 5:30 P.M. RE: 340 South Lake Street Rezoning from C-1 to PUD

1. CALL TO ORDER

2. REGULAR MEETING

A Meeting Minutes dated June 22, 2026
06-22-26 Draft.docx

3. PUBLIC COMMENT REGARDING AGENDA ITEMS

UNFINISHED BUSINESS

4 Rezoning Request from Olstrom Excavating for the Address of 605 Maple Street to rezone from R2A to R-4
605 Maple Street Rezoning.pdf

5 Rezoning Request from Olstrom Excavating for the Address of 615 Maple Street from R2A to R4
615 Maple Street Rezoning.pdf

NEW BUSINESS

6 Rezoning Request from Artemis Development LLC for the property located at 340 South Lake Street, Tax ID: 15-053-022-037-20 from C-1 to PUD
340 South Lake Rezoning App.pdf

7. PUBLIC COMMENTS FOR ITEMS NOT LISTED ON THE AGENDA

8. OTHER BUSINESS

9. ADJOURNMENT

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Clerk's Office at 231-536-3381 or by email at info@eastjordancity.org. A 24-hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

CITY OF EAST JORDAN
PLANNING COMMISSION
MEETING MINUTES
Monday June 22, 2026
5:30 PM

Present: Chairperson Nate Weber, John Doebel, Justin Kelley, Carrie Swailes, Jason LaPointe, Jean Timmons, and Nathan Swailes

Absent: None

Others: City Administrator Cannon

Guests: 5

1. **PUBLIC HEARING AT 5:30 P.M. RE: Zoning Map Changes from WF and C-1 to CBD-West**

Chairperson Weber called the public hearing to order at 5:30 p.m. and stated the purpose of the public hearing was to hear any comments from the public regarding the proposed zoning map change.

Weber made the first call for public comments at this time.

William Olstrom, audience member, stated the two options which were being considered and preferred his property not be included in the rezone.

Jim Slough, audience member, agreed with Mr. Olstrom but asked that his property also be excluded from this rezone.

Weber made a second call for public comments.

Paul Slough, audience member, stated they have concerns about the Slough property being rezoned due to the non-conforming use if something were to happen or they wanted to rebuild or improve it as they would now be out of compliance.

Slough agreed that they would prefer their property to stay zoned Waterfront or if the city plans to continue with the rezone of that property that there be changes to the ordinance so they can stay in compliance that the property is currently zoned now.

Weber made a final call for public comments.

No other comments were received.

Chairperson Weber closed the public hearing at 5:33 p.m.

DRAFT

2. PUBLIC HEARING AT 5:30 P.M. RE: 103 Esterly Street Special Use Permit

Chairperson Weber called the public hearing for 103 Esterly Street Special Use permit request to order at 5:33 p.m. and stated the purpose was to hear any public comments regarding a special use permit request for 103 Esterly Street.

Weber made the first call for public comments at this time.

Dr. Clemens, audience member, addressed the Planning Commission stating he would be the tenant of 103 Esterly Street regarding his desired use for this request and indicated this was just a starting point and wouldn't be his final destination so a long permit use would not be needed.

Weber made two additional calls for public comments with no other comments being received.

Chairperson Weber closed the public hearing at 5:35 p.m.

3. PUBLIC HEARING AT 5:30 P.M. RE: 605 & 615 Maple Street Rezoning Request from R2A to R4

Chairperson Weber called the public hearing for 605 & 615 Maple Street Rezoning Request to order at 5:35 p.m.

Weber made the first call for public comments at this time.

Weber made two additional calls for public comments with no comments being received.

Weber adjourned the public hearing at 5:36 p.m.

1. CALL TO ORDER

Chairperson Weber called the regular meeting to order at 5:36 p.m.

2. REGULAR MEETING

Motion offered by John Doebel, second by Jason LaPointe to approve the meeting minutes of April 9, 2026 as presented.

Chairperson Weber acknowledged receipt of the following City Administrator's Reports:

- April 21, 2026
- May 5, 2026
- May 19, 2026
- June 2, 2026
- June 16, 2026

3. PUBLIC COMMENT REGARDING AGENDA ITEMS

No Comments were stated during this time.

UNFINISHED BUSINESS

4 Zoning Map District Changes from WF (Waterfront) and C-1 (Local Commercial) to CBD-W (Central Business District West) and make recommendation to City Commission

Motion offered by Jean Timmons, second by Justin Kelley to recommend option B to be rezoned from WF and C-1 to CBD-W to the City Commission.

MOTION CARRIED ALL AYES

5 Special Use Permit Request for 103 Esterly Street for a Chiropractor on 1st floor

Motion offered by John Doebel, second by Carrie Swailes to approve the Special Use Request for 103 Esterly Street for a Chiropractic office on the 1st floor for 3 years with a review at the end of the 3rd year with the option to renew for an additional 3-year continuance.

MOTION CARRIED ALL AYES

NEW BUSINESS

6 Rezoning Request from Olstrom Excavating for the Address of 605 Maple Street to rezone from R2A to R-4

Discussion was held regarding the properties with the owners and there was some discussion about the existing home which they are unsure of the usage at this time.

Stacy Olstrom stated he would be removing the existing garage and small home on those properties so the only structure to remain would be the existing home.

Planning Commission held discussion regarding the acreage of the existing property and if the rezone was needed.

Administrator Cannon stated this was for a mobile home park and they would not have individual parcels.

Planning Commission further discussed the site plan requirements or what variances would be needed and if they should review that first to see if they can meet the requirements for the existing zoning of R2A.

Consensus of the Planning Commission was to not act on this item until a site plan is presented to see if a rezone of this property would be needed.

7 Rezoning Request from Olstrom Excavating for the Address of 615 Maple Street from R2A to R4

Planning discussed this together with item 6 and recommended to hold on rezoning this item until a site plan can be reviewed to see if a rezoning would be needed.

8. PUBLIC COMMENTS FOR ITEMS NOT LISTED ON THE AGENDA

No other public comments were stated at this time.

9. OTHER BUSINESS

Administrator Cannon stated the library property did sell and the new owners have contacted us to request a rezoning of the property so that will be coming to Planning next month with a site plan on to follow.

10. ADJOURNMENT

Chairperson Weber adjourned the meeting at 6:30 p.m.

Respectfully Submitted,

_____
Cheltzi M. Wilson, MMC/MiPMC
City Clerk

East Jordan Planning Commisssion

201 Main Street
East Jordan, MI 49727
231-536-3381
www.eastjordancity.org

REZONING APPLICATION

Applicant Name: Olstrom Excavating & Paving (Stacy & Mitch Olstrom)

Street Address: 256 S. Peninsula Rd

City: East Jordan State: MI Zip-Code: 49727

Phone Number (s): Stacy 231-633-2830 / Mitch 231-357-9343 E-mail:

Property Owner's Name: *(for all lots affected)* Olstrom Excavating & Paving (Stacy & Mitch)

Street Address: 256 S. Peninsula Rd

City: East Jordan State: MI Zip-Code: 49727

Phone Number (s): Same As Above

Project Location: Street Address: 605 Maple St and 615 Maple St

Property ID Number: 15-053-025-011-10 and 15-053-025-010-10

I / We request:

Current Zoning: Both Parcels are R2A *Proposed Zoning:* Both Parcels Re-zoned to R-4

Propose Use: Mobile Home Park

I/we understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the City of East Jordan Zoning Ordinance as well as all procedures and policies of the City of East Jordan Planning Commission as those provisions, procedures, and policies relate to the handling and disposition of this application; that the all information submitted in support of this application is true and accurate to the best of my/our knowledge; and that a filing fee is due with this application.

Stacy Olstrom		5-26-26
Applicant *(Printed Name)*	*Signature*	*Date*
Stacy Olstrom		5-2-24
Property Owner*(s) (Printed Name)*	*Signature*	*Date*

This is to certify the required filing fee was received on 5/31/24 and documented with

Receipt Number _____ . This application is scheduled for public hearing on 6-22-24

Staff Initials CMW

Please be advised that there may be deed restrictions limiting the use of your property. The City of East Jordan staff does not investigate or enforce any such deed restrictions. Deed restrictions are generally enforced by local property owners or home owners associations. You may wish to future investigate any such deed restrictions before proceeding with this application. Furthermore, there may be permits required by state and federal agencies, and you may wish to further investigate these. The Planning Commission does not assume any responsibility to ensure that the proper permits have been obtained.

East Jordan Planning Commisssion

REZONING APPLICATION

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Phone Number (s): Same As Above

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Propose Use: Mobile Home Park

I/we understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the City of East Jordan Zoning Ordinance as well as all procedures and policies of the City of East Jordan Planning Commission as those provisions, procedures, and policies relate to the handling and disposition of this application; that the all information submitted in support of this application is true and accurate to the best of my/our knowledge; and that a filing fee is due with this application.

Stacy Olstrom		5-26-26
Applicant *(Printed Name)*	*Signature*	*Date*
Stacy Olstrom		5-2-24
Property Owner*(s) (Printed Name)*	*Signature*	*Date*

This is to certify the required filing fee was received on 5/31/26 and documented with Receipt Number _____. This application is scheduled for public hearing on 6/22/26

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East Jordan Planning Commisssion

201 Main Street
East Jordan, MI 49727
231-536-3381
www.eastjordancity.org

REZONING APPLICATION

M-66 East Jordan Development

Applicant Name: Artemis Development LLC

Street Address: 6500 Byron Center Ave Ste 200

City: Byron Center State: MI Zip-Code: 49315

Phone Number (s): E-mail:

Property Owner's Name: *(for all lots affected)* Artemis Development LLC

Street Address: 6500 Byron Center Ave Ste 200

City: Byron Center State: MI Zip-Code: 49315

Phone Number (s):

Project Location: Street Address: 340 LAKE ST S, EAST JORDAN, MI 49727

Property ID Number: **15-053-** 022-037-20

I / We request:

Current Zoning: C-1 Local Commercial *Proposed Zoning:* PUD

Propose Use: Multifamily housing

I/we understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the City of East Jordan Zoning Ordinance as well as all procedures and policies of the City of East Jordan Planning Commission as those provisions, procedures, and policies relate to the handling and disposition of this application; that the all information submitted in support of this application is true and accurate to the best of my/our knowledge; and that a filing fee is due with this application.

ARTEMIS DEVELOPMENT, LLC	Signed by: Susan Hague D205EDC3879F411...	6/22/2026
Applicant *(Printed Name)*	*Signature*	*Date*
ARTEMIS DEVELOPMENT, LLC	Signed by: Susan Hague D205EDC3879F411...	6/22/2026
Property Owner*(s) (Printed Name)*	*Signature*	*Date*

This is to certify the required filing fee was received on 6-26-2026 and documented with Receipt Number . This application is scheduled for public hearing on 7/9/26

Staff Initials CMW

Please be advised that there may be deed restrictions limiting the use of your property. The City of East Jordan staff does not investigate or enforce any such deed restrictions. Deed restrictions are generally enforced by local property owners or home owners associations. You may wish to future investigate any such deed restrictions before proceeding with this application. Furthermore, there may be permits required by state and federal agencies, and you may wish to further investigate these. The Planning Commission does not assume any responsibility to ensure that the proper permits have been obtained.

Vriesman & Korhorn

June 22, 2026
1601

Via Email: tcannon@eastjordancity.org

Tom Cannon
City/Zoning Administrator
201 Main Street, PO Box 499
East Jordan, MI 49727

RE: M-66 East Jordan Development
City of East Jordan, Charlevoix County

On behalf of Artemis Development LLC, the following items are enclosed for your review and consideration at the July Planning Commission meeting:

- Site Plan Review Application
- Rezoning Application
- Site Plan of the M-66 East Jordan Development
- Draft Architectural Floor Plans

As discussed in our meeting last week, we are applying for rezoning of the parcel # 053-022-037-20 from R-3 and C-1 to PUD. The parcel contains 18.35 acres. The existing site is currently vacant with an entrance to M-66 with a gravel turnaround at the end. The objective of this proposed development is to construct a private road in a 40 foot wide right of way serving a total of 8 multifamily buildings and 2 apartment buildings on the 18.2 acre parcel. The multifamily homes are proposed as quadplex buildings and draft floorplans are included in the submittal. The apartment buildings are proposed as 12-unit buildings. The multifamily homes and apartments will be served with public watermain and pubic sanitary sewer. Stormwater runoff will be routed to a catch basins and swale behind the quadplexes and will discharge to a proposed basin. The storm pipes will be sized for the 10 year storm while the basin will be sized to retain the 100yr storm event in line with the City of East Jordan Stormwater Management Ordinance. Proposed parking for the quadplexes will be by two stall garages and a 16 foot wide driveway for each unit. Proposed parking for the apartments will be by a parking lot off of the proposed private street. Construction will follow best management practices for compacting, grading, and revegetation. The project is anticipated to take two years from entitlement to completion or market depending.

We are seeking a rezoning to PUD for a few reasons. First, the site grade slopes down quickly from south to north. The PUD language allows for "clustering" of the units to allow for the site

to be served with gravity sewer while maintaining a economically feasible density. It also allows for a creative blend of townhomes and apartments providing a range of homes.

If you have any questions, concerns, or require additional information, please do not hesitate to contact me.

Sincerely,

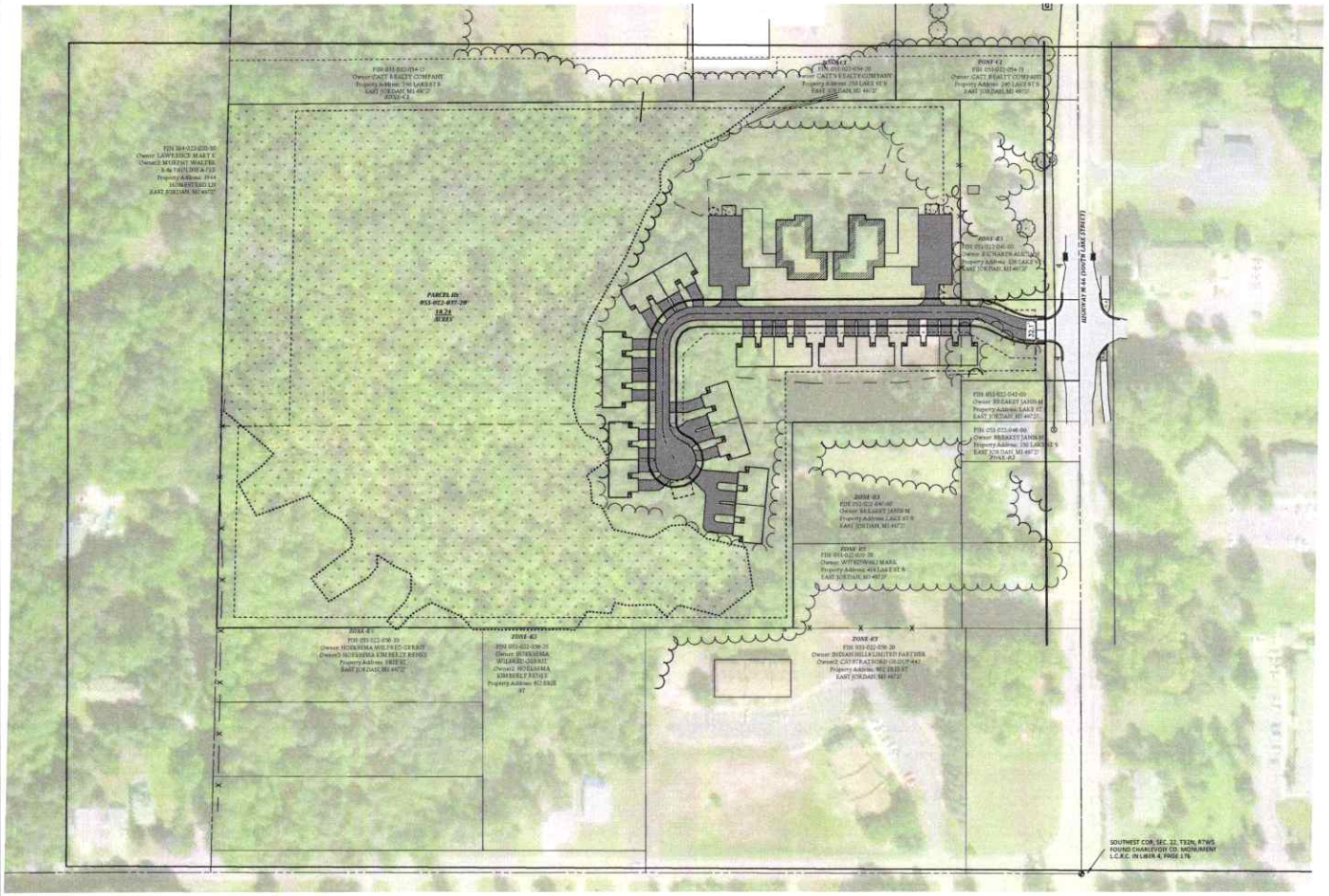
VK Civil



Zach Boeve, P.E.

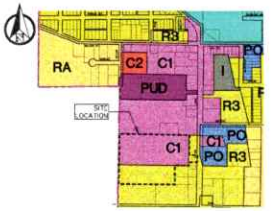
c. Curtis Moran, Artemis Development LLC

CITY OF EAST JORDAN
CHARLEVOIX COUNTY, MICHIGAN
M-66 EAST JORDAN DEVELOPMENT









CITY OF EAST JORDAN ZONING MAP
NO SCALE

DEVELOPER
ARTEMIS DEVELOPMENT LLC
6500 BYRON CENTER AVE,
SUITE 200
BYRON CENTER, MI 49315

DESIGN ENGINEER
VK CIVIL
7885 BYRON CENTER AVE SW,
STE A, BYRON CENTER, MI 49315
ZACH BOEVE, P.E.
616-277-2185
ZACH@VKCIVIL.COM

STATE OF MICHIGAN
ZACHARY BOEVE
ENGINEER
6201319444
PROFESSIONAL ENGINEER

811
Know what's **below.**
Call before you dig.

NO.	DATE	REVISION	BY
1	06/11/2026	PRELIMINARY SITE PLAN REVIEW	MDS

CITY OF EAST JORDAN
CHARLEVOIX COUNTY, MICHIGAN

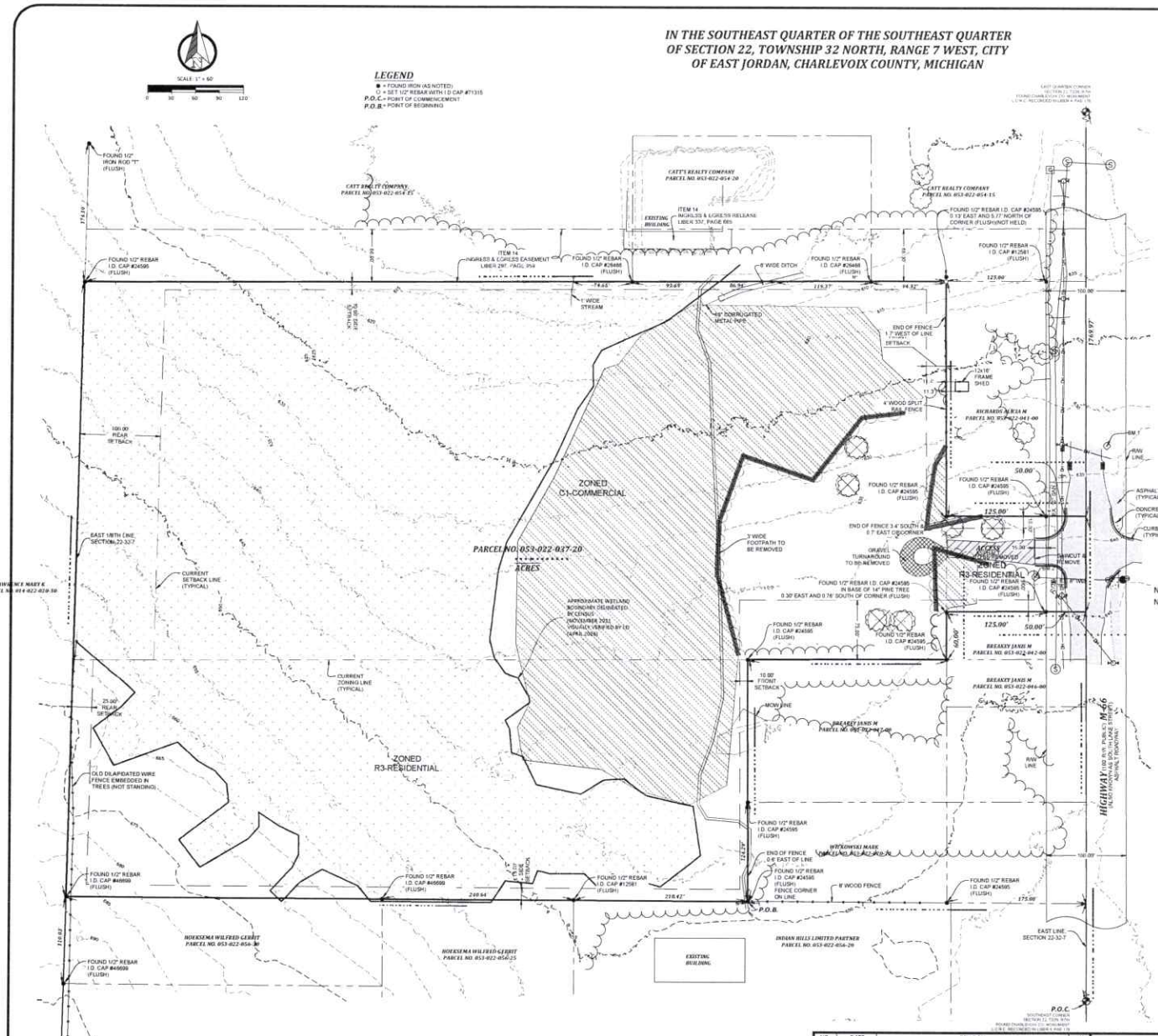
M-66 EAST JORDAN DEVELOPMENT
COVER

VK CIVIL Vriesman & Korhorn
www.VKcivil.com

Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

FILE NO. 1601
CHECKED ZB
Sheet No. 1 OF 4

IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 32 NORTH, RANGE 7 WEST, CITY OF EAST JORDAN, CHARLEVOIX COUNTY, MICHIGAN



NOTE: DATUM PROVIDED IS FROM MICHIGAN LIDAR

NOTE: SOILS ARE LOAMY SAND PER USGS WEB SOIL SURVEY



CITY OF EAST JORDAN, CHARLEVOIX COUNTY MI
VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION PER SCHEDULE "C", PER COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25-3975-MI-1, DATED MARCH 25, 2026:

LAND SITUATED IN THE CITY OF EAST JORDAN, COUNTY OF CHARLEVOIX, AND STATE OF MICHIGAN, DESCRIBED AS: COMMENCING AT A 1/2 INCH ROD AT THE SOUTHEAST CORNER OF SECTION 22, TOWN 32 NORTH, RANGE 7 WEST, THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 00 DEGREES 33 MINUTES 47 SECONDS WEST 363.01 FEET, THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS WEST 425.00 FEET TO A 1/2 INCH ROD, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 50 MINUTES 45 SECONDS WEST 853.10 FEET TO A 1/2 INCH ROD ON THE EAST 1/8 LINE OF SAID SECTION; THENCE ALONG SAID 1/8 LINE, NORTH 01 DEGREES 04 MINUTES 19 SECONDS EAST 774.32 FEET TO A 1/2 INCH ROD; THENCE NORTH 89 DEGREES 25 MINUTES 25 SECONDS EAST (RECORDED AS EAST) 1080.98 FEET TO A 1/2 INCH ROD; THENCE SOUTH 00 DEGREES 33 MINUTES 47 SECONDS EAST 398.00 FEET TO A 1/2 INCH ROD; THENCE NORTH 89 DEGREES 25 MINUTES 25 SECONDS EAST 125.00 FEET TO A 1/2 INCH ROD ON THE WEST LINE OF HIGHWAY M-66; THENCE CONTINUING NORTH 89 DEGREES 25 MINUTES 25 SECONDS EAST 50.00 FEET TO SAID SECTION LINE; THENCE ALONG SAID SECTION LINE AND ALONG THE CENTERLINE OF SAID HIGHWAY, SOUTH 00 DEGREES 33 MINUTES 47 SECONDS EAST 120.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS WEST 50.00 FEET TO A 1/2 INCH ROD ON THE WEST LINE OF SAID HIGHWAY; THENCE CONTINUING SOUTH 89 DEGREES 25 MINUTES 25 SECONDS WEST 125.00 FEET TO A 1/2 INCH ROD; THENCE SOUTH 00 DEGREES 33 MINUTES 47 SECONDS EAST 80.00 FEET TO A 1/2 INCH ROD; THENCE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS WEST 250.00 FEET TO A 1/2 INCH ROD; THENCE SOUTH 00 DEGREES 33 MINUTES 47 SECONDS EAST 304.29 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 32 NORTH, RANGE 7 WEST.

SURVEY NOTES:

- -BEARINGS ARE RELATED TO THE LEGAL DESCRIPTION CONTAINED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 25-3975-MI-1, DATED MARCH 25, 2026.
- -BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE NOTED.

BENCHMARKS

BM-1: SE FLANGE BOLT UNDER "E" IN "EAST JORDAN" 1.7 AGL
N:668980.9100
E:1948550.4870
ELE:645.79

BM-2: SE FLANGE BOLT UNDER "E" IN "EAST JORDAN" 1.7 AGL
N:669148.4780
E:1948550.4780

SYMBOL LEGEND

- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER – SET
- PROPERTY CORNER – FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- GAS — EXISTING GAS
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- RIGHT OF WAY
- EASEMENT
- EXISTING GRAVEL
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN

HATCH LEGEND

- EXISTING HOT MIXED ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- WETLANDS
- GRAVEL REMOVAL
- HOT MIXED ASPHALT REMOVAL
- TREE REMOVAL

NO.	DATE	REVISION	BY
1	06/11/2026	PRELIMINARY SITE PLAN REVIEW	MOS

CITY OF EAST JORDAN
CHARLEVOIX COUNTY, MICHIGAN

M-66 EAST JORDAN DEVELOPMENT
EXISTING CONDITIONS & REMOVALS

VK CIVIL
Vriesman & Korhorn
www.VKcivil.com

Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

FILE NO. 1601
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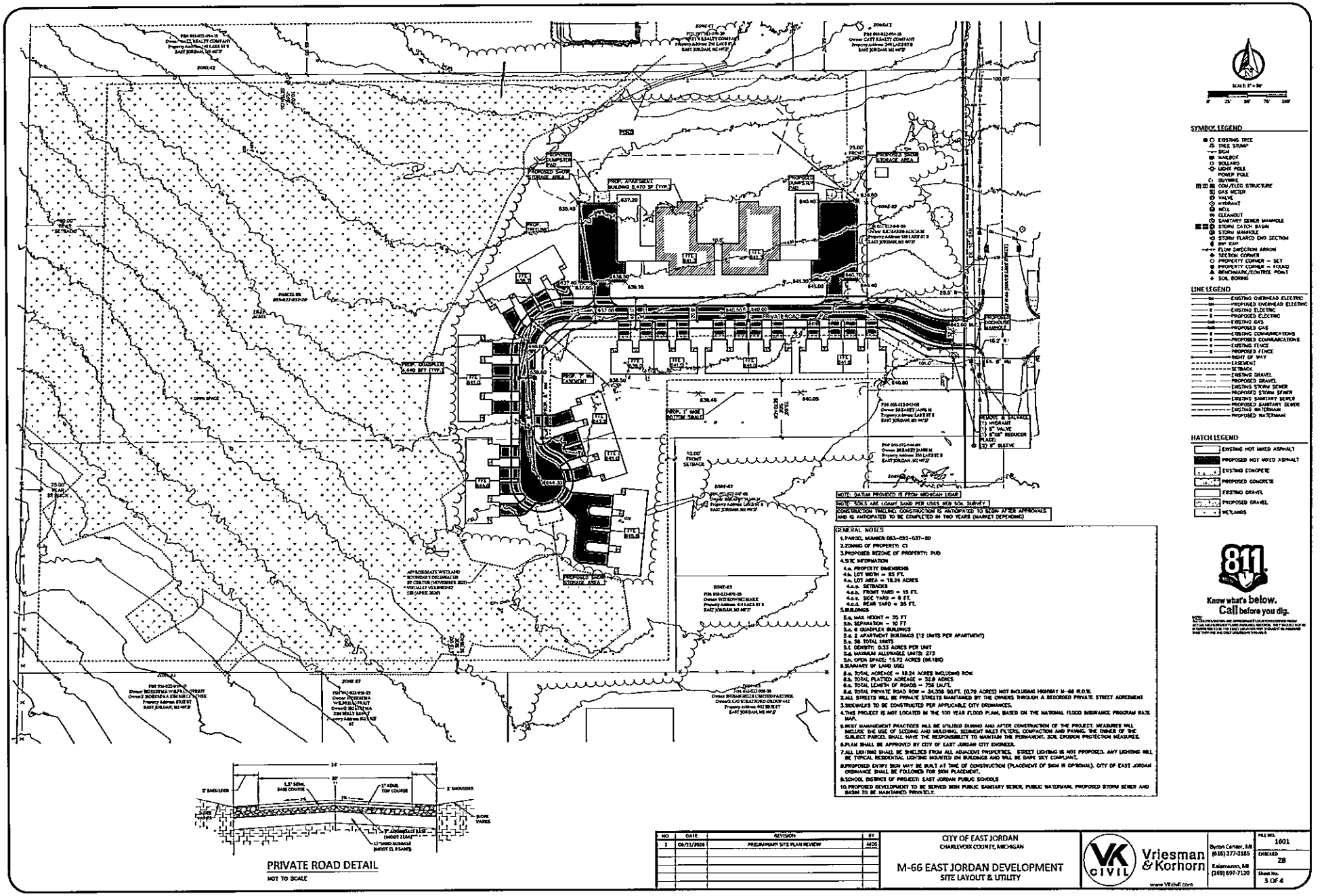
Sheet No. 2 OF 4



GENERAL NOTES

1. PARCEL NUMBER 053-032-037-80
2. ZONING OF PROPERTY: C1
3. PROPOSED REZONE OF PROPERTY: PUD
4. SITE INFORMATION
   - 4.a. PROPERTY DIMENSIONS
   - 4.b. LOT WIDTH = 85 FT.
   - 4.c. LOT AREA = 18.26 ACRES
   - 4.c.i. SETBACKS
   - 4.c.ii. FRONT YARD = 10 FT.
   - 4.c.iii. SIDE YARD = 8 FT.
   - 4.c.iv. REAR YARD = 25 FT.
5. BUILDINGS
   - 5.a. MAX HEIGHT = 35 FT
   - 5.b. SEPARATION = 10 FT
   - 5.c. 6 DUPLEX BUILDINGS
   - 5.d. 2 APARTMENT BUILDINGS (12 UNITS PER APARTMENT)
   - 5.e. 50 TOTAL UNITS
   - 5.f. DENSITY: 0.33 ACRES PER UNIT
   - 5.g. MAXIMUM ALLOWABLE UNITS: 273
   - 5.h. OPEN SPACE: 15.72 ACRES (86.18%)
6. SUMMARY OF LAND USE:
   - 6.a. TOTAL ACREAGE = 18.24 ACRES INCLUDING ROW.
   - 6.b. TOTAL PLATTED ACREAGE = 12.8 ACRES
   - 6.c. TOTAL LENGTH OF ROADS = 756 LIN.FT.
   - 6.d. TOTAL PRIVATE ROAD ROW = 24,336 SQ.FT. (0.79 ACRES) NOT INCLUDING HIGHWAY M-66 R.O.W.
7. ALL STREETS WILL BE PRIVATE STREETS MAINTAINED BY THE OWNERS THROUGH A RECORDED PRIVATE STREET AGREEMENT
8. SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE CITY ORDINANCES.
9. THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP.
10. BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILTING AND MULCHING, SEDIMENT BALE FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
11. PLAN SHALL BE APPROVED BY CITY OF EAST JORDAN CITY ENGINEER.
12. ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. STREET LIGHTING IS NOT PROPOSED. ANY LIGHTING WILL BE TYPICAL RESIDENTIAL LIGHTING MOUNTED ON BUILDINGS AND WILL BE DARK SKY COMPLIANT.
13. PROPOSED ENTRY SIGN MAY BE BUILT AT TIME OF CONSTRUCTION (PLACEMENT OF SIGN IS OPTIONAL). CITY OF EAST JORDAN ORDINANCE SHALL BE FOLLOWED FOR SIGN PLACEMENT.
14. SCHOOL DISTRICT OF PROJECT: EAST JORDAN PUBLIC SCHOOLS
15. PROPOSED DEVELOPMENT TO BE SERVED WITH PUBLIC SANITARY SEWER, PUBLIC WATERMAIN, PROPOSED STORM SEWER AND BASIN TO BE MAINTAINED PRIVATELY.

SYMBOL LEGEND

EXISTING TREE; TREE STUMP; SIGN; MAILBOX; BOLLARD; LIGHT POLE; POWER POLE; GUYWIRE; CON/ELEC STRUCTURE; GAS METER; VALVE; HYDRANT; WELL; CLEANOUT; SANITARY SEWER MANHOLE; STORM CATCH BASIN; STORM MANHOLE; STORM FLARED END SECTION; FLOW DIRECTION ARROW; SECTION CORNER; PROPERTY CORNER – SET; PROPERTY CORNER – FOUND; BENCHMARK/CONTROL POINT; SOIL BORING

LINE LEGEND

EXISTING OVERHEAD ELECTRIC; PROPOSED OVERHEAD ELECTRIC; EXISTING ELECTRIC; PROPOSED ELECTRIC; EXISTING GAS; PROPOSED GAS; EXISTING COMMUNICATIONS; PROPOSED COMMUNICATIONS; EXISTING FENCE; PROPOSED FENCE; RIGHT OF WAY; EASEMENT; SETBACK; EXISTING GRAVEL; PROPOSED GRAVEL; EXISTING STORM SEWER; PROPOSED STORM SEWER; EXISTING SANITARY SEWER; PROPOSED SANITARY SEWER; EXISTING WATERMAIN; PROPOSED WATERMAIN

HATCH LEGEND

EXISTING HOT MIXED ASPHALT; PROPOSED HOT MIXED ASPHALT; EXISTING CONCRETE; PROPOSED CONCRETE; EXISTING GRAVEL; PROPOSED GRAVEL; WETLANDS

Know what's below. Call before you dig.

PRIVATE ROAD DETAIL
NOT TO SCALE

NO	DATE	REVISION	BY
1	04/11/2026	PRELIMINARY SITE PLAN REVIEW	MDS

CITY OF EAST JORDAN
CHARLEVOIX COUNTY, MICHIGAN

M-66 EAST JORDAN DEVELOPMENT
SITE LAYOUT & UTILITY

VK CIVIL Vriesman & Korhorn
www.VKcivil.com
Byron Center, MI (616) 277-2155
Kalamazoo, MI (269) 697-7120

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