

CITY OF IONIA
PLANNING COMMISSION
REGULAR MEETING AGENDA
4:30 PM, Wednesday, August 13, 2025
IONIA CITY HALL - COUNCIL CHAMBERS

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes

1. July 9, 2025 – Regular Meeting

V. Public Comments

VI. Public Hearings and Associated Action

1. High-Tech Business Park Zoning
Action Required – Recommendation to City Council on the approval or denial of Ordinance No. 597 to assign a zoning district classification to 80-acres of land owned by the City.

VII. Old Business

VIII. New Business

1. Steele Park - Final Site Plan Presentation
2. Request to Reschedule September Planning Commission Meeting
3. Short-Term Rentals

IX. Commissioner Comments

X. Adjournment

Next Meeting - September 10, 2025

PUBLIC PARTICIPATION POLICY: The City of Ionia Planning Commission encourages public comment on agenda and non-agenda items. Those desiring to speak should do so under Public Comments at the beginning of the meeting. After that point during the meeting public comments

are not normally allowed. The Chairperson may limit the amount of time allowed for each person wishing to make comments during the meeting.



CITY OF IONIA
PLANNING COMMISSION
REGULAR MEETING MINUTES

4:30 PM, Wednesday, July 9, 2025

IONIA CITY HALL - COUNCIL CHAMBERS

I. CALL TO ORDER

Chairperson Bailey called the meeting of the Ionia Planning Commission to order at 4:31 PM.

II. ROLL CALL

Roll call revealed a Quorum with Planning Commissioners Logan Bailey, Ryan Gregory, Keturah Kelley, Tim Lee, Jason Perry, and Judy Swartz present. Commissioner Michael Donaldson was absent.

III. APPROVAL OF AGENDA

Chairperson Bailey introduced the agenda and asked if there were any requested changes. Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) June 11, 2025 – Regular Meeting

Minutes from the regular meeting of June 11 were reviewed. Planning Commissioner Swartz made a motion, seconded by Planning Commissioner Kelley, to approve the June 11, 2025, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

None.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

(VI.1.) Public Hearing to receive comments on the final preliminary site condominium and final site plan review for 520 E. Washington Street.

Chairperson Bailey invited the applicant to speak to the Commission on the proposed site condominium for 520 E. Washington Street.

Patrick Kapenga addressed the Commission, thanking the City for its guidance throughout the development process. He indicated that a solution for the existing water main located on the site had been determined by the City.

Assistant City Manager Bowman highlighted the Master Deed and Bylaws provided by the

applicant for the preliminary review. He noted that the City Attorney had reviewed these documents and requested minor revisions. It was mentioned that the project had been named the Homes of Heritage Row Condominiums. Bowman explained that the City's Department of Public Utilities determined that the water main on the property could be cut and capped at each valve, then abandoned. He told the Commission that the only outstanding item to be corrected by the applicant was the setback discrepancy.

Chairperson Bailey opened the public hearing on the request at 4:38 PM and subsequently closed the public hearing at 4:39 PM after no public comments were made.

A staff report from the City's Planning Consultant was provided to the Commission reviewing all applicable state law and City Code regarding the requested site condominium application, including the Michigan Condominium Act: Section 66 of Act 59 of 1978 – Submittal Requirements as well as Chapter 1272 Site Condominiums Section 1272.05 – Review of Preliminary Plans by the Planning Commission, Section 1224.02 – Preliminary Plat; Require Information, and Chapter 1232 - Improvements from the City of Ionia Codified Ordinances.

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Swartz, to recommend that City Council approve the final site condominium plan for the Homes of Heritage Row Condominiums located at 520 E. Washington Street. The decision was based on the findings that the proposed use and plan complied with Chapter 1272 Site Condominiums and Chapter 1224 Preliminary Plat Application and Review Procedures of the City of Ionia Code of Ordinances, subject to the approval by staff of the outstanding items noted below as staff conditions.

MOTION CARRIED BY VOICE VOTE.

Staff Listed Conditions

1. The final site plan indicates the direction of storm water flow after finished grade is established, or at least that it is required at the time each new home building application is submitted, to be reviewed by City staff and approved during application for construction.
2. The owner shall install one deciduous street tree in the parkway in front of each unit along E. Washington Street and shall do the same or preserve the existing street trees located along Lafayette Street. The trees must be at least a 2-inch caliper in trunk diameter at the time of planting and be maintained to ensure that any dead or dying trees are promptly replaced, as appropriate.
3. All damaged City sidewalks will be replaced to City specifications and approved by the City.
4. The applicant must finalize the Master Deed with the City Attorney after final site condominium approval by the City Council. The City Attorney must approve the Master Deed before the applicant files it with the Ionia County Register of Deeds. It shall include the updated final site plan as Exhibit B in the Master Deed Document.
5. All approvals from any other local, state, or federal approving agencies must be received before the finalization of the condominium.
6. Coordination with the City of Ionia Department of Public Utilities regarding the abandonment of the water main crossing the western portion of the property.
7. Recording of the Condominium with the County Register of Deeds.

(VI.2.) Public hearing to receive comments on the final site plan review for 421 and 431 W. Lincoln Avenue.

Chairperson Bailey invited the applicant to speak to the Commission on the proposed site plan for 421 and 431 W. Lincoln Avenue.

Aly Bazzi of Bazco Holding LLC addressed the Commission, providing information on the planned redevelopment of 421 and 431 W. Lincoln Avenue into a gas station, convenience store, coffee shop drive-thru, and car wash.

Chairperson Bailey asked Mr. Bazzi if he had contacted the Michigan Department of Transportation (MDOT) to review the proposed redevelopment plans.

Mr. Bazzi responded that he had not contacted MDOT yet. He noted that he did not expect major concerns from MDOT, as the redevelopment intends to use the current driveways, but he indicated that his team would contact MDOT after the meeting.

Assistant City Manager Bowman summarized the site plan review conducted by staff on the project. He provided an update from MDOT that the project will be required to conduct a traffic impact study and receive driveway permits, as the project will result in a change of use. MDOT indicated that the site will be a high-volume traffic generator and needs to work harmoniously with both state highways. Bowman highlighted recent changes made to the site plan, which included relocating the underground storage tank, adjusting traffic flow onsite to accommodate more vehicle staking for the car wash, adding pedestrian walkways, and improving the buffering for neighboring residential properties.

Chairperson Bailey opened the public hearing on the request at 5:01 PM.

A letter was provided to all Commissioners from Anoop Development, LLC (428 W. Lincoln Avenue) objecting to the proposed site plan. The letter listed concerns over traffic flow at the intersection of M-21 and M-66 and how the site plan will impact the surrounding area. Anoop Development requested a formal MDOT review of the site plan to evaluate if the increased traffic volume is appropriate for the area.

Jim McKeith (121 N. Dexter Street) of USPP Products expressed concerns about potential car accidents resulting from the proposed site use.

Mark Purkey (703 W. Lincoln Avenue), the owner of a local gas station chain, asked the Planning Commissioners what was needed for the Commission to disapprove of the plan.

Chairperson Bailey closed the public hearing at 5:04 PM.

The following standards were reviewed.

Chapter 1276 – Site Plan Standards of Approval

1. The Planning Commission shall have the authority to limit the number of driveways for a site, to require parking lots on contiguous parcels to be connected, that driveways for contiguous parcels be shared, and that opposite driveways be directly aligned.
2. Landscaping shall be provided and designed in accordance with the City's landscape provisions.
3. All elements of the site plan shall be designed to take into account the site's topography, the size and shape of the lot, the character of adjoining property, and the type and size of

- buildings. The site shall be developed not to impede the normal and orderly development or improvement of surrounding property for uses permitted in the Zoning Code.
4. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography that are reasonably necessary to develop the site according to the requirements of the Zoning Code.
 5. Areas of natural drainages, such as swales, wetlands, ponds, or swamps, shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 6. The site plan shall provide all dwelling units with reasonable visual and sound privacy. As appropriate, fences, walls, barriers, and landscaping shall be used to accomplish these purposes.
 7. All buildings or groups of buildings shall be arranged to permit necessary emergency vehicle access as requested by the Fire Department.
 8. In recognition that a sidewalk system along City streets would enhance pedestrian safety and conserve energy through non-motorized transportation opportunities, sidewalks shall be required as determined by the Planning Commission during the site plan review process. Sidewalks, if required, shall be constructed in accordance with the City of Ionia sidewalk standards. Additions or renovations of buildings existing as of the effective date of this Chapter, which require a site plan review, shall be subject to the requirements herein. In determining the need for sidewalks, the following shall be considered:
 - a. The amount of current and future pedestrian traffic by the site.
 - b. Whether a sidewalk would enhance the safety of pedestrians currently walking by the site and the safety of future pedestrians.
 - c. The existing and future volume of traffic on the street abutting the site.
 - d. The existence or probability of sidewalks being constructed on adjacent properties in order to create or complete a usable sidewalk system.
 - e. The location of the proposed use.
 - f. The location of pedestrian attractors such as schools, churches, public buildings, and shopping opportunities.
 9. The arrangement of public or common ways for vehicular traffic and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area. Roads and drives which are part of a current or planned street pattern serving adjacent development shall be of a condition appropriate to the traffic volume and the type of traffic they will carry.
 10. Appropriate measures shall be taken to ensure that the removal of all surface waters will not adversely affect neighboring properties or the public stormwater drainage system. Provisions shall be made to accommodate stormwater, prevent erosion, particularly during construction, and prevent dust formation. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. The Planning Commission may, at its discretion, require catch basins to contain oil filters or traps to prevent contaminants from being discharged into the natural drainage system.
 11. Exterior lighting shall be arranged so that illumination is deflected away from adjacent properties and so that it does not interfere with the vision of the motorist along adjacent streets. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures shall be minimized to reduce light pollution. Street lights that conform to the City of Ionia specifications for street lighting shall be installed within the right-of-way along the streets abutting the parcel. The Planning Commission may, at its

- discretion, require these same street lights to be installed on the parcel at locations that are close to the street in order to maintain a consistent lighting theme along the City streets.
12. Outside storage areas, including areas for trash storage, shall conform to the regulations contained in Chapter 1060 of these Codified Ordinances.
 13. Maneuvering space for trucks using on-site loading areas shall be provided on-premises and shall not necessitate the use of public rights of way.
 14. Site Plans shall conform with all applicable requirements of County, State, and Federal statutes, and approval may be conditioned on the applicant receiving the necessary County, State, and Federal permits before final site plan approval or any occupancy permits are granted.

The Commission discussed the buffering between the adjacent residential uses as an important component of the redevelopment. Consensus was reached that all landscaping requirements outlined in the ordinance should be required. The possibility of tabling the request until a completed MDOT review could be provided was discussed. However, it was determined that there was no need for the plans to be reviewed again by the Commission unless changes to the site plan are made.

Planning Commissioner Swartz made a motion, seconded by Planning Commissioner Kelley, to approve the site plan review for a convenience store, gas station, car wash, and drive-thru establishment at 421 and 431 W. Lincoln Avenue. This decision is based on the findings that the proposed plan complies with the Site Plan Approval Standards of Chapter 1276 as detailed and discussed above, subject to the approval by staff of the conditions and outstanding site plan items, as noted in the staff conditions and additional conditions created by the Planning Commission listed below.

MOTION CARRIED BY VOICE VOTE.

Staff Listed Conditions

1. A land division application shall be submitted to combine the two separate parcels prior to beginning construction.
2. An easement shall be provided to the City related to the existing storm sewer main located on the property.
3. The applicant shall install 24 additional trees, unless altered or waived by the Commissioners.
4. All landscaping must be installed within three months of the site work and construction completion.
5. Receive any other permits or approvals necessary by any local, state, or federal permitting authority.
6. Best management practices for construction site management shall be maintained at all times because of the volume of traffic that uses this intersection and for the health, safety, and welfare of the motorists, pedestrians, and neighboring property owners.

Additional Planning Commission Conditions

1. If any changes are made to the site plan during MDOT's review, the site plan must be brought back to the Planning Commission.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

(VIII.1.) Deerfield Business Park Zoning

Assistant City Manager Bowman introduced Ordinance No. 597 to assign the T Technology Innovation Business District zoning classification to 80-acres of property recently purchased by the City of Ionia from the State Land Bank Authority. Bowman explained that the property will be used to develop a future high-tech business park.

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to schedule a public hearing regarding Ordinance No. 597 for 4:30 PM, Wednesday, August 13, 2025, at Ionia City Hall.

MOTION CARRIED BY VOICE VOTE.

(VIII.2.) City of Ionia Master Plan

Planning Consultant Kotrba presented a final draft of the Master Plan to the Planning Commission.

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Gregory, to recommend that City Council release the Master Plan for the required 63-day public review period.

MOTION CARRIED BY VOICE VOTE.

IX. COMMISSIONER COMMENTS

None.

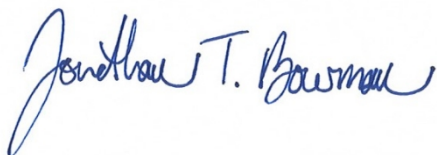
X. ADJOURNMENT

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 6:43 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jonathan T. Bowman". The signature is written in a cursive, flowing style.

Jonathan T. Bowman, Recording Secretary
for Judy Swartz, Secretary



STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VI.1

TO: Planning Commissioners

FROM: Jonathan Bowman, Assistant City Manager

DATE: August 13, 2025

RE: High-Tech Business Park Zoning

Background:

The City of Ionia has been working in partnership with the State Land Bank Authority (SLBA) since at least 2018 toward redevelopment of the former Deerfield Correctional Facility (approximately 44 acres). In 2021, redevelopment efforts were expanded to also include the former Riverside Correctional Facility (approximately 126 acres). Once it was known both sites would be available, the City focused on creating a redevelopment concept that included two primary land uses -- residential of various typologies and a high-tech business park. Both land uses have been widely discussed and vetted during our recent Master Planning process and have been positively received. Based on this two-pronged redevelopment concept, the City was successful in lobbying the Michigan legislature to appropriate several million dollars, which were used in turn by the state to demolish all structures from the site and perform some environmental remediation activities.

Concurrent with the demolition activities, the City and SLBA have worked hard toward bringing the proposed residential and business park land uses to fruition. A pre-development agreement was established with Allen Edwin Homes resulting in residential design concepts for the east side of the site, in accordance with the attached, draft concept plan. Additionally, following several months of negotiations, the City purchased the west side of the site (80 acres) from the SLBA to develop a City-owned high-tech business park. The City closed on this property on June 23, 2025.

While negotiating with the SLBA to acquire the 80 acres for business park development, the City has worked on a parallel course to secure grant funds totaling \$200,000 to offset design engineering expenses. The FY24-25 budget included \$350,000 for business park engineering and, after soliciting proposals, Prein & Newhof was selected to assist with these efforts. An application was also submitted, requesting \$3,970,121 (80% of total estimated construction cost) in congressionally directed spending (CDS) towards the future business park's construction. Unfortunately, the CDS was not approved, but plans are currently in the works to apply for a grant from the Economic Development Administration.

Now that the City owns the property and is actively designing the business park, it is necessary to zone the property into a zoning district that allows the types of uses desired by the City for development. In preparation for this moment, the T Technology Innovation Business District was created last year with expanded technology-based uses. Ordinance No. 597 was drafted to take this next step and assign the T District to the property. Chapter 1262 is attached for reference along with Ordinance 597.

It is important to consider alignment with the Master Plan when making a zoning determination. The 2019 Future Land Use Map found within the Master Plan designates the property as "Public/Institutional", referencing that it is an area conditionally transferred to the City through Public Act 425. The Future Land Use Map indicates that the property is owned by the Michigan Department of Corrections. It does not appear that redevelopment of the property was previously considered a possibility. Due to the forthcoming redevelopment, it is necessary for the City to assign a zoning classification, as future owners will no longer be exempt from zoning.

Requested Action / Motion:

Following the public hearing, it is requested the Ionia Planning Commission consider making a recommendation to City Council on Ordinance No. 597, which would assign the T-Technology Innovation Business District zoning classification to 80-acres of land owned by the City of Ionia on Harwood Road.

Motion By:

Seconded By:

CITY OF IONIA
IONIA COUNTY, MICHIGAN

Ordinance No. 597

AN ORDINANCE TO ZONE PARCEL 34-204-800-000-005-13 (SOMETIMES KNOWN AS 1755 HARWOOD ROAD) TO THE T TECHNOLOGY INNOVATION BUSINESS DISTRICT AS IDENTIFIED IN CHAPTER 1262; AND THE INCLUSION OF THAT PARCEL AS DEFINED ON THE ZONING MAP IDENTIFIED IN SECTION 1246.02 DISTRICTS GENERALLY AND ZONING MAP DISTRICT BOUNDARIES OF CHAPTER 1246 - TITLE SIX – ZONING OF PART TWELVE – PLANNING AND ZONING CODE OF SAID CODIFIED ORDINANCES OF THE CITY OF IONIA

THE CITY OF IONIA HEREBY ORDAINS:

Section One: Zoning

Parcel number 34-204-800-000-005-13 (sometimes known as 1755 Harwood Road) and the following legal description:

PART OF THE SW¼ OF SECTION 25, T7N-R7W, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25; THENCE N 00° 29' 46" E 1658.38 FEET ALONG THE WEST LINE OF SECTION 25 TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG A CURVE ON THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE AN ARC DISTANCE OF 171.20 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1113.28 FEET, AND A LONG CHORD OF N 70° 19' 35" E 171.03 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N 74° 43' 46" E 450.26 FEET TO THE NORTHWEST CORNER OF PARCEL RECORDED IN LIBER 221 PAGE 572 OF IONIA COUNTY RECORDS; THENCE S 15° 16' 14" E 310.00 FEET ALONG WEST LINE OF SAID PARCEL; THENCE N 82° 41' 16" E 649.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N 00° 34' 03" E 450.07 FEET ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N 74° 46' 10" E 544.08 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N 75° 49' 10" E 74.00 FEET; THENCE S 00° 34' 03" W 2239.95 FEET TO THE SOUTH LINE OF SECTION 25; THENCE N 89° 40' 53" W 1914.57 FEET ALONG THE SOUTH LINE OF SECTION 25 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 80.00 ACRES.

TOGETHER WITH A RIGHT OF WAY GRANTED TO THE STATE OF MICHIGAN
RECORDED IN LIBER 225, PAGE 625 OF IONIA COUNTY RECORDS.

SUBJECT TO AN EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY
RECORDED IN LIBER 428, PAGE 846 OF IONIA COUNTY RECORDS.

SUBJECT TO A PUBLIC UTILITY EASEMENT TO CITY OF IONIA RECORDED IN UBER
429, PAGE 582 OF IONIA COUNTY RECORDS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, OR OTHERWISE.

Shall be rezoned to the T Technology Innovation Business District as established in Section
1246.01 Districts Established of Chapter 1246, and conforms with Section 1246.02 Districts
Generally, and Zoning Map District Boundaries of Chapter 1246 - Title Six – Zoning of Part
Twelve – Planning and Zoning Code.

Section Two: Zoning Map Amendment

The official Zoning District Map of the City of Ionia, Michigan, last adopted as amended on April
2, 2025, is hereby amended to rezone and designate parcel 34-204-800-000-005-13 (sometimes
known as 1755 Harwood Road) and the legal description above, as being the T zoning district,
Technology Innovation Business District.

Section Three: Publication and Effective Date

The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance
shall take effect seven (7) days after it, or a summary thereof as permitted by law, along with the
date of its adoption, is published in the *Daily News*, a newspaper of general circulation in the City
unless otherwise provided by law.

CITY OF IONIA

Dated: _____

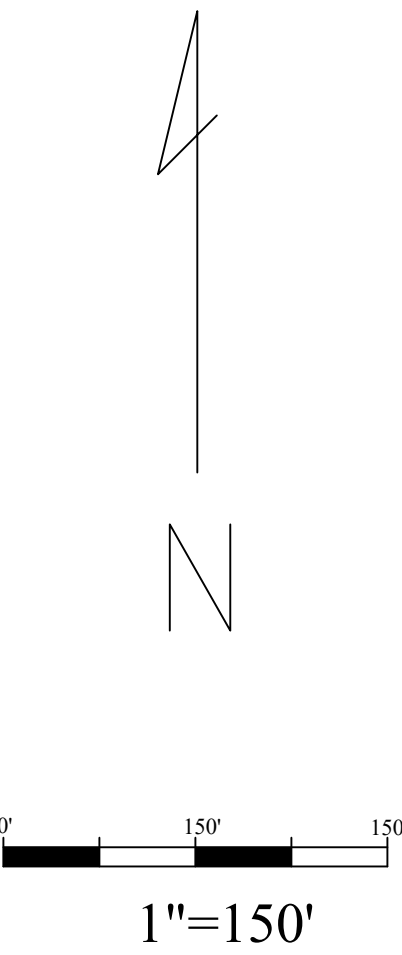
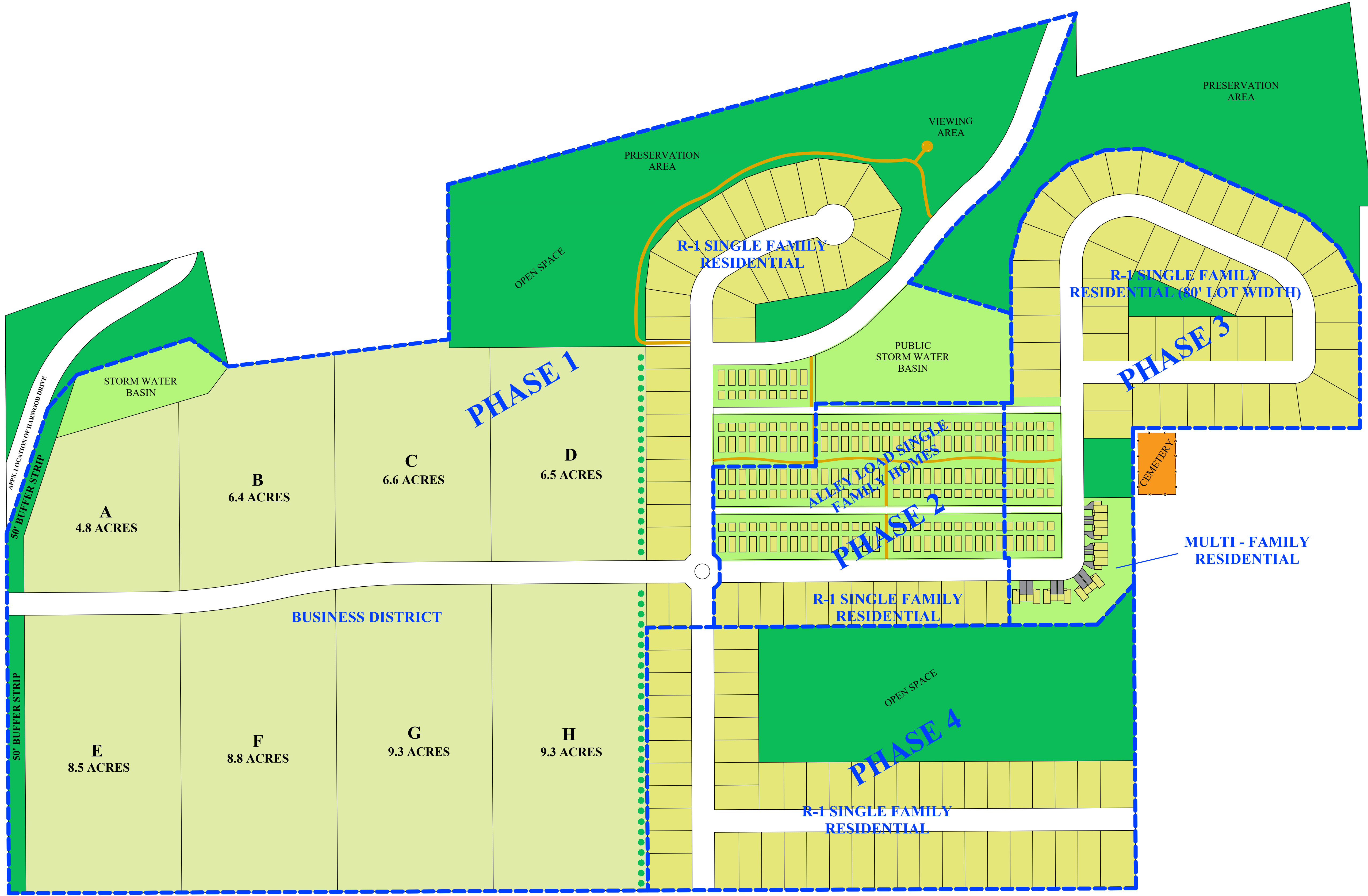
BY: Jonathan T. Bowman, City Clerk

Introduction and First Reading:

Notice of Public Hearing:

Public Hearing, Second Reading, Adoption:

Effective: Seven Days After Publication



Design Notes - R-1 Zone

- 8,000 Sq Ft Lots
- 65' Min Width (66' Used for 50' product)
- 25' Front Setback
- 10'/6' Side Setback
- 25' Rear Setback

Yield Notes

- R-1 Area (Central/South) - 98 Units
- R-1 Area (East) - 46 Units
- Alley Load Product - 105 Units
- Multi-Family Product - 13 Units
- Business Area - 8 Parcels

Phase Notes

- Phase 1 - 5,270 LFT Rd
- Phase 2 - 1,750 LFT Rd
- Phase 3 - 2,790 LFT Rd
- Phase 4 - 2,180 LFT Rd

ALLEN EDWIN HOMES

5/22/2025

CERTIFIED SURVEY SHEET 2 OF 2

FOR: CITY OF IONIA

REQUESTED BY: PRECIA GARLAND

PROPERTY LOCATION: RIVERSIDE DR AND HARWOOD RD, IONIA, MI

PARCEL DIVISION (A PORTION OF CURRENT TAX I.D. #34-204-800-000-005-11)

LEGAL DESCRIPTION: PART OF THE SW $\frac{1}{4}$ OF SECTION 25, T7N-R7W, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25; THENCE N $00^{\circ} 29' 46''$ E 1658.38 FEET ALONG THE WEST LINE OF SECTION 25 TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG A CURVE ON THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE AN ARC DISTANCE OF 171.20 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1113.28 FEET, AND A LONG CHORD OF N $70^{\circ} 19' 35''$ E 171.03 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N $74^{\circ} 43' 46''$ E 450.26 FEET TO THE NORTHWEST CORNER OF PARCEL RECORDED IN LIBER 221 PAGE 572 OF IONIA COUNTY RECORDS; THENCE S $15^{\circ} 16' 14''$ E 310.00 FEET ALONG WEST LINE OF SAID PARCEL; THENCE N $82^{\circ} 41' 16''$ E 649.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N $00^{\circ} 34' 03''$ E 450.07 FEET ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N $74^{\circ} 46' 10''$ E 544.08 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N $75^{\circ} 49' 10''$ E 74.00 FEET; THENCE S $00^{\circ} 34' 03''$ W 2239.95 FEET TO THE SOUTH LINE OF SECTION 25; THENCE N $89^{\circ} 40' 53''$ W 1914.57 FEET ALONG THE SOUTH LINE OF SECTION 25 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 80.00 ACRES.

TOGETHER WITH A RIGHT OF WAY GRANTED TO THE STATE OF MICHIGAN RECORDED IN LIBER 225, PAGE 625 OF IONIA COUNTY RECORDS.

SUBJECT TO AN EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 428, PAGE 846 OF IONIA COUNTY RECORDS.

SUBJECT TO A PUBLIC UTILITY EASEMENT TO CITY OF IONIA RECORDED IN LIBER 429, PAGE 582 OF IONIA COUNTY RECORDS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, OR OTHERWISE.

I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THIS LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN _____; AND THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

DATE: 4-24-25

No.: 25-101

DRN BY I.M.

- — IRON STAKE (PLACED)
- — IRON STAKE (EXISTING)
- R — RECORDED DIMENSION
- M — MEASURED DIMENSION
- D — DEED DIMENSION
- *—*— FENCE LINE

MULDER & ASSOCIATES

6585 MULDER DR., PORTLAND, MI. 48875
Phone: 517-647-7826

E-Mail: muldersurveying@gmail.com

Marinus A. Mulder
MARINUS A. MULDER P.S.#4001025863



T Technology Innovation Business District

- 1262.01 Intent.
- 1262.02 Principal uses permitted.
- 1262.03 Special land uses.
- 1262.04 Mixed-use provision.
- 1262.05 Development and performance standards.
- 1262.06 Area and bulk requirements.

CROSS REFERENCES

Zoning and planning in home rule cities - see M.C.L.A. § 117.4i

Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. § 125.581

Regulation of buildings; authority to zone - see M.C.L.A. § 125.582

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. § 125.583a

Industrial pretreatment of sewage - see S.U. & P.S.Ch. 1042

Industrial cost recovery system - see S.U. & P.S. 1044.09

Special land uses - see P. & Z.Ch. 1274

Nonconforming uses - see P. & Z.Ch. 1278

Off-street parking and loading - see P. & Z.Ch. 1282

Signs - see P. & Z.Ch. 1284

Provisions applicable to all districts - see P. & Z.1286

1262.01 INTENT.

The T Technology Innovation Business District is intended so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external and physical effects are restricted to the District only and which do not detrimentally impact the surrounding districts. The T District is so structured as to permit the processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared materials. Certain uses are deemed to be more intensive industrially than those identified for the purposes of this District. Examples of uses considered inappropriate for the T Technology Innovation Business District may include, but are not limited to, those facilities that process raw materials in bulk form to be shipped off-site and other similar heavy industry uses as determined by the Zoning Administrator

The general goals of this District include, among others, the following specific purposes:

- (a) To foster economic growth by providing suitable locations for technology innovation activities that create jobs, generate tax revenue, and contribute to the City's economic vitality.
- (b) To promote manufacturing development that is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable nuisances associated with more intensive industry.
- (c) To ensure that technology innovation uses are compatible with surrounding land uses and zoning districts by enforcing appropriate development standards and operational controls.
- (d) To promote the efficient use of land and infrastructure by clustering technology innovation uses in designated areas, thereby optimizing infrastructure investments and minimizing land use conflicts.
- (e) To support businesses involved in research and development, high technology, and advanced manufacturing, thereby promoting innovation and modernization within the industrial sector.

(1975 Code §5.91) (Ord. 591. Passed 12-4-24.)

1262.02 PRINCIPAL USES PERMITTED.

In the Technology Innovation Business District, no building or land shall be used, and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- (a) Artificial Intelligence (AI) and Machine Learning.

- (b) Biotechnology and Life Sciences.
 - (c) Business Offices associated with an on-site principal use.
 - (d) Commercial Greenhouses and Nurseries.
 - (e) Commercial Kennels.
 - (f) Commercial Laundry and Dry Cleaning.
 - (g) Contractor's Offices and Storage Yards.
 - (h) Craft Industries.
 - (i) Cybersecurity.
 - (j) Data Centers.
 - (k) Essential Services.
 - (l) Film Production.
 - (m) Food and Beverage Processing.
 - (n) Government Facility.
 - (o) Industrial Training Centers.
 - (p) Information Technology (IT) Services.
 - (q) Light manufacturing, processing, and assembly operations including additive manufacturing, advanced manufacturing, clean technology manufacturing, furniture manufacturing, medical device manufacturing and assembly, technology and electronics assembly, textile manufacturing, and other similar uses.
 - (r) Limited retail sales, provided they are accessory to a principal permitted use.
 - (s) Metal Fabrication, Light.
 - (t) Nanotechnology.
 - (u) Pet Care Services.
 - (v) Pharmaceutical Production.
 - (w) Printing and Publishing Establishments.
 - (x) Research and Development Laboratories.
 - (y) Storage including commercial, outdoor, personal, and vehicle.
 - (z) Warehouse, Mini.
 - (aa) Warehousing and Distribution Facilities.
 - (bb) Wholesale Businesses.
 - (cc) Other uses of a similar and no more objectionable character to the above uses as determined by the Zoning Administrator.
 - (dd) Accessory buildings, structures, and uses incidental to any of the above permitted uses; e.g., workforce day care facilities, employee recreation facilities, storage buildings, and other similar uses in conformity with Section 1240.11(1).
- (1975 Code § 5.92) (Ord. 481. Passed 12-7-10; Ord. 588. Passed 7-2-24; Ord. 591. Passed 12-4-24.)

1262.03 SPECIAL LAND USES.

The following uses may be permitted as a special land use by the Planning Commission subject to the general and specific requirements of Chapter 1274.

- (a) Agricultural Processing Facilities.
- (b) Auto engine and body repair, and undercoating shops when completely enclosed.
- (c) Craft Breweries and Distilleries.
- (d) E-commerce Fulfillment Centers.
- (e) Event Center, Industrial.
- (f) Heavy Equipment Sales and Rental.
- (g) Mixed-Use Provision as outlined in Section 1262.04.

(h) Testing and Certification Labs.

(i) Other uses of a similar character to the above uses.

(1975 Code § 5.93) (Ord. 08-2002-08. Passed 9-3-02; Ord. 591. Passed 12-4-24.)

1262.04 MIXED-USE PROVISION.

These mixed-use provision aims to incorporate accessory residential uses into the Technology Innovation Business District in order to create vibrant, mixed-use, live-work opportunities that support both economic development and community living: fostering a diverse and dynamic environment. Residential uses are not allowed as a principal use and are solely permitted when accessory and subordinate to the principal enterprise technology uses found in this chapter and for rent only.

(a) Development and Design Standards for Accessory Residential Uses

(1) Compatibility.

A. Residential developments should be designed to be compatible with principal enterprise technology uses in terms of building materials, scale, and character.

B. The proposed residential use must not negatively impact the technology innovation or similar enterprise operations or result in undue hardship for those businesses.

C. The residential use shall not be permitted as a principal use and, instead, is limited to being accessory to the property's principal enterprise technology use.

D. Any such residential use shall be bound to the principal enterprise technology land use on the parcel which shall be documented in a form capable of being recorded and reasonably satisfactory to the City Council and City Attorney.

E. Residential uses shall not operate as the principal land use on the site and it is a condition of any residential mixed use approval that if the principal enterprise technology use vacates the parcel, the residential use must cease operations on the parcel if no new principal enterprise technology user moves into the site within 12 months. This period to cease operations may be extended upon application of the property owner to the City and the Planning Commission finds reasonable justification (e.g. circumstances beyond the control of the property owner) for the extension request.

(2) Loading Areas. Loading and service areas for industrial uses should be designed to minimize impact on residential occupants.

(3) Noise Mitigation. Residential units must include soundproofing measures to mitigate noise from adjacent industrial activities.

(4) Residential Density.

A. Density shall be based on the size of the principal building.

<i>Principal Building Size (Sq. Ft.)</i>	<i>Maximum Number of Allowed Housing Units</i>
<i>Principal Building Size (Sq. Ft.)</i>	<i>Maximum Number of Allowed Housing Units</i>
Up to 10,000 sq. ft.	2 units
10,001 -20,000 sq. ft.	4 units
20,001-30,000 sq. ft.	6 units
30,001-40,000 sq. ft.	8 units
40,001-50,000 sq. ft.	10 units
50,001-60,000 sq. ft.	12 units
60,001-70,000 sq. ft.	14 units
70,001-80,000 sq. ft.	16 units
80,001-90,000 sq. ft.	18 units
90,001-100,000 sq. ft.	21 units
100,001+ sq. ft.	25 units

B. A density bonus of an additional two (2) units per 25,000 square feet of principal building space will be allowed if 20% of the units are designated as affordable workforce housing with approved MSHDA LIHTC, 1602, TCAP, MSHDA Direct Lending or other similar program, which must meet the AMI monthly rental limit requirements for federal or state application.

(5) Safety Measures.

A. Adequate lighting, secure entrances, and other safety measures must be incorporated to ensure resident safety.

B. Adequate infrastructure and services must be available to support the residential use.

(6) Separate Entrances.

A. Residential and non-residential uses must have separate, clearly marked entrances.

(b) Approval Criteria.

(1) Need: Demonstration of need for workforce housing or other forms of residential within the Technology Innovation Business District and the identified property.

(2) Impact: Analysis of the potential impact on existing industrial uses, including traffic, parking, and operational compatibility.

(3) Health and Safety: Evaluation of measures taken to protect the health and safety of residents, including noise mitigation and other relevant environmental safeguards.

(4) Community Integration: Consideration of how the residential use integrates with the surrounding community and contributes to a mixed-use environment.

(Ord. 591. Passed 12-4-24.)

1262.05 DEVELOPMENT AND PERFORMANCE STANDARDS.

(a) Air Quality. Emissions of smoke, dust, and other particulate matter shall comply with all applicable state and federal air quality standards.

(b) Hazardous Materials. The storage, handling, and disposal of hazardous materials shall comply with all applicable local, state, and federal regulations. The applicant shall demonstrate that reasonable precautions will be made to prevent hazardous substances from entering the soil, surface water, or groundwater including:

(1) Sites at which hazardous substances are stored, used, or generated shall be designed to prevent spills and unpermitted discharges to the air, surface of the ground, groundwater, lakes, streams, rivers, or wetlands.

(2) Secondary containment for above ground areas where hazardous substances are stored or uses shall be provided. Secondary containment shall be sufficient to store the substances for the maximum anticipated period necessary for the recovery of any released substances.

(3) General purpose floor drains shall only be allowed if they are approved by the responsible agency for connection to a public sewer system, and on-site closed holding tank (not a septic system) or regulated through a State of Michigan groundwater discharge permit.

(4) All applicable requirements for the keeping of, emergency response for, transport and disposal of hazardous substances shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.

(5) Underground storage tank installation, operation, maintenance, closure, and removal shall be in accordance with the requirements of the Michigan Licensing and Regulatory Affairs Storage Tank Division and the Department of Environment, Great Lakes, and Energy.

(6) Bulk storage facilities for pesticides and fertilizers shall follow requirements of the Michigan Department of Agriculture.

(c) Landscaping and Screening.

(1) A landscaped buffer of at least 10 feet in width shall be provided along all property lines adjacent to residential districts.

(2) Screening in the form of a solid fence or wall, not less than six feet in height, shall be provided along property lines abutting residential districts.

(3) All outdoor storage shall be screened from the view of any public thoroughfare in addition to the adjacent residential districts. The extent of the screening may be determined by the Planning Commission based on the intended use.

(d) Noise. Noise levels shall not exceed those standards established by local ordinance and state law.

(e) Odor. No use shall emit any odor that is detectable at the property line and deemed objectionable by reasonable persons.

(f) Vibration. No use shall generate vibrations that are perceptible without instruments at any point along the property line.

(Ord. 591. Passed 12-4-24.)

1262.06 AREA AND BULK REQUIREMENTS.

See Appendix I, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lots by permitted

land use and providing minimum yard setback requirements.

(1975 Code § 5.95) (Ord. 591. Passed 12-4-24.)



STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VIII.1

TO: Planning Commissioners

FROM: Jonathan Bowman, Assistant City Manager

DATE: August 13, 2025

RE: Steele Park - Final Site Plan Presentation

Background:

The Planning Commission is being asked to review a public recreation project for the initial phase of Steele Park on behalf of the City's Department of Parks and Recreation. The City has received a \$400,000 Trust Fund grant from the Michigan Department of Natural Resources and a \$185,600 grant from the Michigan Economic Development Corporation's Revitalization and Placemaking Program to assist with the costs of the project. The newly created park will feature a live performance pavilion, two pickleball courts, grass volleyball, paved parking, and a restroom/storage building. Steele Park will be connected to the Fred Meijer Trail and provide public parking for the recently opened Dog Park. The most recent cost estimate by the City's architect for the project was \$1,577,386. Due to the high project cost, City staff are still exploring other grant opportunities and possible fundraising options to offset the cost incurred by the City.

The property is currently a vacant 7.7-acre parcel that was previously home to a commercial shopping plaza. The commercial building was rendered unusable following a flood and was subsequently donated to the City after demolition. Due to its location within the 100-year floodplain and requirements from the Department of Environment, Great Lakes, and Energy (EGLE), the property's "highest and best use" was determined to be recreational space. The site plan adheres to floodplain restrictions put in place by EGLE and aligns with an approved Part 31 Floodplain Permit which limits the amount of cut and fill on the site. Substantial earth work will be required to raise the northern portion of the property and bring the permanent structures above the designated flood levels. The southern portion of the property will be graded to align with the Part 31 Permit and include a stormwater detention pond in the southeast corner. The site plan designates this southern portion for future multipurpose athletic fields, as the development of this portion of the park will occur in a future phase.

Following this communication, Commissioners will find the site plan for Steele Park.

Requested Action / Motion:

It is requested that the Ionia Planning Commission review the submitted plans and documentation and consider a motion to approve the final site plan for Steele Park.

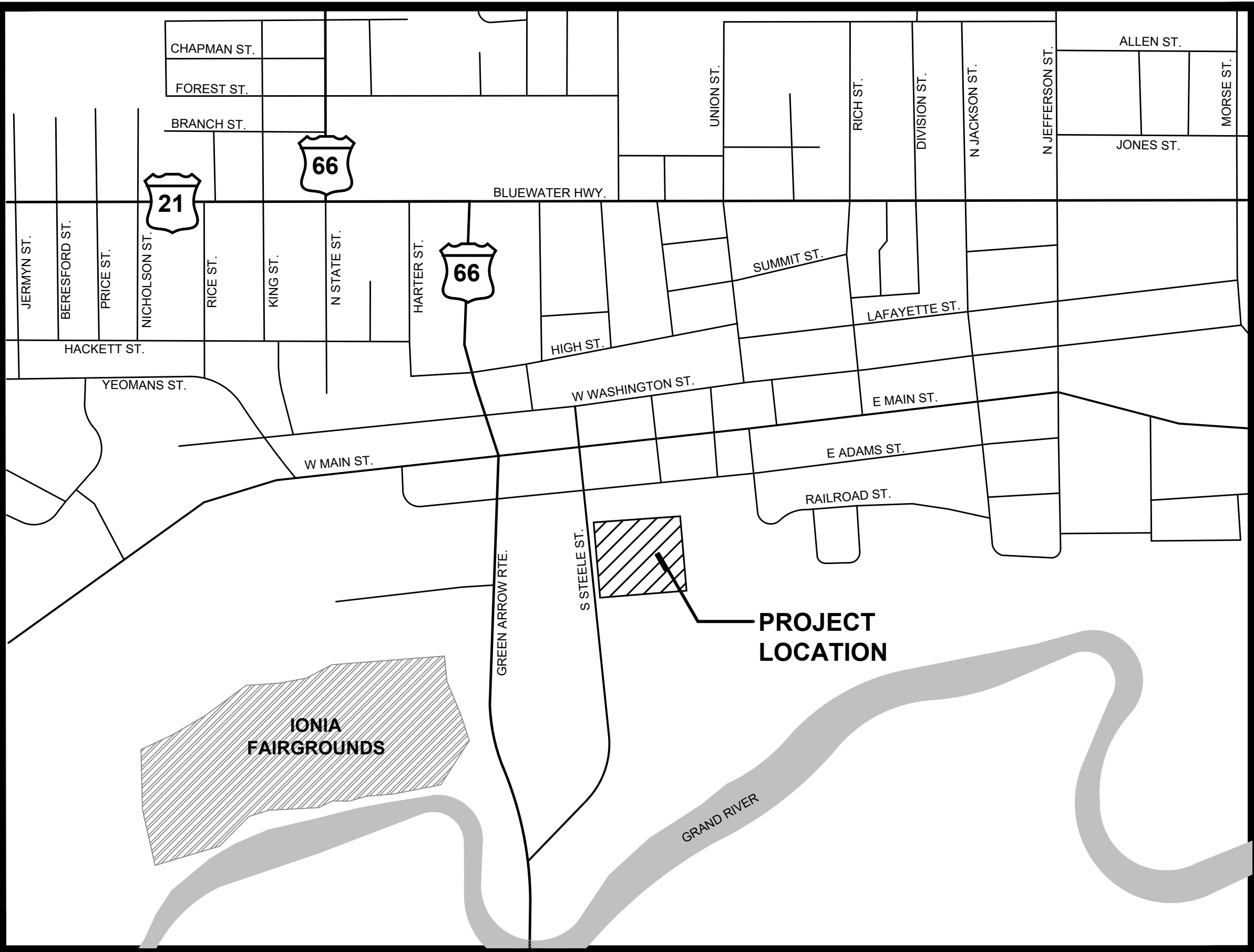
Motion By:

Seconded By:

CONSTRUCTION PLANS

STEELE PARK IMPROVEMENTS

CITY OF IONIA, MICHIGAN
PROGRESS MEETING 7.29.2025



LOCATION MAP
NOT TO SCALE



CONSULTING TEAM MEMBERS:

Topographic and Civil Engineering
LRE Engineers & Surveyors
2121 3 Mile Road NW
Walker, MI 49544
(616) 301-7888

Structural
Classic Engineering
100 Grandville Ave SW Ste 400
Grand Rapids, MI 49503
(616) 742-2810

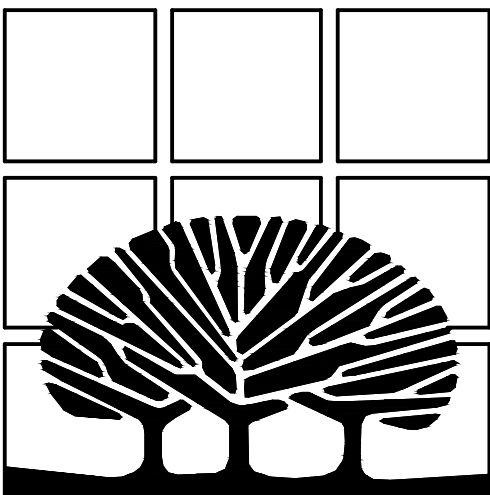
Geotechnical
Soils & Structures
6480 Grand Haven Rd
Muskegon, MI 49441
(800) 933-3959

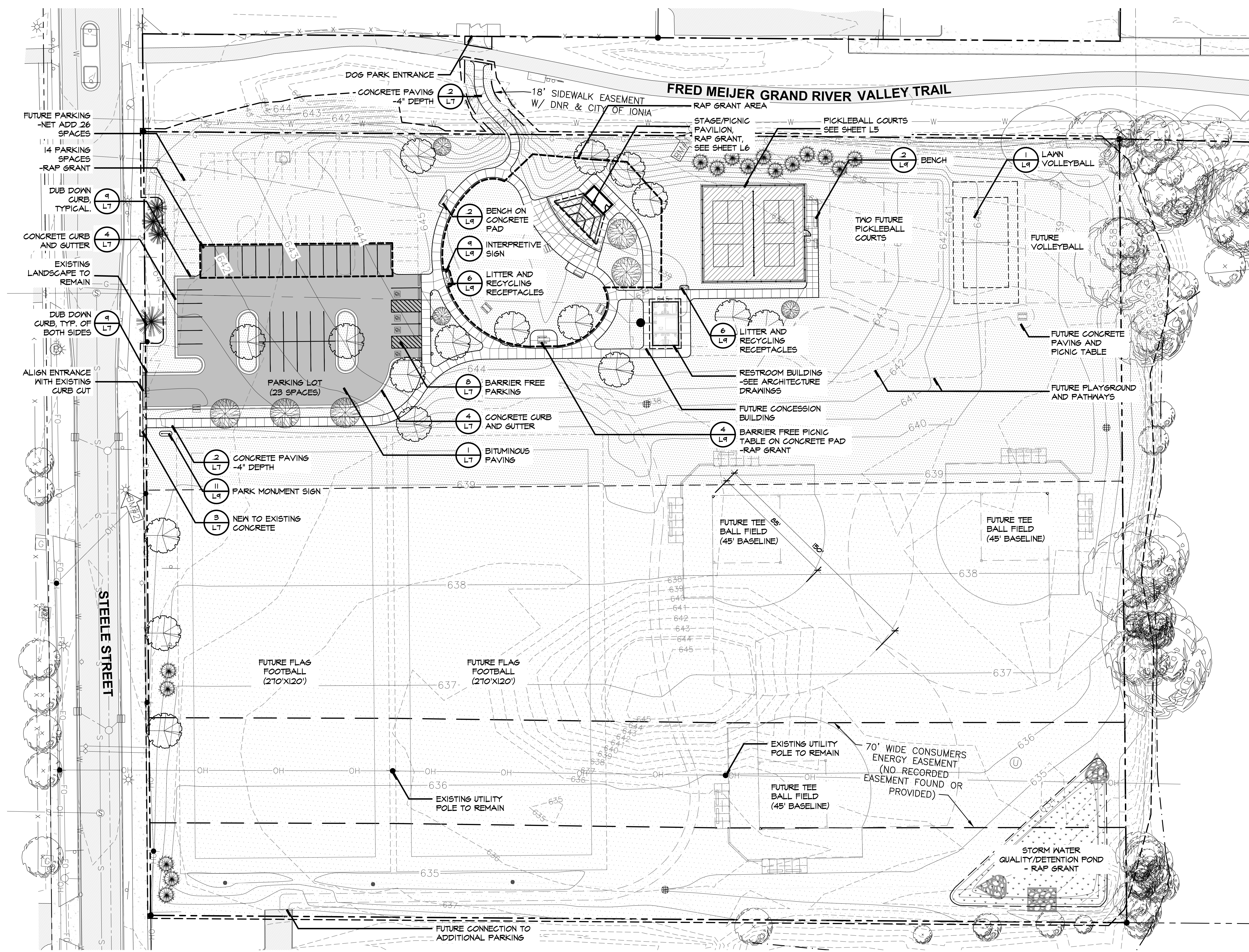
Mechanical, Electrical, & Plumbing Engineering
Matrix Engineering
2828 Kraft Ave SE Suite 149
Grand Rapids, MI 49512
(517) 487-2511

SHEET INDEX	
L1	Site Plan
L2	Existing Conditions & Removals Plan
L3	Layout Plan
L4	Landscape Plan
L5	Pickleball Court Enlargement Plan
L6	Pavilion Enlargement Plan
L7-10	Construction Details
C1	Topographic Survey
C2	Grading and SESC Plan
C3	Utility Plan
C4	Details
A1	Floor Plans, Schedules
A2	Exterior Elevations, Sections
S1	Structural Plans & Details
M-100	Mechanical Symbols, Notes, and Abbrev.
M-400	Floor Plan - Mechanical New
P-100	Plumbing Symbols, Notes, and Abbrev.
P-400	Floor Plan-Plumbing New
E-100	Electrical Notes, Symbols, and Abbrev.
E-101	Electrical Specifications
E-400	Restroom Building-Lighting
E-401	Pavilion Area-Lighting
E-500	Restroom Building-Power
E-501	Pavilion Area-Power
E-600	Electrical Riser Diagram
E-800	Electrical Details

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 •FAX: 616-451-1935 •EMAIL: tas@mcsagroup.com





SITE GENERAL NOTES:

1. SITE PLAN SHOWN FOR GENERAL INFORMATION AND DETAIL REFERENCE ONLY. SEE FOLLOWING PLAN SHEETS FOR SITE REMOVALS, EXISTING CONDITIONS, LAYOUT, GRADING, AND PLANTING INFORMATION.

COMPLIANCE:

- ALL CONSTRUCTION SHALL CONFORM TO ALL ASPECTS OF THE STATE OF MICHIGAN BUILDING CODE (MBC), THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) AND THE AMERICANS WITH DISABILITIES ACT (ADA). ALL WORK BY THE CONTRACTOR FOR COMPLETE EXECUTION OF THIS PROJECT SHALL MEET OR EXCEED LAWS, GUIDELINES, AND STATUTES IN EVERY SITUATION. IN THE EVENT THE CONTRACTOR BELIEVES THAT ANY PORTION OF THE WORK IS INCONSISTENT WITH THE MBC, ADAAG, AND ADA THEY MUST IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT.

- SITE PLAN LEGEND**
- DETAIL NUMBER SHEET NUMBER
 - BITUMINOUS PAVING
 - CONCRETE PAVING -4" DEPTH
 - POST TENSION CONCRETE PICKLEBALL COURTS WITH ACRYLIC SURFACING
 - LAWN SEEDING WITH 4" OF TOP SOIL
 - NATIVE STORM WATER BASIN SEED MIX
 - MDOT ROADSIDE SEED MIX
 - LIMIT OF WORK

PROGRESS MEETING

STEELE PARK IMPROVEMENTS

CITY OF IONIA, MICHIGAN

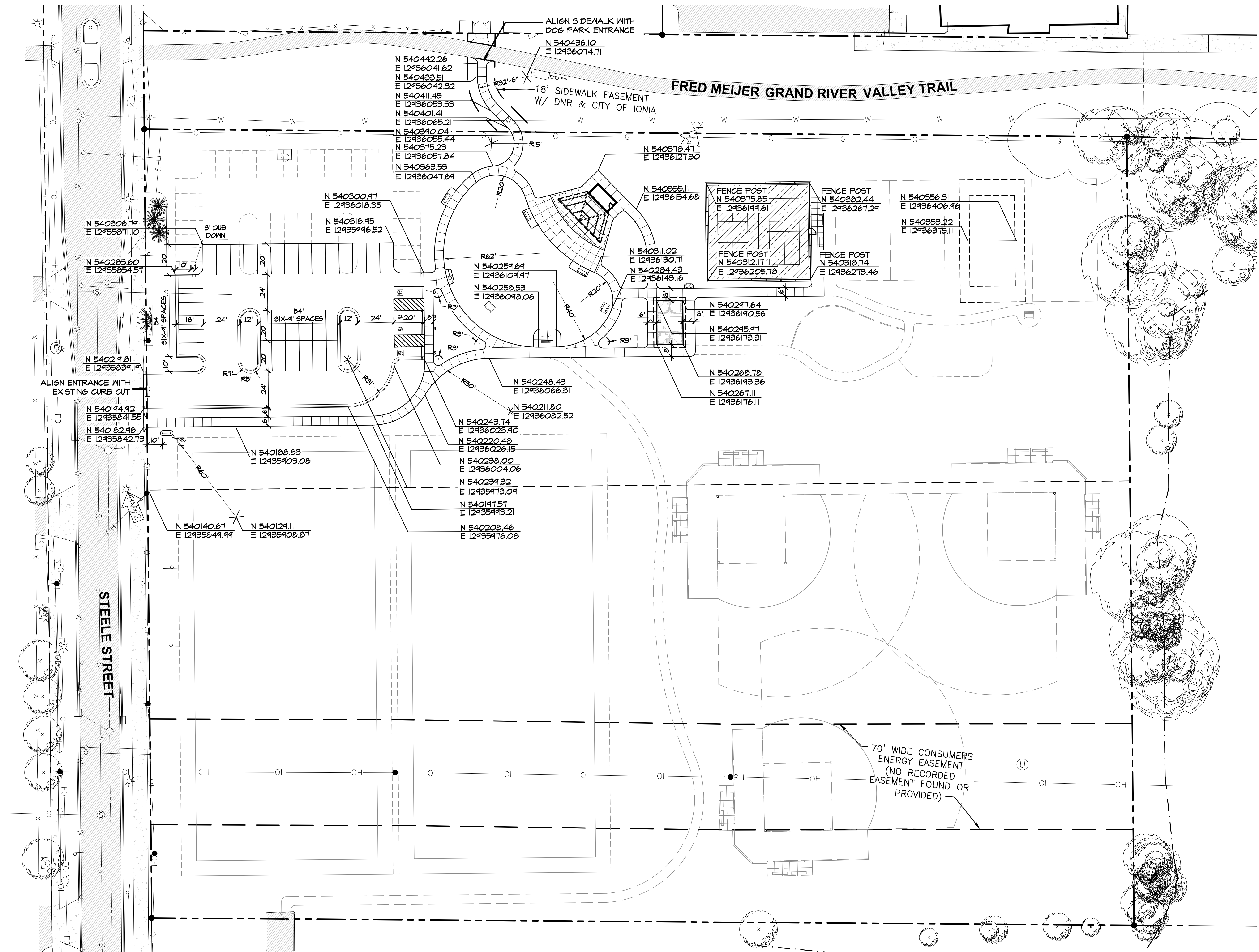
MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



SCALE:
1"=30'

Site Plan

DATE	07.29.2025	PROJECT NO.	2252
REVISIONS		SHEET NO.	L1



LAYOUT NOTES:

1. ALL LAYOUT IS TO BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. NORTHINGS AND EASTINGS REFLECT MAJOR END POINTS OF SITE ELEMENTS. THESE NORTHINGS AND EASTINGS MAY ONLY BE ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. NORTHING/EASTING AND DIMENSIONS OF CURB AND GUTTER ARE TAKEN FROM FLOW LINE.
4. CONTRACTOR SHALL VERIFY IN THE FIELD ALL LINES AND DIMENSIONS INDICATED IN THE PLANS AND REPORT ANY INCONSISTENCIES TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
5. ALL ANGLES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO RECEIVE ELECTRONIC FILES OF PLANS IN AUTOCAD 2024 PRIOR TO CONSTRUCTION.
7. ADDITIONAL DIMENSIONS AND COORDINATES CAN BE AVAILABLE UPON REQUEST.

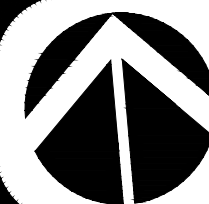
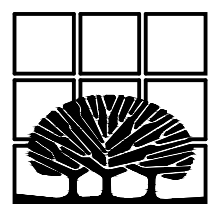
COMPLIANCE:

- ALL CONSTRUCTION SHALL CONFORM TO ALL ASPECTS OF THE STATE OF MICHIGAN BUILDING CODE (MBC), THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) AND THE AMERICANS WITH DISABILITIES ACT (ADA). ALL WORK BY THE CONTRACTOR FOR COMPLETE EXECUTION OF THIS PROJECT SHALL MEET OR EXCEED LAWS, GUIDELINES, AND STATUTES IN EVERY SITUATION. IN THE EVENT THE CONTRACTOR BELIEVES THAT ANY PORTION OF THE WORK IS INCONSISTENT WITH THE MBC, ADAAG, AND ADA THEY MUST IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT.

PROGRESS MEETING

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsgroup.com

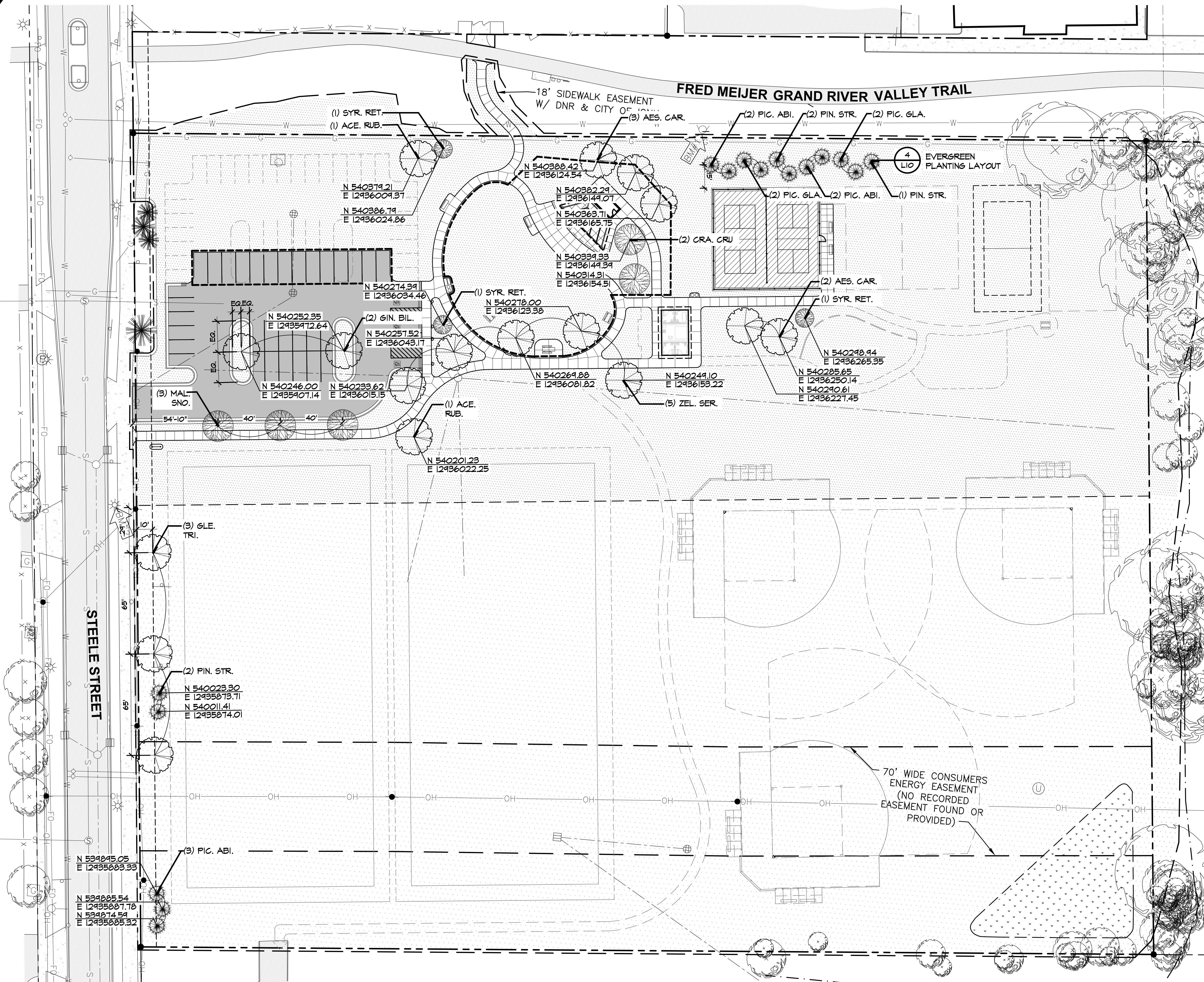


SCALE:
1"=30'

Layout Plan

DATE	07.29.2025
REVISIONS	

PROJECT NO.	2252
SHEET NO.	L3



LANDSCAPE NOTES

1. PLANTING SOIL AND MULCH FOR ALL TREES, SHRUBS, AND PERENNIALS SHALL BE AS PER APPROPRIATE DETAIL.
2. ALL TREES TO BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
3. TREES SHALL BE FURNISHED, BALLED, AND BURLAPPED.
4. SEED ALL DISTURBED AREAS. SEED LIMIT LINE (LIMITS OF DISTURBANCE) IS APPROXIMATE, ALL DISTURBED AREAS SHALL BE SEEDED AND RESTORED, UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATION FOR SEED MIX.
6. CONTRACTOR TO FURNISH AND INSTALL 4" MINIMUM OF SCREENED TOPSOIL ON ALL AREAS TO RECEIVE SEED. EXISTING ON SITE TOP SOIL MAY BE USED. IT MUST BE TESTED AND AMENDED PER SPECIFICATIONS. IF THERE IS NOT ENOUGH TOPSOIL TO ACHIEVE A MINIMUM OF 4" DEPTH, THEN TOP SOIL SHALL BE IMPORTED.
7. FINISH SURFACE OF SEEDED LAWN SHALL BE 1" BELOW TOP FINISH SURFACE OF WALK TO ALLOW FOR GROWTH OF TURF.

PLANTING LEGEND

- LAWN SEEDED WITH 4" OF TOP SOIL
- NATIVE STORM WATER BASIN SEED MIX
- MDOT ROADSIDE SEED MIX

--- LIMIT OF WORK

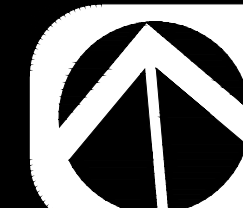
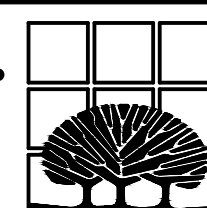
PLANT MATERIAL LIST

PLANT KEY	TOTAL QUANTITY	SIZE	COMMON NAME BOTANICAL NAME
EVERGREEN TREES			
PIC. ABI.	7	6' HT.	NORWAY SPRUCE <i>Picea abies</i>
PIC. GLA.	4	6' HT.	BLACK HILLS SPRUCE <i>Picea glauca 'Densata'</i>
PIN. STR.	5	6' HT.	EASTERN WHITE PINE <i>Pinus strobus</i>
DECIDUOUS TREES			
ACE. RUB.	2	2.5" CAL.	RED SUNSET RED MAPLE <i>Acer rubrum 'Franksred'</i>
AES. CAR.	5	2.5" CAL.	RED HORSE CHESTNUT <i>Aesculus x carnea 'Briotii'</i>
GIN. BIL.	2	2.5" CAL.	GINKGO <i>Ginkgo biloba</i>
GLE. TRI.	3	2.5" CAL.	'STREET KEEPER' HONEYLOCUST <i>Gleditsia triacanthos 'Street Keeper'</i>
ZEL. SER.	5	2.5" CAL.	GREEN VASE JAPANESE ZELKOVA <i>Zelkova serrata 'Green Vase'</i>
ORNAMENTAL TREES			
CRA. CRU.	2	2.0" CAL.	THORNLESS COCKSPUR HAWTHORN <i>Crataegus crus-galli</i> var. <i>inermis</i>
MAL. SNO.	3	2.0" CAL.	SNOWDRIFT FLOWERING CRABAPPLE <i>Malus 'Snowdrift'</i>
SYR. RET.	3	2.0" CAL.	IVORY SILK JAPANESE LILAC TREE <i>Syringa reticulata 'Ivory Silk'</i>

PROGRESS MEETING

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

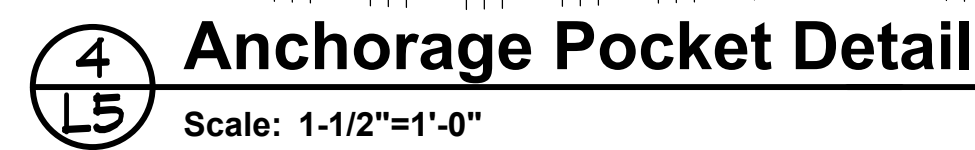
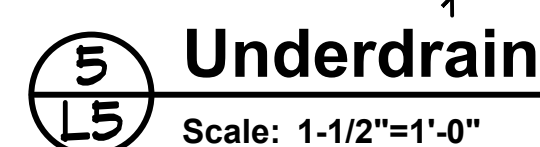
MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



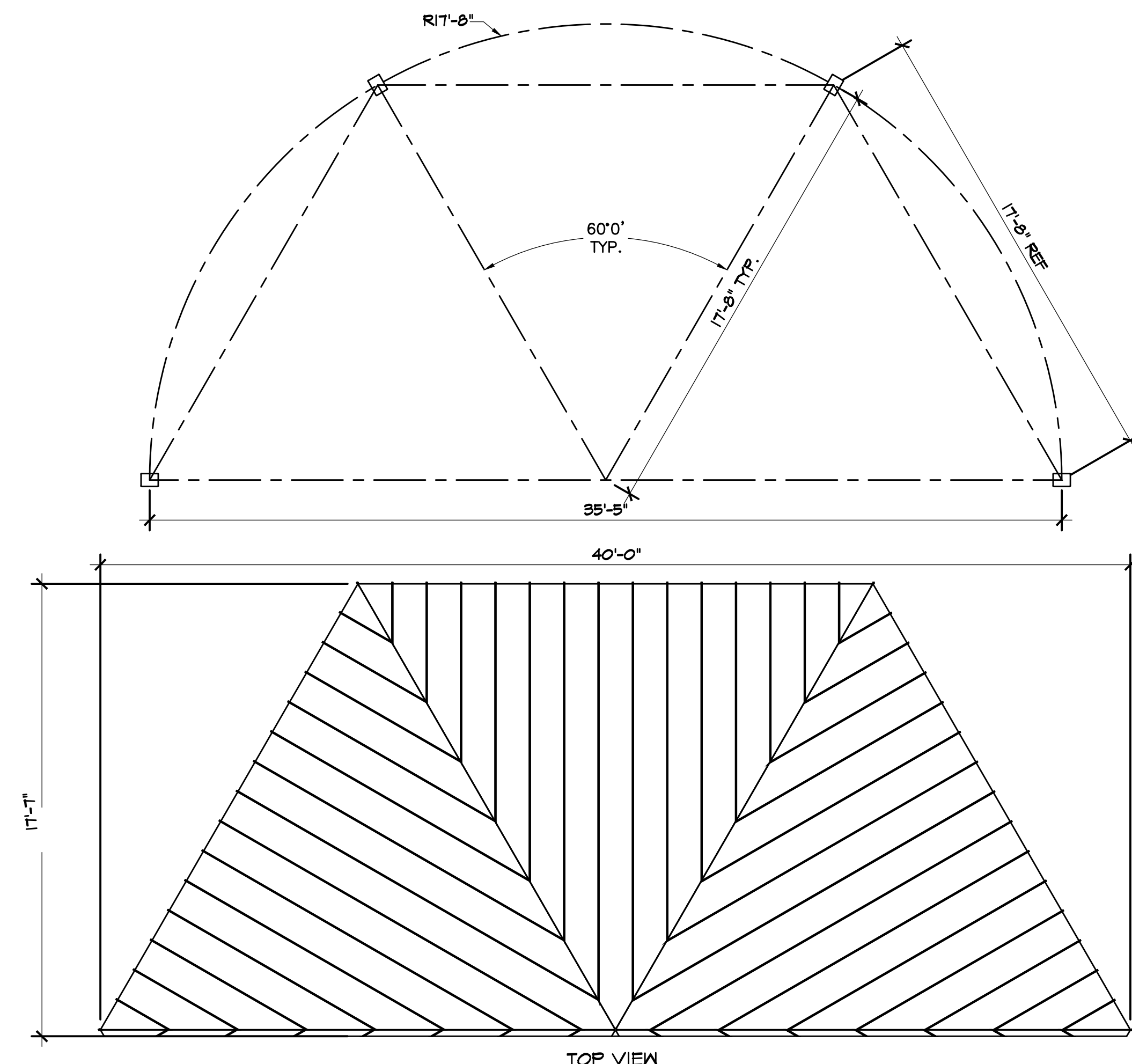
SCALE:
1"=30'

Landscape Plan

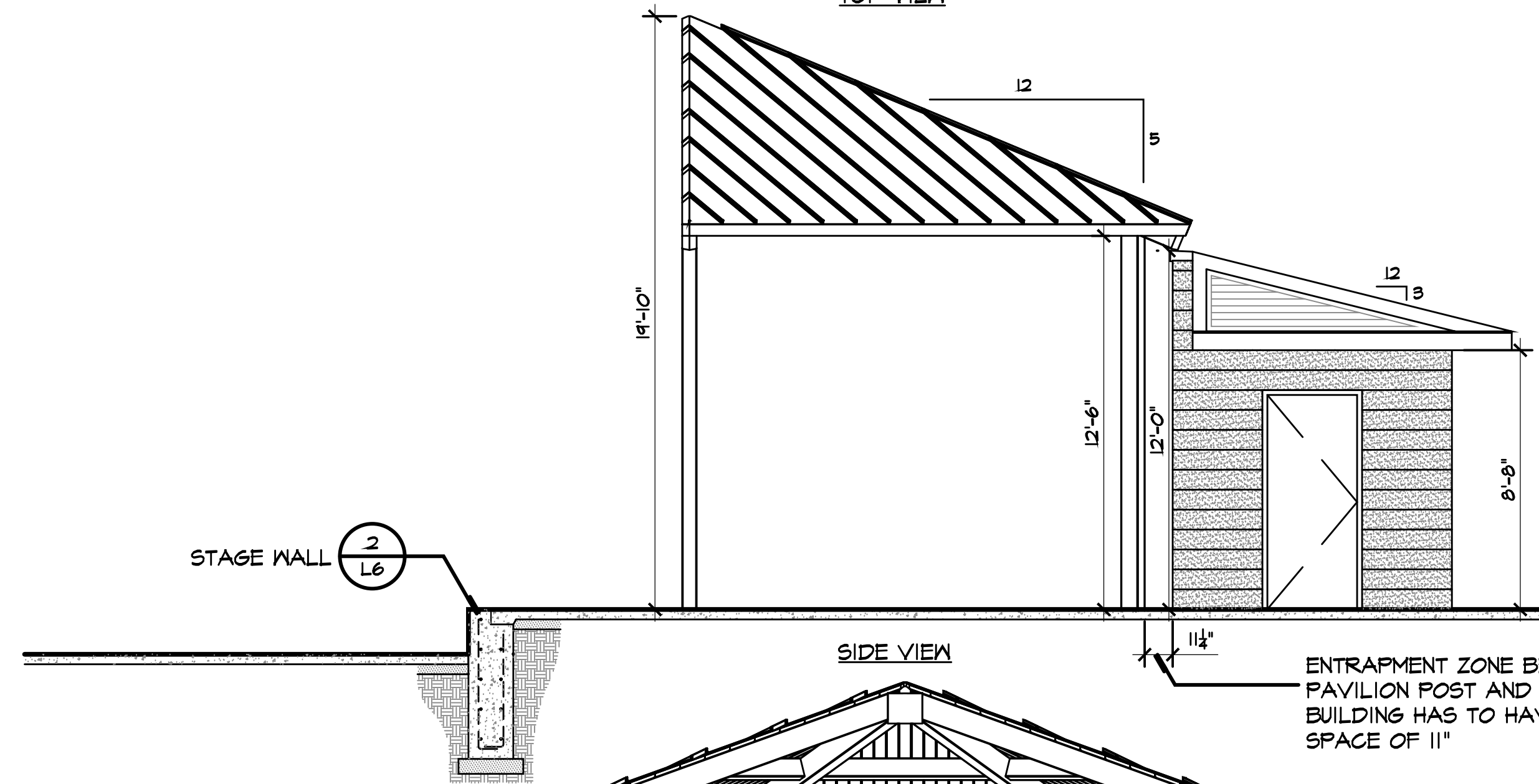
DATE 07.29.2025	PROJECT NO. 2252
REVISIONS	SHEET NO. L4



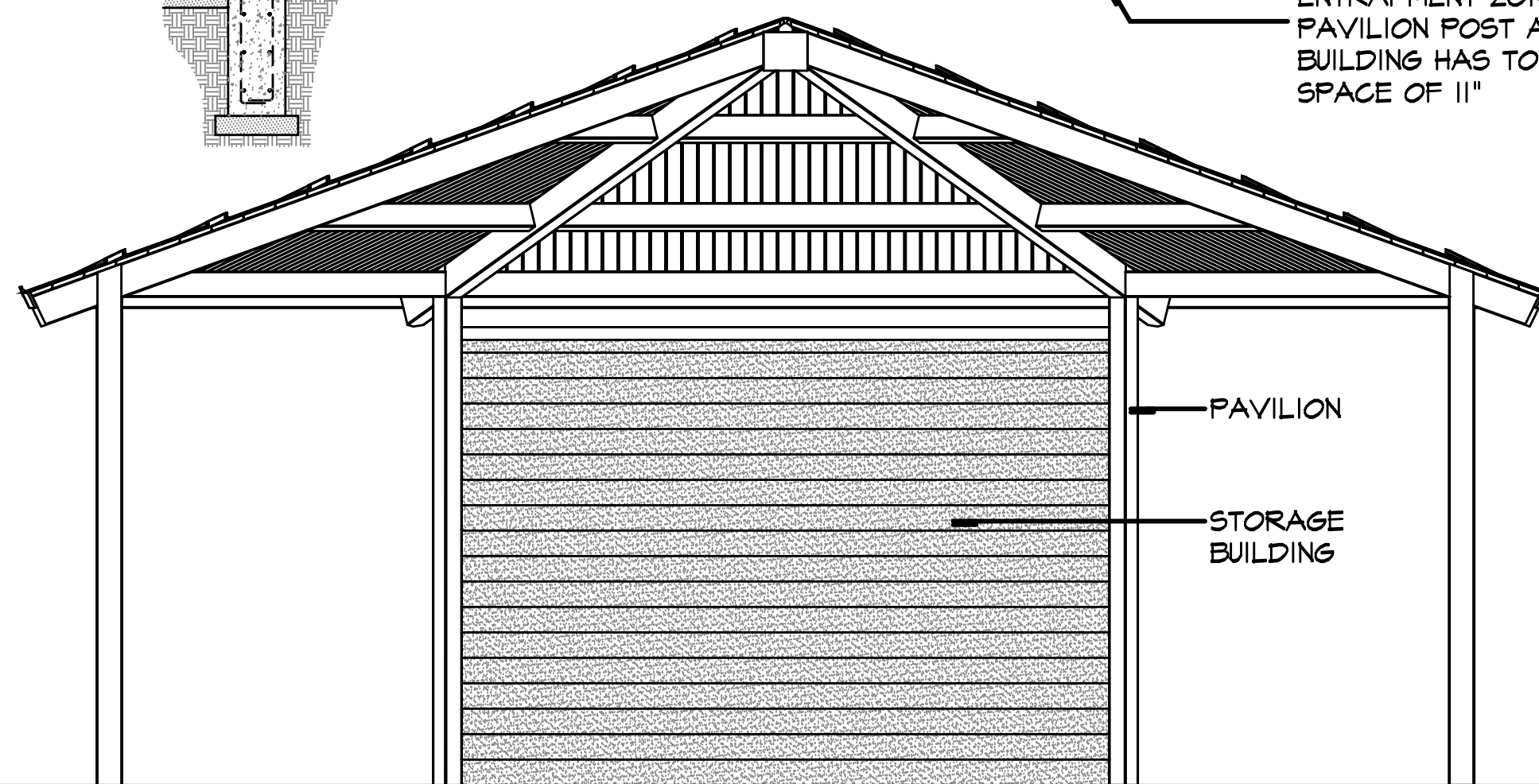
- ## POST TENSION NOTES
1. ALL TENDONS TO BE A MINIMUM OF 3" FROM POST SLEEVES FOR COURT NETS AND INTERIOR FENCES.
 2. CABLE SPACING MAY BE ADJUSTED +/- 6" TO 12" Laterally TO ACCOMMODATE OBSTACLES, SEE DETAIL 2 ON SHEET L5.
 3. SEE DETAIL 2 ON SHEET L6 FOR ANCHORAGE POCKET DETAIL.
 4. CONTRACTOR TO PROVIDE FINAL POST TENSION LAYOUT FOR APPROVAL.



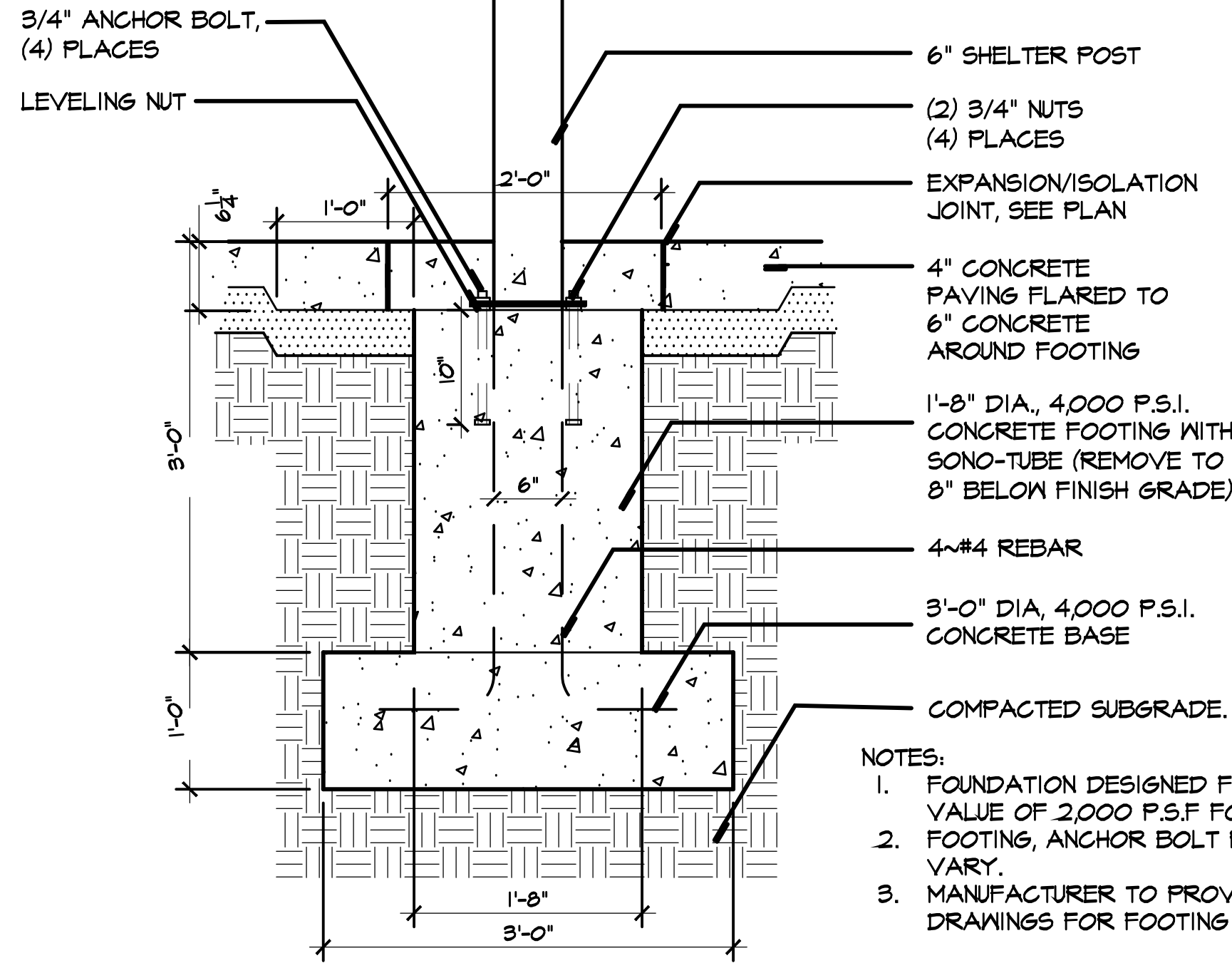
TOP VIEW



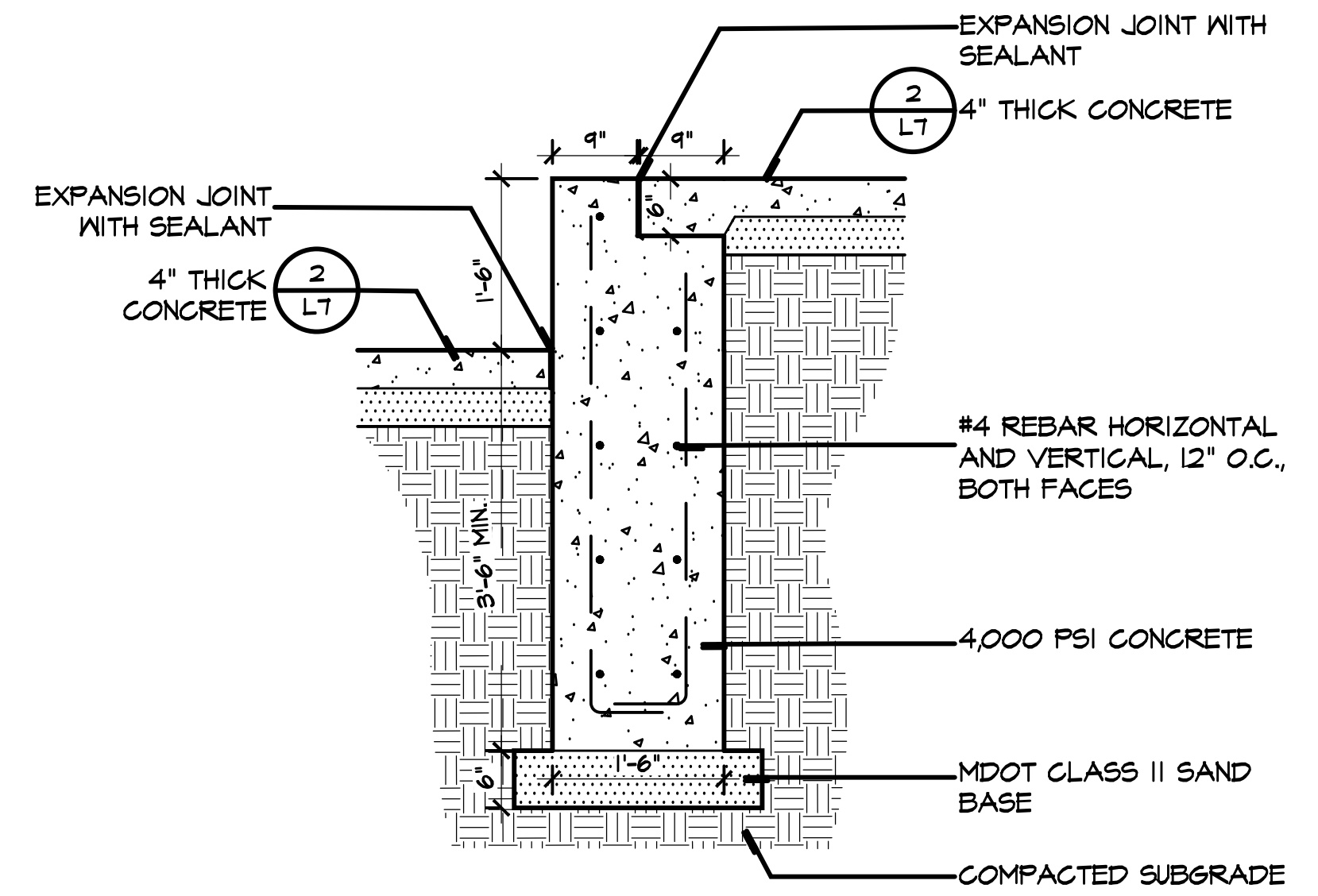
SIDE VIEW



FRONT VIEW



3 Shelter Footing
Scale: 1"=1'-0"



2 Stage Wall
Scale: 3/4"=1'-0"

PAVILION NOTES:

REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION.

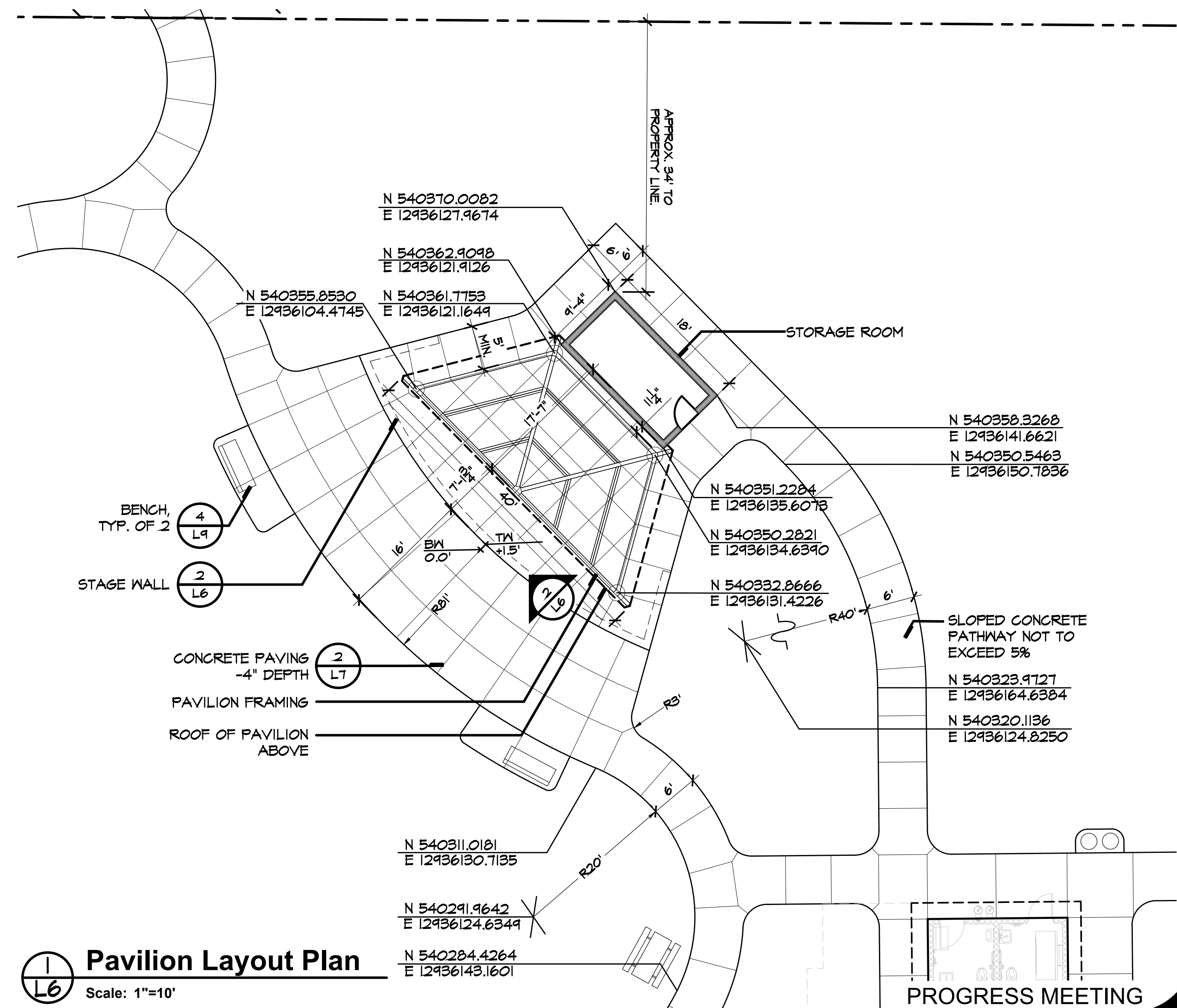
STEEL FRAMING, COLUMNS, AND ROOF COLOR TO BE PER LANDSCAPE ARCHITECT.

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

LAYOUT ALL PAVILION ELEMENTS FROM THE CENTER OF THE SHELTER.

COORDINATE LAYOUT WITH FINAL SHELTER SHOP DRAWINGS.

CONTRACTOR TO PROVIDE ALL NECESSARY ENGINEERING DRAWINGS FROM MANUFACTURER TO ACQUIRE BUILDING OCCUPANCY PERMIT FROM THE STATE OF MICHIGAN



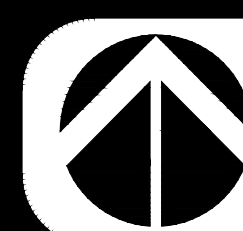
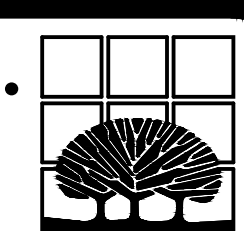
1 Pavilion Layout Plan
Scale: 1"=10'

4 Pavilion
Scale: 1/4"=1'-0"

STEELE PARK IMPROVEMENTS

CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com

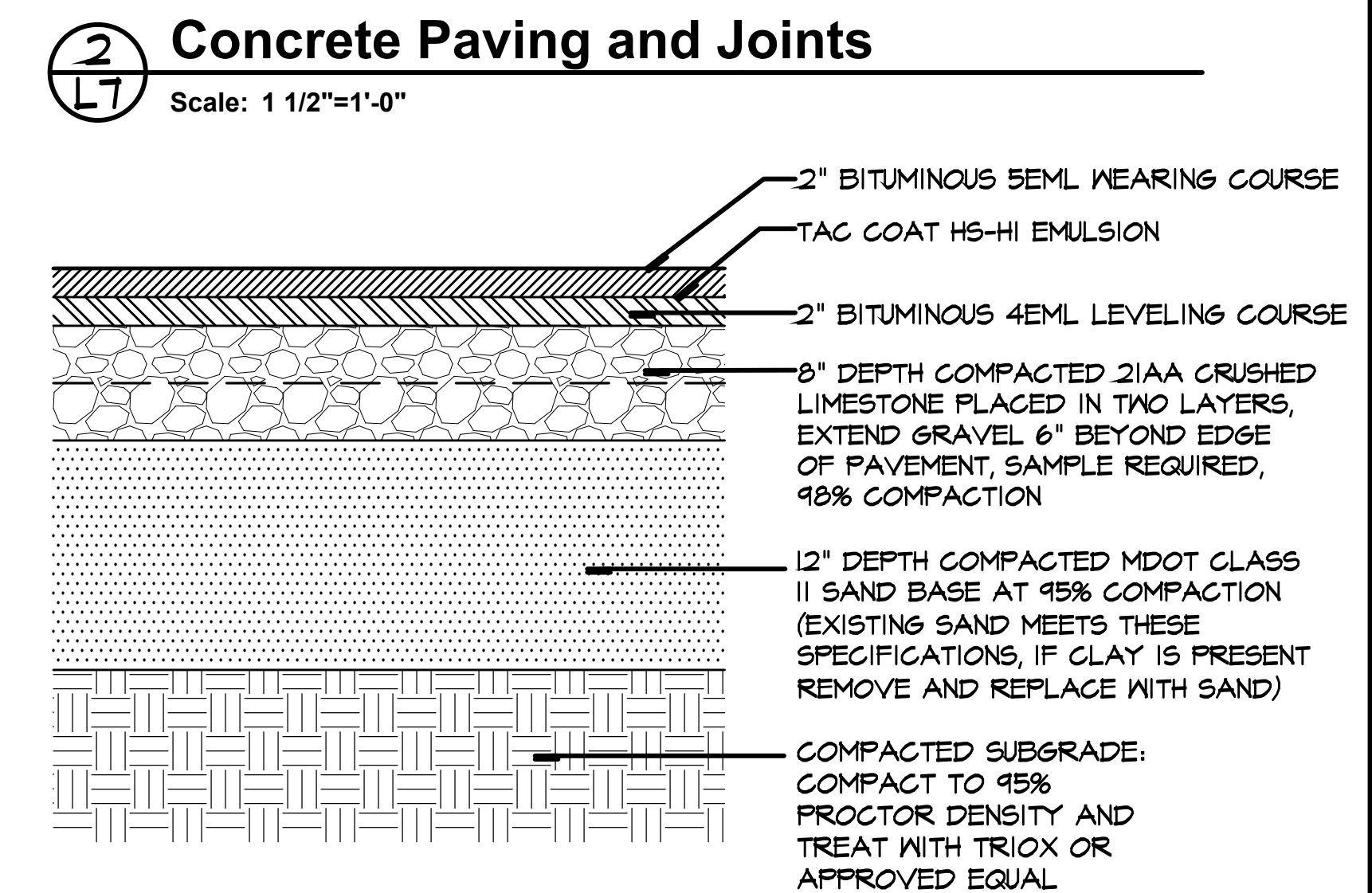
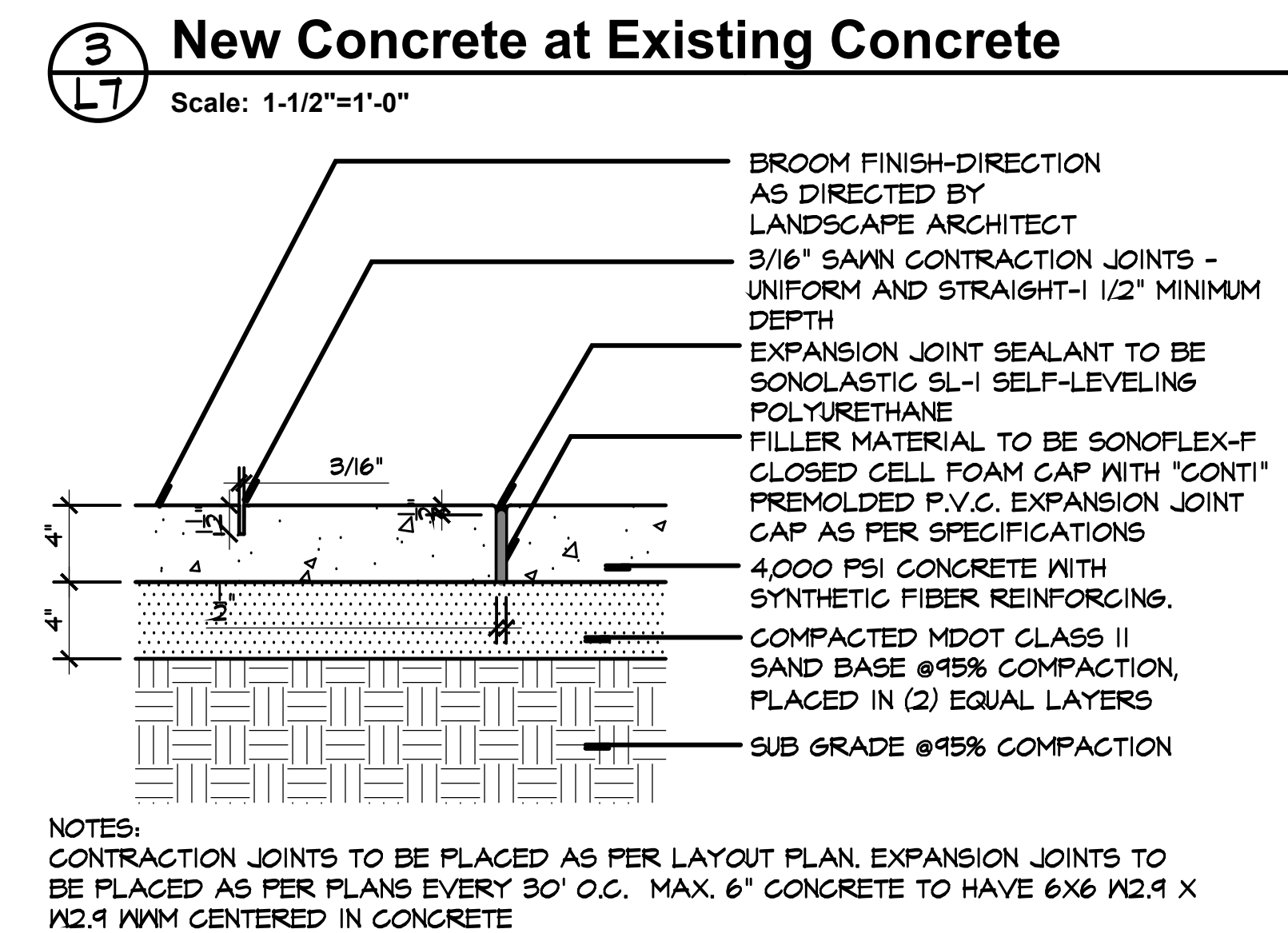
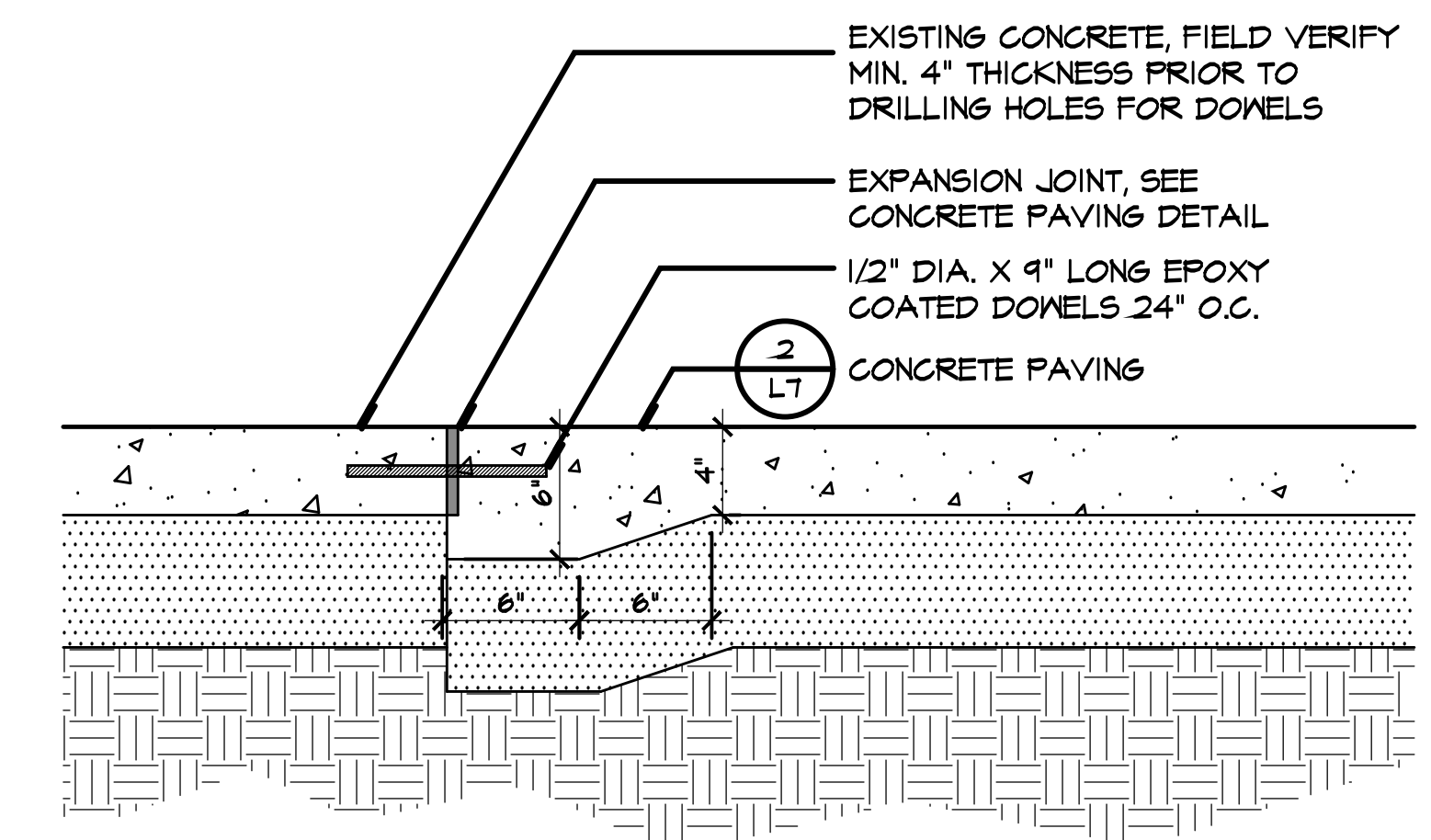
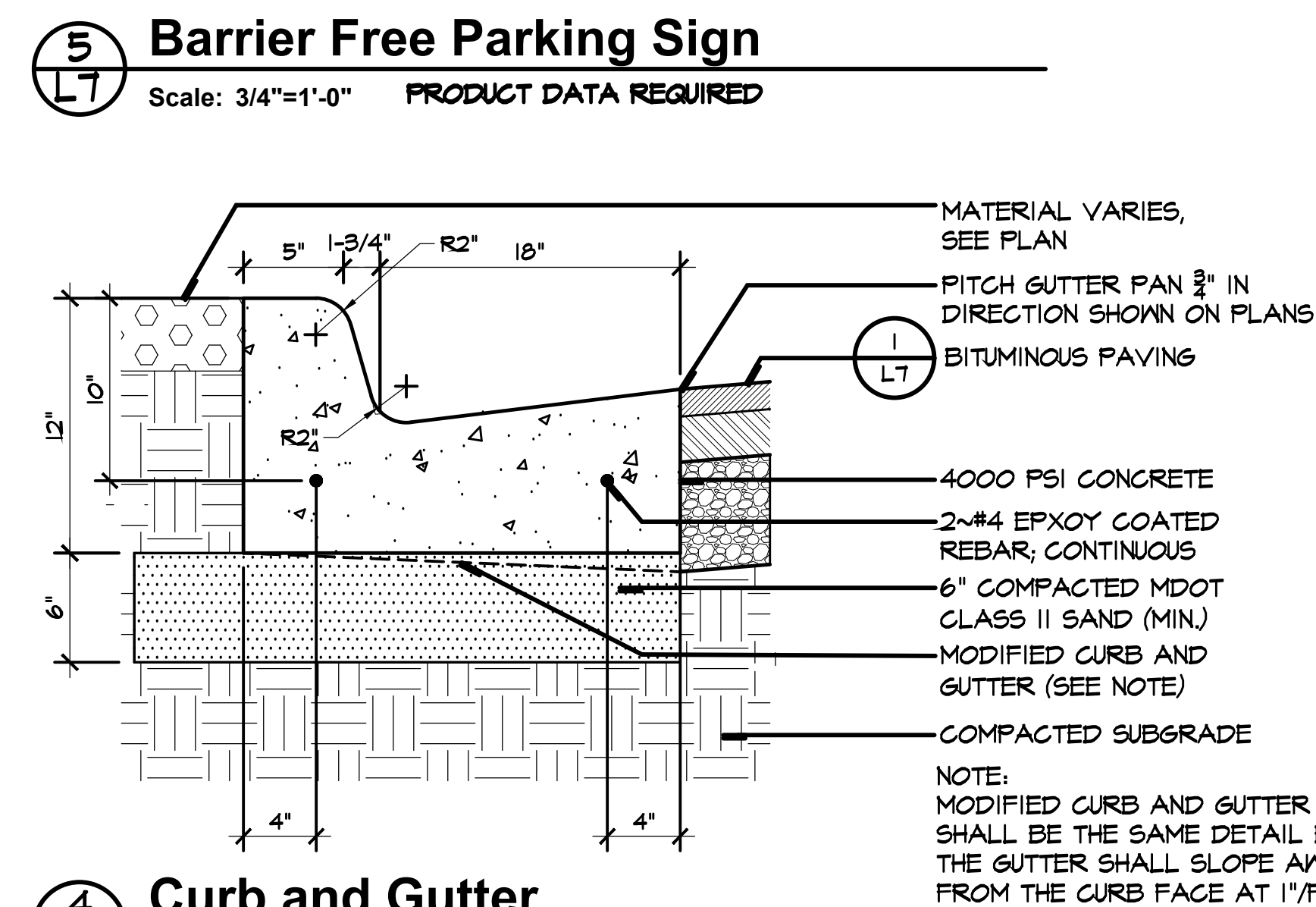
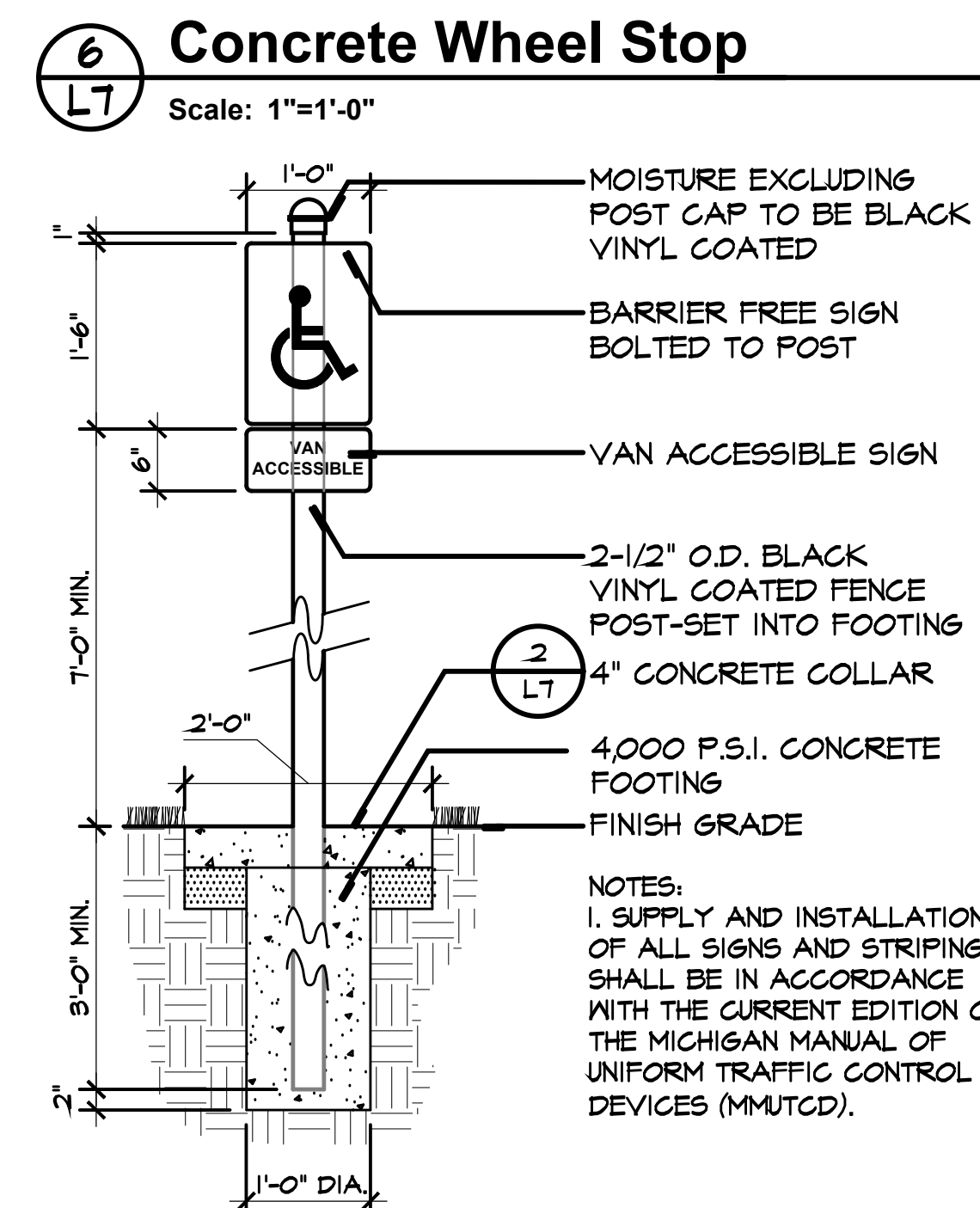
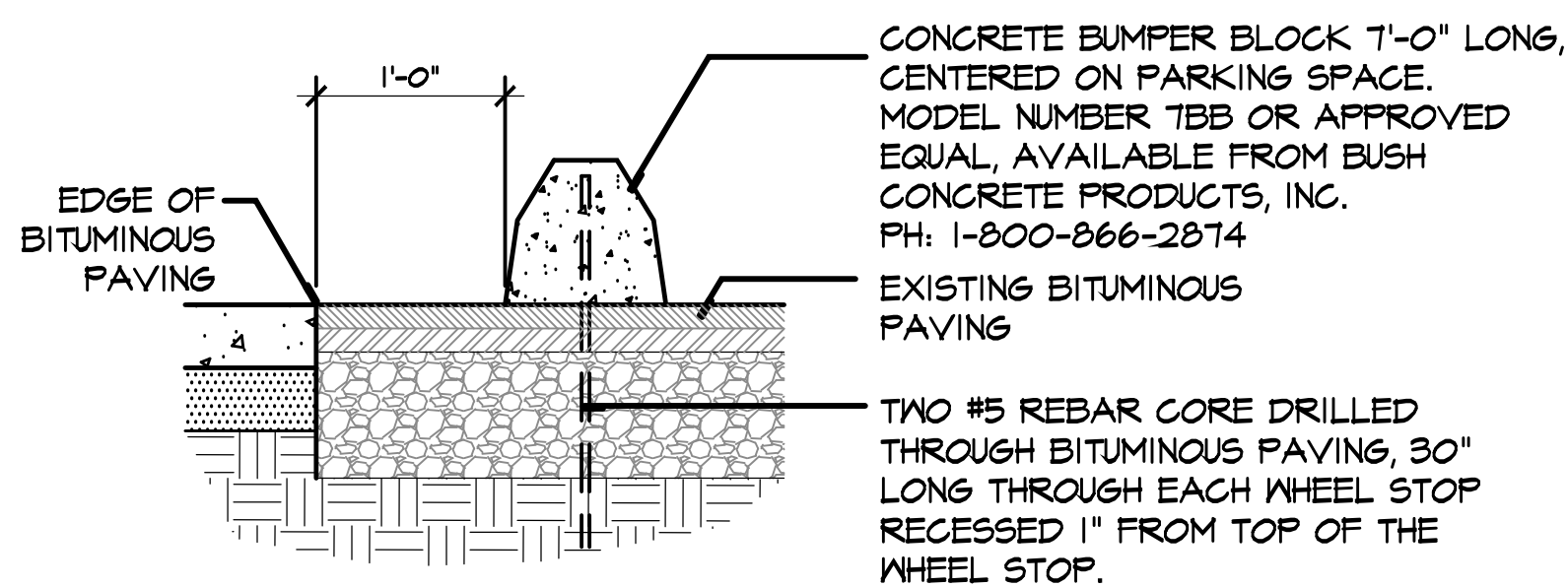
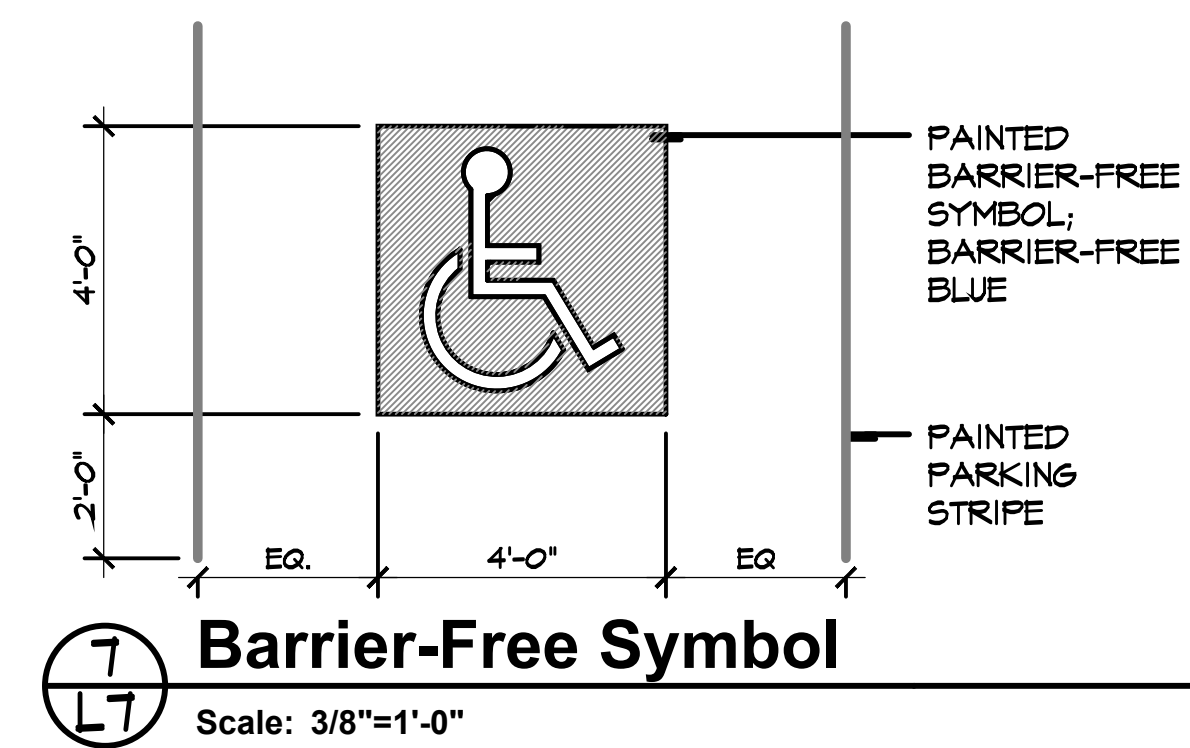
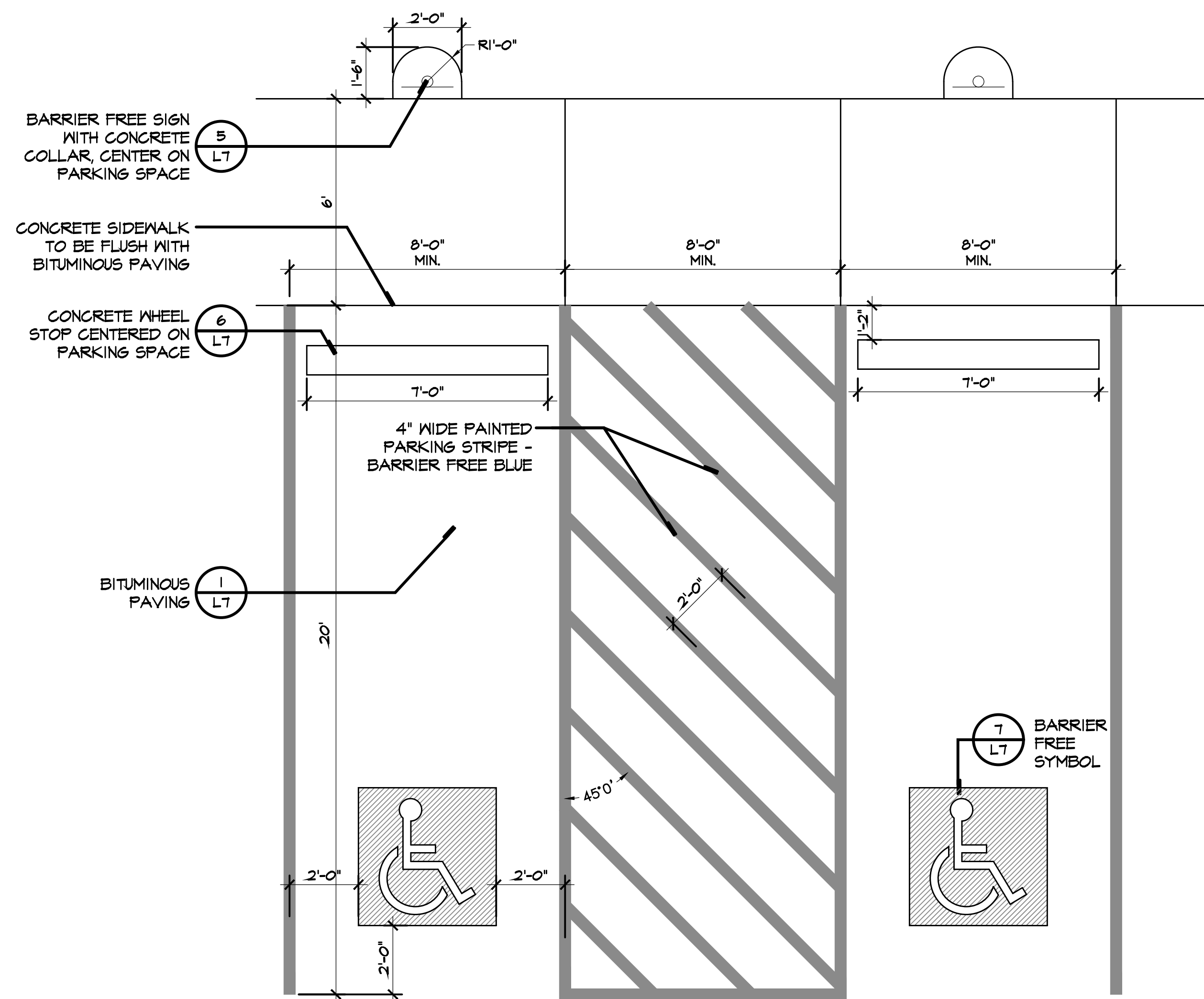
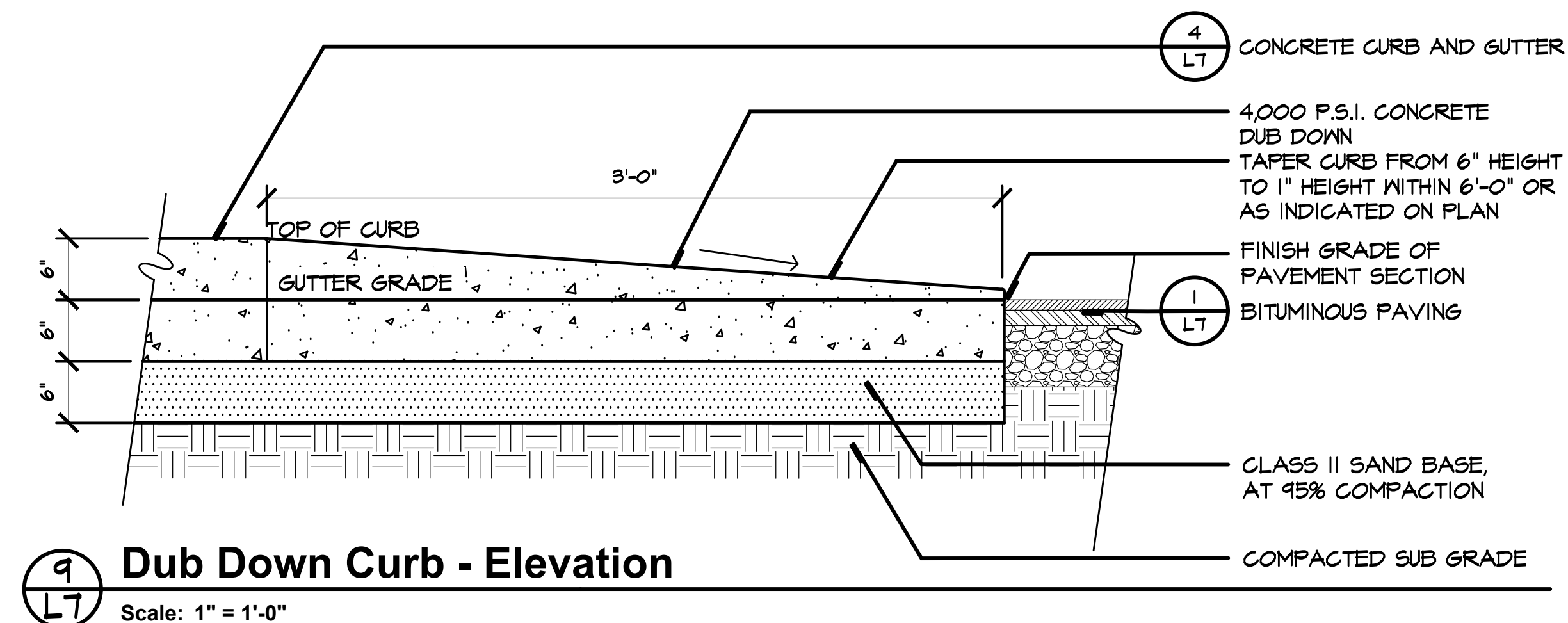


SCALE:
As Shown

Pavilion Enlargement Plan

DATE	REVISIONS
07.29.2025	

PROJECT NO.	SHEET NO.
2252	L6



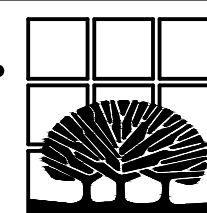
PROGRESS MEETING

STEELE PARK IMPROVEMENTS

CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mesagroup.com

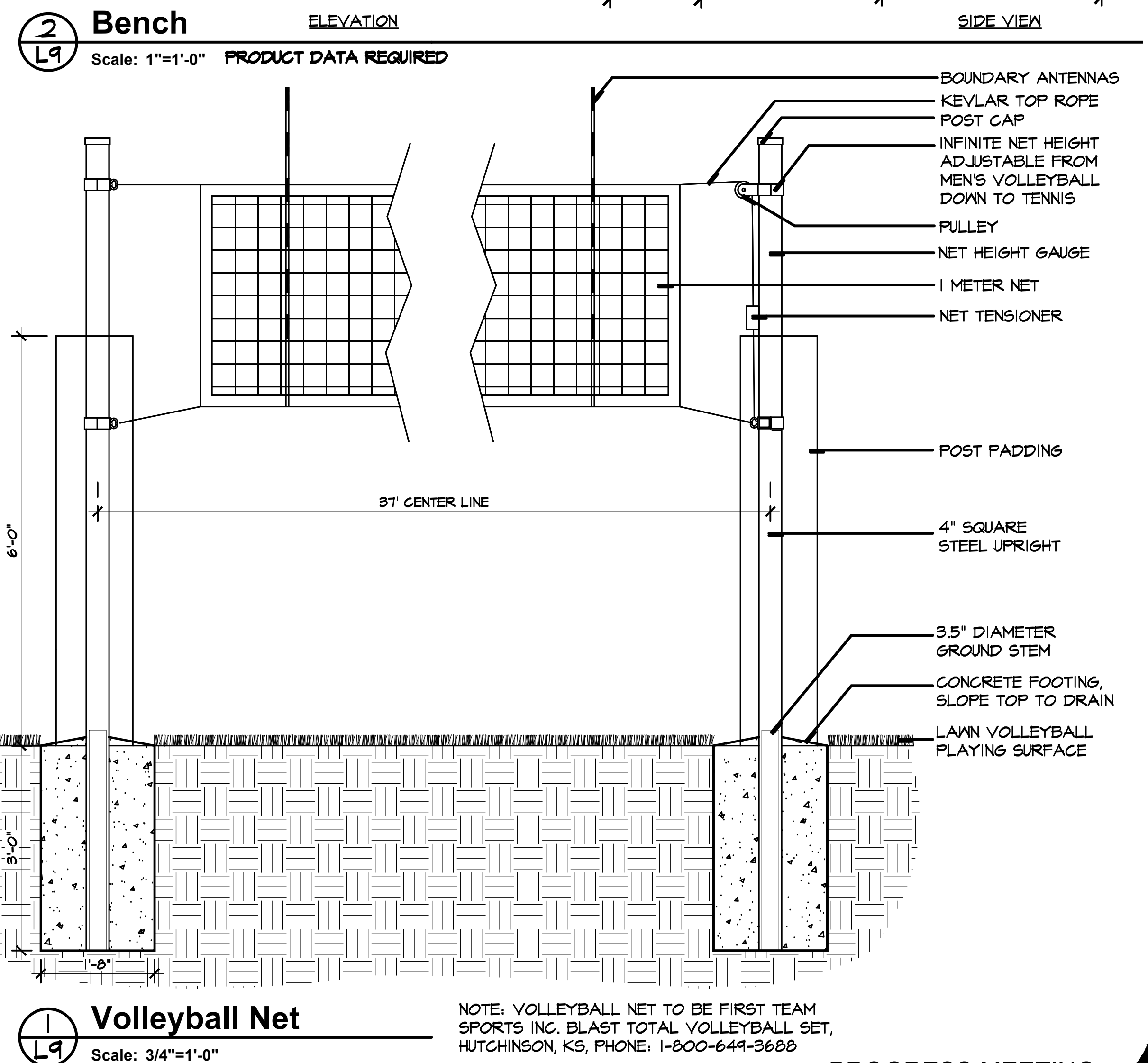
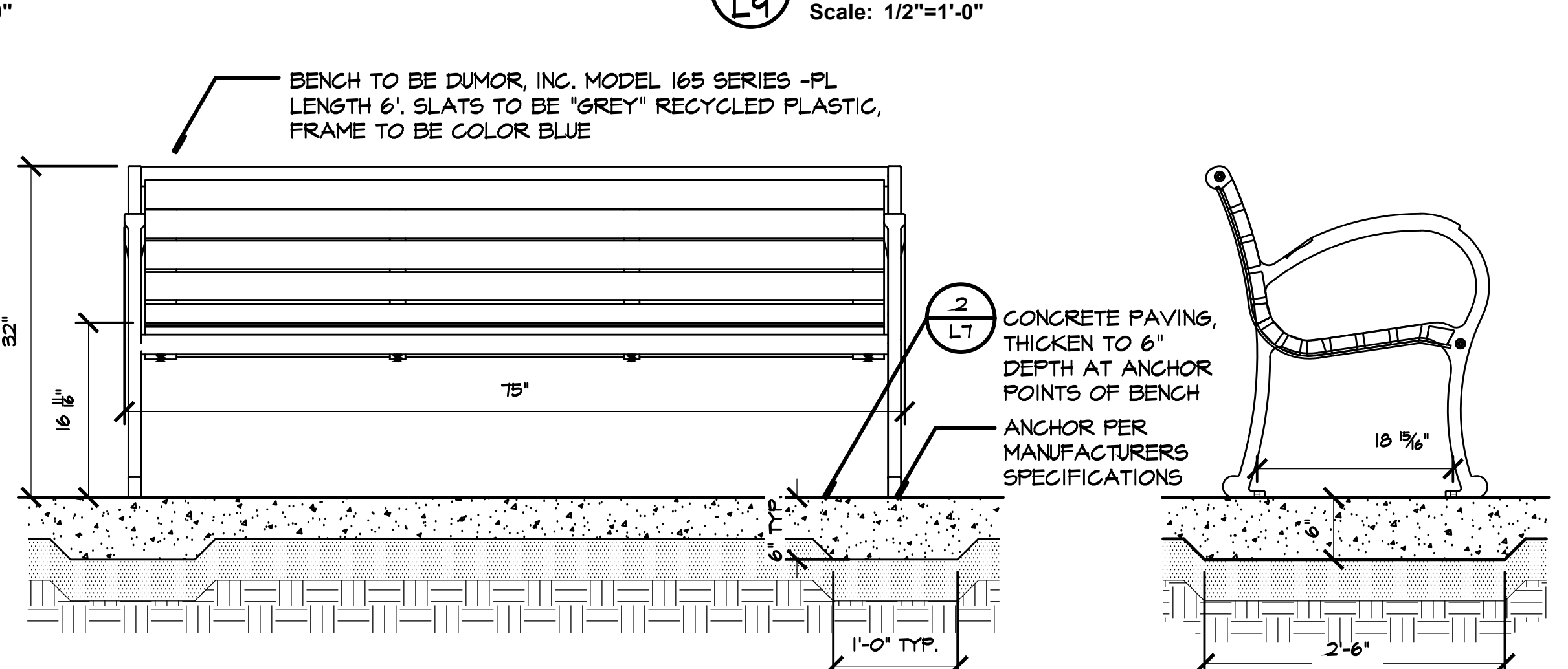
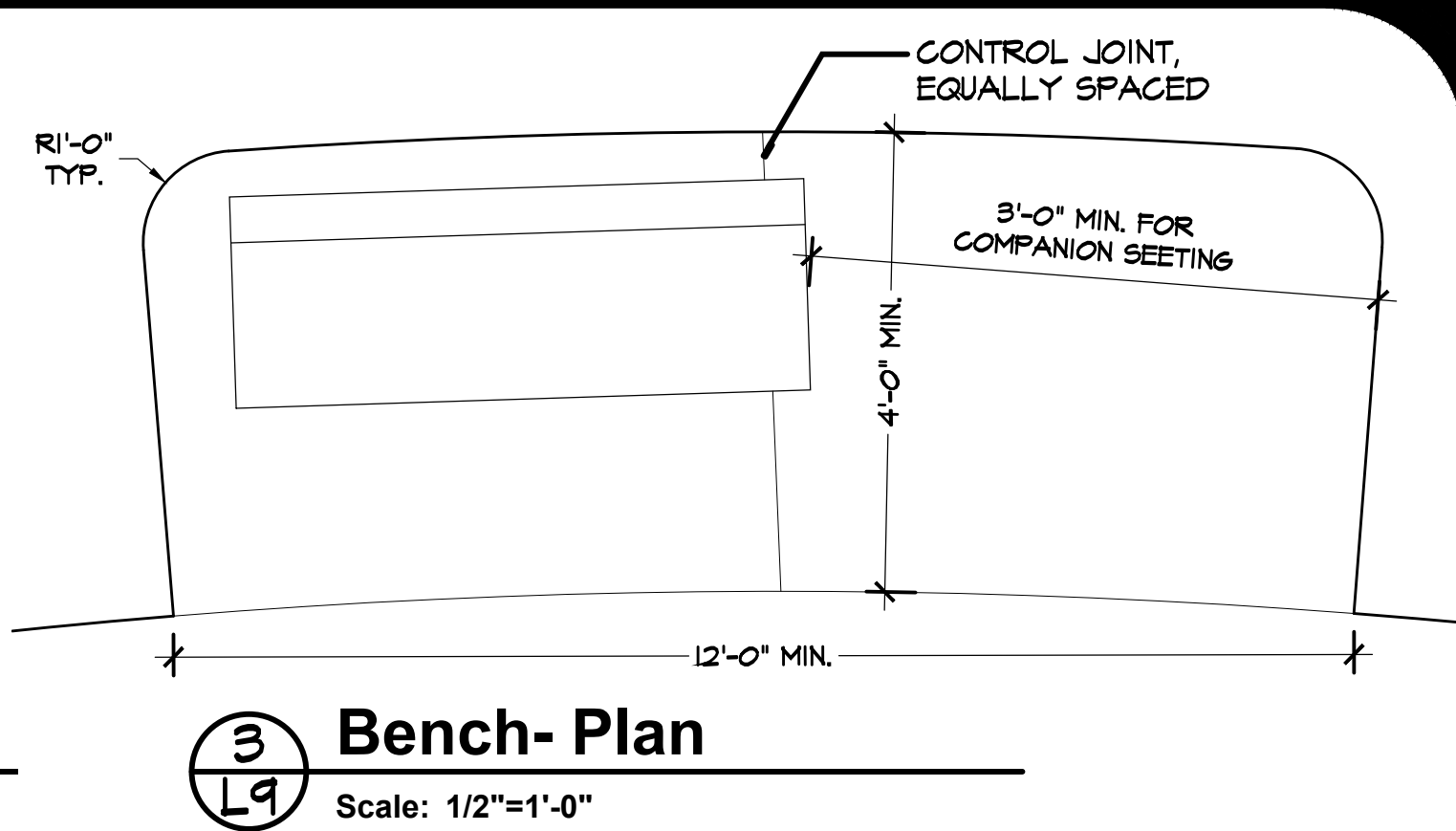
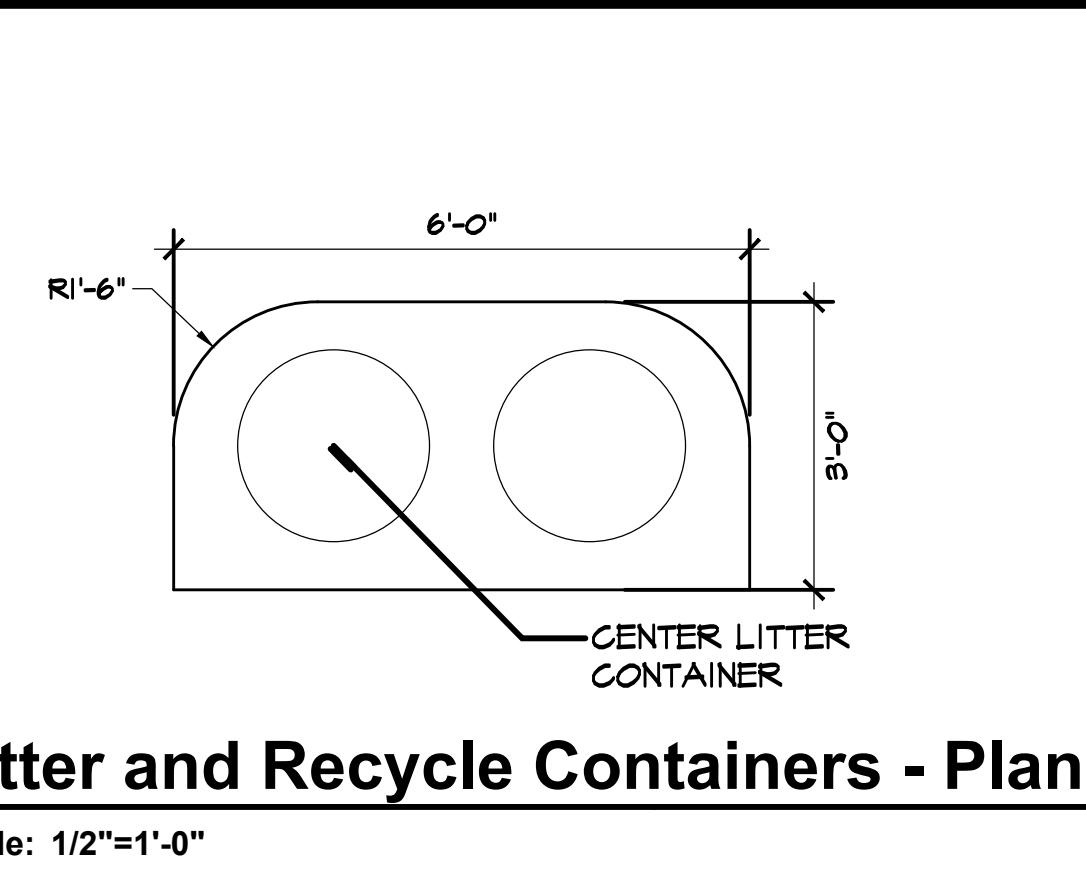
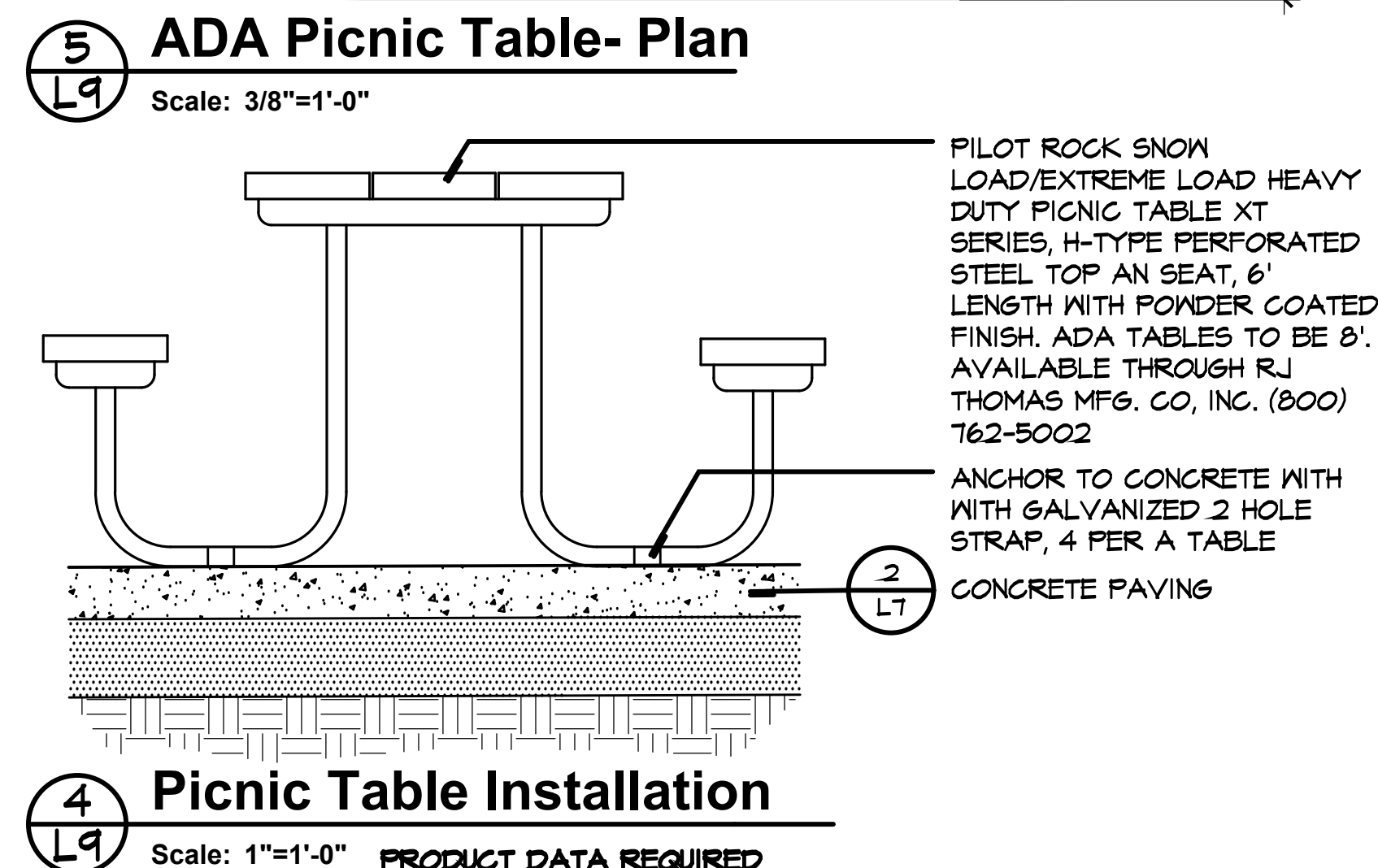
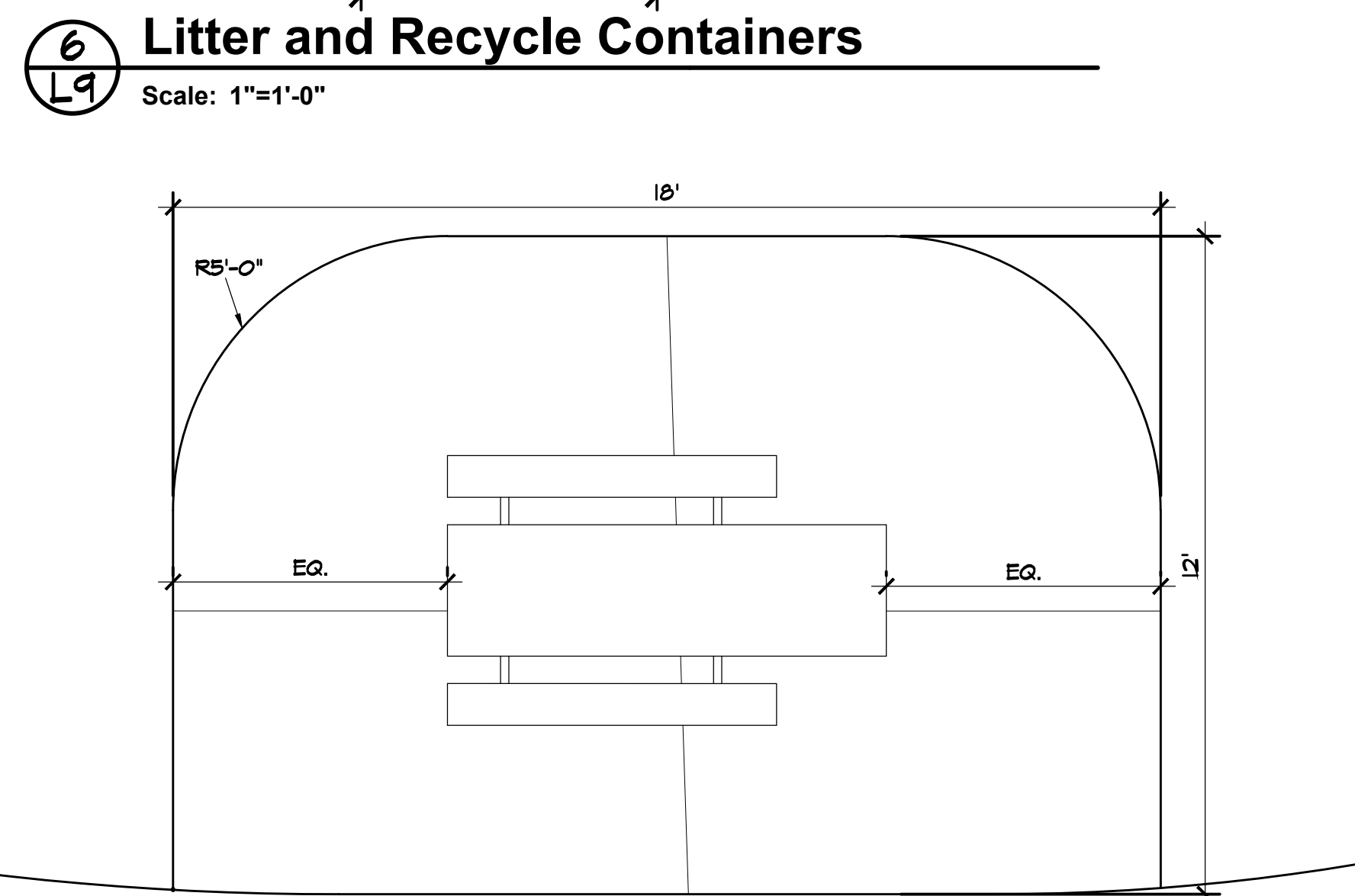
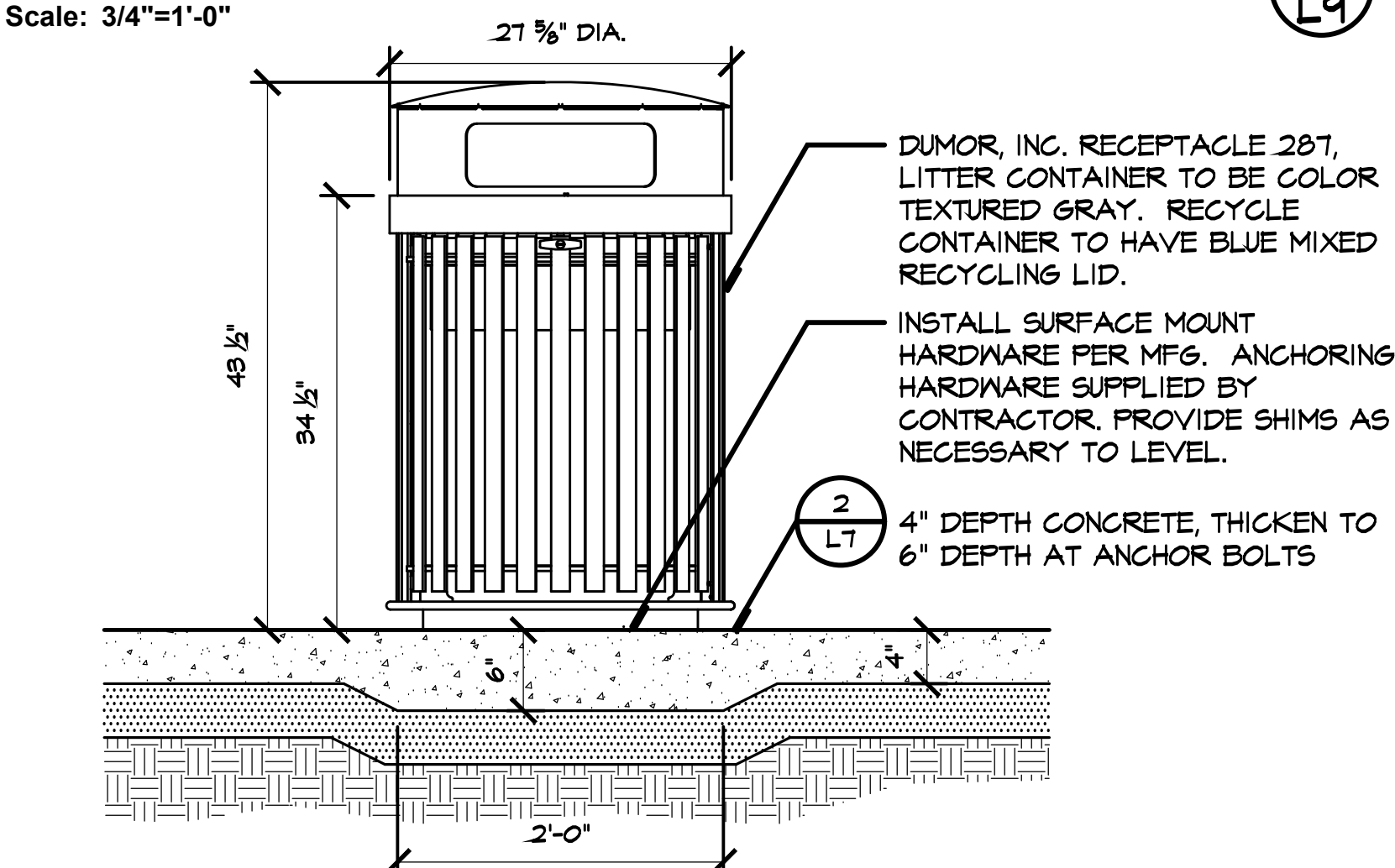
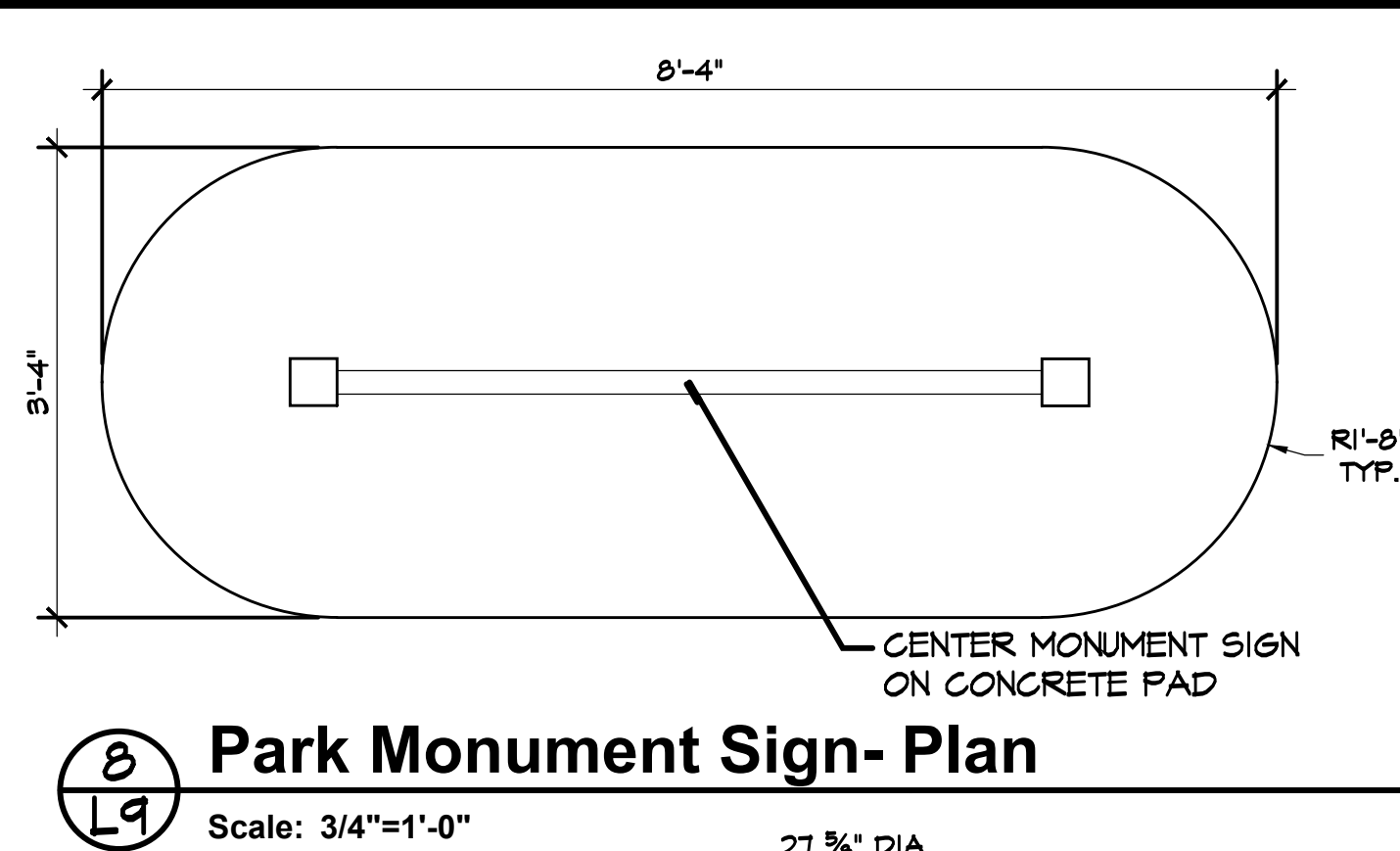
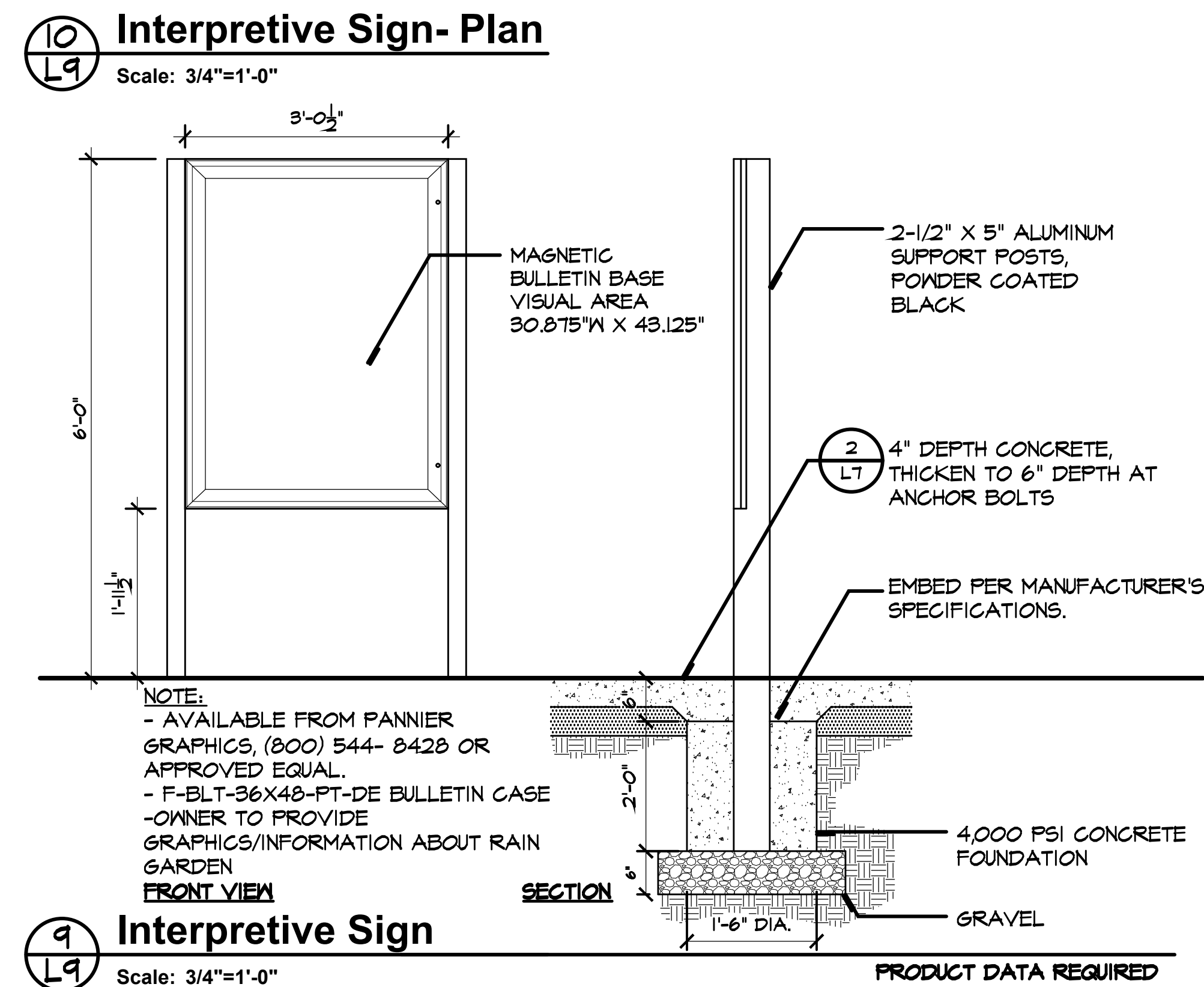
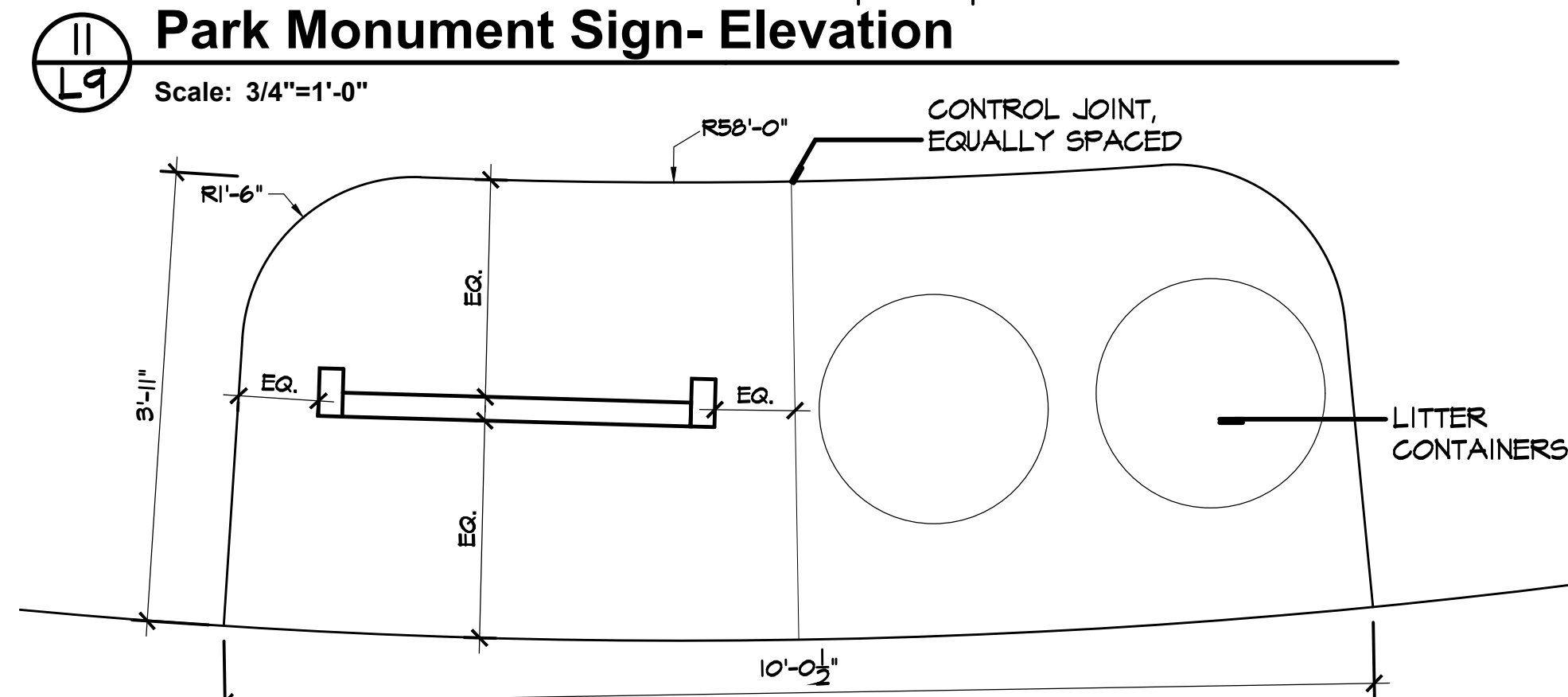
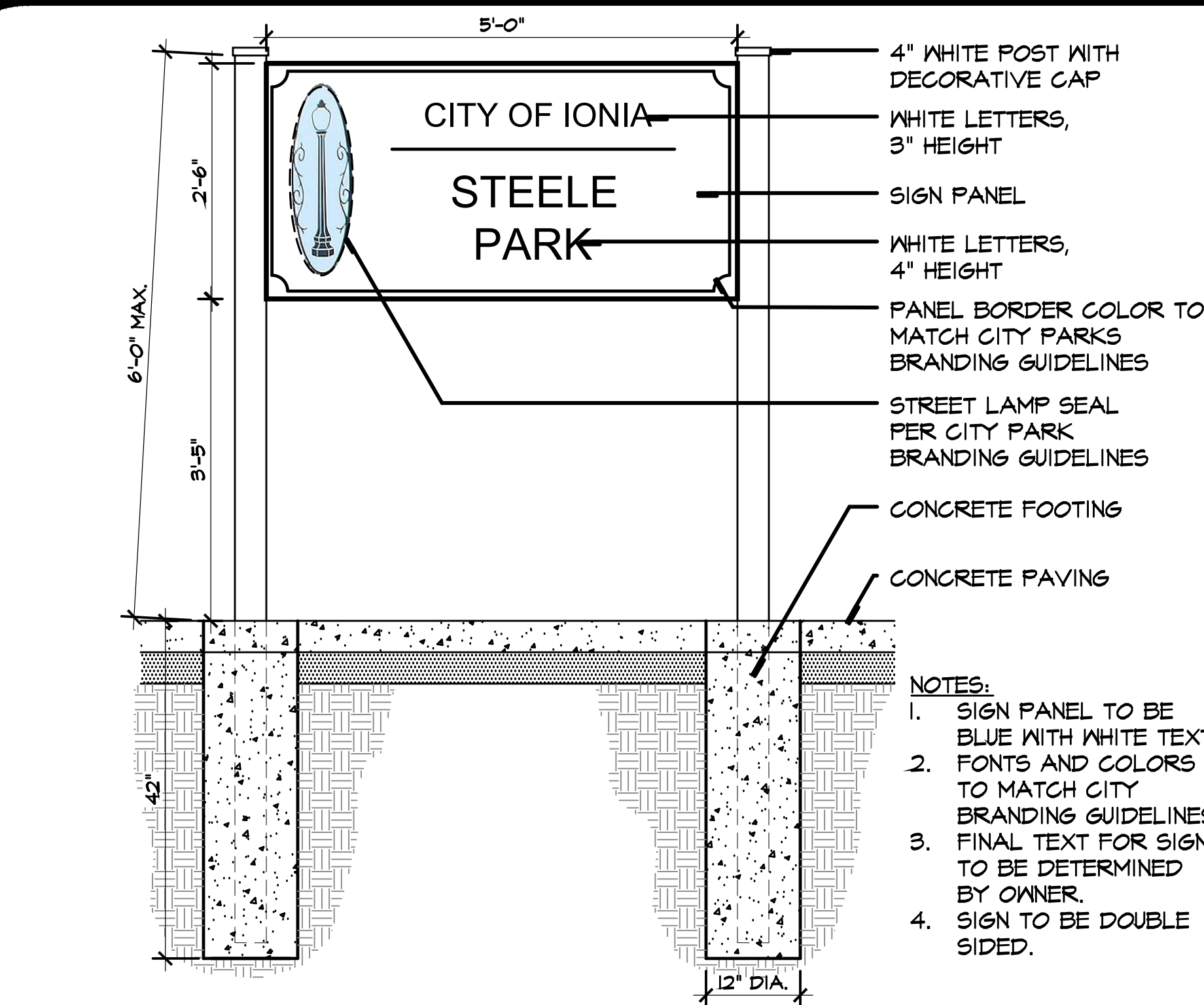


SCALE:
As Noted

Construction Details

DATE
07.29.2025
REVISIONS

PROJECT NO.
2252
SHEET NO.



STEELE PARK IMPROVEMENTS

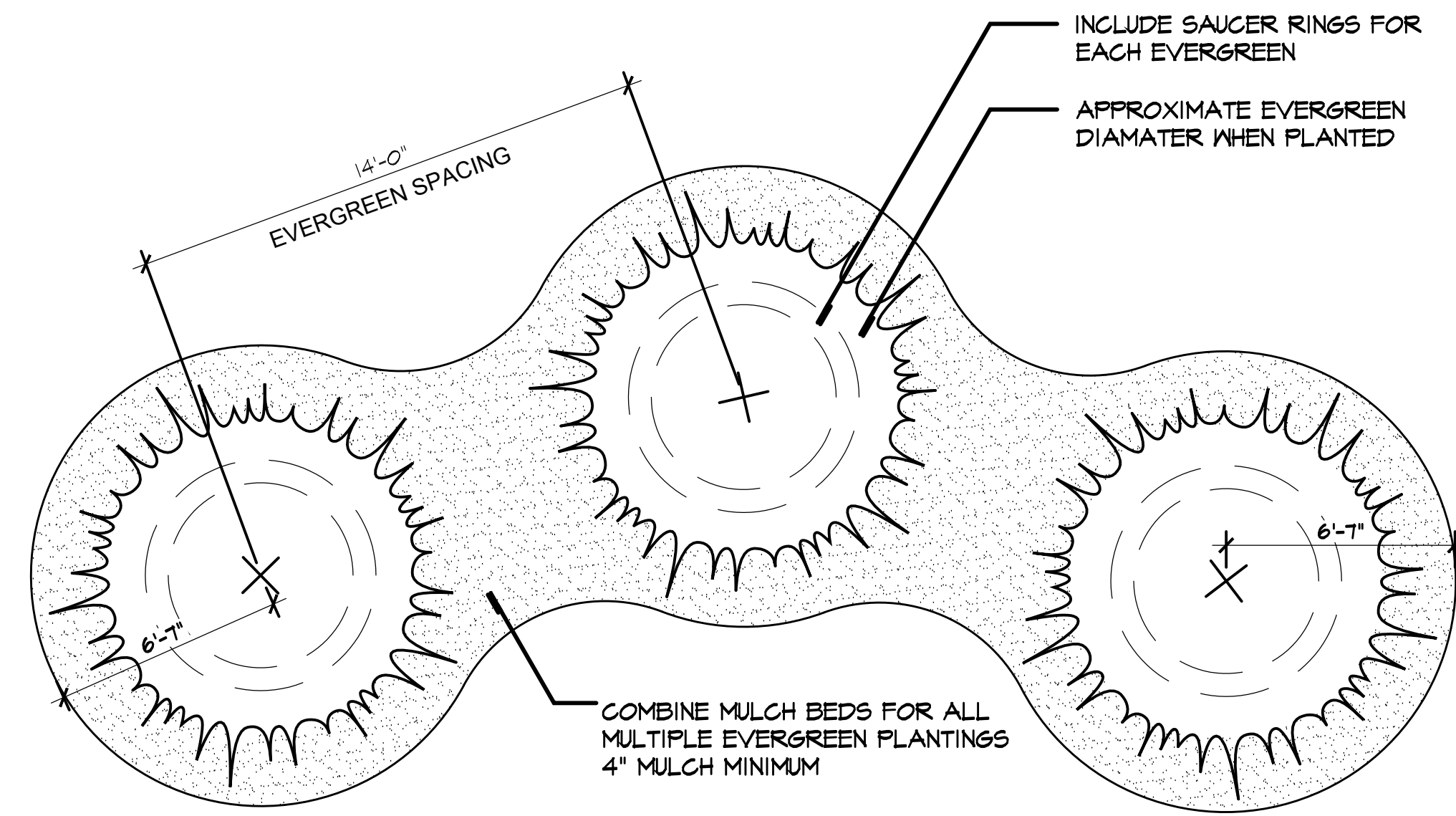
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com

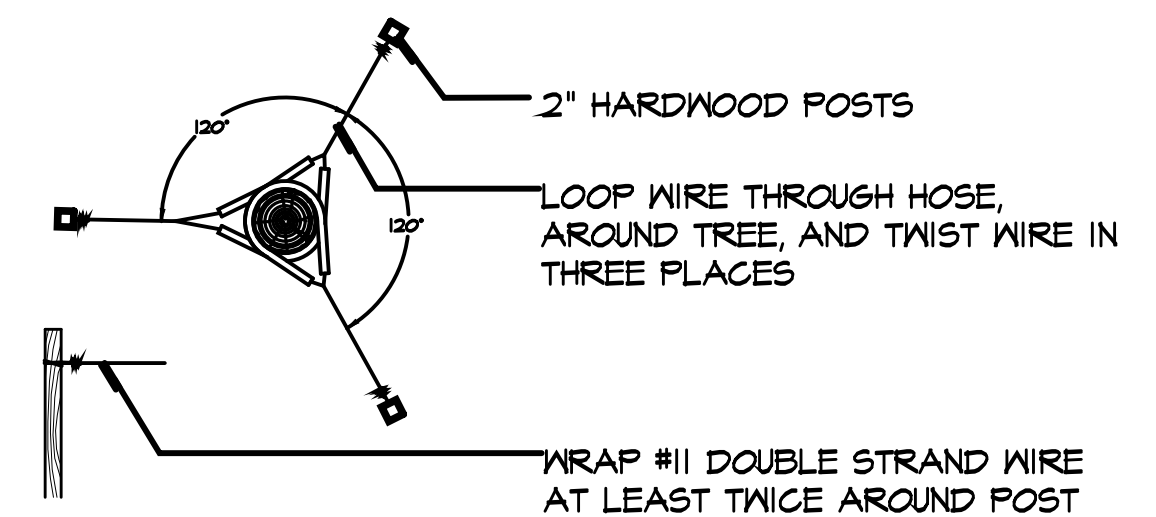
SCALE:
As Noted

Construction Details

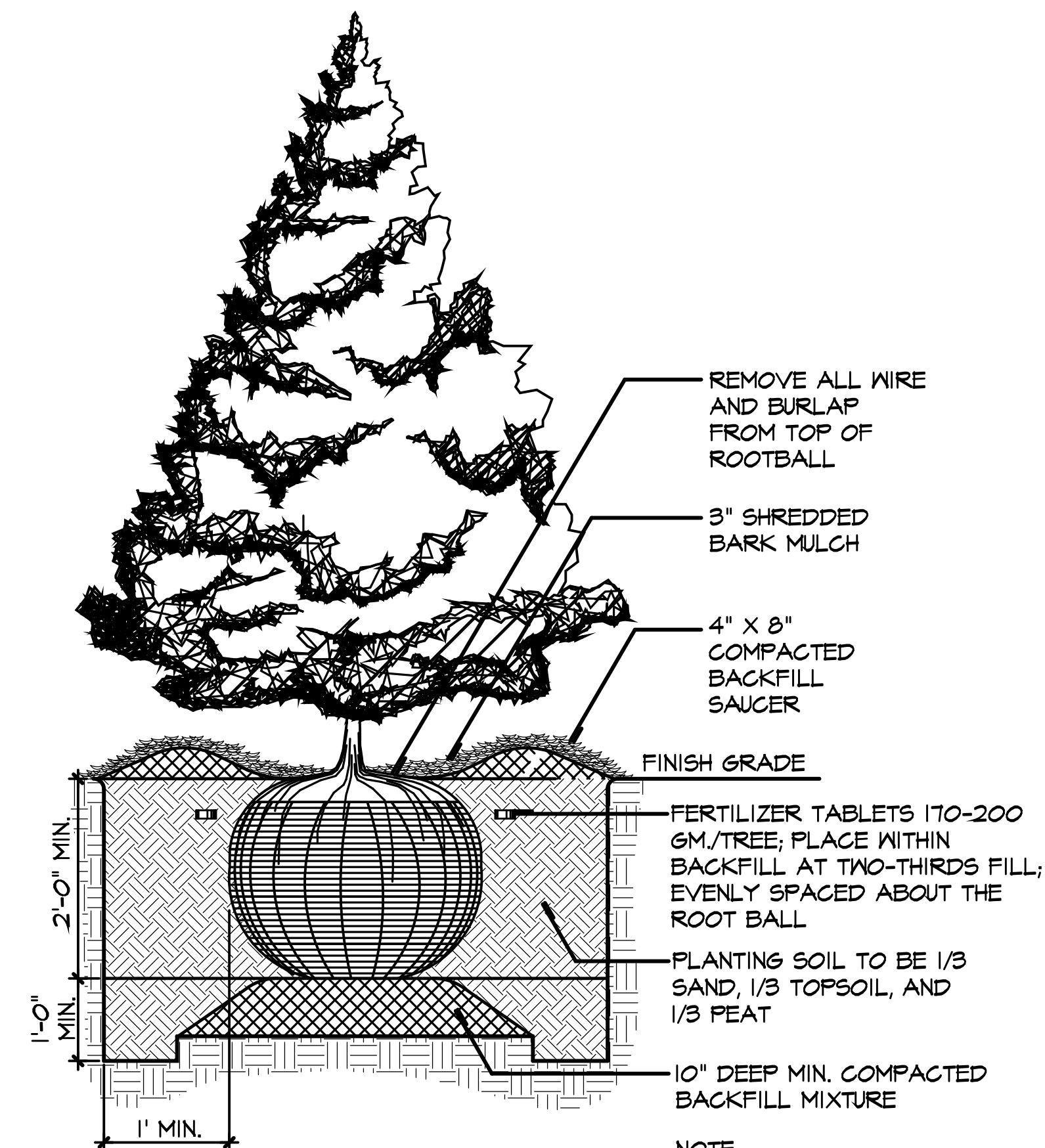
DATE	07.29.2025	PROJECT NO.	2252
REVISIONS		SHEET NO.	L9



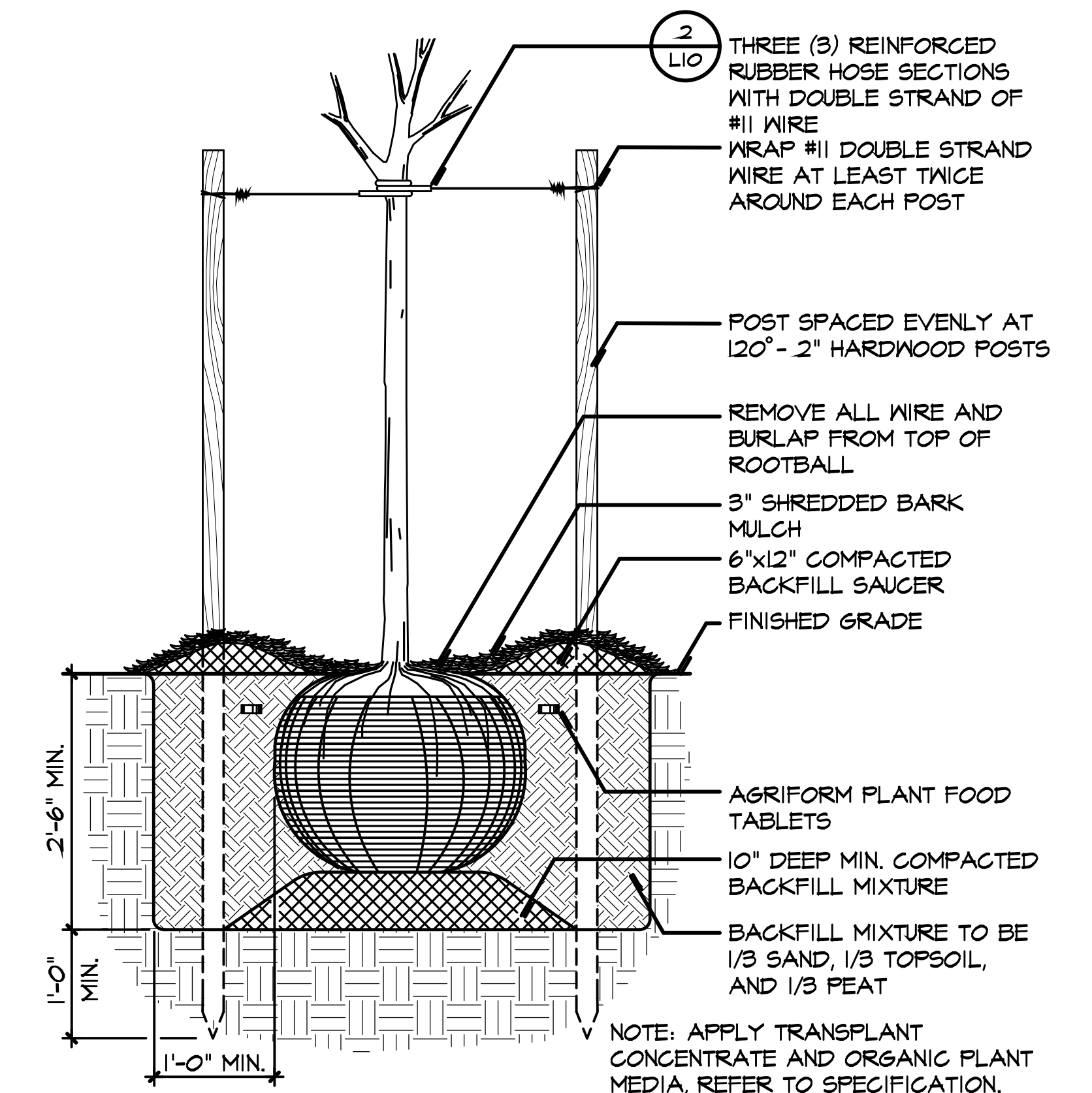
4 Evergreen Planting Detail
 Scale: 1/4"=1'-0"



2 Bracing Detail
 Scale: 1/2"=1'-0"



3 Evergreen Tree Installation
 Scale: Not To Scale SUBMITTAL REQUIRED

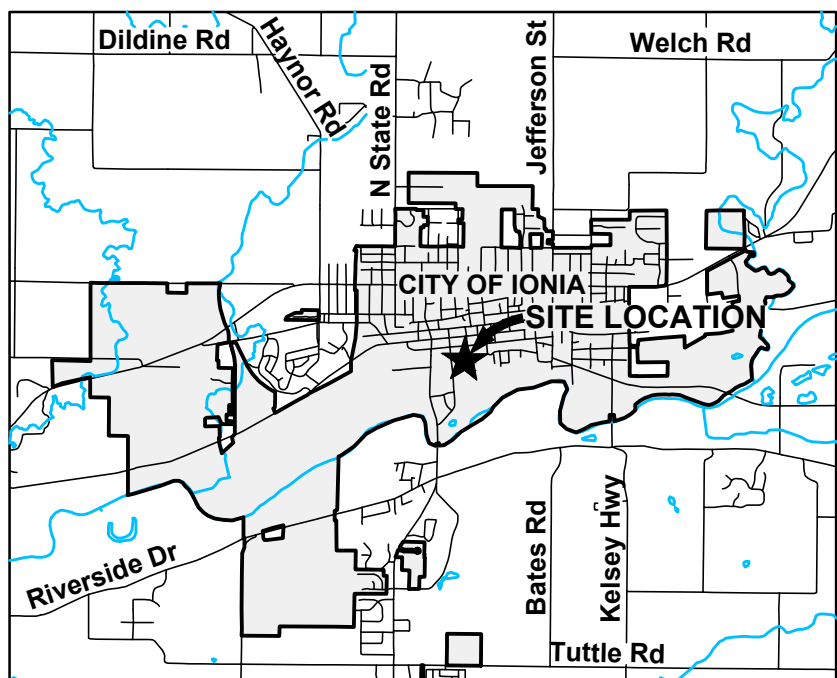


1 Tree Installation Detail
 Scale: Not To Scale

CITY OF IONIA, IONIA COUNTY, MICHIGAN

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF STEELE STREET WITH THE SOUTH LINE OF THE GT RAILROAD ROW; THENCE SOUTH 02° EAST 522 FEET ALONG THE EAST LINE OF STEELE STREET; THENCE NORTH 89°01' EAST 650 FEET; THENCE NORTH 02° WEST 522 FEET; THENCE SOUTH 89°01' WEST 650 FEET ALONG THE SOUTH LINE OF THE GR T T ROW TO POINT OF BEGINNING.

CONTAINING 339,097 SQUARE FEET (7.78 ACRES)



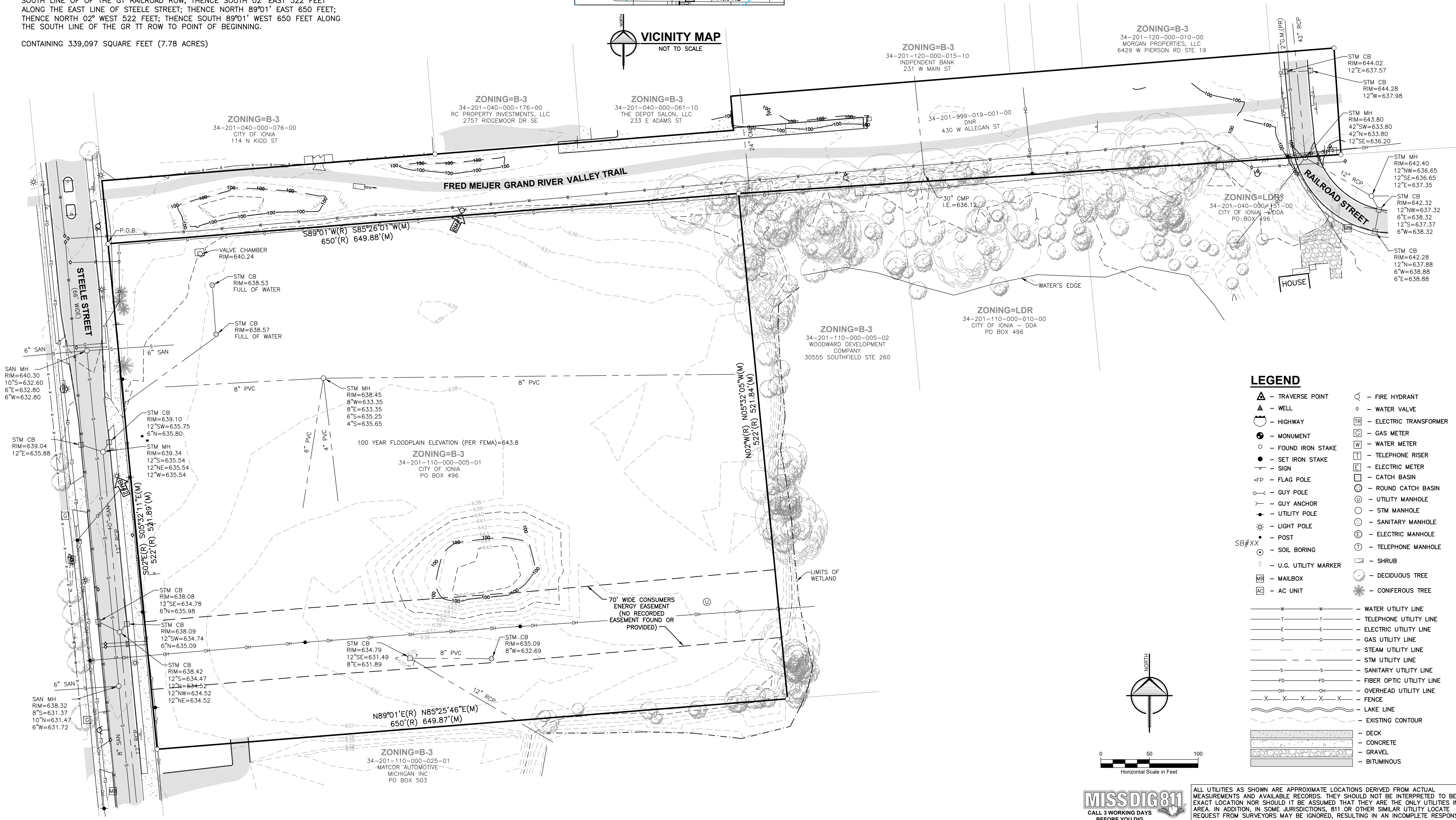
BM#1) ELEVATION: 641.34
UNDER THE 'E' ON THE SW. FLANGE BOLT
OF THE HYDRANT ALONG THE FRED MEIJER
GRAND RIVER VALLEY TRAIL
BM#2) ELEVATION: 639.85
CUT SQUARE OF SE. CORNER OF LIGHT
POST ALONG EASTERN R.O.W. OF STEELE
STREET
THE ELEVATIONS ARE BASED ON NAVD88

MICHIGAN STATE PLANE COORDINATE SYSTEM,
NAD83(2011), MICHIGAN ZONE SOUTH

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A DESIGNATION "AC" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE MAP NO. 26067C0177D, WITH A DATE OF 01/16/2015, FOR COMMUNITY NUMBER 260097, IN IONIA COUNTY, MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES

B-3 - GENERAL BUSINESS DISTRICT



A horizontal scale bar labeled "Horizontal Scale in Feet". It has markings at 0, 50, and 100 feet. The scale is divided into alternating black and white segments, with a total length of 100 feet.

MISS DIG 811
CALL 3 WORKING DAYS
BEFORE YOU DIG

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM SURVEYORS MAY BE IGNORED, RESULTING IN AN INCOMPLETE RESPONSE.

2121 3 Mile Rd. NW
Walker, MI 49544
Ph: 616-301-7888
www.LREMI.com



LRE
ENGINEERS & SURVEYORS

REVISIONS:		
NO.	ISSUED FOR	DATE
1.	CLIENT REVIEW	3/25/2025

MCSA GROUP INC.
 AVENUE S.E. EAST GRAND RAPIDS, MICHIGAN 49506

STEELE PARK
 CITY OF IONIA, MI

PROJECT NUMBER: 25-032	DATE	
	SURVEYED BY: LGS	03/2025
	DESIGNED BY:	
	DRAFTED BY: KJB	03/2025
	QA/QC: RLB	03/2025
CLIENT:		
PROJECT:		

TOPOGRAPHIC & BOUNDARY SURVEY

SHEET NUMBER

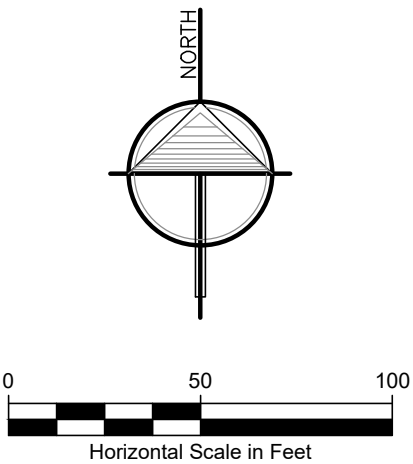
C1



1. INSTALL SILT FENCE AS SHOWN. MAINTAIN SILT FENCE BY REMOVING SEDIMENT WHEN IT HAS REACHED 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE.
2. CLEAR & GRUB SITE AS NECESSARY AND REMOVE ALL RESULTING MATERIALS FROM THE SITE.
3. REMOVE & STOCKPILE TOPSOIL. INSTALL SILT FENCE AT THE TOE OF THE SLOPE ON THE DOWNSTREAM SIDE AND ADD TEMPORARY SEED MIX TO ESTABLISH VEGETATION.
4. NO SOIL WILL BE ALLOWED TO ACCUMULATE OFF SITE. ANY SOIL TRACKED OFF SITE WILL BE IMMEDIATELY REMOVED.
5. PERMANENT CONTROL MEASURES MUST BE COMPLETED 15 CALENDAR DAYS AFTER THE FINAL EARTH CHANGE IS COMPLETED FOR EACH AREA DISTURBED. THIS INCLUDES BLANKETS, SEEDING, MULCHING & HYDROMULCHING.
6. FOR ALL AREAS TO BE SEED, THE MULCH MUST BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
7. CONTRACTOR SHALL CLEAN AND MAINTAIN THE STORM SEWER INLETS AND PIPES DURING THE COURSE OF CONSTRUCTION AND SHALL CLEAN THE SYSTEM OF ALL DEBRIS UPON COMPLETION AND STABILIZATION OF THE PROJECT.
8. REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN STABILIZED.

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. VOLUME CALCULATIONS:
FILL - 20,771 CY
CUT - 15,181 CY
NET - 5,590 CY FILL
REQUIRED ENGINEERED FILL IS ~1,659 CY
3. 3,100 CY HAS BEEN BROUGHT TO THE SITE ALREADY, SO THE FILL FOR EGLE PERMITTING PURPOSED IS 8,690 CY, COMPARED TO 8,082 CY APPROVED. DETAILED GRADING LIKELY CAN BRING THIS TOTAL BELOW PERMITTED AMOUNT.
4. SOIL TYPES:
CARABA-CARLISLE MUCK
EDWADA-EDWARDS MUCK
GLA-GLADWIN SANDY LOAM
5. NEAREST WATER COURSE:
1,320 FEET FROM GRAND RIVER

	PROPOSED CONTOURS
	EXISTING CONTOURS
	DRAINAGE STRUCTURES
	RIP-RAP
	CHECK DAM
	EROSION CONTROL BLANKET
	SILT FENCE
	DIRECTION OF DRAINAGE FLOW
	SWALES, PARKING LOT LOW POINTS
	PARKING LOT HIGH POINTS



E8

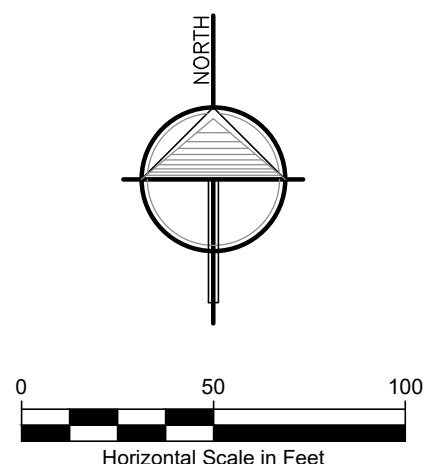
ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND LAWN SEED MIX AS INDICATED ON PLANS AND AS FOLLOWS:

PROPORTION	CLASS "A" SEED TYPE
10%	CANNON KENTUCKY BLUEGRASS
10%	GOLDRUSH KENTUCKY BLUEGRASS
20%	RONDE KENTUCKY BLUEGRASS
20%	SR5100 CHEWINGS FESCUE
20%	SR5200 CREEPING RED FESCUE
10%	SR4400 PERENNIAL RYEGRASS
10%	SR4500 PERENNIAL RYEGRASS

SEEDING RATE SHALL BE 4 TO 6 lbs. PER 1000 SQ. FEET.

MISS DIG 811
CALL 3 WORKING DAYS
BEFORE YOU DIG

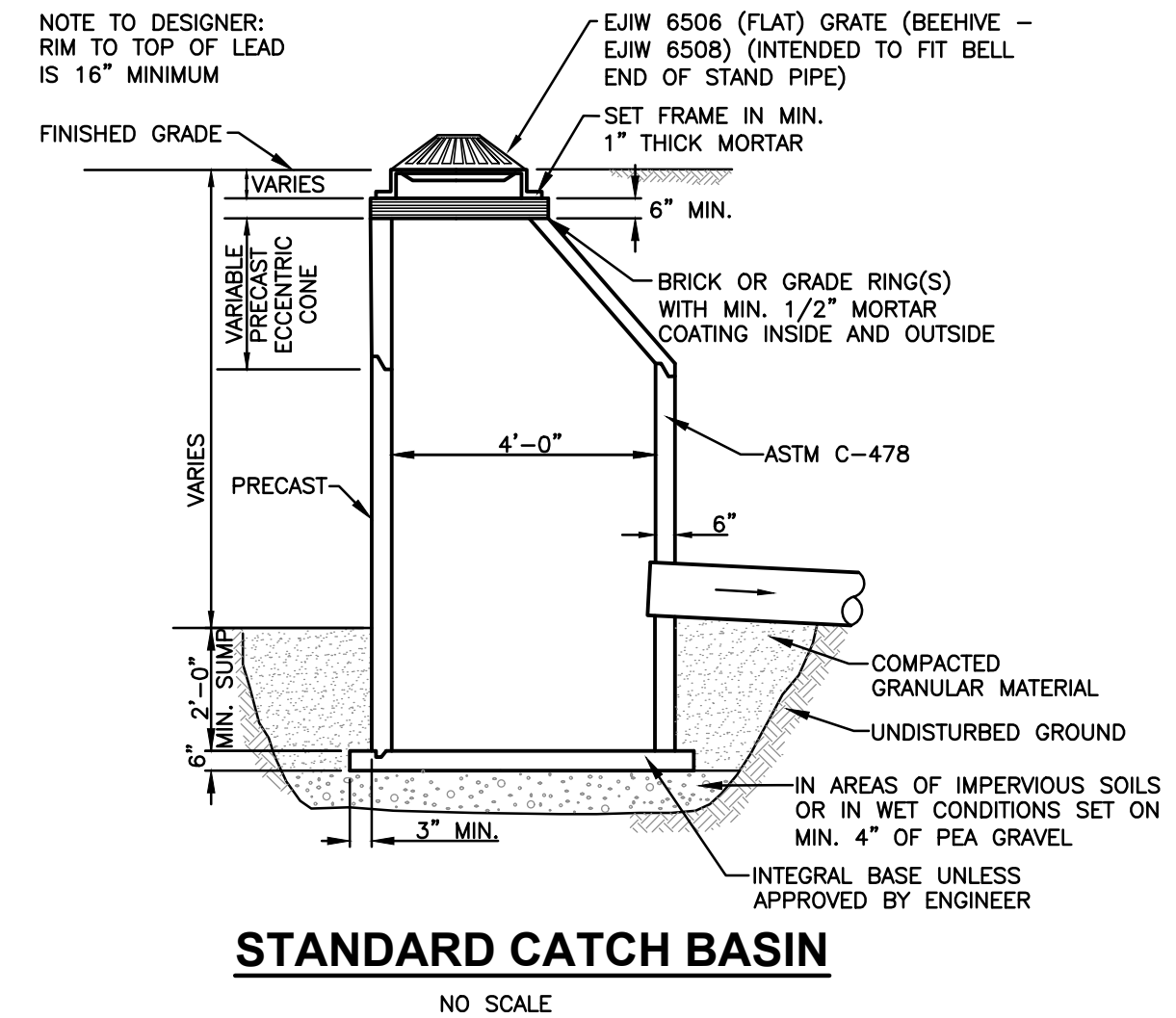
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM SURVEYORS MAY BE IGNORED, RESULTING IN AN INCOMPLETE RESPONSE.

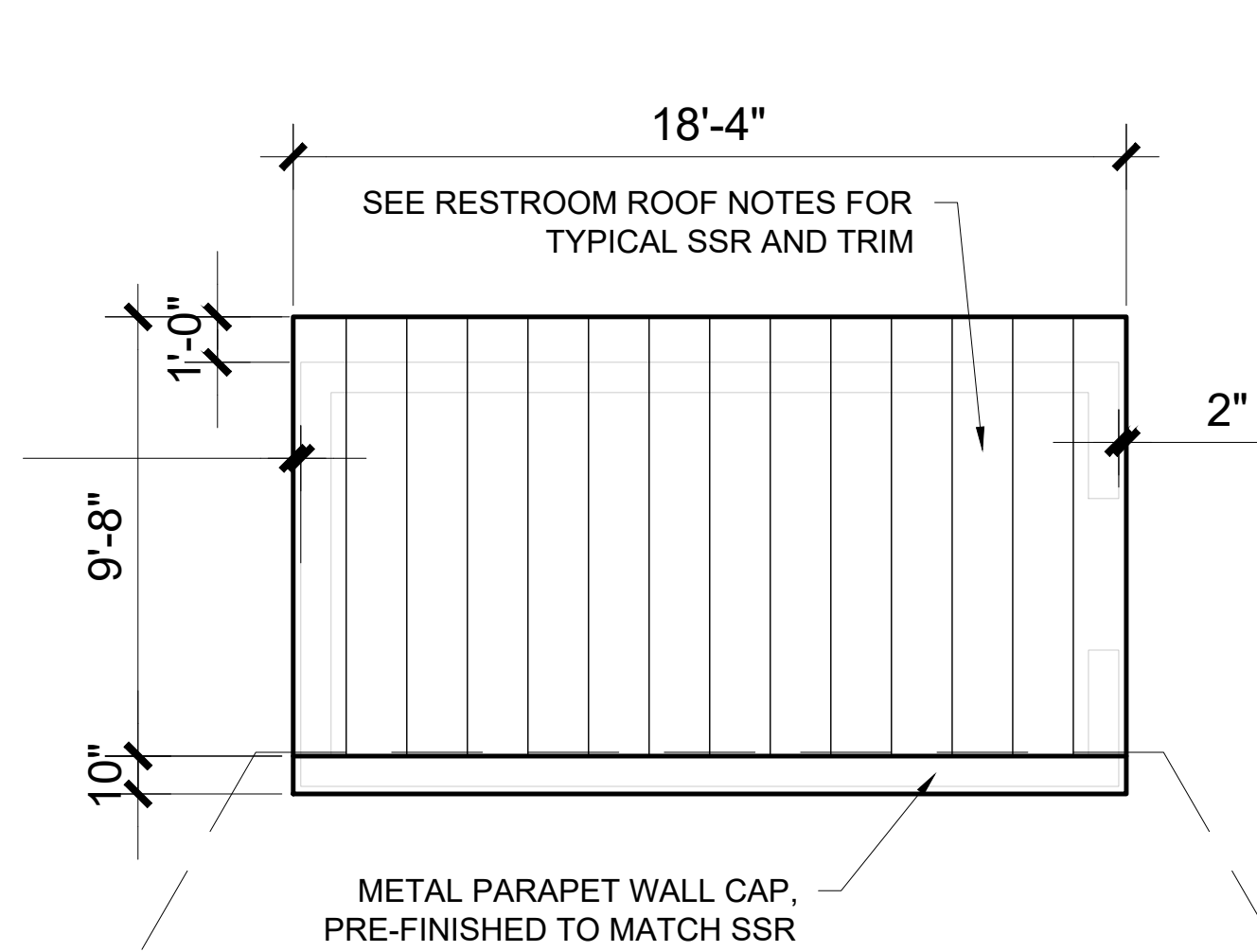


ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM SURVEYORS MAY BE IGNORED, RESULTING IN AN INCOMPLETE RESPONSE.

PROJECT NUMBER: 25-032	
DATE	
SURVEYED BY: LGS	03/2025
DESIGNED BY: RJB	06/2025
DRAFTED BY: KJB	03/2025
QA/QC: KJV	06/2025

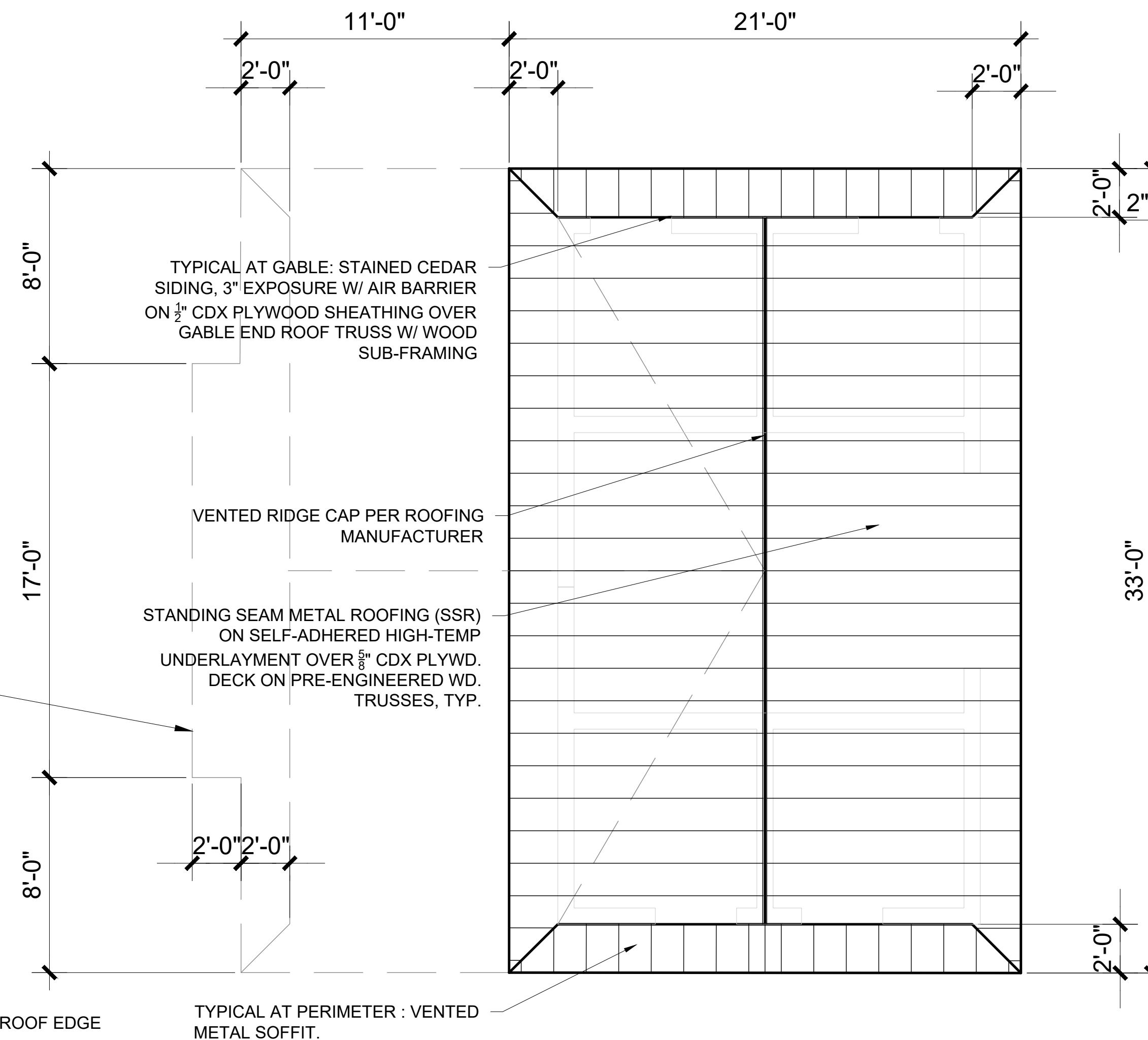
C3

Page 37 of 58

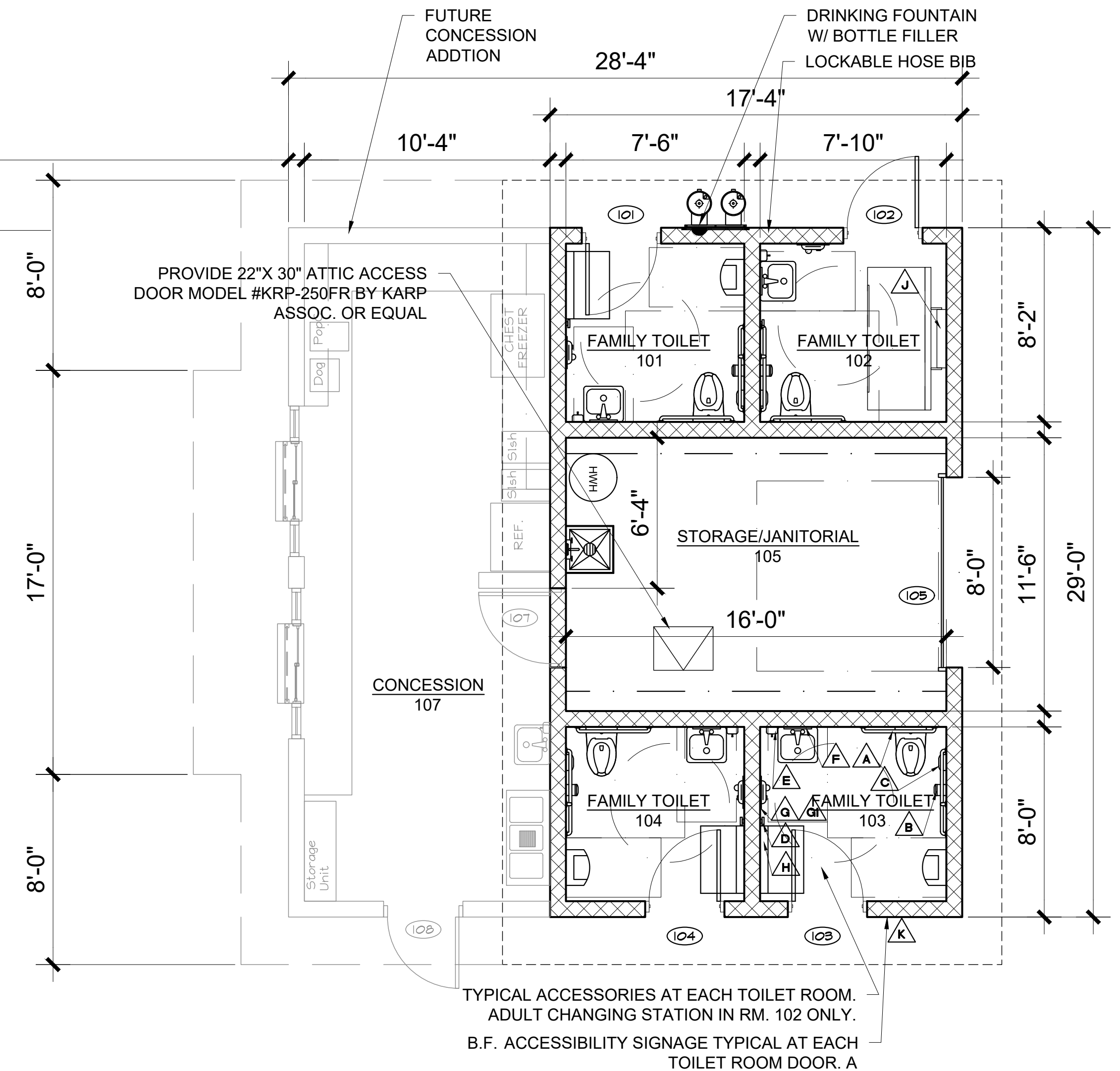


STORAGE BLDG. ROOF PLAN
1/4" = 1'-0"

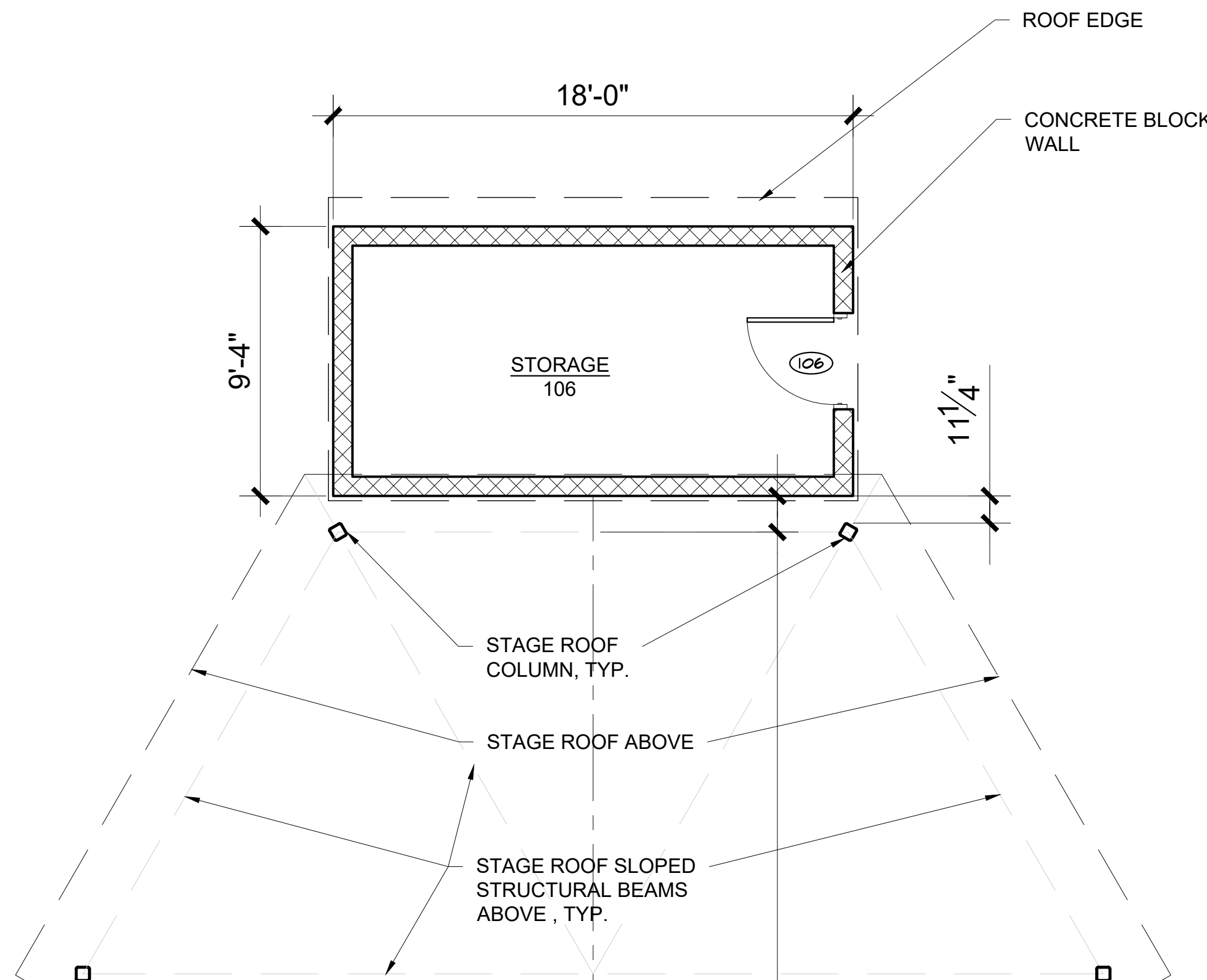
FUTURE CONCESSION ROOM
ADDITION ROOF OUTLINE



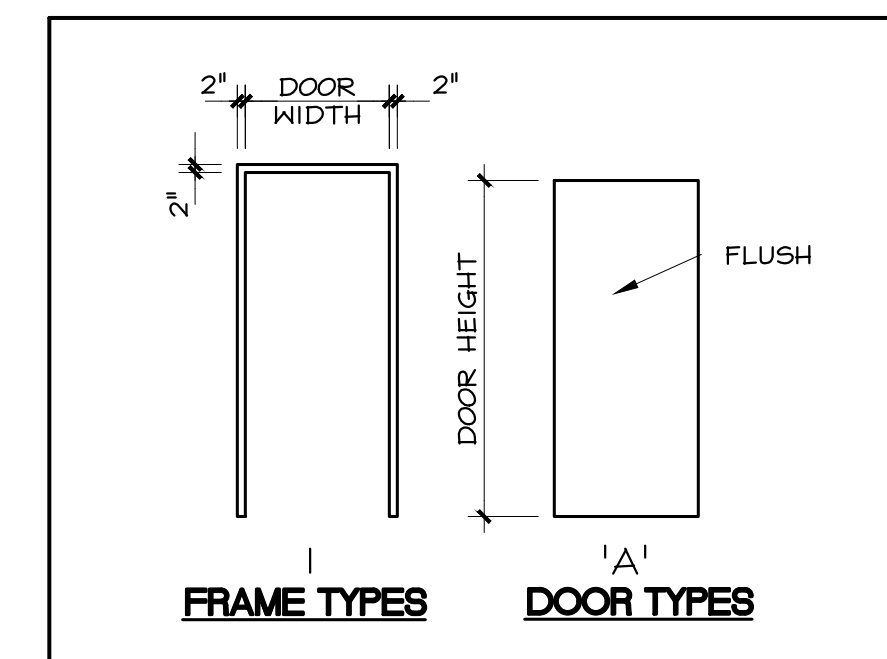
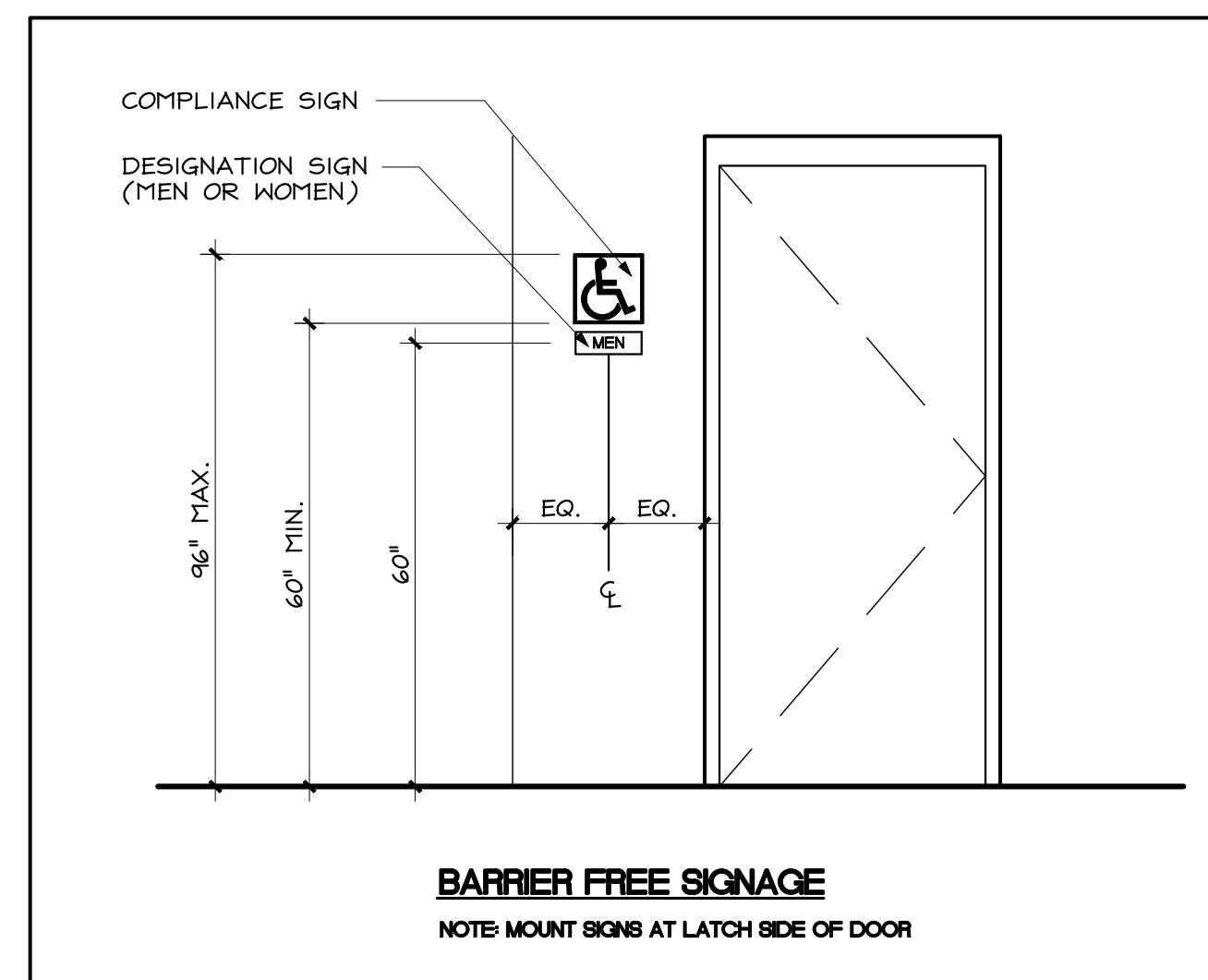
RESTROOM ROOF PLAN
1/4" = 1'-0"



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



STORAGE BLDG. FLOOR PLAN
1/4" = 1'-0"



ROOM FINISH SCHEDULE							
ROOM NUMBER	ROOM NAME	FLOOR		WALLS		CEILING	
		MT'L	BASE	MT'L	FINISH	MT'L	HT.
101	FAMILY TOILET 101	RESINOUS SEAMLESS	IRC	CMU	EP	GYP / EP	9'-4"
102	FAMILY TOILET 102	RESINOUS SEAMLESS	IRC	CMU	EP	GYP / EP	9'-4"
103	FAMILY TOILET 103	RESINOUS SEAMLESS	IRC	CMU	EP	GYP / EP	9'-4"
104	FAMILY TOILET 104	RESINOUS SEAMLESS	IRC	CMU	EP	GYP / EP	9'-4"
105	STORAGE / JANITORIAL	SEALED CONC.	-	CMU	EP	PLYWOOD / ET	9'-4"
106	CONCESSION	RESINOUS SEAMLESS	IRC	CMU	EP	GYP / EP	9'-4"

EP = EPOXY PAINT
GYP = GYPSUM BOARD, HIGH-IMPACT
IRC = INTEGRAL RESINOUS COVEBASE (4" HIGH MIN.)
RES = RESILIENT BASE

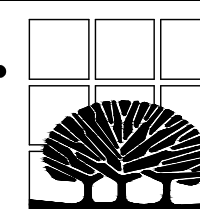
DOOR SCHEDULE								
NO.	ROOM		SIZE	DOOR		FRAME		HARDWARE
				MT'L	FINISH	MT'L	FINISH	NOTES
1	101	FAMILY TOILET 101	3'-0" x 7'-2"	H.M.	PAINT	H.M.	PAINT	1
2	102	FAMILY TOILET 102	3'-0" x 7'-2"	H.M.	PAINT	H.M.	PAINT	1
3	103	FAMILY TOILET 103	3'-0" x 7'-2"	H.M.	PAINT	H.M.	PAINT	1
4	104	FAMILY TOILET 104	3'-0" x 7'-2"	H.M.	PAINT	H.M.	PAINT	1
5	105	STORAGE / JANITORIAL	3'-0" x 7'-2"	H.M.	PAINT	H.M.	PAINT	2*
6	105	STORAGE / JANITORIAL	8'-0" x 7'-4"	OHD	MFC.	WD.	PAINT	3
7	106	CONCESSION	3'-0" x 7'-2"	H.M.	PAINT	H.M.	PAINT	2

NOTES:
1. PROGRAMMABLE MORTISE LOCK W/ PRIVACY FUNCTION. SEE SPECIFICATIONS. DOOR IS SWINGING OUT.
2. STORAGE FUNCTION MORTISE LOCK. SEE SPECIFICATIONS. DOOR IS SWINGING IN OR OUT (*) SEE PLAN.
3. OVERHEAD ROLLING STEEL DOOR, PREFINISHED. SEE SPECIFICATIONS. REMOTE CONTROLLED OPENER.

PROGRESS MEETING

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



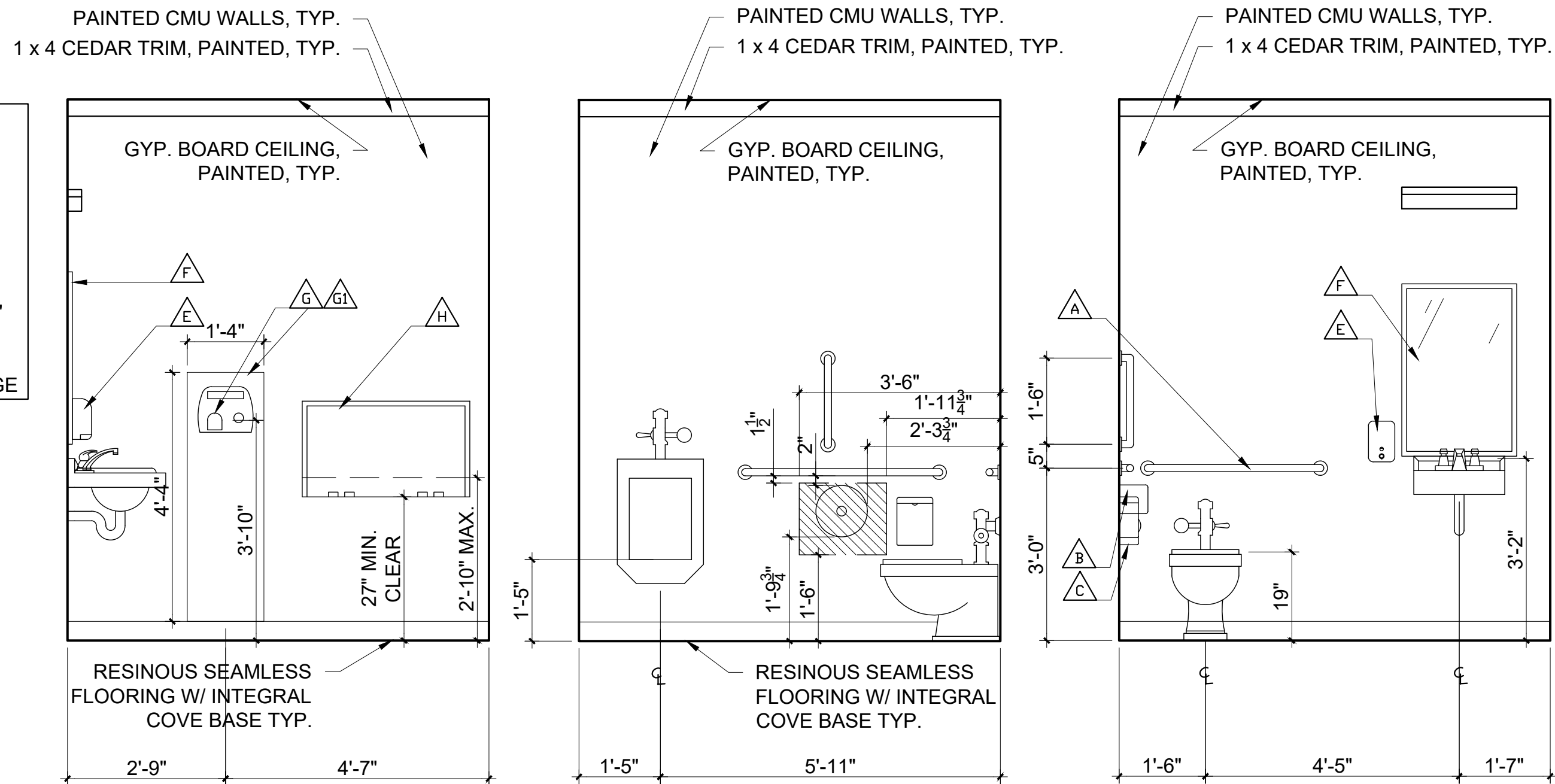
SCALE:
as shown

Floor Plans, Schedules

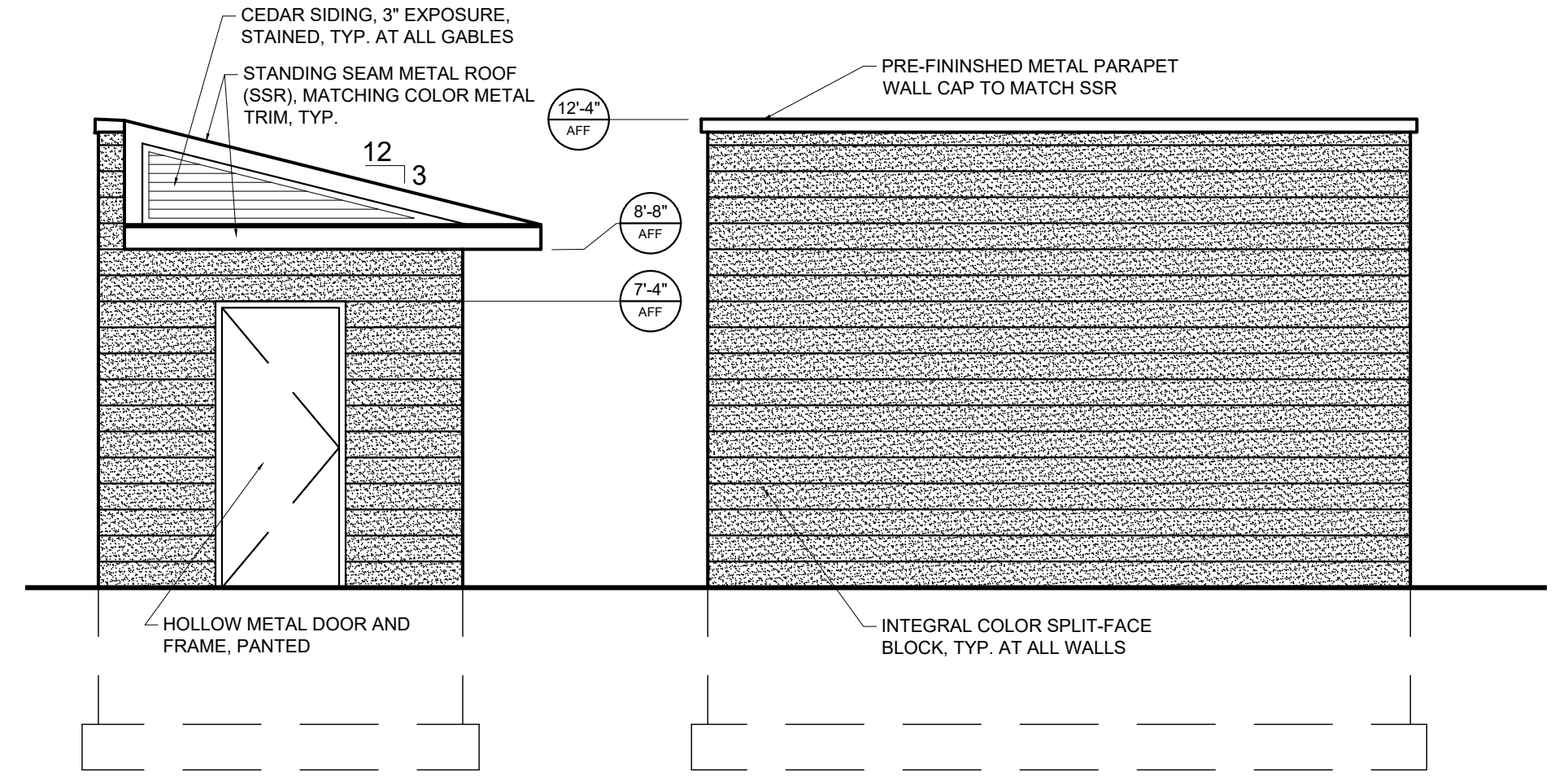
DATE
07.29.2025
REVISIONS

PROJECT NO.
2252
SHEET NO.
A1

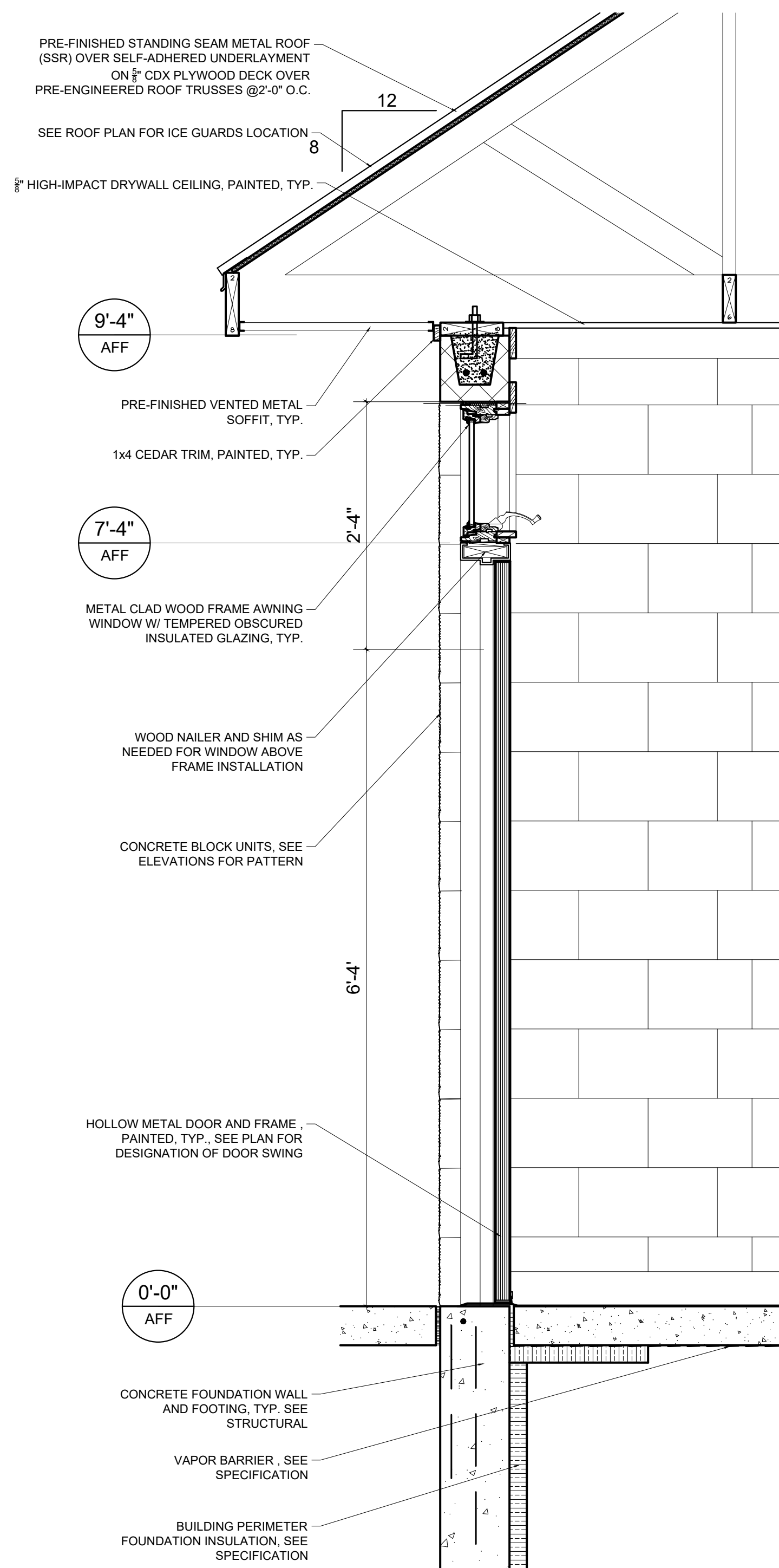
TOILET ACCESSORY SCHEDULE	
A	GRAB BARS SET
B	TOILET TISSUE DISPENSER - BY OWNER
C	SANITARY NAPKIN DISPOSAL
D	COAT HOOK (x 2 PER ROOM)
E	LIQUID SOAP DISPENSER - BY OWNER
F	MIRROR
G	WARM AIR HAND DRYER
G1	SOLID SURFACE BACKSPLASH PANEL 16"x 52"
H	DIAPER CHANGING STATION
J	ADULT CHANGING STATION
K	BARRIER FREE ROOM ACCESSIBILITY SIGNAGE



7 TYPICAL TOILET INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"



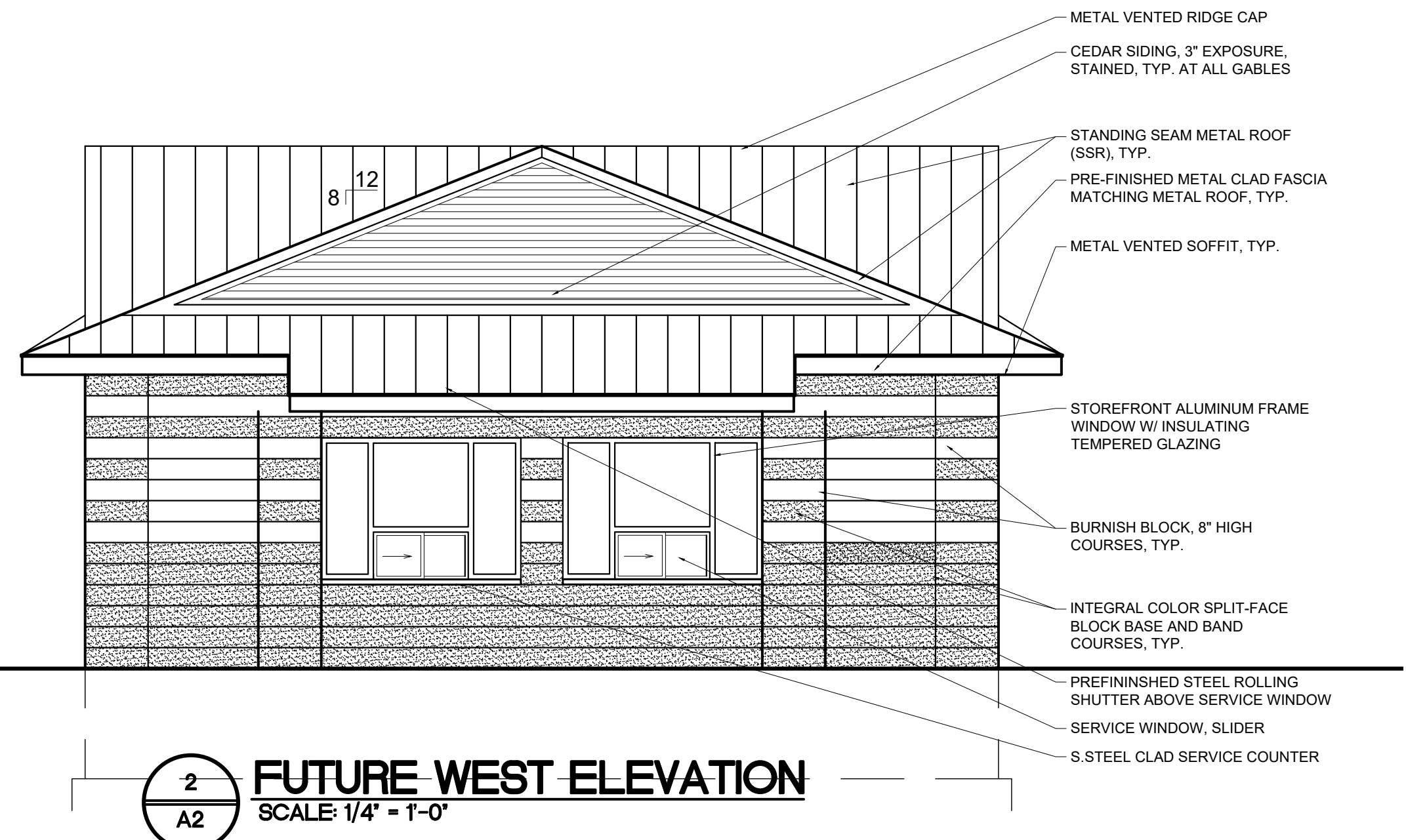
1 TYPICAL STORAGE BLDG. EXTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"



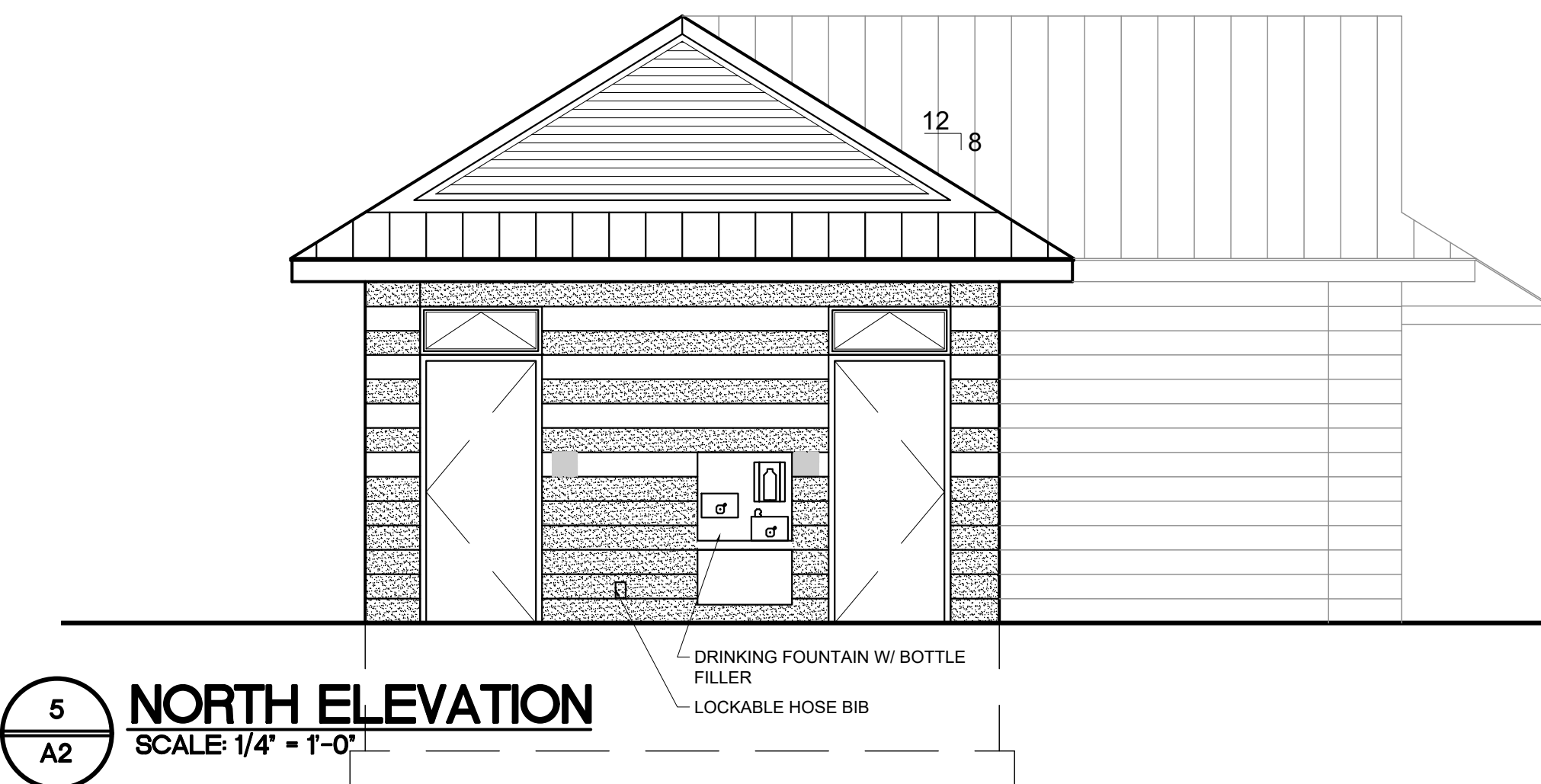
6 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



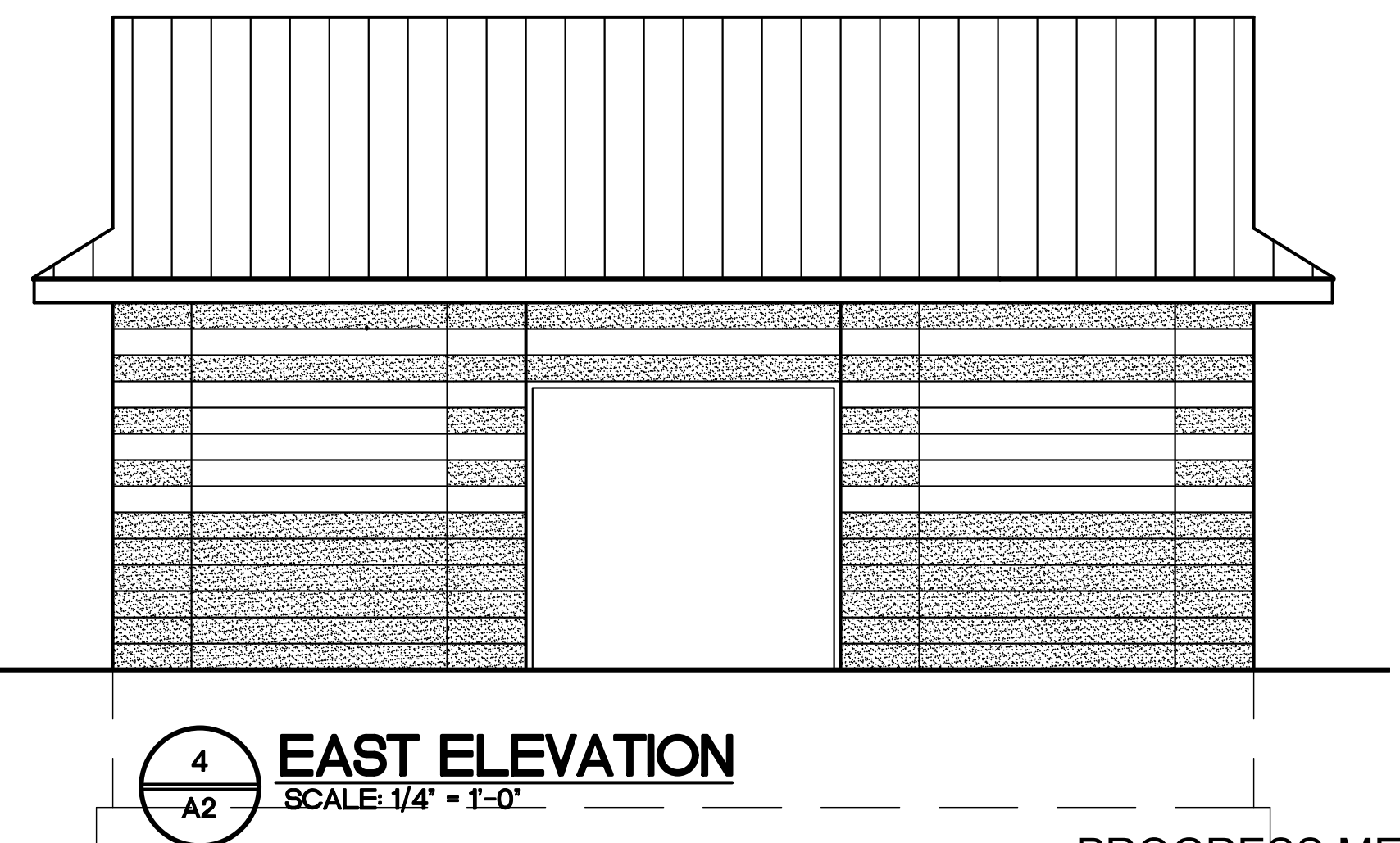
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 FUTURE WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

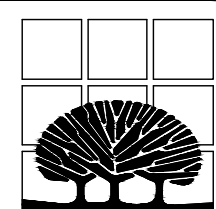


4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROGRESS MEETING

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue, S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



SCALE:
as shown

Exterior Elevations, Sections

DATE
07.29.2025
REVISIONS

PROJECT NO.
2252
SHEET NO.
A2

MECHANICAL ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ID	INSIDE DIAMETER
AC	AIR COMPRESSOR	I.E.	INVERT ELEVATION
AHU	AIR HANDLING UNIT	IAH	INTAKE HOOD
AS	AIR SEPARATOR		
A.T.C.	ARCHITECTURAL TRADES CONTRACTOR	LAT	LEAVING AIR TEMPERATURE
		LH	LATENT HEAT (MBH)
B	BOILER	LWT	LEAVING WATER TEMPERATURE
B.A.S.	BUILDING AUTOMATION SYSTEM		
		MAX	MAXIMUM
CAF	COMBUSTION AIR FAN	MBH	BTU PER HOUR (THOUSAND)
CC	COOLING COIL	MIN	MINIMUM
CFM	CUBIC FEET PER MINUTE	M.T.C.	MECHANICAL TRADES CONTRACTOR
CHLR	CHILLER		
CHP	CONSOLE HEAT PUMP	N.C.	NOISE CRITERIA
CONV	CONVECTOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CT	COOLING TOWER	NTS	NOT TO SCALE
CU	CONDENSING UNIT		
CUH	CABINET UNIT HEATER	P	PUMP
CV	CONTROL VALVE	PCR	PUMPED CONDENSATE RETURN
CWP	CHILLED WATER PUMP	PD	PRESSURE DROP
		RCP	RADIANT CEILING PANEL
DB	DRY BULB	REQ'D	REQUIRED
DFU	DUCT FURNACE	RG	RETURN GRILLE
DIA	DIAMETER	RH	RELATIVE HUMIDITY
DN	DOWN	RLH	RELIEF HOOD
DPR	DAMPER	RTU	ROOF TOP UNIT
DS	DUCT SILENCER		
		SD	SUPPLY DIFFUSER
EAT	ENTERING AIR TEMPERATURE	SF	SUPPLY FAN
EF	EXHAUST FAN	SG	SUPPLY GRILLE
EG	EXHAUST GRILLE	SH	SENSIBLE HEAT (MBH)
E.T.C.	ELECTRICAL TRADES CONTRACTOR	SM	SHEET METAL
EVR	EVAPORATOR	SQ. FT.	SQUARE FEET
EWT	ENTERING WATER TEMPERATURE	SST	SATURATED SUCTION TEMPERATURE
EXH	EXHAUST	STR	STRAINER
EXIST	EXISTING		
		TC	TOTAL COOLING (MBH)
FF	FINISH FLOOR	TCL	TEMPERATURE CONTROL
FPM	FEET PER MINUTE	T&P	TEMPERATURE & PRESSURE RELIEF VALVE
FT	FEET	TYP	TYPICAL
FTR	FINNED TUBE RADIATION		
FU	FURNACE	UH	UNIT HEATER
		VAV	VARIABLE AIR VOLUME BOX
GAL	GALLON	VRH	VARIABLE AIR VOLUME REHEAT BOX
GFRH	GAS FIRED RADIANT HEATER	FPVAV	FAN POWERED VARIABLE AIR VOLUME BOX
GR	GRILLE	V.F.D	VARIABLE FREQUENCY DRIVE
		ZD	ZONE DAMPER
H	HUMIDIFIER		
HC	HEATING COIL	X-SA	EXISTING ITEM (EXISTING SUPPLY AIR DUCT)
HD	HEAD (FT)		ITEM
HP	HORSE POWER		EXISTING
HHP	HORIZONTAL HEAT PUMP		
HTG	HEATING		
HVAC	HEATING, VENTILATION, & AIR CONDITIONING		
HWP	HEATING WATER PUMP		
HX	HEAT EXCHANGER		

GENERAL HVAC NOTES

- ALL WORK SHALL CONFORM TO MICHIGAN MECHANICAL CODE, LATEST APPLICABLE EDITION.
- INSTALL ALL EQUIPMENT, MATERIALS, AND ACCESSORIES PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER DISCIPLINES PRIOR TO CONSTRUCTION TO AVOID CONFLICTS.
- OFFSET PIPING TO ACCOMMODATE LARGE DUCTWORK.
- THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATION, ELEVATIONS, AND DETAILS OF ALL EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EQUIPMENT AND MATERIALS IN A "NEW" CONDITION DURING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS AND SUBCONTRACTORS AS REQUIRED BY LAW.
- CONTRACTOR SHALL USE LOW PRESSURE LOSS DUCT FITTINGS IN ACCORDANCE WITH SMACNA. (WYES, RADIUS OR VANED TEES, ETC.) DUCTWORK SHALL BE GALVANIZED SHEET METAL, MIN. 26 GA.
- ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSION. INCREASE DUCT SIZE FOR LINING.
- PERFORM WORK IN ACCORDANCE WITH THE LATEST EDITIONS, REVISIONS, AMENDMENTS, OR SUPPLEMENTS OF APPLICABLE STATUTES, ORDINANCES, CODES OR REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION IN EFFECT ON THE DATE BIDS ARE RECEIVED.
- WHERE APPROVED STANDARDS HAVE BEEN ESTABLISHED BY OSHA, UNDERWRITERS, LABORATORIES, AMERICAN CODES, ASA, ASHRAE, ARI, NEC, STATE FIRE INSURANCE REGULATION BODY, NFPA OR OTHERS, THESE STANDARDS SHALL BE FOLLOWED WHETHER OR NOT INDICATED ON THE DRAWING AND SPECIFICATIONS.
- DUCT/PIPING LAYOUT IS SCHEMATIC. EXACT LOCATION OF DUCT/PIPING AND EQUIPMENT SHALL BE COORDINATED WITH BUILDING STRUCTURE, EQUIPMENT FURNISHED, ARCHITECTURAL DRAWINGS, AND ALL OTHER TRADES PRIOR TO INSTALLATION. ANY CONTRACTOR INSTALLING WORK WITHOUT PRIOR COORDINATION SHALL RELOCATE HIS WORK AT HIS EXPENSE TO ALLOW PROPER INSTALLATION OF ANY AND ALL TRADES WORK.
- UNLESS OTHERWISE NOTED, ALL DUCT/PIPING SHALL BE CONCEALED WHEREVER POSSIBLE. PROVIDE CHROME ESCUTCHEON OR ALUMINUM DUCT COLLAR AT EACH PENETRATION OF A FINISHED SURFACE.
- DUCT/PIPING SHALL NOT BE RUN ABOVE ELECTRICAL GEAR IN THE SERVICE SPACE REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- PROVIDE VIBRATION ISOLATION AT EACH CONNECTION TO A MOTORIZED PIECE OF EQUIPMENT BY THE HVAC CONTRACTOR.

MECHANICAL SYMBOLS LEGEND

HVAC DUCTWORK SYMBOLS

HVAC DUCTWORK & DIFFUSER TAGS

SD-1	250	TAG	CFM
8"6	---	NECK	REMARKS
		SIZE	

MISCELLANEOUS NOTES

HVAC DUCTWORK

TEMPERATURE CONTROL SYMBOLS

EXHAUST FAN SCHEDULE													
TAG	MODEL	SERVICE/ LOCATION	CFM	TYPE	DRIVE	ESP (IN WC)	FAN RPM	SONES	ELECTRICAL				NOTES
									FLA	VOLTAGE	PHASE	DISC. BY	
EF-1	SP-LP810W	FAMILY TOILET 101	100	CEILING	DIRECT	0.3	894	1.5	0.4	120	1	EC	1,2,3,4
EF-2	SP-LP810W	FAMILY TOILET 102	100	CEILING	DIRECT	0.3	894	1.5	0.4	120	1	EC	1,2,3,4
EF-3	SP-LP810W	FAMILY TOILET 103	100	CEILING	DIRECT	0.3	894	1.5	0.4	120	1	EC	1,2,3,4
EF-4	SP-LP810W	FAMILY TOILET 104	100	CEILING	DIRECT	0.3	894	1.5	0.4	120	1	EC	1,2,3,4
NOTES: 1. BASED ON GREENHECK 2. GRAVITY BACKDRAFT DAMPER 3. INTERLOCK WITH BATHROOM LIGHT SWITCH TO RUN FOR 5 MINUTES AFTER THE LIGHT TURNS OFF 4. WALL CAP (BASED ON GREENHECK, MODEL # VWC-6) ABBREVIATIONS: EC - ELECTRICAL CONTRACTOR													

544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
639 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsgroup.com

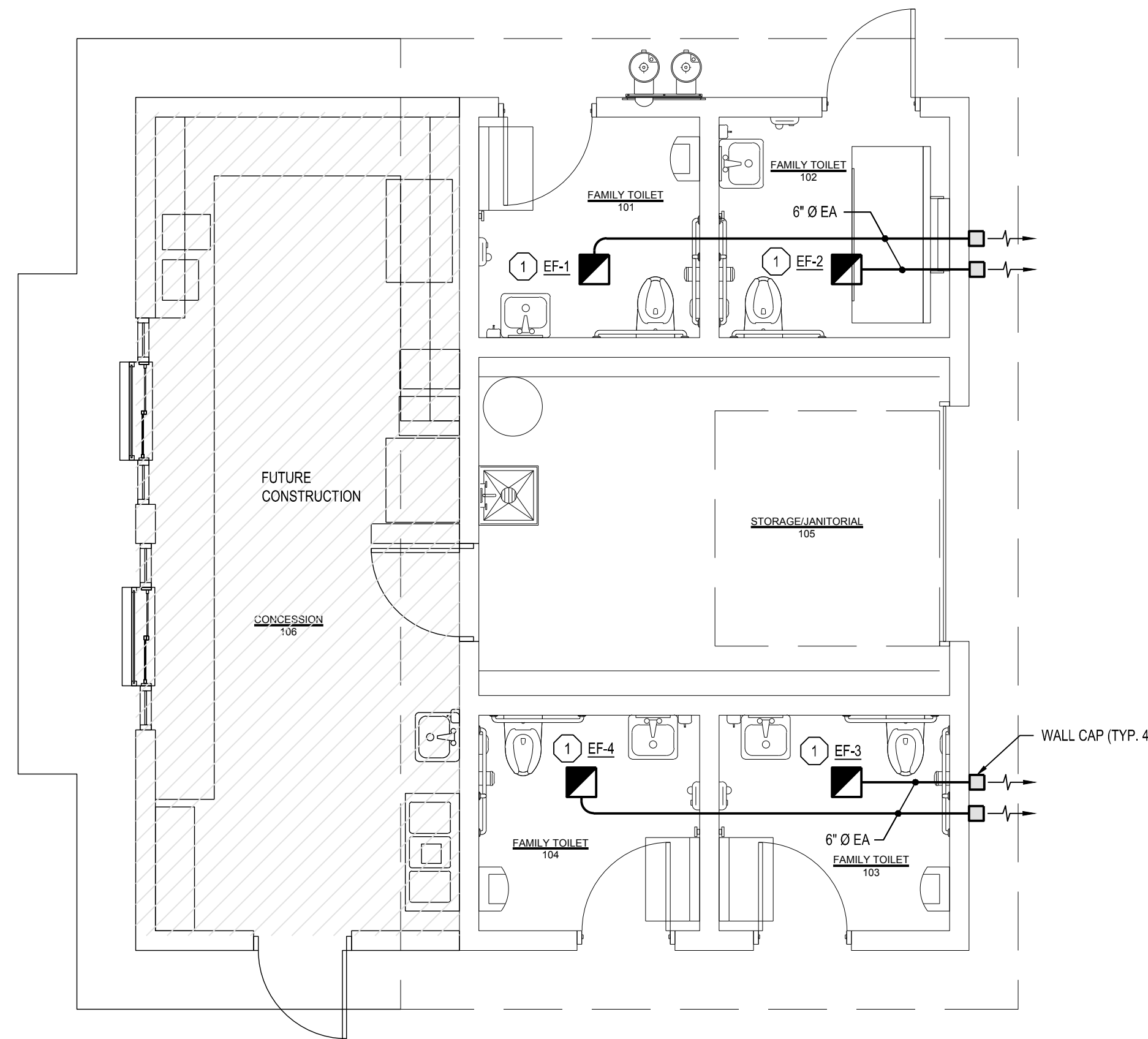
SCALE:
NTS

MECHANICAL SYMBOLS,
NOTES, AND ABBREV.

DATE	07.29.2025
REVISIONS	

PROJECT NO.
2252
SHEET NO.
M-100

REVIEW
DRAWING
NOT FOR
CONSTRUCTION
PLOT DATE: 07/25/2025

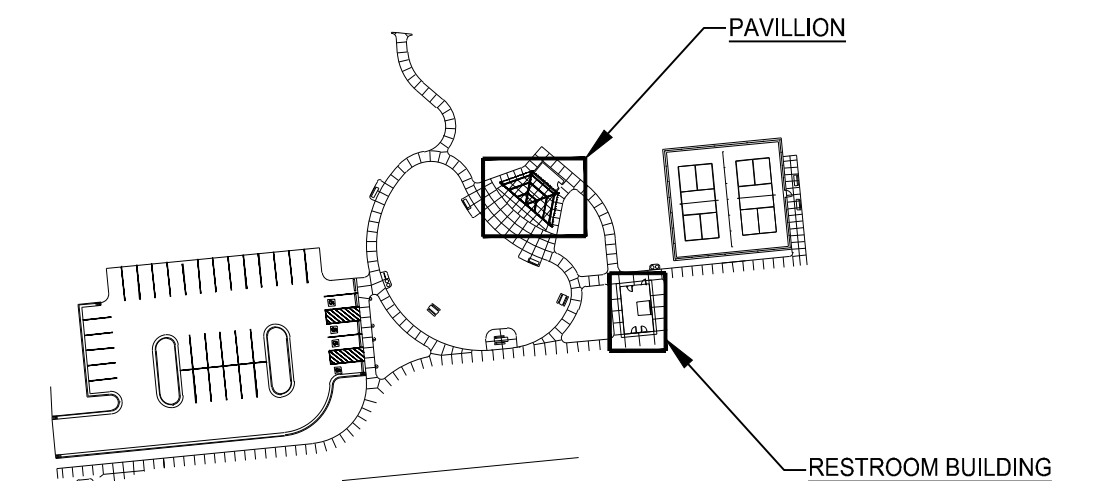


HVAC KEY NOTES

- ① INSTALL CEILING EXHAUST FAN, EXHAUST DUCTWORK, LOCAL CONTROLS, AND ALL ASSOCIATED ACCESSORIES AT LOCATION SHOWN PER MANUFACTURERS WRITTEN INSTRUCTIONS.

 **FLOOR PLAN - MECHANICAL NEW**
0 1 5 10
SCALE: 1/4"=1'-0"

REVIEW
DRAWING
NOT FOR
CONSTRUCTION
PLOT DATE: 07/25/2025

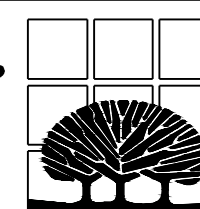


 **KEY PLAN**
SCALE: N.T.S.

 **MATRIX**
CONSULTING ENGINEERS, INC
544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



SCALE:
1/4"=1'

**FLOOR PLAN - MECHANICAL
NEW**

DATE	REVISIONS
07.29.2025	

PROJECT NO.	SHEET NO.
2252	M-400

PLUMBING ABBREVIATIONS

AD	AREA DRAIN	NTS	NOT TO SCALE
ASR	AUTOMATIC SPRINKLER RISER		
BFS	BELOW FLOOR SLAB	ORD	OVERFLOW ROOF DRAIN
BWV	BACK WATER VALVE	OXY	OXYGEN
CB	CATCH BASIN	P	PUMP
CI	CAST IRON	PD	PRESSURE DROP
CO	CLEAN OUT	PVC	POLY-VINYL-CHLORIDE
CV	CONTROL VALVE		
DF	DRINKING FOUNTAIN	RC	RAIN CONDUCTOR
DIA	DIAMETER	RD	ROOF DRAIN
DN	DOWN	RI	ROUGH-IN
DWH	DOMESTIC WATER HEATER	REQ'D	REQUIRED
E.T.C.	ELECTRICAL TRADES CONTRACTOR	SAN	SANITARY
EW	ELECTRIC WATER COOLER	SHWR	SHOWER
EXIST	EXISTING	SK	SINK
FD	FLOOR DRAIN	SP	STAND PIPE
FC	FINAL CONNECTIONS	SQ. FT.	SQUARE FEET
FDC	FIRE DEPT. CONNECTION	SS	SERVICE SINK
FF	FINISH FLOOR	ST	STORM
FHV	FIRE HOSE VALVE	S&W	STOP & WASTE
FT	FEET	STR	STRAINER
		SV	STACKED VENT
		TYP.	TYPICAL
GAL	GALLON	UR	URINAL
GD	GARBAGE DISPOSAL		
GI	GREASE INTERCEPTOR	VB	VACUUM BREAKER
GPH	GALLONS PER HOUR	VS	VARIABLE FREQUENCY DRIVE
GPM	GALLONS PER MINUTE	V.F.D	VENT THRU ROOF
HB	HOSE BIB	W	WASTE
HD	HEAD (FT)	WB	WET BULB
HP	HORSE POWER	WC	WATER CLOSET
ID	INSIDE DIAMETER	WH	WALL HYDRANT
I.E.	INVERT ELEVATION	WS	WASTE STACK
LAV	LAVATORY	W&V	WASTE AND VENT
LT	LAUNDRY TRAY		
MA	MEDICAL AIR	X-CW	EXIST. CW PIPING
MAX	MAXIMUM		ITEM
MGC	MEDICAL GAS CONSOLE		EXISTING
MH	MAN HOLE		
MIN	MINIMUM		
MS	MOP SINK		
M.T.C.	MECHANICAL TRADES CONTRACTOR		

GENERAL PLUMBING NOTES

- ALL PLUMBING WORK SHALL CONFORM TO MICHIGAN PLUMBING CODE, LATEST APPLICABLE EDITION, AND ALL APPLICABLE LOCAL CODES.
- INSTALL ALL EQUIPMENT, MATERIALS, AND ACCESSORIES PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- INSTALL ISOLATION BALL VALVES @ ALL FIXTURE WATER SUPPLY LINES.
- SITE CONTRACTOR TO RUN UTILITIES TO 5'-0" FROM BUILDING LINE
- ALL INVERT ELEVATIONS ARE BASED ON A FINISH FLOOR LEVEL OF 100'-0". ALL INVERTS, STATED OR NOT, NEW OR EXISTING, SHALL BE COORDINATED IN THE FIELD. VERIFY EXISTING INVERTS PRIOR TO STARING WORK.
- ALL ELEVATIONS SHOWN ARE INVERTS OF PIPING. THE SLEEVES SHALL BE COORDINATED WITH THESE ELEVATIONS.
- ALL PIPE SIZES SHOWN ARE SERVICE SIZE. SIZE SLEEVES FOR 1" CLEAR SPACE BETWEEN PIPE AND SLEEVE FOR INSTALLATION OF MECHANICAL SEAL.
- MECHANICAL SEALS REQUIRED FOR BELOW GRADE WALL PENETRATIONS. ALL WALL AND SLAB PENETRATIONS OF MASONRY OR CONCRETE CONSTRUCTION SHALL BE SLEEVED.
- ALL FLOOR DRAINS TO BE EQUIPPED WITH TRAP PRIMERS OR CODE APPROVED TRAP SEALS, UNLESS OTHERWISE NOTED.
- 2% SLOPE FOR ALL SANITARY PIPING 2-1/2" OR LESS IN DIAMETER. 1% SLOPE FOR ALL SANITARY PIPING 3" OR MORE IN DIAMETER.
- PROVIDE SHOCK STOPS FOR EVERY PLUMBING GROUP. PROVIDE SHOCK ABSORBER IN THE DOMESTIC COLD AND HOT WATER PIPING. SHOCK ABSORBERS TO BE LOCATED IN AN ACCESSIBLE LOCATION.
- PROVIDE AIR ELIMINATION DEVICES FOR EACH PLUMBING SYSTEM.
- THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATION, ELEVATIONS, AND DETAILS OF ALL EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EQUIPMENT AND MATERIALS IN A 'NEW' CONDITION DURING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS AND SUBCONTRACTORS AS REQUIRED BY LAW.
- DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CODES AND REGULATIONS ENFORCED BY LOCAL BUILDING OFFICIALS.
- IF THERE IS CONFLICTING INFORMATION IN THE PLANS OR SPECIFICATIONS THE MORE STRINGENT AND GREATER COST ITEM SHALL BE USED.
- DRAWINGS INDICATE REQUIRED SIZES AND POINTS OF TERMINATION OF PIPES AND SUGGESTED ROUTES. IT IS NOT INTENTION OF DRAWINGS TO INDICATE ALL NECESSARY OFFSETS. INSTALL WORK IN MANNER TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. DO NOT SCALE FROM DRAWINGS.
- PIPING LAYOUT IS SCHEMATIC. EXACT LOCATION OF PIPING AND EQUIPMENT SHALL BE COORDINATED WITH BUILDING STRUCTURE, EQUIPMENT FURNISHED, ARCHITECTURAL DRAWINGS AND ALL OTHER TRADES PRIOR TO INSTALLATION. ANY CONTRACTOR INSTALLING WORK WITHOUT PRIOR COORDINATION SHALL RELOCATE HIS WORK AT HIS EXPENSE TO ALLOW PROPER INSTALLATION OF ANY AND ALL TRADES WORK.
- UNLESS OTHERWISE NOTED, ALL PIPING SHALL BE CONCEALED WHEREVER POSSIBLE. PROVIDE CHROME ESCUTCHEON AT EACH PENETRATION OF A FINISHED SURFACE.
- PLUMBING UTILITY PIPING SHALL NOT BE RUN ABOVE ELECTRICAL GEAR OR IN THE SERVICE SPACE REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- ALL FIXTURES SHALL HAVE SHUTOFF STOP VALVES IN AN ACCESSIBLE LOCATION. PIPING BEYOND THE STOP VALVES AND EXPOSED IN OCCUPIED SPACES SHALL BE CHROME-PLATED. ANY NOTED SHUTOFF VALVES ARE IN ADDITION TO THIS REQUIREMENT.

PLUMBING SYMBOLS LEGEND

PLUMBING PIPING

— CW —	COLD WATER
- - CW - - - - -	COLD WATER BELOW FINISH SLAB
— HW —	HOT WATER
- - HW - - - - -	HOT WATER BELOW FINISH SLAB
— HWR —	HOT WATER RETURN
- - HWR - - - - -	HOT WATER RETURN BELOW FINISH SLAB
— FP —	FIRE PROTECTION
— G —	GAS (NATURAL)
— LP —	GAS (LIQUID PETROLEUM)
— SAN —	SANITARY WASTE
— SAN — — — —	SANITARY WASTE BELOW FINISH SLAB
— V —	VENT PIPING
- - V - - - - -	VENT PIPING BELOW FINISH SLAB
- - - - -	DEMOLITION

PLUMBING VALVES

— [Symbol] —	GATE VALVE
— [Symbol] —	GAS COCK
— [Symbol] —	CHECK VALVE
— [Symbol] —	BALANCE COCK
— [Symbol] —	CIRCUIT SETTER
— [Symbol] —	TWO-WAY CONTROL VALVE
— [Symbol] —	THREE-WAY CONTROL VALVE
— [Symbol] —	GLOBE VALVE
— [Symbol] —	BALL VALVE
— [Symbol] —	TRIPLE DUTY VALVE
— [Symbol] —	GAS PRESSURE REGULATOR
— [Symbol] —	STRAINER (BLOW-OFF)

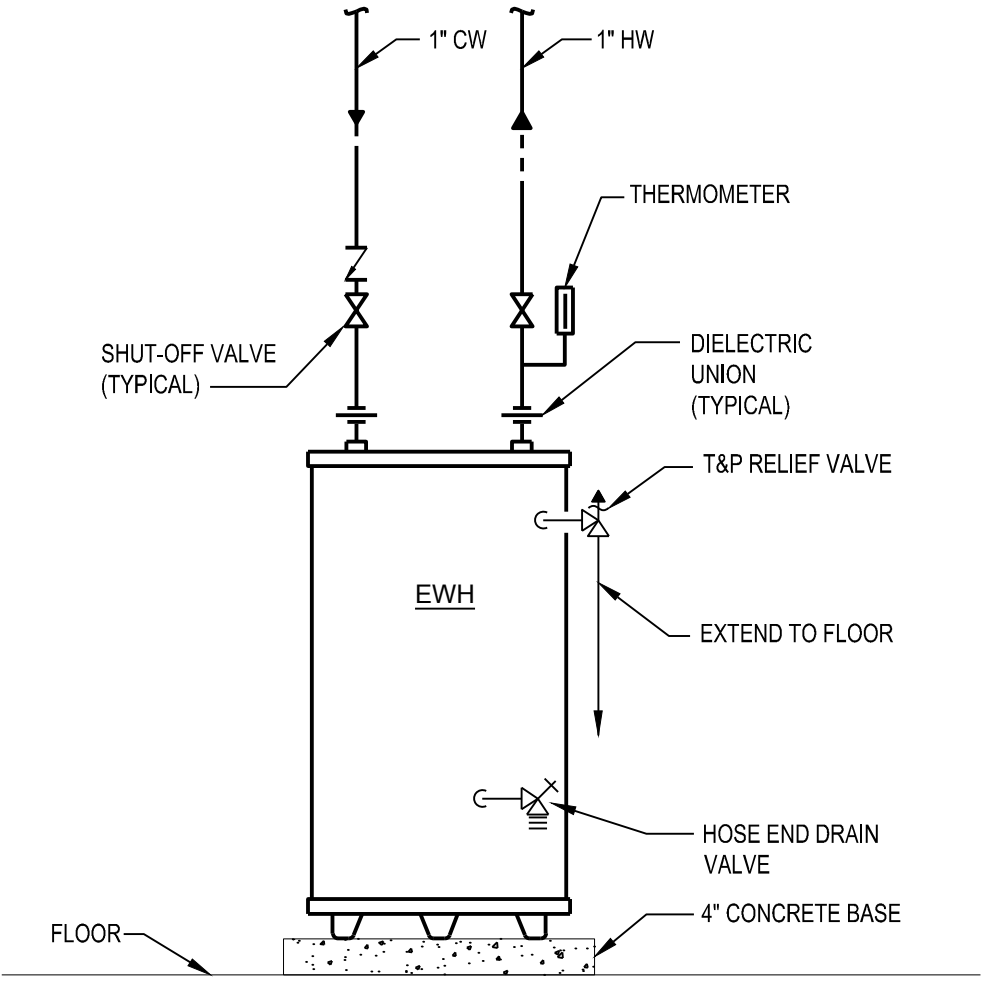
PLUMBING EQUIPMENT

— [Symbol] —	FLOW DIRECTION
— [Symbol] —	PIPING DROP
— [Symbol] —	PIPING RISE
— [Symbol] —	FLOOR CLEANOUT
— [Symbol] —	INLINE PIPING DROP
— [Symbol] —	INLINE PIPING RISE
— [Symbol] —	PIPING TEE
— [Symbol] —	PIPING ELBOW
— [Symbol] —	INLINE CLEANOUT
— [Symbol] —	PLUMBING TRAP
— [Symbol] —	THERMOMETER
— [Symbol] —	CONNECTION
— [Symbol] —	FLOOR DRAIN & FLOOR SINK
— [Symbol] —	FLANGE END CONNECTION
— [Symbol] —	WALL HYDRANT & HOSE BIBB
— [Symbol] —	REGULAR & OVERFLOW ROOF DRAIN
— [Symbol] —	PIPE CAP
— [Symbol] —	PIPE BREAK
— [Symbol] —	WATER METER
— [Symbol] —	GAS METER
— [Symbol] —	PRESSURE GAUGE

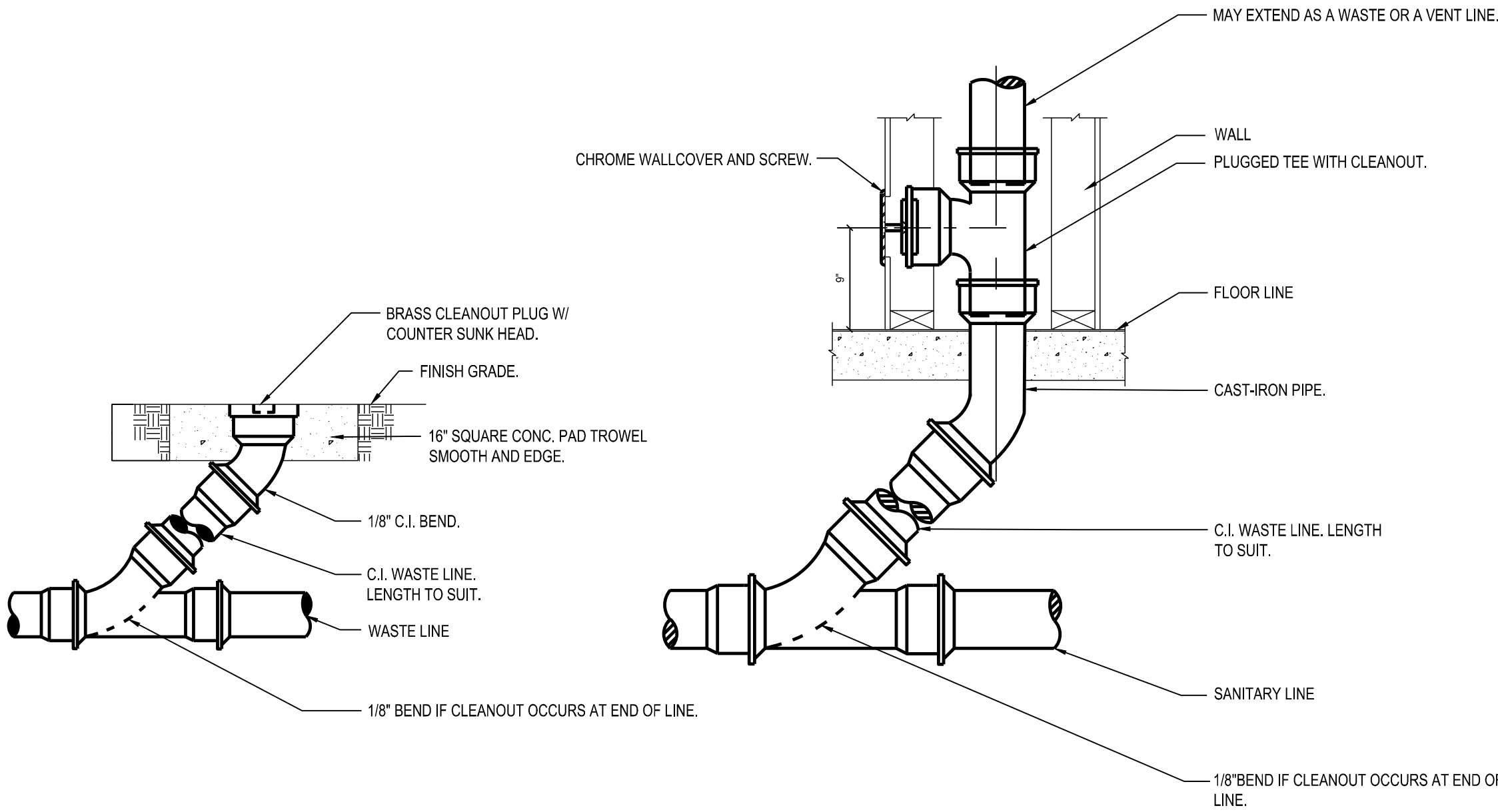
MISCELLANEOUS NOTES

[Symbol]	POINT OF CONNECTION BETWEEN NEW AND EXISTING
[Symbol]	POINT OF EXISTING TO REMAIN AND EXISTING TO BE REMOVED
[Symbol]	INDICATES PLAN NOTE
[Symbol]	INDICATES DEMOLITION NOTE

[Symbol]	DETAIL BUBBLE
[Symbol]	DETAIL NUMBER
[Symbol]	PAGE LOCATION INDICATES
[Symbol]	DIRECTION OF DETAIL SECTION



1 WATER HEATER DETAIL
SCALE: NTS



2 CLEAN-OUT DETAILS
SCALE: NTS



544 CHERBOURG DRIVE
LANSING, MI 48917

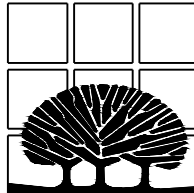
PHONE: (517) 487-2511

admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsgroup.com

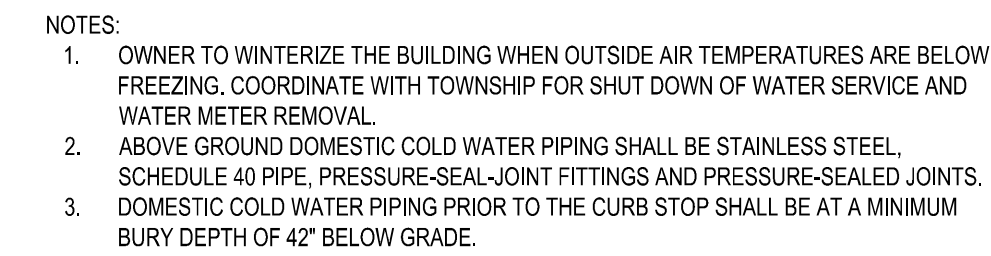


SCALE:
NTS

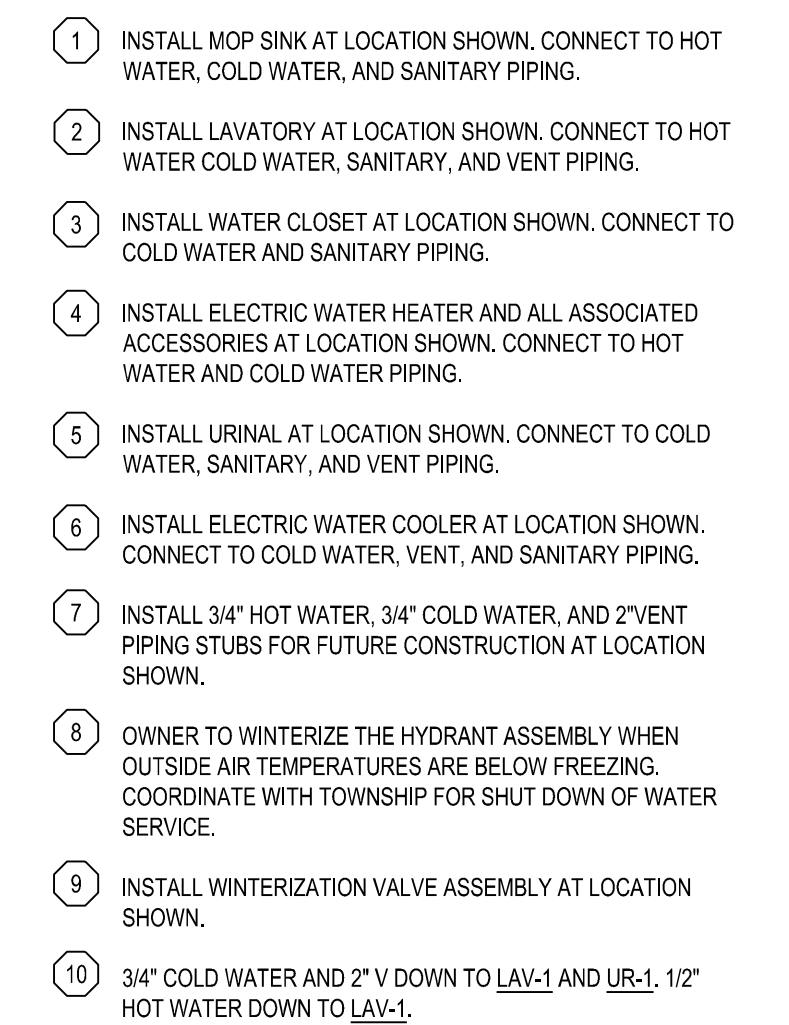
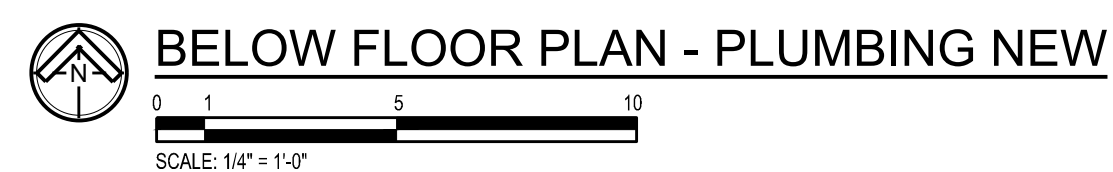
PLUMBING SYMBOLS, NOTES,
AND ABBREV.

DATE	07.29.2025
REVISIONS	

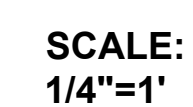
PROJECT NO.	2252
SHEET NO.	P-100



SCALE: NTS



Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



FLOOR PLAN - PLUMBING NEW

PROJECT NO.
2252
SHEET NO.
P-400

ELECTRICAL SYMBOLS LEGEND

OUTLETS		FIXTURES		SERVICE and EQUIPMENT	
	SINGLE RECEPTACLE (120 VOLT)		LIGHT FIXTURE		TRANSIENT VOLTAGE SURGE SUPPRESSION
	DUPLEX RECEPTACLE		STRIP FIXTURE		VARIABLE FREQUENCY DRIVE
	EMERGENCY RECEPTACLE		EMERGENCY LIGHT FIXTURE		TRANSFORMER
	DOUBLE DUPLEX RECEPTACLE		IN-GRADE LIGHT FIXTURE		FUSED DISCONNECT SWITCH
	FLUSH FLOOR BOX		SPOTLIGHT (number of heads shown)		MAGNETIC STARTER
	SURFACE FLOOR BOX		EXIT SIGN (face & direction as shown)		COMB. STARTER
	SPECIAL EQUIPMENT RECEPTACLE		WALL MOUNT LIGHT FIXTURE		PANELBOARD, SURFACE MOUNTED
	TELEPHONE OUTLET		CEILING LIGHT FIXTURE		PANELBOARD, FLUSH MOUNTED
	DATA OUTLET		TRACK & FIXTURE		WEATHERHEAD
	TELEPHONE / DATA OUTLET		STREET TYPE POLE FIXTURE		UTILITY METER, AS REQUIRED
	POWER POLE		DIGITAL EQUIPMENT METER, AS REQUIRED		CURRENT TRANSFORMERS
	JUNCTION BOX		WALLPACK LIGHT FIXTURE		GENERATOR, KW SHOWN
	WALL JUNCTION BOX		SPECIAL PURPOSE LIGHT FIXTURE		TELEPHONE TERMINAL BOARD
	PULL (JUNCTION) BOX		HIGH BAY LIGHT FIXTURE		GROUND CONNECTION PER N.E.C.
	UNDERFLOOR JUNCTION BOX		EMERGENCY EGRESS LIGHT FIXTURE (number of heads shown)		WIREWAY
	CEILING MOUNTED WIFI		DOCK LIGHT FIXTURE		TRANSFER SWITCH
SWITCHES		CIRCUITRY and RACEWAYS			ENCLOSED CIRCUIT BREAKER
	SINGLE-POLE SWITCH		CONDUIT INSTALLED (by E.C.)		CAPACITOR
	THREE-WAY SWITCH		CONDUIT INSTALLED (by others)	CONTROL	
	FOUR-WAY SWITCH		CONDUIT STUB UP		THERMOSTAT
	SWITCH WITH PILOT LIGHT		CONDUIT STUB DOWN		HUMIDISTAT
	THERMAL OVERLOAD SWITCH		HOME RUN (with circuit numbers)		PHOTOCELL (voltage as required)
	MANUAL MOTOR SWITCH		END OF CONDUIT RUN		TIME CLOCK (24 hour U.O.N.)
	KEY SWITCH		END OF CONDUIT RUN, CAP AND STAKE		PUSHBUTTON STATION (number of buttons indicated)
	TIME SWITCH		"CONDUIT RUN CONTINUES" INDICATION		CONTROL TRANSFORMER
	DIMMER SWITCH		FLEXIBLE PIGTAILS/CONNECTIONS		LIGHTING CONTACTOR
MECHANICAL			WIREMOLD AS SPECIFIED		IRRIGATION CONTROLLER (120 volt xxVA connection by x/C)
	SINGLE PHASE MOTOR		BUS DUCT		
	THREE PHASE MOTOR		UNDERFLOOR DUCT		OCCUPANCY SENSOR / PHOTOCELL
	RESISTANCE HEATER, KW SHOWN	SOUND and SIGNAL			ULTRASONIC SENSOR - 360° - 2 CIRCUIT
	PIPE TRACE HEATER		SPEAKER		DUAL TECHNOLOGY SENSOR - 360° - 1000 SQ FT
	ELECTRIC UNIT HEATER		WALL MOUNTED SPEAKER		DUAL TECHNOLOGY SENSOR - 360° - 500 SQ FT
	ELECTRIC WATER HEATER		WALL MOUNTED SPEAKER / CLOCK COMBO		SWITCH STYLE OCCUPANCY SENSOR
NURSE CALL			SINGLE FACE CLOCK		POWER PACK
	NURSE CALL CONTROLLER		DUAL FACE CLOCK		DIGITAL TIME SWITCH
	MASTER STATION		VIDEO INPUT	FIRE ALARM	
	EMERGENCY PULL STATION		AUDIO / VIDEO INPUT		SMOKE DETECTOR
	EMERGENCY PUSH STATION		BELL		HEAT DETECTOR
	CODE BLUE STATION		VOLUME CONTROL		DUCT SMOKE DETECTOR
	PENDENT INTERFACE		BUZZER		DUCT SMOKE DETECTOR
	BED / LIGHT INTERFACE		CHIME		HORN
	SINGLE BED STATION		TELEVISION OUTLET		HORN & LIGHT
	DUAL BED STATION		MICROPHONE OUTLET		SPEAKER
	DOME LIGHT		INTERCOM OUTLET		SPEAKER & LIGHT
	STAFF REGISTER STATION		CAMERA		PULL STATION
	STAFF STATION		DOOR CONTACT		FIRE ALARM CONTROL PANEL
	DUTY STATION		MOTION DETECTOR		ANNUNCIATOR PANEL
DESIGNATIONS			BEAM DETECTOR		END OF LINE DEVICE
	DEMOLITION NOTE		KEY PAD		REMOTE INDICATING LIGHT, WALL MTD.
	PLAN NOTE		SECURITY SYSTEM CONTROL PANEL		REMOTE INDICATING LIGHT, CLG. MTD.
	ADDENDUM NOTE		CCTV CONTROL PANEL		MAGNETIC DOOR HOLDER
			CARD READER		FIREFIGHTER COMMUNICATION JACK
			STUDENT STATION		FLOW SWITCH (furnished by FP/C)
			ADMINISTRATION STATION		TAMPER SWITCH (furnished by FP/C)
			TEACHER STATION		VISUAL ONLY UNIT
			GLASS BREAK		FIRE CONTROL POWER SUPPLY
					MONITOR MODULE
					CONTROL MODULE
					CARBON MONOXIDE DETECTOR

ABBREVIATIONS LEGEND

A	AMPS	GC	GENERAL CONTRACTOR	P	POLE
AC	ABOVE COUNTER	GFI	GROUND FAULT INTERRUPTER	P-	PUMP
ACU-	AIR CONDITIONING UNIT	GND	GROUND	PB	PULL BOX
AFF	AIR HANDLING UNIT			PNL	PANEL
AHJ	AUTHORITY HAVING JURISDICTION	H-	HUMIDIFIER	PRV-	POWER ROOF VENTILATOR
AHU-	AIR HANDLING UNIT	HID	HIGH INTENSITY DISCHARGE	PVC	POLY VINYL CHLORIDE
AIC	AMPS INTERRUPTING CAPACITY	HOA	HAND-OFF-AUTO SELECTOR SWITCH	PWR	POWER
AS	ABOVE SHELF	HP	HORSEPOWER	RECEPT	RECEPTACLE
ATS	AUTOMATIC TRANSFER SWITCH	HR	HOUR	RGC	RIGID GALVANIZED STEEL CONDUIT
		HVAC	HEATING/VENTILATING/AIR CONDITIONING	RTU-	ROOF TOP UNIT
B-	BOILER	IS	ISOLATED GROUND		
BC	BELOW COUNTER	IMC	INTERMEDIATE METAL CONDUIT	SF-	SUPPLY FAN
BLDG	BUILDING			SW	SPECIFICATIONS
		JB	JUNCTION BOX	SWBD	SWITCH SWITCHBOARD
CHLR-	CHILLER	LC	LIGHT CONTROL	TCC	TEMPERATURE CONTROL CONTRACTOR
CND (C)	CONDUIT	LT	LIGHT	TR	TAMPER PROOF RECEPTACLE
CKT	CIRCUIT	LTG	LIGHTING	TS	TAMPER PROOF SWITCH
CKT BKR	CIRCUIT BREAKER	LT FLEX	LIQUID TIGHT FLEXIBLE METAL CONDUIT	TYP	TYPICAL
CT-	COOLING TOWER				
CU-	CONDENSING UNIT	MAX	MAXIMUM	UF	UNDER FLOOR
CUH-	CABINET UNIT HEATER	MC	MECHANICAL CONTRACTOR	UH-	UNIT HEATER
		MCC	MOTOR CONTROL CENTER	UL	UNDERWRITERS' LABORATORIES, INC.
DFU-	DUCT FURNACE	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DISC	DISCONNECT	MLO	MAIN LUG ONLY		
DWG	DRAWING	MT	MOUNT	V	VOLTS
DWH-	DOMESTIC WATER HEATER	MTD	MOUNTED	VL	VERIFY LOCATION WITH OWNER
		MTG	MOUNTING	W	WATTS
EBB-	ELECTRIC BASEBOARD	MUAU-	MAKE-UP AIR UNIT	W/	WITH
EC	ELECTRICAL CONTRACTOR			W/O	WITHOUT
EF-	EXHAUST FAN	NC	NORMALLY CLOSED	WP	WEATHER PROOF
EM	EMERGENCY	NIC	NOT IN CONTRACT		
EMT	ELECTRICAL METALLIC TUBING	NL	NIGHT LIGHT	XFMR	TRANSFORMER
EWC	ELECTRIC WATER COOLER	NO	NORMALLY OPEN		
EXIST/EX.	EXISTING	NTS	NOT TO SCALE		
FLA	FULL LOAD AMPS				
FLEX	FLEXIBLE CONDUIT				
FLR	FLOOR				
FLUOR	FLUORESCENT				
FSES	FOOD SERVICE EQUIP. SUPPLIER				
F/S	FIRE/SMOKE				
FU-	FURNACE				

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION AND COMMENTS	DIMMING INFO	FIXTURE MOUNTING HEIGHT	LIGHT ENGINE
LA	LITHONIA	FMVCSLS-48IN-MVOLT-40K-90CRI-KR	4' WALL MOUNTED DECORATIVE SQUARE STRIP FIXTURE	0-10V	8'-6" AFF	3200 LUMENS 36W, 4000K LED
LB	LITHONIA	WL4-30L-GZ10-LP840	4' STRIP FIXTURE	0-10V	CEILING MOUNTED	3251 LUMENS 28W, 4000K LED
LBEM	LITHONIA	WL4-30L-GZ10-LP840-E10W	4' STRIP FIXTURE WITH EMERGENCY BATTERY PACK	0-10V	CEILING MOUNTED	3251 LUMENS 28W, 4000K LED
LC	GOTHAM	EV06SH-40110-SMC-MVOLT	6" WET LOCATION DOWNLIGHT	0-10V	CEILING MOUNTED	857 LUMENS 9.6W, 4000K LED
LD	KENALL	MLHA8-48-F-PP-45T-27/65K8-ATW-DV	4' LED WET LOCATION FIXTURE	0-10V	CEILING MOUNTED	5037 LUMENS 46W, 4000K LED

GENERAL ELECTRICAL NOTES

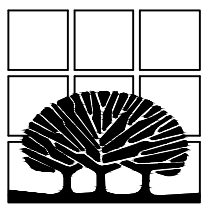
- ALL WALL AND FLOOR PENETRATIONS ARE TO BE SEALED TO MAINTAIN ORIGINAL RATING.
- ALL CONDUITS TO BE FIELD ROUTED ALONG EXISTING PIPING AND STRUCTURAL STEEL.
- THE DIVISION 26 CONTRACTORS SHALL VISIT THE PROJECT AND DETERMINE THE EXACT EXTENT OF THE DEMOLITION WORK REQUIRED BEFORE BIDDING THE PROJECT.
- REMOVE ALL EXISTING OBSOLETE EXPOSED CONDUIT, WIRE AND UNUSED EQUIPMENT WHERE WORK IS BEING DONE EXCEPT ITEMS NOTED OTHERWISE.
- WHERE BUILDING SURFACES ARE DAMAGED BY THE REMOVAL OF OLD WORK, SURFACES SHALL BE PATCHED TO MATCH ADJACENT.
- EXISTING WORK WHICH IS PRESENTLY CONCEALED AND WHICH WILL REMAIN CONCEALED AND DOES NOT INTERFERE WITH ANY NEW WORK OF ANY TRADE NEED NOT BE REMOVED. HOWEVER, ALL CONDUIT SHALL BE CAPPED BELOW FINISH SURFACE AND THEN PATCHED TO MATCH, OR AS NOTED.
- EXISTING OPENINGS, WHICH ARE TO BE REUSED, SHALL BE MODIFIED OR ENLARGED TO SUIT THE NEW SYSTEMS AS REQUIRED. PROVIDE ALL REQUIRED CUTTING AND PATCHING.
- IF ASBESTOS IS PRESENT, IT WILL BE REMOVED OR RENDERED HARMLESS UNDER SEPARATE CONTRACT BY THE OWNER.
- THE DIVISION 26 CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING THE EXISTING WALLS TO MATCH THE ADJACENT SURFACES BEHIND ALL SURFACE MOUNTED EQUIPMENT.
- CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT VOLTAGES AND LOADS PRIOR TO INSTALLING SERVICE TO EQUIPMENT.
- DRAWINGS ARE BASED ON EXISTING RECORD DOCUMENT AND CASUAL FIELD OBSERVATION. REPORT ANY DISCREPANCIES TO ENGINEER FOR CLARIFICATION.

544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsgroup.com



SCALE:
NTS

ELECTRICAL NOTES, SYMBOLS, AND
ABBREVIATIONS

DATE	07.29.2025
REVISIONS	

PROJECT NO.	2252
SHEET NO.	E-100

REVIEW
DRAWING
NOT FOR
CONSTRUCTION
PLOT DATE: 07/25/2025

DIVISION 26
ELECTRICAL SPECIFICATIONS

DIVISION 26 - ELECTRICAL SPECIFICATIONS

DESCRIPTION OF WORK
WORK SHALL INCLUDE, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. DEMOLITION
2. TEMPORARY POWER AND LIGHTING
3. CONDUIT AND RACEWAYS
4. CONDUCTORS
5. GROUNDING
6. SAFETY DISCONNECT SWITCHES
7. DEVICES, SWITCHES AND RECEPTACLES
8. DISTRIBUTION, LIGHTING AND RECEPTACLE PANELS
9. METERING EQUIPMENT
10. LIGHTING, LIGHTING CONTACTORS AND CONTROLS

STANDARDS

ELECTRICAL MATERIALS AND EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS LISTED BELOW. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. IN THE ABSENCE OF SPECIFIC INSTRUCTION IN THE TECHNICAL SPECIFICATIONS, EQUIPMENT AND INSTALLATION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES, STANDARDS AND REGULATIONS, LATEST EDITIONS:

1. AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM).
2. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI).
3. UNDERWRITER'S LABORATORIES, INC. (UL).
4. AMERICAN WELDING SOCIETY CODE (AWS).
5. LOCAL BUILDING, ELECTRICAL, AND FIRE CODES.
6. NATIONAL ELECTRICAL CODE (NEC).
7. SERVICE RULES AND REGULATIONS OF LOCAL ELECTRICAL UTILITY COMPANY.
8. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA).
9. U.S. DEPARTMENT OF HEALTH & HUMAN SERVICES "HRS-M-HF" 84, 1.
10. OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
11. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
12. AMERICANS WITH DISABILITIES ACT (ADA).

CODES AND ORDINANCES

COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES. COMPLY WITH OWNER'S SPECIFICATIONS, GUIDELINES AND REQUIREMENTS. BIDDERS SHALL FAMILIARIZE THEMSELVES WITH CODE REQUIREMENTS FOR THE TYPE OF FACILITY WHERE THE WORK IS BEING PERFORMED.

PERMITS AND INSPECTION FEES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTION FEES. FINAL INSPECTION CERTIFICATES BY THE AUTHORITIES HAVING JURISDICTION, INCLUDING THE LOCAL ELECTRICAL INSPECTOR AND FIRE MARSHAL, SHALL BE OBTAINED BY THE CONTRACTOR. COPIES SHALL BE SUBMITTED IN DUPLICATE TO THE OWNER.

SUBMITTALS

SUBMIT PRODUCT DATA, SHOP DRAWINGS, WIRING DIAGRAMS, AND DESCRIPTIVE LITERATURE FOR ALL ELECTRICAL MATERIALS AND EQUIPMENT TO BE INSTALLED UNDER THIS CONTRACT. MAKE SUBMITTALS WITHIN THIRTY (30) DAYS AFTER THE SIGNING OF THE CONTRACT. PRODUCT SHIPMENTS ARE NOT PERMITTED UNTIL SUBMITTALS HAVE RECEIVED FINAL APPROVAL.

AS-CONSTRUCTED DOCUMENTS

UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A MARKED-UP COPY OF THE ORIGINAL CONTRACT DOCUMENTS TO THE OWNER, INDICATING CHANGES, ADDITIONS AND MODIFICATIONS TO THE ORIGINAL DESIGN. DRAWINGS SHALL BE MANUALLY-PREPARED.

OPERATION & MAINTENANCE MANUALS

PROVIDE OPERATING INSTRUCTIONS AND MAINTENANCE INFORMATION, FOR EACH SYSTEM AND EQUIPMENT SPECIFIED, FOR USE BY FACILITY OPERATION AND MAINTENANCE PERSONNEL. MANUALS SHALL BE PROVIDED IN 3-RING BINDERS OR ELECTRONIC COPIES. THE MANUALS SHALL INCLUDE:

1. WIRING DIAGRAMS, CONTROL DIAGRAMS, AND CONTROL SEQUENCE FOR EACH SYSTEM AND ITEM OF EQUIPMENT.
2. START-UP, PROPER ADJUSTMENT, OPERATING, LUBRICATION, AND SHUTDOWN PROCEDURES.
3. SAFETY PRECAUTIONS.
4. THE PROCEDURE TO BE FOLLOWED IN THE EVENT OF EQUIPMENT FAILURE.
5. OTHER ITEMS OF INSTRUCTION AS RECOMMENDED BY THE MANUFACTURER OF EACH SYSTEM OR ITEM OF EQUIPMENT.

TRAINING

DURING OR UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL PROVIDE TRAINING OF OPERATION AND MAINTENANCE PERSONNEL FOR ALL REQUIRED ELECTRICAL COMPONENTS AND SYSTEMS. TRAINING SHALL BE CONDUCTED AT THE OWNER'S FACILITY. COORDINATE WITH THE OWNER FOR SCHEDULE.

SIGNAGE AND IDENTIFICATION OF SYSTEMS AND EQUIPMENT

1. OPERATING INSTRUCTIONS: PRINT OR ENGRAVE INSTRUCTIONS AND FRAME UNDER GLASS OR APPROVED LAMINATED PLASTIC. POST INSTRUCTIONS IN VIEW OF EQUIPMENT. PROVIDE WEATHER-RESISTANT MATERIALS FOR EXTERIOR APPLICATIONS.
2. EQUIPMENT: PROVIDE NAMEPLATES FOR ALL EQUIPMENT AND DEVICES. NAMEPLATES SHALL BE SELF-ADHESIVE WITH ENGRAVED, LAMINATED ACRYLIC OR MELAMINE LABELS. PROVIDE NAMEPLATES WITH WHITE LETTERS ON A BLACK BACKGROUND. MINIMUM LETTER HEIGHT SHALL BE 1/8-INCH.
3. WARNING SIGNS: PROVIDE A SELF-ADHESIVE WARNING LABEL THAT IS FACTORY PRINTED AND MULTI-COLOR. COMPLY WITH N.E.C. 70 AND 29 CFR 1910.145. LABELS FOR MULTIPLE POWER SOURCES SHALL READ: "DANGER - ELECTRICAL SHOCK HAZARD - EQUIPMENT HAS MULTIPLE POWER SOURCES". LABELS FOR OTHER EQUIPMENT REQUIRING WORK SPACE CLEARANCES SHALL READ: "WARNING - OSHA REGULATION - AREA IN FRONT OF ELECTRICAL EQUIPMENT MUST BE KEPT CLEAR FOR 36-INCHES".
4. ARC-FLASH WARNING SIGNS: PROVIDE A SELF-ADHESIVE ARC-FLASH WARNING LABEL ON ALL SAFETY SWITCHES, STARTERS, SWITCHBOARDS, PANELBOARDS AND OTHER REQUIRED EQUIPMENT. LABEL SHALL READ: "WARNING. ARC FLASH AND SHOCK HAZARD. APPROPRIATE PPE AND TOOLS REQUIRED WHEN WORKING ON THIS EQUIPMENT."

GUARANTEE

PROVIDE WRITTEN GUARANTEE FOR ALL LABOR AND MATERIALS FOR ONE (1) YEAR AFTER OWNER'S WRITTEN ACCEPTANCE OF THE PROJECT.

LAYOUT OF THE WORK

THE CONTRACTOR SHALL EXAMINE THE AREA OF WORK, AND ALL OTHER DISCIPLINE DRAWINGS, BEFORE PROCEEDING WITH THE LAYOUT AND INSTALLATION OF THE ELECTRICAL WORK. LOCATE ELECTRICAL EQUIPMENT ESSENTIALLY AS SHOWN ON THE DRAWINGS. EXACT LOCATION OF EQUIPMENT SHALL BE DETERMINED AT THE JOB SITE TO SUIT ACTUAL CONDITIONS. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION, SO THAT ALL COMPONENTS WILL BE INSTALLED IN PROPER RELATIONSHIP AND SEQUENCE.

DEMOLITION

CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIAL INDICATED ON THE DEMOLITION PLANS OR AS REQUIRED TO INSTALL THE EQUIPMENT THAT IS PART OF THIS CONTRACT. LIGHT FIXTURES INDICATED TO BE REUSED SHALL BE REMOVED, CLEANED AND RE-LAMPED BEFORE REINSTALLING. REMOVED LIGHT FIXTURES TO BE DEMOLISHED SHALL BE TURNED OVER TO THE OWNER UNLESS OTHERWISE SPECIFIED. ALL OTHER ELECTRICAL DEMOLITION ITEMS SHALL BE REMOVED FROM THE SITE. EXISTING CONDUITS MAY BE REUSED WHEN PRACTICAL. CONTRACTOR SHALL PATCH EXISTING WALL AND CEILING OPENINGS IN FINISHED AREAS UPON REMOVAL OF ELECTRICAL EQUIPMENT. CONTRACTOR SHALL PROTECT ALL EXISTING ELECTRICAL EQUIPMENT, INDICATED TO REMAIN, DURING CONSTRUCTION PERIOD.

CUTTING AND PATCHING

ALL NECESSARY CUTTING AND PATCHING OF THE BUILDING WALLS, FLOORS AND CEILINGS REQUIRED FOR REMOVAL OR INSTALLATION OF THE NEW WORK, SHALL BE FURNISHED BY THE CONTRACTOR. NO STRUCTURAL MEMBERS OF THE BUILDING SHALL BE CUT WITHOUT PRIOR APPROVAL OF THE ENGINEER. ALL NECESSARY PATCHING AND PAINTING OF SURFACES SHALL BE BY CONTRACTOR. PAINT SHALL MATCH EXISTING.

TEMPORARY POWER AND LIGHTING

CONTRACTOR SHALL SUPPLY TEMPORARY POWER AND LIGHTING IN NEW WORK AREAS AND EXISTING AREAS WHERE POWER OR LIGHTING IS BEING MODIFIED. THIS INCLUDES POWER TO EXISTING CRITICAL AND LIFE SAFETY SYSTEMS. TEMPORARY LIGHTING SHALL EQUAL OR EXCEED EXISTING LIGHT LEVELS. MINIMUM ILLUMINATION LEVEL SHALL BE 10-FOOT-CANDLES. COORDINATE ALL POWER AND LIGHTING SHUTDOWNS WITH OWNER.

ELECTRICAL SERVICE

CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC UTILITY COMPANY TO COORDINATE THE INSTALLATION OF NEW ELECTRICAL SERVICE. ALL WORK SHALL COMPLY WITH LOCAL ELECTRICAL UTILITY COMPANY RULES AND REGULATIONS. CONTRACTOR SHALL INCLUDE ALL CHARGES FOR NEW SERVICE IN BASE BID. NORMAL SECONDARY SERVICE IS 277/480 VOLT OR 120/208 VOLT, 3-PHASE, 4 WIRE, AS INDICATED ON DRAWINGS. CONTRACTOR SHALL PROVIDE NEW SERVICE ENTRANCE CONDUIT AND CONDUCTORS FROM THE UTILITY TRANSFORMER TO THE NEW METERING CUBICLE OR CURRENT TRANSFORMER (CT) CABINET AS APPLICABLE.

CONTRACTOR SHALL PROVIDE AND INSTALL METERING EQUIPMENT, PANELS, DISCONNECTS AND EQUIPMENT AS SHOWN. ALL SERVICE EQUIPMENT SHALL BE RATED AS "SUITABLE FOR USE AS SERVICE EQUIPMENT." ELECTRICAL WATT-HOUR METER AND CURRENT TRANSFORMERS SHALL BE PROVIDED BY THE UTILITY COMPANY AND INSTALLED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE.

GROUNDING

ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDING IN A MANNER APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE GROUND RODS AND BARE COPPER GROUND CONDUCTORS AT UTILITY TRANSFORMER PAD. PROVIDE A GROUND ROD AND GROUND CONDUCTOR AT THE BUILDING MAIN DISCONNECT SWITCH. PROVIDE A GROUND CONDUCTOR IN ALL POWER RACEWAYS. GROUND ELECTRICAL SYSTEMS PER NEC ARTICLE 250 OR AS DETAILED ON THE DRAWINGS.

ELECTRICAL DISTRIBUTION, RECEPTACLE AND LIGHTING PANELS

DISTRIBUTION PANELS SHALL BE CIRCUIT BREAKER TYPE, WITH COPPER BUS, SERVICE ENTRANCE RATED, 200,000 AIC RATED, SURFACE OR FLUSH-MOUNTED AS SHOWN. VOLTAGE AS INDICATED ON THE DRAWINGS. SUPPLY WITH BRANCH CIRCUIT BREAKERS AS INDICATED ON THE DRAWINGS. SQUARE D TYPE QMB OR EQUAL.

RECEPTACLE AND LIGHTING PANELS SHALL BE CIRCUIT BREAKER TYPE, SURFACE OR FLUSH-MOUNTED AS SHOWN, WITH COPPER BUS, MINIMUM 10,000 AIC RATED, HINGED LOCKABLE DOOR, BOLT-ON CIRCUIT BREAKERS WITH MAIN BREAKER OR MAIN LUGS ONLY (MLO) AS INDICATED ON THE DRAWINGS. VOLTAGE AS INDICATED ON THE DRAWINGS. SUPPLY WITH BRANCH CIRCUIT BREAKERS AS INDICATED ON THE PANEL SCHEDULES. SQUARE D TYPE NQ OR NF OR EQUAL.

PROVIDE GROUND FAULT CIRCUIT INTERRUPTING AND ARC FLASH CIRCUIT INTERRUPTING CIRCUIT BREAKERS WHERE INDICATED.

WIRE AND CABLE

PRIMARY FEEDERS SHALL BE TYPE UD EPR, 15KV RATED, COLORED BLACK. COLOR CODE ALL PRIMARY FEEDERS. SECONDARY FEEDERS SHALL BE TYPE THWN-2 or XHHW-2, 600V RATED, COLORED BLACK OR COLOR CODED. BRANCH CIRCUIT WIRING SHALL BE TYPE THWN-2 OR XHHW-2, 600V RATED, 7 STRAND, #12 AWG MINIMUM, COLORED HOT-BLACK, NEUTRAL-WHITE AND GROUND-GREEN. BARE COPPER GROUND WIRE SHALL BE STRANDED TYPE.

ALL BRANCH CIRCUIT WIRING SHALL BE CONTINUOUS BETWEEN JUNCTION BOXES, WITH SPLICES MADE ONLY WITHIN BOXES. SOLDERLESS PRESSURE-TYPE CONNECTORS, PROPERLY INSULATED, SHALL BE USED FOR ALL SPLICES. NO POWER WIRE SMALLER THAN #12 AWG MAY BE USED UNLESS SPECIFIED UNDER DESCRIPTIONS OF SPECIAL SYSTEMS.

LABEL ALL CONDUCTORS WITH CIRCUIT NUMBERS AT BOTH ENDS, MINIMUM.

CONDUIT AND BOXES

CONDUIT SHALL BE 3/4" MINIMUM. EXPOSED OUTDOOR CONDUIT SHALL BE RGC. BELOW GRADE CONDUIT SHALL BE SCHEDULE 40 PVC OR HDPE. EXPOSED INTERIOR CONDUIT SHALL BE EMT. CONDUIT INSTALLED IN INDUSTRIAL FACILITIES SHALL BE RGC. CONDUIT FOR CONDUCTORS GREATER THAN 480-VOLTS SHALL BE RGC. CONCEALED INTERIOR CONDUIT SHALL BE EMT. CONDUIT AND BOXES IN CORROSIVE ENVIRONMENTS SHALL BE PVC-COATED RGC. BELOW GRADE, NON-METALLIC CONDUIT CONTAINING DATA AND COMMUNICATIONS WIRING, SHALL BE INSTALLED WITH A TRACER WIRE.

WHERE FLEXIBLE CONNECTIONS ARE REQUIRED, SUCH AS CONNECTIONS TO MOTORS AND LIGHT FIXTURES, LIQUID-TIGHT, FLEXIBLE METAL CONDUIT SHALL BE USED, WHERE PERMITTED BY THE NEC.

EXTERIOR RGC CONDUIT JOINTS SHALL BE MADE WATERTIGHT BY COATING THREADS WITH A ZINC PAINT.

EXTERIOR-MOUNTED DEVICE BOXES AND BOXES INSTALLED IN INDUSTRIAL FACILITIES SHALL BE CAST TYPE. INTERIOR OUTLET BOXES SHALL BE PRESSED STEEL, COMPLETE WITH PLASTER RING IF NECESSARY, FOR EACH SWITCH, RECEPTACLE OR DEVICE SHOWN. CEILING OUTLET BOXES SHALL BE 4-INCH OCTAGON, 1-1/2-INCH DEEP. EACH OUTLET SHALL BE RIGIDLY SUPPORTED FROM THE BUILDING CONSTRUCTION (INDEPENDENT OF THE RACEWAY SYSTEM). LIGHT FIXTURE BOXES SHALL BE SUPPLIED WITH FIXTURE SUPPORT HARDWARE AND SUPPORTED TO WITHSTAND 80 LBS.

DEVICES

WALL SWITCHES SHALL BE 20A RATED, SPECIFICATION GRADE, TOGGLE TYPE, SINGLE-POLE, TWO-POSITION. PROVIDE 3-WAY AND 4-WAY AND TWO-POLE SWITCHES WHERE INDICATED. COLOR SELECTED BY OWNER OR MATCH EXISTING. LUTRON, LEVITON, G.E. OR EQUAL.

RECEPTACLES SHALL BE 20A RATED, SPECIFICATION GRADE, 125VAC, 3-WIRE DUPLEX TYPE, NEMA 5-20R UNLESS NOTED OTHERWISE. PROVIDE GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLES AND ARC FLASH CIRCUIT INTERRUPTING RECEPTACLES WHERE REQUIRED OR AS INDICATED. COLOR SELECTED BY OWNER OR MATCH EXISTING. LEVITON, G.E. OR EQUAL.

PROVIDE IN-USE, HINGED LOCKABLE COVERS FOR ALL EXTERIOR-MOUNTED RECEPTACLES. NICKEL OR GALVANIZED STEEL COVERS IN INDUSTRIAL FACILITIES AND NICKEL, PLASTIC COVERS (MATCHING OWNER'S EXISTING COVERS) IN FINISHED AREAS.

SUPPORTS AND HANGERS

PROVIDE AND INSTALL NECESSARY STEEL BRACKETS, RODS, CHANNELS, CLAMPS, ETC., FOR SUPPORT OF ALL WORK UNDER THIS CONTRACT. MOUNT SECURELY TO CEILING OR WALL.

SAFETY DISCONNECT SWITCHES

SAFETY DISCONNECT SWITCHES SHALL BE CIRCUIT BREAKER OR FUSED TYPE, 250VAC OR 480VAC, CLASS A, HEAVY DUTY, DUAL HORSEPOWER RATED IN NEMA 1 ENCLOSURE OR WEATHER-PROOF AS INDICATED ON DRAWINGS. BUILDING SAFETY DISCONNECT SWITCHES SHALL BE RATED FOR "SERVICE ENTRANCE.". VOLTAGE, CURRENT RATING, NUMBER OF POLES, CIRCUIT BREAKER OR FUSES AS INDICATED. CONSTRUCTION SHALL BE SUCH THAT, WHEN THE SWITCH HANDLE IS IN THE "ON" POSITION, THE COVER CANNOT BE OPENED. SWITCHES FOR 30-AMPERE TO 200-AMPERE LOADING SHALL BE SQUARE D TYPE HD OR EQUAL.

LIGHTING FIXTURES

PROVIDE AND INSTALL LIGHT FIXTURES AS SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE. ALL LIGHTING FIXTURES AND COMPONENTS SHALL BE U.L., D.L.C., ENERGY STAR AND E.T.L. APPROVED. EMERGENCY LIGHT FIXTURES AND EXIT SIGNS SHALL BE CONNECTED TO THE CIRCUIT SUPPLYING NORMAL POWER TO LIGHTING FIXTURES IN THE AREA THEY SERVE, AHEAD OF ANY SWITCHES.

PROVIDE CONCRETE FOUNDATIONS, GROUNDING AND POLES FOR POLE-MOUNTED EXTERIOR LIGHTS. REFER TO LIGHT FIXTURE SCHEDULE AND DETAILS ON THE DRAWINGS FOR POLE AND MOUNTING ARM SPECIFICATIONS.

LIGHTING CONTROL

PROVIDE A LIGHTING CONTROL PANEL AS DETAILED ON THE DRAWINGS. PANEL SHALL BE MULTI-ZONE, PROGRAMMABLE TYPE WITH ASTRONOMICAL TIME CLOCK. PROVIDE CEILING AND WALL-MOUNTED OCCUPANCY SENSORS AND SWITCHES AS SHOWN ON THE DRAWINGS. HONEYWELL, EATON, LUTRON, EDWARDS, LEVITON, SCHNEIDER OR EQUAL.

LIGHTING CONTACTORS

PROVIDE AN ELECTRICALLY-HELD LIGHTING CONTACTOR AS SHOWN ON THE DRAWINGS. CONTACTOR SHALL BE FURNISHED IN A NEMA 12 ENCLOSURE AND SHALL HAVE A HAND-OFF-AUTO SELECTOR SWITCH ON THE COVER. PROVIDE EXTERIOR-MOUNTED PHOTOCELL WHERE SHOWN. SUPPLY WITH NEMA 3R ENCLOSURE FOR EXTERIOR LOCATIONS. CONTACTOR SHALL BE 3-POLE MINIMUM, RATED FOR VOLTAGE AND AMPERAGE AS SHOWN ON THE DRAWINGS. SQUARE D CLASS 8903 OR EQUAL.

TIME CLOCKS

TIME CLOCKS SHALL BE ASTRONOMIC, 40-AMPS PER POLE, ELECTRONIC WITH BATTERY BACK-UP, MOUNTED IN NEMA 1 ENCLOSURE. TORK, INTERMATIC OR EQUAL.

END OF DIVISION 26



544 CHERBOURG DRIVE
LANSING, MI 48917

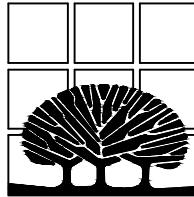
PHONE: (517) 487-2511

admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



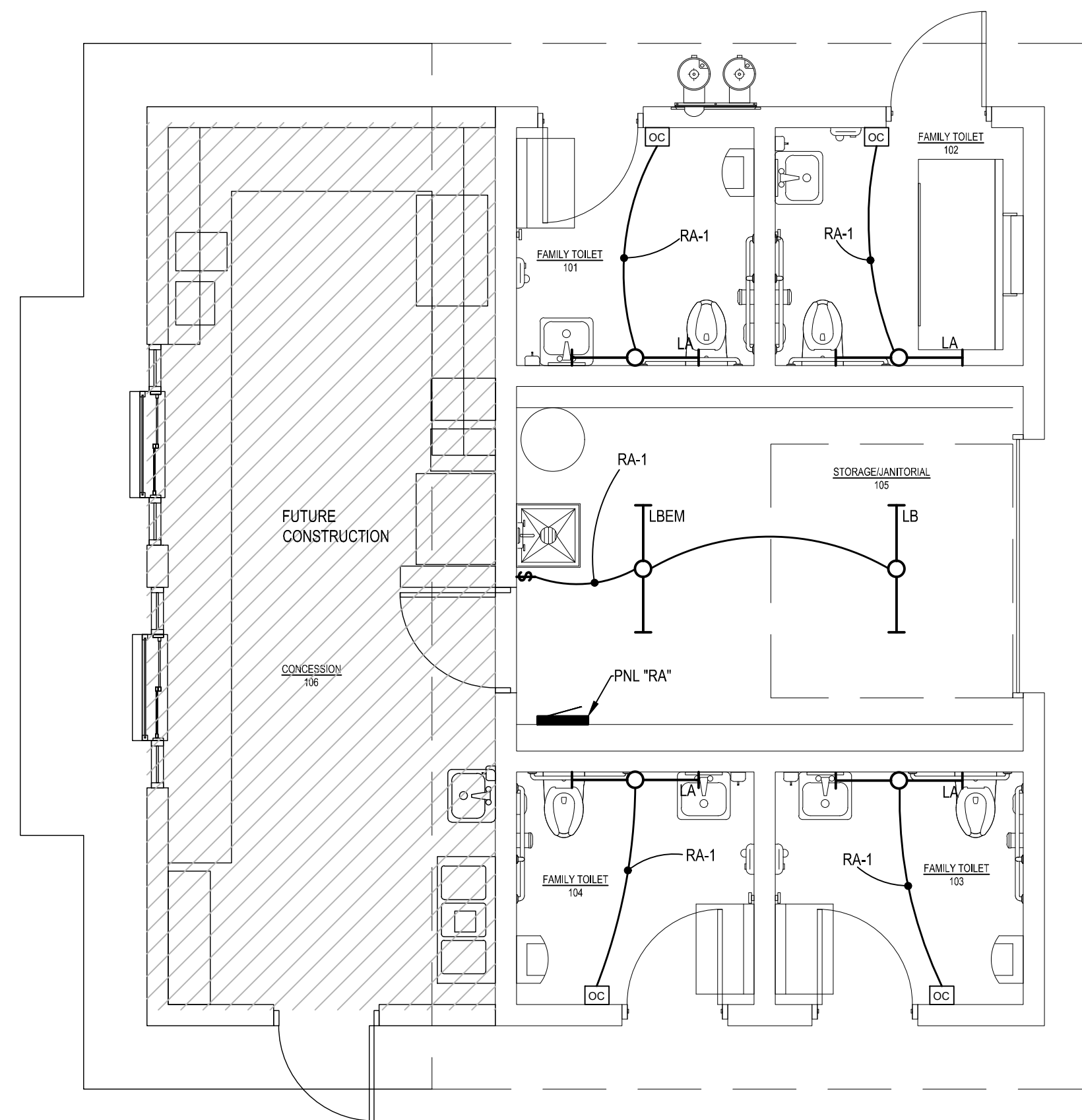
SCALE:
NTS

ELECTRICAL
SPECIFICATIONS

DATE	07.29.2025
REVISIONS	

PROJECT NO.	2252
SHEET NO.	E-101



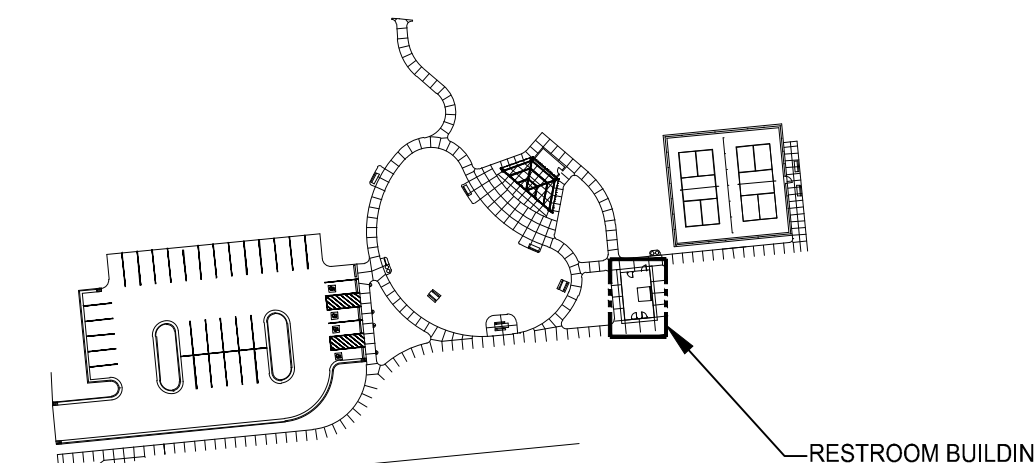


RESTROOM BUILDING - LIGHTING

0 1 5 10

SCALE: 1/4" = 1'-0"

REVIEW
DRAWING
NOT FOR
CONSTRUCTION
PLOT DATE: 07/25/2025



KEY PLAN
SCALE: N.T.S.

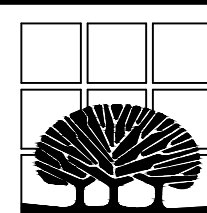
MATRIX
CONSULTING ENGINEERS, INC

544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com

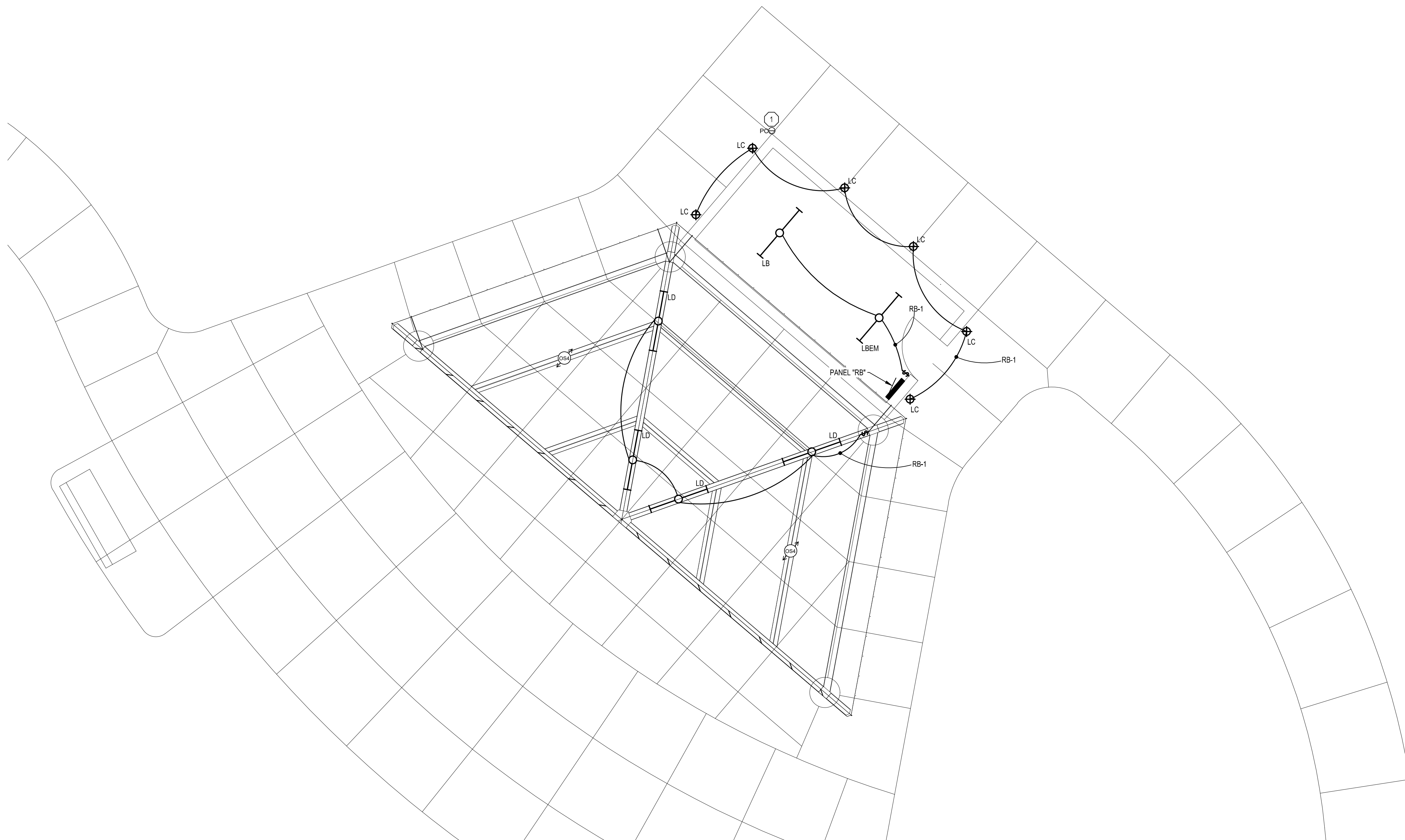


SCALE:
1/4"=1'

**RESTROOM BUILDING -
LIGHTING**

DATE	REVISIONS
07.29.2025	

PROJECT NO.	SHEET NO.
2252	E-400

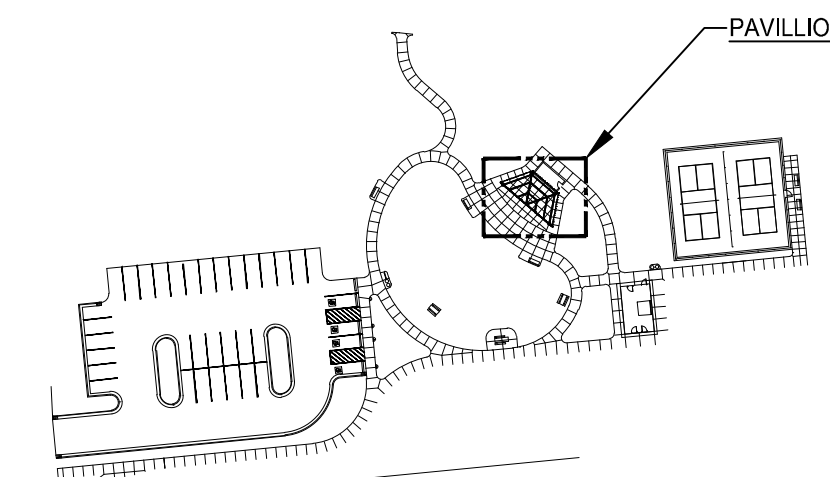


PAVILION AREA - LIGHTING
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY NOTES

- 1 ALL EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED VIA PHOTOCELL.

REVIEW
DRAWING
NOT FOR
CONSTRUCTION
PLOT DATE: 07/25/2025

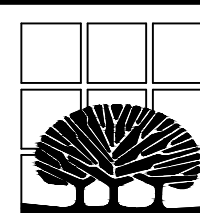


KEY PLAN
SCALE: N.T.S.

MATRIX
CONSULTING ENGINEERS, INC.
544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com

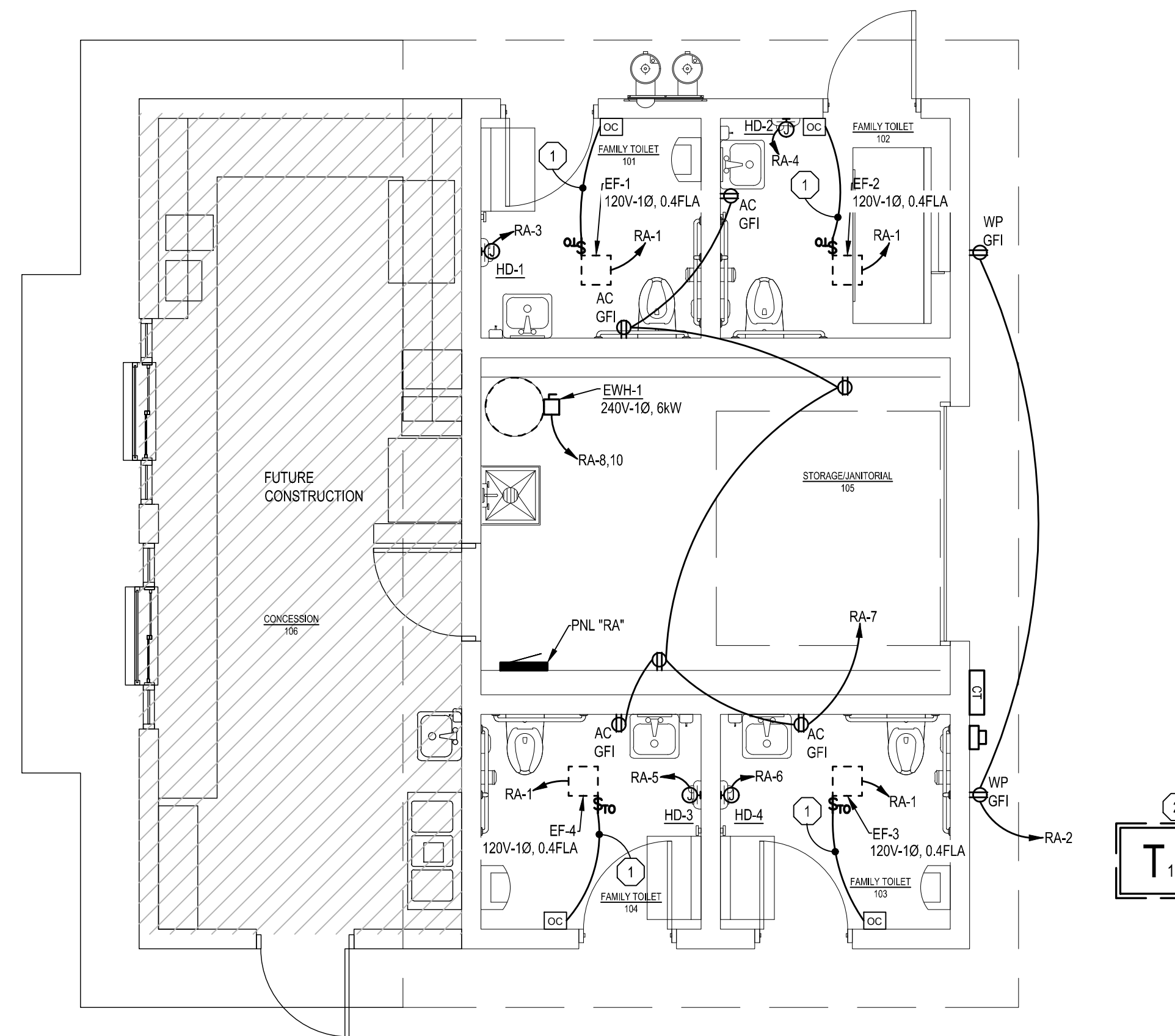


SCALE:
1/4"=1'

PAVILION AREA - LIGHTING

DATE	REVISIONS
07.29.2025	

PROJECT NO.	SHEET NO.
2252	E-401

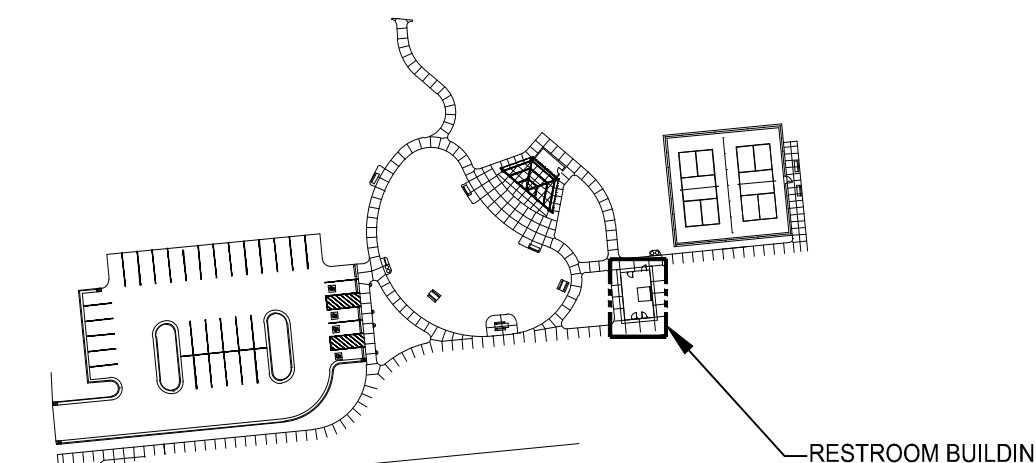


ELECTRICAL KEY NOTES

- 1 CONTRACTOR SHALL WIRE EXHAUST FAN CONTROLS TO LIGHTING SWITCH IN THIS AREA.
- 2 CONTRACTOR SHALL COORDINATE LOCATION WITH LOCAL UTILITY.

 **RESTROOM BUILDING - POWER**
0 1 5 10
SCALE: 1/4"=1'-0"

REVIEW
DRAWING
NOT FOR
CONSTRUCTION
PLOT DATE: 07/25/2025



 **KEY PLAN**
SCALE: N.T.S.

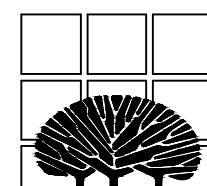


544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

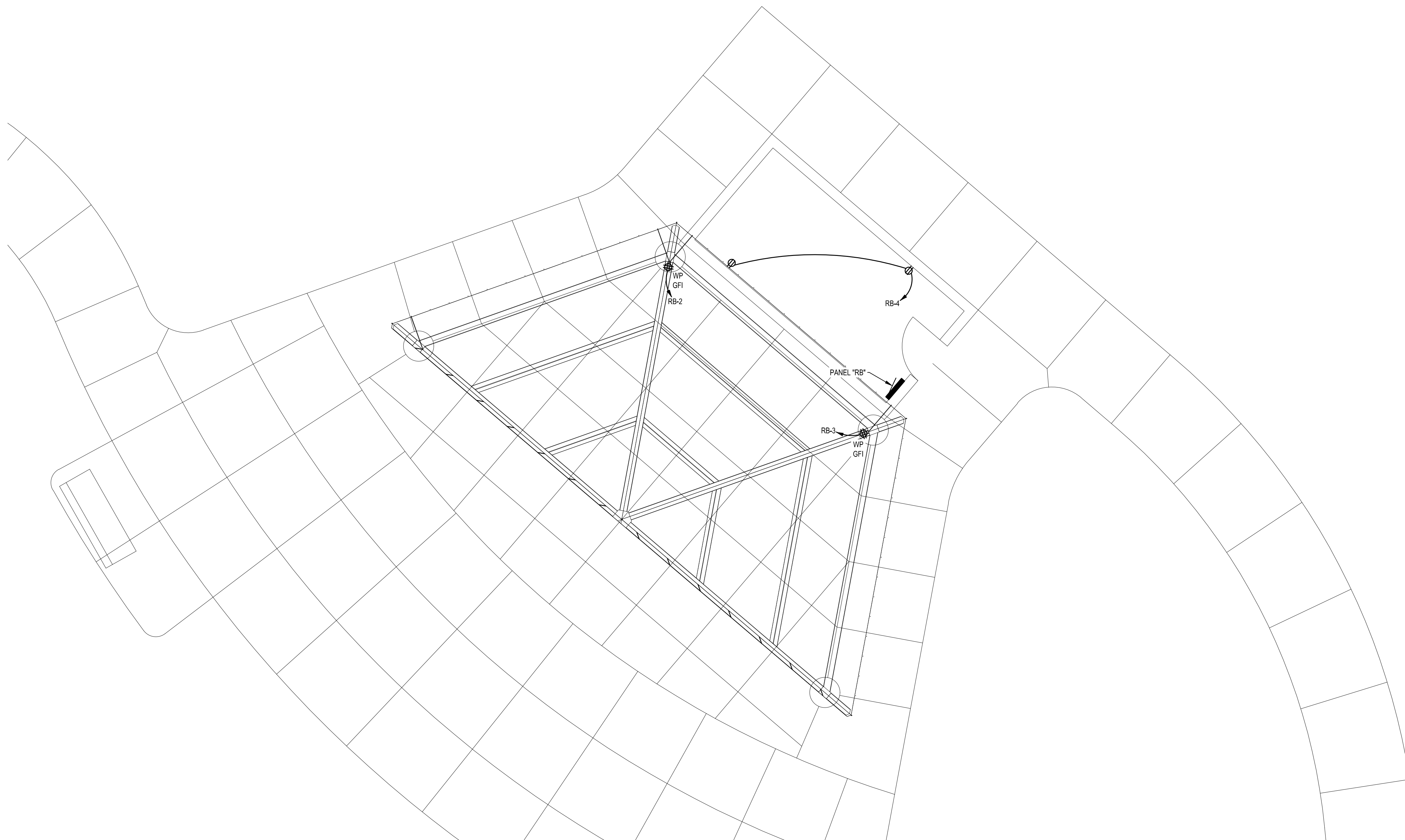
Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



SCALE:
1/4"=1'

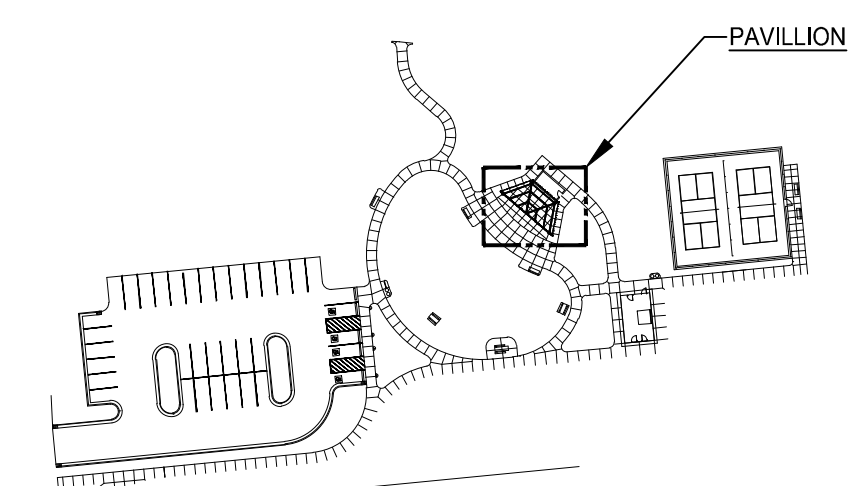
**RESTROOM BUILDING -
POWER**

DATE	PROJECT NO.
07.29.2025	2252
REVISIONS	SHEET NO.
	E-500



PAVILION AREA - POWER
0 1 5 10
SCALE: 1/4" = 1'-0"

REVIEW
DRAWING
NOT FOR
CONSTRUCTION
PLOT DATE: 07/25/2025



KEY PLAN
SCALE: N.T.S.

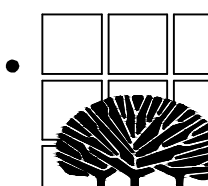


544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



SCALE:
1/4"=1'

PAVILION AREA - POWER

DATE	07.29.2025
REVISIONS	

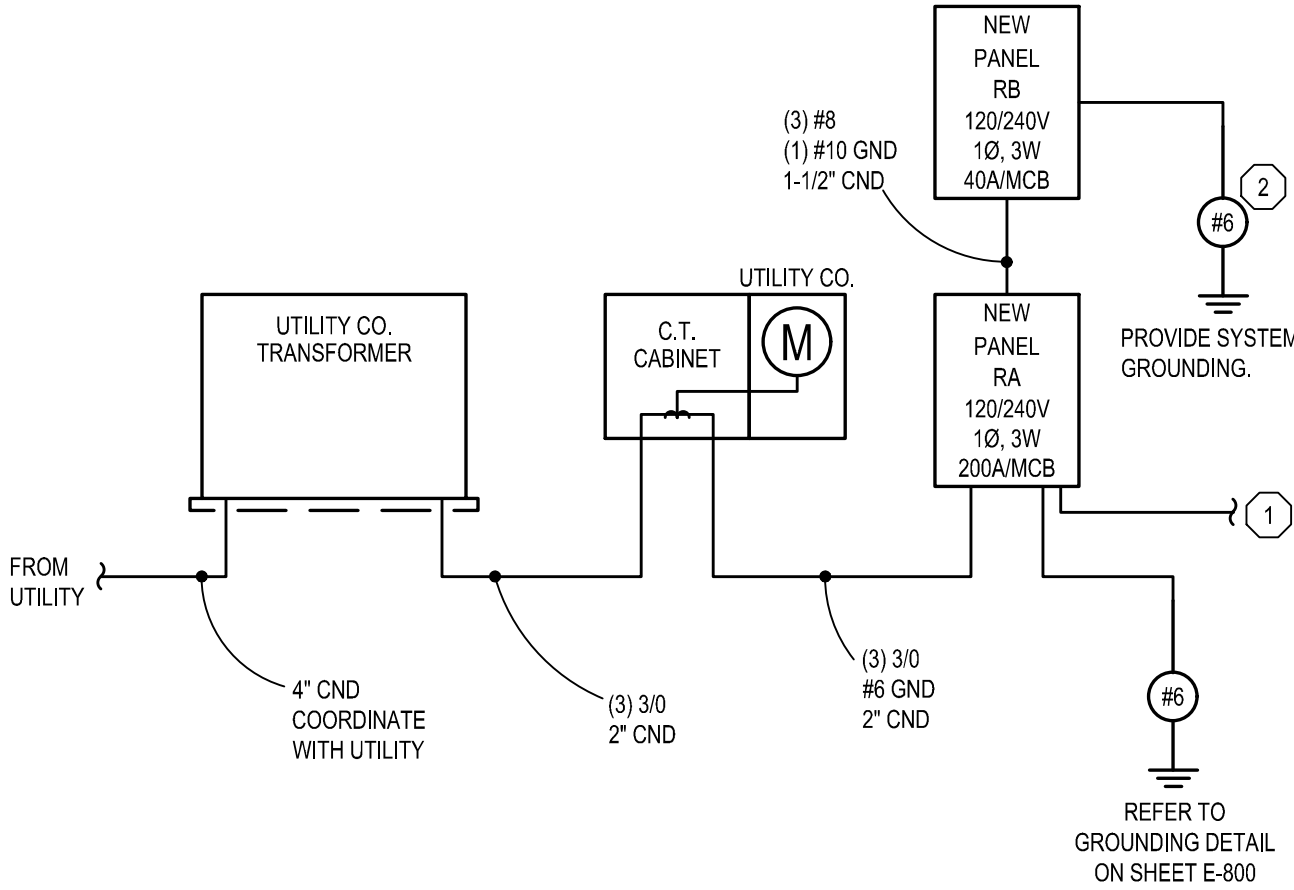
PROJECT NO.
2252
SHEET NO.
E-501

ELECTRICAL KEY NOTES

- 1 CONTRACTOR SHALL PROVIDE (2) 2" CND FROM PANEL TO HANDHOLE IN GREENSPACE FOR FUTURE USE.
- 2 PROVIDE GROUNDING ELECTRODE SYSTEM AT PAVILION PER NEC 250. DO NOT PROVIDE SYSTEM BOND.

NEW PANEL "RA"											
LOCATION: JANITOR RM SUPPLY FROM: UTILITY XFMR				MOUNTING: SURFACE ENCLOSURE: NEMA 1				A.I.C. RATING: 14 kA NOTES:			
VOLTS: 240 /120				PHASE: 1				WIRE: 3			
				AMPS: 200				MAIN: MCB			
BRKR		DESCRIPTION		CIRCUIT		PHASE LOADS		CIRCUIT		DESCRIPTION	
A	P			VA		A	C	VA		A	P
20	1	LIGHTING/EF'S		408	1	768		2	360	EXTERIOR RESTROOM RECEPTS	20 1
20	1	HD-1		1200	3			4	1200	HD-2	20 1
20	1	HD-3		1200	5	2400		6	1200	HD-4	20 1
20	1	RESTROOM BLDG RECEPTS		1080	7			8	3000	EWB-1	40 2
20	1	SPARE			9	3000		10	3000	-	- -
20	1	SPARE			11			12		SPARE	20 1
20	1	SPARE			13	0		14		SPARE	20 1
20	1	SPARE			15			16		SPARE	20 1
		SPACE			17	0		18		SPACE	
		SPACE			19			20		SPACE	
		SPACE			21	0		22		SPACE	
		SPACE			23			24		SPACE	
		SPACE			25	0		26		SPACE	
		SPACE			27			28		SPACE	
		SPACE			29	0		30		SPACE	
		SPACE			31			32		SPACE	
		SPACE			33	0		34		SPACE	
		SPACE			35			36		SPACE	
40	2	PANEL RB		1300	37	1300		38		SPACE	
-	-	-		1360	39			40		SPACE	
				CONNECTED		7468		TOTAL CONNECTED LOAD		15308	VOLT-AMPS
				TOTAL CONNECTED		15308				63.78	AMPS

NEW PANEL "RB"											
LOCATION: STORAGE RM SUPPLY FROM: PANEL RA				MOUNTING: SURFACE ENCLOSURE: NEMA 1				A.I.C. RATING: 10 kA NOTES:			
VOLTS: 240 /120				PHASE: 1				WIRE: 3			
				AMPS: 40				MAIN: MCB			
BRKR		DESCRIPTION		CIRCUIT		PHASE LOADS		CIRCUIT		DESCRIPTION	
A	P			VA		A	C	VA		A	P
20	1	PAVILION/STORAGE LIGHTING		300	1	1300		2	1000	STAGE RECEPT	20 1
20	1	STAGE RECEPT		1000	3			4	360	STORAGE RECEPTS	20 1
20	1	SPARE			5	0		6		SPARE	20 1
20	1	SPARE			7			8		SPARE	20 1
		SPACE			9	0		10		SPACE	
		SPACE			11			12		SPACE	
		SPACE			13	0		14		SPACE	
		SPACE			15			16		SPACE	
		SPACE			17	0		18		SPACE	
		SPACE			19			20		SPACE	
				CONNECTED		1300		TOTAL CONNECTED LOAD		2660	VOLT-AMPS
				TOTAL CONNECTED		2660				11.08	AMPS



ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.



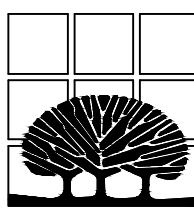
MATRIX
CONSULTING ENGINEERS, INC

544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsgroup.com

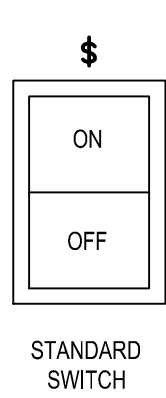


SCALE:
NTS

ELECTRICAL RISER DIAGRAM

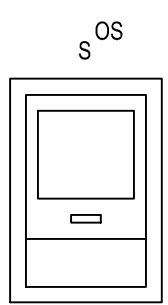
DATE	REVISIONS
07.29.2025	

PROJECT NO.	2252
SHEET NO.	E-600



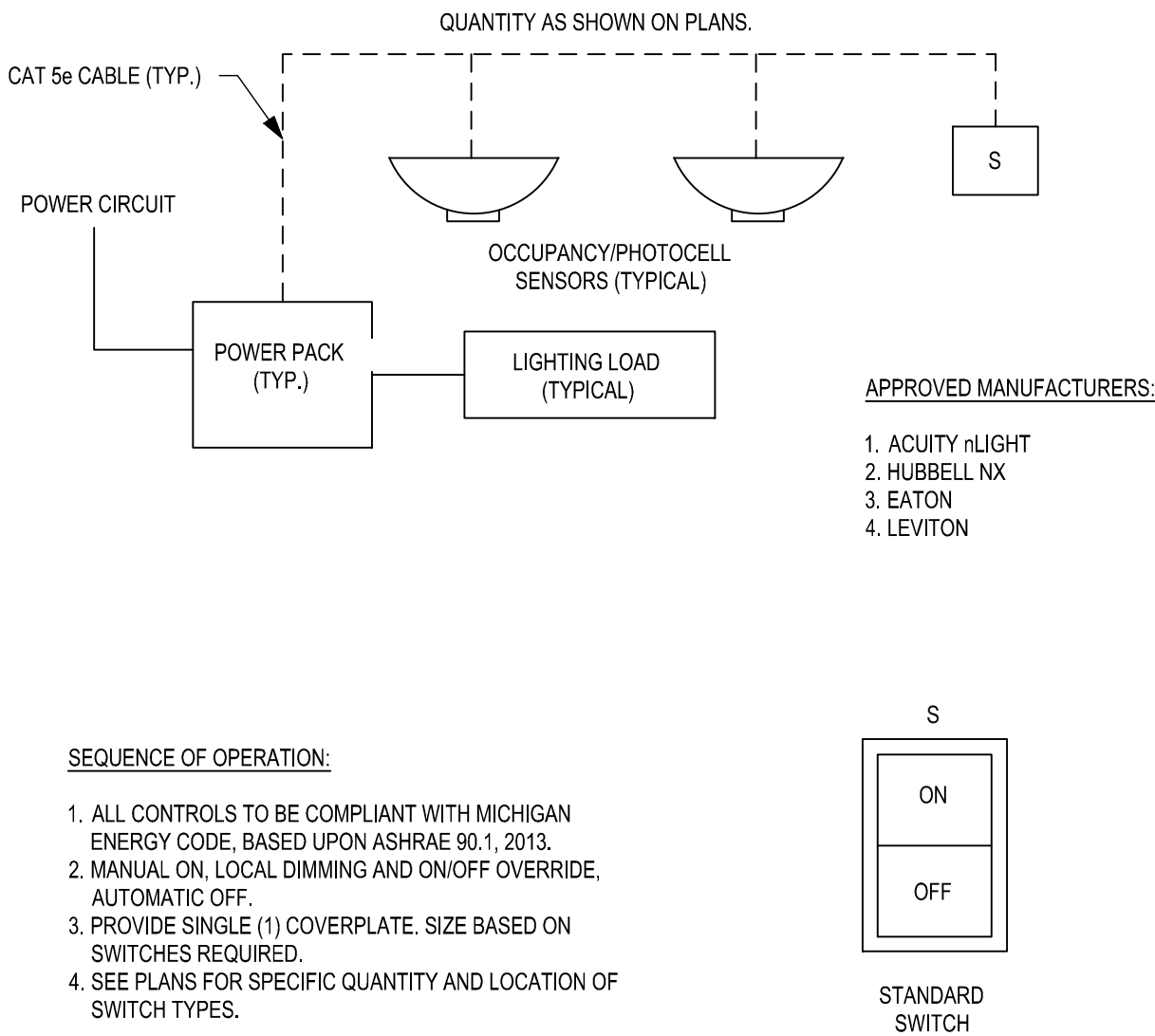
- BASIS OF DESIGN:**
1. ACUTY NLIGHT.
 2. PROVIDE WIRED OR WIRELESS VERSIONS BASED ON SPACE CONTROL SYSTEM.
 3. PROVIDE WITH SINGLE COVERPLATE BASED UPON SWITCH CONFIGURATION AND EXISTING JUNCTION BOX SIZE.
- APPROVED ALTERNATES:**
1. HUBBELL
 2. LUTRON
 3. COOPER
 4. LEVITON

1 TYPICAL LOW-VOLTAGE SWITCHING
SCALE: N.T.S.

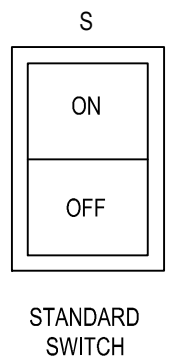


- BASIS OF DESIGN:**
1. PROVIDE ACUTY #WSX-PDT
- APPROVED ALTERNATES:**
1. EATON
 2. LEVITON
 3. HUBBELL
- SEQUENCE OF OPERATION:**
1. ALL CONTROLS TO BE COMPLIANT WITH MICHIGAN ENERGY CODE, BASED UPON ASHRAE 90.1, 2013.
 2. MANUAL ON, ON/OFF OVERRIDE, AUTOMATIC OFF.
 3. TOILETS AND STORAGE CLOSETS SHALL BE AUTOMATIC ON/OFF.

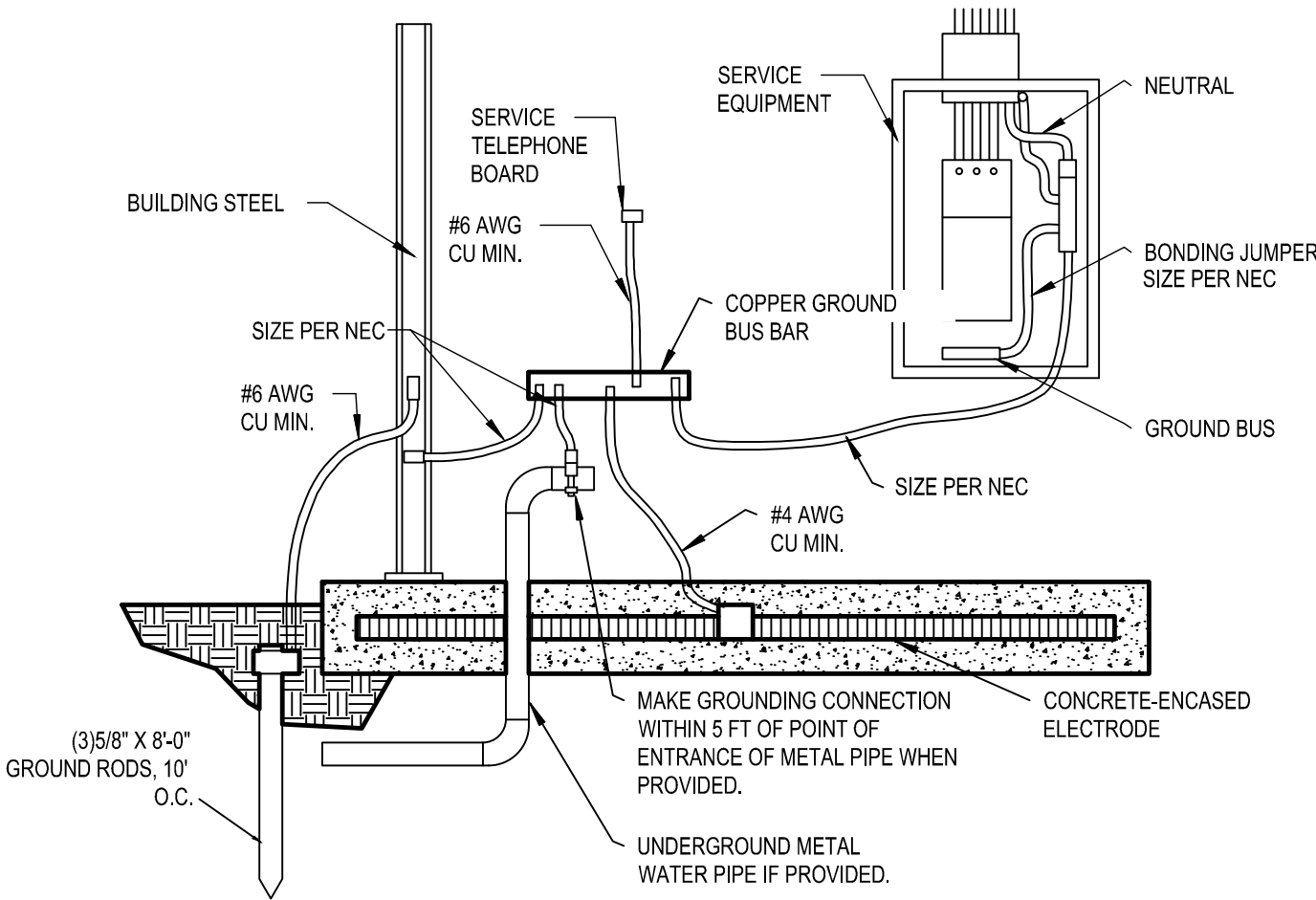
2 TYPICAL WALL MOUNTED OCCUPANCY SENSOR
SCALE: N.T.S.



- SEQUENCE OF OPERATION:**
1. ALL CONTROLS TO BE COMPLIANT WITH MICHIGAN ENERGY CODE, BASED UPON ASHRAE 90.1, 2013.
 2. MANUAL ON, LOCAL DIMMING AND ON/OFF OVERRIDE, AUTOMATIC OFF.
 3. PROVIDE SINGLE (1) COVERPLATE, SIZE BASED ON SWITCHES REQUIRED.
 4. SEE PLANS FOR SPECIFIC QUANTITY AND LOCATION OF SWITCH TYPES.



3 TYPICAL CEILING MOUNTED OCCUPANCY SENSOR CONTROLS
SCALE: N.T.S.



4 GROUNDING AND BONDING WITH GROUND BAR
SCALE: N.T.S.

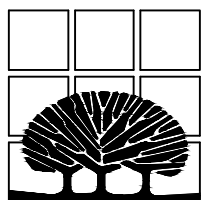
MATRIX
CONSULTING ENGINEERS, INC

544 CHERBOURG DRIVE
LANSING, MI 48917
PHONE: (517) 487-2511
admin@matrixceinc.com
Matrix Project No. 250055.00

STEELE PARK IMPROVEMENTS
CITY OF IONIA, MICHIGAN

MCSA GROUP, INC.

Landscape Architecture • Park & Recreation Planning • Architecture
Downtown Planning • Interior Design • Sports Facility Planning
529 Greenwood Avenue S.E. • East Grand Rapids, MI 49506
616-451-3346 • FAX: 616-451-1935 • EMAIL: tas@mcsagroup.com



SCALE:
NTS

ELECTRICAL DETAILS

DATE	REVISIONS
07.29.2025	

PROJECT NO.
2252
SHEET NO.
E-800

REVIEW
DRAWING
NOT FOR
CONSTRUCTION
PLOT DATE: 07/25/2025



CITY OF IONIA

STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VIII.2

TO: Planning Commissioners

FROM: Jonathan Bowman, Assistant City Manager

DATE: August 13, 2025

RE: Request to Reschedule September Planning Commission Meeting

Background:

Chairperson Bailey has requested the September 10 Planning Commission meeting be rescheduled, due to the Ionia Community Library Foundation's "Ionia Ready Fundraising Dinner" event. All Planning Commissioners are invited to this fundraiser to help the Ionia Community Library secure a \$2.1 million Federal Government matching grant. The event will be held at The Olde Stone Porch. Tickets to the fundraiser are \$50 per person and can be purchased online at <https://tinyurl.com/4725cna3>.

For more information, the event flyer follows this communication.

Requested Action / Motion:

It is requested that the Ionia Planning Commission discuss alternative dates and consider a motion to reschedule the September 10 regular meeting.

Motion By:

Seconded By:

IONIA READY

SUPPORT THE NEW LIBRARY

Let's meet the Federal Match and ready Ionia to learn, work, meet, and access tech.

Help Ionia secure a \$2.1 million Federal Government matching grant that's already been approved.



If we can't match it by **March 2027**, our opportunity to grow a vital community resource and keep pace with other communities **will flame out.**



**Give today
and get
involved!**

The Ionia Community Library Foundation invites you to

The Ionia Ready Fundraising Dinner

Wednesday, September 10, 2025

5–8 PM

THE OLDE STONE PORCH

3363 N. State Rd., Ionia, MI

DETAILS

*Join us for community,
good food, and giving!*

5 pm Social Hour
6 pm Dinner
7 pm Fundraising
Program



PURCHASE TICKETS

\$50 per person
Limited Space

Scan to
purchase
tickets
online:



Or mail check to:
ICLF
126 E. Main St.
Ionia, MI 48846

Purchase tickets by August 27



STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VIII.3

TO: Planning Commissioners
FROM: Jonathan Bowman, Assistant City Manager
DATE: August 13, 2025
RE: Short-Term Rentals

Background:

This month, a part-time rental inspector was hired to administer the City's Rental Registration Program. As dedicated staff take over this program, a comprehensive review was conducted by City Staff and the City Attorney to evaluate if any updates are needed. The rental program is outlined in Chapter 858 "Renting of Residential Property" and was originally adopted in 1990 with revisions made in 2014.

At present, the City Code is silent on short-term rentals. Staff have historically treated short-term rentals (STRs) the same as any other rental property. The City Attorney has recommended adding short-term rentals to City Code to explicitly define operations and appropriate zoning districts. Short-term rentals have been a growing issue across the state, typically in areas with a high level of tourism, i.e. lake communities. Ionia has received interest in short-term rentals, but it has not been a pressing issue. However, recent conversations about the lack of hotel options in the City has led to short-term rentals being considered a reasonable alternative.

The drafted zoning ordinance creates definitions related to short-term rentals and designates specific zones for this use to be allowed as a use-by-right. Feedback from Planning Commission is requested on the zones in which short-term rentals would be allowed. The proposed ordinance allows for short-term rentals in most zones that allow residential uses, including: LDR, MDR, HDR, B-2, and B-3. Section 1294.02 of the ordinance prohibits STRs under certain conditions. As an example, the ordinance would not allow an Accessory Dwelling Unit (ADU) to be used as an STR.

After Planning Commission makes a recommendation on this ordinance, City Council will also review regulatory guidelines related to the Rental Registration Program.

Requested Action / Motion:

It is requested that Planning Commission review the drafted short-term rental ordinance. It is further requested that the Commission assign an ordinance number and schedule a public hearing for the next scheduled meeting.

Motion By:

Seconded By:

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
(Ordinance No. _____)**

At a regular meeting of City Council for the City of Ionia, Michigan held at City Hall on _____, 2025, beginning at 6:30 P.M., City Council Member _____ made a motion to adopt this Ordinance, which by motion was supported by Council Member _____.

AN ORDINANCE TO AMEND CHAPTER 1240, SECTION 1240.11; ENACT A NEW CHAPTER 1294 ENTITLED “SHORT-TERM RENTALS”; AMEND CHAPTER 1248, SECTION 1248.02; AMEND CHAPTER 1250, SECTION 1250.02; AMEND CHAPTER 1252, SECTION 1252.02; AMEND CHAPTER 1258, SECTION 1258.02; AND AMEND CHAPTER 1260, SECTION 1260.02 OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA.

The CITY OF IONIA (the “City”) HEREBY ORDAINS:

Section 1. Amendment to Part Twelve, Title Six, Chapter 1240, Section 1240.11. Part Twelve, Title Six, Chapter 1240, Section 1240.11, Subsection 102, including its subparts, of the Codified Ordinances is hereby amended to read in its entirety as follows:

- (102) Setback: The distance required to obtain front, side or rear yard open space provisions of this Zoning Code.
- (102a) Short-term rental (“STR”) activity: The renting or leasing of a dwelling unit for compensation for a term between and including 1 night to 27 nights consecutively, where STR activity shall not be considered to include the following:
- A. Renting a bedroom on a non-commercial basis in an owner-occupied single-family residential home;
 - B. Transitional houses operated by a charitable organization;
 - C. Group homes such as nursing homes and adult-foster-care homes;
 - D. Substance-abuse rehabilitation clinics;
 - E. Mental-health facilities; and
 - F. Other similar health-care related facilities.
- (102b) Short-term rental (“STR”) dwelling unit: A dwelling unit for which the City has lawfully issued a registration for renting or leasing for STR activity.

(102c) Short-term rental (“STR”) property: Any lot, parcel or property on which at least one STR dwelling unit exists.

Section 2. Enactment of Chapter 1294. Part Twelve, Title Six of the Codified Ordinances is hereby amended to enact a new Chapter 1294 to read in its entirety as follows:

1294.01 FINDINGS AND PURPOSE.

The City Council finds that while short-term rentals (“STRs”) provide positive benefits to tourism within the City, there are also potential problems and negative consequences associated with STRs. The purpose of this chapter is to establish standards and procedures to regulate STRs within the City to promote the health, safety, and welfare of the community, considering the potential benefits and consequences related to STRs.

1294.02 PROHIBITION.

None of the following shall be used as an STR property nor be rented or leased for use, habitation, or lodging for STR activity:

- (a) A tent, bunkhouse, shed, barracks, or similar structure.
- (b) A dwelling unit or structure that does not meet all applicable height, bulk, size, setback, and other requirements set forth in Appendix I, Schedule of Regulations.
- (c) A dwelling unit that was unlawfully built, expanded, or modified.
- (d) A camping trailer, recreation vehicle, popup trailer, bus, motorhome, or similar vehicle.
- (e) An accessory dwelling unit (ADU), as set forth in Section 1286.14.
- (f) A dwelling unit that has not been validly registered with the City as an STR dwelling unit.
- (g) A dwelling unit or structure that does not comply with all applicable requirements of this Zoning Code, building, mechanical, plumbing, and electrical codes, and the International Fire Prevention Code and International Property Maintenance Code that have been adopted by the City.

Section 3. Amendment to Part Twelve, Title Six, Chapter 1248, Section 1248.02. Part Twelve, Title Six, Chapter 1248, Section 1248.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the Low-Density Residential District as follows:

- (k) Short-term rental dwelling units subject to Chapter 1294.

Section 4. Amendment to Part Twelve, Title Six, Chapter 1250, Section 1250.02. Part Twelve, Title Six, Chapter 1250, Section 1250.02 entitled “Principal Uses Permitted” of the Codified

Ordinances is hereby amended to add a new subsection for the Medium Density Residential District as follows:

(l) Short-term rental dwelling units subject to Chapter 1294.

Section 5. Amendment to Part Twelve, Title Six, Chapter 1252, Section 1252.02. Part Twelve, Title Six, Chapter 1252, Section 1252.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the High-Density Residential District as follows:

(i) Short-term rental dwelling units subject to Chapter 1294.

Section 6. Amendment to Part Twelve, Title Six, Chapter 1258, Section 1258.02. Part Twelve, Title Six, Chapter 1258, Section 1258.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the B-2 Central Business District as follows:

(e) Short-term rental dwelling units subject to Chapter 1294.

Section 7. Amendment to Part Twelve, Title Six, Chapter 1260, Section 1260.02. Part Twelve, Title Six, Chapter 1260, Section 1260.02 entitled “Principal Uses Permitted” of the Codified Ordinances is hereby amended to add a new subsection for the B-3 General Business District as follows:

(ff) Short-term rental dwelling units subject to Chapter 1294.

Section 8. Severability. Should any portion of this Ordinance be declared to be invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect any other portion or provision of this Ordinance, which shall remain valid and in full force and effect.

Section 9. Effective Date. This Ordinance shall become effective upon the expiration of seven (7) days after this Ordinance’s adoption, or a summary thereof, appears in the newspaper as provided by law.

The vote to approve and adopt this Ordinance was as follows:

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE NO. _____ DECLARED ADOPTED.

CITY OF IONIA

Dated: _____

Jonathan T. Bowman, City Clerk

CERTIFICATION

I hereby certify that the above is a true copy of the Ordinance adopted by the City Council of the City of Ionia as of the date, time, and place as specified above, pursuant to the required statutory procedures.

Jonathan T. Bowman, City Clerk

Introduction and First Reading:

Notice of Public Hearing:

Public Hearing, Second Reading, Adoption:

Effective (7 days after publication):