

## **AGENDA**

### **EAST GRAND RAPIDS PLANNING COMMISSION April 14, 2026 - 5:30 PM Community Center – Commission Chambers**

Citizens may also stream the meeting via the following link: <https://bit.ly/2xXILvn>  
Comments not accepted via the livestream.

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Agenda
4. Approval of Minutes: February 10, 2026 Meeting
5. Public Comment on Non-Agenda Items
6. Public Hearing – Land Division Request for 250 Plymouth Rd.
  - Division into five residential lots while retaining the existing primary residential building
7. 2025 Planning Commission Annual Report
8. Report of the City Commission
9. Next Regular PC Meeting: May 12, 2026
10. Adjournment

PROCEEDINGS OF THE PLANNING COMMISSION CITY OF EAST GRAND RAPIDS

February 10, 2026  
East Grand Rapids Community Center – Commission Chambers

Present: Chairperson Mary Mapes, Commissioners Matt Feyen, Chris Rosmarin (5:31pm), Greg Metz, Peter Michell, Tom Tilma (5:32pm), Brian Miller, and Steve Achram

Absent: Commissioner Laura Schwartz

Also Present: City Attorney John Huff, Deputy City Manager Doug LaFave, City Planning Consultant Paul LeBlanc and City Clerk Lori Parmenter

1. CALL TO ORDER

Chairman Mapes called the meeting to order at 5:30pm

2. PLEDGE OF ALLEGIANCE

Chairman Mapes led the attendees in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Commissioner Miller and supported by Commissioner Michell to approve the agenda as presented.

Yeas: Mapes, Achram, Feyen, Metz, Michell, Miller, Rosmarin and Tilma – Yeas: 8

Nays: -0-

4. APPROVAL OF MINUTES – January 13, 2026

A motion was made by Commissioner Achram and supported by Commissioner Miller

Yeas: Mapes, Achram, Feyen, Metz, Michell, Miller, Rosmarin and Tilma – Yeas: 8

Nays: -0

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

Nancy Pattison, 2104 Gorham Dr SE

- Reeds Lake Trail needs better signage-difficult to find your way around the trail
- Parks and Recreation Waterfront Park-Wetland Park area changes should be minimal. More human friendly has impact on animals/wildlife
- Marty Collins 2740 Lake Dr SE
  - Response to City Commission Meeting
  - Safety-focus on supporting law enforcement related to ICE

6. PUBLIC HEARING ON THE DRAFT MASTER PLAN AMENDMENT TO THE 2018 MASTER PLAN

- Paul Le Blanc-City Planner presented overview of the Master Plan Update Amendment to the 2018 Master Plan process, findings and draft plan (see enclosed slide presentation for details of what was presented)
- Doug La Fave provided additional information regarding pages 14 and 15 of the draft plan, specifically related to noted parking and a recent updated parking utilization and capacity study. He noted that the intent of the graphic was a high-level overview of parking in Gaslight Village to show how it operates today, so that the community and boards have a baseline for near-term developments that are private and public. The study is almost 50 pages, so there is information for different subset areas, etc. that can be looked at from a shared parking perspective. Level of service is another factor that can be a concern for those who desire the highest level of service at level of service A compared to D which requires walking.

#### PUBLIC COMMENTS:

- Nancy Pattison, 2104 Gorham Dr SE
  - Found out about draft plan in December
  - 600 comments from non-statistical surveys doesn't provide representation
  - Recommends slowing down, take a step back this evening
- Craig Hanson, 739 Gladstone Ave SE
  - Lives near St Stephens
  - Is excited about many of the potential concepts
  - Context of area and variety of in the neighborhood is important
- Nyal Deems, 201 Laurel Circle
  - Less is more
  - The city has an experienced planner, but EGR is a stable community, and you had better be careful not to mess with it
  - Government planning can look nice, but he has seen some that ended up that didn't work well at all
  - Eastown public hearing attended, he heard residents say leave us alone
  - Former parking garage was supposed to be shared with the community and kept up, until it wasn't, then had to be torn down
  - Gaslight Investors in Kent County Circuit Court
  - Setting yourselves up if you are not careful
- David Decker, 925 Bellclaire
  - Parking is problem
  - Businesses tell him they are concerned
  - Residents have given up on dining in Gaslight Village because parking is too complicated
  - To get a bagel and coffee, it's too complicated
  - 2018 Plan parking was said to be sufficient and now a 2025 study confirmed the findings
  - 1310 park spaces it shows-people will not walk from the Wealthy Elementary lot at Lovett and Lake to Gaslight

- On street parking should not be used between Lake and Argentina
- Is there any planning regarding the high school when they lose spots during construction?
- Please update studies and find solutions.
- Take pressure off Wealthy.
- \*\*Please also see submitted comments provided to staff\*\*

## 7. PLANNING COMMISSION-STAFF-CONSULTANT DISCUSSION:

Commissioner Feyen: Clarification will future projects be evaluated according to this one, the 2018 one or both

Paul LeBlanc: Goals are the same and they do not conflict with each other

Commissioner Tilma:

- Wording in 2018 Master Plan Future Zoning Map
- Wondered if the future zoning map called out for the 2026 update should be more called out so its more clear.

Paul LeBlanc: Verbiage is to expand zoning and he does not see a conflict.

- No change in use
- Change in zoning to legitimize the properties

Reminds that this is an amendment to the 2018 plan

Commissioner Michell: Piggybacked off Commissioner Tilma's question when it comes time to implement the plan, it's the overall plan.

Deputy City Manager LaFave: That can be an add-on as a condition of approval

Looking at the whole City for those non-conforming issues

Parking levels of service: Level A=close, Level B=distant

Schools: Short-term and long-term parking use

We will work with current data we have to work with the schools and other private development.

Commissioner Miller: Comparing the 2018 Master Plan and the Amendment-how are

the 2 documents shared and parking spaces can be confusing.

Paul LeBlanc: If there is something in the amendment regarding a topic such as zoning, the amended version would supersede the 2018 Plan.

Commissioner Rosmarin: Remove the commentary about the 85%; being glossed over

Commissioner Achram: Parking examples related to Shopping Center Plaza, proves that we are trying to address parking and orientation. Curious about that graphic for that subarea with some parking structure there close to the street.

Paul LeBlanc: Back alley, unsightly area typically by a grocery store.

[I:\Public Hrg 2-10-26.pdf](#)

- Motion Miller-to approve the resolution to approve recommending the 2026 Master Plan Update Amendment to the City Commission with conditions that the future land use/zoning map be updated on page 26 to reflect changes recommended in the plan for MFR on Wealthy and the second would be remove the parking study graphic (page 15) and future developments would require parking studies, recognizing the observation that parking is a challenge in the current state of Gaslight Village. Second by Michell.

Yeas: Mapes, Achram, Feyen, Metz, Michell, Miller, Rosmarin and Tilma – Yeas: 8

Nays: 0

## 8. REPORT of the CITY COMMISSION

Deputy City Manager, Doug LaFave:

Advised budget process was underway for FY 26/27 and that the City Commission recently held a Strategic Planning session to update the city strategic plan that will align with goals and objectives for the coming year. Recent winter weather operations were discussed by members and staff with a positive consensus of appreciation for the Department of Public Works and all of their hard work and effort.

## 9. NEXT REGULAR PC MEETING

Chair Mapes concluded with next meeting-March 10, 2026

## 10. ADJOURNMENT

Commissioner Miller made the motion and Commissioner Achram supported

Yeas: Mapes, Achram, Feyen, Metz, Michell, Miller, Rosmarin and Tilma – Yeas: 8  
Nays: 0

MEETING ADJOURNED – 7:10pm

Respectfully submitted,

Tracey Alwood

Recording Secretary

### [February 10, 2026 Planning Commission Meeting](#)

#### Submitted Comments:

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##### Public Comment – David Decker – 925 Bellclaire

Concerns with this draft version of the Master Plan. It attempts to say “Parking in Gaslight Village is not a problem”.

1. Business owners, as noted in the Master Plan on page 14, say they have concerns with parking.
2. Residents of EGR echo that concern. Many residents have given up on dining in Gaslight - they do not invite friends from Rockford and Ada to go out to dinner in Gaslight – parking is problem
3. Parking to get a cup of coffee, a bagel, or for dinner can be complicated.

The draft Master Plan, on page 15, attempts to gloss over the issue by saying “The 2018 Master Plan included a parking study which concluded that parking was sufficient.”

And it goes on to say “we’ve done an updated study of all parking (public, private, and school) in Gaslight Village in May 2025, confirming the findings of the 2018 parking study.

And it includes a chart and graph.

Stop right there. Mr LaFave and I have discussed the May 2025 study. It 47 pages. Lots of detail.

The Chart on page 15 shows the summary for all 1310 parking spots in the study. The Chart needs to show Gaslight Village only. But instead, it includes the DPW by the baseball field. Wealthy Elementary School Parking lot. The senior lot by the high school. Floral, Pinecrest, Lakeside, Maxwell and Ogden between Argentina and Lake Drive.

Business owners and residents have concerns with parking in and around Gaslight. The chart does not show that. You have the data to show Gaslight Village only parking. Update the Chart.

I’ve spoken with Mr. LaFave, Deputy City Manager. He shared that the City has had conversations with the owners of the D&W parking lot. Attempting to put a process in place to use some of their parking. The city is searching for solutions. Acknowledge the problem, and work toward options and solutions.

The Master Plan is a 5 year document. For the next 2-3 years, extra parking pressure from the High School Renovation will be significant. The Senior Lot will be closed for at least 2 years. Thats 111 Parking spots.

**So please - Update the MP to show the search for solutions to the Gaslight Village Parking problem. And include reference to the reality of the parking pressure for the next 2-3 years from the High School renovation.**



CITY OF  
EAST GRAND RAPIDS

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506  
(616) 940-4817 www.eastgrmi.gov

JAY GIANOTTI, AICP  
ZONING ADMINISTRATOR

Hearing Required?	Yes
Notices Mailed	3/19/2026
Notice Published	3/19/2026

**MEMORANDUM**

TO: East Grand Rapids Planning Commission  
FROM: Jay Gianotti, Zoning Administrator  
DATE: March 25, 2026

RE: **Land Division at 250 Plymouth Dr. SE (PPN: 41-14-28-376-021)**  
**Zoned: R-1 Single Family Residential**

**Action Requested:**

That the Planning Commission reviews a plan to divide the land at this address into five residential lots while retaining the existing primary residential building.

**Background:**

The applicant, Everstead Design Co, is the current owner of 250 Plymouth Rd., often referred to as “Brookby”. The property and mansion has a long and storied history. In summary: the property was long the home of the Blodgett family, with family residing there from 1928-1990. The Blodgetts were a prominent family in Grand Rapids, with Blodgett Hospital to the south being named after John Blodgett. After passing through multiple owners since 1990, the property was donated to Aquinas College in 2011, where it was primarily used as a residence for the college president. In 2025, Aquinas College listed the property for sale where it was eventually acquired by the applicant. A more comprehensive history of the property, mansion, and other buildings prepared by Mary Dersch (EGR History Room) is included in these materials for reference.

The existing parcel is located in the R-1 Residential Zoning District and is appx. 5.5 acres in size. In the proposed plan, the applicants intend to subdivide the property into five single-family lots. Exhibit 1 shows a plan of the land division with the proposed plots numbered. The primary residential building is a two-story building with a footprint of 7,800 s.f. and livable area of appx. 13,481 s.f. The mansion was entered on the National Register of Historic Places in 1983; however, this would not prevent changes to the mansion if so desired, including demolition. The existing mansion is planned to remain within the proposed Lot 2 in this plan and has been sized accordingly. Three outbuildings, ranging from 600-2,417 s.f. in footprint, are located along the north side of the property along Robinson Road spanning across proposed Lots 4 & 5. These buildings have reportedly not been in active use in several years and are generally in poorer condition compared to the mansion building. Because the proposal includes the creation of more than two lots, Planning Commission approval is required for this land division request.

**Review of Standards:**

All required application information as set forth in Chapter 54 of Title V, Subdivision Control, Section 5.406D has been submitted and is on file with the Public Works Department. This includes the required survey, legal descriptions, title search, and impact statement.

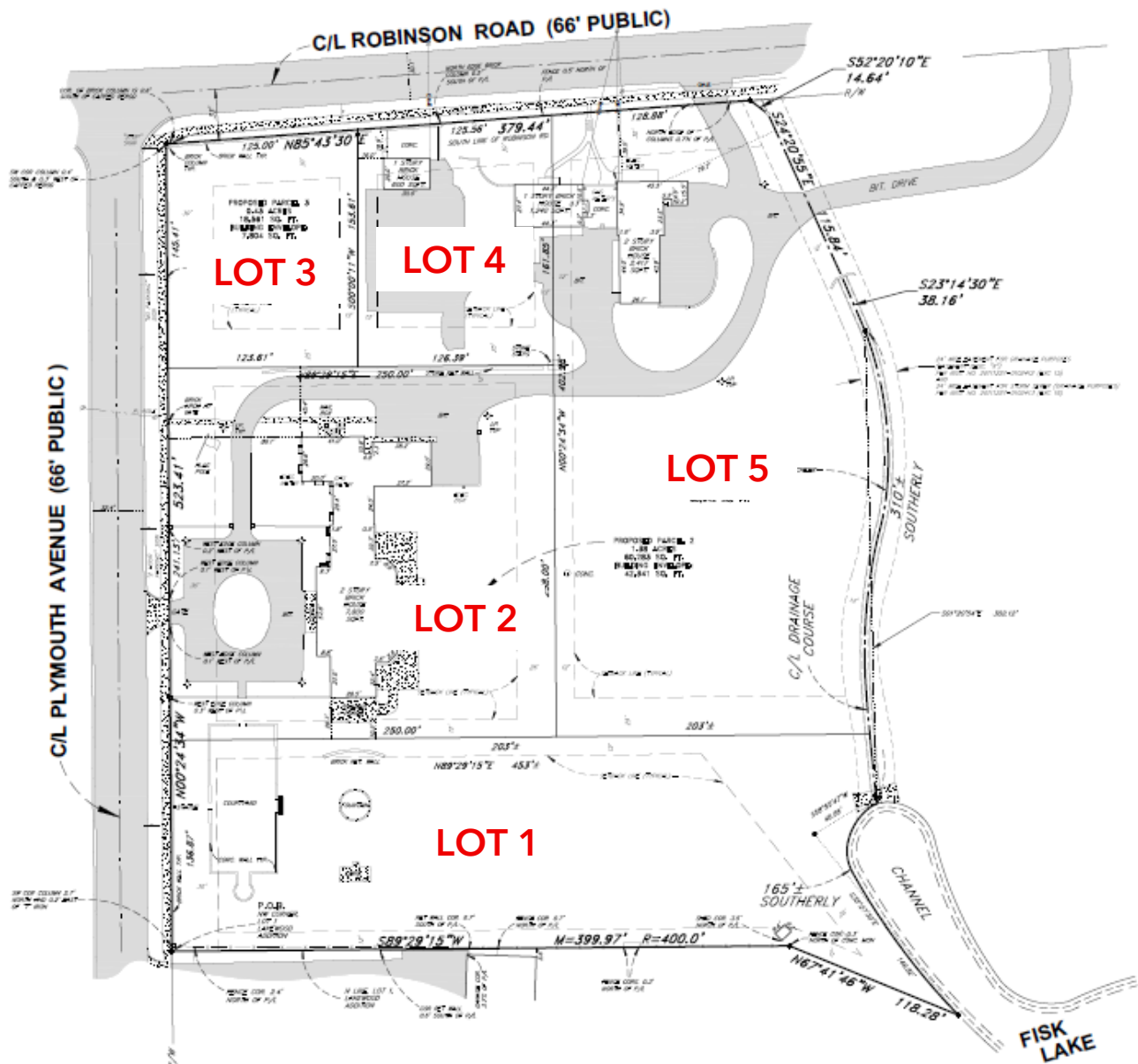


Exhibit 1 – Property Survey showing proposed lot splits for 250 Plymouth.

Chapter 54, Section 5.406A of the East Grand Rapids Zoning Ordinance sets standards for land divisions. These standards are discussed below.

1. *Each resulting lot must have an area not less than required by Chapter 50 of this title, as amended, for a conforming lot in the zone district in which the lot is located; provided, a lot that is nonconforming due to area or width may be split or altered if such change does not increase the nonconformity of the lot, no new nonconformities are created, and the change is not in violation of § 5.114(B) of the Zoning Ordinance.*

Staff comments: This standard appears to be met. In the R-1 Residential District, lots are required to be at least 100' wide at the building line and 12,000 s.f. in area in the first 120' of lot depth. All proposed lots would meet these standards.

2. *Each proposed resulting lot must have adequate easements for public utilities from the lot to existing public utility facilities.*

Staff comments: This standard appears to be met. All lots would have frontage on either Plymouth Rd. or Robinson Rd. where existing utilities are present and have adequate capacity.

3. *The proposed land division will not adversely affect adjacent uses or properties and will be consistent and harmonious with the character of properties in the surrounding area within 500 feet of the proposed split. The review will include consideration of the following:*
  - a. *The location and size of the resultant parcels shall be generally consistent to the size, shape and area of lots in the surrounding area of the proposed split. In reviewing conformity with properties in the surrounding area, factors which should be considered are total size of the parcels created, the width of such parcels, and the width-to-depth ratio of the parcels.*

Staff comments: This standard appears to be met. Table 1 (attached to the end of this memo) shows a summary of relevant parcels within 500' of the subject property. This analysis excludes the properties owned by Aquinas College, as well as Blodgett Hospital, as not being representative comparisons. Within this bubble, there is a wide variety of lot sizes with lots as small as 5,900 s.f. along Briarwood Rd. to over 118,000 s.f. (2.7 acres). The overall average lot size in this bubble is appx. 0.89 acres, or 38,936.8 s.f., with a median lot area of appx. 0.8 acres or 34,649.7s.f. The proposed lots in this request also have a wide range of areas, but would all fall well within the existing range of lot sizes.

With regards to lot width and shape, Lots 1 & 5 would be generally rectangular with a larger width to depth ratio, while Lots 2, 3, and 4 would be more square in shape. As with lot area, the lots within 500' of the subject property vary in shape, but there are ample numbers of rectangular and square-shaped lots such that the proposed lots would be complimentary. Similarly, the proposed lot widths all fall well within the range currently seen within 500' of the site.

- b. *The existence of and effect upon floodplain areas, wetlands, drainage courses, and terrain and the ability to develop building sites on each parcel without unreasonable disturbance of such features.*

Staff comments: This standard appears to be met. There is a 24' storm sewer drainage easement along the inlet to Fisk Lake, centered on the east lot line of Lot 5. Considering the overall width of this lot, this easement would not impact its developability. There are also minimal floodplains in the property, with only a narrow area along with the Fisk Lake inlet being part of a floodplain. Exhibit 2 shows FEMA's floodplain map for the area around Fisk Lake.

The site as a whole generally slopes from west to east toward Fisk Lake, with the land along Plymouth and Robinson Roads



Exhibit 2 – FEMA Floodplain map for the area around Fisk Lake. 250 Plymouth boundary is shown in red above.



Exhibit 3 – General topographic map of 250 Plymouth with 2' contour lines.

being higher than the land closer to Fisk Lake. This would leave ample upland for homes to be developed on these lots away from Fisk Lake. Exhibit 3 shows the general topography of the property.

- c. *The relationship of front, side, and rear yards to yards and orientation of buildings on other existing parcels within the surrounding area.*

Staff comments: This standard appears to be met. Lots 1 and 2 would all have frontage on Plymouth Road, similar to other lots to the south. Lots 4 and 5 would all have frontage on Robinson Road, similar to other lots to the east. Lot 3 is a corner lot and could have frontage on either Plymouth or Robinson. Considering the location and size of the other lots on Plymouth, the City would recommend Lot 3 to have primary frontage along Robinson Road to prevent potential front yard setback issues.

4. *The proposed land division will not place demands on public services, roads, and facilities in excess of their current capacities.*

Staff comments: This standard appears to be met. The plan would keep the overall site single-family in nature as the R-1 District is designed to be. The net change with this proposal is the addition of four single-family lots. While it is anticipated that larger than average homes may be built on these parcels, the overall future development density is expected to be lower compared to the rest of the City. Existing sanitary sewer and water system capacity is also at adequate capacity. In particular, the water system capacity in this area was reviewed and approved by EGLE as part of the water reliability study. For these reasons, the impact on public services and infrastructure is expected to be minimal.

With regards to traffic, the City did have a traffic study performed on Plymouth Rd. in conjunction with the recent Blodgett Hospital parking deck vertical expansion. That study showed that there is currently adequate traffic capacity along Plymouth Road. The addition of four single-family lots would not materially impact this capacity. It should be noted that Robinson Road falls entirely within the jurisdiction of the Kent County Road Commission, meaning that KCRC is responsible for any improvements to the roadway, not the City.

5. *The proposed land division shall not result in any lot that is likely to necessitate one or more setback variances in order to make it reasonably usable.*

Staff comments: This standard appears to be met. As noted above, all proposed lots would have a conforming lot area with R-1 District standards. With regards to proposed Lot 2 where the existing Blodgett Estate would be located, the lot has been designed to maintain conforming setbacks and lot coverages so that it would remain a conforming development. It is noted that the existing outbuildings span across proposed Lots 4 & 5, which would create new nonconformities with these buildings. Removing these buildings before formally recording the lot splits would eliminate this potential conflict.

While the proposed plan shows front yard setbacks of 30' (the standard front yard setback for the R-1 District), it should be noted that lots within 200' of already developed lots may be subject to the City's Established Front Yard Setback standards\*. This means that the required front yard for such parcels would be equal to the average of the existing front yards of lots within 200' of the new parcels. For the lots fronting on Plymouth Rd., there appears to be enough lot depth to allow for housing development that complies with this standard. Regarding the lots fronting on Robinson Rd., the City feels it would be reasonable for proposed Lots 3-5 to only conform to the standard 30' front setback. Additionally, Lots 3 & 4 are different enough from Lot 5 and the developed 1950 Robinson parcel that the latter lots do not need to be considered in the calculation of the front yard setback for Lots 3 & 4.

6. *The reviewing body may attach reasonable conditions to the approval of the platted land division or boundary line alteration.*

Staff comments: If the Planning Commission grants this land division request, approval should be contingent upon two standard conditions that have traditionally been applied to all land division and property line adjustment approvals, as follows:

- Compliance with the legal descriptions and surveys submitted with this application.
- Transfer and recording of the relevant deed(s) or land contract(s) with the Kent County Register of Deeds within 90 days of the Commission's action.

If this request is granted, the City also recommends that the following condition be attached:

- The existing outbuildings along Robinson Rd. should be demolished before the land division is recorded.

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\* See Section 5.28B of the zoning ordinance.

**Recommended Conditions:**

The Planning Commission is tasked with determining if the proposed land division plan meets all of the standards of review with the materials presented. If the Planning Commission decides to take action on this plan tonight, it may do one of the following:

- Approve the land divisions as submitted.
- Approve the land divisions with conditions.
- Deny the land divisions if applicable requirements and standards have not been met.

If the Planning Commission decides not to take action on this plan at this meeting, they may still make comments and offer feedback on the presented plans. The applicant may make revisions to their plan based on feedback received and present their updated plans at a future public hearing. A standards of review worksheet has been provided to the Planning Commission to assist in the review process.

If the Planning Commission grants this land division request, the City recommends that such approval be conditioned as noted in review standard #6 above.

**TABLE 1 – Area and Width Comparisons for Relevant Lots within 500’ of 250  
Plymouth**

ADDRESS	Area (s.f.)	Area (acres)	Lot Width (ft.)
260 Briarwood Ave <sup>1</sup>	5,900.5	0.14	50
300 Briarwood Ave <sup>1</sup>	8,850.6	0.20	75
306 Briarwood Ave <sup>1</sup>	5,900.5	0.14	50
310 Briarwood Ave <sup>1</sup>	5,900.5	0.14	50
320 Briarwood Ave <sup>1</sup>	7,316.5	0.17	62
328 Briarwood Ave <sup>1</sup>	11,552.8	0.27	95
251 Plymouth Rd	44,070.0	1.01	169
255 Plymouth Rd	27,541.7	0.63	100
303 Plymouth Rd	62,781.2	1.44	150
321 Plymouth Rd	41,867.5	0.96	100
330 Plymouth Rd	75,585.0	1.74	125
345 Plymouth Rd	42,143.6	0.97	100
350 Plymouth Rd	118,531.5	2.72	308
352 Plymouth Rd	56,206.3	1.29	100
355 Plymouth Rd	49,296.5	1.13	300
405 Plymouth Rd	16,539.6	0.38	91
1700 Robinson Rd	26,949.5	0.62	160
1750 Robinson Rd	29,158.9	0.67	104
1950 Robinson Rd	91,077.3	2.09	149
1990 Robinson Rd	13,689.2	0.31	100
2000 Robinson Rd	40,967.5	0.94	20 <sup>2</sup>
2002 Robinson Rd	55,152.2	1.27	20 <sup>2</sup>
2010 Robinson Rd	26,943.5	0.62	150
2020 Robinson Rd	81,895.6	1.88	246
1707 Wealthy St	49,016.8	1.13	212
1741 Wealthy St	34,649.7	0.80	199
1827 Wealthy St	42,629.2	0.98	145
1833 Wealthy St	31,130.3	0.71	150
201 Woodward Ln <sup>3</sup>	25,922.6	0.60	132
<b>LOT AREA RANGE</b>	5,900 - 118,523	0.14 - 2.72	
<b>MEAN AREA/LOT WIDTH</b>	38,936.8	0.89	
<b>MEDIAN AREA/LOT WIDTH</b>	34,649.7	0.80	
<b>PROPOSED LOT COMPARISON</b>			
<b>Lot 1</b>	63,306.0	1.45	137
<b>Lot 2</b>	60,283.0	1.38	241
<b>Lot 3</b>	18,561.0	0.43	125
<b>Lot 4</b>	19,846.0	0.46	126
<b>Lot 5</b>	79,080.0	1.82	129

**NOTES**

- 1 – Property is zoned R-3 Residential (vs. R-1 Residential for the proposed lots)
- 2 – Flag Lot; lot is over 100’ width at the building line
- 3 – Lot is part of Grand Rapids Township, not within EGR boundary



**CITY OF EAST GRAND RAPIDS  
LAND DIVISION REQUEST APPLICATION**

Date: 3/13/2026

**A non-refundable filing fee of \$300.00 must accompany your application.**

Property Owner (1):	Everstead Design Co	Property Owner (2):	
Address:	250 Plymouth Ave SE, Grand Rapids, MI 49506	Address:	
Daytime Phone:	(616) 446-3482	Daytime Phone:	
Property Address (If different from above)	1570 E Beltline SE Grand Rapids, MI	Property Address (If different from above)	
Permanent Parcel No.	41-14-28-376-021	Permanent Parcel No.	

This Land Division/Lot Split is to:

- Create additional buildable lot(s)
- Relocate existing property line between residences
- Other – Please describe: \_\_\_\_\_

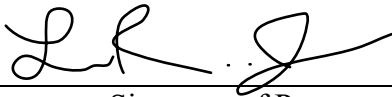
**The following items shall be provided with the application (please attach all necessary documents):**

1. Legal description of property(ies).
2. A survey prepared by a registered surveyor of the parcel as it exists, including all buildings located on the parcel, and showing the proposed lot division or partition, including the minimum building setback lines as required for the zoning district in which the property is located for each parcel.
3. A copy of a title search showing restrictions and covenants applicable to the parcel. In addition, include any restrictions or covenants which the owner intends to place on the resulting parcels should the proposed land division be approved.
4. Verification that there are no liens or outstanding taxes on the subject property(ies.)
5. A statement of impact on properties in the surrounding area resulting from the proposed submission. This statement shall include, but not be limited to, a review of the standards set forth in Section 5.406A of the City code. (See attached table.)
6. An environmental report may be requested if natural features (i.e. wetlands, floodplains, and drainage courses) are present.
7. Approved Land Division Tax Payment Certification Form from Kent County Treasurer (PA 23 of 2019).
8. Other information as may be requested by City staff, such as information regarding the location of drainage courses.

**Please note the following future actions for your request depending on the Decision of the Zoning Administrator below.**

- **Approval** – After receiving City approval, applicant shall record the relevant deed(s) or land contract(s) with the Kent County Register of Deeds within 90 days of the decision date below. Deeds or contracts shall be in compliance with the legal descriptions and surveys submitted with this application. Applicant shall also forward recorded copies of these documents to the City for our records.
- **Refer to Planning/City Commission** – City shall notify applicant that the request will be referred to the Planning Commission or City Commission for their review and approval. This review would include a public hearing as noted in Section 5.406E of the City Code. City will notify applicant of the public hearing date and body conducting the public hearing.
- **Denial** – City shall notify applicant that the request is denied upon determination that the request does not meet all of the required review criteria. Applicant may appeal such decision with the Zoning Board of Appeals within 30 days of the decision date below in accordance with Section 5.406F of the City Code.

By signing below, I certify that all information contained herein is accurate to the best of my knowledge and that I have reviewed all of the review criteria for my request.



\_\_\_\_\_  
Signature of Property Owner 1

3/13/2026

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner 2

\_\_\_\_\_  
Date

**Do not write below this line – Office use only.**

Date of Decision	
Decision of Zoning Administrator	<input type="checkbox"/> Approval  Date of Recording with Kent County:
	<input type="checkbox"/> Refer to Planning/City Commission  Date of Public Hearing:
	<input type="checkbox"/> Denial



City of East Grand Rapids  
City Services  
750 Lakeside Dr. SE, East Grand Rapids, MI 49506  
Phone 616.940.4817 FAX 616.831-6121

**5.1:** Each resulting lot has an area not less than required by Chapter 50 of this title, no new nonconformities are created, and the change is not in violation of Section 5.114 B. of the Zoning Ordinance

- 250 Plymouth is zoned R-1.
- The proposed land division will split the properties into 5 separate lots that all meet R1 standards without creating any non-conformities

<b>Requirements</b>	<b>R1 Minimum</b>	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Lot 4</b>	<b>Lot 5</b>
Lot Area (within first 120 ft) (SF)	12,000 SF	16,424	28,936	17,449	15,067	15,465
Lot Width (feet)	100'	136.87	241.13	145.41	125.56	128.88

<b>Existing Mansion remaining on Lot 2</b>		
<b>Requirements</b>	<b>R1 Minimums</b>	
Front setback	30	86.1
Side	Total side setback	24
	Side setback	10
	Side setback	24
Maximum building coverage	35%	13.61%
Maximum lot coverage	40%	39.41%

**5.2:** Each proposed resulting lot has adequate easements for public utilities from the lot to existing public utility facilities.

The connection locations for each of the proposed lot are as follows:

- Lot 1: Plymouth
- Lot 2: Robinson
- Lot 3: Robinson
- Lot 4: Robinson
- Lot 5: Robinson

**5.3a:**

3. The location and size of the resultant parcels are generally consistent to the size, shape and area of lots in the surrounding area of the proposed split. In reviewing conformity with properties in the surrounding area.

'Surrounding area' as determined by Parcels within 500' of the resultant lots:

East (south side of Robinson)

- 1950 Robinson\*
- 1990 Robinson\*
- 2000 Robinson
- 2002 Robinson\*
- 2010 Robinson
- 2020 Robinson

West (south side of Robinson)

- 251 Plymouth
- 1750 Robinson
- 1700 Robinson

South (East of Plymouth)

- 330 Plymouth
- 350 Plymouth

South (West of Plymouth)

- 255 Plymouth
- 303 Plymouth
- 321 Plymouth
- 345 Plymouth
- 355 Plymouth\*

\*Designates a non-conforming lot that is not considered when calculating averages shown below

Average total size of surrounding parcels: 1.19 acres

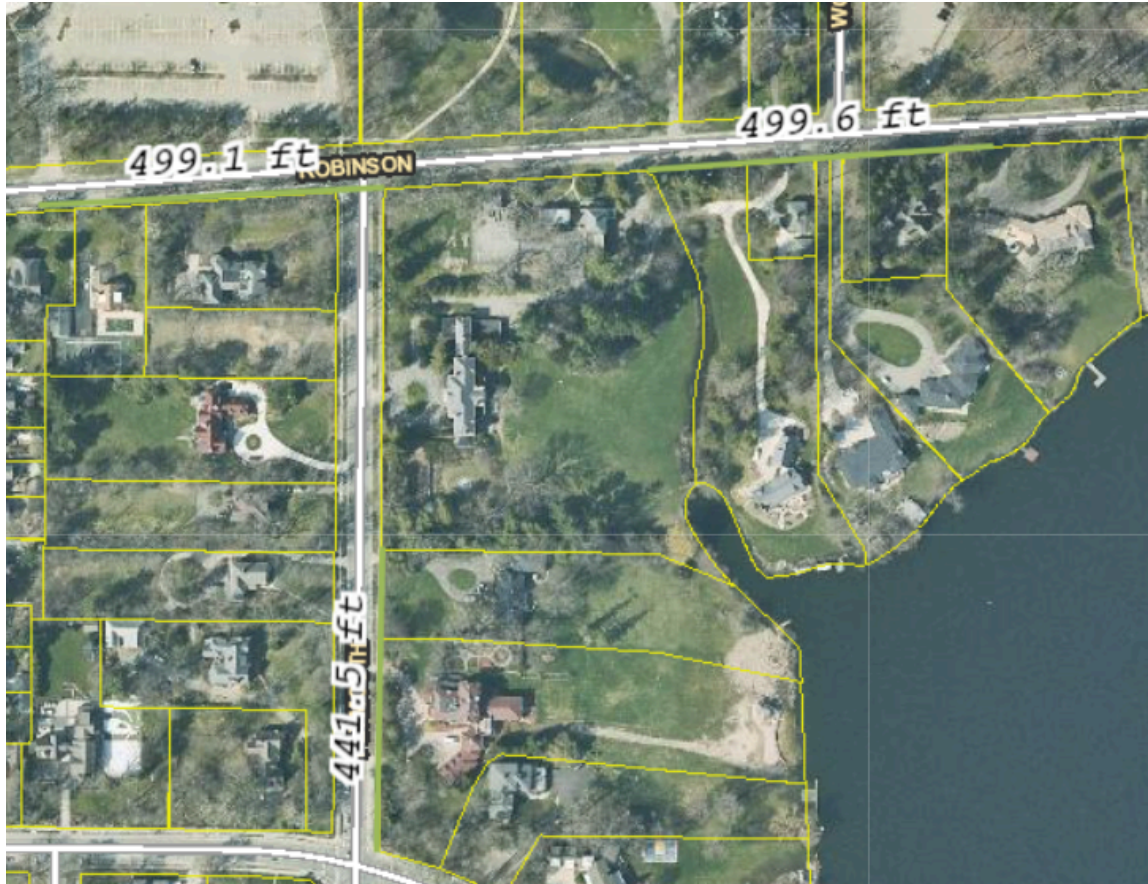
Average width of surrounding parcels: 137 feet

Average width-to-depth ratio of surrounding parcels: .43

Average total size of proposed parcels: 1.12 acres

Average width of proposed parcels: 151.5 feet

Average width-to-depth ratio of proposed parcels: .54



The proposed land division thoughtfully integrates five resultant parcels that honor the neighborhood's existing character by mirroring the dimensions of Fisk Lake estates, protecting the historical integrity of the primary mansion through generous setbacks, and utilizing natural creek boundaries to ensure a logical and aesthetically pleasing transition within the surrounding area. The resultant parcels are consistent to the size, shape and area of lots in the surrounding area.

- **Lakeview parcels (Lots 1 & 5):** These parcels specifically mimic the width-to-depth ratios and scale of established lots along Fisk Lake, maintaining the rhythm of the shoreline.
- **Mansion Preservation (Lot 2):** The shape is intentionally designed to "wrap" the existing mansion, ensuring ample coverage and setbacks to prevent any new non-conformities while maintaining a visually pleasing profile.
- **Development Logic (Lots 3 & 4):** These lots create a uniform standard for the interior of the split, providing consistent, logical building envelopes that harmonize with the streetscape.
- **Natural Alignment (Lot 5):** In addition to its lake-view characteristics, Lot 5 beautifully encapsulates the natural creek lot line, allowing the environment to dictate a logical and organic property boundary.

---

**5.3b:** Development of the resulting parcels will not have unreasonable disturbance on the area, and its drainage courses and terrain. The resultant parcels are capable of meeting all of the township's, city's, and county's permitting requirements for new construction as it relates to soil erosion and water maintenance plans.

---

**5.3c:** The proposed front, side, and rear setbacks for resultant parcels 1 through 5 are designed to be consistent, logical, and feasible with existing parcels along Robinson Road and Plymouth Avenue, ensuring that the orientation of all future buildings aligns harmoniously with the established character of the surrounding area.

---

**5.4:** The proposed land division will not place demands on public services, roads and facilities in excess of their current capacities.

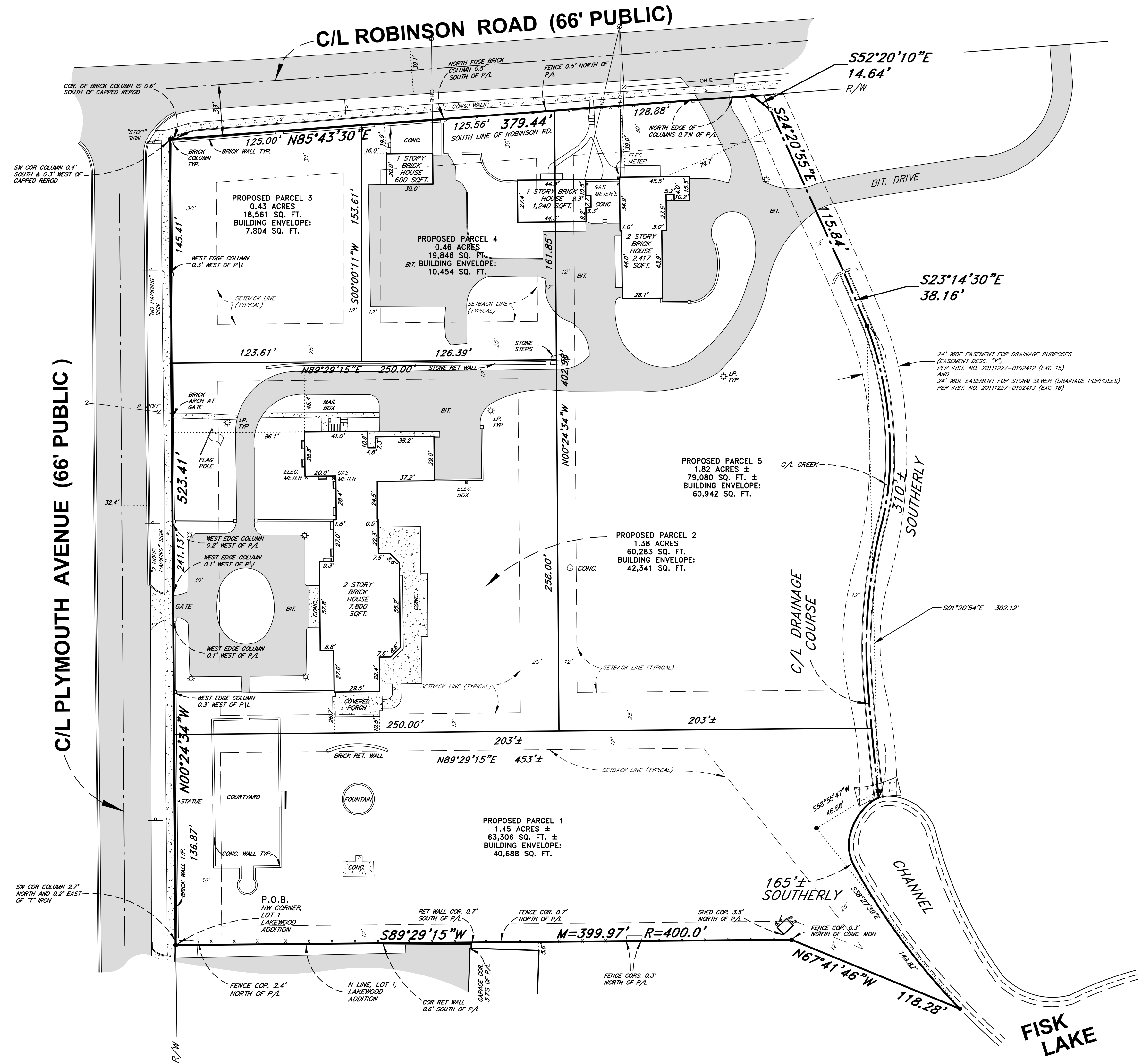
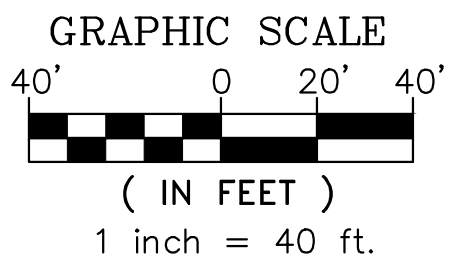
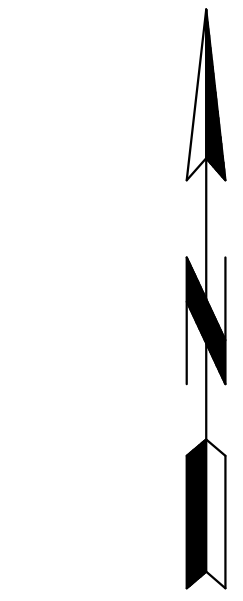
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**5.5:** The proposed land division will not result in any lot that is likely to necessitate one or more setback variances in order to make it reasonably usable.

EXISTING LEGEND

<b>SURVEY</b>	<b>TREES</b>
● SECTION CORNER	☼ CONIFEROUS TREE
○ PROPERTY IRON FOUND	○ DECIDUOUS TREE
○ PROPERTY IRON SET	
BM# BENCHMARK	
<b>WATER</b>	
○ MANHOLE	○ ELECTRICAL
○ UTILITY POLE	○ UTILITY POLE
○ VALVE	○ GUY WIRE
○ HYDRANT	○ LIGHT POLE
P/L PARCEL LINE	○ UTILITY RISER/METER
<b>SANITARY SEWER</b>	
○ MANHOLE	○ STORM SEWER
○ CLEANOUT	○ CURB CATCH BASIN
	○ ROUND CATCH BASIN
	○ FLARED END SECTION
<b>MISC</b>	
○ MAILBOX	
○ UTILITY FLAG	
○ SIGN	
→ SURFACE FLOW ARROW	
	GRAVEL
	CONCRETE
	BITUMINOUS
	CURB & GUTTER
	BITUMINOUS VALLEY GUTTER
	LANDSCAPE CURB
	CENTER LINE
	PROPERTY LINE
	CONTOUR LINE (MAJOR)
	CONTOUR LINE (MINOR)
	FENCE
	TREE LINE
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	NATURAL GAS
	FIBER OPTIC
	OVERHEAD ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND CABLE
	UNDERGROUND ELECTRIC

24' WIDE EASEMENT FOR DRAINAGE PURPOSES (EASEMENT DESC. "7")



LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 4112272827CML, REVISION NO. 3, EFFECTIVE DATE OF JANUARY 13, 2026:

That part of the Southeast 1/4 of the Southwest 1/4 of Section 28, Town 7 North, Range 11 West, City of East Grand Rapids, Kent County, Michigan, described as: Beginning at the Northwest corner of Lot 1, Lakewood Addition as recorded in Liber 55 of Plats, Page 42; thence N0°24'34"W 523.41 feet along the East line of Plymouth Avenue (66 feet wide); thence N85°43'30"E 379.44 feet along the South line of Robinson Road (66 feet wide); thence S52°20'10"E 14.64 feet; thence S24°20'55"E 115.84 feet; thence S23°14'30"E 38.16 feet to the centerline of a certain creek; thence Southerly 310 feet, more or less, along said centerline to the Northerly edge of a channel to Fisk Lake, the intermediate traverse line proceeding as follows: S1°20'54"E 302.12 feet; thence Southerly 165 feet, more or less, along the Westerly side of said channel to the Northerly line of Lot 1 of Lakewood Addition, according to the Plat thereof as recorded in Liber 55 of Plats, Page 42, the intermediate traverse line proceeding as follows: S58°55'47"W 46.66 feet and S38°27'39"E 149.82 feet; thence N67°41'46"W 118.28 feet along said Northerly line to a deflection point on said North line; thence S89°29'15"W 400.0 feet along the North line of said Lot 1 to the Place of Beginning.

**PRELIMINARY  
NOT FOR RECORDING**



Michael Manning

REVISIONS:	DATE: February 26, 2026
APPROVED BY: MM	
DRAWN BY: M.M.	
CLIENT:	PROPOSED SPLITS
	250 Plymouth Ave SE
	Part of Section 28, T7N, R11W
	City of East Grand Rapids, Kent County, Michigan
	Lucas Jones
	Whitmore Homes
	1570 E Beltline Ave SE #A
	Grand Rapids, MI 49546
PROJECT NO.	260044-SPLIT
1 of 1	

**1. Legal Description of Property**

PART OF SE 1/4 SW 1/4 COM AT NW COR OF LOT 1 OF LAKEWOOD ADD TH N 89D 29M 15S E ALONG N LINE OF SD LOT 400.0 FT TH S 67D 41M 46S E 118.28 FT TO WATERS EDGE OF FISK LAKE & TO BEG OF THIS DESC - TH N 67D 41M 46S W 118.28 FT TO N LINE OF LAKEWOOD ADD TH S 89D 29M 15S W ALONG SD N LINE 400.0 FT TO E LINE OF PLYMOUTH RD TH N 0D 24M 34S W ALONG SD E LINE 523.41 FT TH N 85D 43M 30S E ALONG S LINE OF ROBINSON RD 379.44 FT TH S 52D 20M 10S E 14.64 FT TH S 24D 20M 55S E 115.84 FT TH S 23D 14M 30S E 38.16 FT TO CL OF CREEK TH SLY ALONG SD CL 310 FT M/L TO WATER EDGE OF FISK LAKE TH WLY & SLY ALONG WATER EDGE 165 FT M/L TO BEG \* SEC 28 T7N R11W 5.59 A. SPLIT/COMBINED ON 02/03/2012 FROM 41-14-28-376-001 TO 41-14-28-376-018 AND -019 AND -020 SPLIT/COMBINED ON 02/08/2013 FROM 41-14-28-376-018, 41-14-28-376-019 TO 41-14-28-376-021 AND 022

**Remit Payment To:**

Chicago Title of Michigan, Inc.  
4362 Cascade Rd SE, Suite 108  
Grand Rapids, MI 49546  
Phone: (616)201-9129

**INVOICE****Due upon receipt**

Greenridge Realty (EGR)  
ATTN: Ken L. Grashuis  
2213 Wealthy St. SE  
Ste. 200  
Grand Rapids, MI 49506

<b>Order Number:</b>	411272827CML	<b>Invoice Date:</b>	2/17/2026
		<b>Invoice Number:</b>	411272827CML-1
		<b>Operation:</b>	02330.313470
<b>Buyer/Borrower(s):</b>	Everstead Design Collective LLC, a Michigan limited liability company	<b>Seller(s):</b>	Aquinas College
<b>Escrow Officer:</b>	Mark Ruis		
<b>Title Officer:</b>	Cammi Morris	<b>Sales Rep:</b>	Rebecca Schwartz

**Property Description (1):**

250 Plymouth Ave SE, East Grand Rapids, MI 49506-1700  
Lot(s): 1 Subdivision: Lakewood Addition Tax/Map ID(s): APN/Parcel ID(s): 41-14-28-376-021

<b>Policies Applied For:</b>	ALTA Loan Policy 2021	\$2,200,000.00
	ALTA Owner's Policy 2021	\$2,500,000.00

Bill Code	Description	Amount
TP	Owner's Policy (Coverage \$2,500,000.00) (ALTA Owner's Policy 2021)	4,200.00
TP	Loan Policy (Coverage \$2,200,000.00) (ALTA Loan Policy 2021)	1,000.00
<b>Invoice total amount due:</b>		<b>\$5,200.00</b>

Invoice Notes: If your transaction involves a tax deferred exchange, we offer this service through our 1031 company, IPX1031. As the nation's largest 1031 company, IPX1031 provides guidance and expertise. Security of exchange funds includes: segregated bank accounts, 100 million dollar Fidelity Bond, and 30 million dollar in Errors & Omissions Insurance. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each exchange. For additional information or to set up an exchange, please call Rory Byrne, 616-257-3100 (office) or 616-970-6281 (mobile).

**Thank you for the opportunity to serve you.  
Please return a copy of this invoice with your payment**

# ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

**411272827CML  
Revision 3**

## NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title of Michigan, Inc. Commercial and Construction, 4362 Cascade Rd SE, Suite 108 Grand Rapids, MI 49546 Main Phone: (616)201-9129 Email: 313470a@ctt.com	Escrow Officer: Mark Ruis Chicago Title of Michigan, Inc. 4362 Cascade Rd SE, Suite 108 Grand Rapids, MI 49546 Phone: 616-201-9129 Main Phone: (616)201-9129 Email: Mark.Ruis@ctt.com

Order Number: 411272827CML

Property Address: 250 Plymouth Ave SE, East Grand Rapids, MI 49506-1700

SCHEDULE A

1. Commitment Date: January 13, 2026 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Owner's Policy 2021
    - Proposed Insured: Everstead Design Collective LLC, a Michigan limited liability company
    - Proposed Amount of Insurance: \$2,500,000.00
    - The estate or interest to be insured: Fee Simple
  - (b) ALTA Loan Policy 2021
    - Proposed Insured: Lake Michigan Credit Union, its successors and/or assigns as their respective interests may appear
    - Proposed Amount of Insurance: \$2,200,000.00
    - The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
  - Fee Simple
4. The Title is, at the Commitment Date, vested in:
  - [Aquinas College, a Michigan nonprofit corporation](#)

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**SCHEDULE A**  
(continued)

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Issued By:**

**Chicago Title of Michigan, Inc.**

Countersigned By:



Kevin Kossen, Michigan State Manager  
Authorized Officer or Agent

**END OF SCHEDULE A**

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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 41-14-28-376-021**

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Land Situated in the State of Michigan, County of Kent, City of Grand Rapids.

Part of the SE 1/4 of the SW 1/4 of Section 28, T7N, R11W, City of East Grand Rapids, Kent County, Michigan, described as: Beginning at the NW corner of Lot 1 of Lakewood Addition, as recorded in Liber 55 of Plats, Page 42; thence N0°24'34"W 523.41 feet along the East line of Plymouth Avenue (66 feet wide); thence N85°43'30"E 379.44 feet along the South line of Robinson Road (66 feet wide); thence S52°20'10"E 14.64 feet; thence S24°20'55"E 115.84 feet; thence S23°14'30"E 38.16 feet to the centerline of a certain creek; thence Southerly 310 feet, more or less, along said centerline to the Northerly edge of a channel to Fisk Lake, the intermediate traverse line proceeding as follows: S1°20'54"E 302.12 feet; thence Southerly 165 feet, more or less, along the Westerly side of said channel to the Northerly line of Lot 1 of Lakewood Addition, according to the plat thereof as recorded in Liber 55 of Plats, Page 42, the intermediate traverse line proceeding as follows: S58°55'47"W 46.66 feet, and S38°27'39"E 149.82 feet; thence N67°41'46"W 118.28 feet, along said Northerly line, to a deflection point on said North line; thence S89°29'15"W 400.0 feet along the North line of said Lot 1 to the Place of Beginning.

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**SCHEDULE B, PART I - Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes, charges, assessments, levied and assessed against the subject premises that may be due and/or payable.
6. Owner's Affidavit(s), in the form furnished by the Company, must be completed and executed by all Sellers, Buyers and/or Borrowers to the transaction to be insured, and the company reserves the right to raise any additional requirements and/or exceptions to title as deemed necessary based upon the information provided.
7. Note for Information: If, per Public Act 201 of 2010, the land to be insured is defined as "Commercial Real Estate" and the proposed transaction is or will be the subject of a written commission agreement running in favor of a commercial real estate broker, the Company shall be immediately notified and this Commitment will be revised and made subject to such further requirements and exceptions as deemed necessary.
8. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
9. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Aquinas College, a Michigan nonprofit corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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**SCHEDULE B, PART I - Requirements**  
(continued)

10. Record a Warranty Deed from the current owner(s) as shown in Schedule A to the proposed insured.
11. Record the Mortgage to be insured.
12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
13. Taxes are exempt for tax roll number 41-14-28-376-021.

Note: The Land may lose its tax exempt status upon conveyance of said Land.

Utility Billing DUE: \$82.26 (PLYM-000250-000C-01)

14. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Everstead Design Collective LLC, a Michigan limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

**END OF SCHEDULE B, PART I**

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**SCHEDULE B, PART II - Exceptions**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2.
  - a. Rights or claims of parties in possession not shown by the Public Records.
  - b. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
  - c. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
  - d. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
  - e. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
  - f. Taxes or special assessments which are not shown as existing liens by the Public Records.
3. No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the Land.
4. The policy does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against the Land.
5. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein.
6. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder.
7. Easement(s), if any, over and across the land described in Schedule A, together with all rights appurtenant to the easement(s), as more defined and set forth in Michigan Public Act 235 of 2022, MCLA 565.104.
8. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway.
9. Rights of others in and to the use of the Easement(s) described in Schedule A.

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**SCHEDULE B, PART II - Exceptions**  
(continued)

10. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of waters of Coldbrook Creek and Fish Lake.
11. Rights, if any, of riparian owners and the public to use the surface, subsurface and bed of the adjoining lake/river/creek for purposes of navigation and recreation.
12. Any adverse claim based upon the assertion that some portion of the Land is bottom land or has been created by artificial means or has accreted to such portion so created.
13. Terms, Covenants, and Conditions of Quit Claim Deed set forth as [Liber 1975 on Page 22](#).
14. INTENTIONALLY DELETED.
15. Easements, Terms, Covenants, and Conditions of Warranty Deed set forth as [Instrument No. 20111227-0102412](#).
16. Terms, Covenants, and Conditions of Easement for Storm Sewer set forth as [Instrument No. 20111227-0102413](#).
17. INTENTIONALLY DELETED.
18. INTENTIONALLY DELETED.

**END OF SCHEDULE B, PART II**

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## COMMITMENT CONDITIONS

## 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
  3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    - a. the Notice;
    - b. the Commitment to Issue Policy;
    - c. the Commitment Conditions;
    - d. Schedule A;
    - e. Schedule B, Part I-Requirements; and
    - f. Schedule B, Part II-Exceptions; and
    - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

## 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

**END OF CONDITIONS**

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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#### 4. Verification that there are no liens or outstanding taxes on the subject property(ies.)

250 PLYMOUTH RD SE EAST GRAND RAPIDS, MI 49506 (Property Address)  
 Parcel Number: 41-14-28-376-021 Location ID: PUM-00035-000C-01

**Property Owner:** AQUINAS COLLEGE, A MICHIGAN

**Summary Information**

- Residential Building Summary
  - Year Built: 1927
  - Bedrooms: 16
  - Full Baths: 9
  - Half Baths: 2
  - Sq. Feet: 14,830
  - Acres: 3.500
- Assessed Value: \$0 | Taxable Value: \$0
- Property Tax information found
- Utility Billing information found

Item 1 of 10 7 Images / 3 Sketches

Property Information (2026) | Tax Information (2025) | Utility Bill Info

Jump To: [Owner and Taxpayer Information](#) | [Legal Description](#) | [Other Information](#) | [Tax History](#)

Click here to add this parcel to your favorite records for easy access on your next visit.

[Owner and Taxpayer Information](#) [Back To Top](#)

[Legal Description](#) [Back To Top](#)

[Other Information](#) [Back To Top](#)

**Recalculate amounts using a different Payment Date**  
 You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date: 3/13/2026

[Tax History](#) [Back To Top](#)

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
▶ 2025	Winter	\$0.00	\$0.00		\$0.00
▶ 2025	Summer	\$0.00	\$0.00		\$0.00
▶ 2024	Winter	\$0.00	\$0.00		\$0.00
▶ 2024	Summer	\$0.00	\$0.00		\$0.00
▶ 2023	Winter	\$0.00	\$0.00		\$0.00
▶ 2023	Summer	\$0.00	\$0.00		\$0.00
▶ 2022	Winter	\$0.00	\$0.00		\$0.00
▶ 2022	Summer	\$0.00	\$0.00		\$0.00
▶ 2021	Winter	\$0.00	\$0.00		\$0.00
▶ 2021	Summer	\$0.00	\$0.00		\$0.00

[Load More Years](#)

# Brookby, the Blodgett Family Estate

MARY T. DERSCH, CURATOR, EAST GRAND RAPIDS HISTORY ROOM



“Brookby”, or the Blodgett estate, 250 Plymouth Road SE, located on the southeast corner of Plymouth and Robinson Road in East Grand Rapids, was built during the years 1926 – 1927 for John Wood Blodgett, Sr. (1860 – 1951) and his wife, Minnie Alice Cumnock Blodgett (1863 - 1931).

John was the son of Grand Rapids lumber baron, Delos Abiel (1825 – 1908) and Jane “Jennie” Wood Blodgett (1841 – 1890). He became involved in his father’s lumber empire at the age of 18. One of the most wealthy and influential business leaders in Grand Rapids, John was involved in banking and philanthropy, especially when it came for the care of the health and welfare of women and children. Counted among his accomplishments, he was: Director of the Federal Reserve Bank of Chicago in the 1920s, an aide to President Herbert Hoover in the 1920s, investor in an early Grand Rapids newspaper and the new cable car business in Grand Rapids in the early 1880s. He spent 25 years on the board of the U.B.A. Hospital (Union Benevolent Hospital) on Lyon Street in downtown Grand Rapids.

In 1914 the couple donated land and money for a new hospital. When complete in 1916 it replaced the Union Benevolent Association Hospital in which the couple and his mother had been involved. John dedicated the medical facility to his mother Jane Wood Blodgett. Located at 1840 Wealthy Street SE in East Grand Rapids it was named Blodgett Memorial Hospital.

John and Minnie Blodgett moved into their new house in 1928. Mrs. Blodgett named the estate “Brookby” because a brook (Coldbrook Creek) ran by it through the backyard. Coldbrook Creek is fed by Fisk Lake and runs to the Grand River. Brookby house has been on The National Register of Historic Places since 1983. This honor deems it worthy of preservation. It is not, however, protected from demolition.

*“The National Park Service, the agency administering the Register, says this “Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding... and do not restrict an owner’s ability to renovate or even destroy a property.”*  
<https://kirkfarms.com/can-you-tear-down-a-home-on-the-national-register-should-you/> <https://tinyurl.com/3tun2fcc>.



A classical Georgian Revival style, red brick home, Brookby was designed by Walker & Gillette Architects of New York City: Leon Narcisse Gillette (1877-1945) and Alexander Stewart Walker (1875-1952). The Grand Rapids construction firm of Owens-Ames-Kimball (est. 1891) built it. When completed, the 14,830 square foot main residence included outbuildings: a gatekeeper’s house, gardener’s house, chauffeur’s house, and an eight-stall garage for cars – especially Packards – the family favorite. Included in the original home were 16 bedrooms, 9 bathrooms and 2 half baths, den, library, painted wall murals, and circular wrought iron staircase. The interior featured marble and parquet floors. The grounds consisted of 8 landscaped acres with a fountain and reflecting pool. The gardens were notably designed by the Frederick Law Olmstead firm of Frederick Jr. and John C, under the name Olmsted Brothers. Their father, Frederick (1822 – 1903), had designed New York Central Park in 1858 and the landscaping of the Chicago Columbian Exposition/World’s Fair of 1893 – and many, many other outstanding gardens.

John Wood Blodgett, Jr. took up residence in Brookby after his father’s death in 1951. He first had to purchase the estate from Blodgett Memorial Hospital to whom his father had willed the estate. Mrs. Edith Irwin Blodgett, John Jr.’s widow and third wife, whom he married in 1966, sold the home a few years after his 1987 death. She passed in 2012. The philanthropic couple had been generous patrons of Grand Rapids art and music and also carried on the family’s involvement in community development and charitable work. Grand Rapids culture, society and community have greatly benefited from the generosity of this premier family.

## BROOKBY OWNERSHIP TIMELINE, BEGINNING IN 1990

- **1990** The house was sold to Grand Rapids real estate agent Lloyd Clarke “Corky” Paul.
- **1991** The house was up for sale again. There was talk of subdividing the acres of property.
- **1992** In January 1992 the public was invited in for a large estate sale.
  - According to Mrs. Edith Blodgett, “There were no Blodgett family items for sale.” They had all been previously removed and distributed among Mr.

Blodgett's daughters and other family members. Plans for tearing down structures and building new structures on the estate were made, but never came to pass.

- The "Committee to Save Brookby" formed.
- The mansion was sold the end of January 1992 to the newly formed "Brookby Preservation Trust."
- In June 1992 the house was put up for sale by the Trust.
- Hospice of Greater Grand Rapids declined an offer to purchase the main house for administration offices because costs of renovation were too great. The accompanying lots of property would have been subdivided for houses.
- **1993.** In 1993 the Integrated Architecture firm stepped up for a possible purchase, asking the City to change the status of the property from residential to a planned unit development. They would like to use Brookby for offices, while leasing the four smaller houses on the property.
  - In direct competition, a local couple stepped forward offering a cash payment to purchase Brookby.
  - The cash offer fell through and the architecture firm withdrew their offer citing the City's preference that the properties remain residential.
- **1994.** The Hugh Sullivans, East residents, purchased Brookby.
- **1997.** Brookby is offered for sale.
- **1998.** Local real estate developer Sam Cummings purchased Brookby. His company at the time was Second Story Properties, a Grand Rapids construction and real estate firm. Its mission was to preserve old buildings with all their cultural and historical significance for present and future generations.
  - During these years the City voted to accept Cummings' PUD plan to create a condo association between the four outbuildings on the Brookby property.
  - Mrs. Edith Blodgett delighted in knowing that the Cummings family loved residing at Brookby, and was interested in historically preserving the Blodgett Family estate.

- **2011.** Cummings donated the Brookby mansion and a large part of the estate to Aquinas College in the fall of 2011. The college used the house as its president's residence.
  - (<https://www.aquinas.edu/news/posts/historic-Brookby-estate-donated-aquinas-college.html>)
- **2025** In May Aquinas College placed Brookby on the market.

FRIENDS: If you have a memory, a photo or an artifact to share with the East Grand Rapids History Room please contact Mary T. Dersch, curator, [egrhistoryroom@gmail.com](mailto:egrhistoryroom@gmail.com) or 616-241-2092

Visit the City of EGR History Room during regular library hours. 746 Lakeside Dr SE.

Follow the East Grand Rapids History Room on Facebook to learn about all things EGR!

Website: <https://www.eastgrmi.gov/> Then choose: "About"

#### SOURCES:

"1991 in Review." *Cadence*, December 30, 1991 p1. Blodgett Family Papers. University of Michigan, Bentley Historical Library. [findingaids.lib.umich.edu/catalog/umich-bhl-85137](https://findingaids.lib.umich.edu/catalog/umich-bhl-85137). Accessed January 21, 2026.

Buursma, Madalyn, Wood TV8, "8-bedroom East Grand Rapids manor with lakefront access listed for \$3.3M." <https://www.woodtv.com/news/kent-county/aquinas-lists-8-bedroom-10-bath-mano-for-3-3m/> Accessed January 21, 2026.

Dersch, Mary T., Interview with Mrs. Edith Irwin Blodgett, East Grand Rapids History Room, March 15, 2007.

Lovell, Susan. "The Blodgett Estate: Waiting patiently for the right family." *Cadence*, May 2, 1990 p20-21A

Operation of the Federal Reserve Bank of Chicago, 1921. *Chicago: The Reserve Bank*, p2.18.

Polk, R. L. *Grand Rapids City Directory*, various dates.

World Forestry Center. "John Wood Blodgett, 1860 – 1951." <https://tinyurl.com/snwhep24>, Accessed January 21, 2026.



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**Elaine and Frederick Cook**  
303 Plymouth Rd SE  
East Grand Rapids, MI 49506

East Grand Rapids Planning Commission  
750 Lakeside Drive SE  
East Grand Rapids, MI. 49506

April 2, 2026

We are writing to express our support for the land division request submitted for the property located at 250 Plymouth Rd SE, as outlined in the plan prepared by Everstead Design Co.

There is a possibility one or both of us may be out of town on Tuesday April 14<sup>th</sup> at 5:30 when this item comes before the planning commission for a public hearing, but we wanted to express our support for the project regardless of our ability to attend.

After reviewing the proposed plan, we believe the application reflects a thoughtful and well-considered approach to land use that is consistent with the surrounding area and aligned with responsible development practices. The proposal demonstrates careful attention to site layout, access, and overall compatibility with neighboring properties, while maintaining the character and integrity of the community.

As residents living directly across the street from the subject property, we have a strong interest in how this development proceeds. We have also had direct experience working with the professionals associated with Whitmore Builders, and have found them to be consistently courteous, respectful, communicative, and highly professional. They demonstrate integrity in their work, maintain clean and orderly job sites, and are attentive to the concerns of neighboring residents. Based on our experience, we are confident that this project will be executed with the same level of care and consideration.

Everstead Design Co.'s plan appears to balance practical development goals with appropriate planning considerations, including efficient land use and adherence to applicable regulations. The requested land division represents a logical and reasonable use of the property that will contribute positively to the area.

For these reasons, we respectfully support approval of the land division request and encourage the reviewing authority to give the proposal favorable consideration.

Thank you for your time and attention.

Sincerely,



Elaine Cook  
516-567-2001  
[elainepcook@aol.com](mailto:elainepcook@aol.com)



Frederick Cook  
516-617-1983  
[facookjr@aol.com](mailto:facookjr@aol.com)

**CITY OF EAST GRAND RAPIDS PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

A public hearing will be held at the date, time, and place below to consider a land division request for the property at 250 Plymouth Rd. SE. The Planning Commission will be reviewing a plan from Everstead Design Co. to divide the land at this address into five residential lots while retaining the existing primary residential building. The proposed plans may be viewed in the Public Works Administration office at the Community Center, or by linking from this notice at [www.eastgrmi.gov/notices](http://www.eastgrmi.gov/notices). Plans will be posted within five days of the public hearing date. The Planning Commission may make a decision on this matter at the end of this public hearing.

In accordance with Section 5.406E of the City Code, you are receiving this notice because you own property within 500' of this address. The Planning Commission invites those with any facts or evidence related to this request to present them at the scheduled meeting or by writing to the Planning Commission at 750 Lakeside Drive SE, East Grand Rapids, MI 49506. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this request, please contact the undersigned at (616)940-4817, or [jgianotti@eastgrmi.gov](mailto:jgianotti@eastgrmi.gov).

Date: Tuesday, April 14, 2026  
Time: 5:30 p.m.  
Place: East Grand Rapids Community Center Commission Chambers  
750 Lakeside Drive SE, East Grand Rapids, MI 49506

Jay Gianotti, AICP  
Zoning Administrator

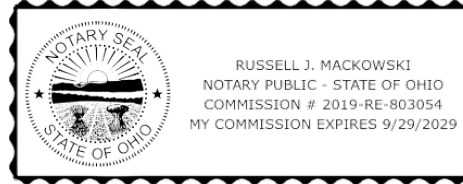


AD#: 0011080718

State of Ohio,) ss  
County of Cuyahoga)

Joe Rosa being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Grand Rapids Press is a public newspaper published in the city of Grand Rapids, with general circulation in Kent and Ottawa county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

**Grand Rapids Press 03/19/2026**



\_\_\_\_\_  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of March 2026

\_\_\_\_\_  
Notary Public

**CITY OF EAST GRAND  
RAPIDS PLANNING  
COMMISSION  
NOTICE OF PUBLIC  
HEARING**

The City of East Grand Rapids Planning Commission will hold a public hearing on Tuesday, April 14, 2026, at 5:30 PM in the Commission Chambers, 750 Lakeside Drive SE, East Grand Rapids, 49506, to consider a land division request for the property at 250 Plymouth Rd. SE. Complete information, descriptions, and information on how to give input on this matter can be found at [www.eastgrmi.gov/notices](http://www.eastgrmi.gov/notices).

# Land Division Request – Section 5.406A Review Standards

TO BE COMPLETED BY STAFF ONLY

PPN(s): \_\_\_\_\_

Address(es) of Request: \_\_\_\_\_

1. Each resulting lot must have an area not less than required by Chapter 50 of this title, as amended, for a conforming lot in the zone district in which the lot is located; provided, a lot that is nonconforming due to area or width may be split or altered if such change does not increase the nonconformity of the lot, no new nonconformities are created, and the change is not in violation of Section 5.114 B. of the Zoning Ordinance.

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Yes     | <u>Staff Comments</u> |
| <input type="checkbox"/> No      |                       |
| <input type="checkbox"/> Unknown |                       |

2. Each proposed resulting lot must have adequate easements for public utilities from the lot to existing public utility facilities.

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Yes     | <u>Staff Comments</u> |
| <input type="checkbox"/> No      |                       |
| <input type="checkbox"/> Unknown |                       |

3a. The location and size of the resultant parcels shall be generally consistent to the size, shape and area of lots in the surrounding area of the proposed split. In reviewing conformity with properties in the surrounding area, factors which should be considered are total size of the parcels created, the width of such parcels, and the width to depth ratio of the parcels

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Yes     | <u>Staff Comments</u> |
| <input type="checkbox"/> No      |                       |
| <input type="checkbox"/> Unknown |                       |

3b. The existence of and effect upon floodplain areas, wetlands, drainage courses, and terrain and the ability to develop building sites on each parcel without unreasonable disturbance of such features.

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Yes     | <u>Staff Comments</u> |
| <input type="checkbox"/> No      |                       |
| <input type="checkbox"/> Unknown |                       |

3c. The relationship of front, side, and rear yards to yards and orientation of buildings on other existing parcels within the surrounding area.

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Yes     | <u>Staff Comments</u> |
| <input type="checkbox"/> No      |                       |
| <input type="checkbox"/> Unknown |                       |

4. The proposed land division will not place demands on public services, roads and facilities in excess of their current capacities.

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Yes     | <u>Staff Comments</u> |
| <input type="checkbox"/> No      |                       |
| <input type="checkbox"/> Unknown |                       |

5. The proposed land division shall not result in any lot that is likely to necessitate one or more setback variances in order to make it reasonably usable.

- Yes
- No
- Unknown

Staff Comments

6. The reviewing body may attach reasonable conditions to the approval of the platted land division or boundary line alteration.

- Yes
- No
- Unknown

Staff Comments



CITY OF  
EAST GRAND RAPIDS

7

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(616) 940-4817 www.eastgrmi.gov

JAY GIANOTTI, AICP  
ZONING ADMINISTRATOR

**MEMORANDUM**

TO: East Grand Rapids Planning Commission  
FROM: Jay Gianotti, Zoning Administrator  
DATE: March 24, 2026

RE: **2025 Planning Commission Annual Report**

**Action Requested:**

N/A

**Background:**

The Michigan Planning and Enabling Act of 2008 (MPEA), as amended, states that a Planning Commission must prepare an annual written report to the legislative body concerning its operations and the status of planning activities, along with recommendations regarding actions by the legislative body related to planning and development.

Membership

Planning Commission Member	Date Appointed	Term Expiration
<b>Mary Mapes (Chairperson)</b>	7/6/2010	6/30/2028
<b>Brian Miller (Vice-Chairperson)</b>	12/10/2019	6/30/2027
<b>Matt Feyen (Secretary)</b>	7/1/2020	6/30/2026
<b>Laura Schwartz (City Commission Liaison)</b>	12/4/2023	12/31/2027
<b>Steve Achram</b>	7/1/2020	6/30/2026
<b>Greg Metz</b>	7/1/2020	6/30/2026
<b>Peter Michell</b>	7/1/2021	6/30/2027
<b>Christopher Rosmarin</b>	7/1/2022	6/30/2028
<b>Tom Tilma</b>	7/1/2022	6/30/2028

Meetings

The Planning Commission met seven times in 2025. The regularly scheduled meeting time of the Planning Commission is the second Tuesday of every month at 5:30 PM. This meets the requirements of the MPEA (minimum of four meetings a year). More detailed meeting minutes for each meeting can be found on the city's website. A brief outline of the meetings is as follows:

- January 14
  - The Planning Commission held a study session to get feedback on potential zoning amendments for the future. The following topics were discussed.
    - Section 5.28B (Established Front Yard Setback) – minor clarifications re: cul-de-sacs

- Section 5.61 (Encroachments/Setbacks Standards for Generators) – minor modifications to prevent conflicts with building code
  - Accessory Buildings for Through Lots
  - Solar Panels
  - Administrative Departures
- February 11
  - Paul LeBlanc, the City’s planning consultant, held a study session regarding the Master Plan update. Topics covered included:
    - Overall progress reports
    - Feedback from Gaslight Village and St. Stephens subarea open houses
    - Introduction of potential plan goals
- April 15
  - Paul LeBlanc, the City’s planning consultant, held a study session regarding the Master Plan update. The first draft of the Master Plan Update was presented and discussed.
- May 13
  - The Planning Commission held an introduction and public hearing for a site plan review at 1815 Hall St. (Grace Episcopal Church). The proposed plan was to remove ten existing parking spaces to accommodate a new rain garden in the NE corner of the site. The plan was approved as presented.
  - Paul LeBlanc, the City’s planning consultant, held a review session regarding the Master Plan draft update. After discussion, the Planning Commission voted to recommend the City Commission release the Draft Master Plan Update for distribution.
- September 9
  - The Planning Commission re-elected Mary Mapes as Chairperson, Brian Miller as Vice-Chairperson, and Matt Feyen as Secretary.
  - The Planning Commission held an introduction and public hearing regarding a PUD ordinance amendment and resolution for the Gaslight Investors PUD. After discussion, the Planning Commission voted to recommend approval by the City Commission with their feedback on the following topics:
    - Should the development of a social hub space be linked to a specific hub development or left as a standalone area? (Yes, should be developed in conjunction with either building C or D.)
    - Language regarding if the development of just the parking garage would trigger the clock to submit for another development phase. (Existing draft language was deemed sufficient.)
    - Potential language that acknowledges the development is open to the public yet remains private property (Recommend that there will be 24/7, 365-day public access to pathway, streets and sidewalks, aside from safety, special events, construction and maintenance, for non-residential areas.)
    - Potential refinement of streets and sidewalk maintenance language, on topics including but not limited to pedestrian safety improvements (e.g. RRFB’s), lighting, and general wear and tear related maintenance items.
- November 12
  - The Planning Commission held an introduction and public hearing for a site plan review at 3120 Lake Dr. (Calvin University). The proposed plan was for Phases 2 & 3 of football stadium construction. After discussion, the Planning Commission voted to approve the plan with the following conditions.

- Games/Events at the football stadium shall not be scheduled at the same time as other events on campus that would exceed existing traffic and parking capacity.
  - Any stormwater management elements, including those items identified in the accompanying memo from Nathan Williams (City of Grand Rapids), are resolved to the satisfaction of the cities of East Grand Rapids and Grand Rapids.
  - A photometric plan showing the impacts of existing lights and future light sources shall be provided showing, per industry standards, minimal impact regarding light spill and glare to neighboring properties. City staff shall approve the photometric plan before any additional light sources are constructed.
  - Plans for sound amplification shall be provided prior to installation and approved by the City showing minimal impact on the effects of noise emanating from the stadium to surrounding areas. This sound system shall include the following elements:
    - Sound sources shall be directed away from residential areas.
    - A distributed sound system with multiple speakers shall be utilized. Speakers shall primarily be located on the western side of the stadium, with smaller speakers mounted on the concourse ceiling being permissible.
    - A professional sound study with a decibel review of the sound system shall be provided. The study shall demonstrate that decibel impacts to surrounding areas are acceptable within industry standards. This study will be reviewed and confirmed by City Staff. Results will be mailed to neighboring properties in accordance with the City's public notice procedures.
  - Lights shall only be utilized for scheduled Calvin University athletic competitions, practices, and special events. Special events shall be approved through the City's Parks and Recreation permit process.
  - Sound amplification shall only be utilized for scheduled Calvin University athletic competitions and special events. Special events shall be approved through the City's Parks and Recreation permit process.
  - Athletic competitions and practices shall be limited to the men's football team, men's lacrosse team, and women's lacrosse team.
  - No stadium usage shall extend past 10:00 PM, except that previously scheduled athletic competitions may be completed after this time when extended due to in-game factors such as overtime, injury delays, and the like.
  - Any other stadium usage not covered in these conditions shall require a temporary use permit obtained through the City's Parks and Recreation permit process.
- The Planning Commission held an introduction and public hearing for a site plan review at 1850 Wealthy Rd. (Blodgett Hospital). The proposed plan was for a vertical expansion of Parking Deck 2 at the NW corner of the campus. After discussion, the Planning Commission requested additional information regarding the following:
- Information on light temperature and glare with preference for warmer light and glare shields to screen from properties and a way to screen headlights internal to the top level of the ramp
  - Additional building vertical metal screening options for open air gaps in the ramp
  - More architectural design features for façade facing Wealthy

- Consideration of a condition for deed restriction to prevent any additional height be added to the ramp to align with current zoning for this area
  - More focused summary of traffic and impacts
- December 9
  - Paul LeBlanc, the City’s planning consultant, held a study session regarding the Master Plan update. The final draft of the Master Plan Update was presented and discussed. City Commissioners in attendance were also afforded the opportunity to provide feedback.

### Master Plan Update

The Planning Commission and City Commission adopted a new Master Plan in June of 2018. The Michigan Planning and Enabling Act of 2008 states that a community’s planning commission must review the Master Plan every five years and determine whether to amend the plan or create a new plan. Below is a list of master plan implementation items that were addressed in the 2024 calendar year. The full list of Master Plan Goals can be found on page 41 and 42 of the Master Plan:

- Master Plan Update
  - In August 2023, the City Commission in conjunction with the Planning Commission performed a review of the 2018 Master Plan. Based on a review of past accomplishments and discussion of potential opportunities and challenges facing the City, it was recommended to pursue an update of the 2018 Master Plan. Multiple study sessions were held throughout 2025 to discuss various aspects of the update and review draft plans and concepts. Adoption of this plan update is anticipated to be completed and approved in early 2026.

### Zoning Ordinance Amendments

There were no zoning ordinance amendments adopted in 2025.

### Development Reviews

The following is a list of land divisions, special land use, and site plan review requests in 2025:

- Land Divisions/Combinations/Property line adjustments – None
- Special Land Use Requests – None
- Site Plan Review
  - 1815 Hall – Grace Episcopal Church (Site Plan Review for new rain gardens and parking lot reduction) – Approved by Planning Commission, 5/13/2025
  - AT&T Backup Generator (Water Tower) – Administratively Approved, 9/18/2025
- Planned Unit Development
  - 2255 Wealthy/515 Lakeside – Gaslight Investors revised concept plan approved by City Commission 10/6/2025

### Rezoning Requests

There were no rezoning requests in 2025.

### Zoning Variances

Zoning variances are not heard by the Planning Commission but by the City’s Zoning Board of Appeals (ZBA). A list of ZBA requests and actions is being provided so that both the Planning Commission and the City Commission have a general idea of what kind of zoning variances were heard in 2025.

Location	Zoning District	Description	Status	Date of Action
1608 Sherman	R-3	Accessory Building in Street Side Yard Variance	Denied	1/22/2025
945 Plymouth	R-1	Rear Yard Setback Variance	Denied	1/22/2025
1629 Lake	R-3	Accessory Building Area in Rear Yard Variance (resulting from house addition)	Approved	1/22/2025
1815 Hall (Grace Episcopal Church)	R-2	Lot Coverage Variance	Approved	3/26/2025
2727 Reeds Lake	R-1	Established Front Yard Setback Variance	Denied	7/23/2025

### Actions by Legislative Body

Below is a list of legislation passed by the City Commission that may impact Residential and Commercial Development:

- January 6, 2025 – The City Commission approved the establishment of a Brownfield Redevelopment Authority (BRA). BRA’s use Tax Increment Financing (TIF) to reimburse developers for eligible costs associated with redeveloping a property. Recent changes in Michigan law have allowed the construction of attainable housing as an eligible activity to use this tool. To date, this board has not been formed.
- February 17, 2025 – The City Commission approved a proposal for an updated parking analysis in Gaslight Village.

### Trainings

Below are training sessions that were offered during the 2025 calendar year:

- MSU Extension Citizen Planner – This training is offered throughout the year online, and was also offered in-class and video conference on multiple dates throughout the year. More information on the MSU-Extension Citizen Planner program can be found here: [https://www.canr.msu.edu/michigan\\_citizen\\_planner/](https://www.canr.msu.edu/michigan_citizen_planner/)
- MSU ZBA Online Certificate Course – In 2023, MSU Extension began offering a training course for prospective and existing ZBA members. This training is provided on-line and on-demand. More information on the MSU Extension ZBA Online Certificate Course can be found here: <https://www.canr.msu.edu/courses/zoning-board-of-appeals-online-certificate-course>
- APA Michigan – The Michigan chapter of the American Planning Association (MAP) offered a variety of training workshops for different areas of planning and zoning. These sessions were held throughout the year, many with in-person and virtual options. In 2023, MAP’s annual planning conference was held in-person in Grand Rapids. More information on MAP’s offerings can be found here: <https://www.planningmi.org/aws/MAP/pt/sp/conference-overview> and <https://www.planningmi.org/aws/MAP/pt/sp/education-officials>
- Michigan Townships Association (MTA) – MTA offered a variety of on-demand planning and zoning courses. More information can be found here: <https://learn.michigantownships.org/planningandzoning>