

**PROPOSED AGENDA
REGULAR MEETING OF
THE CHARLOTTE PLANNING COMMISSION**

Council Chambers, Top Floor
111 E. Lawrence Ave, Charlotte, MI 48813 (517) 543-2750
7:00 P.M. Tuesday, March 3, 2026

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
 - a. December 2, 2025
 - b. January 6, 2026
5. Excuse absent members
6. Early Public Comment – Limit presentation to 5 minutes
7. Approval of Agenda
8. Election of Chairperson
9. Election of Vice Chairperson
10. Temporary Use Permit: 1167 E. Clinton Trail.
11. Action: 1167 E. Clinton Trail. – Temporary Use
12. Site Plan Review: 440 Spring St
13. Action: 440 Spring St. - Site Plan Review
14. Late Public Comment – Limit presentation to 5 minutes
15. Commissioner Comments
16. Adjourn

THE CHARLOTTE PLANNING COMMISSION
Council Chambers, Top Floor
111 E. Lawrence Ave, Charlotte, MI 48813 (517) 543-2750
7:00 P.M. Tuesday, December 2, 2025

CALL TO ORDER:

Called to order by Chair Brummette at 7 P.M.

ROLL CALL:

Present: Chair Brummette, Vice Chair McRae,
Councilmember J. Christensen, Commissioners Garrett, Lester,
Bearup

Absent: Commissioners Blevins, Synder, Packowski

Others Present: Community Development Director
Benavidez, Fire Chief Fullerton

APPROVAL OF MINUTES

Motion by Bearup, seconded by Lester for approval of
November 5, 2025 meeting minutes.

Carried: Yea (5); Nay (0); Absent (0)

EXCUSE OF ABSENT MEMBERS: **Motion** by McRae, N.
Christensen's support. Carried: Yea (5); Nay (0); Absent (0)

EARLY PUBLIC COMMENT:

No Comment

APPROVAL OF AGENDA:

Motion by Lester, support Bearup.

Carried: Yea (5); Nay (0); Absent (0)

ZONING ORDINANCE DRAFT:

Community Development Director Benavidez explained she
published the questions in the agenda packet for January to
recap the questions received related to the draft Zoning
Ordinance.

Chair Brummette asked when this be made available to the
public to gather proper public feedback. Fire Chief Fullerton
clarified this will be made available according to the open
meetings act for public hearing.

McRae asked if Beckett and Raeder can make a two page
document with the highlights and changes to the ordinance.

Motion by McRae to cancel the January meeting and instead
approve a special meeting workshop on January 6, 2026 at 5
P.M. at the West Side Fire Station's community room and
scheduled the first regular Planning Commission meeting for
February 3, 2026 at 7 P.M., supported by N. Christensen.
Carried: Yea (5); Nay (0); Absent (0)

Motion for friendly amendment for all Planning Commission
Meetings in 2026 are held on the first Tuesday of the month at
7 P.M. at City Hall in Council Chambers, unless it falls on a
holiday or conflict that prevents it and to request the approval
for the workshop on January 6th at 5 PM at the West Side Fire
Station by City Council by McRae, supported by N.
Christensen. Carried: Yea (5); Nay (0); Absent (0)

LATE PUBLIC COMMENT:

No comment

COMMISSIONER COMMENTS:

Bearup recognized Community Development Director Benavidez, Fire Chief/Zoning Administrator Fullerton, and Assistant Fire Captain/Code Enforcement Administrator Daly for the preparation and work on the zoning ordinance.

N. Christensen asked if the meetings will be live on Facebook moving forward. Tyger confirmed this and noted that Council Chambers is under construction., including new technology upgrades.

Brummette noted his desire for next year is to workshop or find something to do that is productive and ensures the team feels valuable when the Planning Commission does not have new business. He also mentioned he appreciates Community Development Director Benavidez, Fire Chief/Zoning Administrator Fullerton, and Assistant Fire Captain/Code Enforcement Administrator Daly time and effort to help improve the City.

ADJOURNMENT:

Motion by McRae, seconded by Lester to adjourn the meeting at 7:21 P.M.

Carried: Yea (5); Nay (0); Absent (0)

THE CHARLOTTE PLANNING COMMISSION
Community Room, Charlotte West Side Fire Station
911 W Shepherd St, Charlotte, MI 48813
Special Meeting - 5:00 P.M.
Tuesday, January 6, 2026

CALL TO ORDER:

Called to order at 5 P.M.

ROLL CALL:

Present: Vice Chair McRae, Councilmember J. Christensen,
Commissioners Garrett, Lester, Bearup, Synder, Blevins

Absent: Commissioners Packowski and N. Christensen

Others Present: Community Development Director
Benavidez, Fire Chief Fullerton, Vice-President of Beckett &
Raeder John Iacoangeli

EXCUSE OF ABSENT MEMBERS: **Motion** by Garrett,
Bearup's support. Carried: Yea (6); Nay (0); Absent (0)

EARLY PUBLIC COMMENT:

No Comment

APPROVAL OF AGENDA:

Motion by Lester, support Bearup.
Carried: Yea (5); Nay (0); Absent (0)

ZONING ORDINANCE DRAFT:

- a. Zoning Ordinance Draft Review

The Planning Commission called for this special meeting to review the Zoning Ordinance Draft prepared by the Zoning Ordinance Review Committee and consultants at Beckett & Raeder.

The Planning Commission discussed restructuring of the Zoning Ordinance draft to better reflect the current State standards. The changes were described as more efficient to follow and easier to comprehend for both city officials and residents alike.

LATE PUBLIC COMMENT:

No comment

COMMISSIONER COMMENTS:

No comment

ADJOURNMENT:

Motion by Garrett, seconded by Blevin to adjourn the meeting at 7:41 P.M.

Carried: Yea (6); Nay (0); Absent (0)



CHARLOTTE FIRE DEPARTMENT & RURAL FIRE ASSOCIATION

Fire Chief – Tyger Fullerton
911 W. Shepherd St. Charlotte, MI 48813 Ph. 517-543-0241

To: Charlotte Planning Commission
From: Tyger Fullerton
Date: February 27, 2026
Re: Temporary Use Permit Request – TNT Fireworks, 1167 E. Clinton Trail

The City of Charlotte has received a Temporary Use Permit application from TNT Fireworks requesting approval to install and operate a 30 ft. x 45 ft. fireworks sales tent in the Meijer parking lot located at 1167 E. Clinton Trail.

The requested dates of operation are:

June 19, 2026 through July 6, 2026

This request is consistent with applications submitted in prior years and has previously been approved by the Planning Commission.

- **Charlotte Police Department:** Contact has been made with CPD regarding this request. No concerns or issues were noted based on prior years' operations.
- **Charlotte Fire Department:** The Fire Department will conduct the required inspections prior to opening and will monitor the site for compliance with all applicable fire safety regulations, including tent requirements, means of egress, fire extinguisher placement, and fireworks storage standards.
- **History of Compliance:** TNT Fireworks has operated at this location in previous years without reported incident.

Recommendation

Based on prior approvals, absence of public safety concerns, and continued coordination with Police and Fire, staff recommends approval of the Temporary Use Permit for TNT Fireworks at 1167 E. Clinton Trail for the period of June 19, 2026 through July 6, 2026.

Respectfully,

A handwritten signature in black ink, appearing to read "Tyger Fullerton".

Tyger Fullerton
Fire Chief / Zoning Administrator
Charlotte Fire Department

City of Charlotte
Temporary Use Request

Date 1.20.2026 Per Section _____

Name: TNT FIREWORKS / NEW HOPE COMMUNITY CHURCH

Address: PO BOX 7, THREE RIVERS, MI 49093

Telephone: Day 517.526.3839 Evening 517.526.3839

Owner's Name: AGENT: CHARLES FRIESE

Architect or Engineer's Name: TENT RENTAL COMPANY - TBD

Address: _____

Telephone: _____

Address and Location of Property: MEIJER

1167 EAST CLINTON TRAIL, CHARLOTTE, MI 48813

Legal Description of Property (attach drawing where appropriate): SEE SITE MAP ATTACHED-

TENT WOULD BE PLACED IN CENTER OF SOUTH SECTION OF PARKING LOT

Proposed use of property: TEMPORARY FIREWORKS TENT SALE/FUNDRAISER - 4TH OF JULY

NO LONGER THAN JUNE 19TH THROUGH JULY 6TH, 2026

Interest in property (check one):

☐ Owner ☐ Option ☒ Tenant ☒ SEE LETTER

Current Zoning (check one):

☐ R-1	☐ R-2	☐ RT	☐ RM-1	☐ RM-2	☐ MH
☐ OS-1	☐ B-1	☐ B-2	☒ B-3	☐ CBD	☐ PD
☐ IRO	☐ I-1	☐ I-2	☐ P-1		

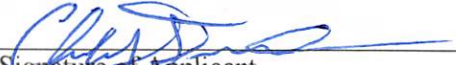
Current Use (check one):

☐ Residential ☐ Vacant ☐ Office ☐ Industrial ☒ PARKING LOT
☐ Institutional ☒ Commercial

The Planning Commission meets on the first Tuesday of the Month at 7:00 p.m. in the City Hall Council Chambers. To make a request for a Public Hearing before the Planning Commission, file this application with the City of Charlotte, Attention Ginger Terpstra, City Clerk, 111 East Lawrence, Charlotte, MI 48813. This application must be received no later than the date set by the City Clerk, and must include the following attachments:

1. \$100.00 Fee

Please contact this department concerning the dates for submittal. Any questions concerning these requirements should be directed to Bryan Myrkle at (517) 543-8853. The applicant or a representative must be present in order for the Commission to consider the request.


Signature of Applicant

1, 20, 2026
Date

Chuck Frieze
TNT Fireworks
Michigan Area Manager
friesec@tntfireworks.com



PO Box 7
Three Rivers, MI 49093
Cell 517.526.3839

January 20, 2026

Reference: Temporary Fireworks Sale in Meijer Parking Lot

To whom it may concern:

Below is information on the temporary fireworks tent sale.

1. Our company will be selling Michigan approved fireworks.
2. Our sales period will be no longer than from June 19th through July 6th, 2026.
3. Hours of operation will be from 9am through 10pm daily.
4. Sales will be conducted from a tent erected by a local tent rental company.
5. Fire extinguishers and 'no smoking' signs will be present.
6. Overnight security will be provided by the group that is operating the tent.
7. Our company will make sure the environment will be kept clean and safe.
8. Our company will provide all necessary insurance, as required by LARA.

Also attached is a site plan of the location of the tent in the parking lot of Meijer.

Also, please let me know if there are any changes or further requirements that need to be met.

Thank you,

Chuck Frieze
TNT Fireworks
Michigan~Area Manager

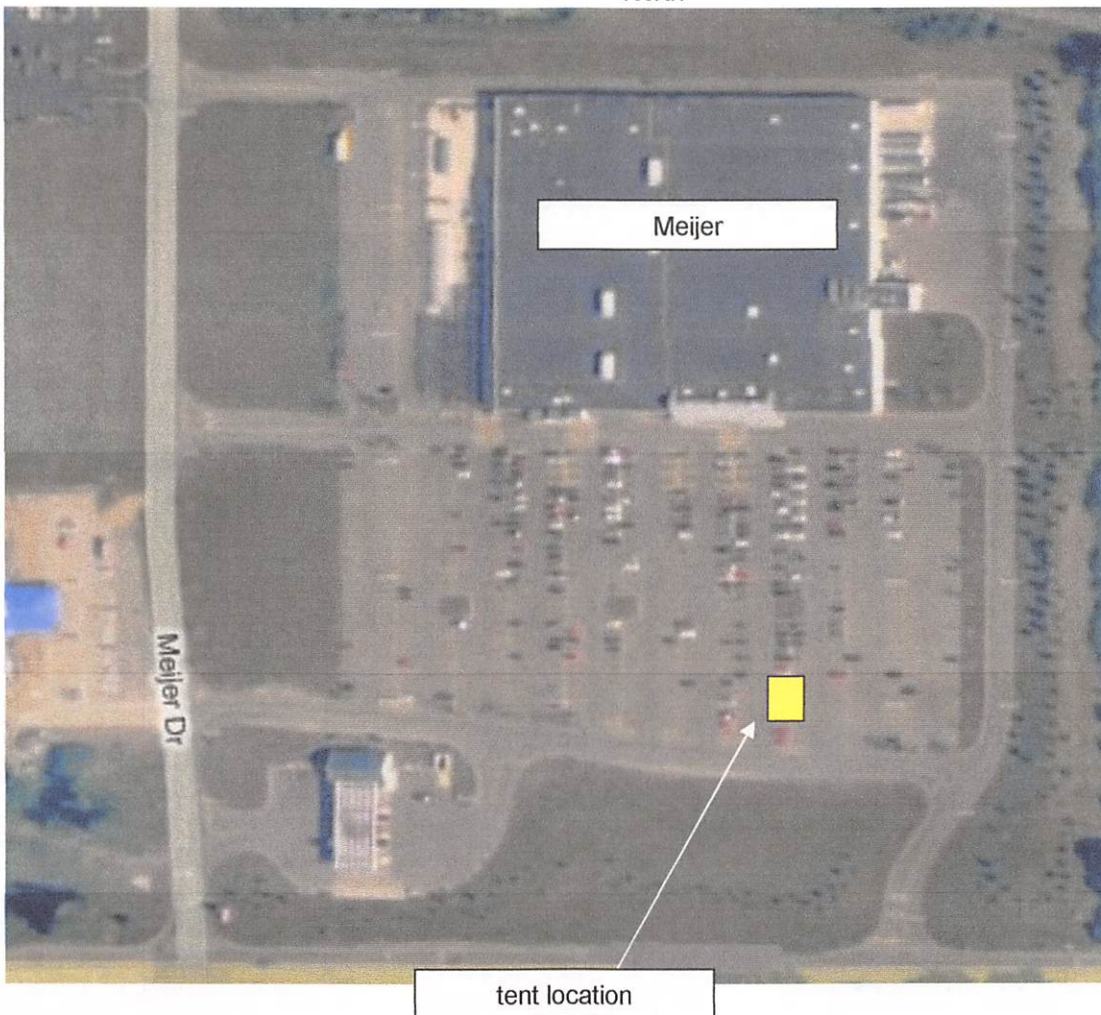


Site Plan Sketch For: **Charlotte Meijer**

1167 E CLINTON TRAIL CHARLOTTE MI 48813

One row East of light pole 'H'

North



The tent will be a 30x45 tent.

It will sit on the parking spaces (centered). 3 or 4 sets of spaces off the end of the row.

** Any generator used would be placed 20 feet away

** Cars will park at least 10 feet away

**CITY OF CHARLOTTE
PLANNING COMMISSION
RESOLUTION 2026-XX**

**A RESOLUTION APPROVING A TEMPORARY USE PERMIT FOR A
FIREWORKS TENT AT MEIJER PARKING LOT (1167 E CLINTON TRL)**

WHEREAS, the City of Charlotte has received a request for a Temporary Use Permit for the operation of a fireworks sales tent to be located in the Meijer parking lot at 1167 E Clinton Trl, from June 19, 2026, to July 6, 2026; and

WHEREAS, this location has hosted fireworks sales for multiple years without any reported issues, and no concerns have been raised regarding the operation during that time; and

WHEREAS, the Charlotte Police Department has reviewed the proposed permit and expressed no concerns regarding public safety or security; and

WHEREAS, the Charlotte Fire Department will conduct a fire safety inspection, contingent upon the approval of this permit, to ensure the safety of the operation; and

WHEREAS, all signage associated with the fireworks sales tent will comply with the City's zoning code regulations; and

WHEREAS, the application ensures that adequate parking will remain available for customers, and that the proposed use will not impair the health, safety, or welfare of the public; and

WHEREAS, based on the review of the proposal and the history of successful operation of fireworks sales at this location, City staff recommends approval of the Temporary Use Permit; and

WHEREAS, a representative from the business is expected to be present at the upcoming Planning Commission meeting to answer any questions or provide additional information as needed;

NOW, THEREFORE, BE IT RESOLVED, that the Charlotte Planning Commission hereby approves the Temporary Use Permit for a fireworks tent to be located in the Meijer parking lot at 1167 E Clinton Trl from June 19, 2026, to July 6, 2026, contingent upon the Fire department's fire safety inspection and compliance with all applicable zoning regulations.

The foregoing Resolution was moved for adoption by Commissioner _____ and seconded by Commissioner _____ and declared adopted by the following vote:

Yea; Nay; Absent;

I, Alicia A. Smith, the City Clerk for the City of Charlotte, County of Eaton, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Planning Commission of the City of Charlotte during its regular meeting held on March 3, 2026 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 P.A. 267, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have hereunto set my official signature, this _____ day of _____ 2026.

Alicia A. Smith, City Clerk
City of Charlotte
Eaton County, Michigan



CHARLOTTE FIRE DEPARTMENT & RURAL FIRE ASSOCIATION

Fire Chief – Tyger Fullerton
911 W. Shepherd St. Charlotte, MI 48813 Ph. 517-543-0241

To: Charlotte Planning Commission
From: Tyger Fullerton
Date: 2/27/2026
Re: Site Plan Review 440 Spring St – Commonwealth Development (Conceptual Plan)

Background

The City of Charlotte has received a request from Commonwealth Development Corporation for site plan review of a conceptual plan for new construction on an undeveloped parcel of land located within the City limits.

The Planning Commission's consideration of this request is for conceptual approval only, with final approval contingent upon completion of all required administrative reviews, departmental approvals, and applicable permitting processes.

Below, for your review is correspondence received from:

- Chief Brentar, Charlotte Police Department
- Stephanie Whitney, Director of Public Works
- Fire Department review comments (summarized below)

Zoning & Land Use

- The subject parcel is zoned RM-2 (Multiple Family Residential).
- The proposed development is a permitted use within the RM-2 zoning district.
- No rezoning or special use approval is required.

Access & Traffic

- The proposed driveway location providing ingress and egress does not create a conflict under current zoning or site design standards.
- The Police Chief has identified the need for a "Right Turn Only" restriction onto Lansing Street, which will need to be incorporated into the final design and traffic control plan.
- No additional service drives have been requested or recommended by staff at this time.

Parking & Circulation

- The parking lot layout, including aisle widths and parking space dimensions, meets the requirements of the Zoning Ordinance.
- No additional loading or unloading areas have been identified as necessary based on the proposed use.

Landscaping & Green Space

This submission represents the second site plan review, and notable improvements were made from the original submission:

- Green belt areas within the parking lot and around the buildings have been enhanced.
- The developer has indicated that existing trees beyond the immediate development footprint are planned to remain undisturbed.
- No issues were noted with the proposed common area and play area layout.
- Prior to final administrative approval, the Zoning Administrator will require a detailed landscaping plan, including plant species, quantities, and planting sizes.

Fire Department Review

The Fire Department has reviewed the conceptual plan and will continue working with the developer regarding:

- Final fire hydrant layout.
- Fire Sprinkler and alarm notification - building construction phase.

It has been determined that if a single hydrant in the area were to be out of service, providing adequate water during a major fire event could be difficult. This issue will be addressed during final engineering review and hydrant placement planning to ensure adequate fire protection in compliance with applicable codes and standards.

Departmental Review

Additional technical review and permitting will be required through:

- Public Works
- Police Department
- Fire Department
- Building/Construction Code
- Zoning Administration

All applicable permits and infrastructure requirements must be satisfied prior to construction.

Staff Recommendation

Based on the conceptual review conducted to date, staff finds that:

- The use is permitted within the RM-2 zoning district.



CHARLOTTE FIRE DEPARTMENT & RURAL FIRE ASSOCIATION

Fire Chief – Tyger Fullerton
911 W. Shepherd St. Charlotte, MI 48813 Ph. 517-543-0241

- The site layout substantially complies with zoning requirements.
- Identified concerns are manageable through administrative conditions and departmental review.

Staff recommends approval of the conceptual site plan by the Planning Commission,
contingent upon:

1. Completion of all departmental reviews and approvals.
2. All required permits be obtained.

Respectfully,

A handwritten signature in black ink, appearing to read "Tyger Fullerton", is written over a horizontal line.

Tyger Fullerton
Fire Chief / Zoning Administrator
Charlotte Fire Department

Correspondence:

Chief of Police –



CHARLOTTE FIRE DEPARTMENT & RURAL FIRE ASSOCIATION

Fire Chief – Tyger Fullerton
911 W. Shepherd St. Charlotte, MI 48813 Ph. 517-543-0241

I think that this is a great project and I hope it comes to fruition. From a police perspective, the only thing that I would like to do is make the intersection of Sumpter/Lansing a "turn right only" sending that traffic to the south only. That intersection see's a ton of traffic and it's hard to turn left there as it is and with that increase I could see the amount of crashes increasing. I would also like to put a sign up on the way out of the complex (approaching Sumpter St.) that states something to the affect of "No left turn at Lansing St."

Otherwise, I have no issues.

Thanks,

Paul M. Brentar

DPW Director-

From an infrastructure and public services standpoint, the following items will need to be addressed prior to final site plan approval or issuance of permits:

Water System Capacity:

The City will need to conduct a water system reliability study. Capacity to serve this development has not yet been confirmed. Detailed water demand calculations, including average day, peak day, maximum hour demand, and required fire flow, will need to be submitted by the project engineer so the system model can be updated accordingly.

Sanitary Sewer Capacity:

The lift station that would serve this development is nearing operational capacity. The City is implementing flow monitoring to better evaluate existing system performance and determine necessary upgrades. This evaluation is being undertaken independent of this proposed development; however, any additional flows associated with the project will need to be analyzed within that context. Utility service availability cannot be confirmed until this analysis is completed.

Stormwater Management:

Stormwater design shall comply with County Drain Commission standards and receive all required County approvals prior to permit issuance.

Traffic and Access:

The proposed driveway is located approximately 300 feet from the MDOT trunkline and approximately 400 feet from the signalized intersection. Posted speeds are 30 mph on Hall Street and 35 mph on I-69/Island Highway. Due to the proximity to the MDOT-controlled signal, a Traffic Impact Study will be required to document existing traffic conditions (including turning

movement counts and observed queue lengths) and evaluate projected operations with the proposed development. The study shall specifically evaluate 95th percentile queue lengths to determine whether spillback from the intersection could block the proposed driveway location. Coordination with MDOT will be required, and access modifications, including restricted turning movements, may be required based on the findings.

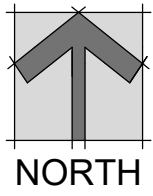
At this conceptual stage, utility service availability and final access approval cannot be confirmed until the required studies and engineering reviews are completed.

Thanks,

Stephanie Whitney



SITE INFORMATION:	
PROPERTY AREA:	12.64 +/- ACRES
EXISTING ZONING:	RM-2: MULTIPLE-FAMILY RESIDENTIAL DISTRICT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS:	18 - 1 BED 24 - 2 BED 18 - 3 BED 60 UNITS
BUILDING HEIGHT:	29'-6" APPROXIMATE (30'-0" MAX) 3 STORIES (3 STORIES MAX)
BUILDING SETBACKS:	FRONT = 30' SIDE = 30' REAR = 30'
PARKING REQUIRED:	2 STALLS PER BEDROOM (120 SPACES REQ.)
PARKING PROVIDED:	127 STALLS (6 H.C. ACCESSIBLE)



PRELIMINARY
SITE PLAN
SCALE: 1" = 40'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

FAMILY APARTMENTS:

PROPOSED PROJECT

429 SUMPTER STREET
CHARLOTTE, MI

2026 © M+A DESIGN, INC.	JOB NUMBER: 2026.04
	SHEET C1.0



PROPOSED SCHEME #1

CHARLOTTE, MN





PROPOSED SCHEME #2

CHARLOTTE, MI



WINDOW SCHEDULE			
MARK	MAT'L	DESCRIPTION	NOM. UNIT SIZE (W x H)
(A)	VINYL	ACCESSIBLE SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(B)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(C)	VINYL	ACCESSIBLE SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(D)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(E)	VINYL	FIXED	UNIT: 2'-0" x 2'-0"
(F)	VINYL	FIXED	UNIT: 3'-4" x 2'-6"
(G)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 7'-0"
(H)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 7'-0"
(I)	VINYL	SINGLE HUNG WINDOW	UNIT: (3) 3'-4" x 7'-0"

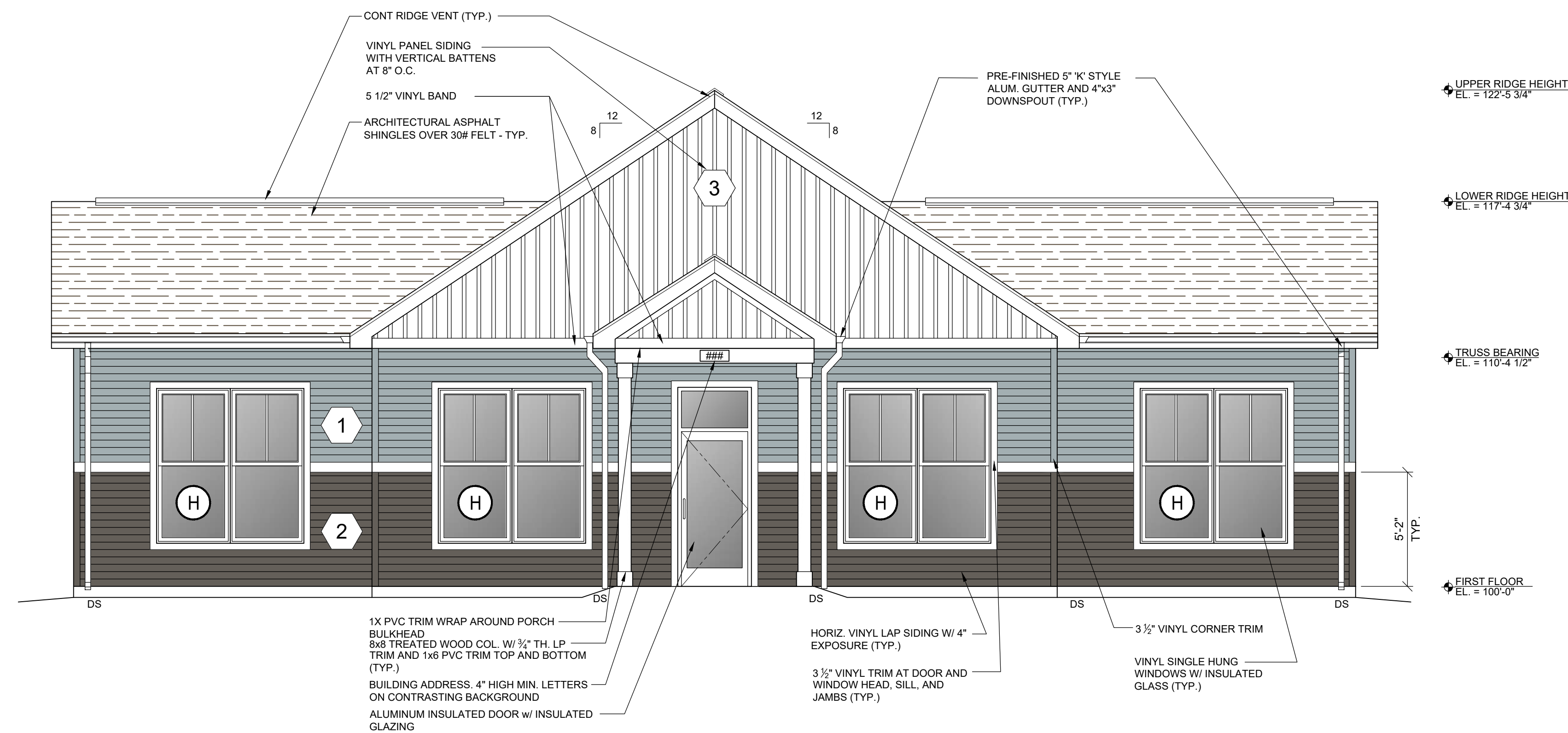
GENERAL WINDOW NOTES

- * ENERGY STAR WINDOWS
- * PER IBC 2406.4.2 PROVIDE SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" OF THE DOOR
- * WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
- * PROVIDE ACCESSIBLE LIFT HANDLE AT BOTTOM SASH AT ACCESSIBLE WINDOWS - SEE DETAIL 1910.0 AND ENLARGED UNIT PLANS FOR LOCATIONS
- * SECOND FLOOR AND ABOVE OPERABLE WINDOWS SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2200. THE CONTROL DEVICE AFTER OPERATION RELEASE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED.

EXTERIOR COLOR SCHEDULE				
MAT'L			MFR.	COLOR
SCHEME 1	①	HORIZONTAL VINYL LAP SIDING #1	MASTIC	EVEREST
	②	HORIZONTAL VINYL LAP SIDING #2	MASTIC	MISTY SHADOW
	③	VINYL BOARD AND BATTEN	MASTIC	WHITE
SCHEME 2	①	HORIZONTAL VINYL LAP SIDING #1	MASTIC	MONTANA SUEDE
	②	HORIZONTAL VINYL LAP SIDING #2	MASTIC	SCOTTISH THISTLE
	③	VINYL BOARD AND BATTEN	MASTIC	WHITE
VINYL DOOR AND WINDOW TRIM			MASTIC	WHITE
PVC TRIM (COLUMN & BULKHEAD)			AZEK	WHITE
UNIT ENTRY DOOR			THERMA TRU	SW 7005 PURE WHITE
UTILITY DOOR			THERMA TRU	MATCH ADJACENT MATERIAL
VINYL WINDOWS			HARVEY	WHITE
SOFFIT, FASCIA, AND DRIP EDGE			ALCOA	WHITE
GUTTER & DOWNSPOUT			WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT			TAMKO	TBD
FOUNDATION COVER			NUDO	PEBBLED GRAY

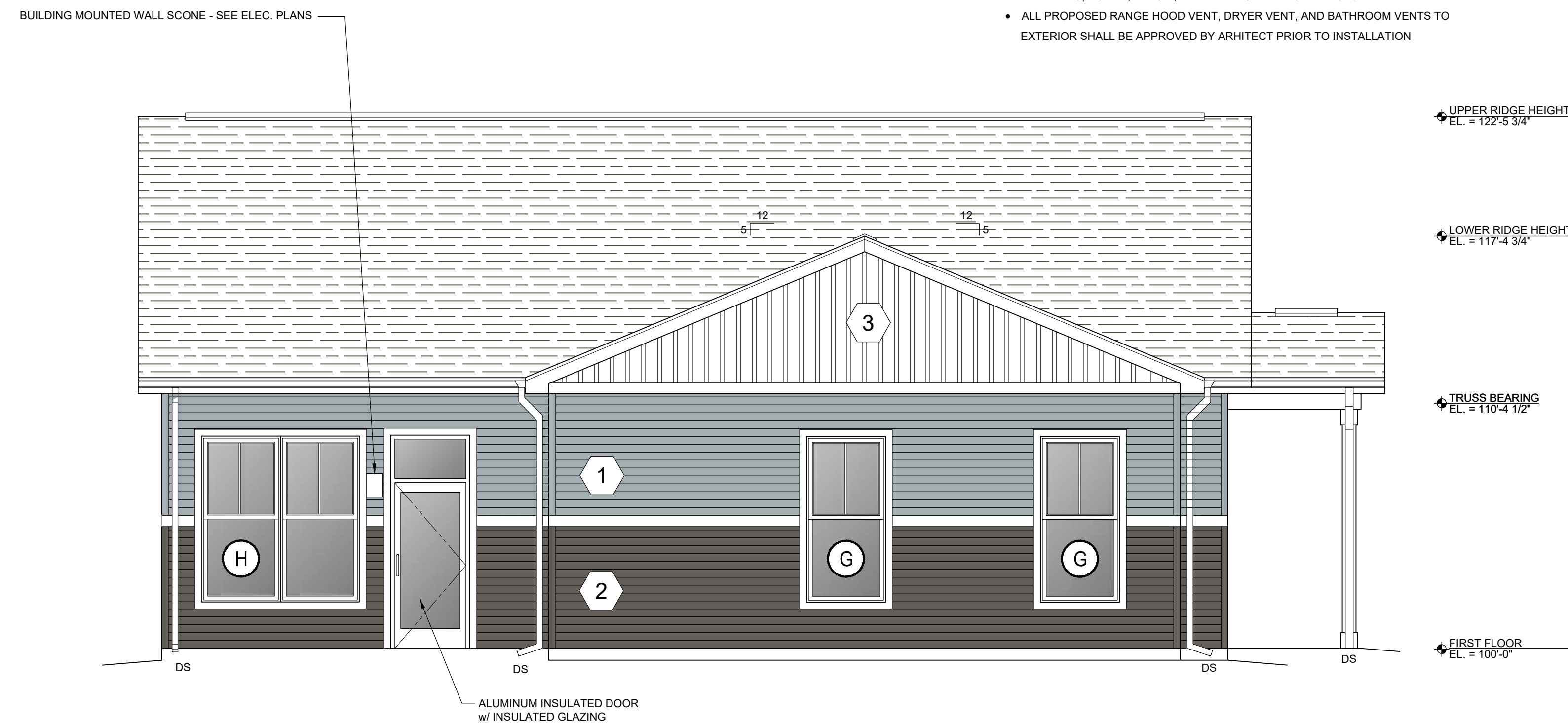
EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH ARCHITECT
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION



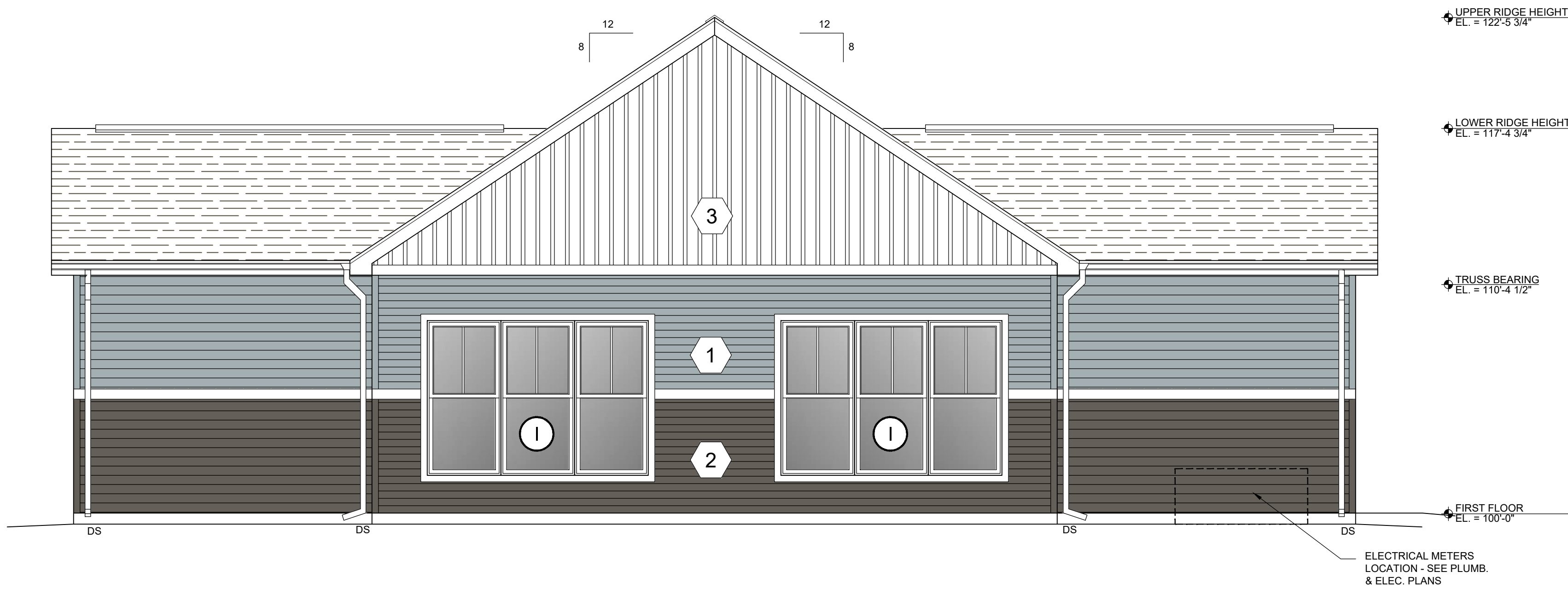
BUILDING #1
ELEVATION CLUBHOUSE

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



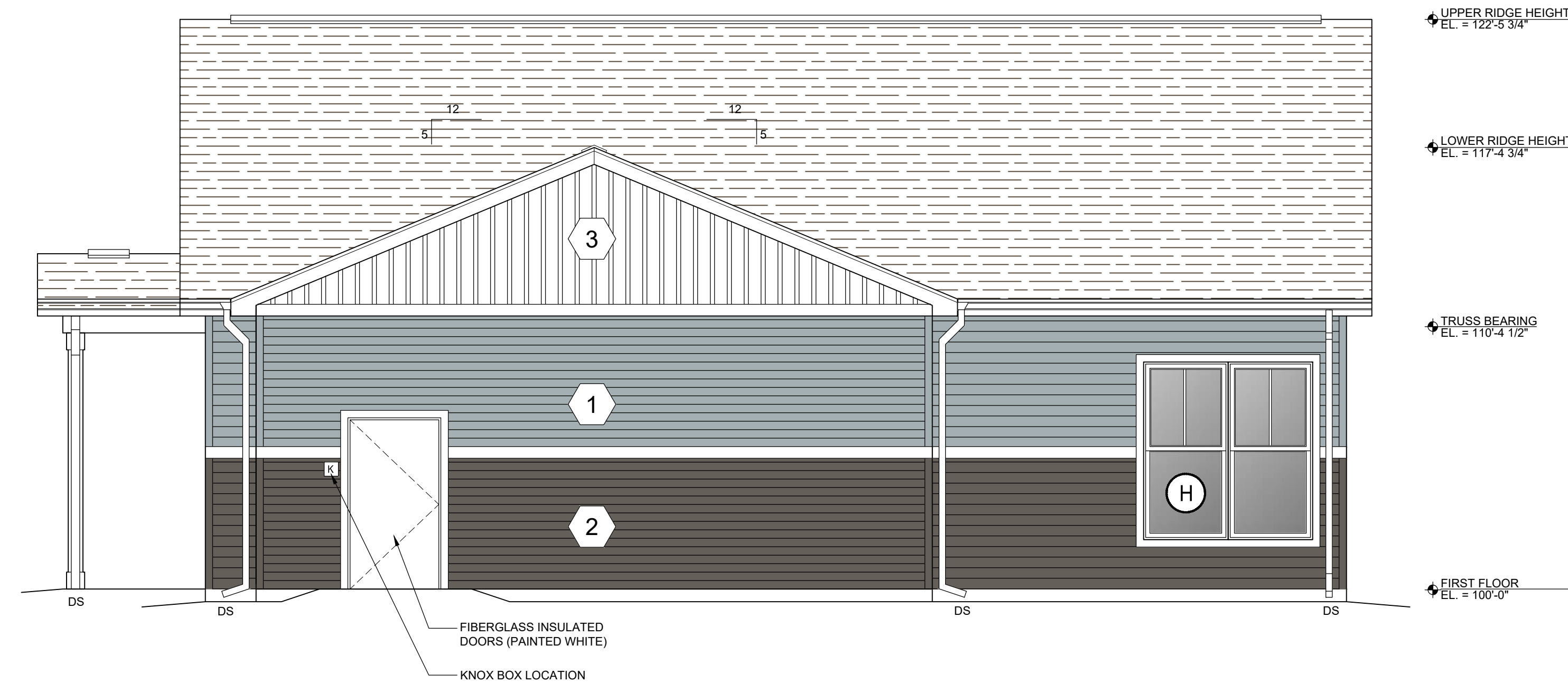
BUILDING #1
ELEVATION CLUBHOUSE

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



BUILDING #1
ELEVATION CLUBHOUSE

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



BUILDING #1
ELEVATION CLUBHOUSE

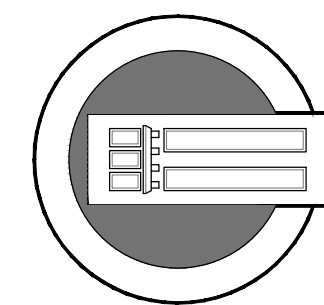
SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY
SHEET DATES:

M+A
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

**COMMONWEALTH
COMPANIES**
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171



FAMILY APARTMENTS:
PROPOSED PROJECT
429 SUMPTER STREET
CHARLOTTE, MI

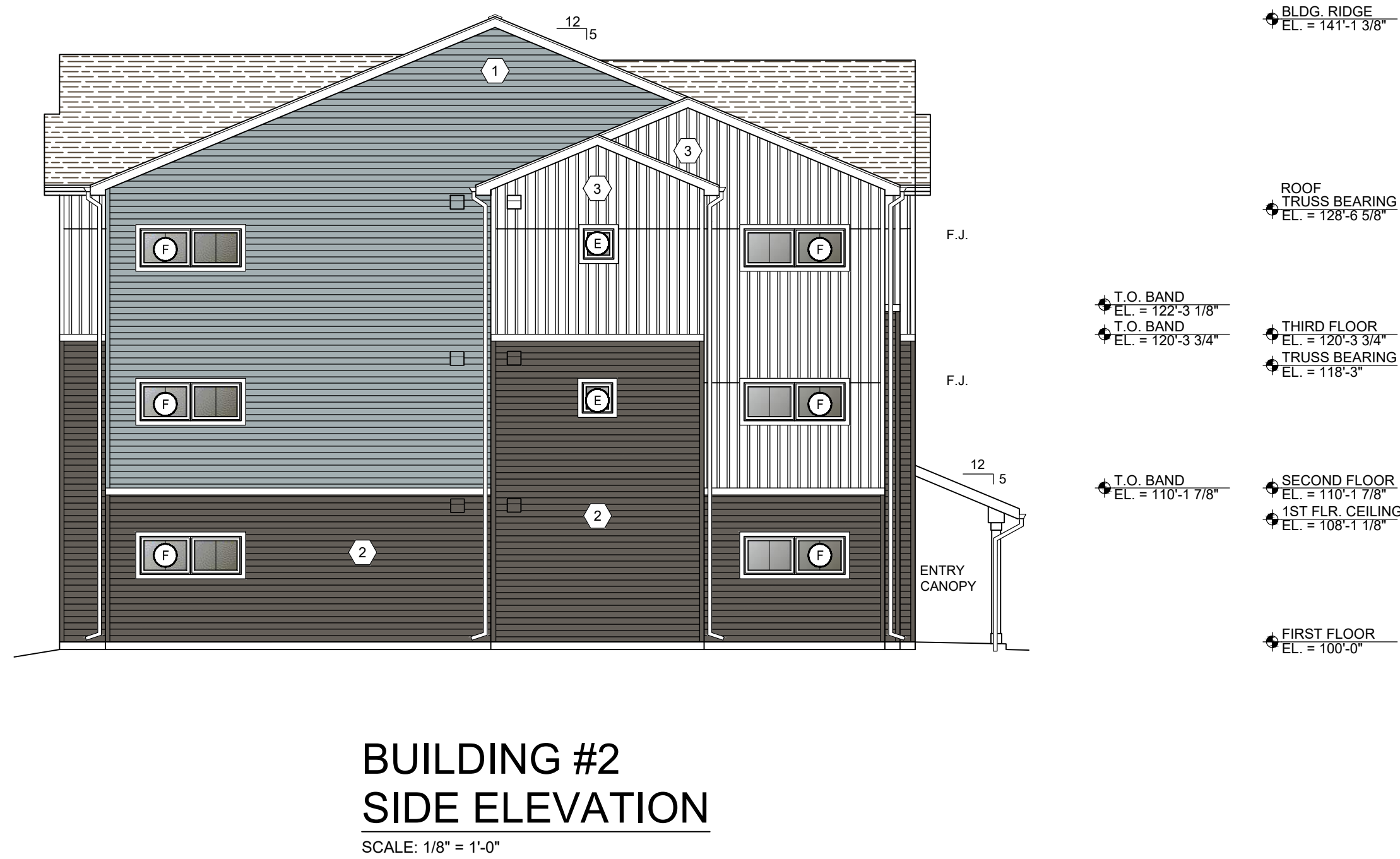
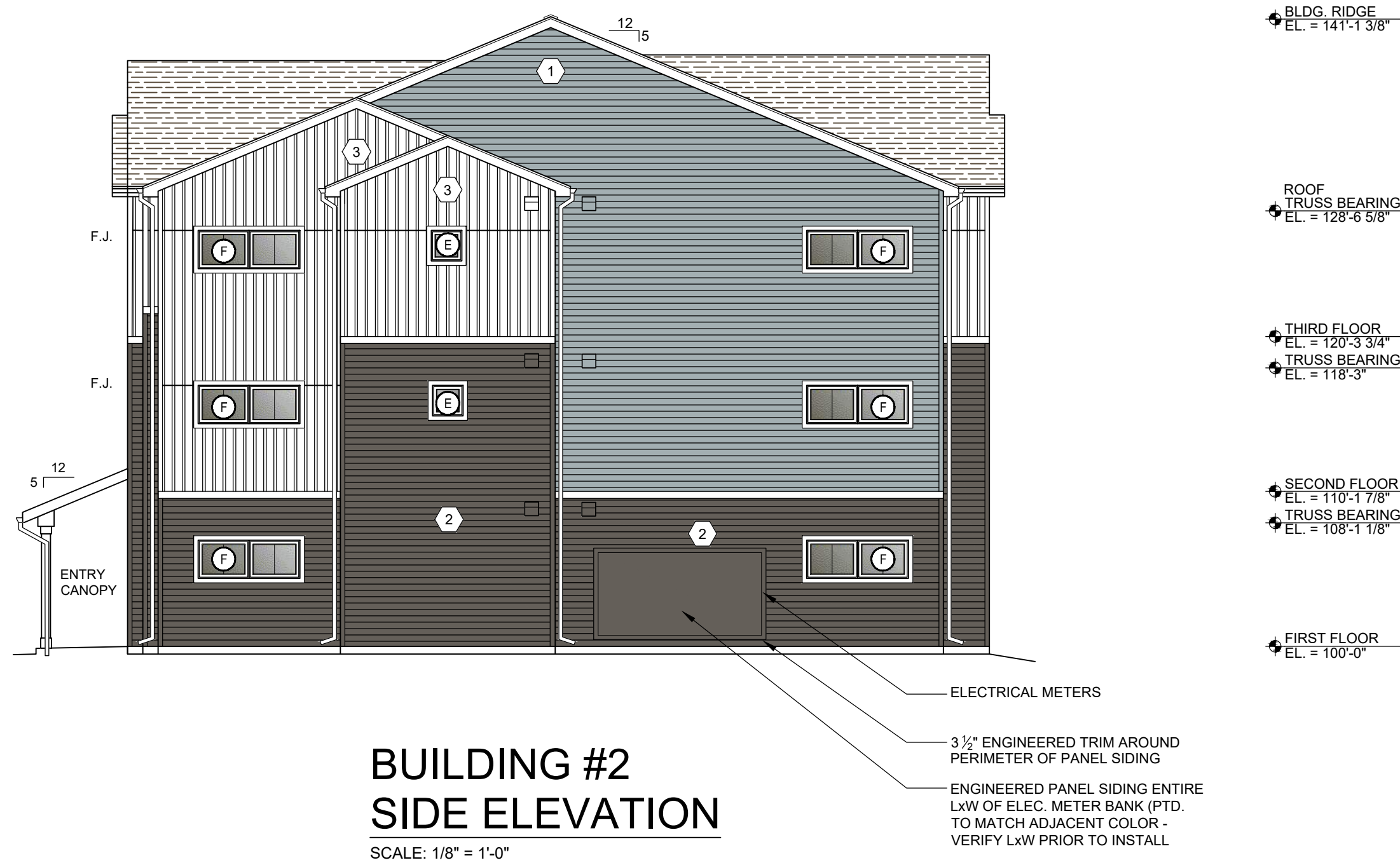
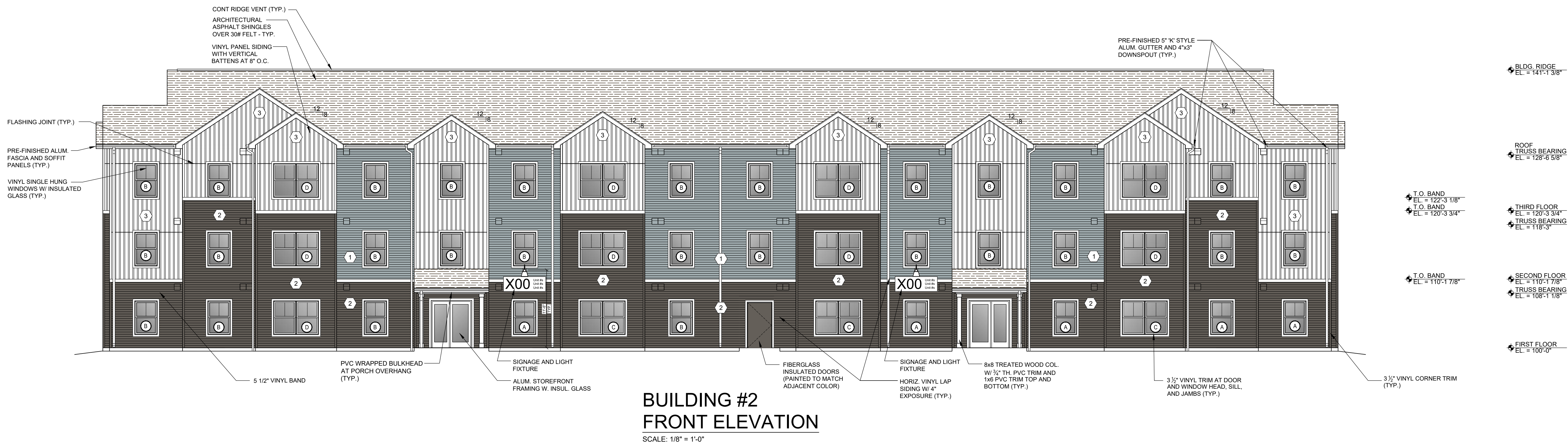
2026 © M+A DESIGN, INC

JOB NUMBER:

2026.04

SHEET

A2.10



EXTERIOR COLOR SCHEDULE			
MAT'L		MFR.	COLOR
SCHEME 1	①	HORIZONTAL VINYL LAP SIDING #1	MASTIC EVEREST
	②	HORIZONTAL VINYL LAP SIDING #2	MASTIC MISTY SHADOW
	③	VINYL BOARD AND BATTEN	MASTIC WHITE
SCHEME 2	①	HORIZONTAL VINYL LAP SIDING #1	MASTIC MONTANA SUEDE
	②	HORIZONTAL VINYL LAP SIDING #2	MASTIC SCOTTISH THISTLE
	③	VINYL BOARD AND BATTEN	MASTIC WHITE
VINYL DOOR AND WINDOW TRIM		MASTIC	WHITE
PVC TRIM (COLUMN & BULKHEAD)		AZEK	WHITE
UNIT ENTRY DOOR		THERMA TRU	SW 7005 PURE WHITE
UTILITY DOOR		THERMA TRU	MATCH ADJACENT MATERIAL
VINYL WINDOWS		HARVEY	WHITE
SOFFIT, FASCIA, AND DRIP EDGE		ALCOA	WHITE
GUTTER & DOWNSPOUT		WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT		TAMKO	TBD
FOUNDATION COVER		NUDO	PEBBLED GRAY

EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH ARCHITECT
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION

WINDOW SCHEDULE			
MARK	MAT'L	DESCRIPTION	NOM. UNIT SIZE (W x H)
(A)	VINYL	ACCESSIBLE SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(B)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(C)	VINYL	ACCESSIBLE SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(D)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(E)	VINYL	FIXED	UNIT: 2'-0" x 2'-0"
(F)	VINYL	FIXED	UNIT: 3'-4" x 2'-0"
(G)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 7'-0"
(H)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 7'-0"
(I)	VINYL	SINGLE HUNG WINDOW	UNIT: (3) 3'-4" x 7'-0"

GENERAL WINDOW NOTES:

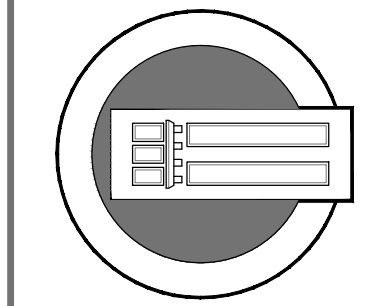
- ENERGY STAR WINDOWS
- PER IBC 2406.4.2 PROVIDE SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" OF THE DOOR
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
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- SECOND FLOOR AND ABOVE OPERABLE WINDOWS SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090. THE CONTROL DEVICE AFTER OPERATION TO RELEASE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171



FAMILY APARTMENTS:
PROPOSED PROJECT
429 SUMPTER STREET
CHARLOTTE, MI

JOB NUMBER:
2026.04
SHEET
A2.20

EXTERIOR COLOR SCHEDULE				
MAT'L		MFR.	COLOR	
SCHEME 1	①	HORIZONTAL VINYL LAP SIDING #1	MASTIC	EVEREST
	②	HORIZONTAL VINYL LAP SIDING #2	MASTIC	Misty Shadow
	③	VINYL BOARD AND BATTEN	MASTIC	WHITE
SCHEME 2	④	HORIZONTAL VINYL LAP SIDING #1	MASTIC	MONTANA SUEDE
	⑤	HORIZONTAL VINYL LAP SIDING #2	MASTIC	SCOTTISH THISTLE
	⑥	VINYL BOARD AND BATTEN	MASTIC	WHITE
VINYL DOOR AND WINDOW TRIM		MASTIC	WHITE	
PVC TRIM (COLUMN & BULKHEAD)		AZEK	WHITE	
UNIT ENTRY DOOR		THERMA TRU	SW 7005 PURE WHITE	
UTILITY DOOR		THERMA TRU	MATCH ADJACENT MATERIAL	
VINYL WINDOWS		HARVEY	WHITE	
SOFFIT, FASCIA, AND DRIP EDGE		ALCOA	WHITE	
GUTTER & DOWNSPOUT		WILCO	WHITE	
ASPHALT SHINGLES & RIDGE VENT		TAMKO	TBD	
FOUNDATION COVER		NUDO	PEBBLED GRAY	

EXTERIOR COLOR NOTES:

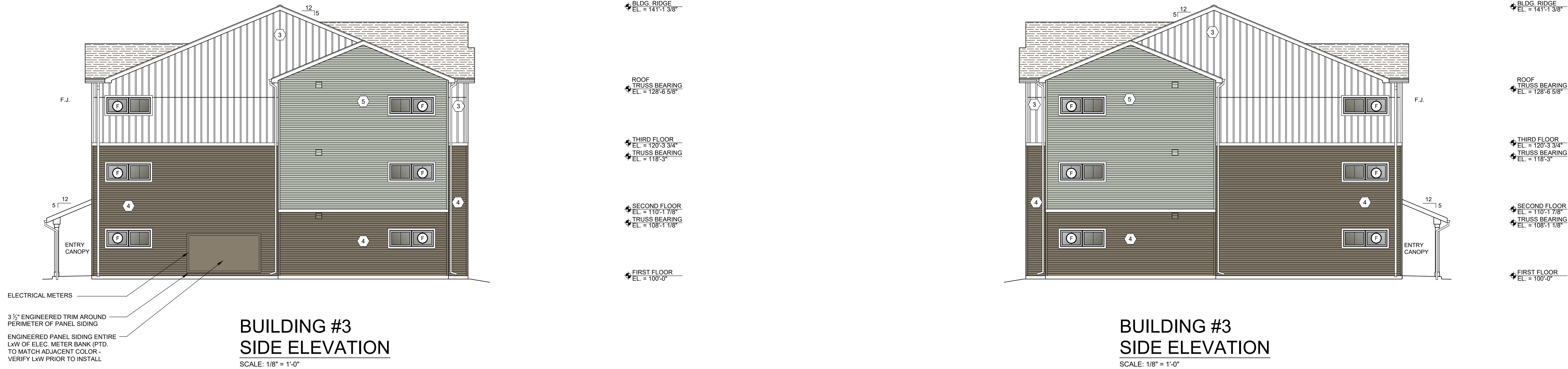
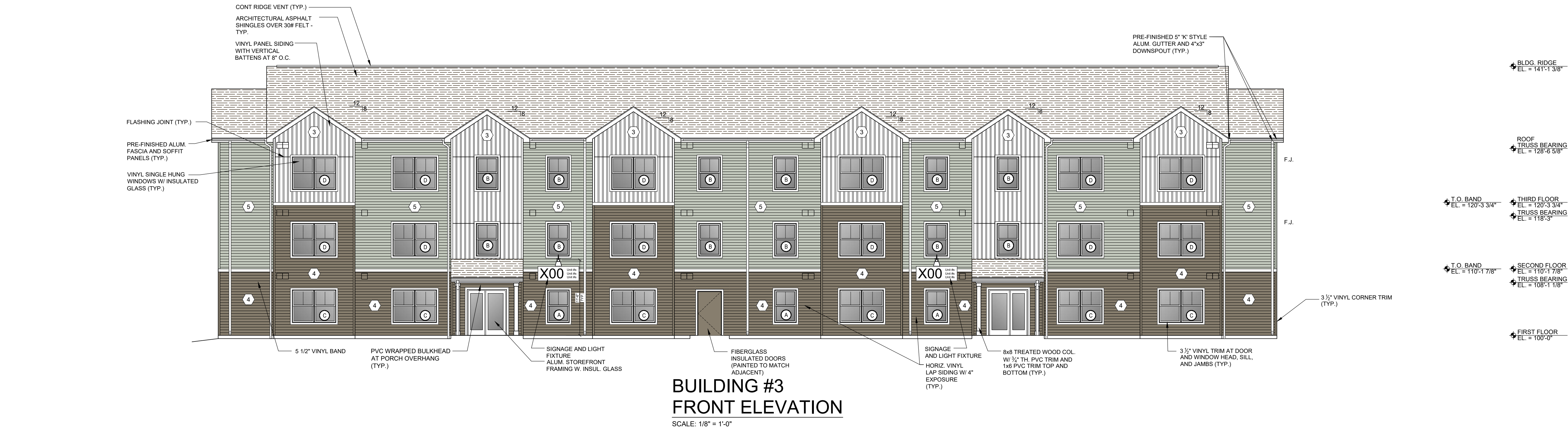
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(E)	VINYL	FIXED	UNIT: 2'-0" x 2'-0"
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GENERAL WINDOW NOTES:

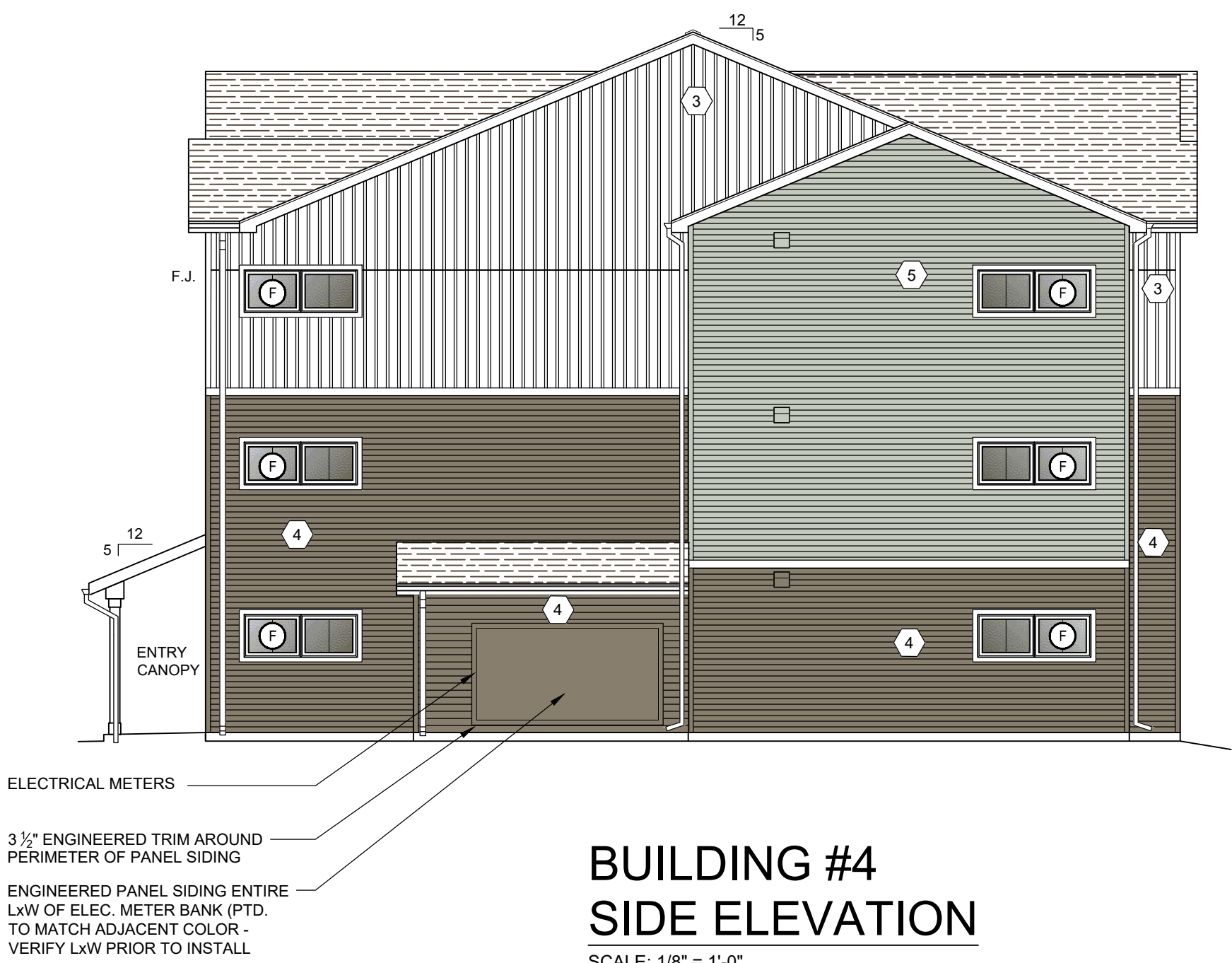
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- PROVIDE ACCESSIBLE LIFT HANDLE AT BOTTOM SASH AT ACCESSIBLE WINDOWS - SEE DETAIL 1904.0 AND ENLARGED UNIT PLANS FOR LOCATIONS
- SECOND FLOOR AND ABOVE OPERABLE WINDOWS SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090. THE CONTROL DEVICE AFTER OPERATION TO RELEASE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA THAT IS REQUIRED.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION





**BUILDING #4
FRONT ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING #4
SIDE ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING #4
SIDE ELEVATION**
SCALE: 1/8" = 1'-0"



**BUILDING #4
REAR ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE			
MAT'L		MFR	COLOR
SCHEME 1	○	HORIZONTAL VINYL LAP SIDING #1	MASTIC
	○	HORIZONTAL VINYL LAP SIDING #2	MASTIC
	○	VINYL BOARD AND BATTEN	MASTIC
SCHEME 2	○	HORIZONTAL VINYL LAP SIDING #1	MASTIC
	○	HORIZONTAL VINYL LAP SIDING #2	MASTIC
	○	VINYL BOARD AND BATTEN	MASTIC
VINYL DOOR AND WINDOW TRIM		MASTIC	WHITE
PVC TRIM (COLUMN & BULKHEAD)		AZEK	WHITE
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SHEET DATES:

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COMMONWEALTH
COMPANIES

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FAMILY APARTMENTS:

PROPOSED PROJECT

429 SUMPTER STREET
CHARLOTTE, MI

2026 © M+A DESIGN, INC.

JOB NUMBER:
2026.04

SHEET
A2.40

**CITY OF CHARLOTTE
PLANNING COMMISSION
RESOLUTION 2026-XX**

A RESOLUTION TO APPROVE SITE PLAN FOR 440 SPRING STREET

WHEREAS, the City of Charlotte Planning Commission is authorized under Chapter 82, Section 498(2) of the Charlotte City Code to review and approve site plans for developments within the City; and

WHEREAS, the Commonwealth Development Corporation has submitted a site plan for an undeveloped parcel (parcel # 200-007-300-390-01) zoned RM-2. The proposed conceptual plan is for construction of 3 multifamily residential buildings with a common club house located at 440 Spring St; and

WHEREAS, a duly noticed public meeting was held by the Planning Commission on March 3, 2026, in accordance with applicable laws and ordinances, during which public comment was solicited and considered; and

WHEREAS, the Planning Commission has reviewed the proposed site plan and supporting materials, and finds the plan to be consistent with the requirements and standards set forth in the Charlotte City Code, including but not limited to considerations of public health, safety, infrastructure capacity, site access, and compatibility with surrounding land uses.

NOW, THEREFORE, BE IT RESOLVED, that the Charlotte Planning Commission hereby approves the site plan for the construction of family apartments at 440 Spring St, as submitted by the Commonwealth Development Corporation.

The foregoing Resolution was moved for adoption by Commissioner _____ and seconded by Commissioner _____ and declared adopted by the following vote:

Yea; Nay; Absent;

I, Alicia A. Smith, the City Clerk for the City of Charlotte, County of Eaton, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Planning Commission of the City of Charlotte during its regular meeting held on March 3, 2026 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 P.A. 267, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have hereunto set my official signature, this _____ day of
_____ 2026.

Alicia A. Smith, City Clerk
City of Charlotte
Eaton County, Michigan