

2. That the City Commission approves the list of Election Day polling locations for the Primary Election as provided by the Clerk's Office; and
3. That the City Commission fixes the compensation for Election Inspectors for the early voting sites and the absent voter counting board be paid a daily rate (8 hours) of \$150 for Chairperson, \$135 for E-PollBook Inspector and \$120 for Election Inspector. The City Clerk requests that inspectors working on Election Day in a precinct or counting board be paid a daily rate (14-15 hours) of \$250 for Chairperson, \$225 for E-Pollbook Inspector, and \$200 for all other Election Inspectors. The compensation for attending a training class is \$25

95730 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. In February of 2025, the City Commission established an Accessory Dwelling Unit Taskforce to advance the goal of increasing the number of ADU's within the City; and
2. The Taskforce's final report was presented on January 13, 2026 and includes a prioritized list of changes to facilitate increased ADU projection; and
3. On April 9 and 23, 2026, the Planning Commission held a public hearing to consider the report's Tier 1 recommendations and associated Zoning Ordinance Text Amendments; therefore

RESOLVED:

1. That the attached ordinance amending Section 5.9.03. - Accessory Dwelling Units (ADU) of the Zoning Ordinance (Chapter 61 of the City Code) be published as part of the proceedings; and
2. That pursuant to Section 10(a) of Title V of the City Charter, the City Clerk shall publish the ordinance in a newspaper of general circulation in the City; and
3. That the amendments be considered for adoption by the City Commission at its meeting of June 16, 2025.

ORDINANCE AMENDING SECTION 5.9.03. - ACCESSORY DWELLING UNITS (ADU) OF CHAPTER 61, TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED "ZONING ORDINANCE"

ORDINANCE NO. 2026 - __

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Title V, Chapter 61, Section 5.9.03. of the Code of the City of Grand Rapids be amended to read as follows:

“Sec. 5.9.03. - Accessory Dwelling Units (ADU).

- A. Not more than one (1) Accessory Dwelling Unit (ADU) may be permitted per lot.
- B. An ADU may be permitted only in association with an attached or detached single-family or two-family dwelling.
- C. Minimum Lot Area. An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.
- D. *Residential Density.* An ADU shall be excluded from maximum residential density requirements.
- E. *Setbacks.*
 - 1. An attached ADU shall be subject to the zone district setback requirements for a primary structure.
 - 2. A detached ADU shall be subject to the setback requirements for an accessory structure.
- F. *Floor Area.*
 - 1. An ADU is not subject to the maximum gross floor area for accessory structures in Section 5.2.08..
 - 2. *Maximum ADU Size.* An ADU shall not exceed one thousand (1,000) square feet. In no case shall an ADU exceed the gross floor area of the primary structure.
- G. *Building Height.* The maximum permitted height of a detached ADU is twenty-five (25) feet.
- H. *Rental.* No ADU shall be rented for fewer than thirty (30) days and shall not be used as a short-term rental. If the ADU is not occupied as a residence by the owner, it shall be registered and certified as required in Chapter 140 of the City Code.
- I. *Alterations or New Construction.* Any alterations to existing buildings or structures or the construction of a new structure to accommodate an ADU shall be designed to maintain the architectural design, style, appearance and character of the main building, including but not limited to entrances, roof pitch, siding and windows.

- J. *Deed Restriction.* A deed restriction enforceable by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit(s). An alternative form of security may be substituted if it meets the intent of this provision and is approved by the City Attorney.”

95731 Result: Approved

Mover: Belchak. Supporter: Knight.

WHEREAS:

1. The City Commission on January 30, 2018, approved Resolution No. 87390 and adopted an amended City Commission Policy No. 900-45 for Neighborhood Enterprise Zones, which contains a statement of the City's goals, objectives and requirements to designate an eligible area; and
2. An application was filed with the City of Grand Rapids on July 11, 2025, by 125 Ottawa II, LLC for the redevelopment of 40 apartment units which are to be located within 125 Ottawa Avenue NW NEZ, requesting an NEZ Exemption Certificate; and
3. The City Commission established the 125 Ottawa Avenue NW Neighborhood Enterprise Zone (NEZ) district by Resolution No. 95247, adopted on December 16, 2025; therefore

RESOLVED:

1. That the City Commission hereby acknowledges receipt of the NEZ Exemption Certificate application from 125 Ottawa II, LLC for the construction of residential apartment units to be located within the 125 Ottawa Avenue NW NEZ; and
2. That the City Commission hereby finds that the NEZ Exemption Certificate application complies with the Neighborhood Enterprise Zone Act, Act 147 of the Public Acts of Michigan of 1992, as amended; and
3. That the City Commission hereby approves the submission of the NEZ Exemption Certificate application for the above-described project, located at 125 Ottawa Avenue NW, to the State Tax Commission by the City Clerk; and
4. That the City Commission recommends that the above-described property, if approved by the State Tax Commission, shall receive fifteen (15) years of NEZ benefits, beginning from the effective date of the NEZ Exemption Certificate; and
5. That the NEZ Exemption Certificate and any accompanying economic benefit approved for submission to the State Tax Commission pursuant to this resolution is subject to any and all changes in State or Federal legislation and such changes are beyond the control of this City Commission.