

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JANUARY 26, 2016

WORK SESSION – CANCELLED

REGULAR MEETING – 7:00 P.M.

- I. CALL TO ORDER
- II. PLEDGE TO THE FLAG
- III. ROLL CALL
- IV. APPROVAL OF MEETING AGENDA
- V. CONSENT AGENDA
 1. Approve January 11, 2016 Special Board Minutes
 2. Approve Payment of Invoices in the amount of \$332,613.87 (*A/P checks of \$249,449.45 and payroll of \$83,164.42*)
 3. Approve 2016 Dust Palliative Contract with “Michigan Chloride Sales” (\$31,425)
- VI. OLD BUSINESS
 1. Health Pointe PUD Amendment Application
 2. First Reading – Water Rate Ordinance – Correction
- VII. NEW BUSINESS
 1. First Reading – Zoning Text Amendments regarding PUDS
- VIII. REPORTS AND CORRESPONDENCE
 1. Correspondence
 2. Committee Reports
 3. Manager’s Report
 - a. December Chamber of Commerce Report
 - b. December Legal Review
 - c. December Building Report
 - d. December Ordinance Enforcement Report
 4. Others
- IX. EXTENDED PUBLIC COMMENTS/QUESTIONS ON NON-AGENDA ITEMS ONLY
(*LIMITED TO THREE MINUTES, PLEASE.*)
- X. ADJOURNMENT

NOTE: The public will be given an opportunity to comment on any agenda item when the item is brought up for discussion. The supervisor will initiate comment time.

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JANUARY 12, 2016
Grand Haven High School Field House/Gymnasium

SPECIAL MEETING – 6:00 P.M.

I. CALL TO ORDER

Supervisor French called the special meeting of the Grand Haven Charter Township Board to order at 6:12 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: French, Larsen, Behm, Hutchins, Meeusen, and Kieft.
Board members absent: Hutchins.

Also present were Manager Cargo, Planner Fedewa, and Attorney Bultje.

IV. APPROVAL OF MEETING AGENDA

Motion by Clerk Larsen and seconded by Treasurer Kieft to approve the meeting agenda.
Which motion carried.

V. APPROVAL OF CONSENT AGENDA

1. Approve December 14, 2015 Board Minutes
2. Approve Payment of Invoices in the amount of \$773,285.45 (A/P checks of \$566,522.71 and payroll of \$206,762.74)

Motion by Treasurer Kieft and seconded by Trustee Meeusen to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. PUBLIC HEARING

1. Opening Statement – Supervisor French opened the Health Pointe PUD hearing at 6:13 p.m. and welcomed the public and noted the general format for the public hearing.
2. Legal Review & Process – Attorney Bultje noted that the Health Pointe PUD Amendment application is a zoning decision, to be made under the terms of the Zoning Ordinance. The Board should not be engaged in either preventing or promoting competition in the health care industry. He emphasized this PUD application has not been rushed through the zoning process. It has reached the Board only after months of meetings between the applicant and staff, and then months of meetings between the applicant and the Planning Commission. There was also a public hearing before the Planning Commission, although not required by the State law. The applicant is not asking for permission to violate the Zoning Ordinance. Rather, in the PUD context, state law and the Zoning Ordinance both contemplate

that certain technical aspects of the Zoning Ordinance will be relaxed in return for the benefits of the PUD development.

Attorney Bultje also addressed the Zoning Ordinance amendments being considered by the Planning Commission. The Planning Commission directed staff to prepare these amendments, pertaining to building height and commercial uses, at the same meeting when the Planning Commission recommended approval of this PUD. He stated these two objectives have been included in the Township's master plan for years. He stated that the Board could legitimately decide this PUD application on the basis of the Zoning Ordinance as it is currently stated, or the Board could legitimately wait for the two amendments to be acted upon before the Board makes a decision on this PUD application.

3. Planning & Zoning Review – Planner Fedewa provided a Power Point presentation on the proposed Health Pointe PUD Amendment application, a copy of which will be placed in the Health Pointe file.
4. Applicant's Review & Explanation
 - a. Jeff Meyers (648 Monroe Avenue, NW, Suite 410, Grand Rapids, 49503) is the Director of Real Estate Development for Spectrum Health. He noted that this is joint venture with Holland Hospital; that the review process began in March of 2015; believes it complies with the applicable aspects of the Zoning Ordinance and that Spectrum has attempted to conform; there was a pre-application meeting with the Planning Commission in September; a formal application was made in October; November held a public hearing at the Planning Commission; December the Planning Commission recommended approval of the Health Pointe PUD application. Requested that the Board act on the application in a timely fashion.
 - b. David Ottenbaker (17142 Majestic Court, GHT) is a family physician with Spectrum practicing in the City of Grand Haven. Spectrum has 20 providers located at the existing facility and has about 20,000+ patients; a community health needs study lists needs for additional primary care physicians and additional specialty care physicians; Health Pointe is designed to keep health care local with about 250 employees that will work at this proposed facility; Health Pointe is a new model of care that will provide primary, specialty and ancillary care at a single patient-centric facility designed to reduce health care costs; 80% of patient needs will be able to be met at this facility; but, it is not a hospital and the Health Pointe facility is willing to collaborate with NOCH.
 - c. Mark Pawlak (8953 North Clearwater Drive, Zeeland) is a member of the Holland Hospital executive team. Health Pointe is a 50/50 joint venture between Spectrum and Holland Hospital; will extend a new level of care with a more fully integrated health care facility that will provide new health care opportunities; Health Pointe emerged as a result of several factors including that patients are already traveling to Spectrum and Holland Hospital for service and that a needs assessment identified additional health care needs in this area; will provide primary care physicians, specialty care physicians, urgent care, out-patient surgery, laboratory services and radiology services; will provide a local option to reverse a trend of having to leave the area for specialty care.

- d. Jack Barr (217 Grandville Avenue, SW, Grand Rapids, 49503) is a civil engineer and planning consultant. Noted that there is a departure of two feet on the curb islands, which is designed to better protect vehicles; noted that the departure on parking (i.e., from 484 to 577) is based upon a parking study; noted that the ground signs are higher than current rules allow by about thirty inches; noted that landscaping exceeds requirements; noted that Health Pointe will provide an easement to allow the possible re-alignment of Whitaker Way and Despelder; noted that Health Pointe will add access points to its parking areas so the parking can be back-loaded; noted that the plans have been modified to provide curb and gutter on the relocated service road.
- e. Sean Easter (179 Eunavista Drive, Holland) is an architect. Noted that the building is a three-story facility (as opposed to a two and one-half story) and is 44' high with a 10' screen on the top of a section of the building to screen mechanical equipment; noted that a three-story building has a shorter circulation pattern for patients; noted that the portion of the Master Plan addressing the Robbins Road area recommends higher buildings; provided renderings that show the perspective is appropriate; noted that exterior materials meet the zoning requirements.

5. Public Written Comments

- a. Written Comments – Cargo noted that the Township has received twenty-two (22) letters and emails regarding the Health Pointe PUD amendment application, which will be retained with this PUD amendment application file. A brief summary of the letters follows:
 - 1. Letter from Karen Shears dated January 6, 2016 noted that she does not believe the project is in the best interests of the Township.
 - 2. Letter from Marc Chircop (Board Chair and President of Health Pointe, Inc.) and Dale Sowders (Board Vice Chair of Health Pointe, Inc.) dated January 6, 2015 noted the fundamentals of the project.
 - 3. Email from Cathy Brolick dated January 6, 2016 expressed concerns regarding traffic congestion and the impact of the proposed development.
 - 4. Letter from E. William S. Shipman dated December 14, 2015 noted the bylaws of the NOCH Articles of Incorporation.
 - 5. Letter from Shelleye Yaklin dated December 14, 2015 questioned how the Health Pointe facility would impact the community and whether it fit under all of the zoning perimeters.
 - 6. Email from Clare and Mary Stephens dated December 12, 2015 support the proposed facility.
 - 7. Letter from Pamela Tysman dated December 11, 2015 requested that the Board delay a decision on the facility until additional information is provided.
 - 8. Letter from Jack and Margie Steinmetz dated December 11, 2015 urged a no vote on each exception requests.
 - 9. Letter from Julie Hordyk dated December 10, 2015 urged a delay on the vote and institute further review of the proposal.
 - 10. Letter from Stephen Marotti dated December 10, 2015 urged a delay on the vote and institute further review of the proposal.
 - 11. Email from Kristin Turkelson dated December 10, 2015 encouraged that the applicant continue to work on the design of the project.

12. Letter from Katie Appold dated December 8, 2015 noted that Love INC has a vested interest in supporting a health care model that is locally-focused and fueled and requested that additional information be provided.
 13. Letter from Barbara Ambrose dated December 8, 2015 requested that the process be slowed and make the applicant adhere to all rules and regulations.
 14. Email from Carol Kirchner dated December 7, 2015 requested that the approval process be slowed to examine what is behind the proposed facility.
 15. Letter from Lody Zwarenstejn of Grand Rapids (undated) expressed questions regarding the growth and size of Spectrum Health and the impact on smaller health care providers.
 16. Letter from Robert and Sehoj Brown (undated) appeals for greater transparency and time to assess the scope of the project.
 17. Letter from Betty Bierman (undated) expressed concerns and questions regarding the proposed Health Pointe facility and requested that the Board consider its decision before granting the request.
 18. Letter from James and Sharon Van Dyke (undated) expressed concerns on the long-term impact of the proposed facility on Township and surrounding communities.
 19. Email from Barbara Collins dated December 3, 2015 does not prefer a bigger hospital.
 20. Email from Tom Wolfe dated December 3, 2015 noted that the expansion of Spectrum into the area could be good or bad.
 21. Letter from Glen Krasinski dated December 2, 2015 noted that this facility could weaken NOCH and prevent a wider range of services being done locally and urged a delay to explore every option.
 22. Letter from Harold and Joyce Weaver requested that the process be slowed to allow for more community involvement and information regarding Spectrum's plans.
- b. Verbal Comments – Comments from members of the public included the following:
1. Don Longpre (1725 Dykhous, City of Grand Haven) provided a letter from Walter S. Wheeler III that noted the State of Michigan will not review this proposed project, other than the imaging facility; the review must be completed by the locals.
 2. Phil Leach (15518 Pine Street, Grand Haven Township) supports the Health Pointe facility for higher quality care.
 3. Mary Bandoock (14848 Spring Lake Township) supports new facility for the specialized medical care that will be provided.
 4. Marva Ringelberg (14230 Lakeshore Drive, Grand Haven Township) employed by Holland Hospital; witnessed collaborative efforts of Spectrum and Holland Hospital provided good results; supports the proposal; strong Spectrum physicians are already in the community.
 5. Lynn Richardson (2350 Three Mile Road, Walker) is with the Meijer real estate group and provided a letter from Kurt Adams (Director of Meijer Property Management) that supports the enhanced health care the facility will provide.
 6. Holly Lookabaugh-Deur (owner of Generation Care) noted that approval for

her facility in the Township took ten months; noted this is about business; noted her building was not allowed to be built higher; does not believe it will lower health care costs.

7. Mark Reenders (16616 Warner, Grand Haven Township) believes that the recommended approval of the Health Pointe facility is inconsistent with past practice wherein departures were not provided; provided a letter from attorney Randall Kraker that opines that the Health Pointe PUD is not a permitted use within a Commercial PUD.
8. Joyce Weaver (13840 Stearns Court, Robinson Township) believes the area is too congested, believes a new fire truck will be needed, violates wetlands, believes residents should vote on the proposal, will compete with NOCH and is too large.
9. Geri McCaleb (1235 Slayton, Grand Haven City) is representing both herself and the City of Grand Haven government. Noted that NOCH is a 501 3(c) organization and one of the largest employers; specialized care can go to Muskegon or Grand Rapids, wants to protect the community based hospital; requested to slow the process; concerned with duplication of services; questioned whether a traffic study was completed and a storm water study.
10. Jack Steinmetz (15695 High Ridge Drive, Grand Haven Township) stated he is a member of the NOCH Board; requested the Health Pointe facility be denied; concerned about the size and scope of the request; will be a sprawling eyesore; no benefits to accommodate the whims of Spectrum and Holland Hospital.
11. Judy Hooyenga (17515 Ridgemoor Court #105, Grand Haven Township) stated is a member of the NOCH Board and a health care attorney. She is opposed to the application; The Township has a fiduciary responsibility to care for NOCH; all of the services are a duplication of what is provided by NOCH; the facility will weaken NOCH; all non-Spectrum physicians will be hurt.
12. Dennis Dryer (626 Clinton Avenue, City of Grand Haven) asked whether the facility would be tax exempt. Cargo noted that this would not be a consideration in processing the PUD amendment application. Meyers does not know since it would have to seek state authorization and there are examples of similar facilities not being granted a tax exempt status.
13. David TenCate (11371 Oak Grove, Grand Haven Township) noted that he supports NOCH; but likes the larger facility with specialties nearby; expressed concern with zoning consistency.
14. Jack Roossien (14282 Lindbrook, Robinson Township) is the Chair of the NOCH Board. Opposed to the proposed Health Pointe facility. Health Care is constrained by the national government with regards to competition; Spectrum is using a predatory model; collaboration with Spectrum does not work; Spectrum will not cooperate with NOCH; requests a six month economic study of the Health Pointe facility; a three month review of the information by the surrounding communities.
15. Kay Aardema (17809 Dewberry Place, Grand Haven Township) is a local physician employed by NOCH. Wants the Board to deny the Health Pointe

facility; Spectrum will not support local businesses; will remove finance, tax base and charitable giving from the community; NOCH is an excellent facility; is concerned with staff recruitment and believes that many of the specialists will be housed at the main Spectrum facility.

16. Joe Ortiz (16923 Shady Dunes, Grand Haven Township) is a physician employed by Spectrum. This project is a 50/50 collaboration by Holland Hospital and Spectrum that will improve specialty care in the area; will be more efficient with integrated specialty services; will provide teaching for MSU students.
17. Jessica Finn (City of Muskegon) is employed by Spectrum and works at the local offices. The Health Pointe project will house medical specialties that do not currently exist in the area. There is a need for this project.
18. Amy Carlisle (424 Orchard, City of Grand Haven) supports the project; will provide health care as experienced by patients in Grand Rapids and Holland; believes that there is a great deal of misinformation regarding the project; wants to have additional specialized care; notes that many of the services are currently offered by Spectrum in the existing office structure.
19. Kent Vanderlaan (15307 Leonard, Spring Lake Township) supports the project, tired of going to Grand Rapids for specialty services; NOCH cannot provide the types of specialty services offered by Spectrum; need a choice in health care.
20. Gary Robertson (16840 Landing Drive, City of Ferrysburg) is a retired physician and has previously served on the NOCH Board; seen NOCH grow; urges the Board to postpone action to examine the facts more fully and inform the neighboring communities; Health Pointe will destroy NOCH.
21. Heney Assaad (178 Independence Court, City of Muskegon) is employed by NOCH; NOCH is currently recruiting specialists.
22. Sylvia Foust (13322 Foust Drive, Robinson Township) is employed by NOCH as a payroll system's analyst. NOCH is a true gem; Spectrum doctors owe their success to NOCH; NOCH saved her husband's life; Health Pointe will be the beginning of the end for NOCH if approved.
23. Jen Vanskiver (7512 Treeline Drive, Southeast, Grand Rapids) is the Chief Communications officer for NOCH. NOCH has about 30 doctors and 900 employees; Health Pointe is not just a land issue; no one understands the impact of the proposed facility; there is a "lot" we don't know; wants to delay any decision.
24. Scott Alfree (516 Buena Vista, Spring Lake Village) wants to delay decision in order to collect additional data.
25. Shellee Yaklin (10287 Whitewood Drive, West Olive) is the president of NOCH. NOCH already integrates medical records and does the same with the Mercy system; Spectrum will not work with NOCH with regard to electronic records; NOCH is willing to work with Spectrum.
26. Jeff Beswick (13623 Hofma Court, Grand Haven Township) provided a letter that provided reasons to deny the facility; requested that the Board reject any departures

There being no further comments, Supervisor French closed the public hearing at 8:17 p.m.

VII. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

VIII. ADJOURNMENT

Motion by Treasurer Kieft and seconded by Clerk Larsen to adjourn the meeting at 8:18 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Karl French
Grand Haven Charter Township Supervisor

SUPERINTENDENT'S MEMO

DATE: January 13, 2016
TO: Township Board
FROM: Cargo
SUBJECT: 2016 Dust Control

Attached, please find a proposed contract for the 2016 dust palliative and stabilization program in the amount of approximately \$31,424.70.

I have recommended that GHT proceed with a contract through Michigan Chloride Sales, LLC from St. Louis, Michigan, which is the same firm utilized since 2009.

In brief, the proposed agreement is a continuation of what GHT did over the past five years with the use of mineral well brine solution, which contains total chlorides of about 26%, for gravel road dust control. The mineral well brine would be applied with an 8' strip down each side of the road and an additional third 8' strip down the middle of the road with an application rate of 1,000 gallons per strip or 3,000 gallons per mile.

Further, this would be done three (3) times a year – late April, early July, and early September (*i.e., about every 60 days*).

GHT has received virtually no complaints regarding the level of dust control or the program's efficacy since GHT began to use this approach in 2009.

If the Board agrees, the following motion can be offered:

Move to authorize the Township Superintendent to execute an agreement with Michigan Chloride Sales, LLC for three applications of a mineral well brine solution for gravel road dust control at an application rate of 3,000 gallons per mile. The total cost of the program will be approximately \$31,425.

2016 DUST SUPPRESSION CONTRACT

WITNESS, this Agreement between GRAND HAVEN CHARTER TOWNSHIP whose offices are located at 13300 168th Ave., Grand Haven, Michigan 49417 (“Township”) and MICHIGAN CHLORIDE SALES, LLC of 402 West Jackson Road, St. Louis, Michigan, 48880 (“MCS”).

RECITALS

1. The Township has requested quotes for dust palliative and stabilization on the 19.22 miles of gravel roads within the Township’s boundaries for the 2015 summer season. (*See attached map – Exhibit A.*)
2. MCS has presented a proposal for the Grand Haven Charter Township dust palliative and stabilization project.
3. The parties are desirous of entering into a formal agreement based upon the work to be performed and the prices contained in the attached accepted proposal.

AGREEMENT

IN CONSIDERATION of the mutual covenants as hereinafter set forth, the parties hereby agree as follows:

1. Work. MCS shall apply a mineral well brine solution that contains a total chloride level of approximately 26% in such concentration and frequency as follows:
 - a. An initial application of the mineral well brine solution on continuous spread consisting of an 8' strip down each side of the road with a third 8' strip down the middle with an application rate of 1,000 gallons per strip or 3,000 gallons per mile. This initial application would be applied during the period of **April 25th to May 6th**. This application qualifies for a discounted rate of \$0.175 per gallon. (*The estimated cost of this application would be 3,000 gallons per mile x 19.22 miles of gravel road x \$0.175 or approximately \$10,090.50.*)
 - b. A second additional application of the mineral well brine solution on continuous spread consisting of an 8' strip down each side of the road with a third 8' strip down the middle with an application rate of 1,000 gallons per strip or 3,000 gallons per mile. This second application would be applied during the period of **June 20th to July 1st**. This application will be the normal rate of \$0.18 per gallon. (*The estimated cost of this application would be 3,000 gallons per mile x 19.22 miles of gravel road x \$0.19 or approximately \$10,955.40.*)

- c. A third application of the mineral well brine solution on continuous spread consisting of an 8' strip down each side of the road with a third 8' strip down the middle with an application rate of 1,000 gallons per strip or 3,000 gallons per mile. This third application would be applied during the period of **September 10th to September 14th**. This application qualifies for a discounted rate of \$0.18 per gallon. *(The estimated cost of this application would be 3,000 gallons per mile x 19.22 miles of gravel road x \$0.175 or approximately \$10,378.80.)*

The work to be performed under this contract shall be executed during the summer season of 2016 commencing no earlier than April 25th and completed no later than September 14th.

2. Cost. The Township shall pay **\$0.175** per gallon for the initial application of the mineral well brine solution as described previously; and **\$0.19** per gallon for the second application; and, **\$0.18** per gallon for the third application.
3. Permits. MCS shall be responsible for obtaining all necessary permits from the Ottawa County Road Commission ("OCRC") to allow MCS to work within the various road rights of way in the Township.
4. Roads Covered. MCS shall provide treatment for approximately 19.22 miles of gravel roads within the Township. The Township reserves the right to exclude from treatment any roads that are scheduled for paving or other maintenance during 2016. The Township shall provide a map (Exhibit A) of said roads to MCS; which map may be adjusted from time to time.
5. Grading. All treatment shall be applied after grading of the roads by the OCRC. It shall be the sole responsibility of MCS to coordinate treatment with the OCRC's grading schedules to insure that all roads are graded prior to treatment.
6. Insurance. Upon demand from the Township, MCS shall provide proof of insurance coverage naming the Township and the OCRC as additional insured. The insurance coverage shall be in an amount not less than one million dollars (\$1,000,000.00) for public liability, casualty, and property damage; and Michigan No-Fault or equivalent vehicle coverage of not less than one million dollars (\$1,000,000.00). MCS shall file a copy of such proof of insurance with the Township before work may commence.
7. Environmental and Indemnification. MCS shall comply with all government laws, rules, and regulations with regard to the handling of all chemicals or other substances, which may be determined to be hazardous substances. MCS shall be fully responsible for all loss or damage, including restoration, occasioned by the use of any chemicals or other hazardous substances or agents. Further, MCS shall indemnify and hold the Township harmless from all loss or damage, now or in the future, resulting from the performance of the work hereunder including, but not limited to, the use of any chemicals, substances or agents.

8. Compliance. MCS shall comply with all laws, rules, and regulations of any governmental unit or agency having jurisdiction over the nature, type, and location of the work performed under this Agreement.
9. Miscellaneous. Neither this contract nor any rights under it may be assigned or any duty delegated without the prior written consent of a non-assigning or non-delegating party. Any attempt to assign or delegate rights or duties without prior written consent shall be void. This contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

All notices and other documents to be served and transmitted hereunder shall be in writing and addressed to the respective parties hereto at the addresses stated on page 1 of this contract or at such other address or addresses as shall be specified by the parties hereto from time to time and may be served or transmitted in person, electronically, or by ordinary or certified mail properly addressed and with sufficient postage affixed.

This is an integrated contract. It contains the full understanding of the parties and supercedes all other understandings, agreements, or conditions, written or oral, regarding the subject matter of this contract. This contract has been executed in the State of Michigan and should be governed by Michigan law except as to matters pertaining to choice of law. The waiver of any party hereto of a breach or violation of any provision of this contract shall not be a waiver of any subsequent breach of the same or any other provision of this contract. If any section or provision of this contract is unenforceable for any reason, the unenforceability thereof shall not impair the remainder of this contract, which shall remain in full force and effect.

It is contemplated that this contract will be executed in multiple counterparts, all of which together shall be deemed to be one contract. The captions in this contract are for convenience only and shall not be considered as part of this contract or in any way to amplify or modify the terms and provisions hereof. This contract shall be enforceable only by the parties hereto and their successors in interest by virtue of an assignment which is not prohibited under the terms of this Agreement and no other person shall have the right to enforce any of the provisions contained herein. All exhibits attached hereto are incorporated herein by reference as though fully stated herein.

No amendment, modification, or waiver shall be effective unless in writing and signed by both parties. All rights and remedies set forth in this contract are cumulative and are in addition to any other legal or equitable rights and remedies.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on this 26th day of January, 2016.

Witnessed By:

GRAND HAVEN CHARTER TOWNSHIP,
a Michigan Municipal Corporation

By: _____
William D. Cargo, Superintendent

MICHIGAN CHLORIDE SALES, LLC

By: _____
Brad Harkness, Sales/Operations Mgr.

Community Development Memo

DATE: January 21, 2016
TO: Township Board
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Health Pointe PUD Amendment

BACKGROUND

In 1998, the Planning Commission and Township Board approved the Meijer PUD, which included 6 outlots. One outlot was developed by Macatawa Bank in 2004, and the remaining five outlots have been purchased by Health Pointe Corporation, a joint venture between Spectrum Health and Holland Hospital. Health Pointe is proposing to construct a medical office building.

PROJECT OVERVIEW

- Major Amendment to 1998 Meijer Planned Unit Development (PUD)
- Medical professional office building, constructed in 2 phases
- 12 Acres
- 120,000 square feet
- 3 stories, 54'10" in height
- Relocate entrance drive 75 feet to the south



PERMITTED USES IN COMMERCIAL PUD'S

There have been questions regarding the permitted uses within a Commercial PUD. Essentially the question became, **is a medical office building (including clinics) a permitted use in the PUD-Commercial district?**

As a result, staff researched and identified 4 medical office buildings (*including clinics*) in the Robbins Road Sub-Area that are zoned C-1 Commercial. Meaning, past practices are consistent with staff's interpretation of the use question—medical office buildings (*including clinics*) are considered “office buildings” in the C-1 Commercial district and PUD-Commercial District. The four businesses are:

- 16930 Robbins Road: Casey Bruhn, DDS PC (*General Dentistry*)
- 16930 Robbins Road: The Shoreline Center (*Mental Health Facility*)
- 16964 Robbins Road: DaVita Dialysis (*Hemodialysis Unit*)
- 16964 Robbins Road: Judge Chiropractic

REQUESTED DEPARTURES

Building Height – 15.04

Ordinance Requirement

Maximum building height is 2½ stories or 35 feet, whichever is less.

Departure Request

Building height of 3 stories, and 54'10". Main building reaches 44 feet in height. Mechanical penthouse extends an additional 10'10".

Planning Commission Recommendation

Approve, based on the following findings:

- The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl and limit the cost of extending infrastructure.
- The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height.
- Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.
- The Township has approved height departures for previous PUDs.

Staff identified 9 properties within the Township over 35 feet in height:

Building	Address	Height	Notes
Grand Haven High School	17001 Ferris Street	74 feet	Public schools exempt from most local zoning codes
VanKampen House	13215 Lakeshore Drive	56 feet	1990 variance
Grand Rapids Water Filtration Plant	11150 Lakeshore Drive	47 feet	F/R records
Camp Blodgett	10451 Lakeshore Drive	42 feet	F/R records
Roebuck House	17997 Brucker Street	39 feet	2010-2011 variances & building permits addressing height measurements in the Critical Dune Areas
Resurrection Life Church	12900 US-31	38 feet	F/R records, constructed in 2000
Macatawa Bank	15135 Whittaker Way	36 feet	2004 PUD Amendment
Piper Lakes Apartments	14841 168 th Avenue	35'4" measured height 44' overall height	2014 PUD approval
Timber View Apartments	15056 Elizabeth Jean Ct	3 stories, 35 feet	2002 variance to allow 3 stories when only 2½ is permitted



Parking – 15A.10.10

Ordinance Requirement

1 parking space per 200 square feet of useable floor area (UFA).

Planning Commission Recommendation

Approve, based on the following findings:

- Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.

Departure Request

Approximately 1 parking space per 200 square feet of gross floor area (GFA). Total of 577 parking spaces, which is 93 more than permitted by the Overlay Zone.

- Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.
- The excess parking will not be highly visible from US-31.

By comparison:

- GHT Meijer = 1,157 parking spaces
- GHT Walmart = 833 parking spaces
- Holland Lakewood Pavilion (56,888 sq ft) = 381 parking spaces
- Grand Rapids – Beltline – Integrated Care Campus (122,141 sq ft) = 606 parking spaces

Signage – 3/9/1998 Township Board Meeting Minutes

Ordinance Requirement

1998 Township Board Meeting Minutes allow one monument (ground) sign per outlot, not to exceed 52 square feet, and 5 feet in height. Sign location is subject to review by the Planning Commission.

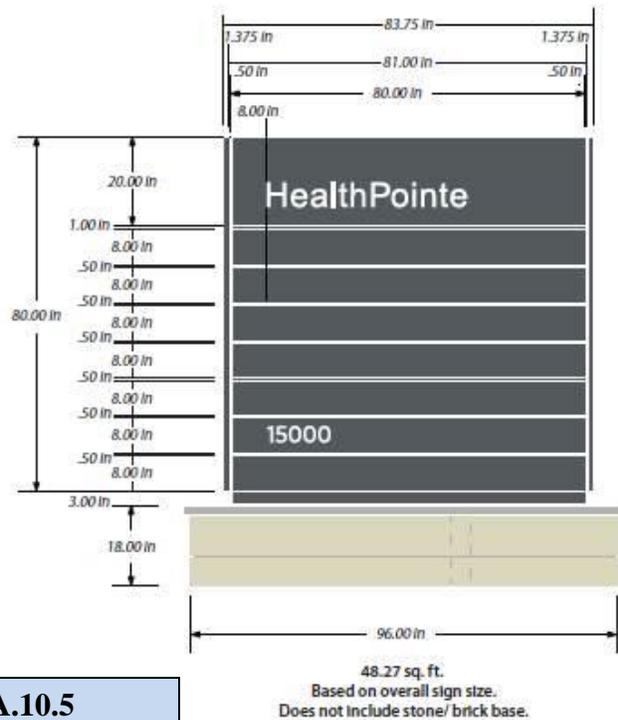
Planning Commission Recommendation

Partially Approve, based on the following findings:

- This PUD Amendment comprises five of the six outlots.
- The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.
- A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.

Departure Request

3 monument (ground) signs, each 48 square feet in size, with a height of 8.4 feet.



Interior Landscape Island Dimensions – 15A.10.5

Ordinance Requirement

Islands shall be located to improve traffic flow and views. Details on islands shall be provided including radii, length two feet

Departure Request

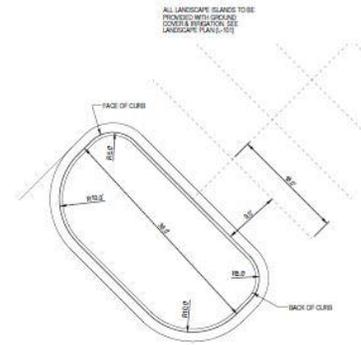
Interior landscape islands be permitted to have the same depth as the parking spaces.

shorter than parking space depth, ground cover and any lighting or irrigation.

Planning Commission Recommendation

Approve, based on the following findings:

- Aesthetics to the surrounding area will be enhanced because the interior landscape island will screen the entire length of the parking space.
- The parking spaces surround sides of the building, and each abut a private road or access road. Due to the high visibility of this parking lot this departure is approved in order to provide additional screening from adjacent roadways.
- This provision has not been uniformly enforced by the Township for other development projects in the Overlay Zone.



PARKING ISLAND DETAIL

REQUIREMENTS EXCEEDED

In response to a number of recommendations the applicant received from staff and the Planning Commission the following items exceed the requirements of the Zoning Ordinance:

- Landscaping (*including the interior landscape islands*):
 - Required – 18,347 square feet.
 - Proposing – 92,577 square feet, or **404% more** than what is required.
- Tree species were diversified by incorporating those identified as Landmark Trees by the Township’s US-31 Area Overlay Zone.
- Five Perspective Drawings and one Comparative Perspective Drawing, which provides a visual aid to assist with an aesthetic compatibility determination.
- An Overlay Plan sheet is included in the Civil Plans (*sheet C-202B*), which superimposes the project over the existing site. This provides a visual aid to show the internal changes to the road system.
- The Outdoor Lighting Requirements are significantly below the Total Site Power Limits permitted in Lighting Zone 3.



- Sidewalks and pathways will be installed throughout the site.
- The site will be “backloaded” to allow a better flow of traffic. Meaning, vehicles can enter or leave the parking areas as far from the building as possible.
- The applicant will grant two easements to the Township:
 - To allow the future realignment of Whittaker Way with DeSpelder Street. When this project occurs the applicant will assume a loss of approximately 15 parking spaces.
 - To allow for an internal driveway connection to 17200 Robbins Road when/if that site is redeveloped in the future. This will result in a loss of parking spaces, and construction costs to prepare their site for the connection (*i.e., installing stub street with curbing, the developer of 17200 Robbins Road would be responsible for connecting to the stub street and extending it into the new site*).

LEGAL INFORMATION

Attorney Bultje has provided the following legal information that is pertinent to this application:

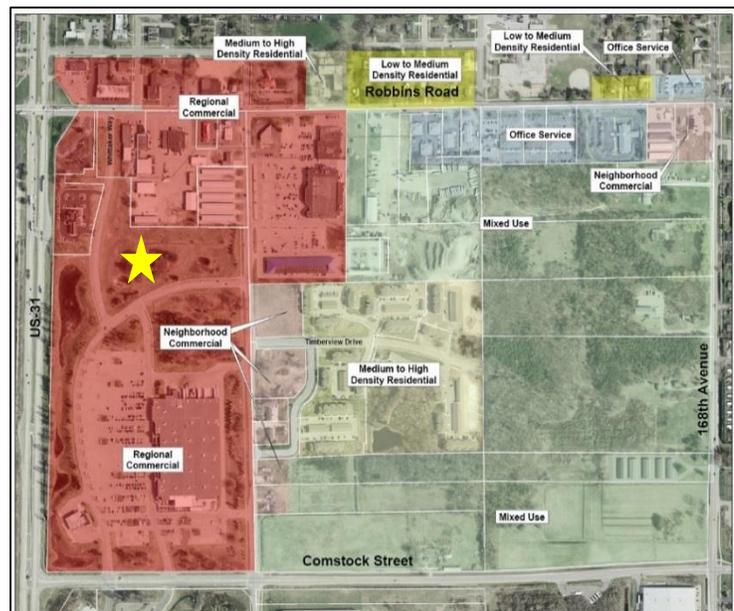
- Applicant requesting departures, not a variance. PUD Ordinance and US-31 Area Overlay Zone provide for some discretion if specific findings are made. It is important to note the major purpose of a PUD is to allow certain departures from the Zoning Ordinance regulations if the changes improve or enhance the overall development.
- Zoning Ordinance limits the scope of factors the Township can consider for this application. So long as the general use of the building is permissible then each service does not have to be specified. Eliminating competition or protecting existing businesses or service providers are not considered legitimate considerations.
- The State of Michigan is responsible for issuing Certificates of Need. The application process addresses items such as duplication of services. It is not allowable for the Township regulate the medical uses within the building. The Township need not have the entire list of specific uses to be established within the facility. However, the **applicant has provided a list of health services that will be offered:**
 - Primary Care
 - Urgent Care
 - Radiology
 - Laboratory Services
 - Specialty Physician Services
 - CT
 - MRI
 - Ambulatory Surgical Services
- Review process of the Planned Unit Development Amendment is not fast. It provides for an optional pre-application presentation, and requires a public hearing with the Planning Commission and Township Board, which are both noticed in conformance with the Michigan Zoning Enabling Act. The Township Board must hold a public hearing on the application regardless of the Planning Commissions’ recommendation.

- The Planning Commission public hearing was more than is required by the Michigan Zoning Enabling Act given that the land was already zoned for a PUD.
- The applicant has appeared before the Township on the following dates:
 - March 5, 2015 – Pre-Application Conference with Staff
 - September 21, 2015 – Pre-Application Presentation with Planning Commission
 - November 2, 2015 – Planning Commission Public Hearing
 - December 7, 2015 – Reading of Motion and Report of Findings
 - January 11, 2016 – Township Board Public Hearing

MASTER PLAN APPLICABILITY

There are several section of the 2009 Master Plan and 2016 Resilient Master Plan Draft that are applicable to this application, which are summarized below.

- The 2009, and 2016, Future Land Use Plan describes the need to balance the community’s character against opportunities for future economic growth and development. Consequently, the Master Plan “supports an appropriate amount of land available for both commercial and industrial uses. These land uses are strategically clustered on the US-31, M-45 and Robbins Road corridors.
 - These concentrations focus development activity in locations that are well served by roads and utilities, and result in separating additional traffic and nuisances from the Township’s residential neighborhoods.”
 - This chapter goes on to describe each future land use designation and their corresponding zoning districts. The Commercial district states, “the C-1 Commercial, SP-Service Professional, and Commercial PUD zoning districts should correspond with the Commercial land use designation. Any future Commercial development proposals that are significant in scale or scope should be considered as Planned Unit Developments.”
- The Robbins Road Sub-Area Plan also provides the following recommendations and statements:
 - “Land uses should include a blend of single and multiple-family residential, office, and regional neighborhood-



serving commercial, either integrated horizontally across the Sub-Area or vertically within buildings.”

- “Minimum building heights should be established and **allowed to exceed 2.5 stories and 35 feet.**”
- “Sites should interconnect using existing and planned drives enabling patrons to access more than one use without being forced back onto a major road.”
- The Sub-Area Future Land Use Concept calls for the proposed site to be developed as Regional Commercial, which means patrons will travel a reasonable distance via automobile to visit the establishment. Whereas Neighborhood Commercial is intended to be utilized by local residents within walking distance.
- A recommendation for a Best Management Practice to achieve a Resilient Community states, “**encourage development to occur in high, vertical density in areas where infrastructure is available.** This will help ensure the protection of natural spaces and help local governments maintain valuable infrastructure.”

RECOMMENDATION

If the Township Board finds the PUD Amendment meets the applicable standards, the following motion can be offered:

Motion to approve with conditions the Health Pointe Planned Unit Development Amendment. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. This motion is subject to, and incorporates, the following report.

If the Township Board finds the PUD Amendment does not meet the applicable standards, the following motion can be offered:

Motion to deny the Health Pointe Planned Unit Development Amendment. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. This motion is subject to, and incorporates, the following reasons for denial.

If the Township Board determines that additional time is needed for consideration of the PUD amendment, the following motion can be offered:

Motion to postpone further consideration of the Health Pointe Planned Unit Development Amendment to the regular, February 8th Township Board meeting.

Please contact me prior to the meeting if you have questions.

REPORT (To Be Used With A Motion To Approve)

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following is the report of the Grand Haven Charter Township Board (the “Board”) concerning an application by Health Pointe Corp (the “Developer”) for approval of a Health Pointe Planned Unit Development Amendment (the “Project” or the “PUD”).

The Project will consist of a 120,000 square foot three story medical office building. This 12 acre project will be located on the remaining five outlots from the original 1998 Meijer PUD. The Project as recommended for approval is shown on a final site plan, last revised 12/9/2015 (the “Final Site Plan”), presently on file with the Township.

The purpose of this report is to state the decision of the Board concerning the Project, the basis for the Board’s recommendation, and the Board’s decision that the Health Pointe PUD Amendment be approved as outlined in this motion. The Developer shall comply with all of the documentation submitted to the Township for this Project. In granting the approval of the proposed PUD application, the Board makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance.

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Board finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
 - C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.
 - D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
 - E. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
 - F. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
 - G. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

- H. All streets and driveways are developed in accordance with the Ottawa County Road Commission (“OCRC”) specifications, as appropriate.
 - I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
 - J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.
 - K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.
 - L. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
 - M. The Final Site Plan conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
 - N. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.
2. The Board finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.
3. Section 17.01.5 of the Zoning Ordinance allows for departures from Zoning Ordinance requirements, and it is intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan, the Zoning Ordinance, and consistent with sound planning principles. The applicant requested five departures. The Board makes the following findings.
- A. A building height of 54’10” is permitted because of the following findings.
 - i. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl and limit the cost of extending infrastructure.
 - ii. The Robbins Road Sub-Area Plan encourages new development to expand vertically by exceeding 2.5 stories and 35 feet.
 - iii. The Grand Haven Charter Township Fire/Rescue Department has an emergency vehicle with the ability to exceed the proposed building height.
 - iv. Section 17.05.2.A.2 requires mechanical equipment to be visually screened from adjacent properties, public roadways, or other public areas.
 - v. The Township has approved height departures for previous PUDs and even buildings outside of any PUD.
 - B. A total of 577 parking spaces, which is 93 spaces more than allowed by the US-31 and M-45 Area Overlay Zone (the “Overlay Zone”), is permitted because of the following findings.
 - i. Sections 15A.05.13, 15A.10.10, 17.05.1.F, and 24.03.1 require a maximum number of parking spaces unless the applicant provides a parking study that demonstrates the need for additional parking. The Developer has an established

- history with similar developments which establishes the need for additional parking, and has submitted a parking study to further establish the need.
- ii. Outside of the Overlay Zone this project would have been permitted 1,200 parking spaces.
 - iii. The excess parking will not be highly visible from US-31.
- C. Three ground signs, each 48 square feet in size and six feet in total height, are permitted because of the following findings.
- i. The original Planned Unit Development approval memorialized in the March 9, 1998 Township Board meeting minutes permits one monument (ground) sign for each outlot, not to exceed 52 square feet and five feet in height, subject to review by the Planning Commission for location. This PUD Amendment comprises five of the six outlots.
 - ii. The three permitted ground signs reduce the amount of signage permitted under the 1998 PUD by 116 square feet.
 - iii. A total height of six feet is permitted under Section 24.13 of the current Zoning Ordinance.
- D. A departure from 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied.
- i. The Board has consistently required curb and gutter throughout the parking lot and paved areas of developments in the Overlay Zone.
 - ii. As required by Section 15A.10.7, the Developer did not provide compelling evidence to find that overall stormwater disposition will be enhanced if the curbing requirement is reduced.
- E. Interior landscape islands shall be permitted to extend the length of the parking space, contrary to Section 15A.10.5 of the Zoning Ordinance, because of the following findings.
- i. Aesthetics to the surrounding area will be enhanced because the interior landscape island will screen the entire length of the parking space.
 - ii. The parking spaces surround sides of the building, and each abut a private road or access road. Due to the high visibility of this parking lot this departure is approved in order to provide additional screening from adjacent roadways.
 - iii. This provision has not been uniformly enforced by the Township for other development projects in the Overlay Zone.
4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.
- A. The Project will encourage the use of land in accordance with its natural character and adaptability;
 - B. The Project will promote innovation in land use planning and development;
 - C. The Project will promote the enhancement of commercial employment and traffic circulation for the residents of the Township;
 - D. The Project will promote greater compatibility of design and better use between neighboring properties; and

- E. The Project will promote more economical and efficient use of the land while providing harmonious integration of necessary commercial and community facilities.
5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
- A. The Project meets the minimum size of five acres of contiguous land.
 - B. The PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance; it further permits an improved layout of land uses and roadways that could not otherwise be achieved under normal zoning.
 - C. The Project, as part of the original 1998 PUD, contains two or more separate and distinct uses.
6. The Board also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.
- A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township's groundwater protection strategies.
 - B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
 - C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
 - D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
 - E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.
 - F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs), and the deviation from Section 15A.10.10 is covered elsewhere in this motion.
 - G. Street lighting will be installed in the same manner as required under the Township's Subdivision Control Ordinance.
 - H. Buildings in the Project have been sited to protect natural resources. Natural features such as natural grade, trees, vegetation, water bodies and others have been incorporated into the Final Site Plan.
 - I. Architectural design features visually screen the mechanical and services areas from adjacent properties, public roadways, and other public areas.
 - J. The exterior walls greater than 50 feet in horizontal length or that can be viewed from a public street contain a combination of architectural features, variety of building materials, and landscaping near the walls.
 - K. Onsite landscaping abuts the walls so the vegetation combined with architectural features significantly reduce the visual impact of the building mass when viewed from the street.
 - L. The predominant building materials have been found to be those characteristic of the Township such as brick, native stone, and glass products. Pre-fabricated metal panels

used to screen the mechanical penthouse do not dominate the building exterior of the structure.

- M. Landscaping, natural features, open space and other site amenities have been located in the Project to be convenient for occupants of, and visitors to, the PUD.
 - N. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
 - O. The Project will not unduly interfere with the provision of adequate light or air, nor will it overcrowd land or cause an unreasonably severe concentration of population.
 - P. Exterior lighting within the Project complies with Chapter 20A for an LZ 3 zone.
 - Q. Outside storage of materials shall be screened from view.
 - R. Signage is compliant with Section 24.13 of the Zoning Ordinance, and the Planning Commission recommended the Township Board approve a modification to the sign provisions found in the March 9, 1998 meeting minutes of the original PUD.
 - S. The Project will not have a substantially detrimental effect upon or substantially impair the value of neighborhood property, as long as all of the standards and conditions of this approval of the Project are satisfied.
 - T. The Project is in compliance with all applicable Federal, State, County, and local laws and regulations. Any other permits for development that may be required by other agencies shall be available to the Township Board before construction is commenced.
 - U. No additional driveways onto public roadways have been permitted.
 - V. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.
7. The Board also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance.
- A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.
 - B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.
 - C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.
 - D. The Project ensures safe access by emergency vehicles.
 - E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
 - F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requires alternate means of access through service drives.
 - G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.
 - H. The Project requires coordinated access among adjacent lands where possible.

- I. The Project provides landowners with reasonable access through a service drive.
 - J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.
 - K. The Project preserves woodlands, view sheds, and other natural features along the corridor.
 - L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.
 - M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.
 - N. The Project establishes uniform standards to ensure fair and equal application.
 - O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.
 - P. The Project promotes a more coordinated development review process with the OCRC.
8. The Board also finds the Project complies with the conditions of approval described in the March 9, 1998 Township Board meeting minutes for the original PUD, which conditions are still applicable to the Project, and it shall comply with the below additional conditions as well.
- A. Outlot development was subjected to site plan review.
 - B. Parking lots are setback a minimum of 25 feet.
 - C. Outlot has architectural materials and landscaping compatible with that of the principal Meijer facility and site.
 - D. Location of monument (ground) signs have been approved.
 - E. Monument (ground) signs do not exceed 52 square feet.
 - F. Monument (ground) sign has a maximum height of six feet as permitted by Section 24.13 of the current Zoning Ordinance.
 - G. Revisions or changes to the conditions are made by the Township Board after a public hearing. These conditions are binding upon the Developer and all successor owners or parties in interest in the Project.
 - H. Drainage for the Project is approved by the OCWRC.
 - I. Any violation of the conditions constitute a violation of the Zoning Ordinance, and in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the project.
 - J. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.
 - K. The PUD approval is personal to the Developer and shall not be transferred by the Developer to a third party without the prior written consent of the Township.
 - L. Except as expressly modified, revised or altered by these conditions the Project shall be acquired, developed and completed in conformance with the Zoning Ordinance, as amended, and all other applicable Township ordinances.
 - M. Approval and compliance with all requirements set forth by the OCRC, and if applicable the OCWRC. No building permits shall be issued until all permits have been obtained.

- N. The Developer shall enter into a PUD Contract with the Township. The Contract shall be reviewed and approved by the Township Board prior to the issuance of building permits.
- O. The Developer shall agree to an access easement to the Township for the purpose of realigning the north end of Whittaker Way directly with DeSpelder Street pursuant to the Robbins Road Sub-Area Plan. The Developer shall preliminarily identify the easement area on the Final Site Plan, and the easement shall be drafted by the Township Attorney and approved by the Township Board prior to the issuance of building permits.
- P. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County and Township laws, rules and ordinances.
- Q. The Developer shall comply with all of the requirements of the Final Site Plan, specifically including all of the notes contained thereon, and all of the representations made in the written submissions by the Developer to the Township for consideration of the Project.
- R. The parking areas in the Project shall be “backloaded,” which means that the Final Site Plan shall be revised to allow vehicles to enter or leave the parking areas as far from the building in the Project as possible.
- S. In the event of a conflict between the Final Site Plan and these conditions, these conditions shall control.



Superintendent's Memo

DATE: January 19, 2016
TO: Township Board
FROM: Bill
RE: Water Rate Ordinance

Attached, please find a correction to the 2016 through 2020 Water Rate Ordinance, the change is highlighted in **yellow**.

As you may recall, the Board adopted a Water Rate Ordinance in November of last year. It was specifically noted that the “*connection charges for new users are recommended to **remain the same** during this same period, which means that these fees will remain unchanged from 2010 through 2020.*”

Unfortunately, it appears that staff used an old water rate ordinance template from pre-2009 that had the incorrect fee listed for “Connection Charges”. Since the Water Rate Study did not recommend any changes to this portion of the Water Rate Ordinance, this section of the ordinance was not “proofed” by staff and the pre-2010 connection fee was listed (*i.e., a \$400 reduction*↓).

This error was found by the Public Services Administrative Coordinator (*i.e., Kristi Walsh*) in December, who brought the matter to Cargo for correction.

In order to correct this error and return to the water connection fee that has been in place since 2010, the following motion can be offered:

Move to postpone further action on the corrective ordinance amendment to the Water Rate Ordinance until February 8th, which returns the water connection fee to the previously approved and recommended level. This is a first reading.

If you have any questions or comments, please contact me at your convenience.

ORDINANCE NO. ***

**WATER RATE 2016 – 2020 AMENDMENT ORDINANCE
GRAND HAVEN CHARTER TOWNSHIP**

AN ORDINANCE TO AMEND EXHIBIT “A” OF THE CHARTER TOWNSHIP OF GRAND HAVEN WATER SYSTEM ORDINANCE AMENDING THE RATE STRUCTURE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Rate Structure. Exhibit A of the Water System Ordinance containing the schedule of rates and charges is re-stated in its entirety as follows.

**EXHIBIT A
SCHEDULE OF WATER RATES & CHARGES**

Water Connection Charges

1. ¾” Meter = **\$1,500** plus the 110% cost of the copper service piping, as determined by the most recent invoice from the supplier, from the corporation stop to the meter set. All copper piping must be purchased in either 60 or 100 foot increments. (*Owner or contractor may provide the copper service line to avoid the charge.*)
2. 1” Meter = **\$1,600** plus the 110% cost of the copper service piping, as determined by the most recent invoice from the supplier, from the corporation stop to the meter set. All copper piping must be purchased in either 60 or 100 foot increments. (*Owner or contractor may provide the copper service line to avoid the charge.*)
3. Pretap with ¾” meter = \$700
4. Pretap with 1” meter = \$800
5. Larger than 1” Service Line or 1” Meter = Deposit of \$2,000. The charge will be the actual cost of the meter, meter set, copper service line, contractor costs (if any), plus 10% for overhead.

Water Trunkage Charge – Premises constructed after December 31, 1998 (For premises constructed prior to December 31, 1998, there is no trunkage charge for a new connection)

Meter Size	Amount
1" or less	\$ 856
1.5"	\$ 3,425
2"	\$ 6,085
3"	\$13,695
4"	\$24,350
6"	\$54,785

Other Charges

1. Meter upgrade is charged for actual labor costs, replacement meter, and any materials, plus 10% for overhead.
2. Hydrant rental requires a \$75 deposit. The fee will be \$20 for the rental of the meter plus the actual water usage.
3. Water turn on charge for delinquent accounts and cross connections are as follows:
 - a. \$30 during business hours
 - b. \$50 after business hours
4. Meter test charge is \$75
5. Late Fee Penalty for Water Utility bills is 10%

Commodity Charge Per 1,000 gallons

NOWS Water	Monthly	Q	Q1	Q2
\$2.43	Jan. 1, 2016	Jan. 1, 2016	Feb. 1, 2016	March 1, 2016
\$2.50	Jan. 1, 2017	Jan. 1, 2017	Feb. 1, 2017	March 1, 2017
\$2.57	Jan. 1, 2018	Jan. 1, 2018	Feb. 1, 2018	March 1, 2018
\$2.64	Jan. 1, 2019	Jan. 1, 2019	Feb. 1, 2019	March 1, 2019
\$2.71	Jan. 1, 2020	Jan. 1, 2020	Feb. 1, 2020	March 1, 2020

G. R. Water	Monthly	Q	Q1	Q2
\$2.81	Jan. 1, 2016	Jan. 1, 2016	Feb. 1, 2016	March 1, 2016
\$2.89	Jan. 1, 2017	Jan. 1, 2017	Feb. 1, 2017	March 1, 2017
\$2.97	Jan. 1, 2018	Jan. 1, 2018	Feb. 1, 2018	March 1, 2018
\$3.05	Jan. 1, 2019	Jan. 1, 2019	Feb. 1, 2019	March 1, 2019
\$3.14	Jan. 1, 2020	Jan. 1, 2020	Feb. 1, 2020	March 1, 2020

Monthly Residential Customer Service Charge for NOWS and Grand Rapids

Service Charge	Q	Q1	Q2
\$12.66	Jan. 1, 2016	Feb. 1, 2016	March 1, 2016
\$13.03	Jan. 1, 2017	Feb. 1, 2017	March 1, 2017
\$13.42	Jan. 1, 2018	Feb. 1, 2018	March 1, 2018
\$13.82	Jan. 1, 2019	Feb. 1, 2019	March 1, 2019
\$14.23	Jan. 1, 2020	Feb. 1, 2020	March 1, 2020

Monthly Commercial Customer Service Charge for NOWS and Grand Rapids

Meter Size	Jan. 1, 2016	Jan. 1, 2017	Jan. 1, 2018	Jan. 1, 2019	Jan. 1, 2020
¾" Meter	\$12.66	\$13.03	\$13.42	\$13.82	\$14.23
1" Meter	\$20.01	\$20.61	\$21.22	\$21.85	\$22.50
1½" Meter	\$40.47	\$41.68	\$42.93	\$44.21	\$45.53
2" Meter	\$66.74	\$68.74	\$70.80	\$72.92	\$75.10
3" Meter	\$158.56	\$163.31	\$168.20	\$173.24	\$178.43
4" Meter	\$360.80	\$371.62	\$382.76	\$394.24	\$406.06

Monthly Fire Line Charges for NOWS and Grand Rapids customers

Meter Size	Jan. 1, 2016	Jan. 1, 2017	Jan. 1, 2018	Jan 1, 2019	Jan. 1, 2020
6" or less	\$11.48	\$11.82	\$12.17	\$12.53	\$12.90
8"	\$23.12	\$23.81	\$24.52	\$25.25	\$26.00
10"	\$44.44	\$45.77	\$47.14	\$48.55	\$50.00
12'	\$68.90	\$70.96	\$73.08	\$75.27	\$77.52

Section 2. Effective Date. This Ordinance was approved and adopted by the Township Board of the Charter Township of Grand Haven, Ottawa County, Michigan, on _____, after introduction and a first reading on _____, and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, which date is 30 days after adoption of the Ordinance.

GRAND HAVEN CHARTER TOWNSHIP

By: _____
Karl French, Supervisor

By: _____
Laurie Larsen, Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Ordinance was adopted at a regular meeting of the Grand Haven Charter Township Board held on _____. The following members of the Township Board were present at that meeting: _____.

The following members of the Township Board were absent: _____.

The Ordinance was adopted by the Township Board with _____ members of the Board

_____ voting in favor and _____ members of the board voting in opposition. The Ordinance was published after adoption on _____.

Laurie Larsen, Township Clerk



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: January 21, 2016
TO: Township Board
FROM: Stacey Fedewa, Planning & Zoning Official
RE: Proposed Zoning Text Amendment Ordinance

BACKGROUND

During the last 18 months the Planning Commission has been working to update the Master Plan. The Resilient Master Plan has a focus on protecting the valuable undeveloped land that remains in the Township.

One way to accomplish this goal is to adopt text amendments to the zoning ordinance that allow a developer to build vertically rather than horizontally. In doing so, less undeveloped land is disturbed. Furthermore, by strategically allowing increased building heights within the “urbanized” areas, the Township is able to limit the costs of infrastructure extensions.

“Encourage development to occur in high, vertical density in areas where infrastructure is available. This will help ensure the protection of natural spaces and help local governments maintain valuable infrastructure.”

- 2016 Resilient Master Plan Draft

Furthermore, the Robbins Road Sub-Area Plan (*planning phase – 2009 & 2010; adopted 2011*) was adopted and included in the 2009 Master Plan, which encourages new development to expand vertically.

“Minimum building heights should be established and allowed to exceed 2.5 stories and 35 feet.”

- Robbins Road Sub-Area Plan

Extending infrastructure to undeveloped areas inherently promotes the development of such land, which in turn encourages sprawl. Additionally, although the developer is responsible for installation—the Township is financially responsible for long-term maintenance of the new infrastructure.

Moreover, the Township is experiencing a more diverse development pressure than it was in 1999, when the current zoning ordinance was adopted. In order to remain proactive in managing the growth of the Township it is imperative that ordinance regulations are tailored accordingly.

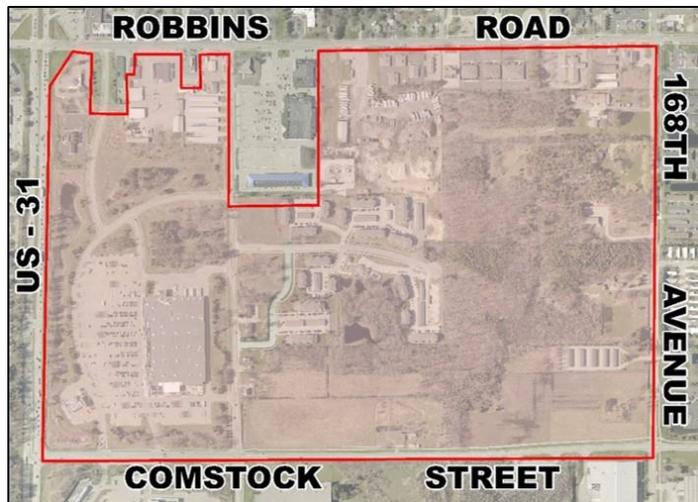
As such, the Planning Commission has directed staff to begin drafting text amendments to address the current development trends. At a public hearing held on January 19th the Planning Commission adopted a motion recommending the Township Board approve the proposed Zoning Text Amendment Ordinance to revise sections of the Planned Unit Development Chapter of the Zoning Ordinance.

PROPOSED TEXT AMENDMENT

Per the direction of the Planning Commission staff has drafted five text amendments to the Planned Unit Development (PUD) Chapter of the Zoning Ordinance. The logical and strategic location to “test” increased building heights—to address sprawl—is within the Robbins Road Sub-Area (*see below*). This is the “urbanized” area of the Township that is on the cusp of rapid redevelopment. Furthermore, this amendment will support the goals and objectives of the Robbins Road Sub-Area Plan and Resilient Master Plan.

The proposed text amendments address three items:

1. The **regulatory flexibility** language that grants authority to approve departures from the zoning ordinance has been addressed more explicitly. The proposed amendment provides clearer direction to the Planning Commission and Township Board for making decisions on departure requests.
2. There is a lack of cohesion between the **land uses permitted by the PUD Chapter** in the Zoning Ordinance, and those described in the Master Plan. In an effort to ensure the two documents are cohesive staff has simplified the uses permitted by right, and those permitted as a special land use.
3. To allow an **increased building height for Commercial PUD’s** within the boundaries of the Robbins Road Sub-Area. Staff recommends a maximum building height of 4 stories, or 55 feet, whichever is lower.
 - Fifty-five feet, is a common building height that allows for a multitude of use groups by the 2012 Michigan Building Code.



- The MBC, coupled with the GHT Fire/Rescue equipment that can reach a height of 75 feet, forms the basis for why the proposed combination of height and stories was selected.
- Staff notes: the **55 foot proposal is a maximum height, and a departure over 55 feet would not be permitted.** In essence, the base regulation of 35 feet is still applicable, and specifying a maximum height provides useful, and defined, parameters for the Township when making a determination on acceptable building heights for each Commercial PUD project located within the Robbins Road Sub-Area.
 - This does not mean a developer is permitted to have a building height of 55 feet. Rather, each Commercial PUD must be carefully considered and the Township will have to make a determination if a height departure (*of up to 55 feet*) is beneficial and cohesive with the surrounding area.
 - This also allows the Township to require certain enhancements in exchange for a greater building height. Examples include, increased setbacks, and additional landscaping.
- The Township would still have to grant a height departure, but said departure could not be more than 55 feet in height. Furthermore, this height restriction is only applicable to Commercial PUD’s within the Robbins Road Sub-Area, and nowhere else in the Township.
- The Planning Commission directed staff review height restrictions for other municipalities in Ottawa County. Below is a table providing comparative information for allowable building heights over 35 feet:

Municipality	Zoning District(s)	Height Restriction
City of Grand Haven	C – Commercial TI – Transitional Industrial	40 feet
	I – Industrial	60 feet
	* Government buildings fronting Central Park	100 feet
Spring Lake Twp	LI – Light Industrial	40 feet
	R-4 – Single Family, Two Family, Multi-Family	43 feet
	GC – General Commercial MU – Multi-Family	45 feet
City of Ferrysburg	I-1, I-2, I-3 – Light Industrial PI – Port Industrial	50 feet
Spring Lake Village	CBD – Central Business District P – Public/Semi-Public I – Light Industrial	45 feet

Holland Charter Twp	I-1 & I-2 Industrial	45 feet
Georgetown Twp	I – Industrial	45 feet
City of Zeeland	I-1 Light Industrial I-2 General Industrial	40 feet
	C-2 Central Business District	45 feet
Allendale Charter Twp	I-1 Industrial	35 feet, but can be increased one-foot for each additional one-foot increase in all of the required building setbacks, maximum 45 feet.
	Industrial PUD	35 feet, but can increase to 90 feet if approved by the Planning Commission and Fire Chief. Every one-foot vertical increase requires an additional one-foot increase in all required building setbacks.

Lastly, an article published on the Better Cities & Towns website, and titled “More low-down on tall buildings” provides insightful information on the **“sweet spot” for optimal density, which is approximately 50 people per acre, or a maximum of 6 stories.**

SAMPLE MOTIONS

If the Township Board agrees with the Planning Commission recommendation, and supports the proposed text amendments, the following motion can be offered:

Motion to postpone further action until February 8th on the proposed Zoning Text Amendment Ordinance to revise sections of the Planned Unit Development Chapter of the Grand Haven Charter Township Zoning Ordinance. **This is the first reading.**

Please contact me prior to the meeting if you have questions.

ORDINANCE NO. _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, BY ADDRESSING REGULATORY FLEXIBILITY, BASE REGULATIONS, COMMERCIAL PLANNED UNIT DEVELOPMENT LAND USES, STRUCTURE HEIGHT; AND BY PROVIDING FOR AN EFFECTIVE DATE.

GRAND HAVEN CHARTER TOWNSHIP, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Planned Unit Development District – Regulatory Flexibility. Section 17.01.5 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

Regulatory Flexibility. The provisions of this Chapter are not intended as a device for ignoring this Ordinance, or the planning upon which it has been based. However, to encourage flexibility and creativity consistent with the PUD concept, departures from the regulations may be permitted subject to review and approval by the Township Board after the recommendation of the Planning Commission. For example, such departures may include but are not limited to modifications in lot dimensional standards; floor area standards; setback requirements; height requirements; parking, loading, and landscaping requirements; and similar requirements. Such modifications may be permitted only if they will result in a higher quality development than would be possible without the modifications. The provisions of this Chapter are intended to result in the land use development that is substantially consistent with the goals and objectives of the Township Master Plan, this Ordinance, and consistent with sound planning principles.

Section 2. Permitted Planned Unit Developments – Base Regulations. Section 17.06 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

1. A Planned Unit Development may be approved as any of the following:
 - A. Residential PUD (Section 17.07)
 - B. Commercial PUD (Section 17.08)
 - C. Industrial PUD (Section 17.09)
 - D. Mixed-Use PUD (Section 17.10)
2. Applicable Base Regulations. Unless waived or modified in accordance with Section 17.01.5, the yard and lot coverage, parking, loading, landscaping, lighting, and other standards for the underlying zoning shall be applicable for uses proposed as part of a PUD. The underlying zoning

shall be the current zoning map designation of the property in the proposed PUD, or the Future Land Use Map designation of the property. Mixed-uses shall comply with the regulations applicable for each individual use, except that if regulations are inconsistent with each other, the regulations applicable to the most dominant use shall apply. The site standards for all individual land uses and facilities as provided in this Ordinance (such as special land uses) must be observed unless waived by the Township Board after the recommendation of the Planning Commission for any, or all, of the specific uses and facilities.

Section 3. Commercial PUD – Permitted Uses. Section 17.08.2 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

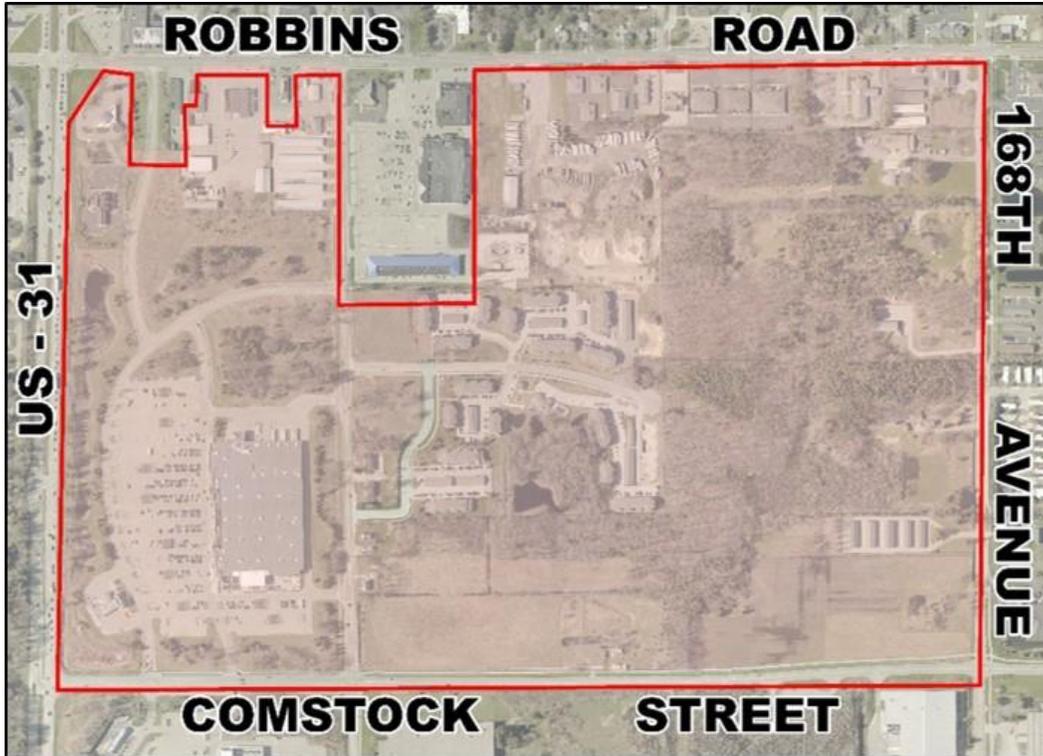
- 2. Except as provided in Section 17.08.3 below, in a Commercial PUD District, no building or land shall be used and no building or structure shall be erected, except for the following uses:
 - A. C-1 Commercial District Permitted Uses described in Section 15.02.
 - B. SP Service/Professional District Permitted Uses described in Section 14.02.

Section 4. Commercial PUD – Special Land Uses. Section 17.08.3 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows.

- 3. The following uses are permitted in the Commercial PUD District when the PUD approval includes a consideration of the standards and the relevant specific requirements imposed by Chapter 19 (Special Land Uses):
 - A. C-1 Commercial District Special Land Uses described in Section 15.03.
 - B. SP Service/Professional District Special Land Uses described in Section 14.03.

Section 5. Commercial PUD – Structure Height. Section 17.08.5 of the Grand Haven Charter Township Zoning Ordinance shall be added to state in its entirety as follows.

- 5. All buildings within the Robbins Road Sub-Area, as illustrated below, shall have a maximum structure height of four (4) stories, or fifty-five (55) feet, whichever is lower. This Section should not be interpreted as a prohibition of granting reasonable height departures outside of the Sub-Area.



Section 6. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on _____, 2016, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on _____, 2016, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on _____, 2016, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Karl French,
Township Supervisor

Laurie Larsen,
Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2016. The following members of the Township Board were present at that meeting: _____
_____. The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with members of the Board _____
_____ voting in favor and members of the Board _____ voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on _____, 2016.

Laurie Larsen,
Township Clerk

Economic Development Report

By David Miller, Vice President Economic Development



One South Harbor Drive
Grand Haven, MI 49417
Phone 616-842-4910

Chamber activities at a glance

- Chamber activities and events impacted businesses in the following communities during the Fourth Quarter of 2015:
 - City of Grand Haven (4)
 - Grand Haven Charter Twp (4)
 - Spring Lake Twp (3)
 - Spring Lake Village (2)
 - City of Ferrysburg (2)
- Score Counseling sessions (3)
- SBDC Counseling sessions (82)

For any additional information please contact the following Chamber staff:

- David Miller, Economic Development 846-3153
- Nancy Manglos, Workforce Development 842-0529
- Pam Blake, Member Services 842-4910

Economic Outlook

As we look back on 2015 we do see some trends that emerged. For those involved in automobile part production, business is booming. Other businesses started to report a softening of the market towards year end. Most businesses reported another year of record sales, but most also felt the restraint of lack of available talent, so a cautious optimism would describe the feeling

of many manufacturers as the year ended.

Global issues in Europe and China led to uncertainty, which business dislikes. Unrestrained global output of oil led to some industries pulling back as prices fell. The office furniture market continued its slow recovery and construction costs skyrocketed for those needing additions or new buildings. 2016 brings a

presidential election, which always seems to add an element of uncertainty to the market.

In addition, merger and acquisition activity is expected to remain high as baby boomers decide to sell their businesses. This could impact relationships between the community and key decision makers within those organizations where transactions occur.

Ottawa County Brownfield Redevelopment Authority

The Ottawa County Brownfield Redevelopment Authority has done an excellent job of spending the U.S. EPA grant money and leveraged over \$40 million in investment, and created over 350 new jobs as a result. The Brownfield Authority had \$400,000 divided into two \$200,000 grants to spend, between petroleum contaminated sites and all other contamination and by year end, they had spent approximately 92% of the available money.

A new grant application was submitted to the U.S. EPA in hopes of securing an additional \$400,000 to be able to affect more

projects across Ottawa County. If awarded more funds, the news should reach us by the end of March 2016, and then funds would be available around September of 2016. Given our record of being able to effectively use the money in a timely manner, as well as the investment and jobs we were able to leverage, we are hopeful that the application for additional funds will be approved, but it is a very competitive process, and the EPA likes to target high unemployment communities, something that could work against us as our unemployment levels are near historic lows.

Elimination of the Personal Property Tax

With the passage of Proposal I by voters in August of 2014 manufacturers will see a phase out of the Personal Property Tax (PPT). There is a much smaller replacement Statewide Essential Services Assessment (ESA) that manufacturers will now need to pay once their equipment is no longer subject to the PPT. Much of the

fourth quarter was spent getting word to our manufacturers that this change was coming. Most had no idea. The PPT will be phased out over time and many manufacturers will be paying PPT on some equipment and ESA on other equipment. It is rather confusing, but by 2023, the PPT will be fully phased out.

Lakeshore 504

The 20 year rate for 504 loans in December was **4.88%** and the 10 year rate was **4.16%**. Rates have stabilized and there were only modest fluctuations in rates during the fourth quarter of 2015.

504 Activity

During the fourth quarter of 2015, activity in the 504 loan program has been quiet. In this quarter the Odd Side Ales deals funded. There was one loan for the building, and another for equipment. They also expanded their tap room downtown. Expect more deals in 2016.



Boomerang

The 8th annual Boomerang event was held at Grand Haven High School in the gymnasium on Tuesday, October 20th. This year we brought in the High School Seniors and scheduled it during applied week, where the seniors were making application to colleges and universities so they were very engaged in the boomerang process. This year 32 area businesses participated demonstrating different career opportunities in the area.



Ribbon Cuttings

During the fourth Quarter of 2015 there were quite a few ribbon cuttings in Northwest Ottawa County. There was one ribbon cutting for four businesses at the Grand Armory Brewing in Grand Haven, one at Gem Source Fine Jewelry in the Village of Spring Lake, one at the Pump House in Grand Haven, and one at Biggby Coffee in the Village. Great to see all of the new and expanding businesses in our area!

Small Business Presentation

On October 9th, Chamber staff, along with representatives from the Small Business Development Center, Lakeshore Advantage and e-merge West Michigan gave a presentation at the Loutit District Library regarding the different tools and services that are available to assist with the start up or growth of a business. Attendees also got quality one-on-one time with the presenters to ask questions about what was available to assist them with their business.

STTF Funds

This year the State of Michigan made available \$20 million in Skilled Trades Training Funds. This was the first year of the much larger West Michigan Works took over in processing the applications as Ottawa County Michigan Works was folded in to the regional entity. Northwest Ottawa County benefited from four companies receiving a total of \$273,729. Seven other area companies were not funded. They had requested a combined \$226,123 in training funds.



Category Detail Report

01/06/2016

Permit #	Owner	Address	Fee Total	Amount Paid
P15ZL0112	PLANTENGA MARGIE K	15191 BRIARWOOD ST	\$25.00	\$25.00

Total Fees For Type: \$25.00
Total Permits For Type: 1

ACCESSORY BUILDING

Permit #	Owner	Address	Fee Total	Amount Paid
P15BU0519	VENLET ROBERT J	15650 GRAND POINT DR	\$190.60	\$190.60

Total Fees For Type: \$190.60
Total Permits For Type: 1

ADDRESS

Permit #	Owner	Address	Fee Total	Amount Paid
P15AD0039	LITTLE PIGEON CREEK LLC	16935 MAPLERIDGE DR	\$14.00	\$14.00
P15AD0040	PIGEON CREEK LLC	LEGACY DR	\$14.00	\$14.00
P15AD0041	GRAND HAVEN DEVELOPMEN	13171 COPPERWOOD DR	\$14.00	\$14.00
P15AD0042	WILLIAMS ROBERT-ADELE	HUNTERS CT	\$14.00	\$14.00

Total Fees For Type: \$56.00
Total Permits For Type: 4

AG EXEMPT

Permit #	Owner	Address	Fee Total	Amount Paid
P15AG0004	VANDERWAL DANIEL J-ASHLE	16293 PIERCE ST	\$20.00	\$20.00
P15AG0005	VANDERWAL DANIEL J-ASHLE	16293 PIERCE ST	\$20.00	\$20.00

Total Fees For Type: \$40.00
Total Permits For Type: 2

ALTERATIONS

Permit #	Owner	Address	Fee Total	Amount Paid
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P15BU0493	LEE MICHAEL W-AMY J	14986 152ND AVE	\$89.25	\$89.25
P15BU0498	FEDERAL HOME LOAN MORTC	16288 MERCURY DR	\$295.40	\$295.40

Total Fees For Type: \$384.65
Total Permits For Type: 2

BASEMENT FINISH

Permit #	Owner	Address	Fee Total	Amount Paid
P15BU0486	SMITH GENE H-MILLER LISA J	12901 SWEETBRIAR DR	\$265.95	\$265.95
P15BU0496	VREDEVELD JEFFREY-JENNIFI	15269 VINTAGE AVE	\$183.75	\$183.75
P15BU0497	HAAKSMA TIM-DANIELLE	16990 MAPLERIDGE DR	\$105.00	\$105.00
P15BU0512	MYERS REYNOLD R-ELIZABET	12837 MARIPOSA ST	\$329.65	\$329.65
P15BU0517	SPYKMAN STEVEN J-NANCY A	9936 BEACH RIDGE CT PVT	\$327.60	\$327.60

Total Fees For Type: \$1,211.95
Total Permits For Type: 5

COMMERCIAL REMODEL

Permit #	Owner	Address	Fee Total	Amount Paid
P15BU0467	B CUBED OF MICHIGAN LLC	16916 ROBBINS RD	\$412.35	\$412.35
P15BU0495	TT REAL ESTATE LLC	14444 168TH AVE	\$474.00	\$474.00
P15BU0499	RIVER HAVEN OPERATING CO	14546 MERCURY DR	\$907.40	\$907.40

Total Fees For Type: \$1,793.75
Total Permits For Type: 3

DEMOLITION

Permit #	Owner	Address	Fee Total	Amount Paid
P15DE0014	SWAN CYNTHIA G-CHRISTOPH	15284 HARRY ST	\$20.00	\$20.00

Total Fees For Type: \$20.00
Total Permits For Type: 1

ELECTRICAL

Permit #	Owner	Address	Fee Total	Amount Paid
P15EL0328	WARDEN JASON-JENISSA	14917 MERCURY DR	\$223.00	\$223.00
P15EL0329	VOSS BRYAN-JENANNE	16575 LAKE MICHIGAN DR	\$278.00	\$278.00
P15EL0330	TT REAL ESTATE LLC	14444 168TH AVE	\$160.00	\$160.00

P15EL0331	LAVALLEE ROBERT A-KIMBERL	12525 RETREAT DR PVT	\$110.00	\$110.00
P15EL0332	CROFF ROGER	15260 CHANNEL RD	\$120.00	\$120.00
P15EL0333	REENDERS LAWRENCE ENT	13279 168TH AVE	\$54.00	\$54.00
P15EL0334	GRAND HAVEN DEVELOPMEN	15062 COPPER PL	\$258.00	\$258.00
P15EL0335	GRAND HAVEN DEVELOPMEN	15026 COPPER CT	\$258.00	\$258.00
P15EL0336	RIVER HAVEN OPERATING CO	14546 MERCURY DR	\$155.00	\$155.00
P15EL0337	MYERS REYNOLD R-ELIZABET	12837 MARIPOSA ST	\$118.00	\$118.00
P15EL0338	HAAKSMA TIM-DANIELLE	16990 MAPLERIDGE DR	\$118.00	\$118.00
P15EL0339	GALLOWAY CUSTOM HOMES	13132 COPPERWAY DR	\$271.00	\$271.00
P15EL0340	FODROCY JOSEPH	17871 MERRYWOOD LN	\$128.00	\$128.00
P15EL0341	CHRISTIAN REFORMED CONF	12253 LAKESHORE DR	\$218.00	\$218.00
P15EL0342	WEAVER DAVID A-MARCI L	15269 VINTAGE AVE	\$118.00	\$118.00
P15EL0343	MANNINEN ANDREW S-DANIE	17210 LEGACY DR	\$254.00	\$254.00

Total Fees For Type: \$2,841.00
Total Permits For Type: 16

FENCE

Permit #	Owner	Address	Fee Total	Amount Paid
P15ZL0113	GENDELMAN MARLA	12207 SANDY WOODS DR	\$25.00	\$25.00

Total Fees For Type: \$25.00
Total Permits For Type: 1

FOUNDATION ONLY

Permit #	Owner	Address	Fee Total	Amount Paid
P15BU0492	RIVER HAVEN OPERATING CO	13519 PINEWOOD DR	\$36.75	\$36.75

Total Fees For Type: \$36.75
Total Permits For Type: 1

MECHANICAL

Permit #	Owner	Address	Fee Total	Amount Paid
P15ME0419	HOLTROP DANIEL-CHERYL	15077 GROESBECK ST	\$110.00	\$110.00
P15ME0420	VANDERSON ROBERT JR-KATH	12678 RETREAT DR PVT	\$110.00	\$110.00
P15ME0421	LAETHEM JOSEPH-CARLA	12516 RETREAT DR PVT	\$120.00	\$120.00
P15ME0422	LAVALLEE ROBERT A-KIMBERL	12525 RETREAT DR PVT	\$125.00	\$125.00
P15ME0423	TT REAL ESTATE LLC	14444 168TH AVE	\$70.00	\$70.00
P15ME0424	HOGEBOOM JAKE J-KELSEY	15064 COPPER CT	\$130.00	\$130.00
P15ME0425	GREER JAY W-PATRICIA L	14508 CAMMERON CT	\$80.00	\$80.00

P15ME0426	ROGERS CAROLYN M TRUST	14920 152ND AVE	\$110.00	\$110.00
P15ME0427	SMITH LANE R-ELAINE R	15043 152ND AVE	\$55.00	\$55.00
P15ME0428	RIVER HAVEN OPERATING CO	13303 WINDING CREEK DR	\$80.00	\$80.00
P15ME0429	RIVER HAVEN OPERATING CO	14453 WINTERGREEN DR	\$80.00	\$80.00
P15ME0430	RIVER HAVEN OPERATING CO	13616 OAKTREE COURT	\$80.00	\$80.00
P15ME0431	RIVER HAVEN OPERATING CO	13296 WINDING CREEK DR	\$80.00	\$80.00
P15ME0432	RIVER HAVEN OPERATING CO	13519 PINWOOD DR	\$80.00	\$80.00
P15ME0433	RIVER HAVEN OPERATING CO	13326 PINWOOD DR	\$80.00	\$80.00
P15ME0434	RIVER HAVEN OPERATING CO	14476 WINTERGREEN DR	\$80.00	\$80.00
P15ME0435	RIVER HAVEN OPERATING CO	13415 WINDING CREEK DR	\$80.00	\$80.00
P15ME0437	ROONEY DEVELOPMENT GRO	12659 RETREAT DR PVT	\$135.00	\$135.00
P15ME0438	HAAKSMA TIM-DANIELLE	16990 MAPLERIDGE DR	\$75.00	\$75.00
P15ME0439	FODROCY JOSEPH	17871 MERRYWOOD LN	\$75.00	\$75.00
P15ME0440	BLAKE LINCOLN C-BARBARA F	12751 WILDERNESS TR PVT	\$110.00	\$110.00
P15ME0441	MURRAY MARK A-ELIZABETH O	10777 LAKESHORE DR	\$130.00	\$130.00
P15ME0442	SMITH LANE R-ELAINE R	15043 152ND AVE	\$80.00	\$80.00
P15ME0443	NASH TRUST	11479 156TH AVE	\$105.00	\$105.00
P15ME0444	MYERS REYNOLD R-ELIZABET	12837 MARIPOSA ST	\$105.00	\$105.00
P15ME0445	HOGEBOOM JAKE J-KELSEY	15064 COPPER CT	\$55.00	\$55.00
P15ME0446	FEENSTRA TRUST	15017 161ST AVE	\$110.00	\$110.00
P15ME0447	LIVINGSTON RYAN	10377 MESIC DR	\$210.00	\$210.00
P15ME0448	BAYOU DEVELOPERS LLC	14073 LONDON LN	\$135.00	\$135.00
P15ME0449	CHRISTIAN REFORMED CONF O	12253 LAKESHORE DR	\$240.00	\$240.00
P15ME0450	RYCENGA LYLE-RENEE	13518 FOREST PARK DR	\$80.00	\$80.00
P15ME0451	NEWMAN PRISCILLA A	15082 STICKNEY RIDGE	\$85.00	\$85.00
P15ME0452	CAMP BLODGETT	10451 LAKESHORE DR	\$85.00	\$85.00
P15ME0453	HAMILTON TERRILL W-PATRIC	13790 FOREST PARK DR	\$100.00	\$100.00
P15ME0454	JENSEN TRUST 04/04/01	17187 BURKSHIRE DR	\$80.00	\$80.00

Total Fees For Type: \$3,545.00

Total Permits For Type: 35

MECHANICAL COMMERCIAL

Permit #	Owner	Address	Fee Total	Amount Paid
P15ME0436	RIVER HAVEN OPERATING CO	14546 MERCURY DR	\$135.00	\$135.00

Total Fees For Type: \$135.00

Total Permits For Type: 1

MOBLE HOME SET-UP

Permit #	Owner	Address	Fee Total	Amount Paid
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P15BU0501	RIVER HAVEN OPERATING CO	14453 WINTERGREEN DR	\$125.00	\$125.00
P15BU0502	RIVER HAVEN OPERATING CO	13303 WINDING CREEK DR	\$125.00	\$125.00
P15BU0503	RIVER HAVEN OPERATING CO	13326 PINWOOD DR	\$125.00	\$125.00
P15BU0504	RIVER HAVEN OPERATING CO	13519 PINWOOD DR	\$125.00	\$125.00
P15BU0505	RIVER HAVEN OPERATING CO	13296 WINDING CREEK DR	\$125.00	\$125.00
P15BU0506	RIVER HAVEN OPERATING CO	14476 WINTERGREEN DR	\$125.00	\$125.00
P15BU0507	RIVER HAVEN OPERATING CO	13415 WINDING CREEK DR	\$125.00	\$125.00
P15BU0508	RIVER HAVEN OPERATING CO	13616 OAKTREE COURT	\$125.00	\$125.00

Total Fees For Type: \$1,000.00
Total Permits For Type: 8

PLUMBING

Permit #	Owner	Address	Fee Total	Amount Paid
P15PL0181	WILDER JEREMEY A-LORIAN	12585 CANTERBURY CT PVT	\$118.00	\$118.00
P15PL0182	BAYOU DEVELOPERS LLC	14090 LONDON LN	\$229.00	\$229.00
P15PL0183	BAYOU DEVELOPERS LLC	14082 LONDON LN	\$229.00	\$229.00
P15PL0184	LAETHEM JOSEPH-CARLA	12516 RETREAT DR PVT	\$105.00	\$105.00
P15PL0185	LAVALLEE ROBERT A-KIMBERL	12525 RETREAT DR PVT	\$55.00	\$55.00
P15PL0186	HOGEBOOM JAKE J-KELSEY	15064 COPPER CT	\$233.00	\$233.00
P15PL0187	GALLOWAY CUSTOM HOMES	13132 COPPERWAY DR	\$246.00	\$246.00
P15PL0188	RIVER HAVEN OPERATING CO	13303 WINDING CREEK DR	\$55.00	\$55.00
P15PL0189	RIVER HAVEN OPERATING CO	14453 WINTERGREEN DR	\$55.00	\$55.00
P15PL0190	RIVER HAVEN OPERATING CO	13296 WINDING CREEK DR	\$55.00	\$55.00
P15PL0191	RIVER HAVEN OPERATING CO	13616 OAKTREE COURT	\$55.00	\$55.00
P15PL0192	RIVER HAVEN OPERATING CO	13519 PINWOOD DR	\$55.00	\$55.00
P15PL0193	RIVER HAVEN OPERATING CO	14476 WINTERGREEN DR	\$55.00	\$55.00
P15PL0194	RIVER HAVEN OPERATING CO	13326 PINWOOD DR	\$55.00	\$55.00
P15PL0195	RIVER HAVEN OPERATING CO	13415 WINDING CREEK DR	\$55.00	\$55.00
P15PL0196	RIVER HAVEN OPERATING CO	14546 MERCURY DR	\$178.00	\$178.00
P15PL0197	HAAKSMA TIM-DANIELLE	16990 MAPLERIDGE DR	\$115.00	\$115.00
P15PL0198	MYERS REYNOLD R-ELIZABET	12837 MARIPOSA ST	\$115.00	\$115.00
P15PL0199	BIERMAN PAUL-GWEN	13040 ALWAYS LN PVT	\$266.00	\$266.00
P15PL0200	TOPLIFF JOSHUA	14551 BRIGHAM DR	\$249.00	\$249.00
P15PL0201	FODROCY JOSEPH	17871 MERRYWOOD LN	\$115.00	\$115.00
P15PL0202	GOUDIE ROBERT-BARBARA	11901 GARNSEY AVE	\$173.00	\$173.00
P15PL0203	JIM TIBBE HOMES LLC	15495 SWEETBRIAR DR	\$120.00	\$120.00
P15PL0204	SPYKMAN STEVEN J-NANCY A	9936 BEACH RIDGE CT PVT	\$120.00	\$120.00

Total Fees For Type: \$3,106.00
Total Permits For Type: 24

RE-ROOFING

Permit #	Owner	Address	Fee Total	Amount Paid
P15BU0500	DE PAGTER PATRICK	15230 164TH AVE	\$100.00	\$100.00
P15BU0509	STAEHLIN ROBERT-SHIRLEY L	11291 SKOGEN LN	\$50.00	\$50.00
P15BU0510	KUHNERT GEORGE-SANDRA	11628 GARNSEY AVE	\$100.00	\$100.00
P15BU0511	RIVER HAVEN OPERATING CO	13231 WINDING CREEK DR	\$100.00	\$100.00

Total Fees For Type: \$350.00
Total Permits For Type: 4

SINGLE FAMILY DWELLING

Permit #	Owner	Address	Fee Total	Amount Paid
P15BU0494	TOPLIFF JOSHUA	14551 BRIGHAM DR	\$1,586.15	\$1,586.15
P15BU0513	CHRISTIAN REFORMED CONF	12253 LAKESHORE DR	\$1,223.90	\$1,223.90
P15BU0515	BAYOU DEVELOPERS LLC	15229 RACHEL CT PVT	\$1,355.15	\$1,355.15
P15BU0516	BAYOU DEVELOPERS LLC	15221 RACHEL CT PVT	\$1,202.90	\$1,202.90

Total Fees For Type: \$5,368.10
Total Permits For Type: 4

STORAGE

Permit #	Owner	Address	Fee Total	Amount Paid
P15ZL0111	FRICANO ALEXANDRIA	15081 168TH AVE	\$50.00	\$50.00

Total Fees For Type: \$50.00
Total Permits For Type: 1

VEHICLE SALES

Permit #	Owner	Address	Fee Total	Amount Paid
P15VS0110	POHL MATTHEW-RACHEL	15141 FERRIS ST	\$0.00	\$0.00
P15VS0111	WESTRA CHARLES-CONSTANC	17056 FERRIS ST	\$0.00	\$0.00
P15VS0112	TEUNIS WARREN-BARBARA	17854 SHORE ACRES RD	\$0.00	\$0.00
P15VS0113	NAGY CHARLES E-REBECCA E	16110 COMSTOCK ST	\$0.00	\$0.00
P15VS0114	VANDEBROEK STEPHEN-SHA	15438 LINCOLN ST	\$0.00	\$0.00
P15VS0115	ROSS RON-BOWER DAWN	15195 MERCURY DR	\$0.00	\$0.00
P15VS0116	FRITZ BRIAN-BARBARA	15885 FOREST SIDE DR	\$0.00	\$0.00

Total Fees For Type: \$0.00

Report Summary

Population: All Records

Permit.DateIssued Between 12/1/2015
12:00:00 AM AND 12/31/2015 11:59:59 PM
AND

Permit.Category Not = BURN PERMITS

Grand Total Fees:	\$20,178.80
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Grand Total Permits:	121
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December Enforcement Letters By Category

All enforcement letters sent the previous month

Type of Enforcement Letter	Number Mailed
ACC BLDG/SHED 2ND NOTICE	1
ACC BLDGSHED WARNING	3
BOAT IN FRONT YARD 1ST LETTER	4
BOAT IN FRONT YARD 2ND NOTICE	2
FIRST OFFENSE TEMPLATE	1
LITTER 2ND NOTICE	3
LITTER WARNING LETTER	7
RV IN FRONT YARD LETTER	11
SIGN IN ROW WARNING	1
TRASH CAN WARNING LETTER	1
VEHICLE IN ROW LETTER	1
VEHICLE SALE WARNING	5

Total Letters Sent: 40

Letter.LinkFromType = Enforcement AND
Letter.DateTimeCreated Between 12/01/2015 AND 1

December Open Enforcements By Category Monthly Report

ACCESSORY BUILDING/SHED

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0539	13599 152ND AVE	INVESTIGATION ONLY	12/08/15	12/15/15	
E15CE0547	14083 155TH AVE	1ST WARNING VIOLATION LETTER	12/16/15		
E15CE0558	15957 ROBBINS RD	1ST WARNING VIOLATION LETTER	12/28/15		
E15CE0562	14282 VILLA AVE	1ST WARNING VIOLATION LETTER	12/29/15		

Total Entries: 4

JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0526	14374 172ND AVE	INVESTIGATION ONLY	12/01/15	12/08/15	
E15CE0527	15809 ROBBINS RD	1ST WARNING VIOLATION LETTER	12/01/15		
E15CE0538	15214 ARBORWOOD DR	CLOSED	12/08/15	12/21/15	
E15CE0555	14615 177TH AVE	1ST WARNING VIOLATION LETTER	12/23/15		
E15CE0561	17901 OAK HILL CT	1ST WARNING VIOLATION LETTER	12/28/15		
E15CE0563	14065 152ND AVE	1ST WARNING VIOLATION LETTER	12/30/15		
E15CE0564	15156 STEVES DR	1ST WARNING VIOLATION LETTER	12/30/15		

Total Entries: 7

RECREATION VEHICLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0530	13976 152ND AVE 13974	CLOSED	12/02/15	12/15/15	
E15CE0531	13632 E PARK CT	CLOSED	12/02/15	12/15/15	
E15CE0532	14769 177TH AVE	CLOSED	12/03/15	12/29/15	
E15CE0536	11421 OAK GROVE RD	CLOSED	12/08/15	12/21/15	
E15CE0537	15106 163RD AVE	CLOSED	12/08/15	12/16/15	
E15CE0540	15311 MILLHOUSE CT	CLOSED	12/08/15	12/30/15	
E15CE0542	15529 THORNAPPLE DR	1ST WARNING VIOLATION LETTER	12/10/15		
E15CE0543	14965 BRIARWOOD ST	CLOSED	12/10/15	12/21/15	
E15CE0545	15421 160TH AVE		12/15/15	12/29/15	
E15CE0548	14049 155TH AVE	CLOSED	12/16/15	12/29/15	
E15CE0549	15875 GROESBECK ST	CLOSED	12/16/15	12/28/15	

December Open Enforcements By Category Monthly Report

E15CE0552	13839 152ND AVE	1ST WARNING VIOLATION LETTER	12/21/15
E15CE0554	15595 CLOVERNOOK DR	1ST WARNING VIOLATION LETTER	12/22/15
E15CE0559	14282 VILLA AVE	1ST WARNING VIOLATION LETTER	12/28/15

Total Entries: 14

SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0553	17250 HAYES ST	CLOSED	12/22/15	12/23/15	12/22/2015 NOTIFIED FLAGSTAR TO REMOVE
E15CE0556	17200 ROBBINS RD	CLOSED	12/23/15	12/29/15	

Total Entries: 2

TRASH RECEPTACLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0533	15211 CHANNEL RD	CLOSED	12/03/15		
E15CE0534	15191 155TH AVE	CLOSED	12/03/15	12/15/15	

Total Entries: 2

VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0560	11985 GARNSEY AVE	1ST WARNING VIOLATION LETTER	12/28/15		

Total Entries: 1

VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0528	15065 MERCURY DR	CLOSED	12/01/15	12/08/15	
E15CE0535	15450 CANARY DR	CLOSED	12/08/15	12/16/15	
E15CE0546	14991 177TH AVE	CLOSED	12/15/15	12/22/15	
E15CE0557	15061 GROESBECK ST	1ST WARNING VIOLATION LETTER	12/23/15		

Total Entries: 4

ZONING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0529	14700 US-31	INVESTIGATION ONLY	12/01/15	12/02/15	
E15CE0544	14975 MERCURY DR	COMPLAINT LOGGED	12/14/15	12/21/15	

December Open Enforcements By Category Monthly Report

E15CE0551 14932 GROESBECK ST CLOSED 12/21/15 12/30/15

Total Entries: 3

Enforcement.CodeOfficer = KEVIN FRENCH AND
Enforcement.DateFiled Between 12/1/2015 12:00:00 AM
AND 12/31/2015 11:59:59 PM

Total Records: 37

Total Pages: 3

Report Created: 01/04/16

December Closed Enforcements By Category Monthly Report

ACCESSORY BUILDING/SHED

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0511	17040 DONAHUE WOODS DR	CLOSED	11/19/15	12/01/15	
E15CE0539	13599 152ND AVE	INVESTIGATION ONLY	12/08/15	12/15/15	

Total Entries: 2

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E10CE0875	15927 TREELINE DR PVT	COMPLAINT LOGGED	10/07/10	12/16/15	

Total Entries: 1

DANGEROUS BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E13CE0080	14766 160TH AVE	CLOSED	06/17/13	12/16/15	08/17/2015 EMAIL CORR W/ OWNER

Total Entries: 1

FENCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0468	17008 HAYES ST	CLOSED	10/28/15	12/14/15	
E15CE0491	12207 SANDY WOODS DR	CLOSED	11/05/15	12/15/15	12/15/2015 FENCE PERMIT ISSUED

Total Entries: 2

HOUSE NUMBERS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0409	14749 154TH AVE	CLOSED	09/17/15	12/01/15	
E15CE0452	15621 WINANS ST	CLOSED	10/15/15	12/15/15	
E15CE0455	15568 WINANS ST	RESOLVED	10/15/15	12/01/15	

Total Entries: 3

JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E12CE0063	13976 152ND AVE 13974	1ST WARNING VIOLATION LETTER	02/06/12	12/02/15	
E12CE0064	13976 152ND AVE 13974	1ST WARNING VIOLATION LETTER	02/06/12	12/02/15	
E15CE0462	13658 LAKESHORE DR	CLOSED	10/20/15	12/15/15	

December Closed Enforcements By Category Monthly Report

E15CE0508	16881 HAYES ST	CLOSED	11/17/15	12/01/15
E15CE0510	15501 COMSTOCK ST	CLOSED	11/18/15	12/08/15
E15CE0513	15332 KEVIN ST	CLOSED	11/19/15	12/01/15
E15CE0520	14997 GROESBECK ST	1ST WARNING VIOLATION LETTER	11/24/15	12/23/15
E15CE0526	14374 172ND AVE	INVESTIGATION ONLY	12/01/15	12/08/15
E15CE0538	15214 ARBORWOOD DR	CLOSED	12/08/15	12/21/15

Total Entries: 9

LITTER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0522	15723 ROBBINS RD	INVESTIGATION ONLY	11/25/15	12/03/15	
E15CE0524	15223 CANARY DR	CLOSED	11/25/15	12/09/15	

Total Entries: 2

PARKING ON THE GRASS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0446	14535 160TH AVE	CLOSED	10/13/15	12/08/15	

Total Entries: 1

RECREATION VEHICLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0517	15351 COLEMAN AVE	CLOSED	11/23/15	12/21/15	
E15CE0518	15026 ROBINWOOD CT	CLOSED	11/23/15	12/08/15	
E15CE0519	14735 160TH AVE	CLOSED	11/23/15	12/08/15	
E15CE0530	13976 152ND AVE 13974	CLOSED	12/02/15	12/15/15	
E15CE0531	13632 E PARK CT	CLOSED	12/02/15	12/15/15	
E15CE0532	14769 177TH AVE	CLOSED	12/03/15	12/29/15	
E15CE0536	11421 OAK GROVE RD	CLOSED	12/08/15	12/21/15	
E15CE0537	15106 163RD AVE	CLOSED	12/08/15	12/16/15	
E15CE0540	15311 MILLHOUSE CT	CLOSED	12/08/15	12/30/15	
E15CE0543	14965 BRIARWOOD ST	CLOSED	12/10/15	12/21/15	
E15CE0545	15421 160TH AVE	CLOSED	12/15/15	12/29/15	
E15CE0548	14049 155TH AVE	CLOSED	12/16/15	12/29/15	

December Closed Enforcements By Category Monthly Report

E15CE0549	15875 GROESBECK ST	CLOSED	12/16/15	12/28/15
E15CE0559	14282 VILLA AVE	1ST WARNING VIOLATION LETTER	12/28/15	12/30/15

Total Entries: 14

SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0553	17250 HAYES ST	CLOSED	12/22/15	12/23/15	12/22/2015 NOTIFIED FLAGSTAR TO REMOVE
E15CE0556	17200 ROBBINS RD	CLOSED	12/23/15	12/29/15	

Total Entries: 2

TRASH RECEPTACLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E12CE0178	13976 152ND AVE 13974	COMPLAINT LOGGED	08/23/12	12/02/15	
E13CE0131	15211 CHANNEL RD	COMPLAINT LOGGED	08/12/13	12/03/15	
E15CE0534	15191 155TH AVE	CLOSED	12/03/15	12/15/15	

Total Entries: 3

VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E13CE0097	13590 HIDDEN CREEK CT	CLOSED	07/08/13	12/09/15	07/16/2013 POG LETTER SENT
E15CE0512	15689 RONNY RD	CLOSED	11/19/15	12/01/15	

Total Entries: 2

VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0515	9981 WEST OLIVE RD	CLOSED	11/19/15	12/01/15	
E15CE0523	14448 LAKESHORE DR	CLOSED	11/25/15	12/08/15	
E15CE0525	15417 CANARY DR	CLOSED	11/25/15	12/08/15	
E15CE0528	15065 MERCURY DR	CLOSED	12/01/15	12/08/15	
E15CE0535	15450 CANARY DR	CLOSED	12/08/15	12/16/15	
E15CE0546	14991 177TH AVE	CLOSED	12/15/15	12/22/15	

Total Entries: 6

ZONING

December Closed Enforcements By Category Monthly Report

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E07CE0507	14065 152ND AVE	1ST LETTER SENT	12/17/07	12/30/15	
E10CE0774	13029 WOODRUSH CT	COMPLAINT LOGGED	07/15/10	12/10/15	
E15CE0529	14700 US-31	INVESTIGATION ONLY	12/01/15	12/02/15	
E15CE0544	14975 MERCURY DR	COMPLAINT LOGGED	12/14/15	12/21/15	
E15CE0551	14932 GROESBECK ST	CLOSED	12/21/15	12/30/15	

Total Entries: 5

Enforcement.DateClosed Between 12/1/2015 12:00:00
AM AND 12/31/2015 11:59:59 PM AND
Enforcement.CodeOfficer = KEVIN FRENCH

Total Records: 53

Total Pages: 4

Report Created: 01/04/16