

**GRAND HAVEN CHARTER TOWNSHIP BOARD**  
**MONDAY, MAY 8, 2017**

**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 April 24, 2017 Regular Board Meeting Minutes
  - 2. Approve April 27, 2018 Special Board Meeting Minutes
  - 3. Approve Payment of Invoices in the amount of \$724,872.13 (*A/P checks of \$631,819.032 and payroll of \$93,053.10*)
  - 4. Approve and execute Speedway PUD Contract and Private Road Maintenance Agreement
- VI. OLD BUSINESS
  - 1. Proposal on Document/Record Management
  - 2. Proposal on Community Engagement – Wolfe & Witteveen Parcels
  - 3. Bids on Hofma Park and Preserve Trail Maintenance
- VII. NEW BUSINESS
  - None
- VIII. REPORTS AND CORRESPONDENCE
  - 1. Correspondence
  - 2. Committee Reports
  - 3. Manager's Report
    - a. April Building Report
    - b. April 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, APRIL 24, 2017**

**WORKSESSION – 6:00 p.m.**

1. Staff provided a review of the 2017 Task List.
2. The Board discussed the in-line skating rink at Mercury Park. Board indicated that the in-line skating facility should be removed due to lack of usage and maintenance costs. Further, the Board requested that design and construction costs be provided for constructing pickleball courts at Mercury Park.
3. The Board discussed the Community Engagement proposals received for the Wolfe and Witteveen properties and instructed staff to discuss with Nederveld their proposal in order to clarify work hours and to seek a reduction of the not-to-exceed cost. This item will be added to the May 8<sup>th</sup> Board meeting agenda.

**REGULAR MEETING**

I. **CALL TO ORDER**

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:02 p.m.

II. **PLEDGE TO THE FLAG**

III. **ROLL CALL**

**Board members present:** Reenders, Gignac, Larsen, Behm, Redick, Meusen, Kieft  
**Board members absent:**

Also present was Manager Cargo, Community Development Director Fedewa, and Finance Director Sandoval.

IV. **APPROVAL OF MEETING AGENDA**

**Motion** by Treasurer Kieft and seconded by Trustee Behm to approve the meeting agenda.  
**Which motion carried.**

V. **APPROVAL OF CONSENT AGENDA**

1. Approve April 10, 2017 Board Minutes
2. Approve Payment of Invoices in the amount of \$229,072.62 (*A/P checks of \$117,558.89 and payroll of \$111,513.73*)
3. Approve Brucker Beach Woods Sewer Special Assessment Contract

**Motion** by Trustee Gignac and seconded by Clerk Larsen to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. **PUBLIC HEARING** – Transfer Tool Industrial Facilities Exemption Certificate

Supervisor Reenders opened the public hearing on the Transfer Tools IFT application at 7:04 p.m.

Manager Cargo noted that the Transfer Tool had expanded their facility and qualified for 12-year abatement 50% abatement of the local property taxes. The expected increase in the taxable value of the facility after the expansion is \$2.6 million.

Scott Coney (President/CEO) and Brent Busscher (CFO) thanked the Township for both assistance in the construction process and compiling the IFT exemption application. They indicated that the job creation should exceed projections and another physical expansion of the facility will likely occur within a few years.

There being no further public comments, Supervisor Reenders closed the public hearing at 7:08 p.m.

## VII. OLD BUSINESS

1. **Motion** by Trustee Meeusen supported by Clerk Larsen to approve and adopt Resolution 17-04-01 approving the Transfer Tool Products, Inc. application for a twelve year IFT exemption of \$2,600,000 for real property and entering into an agreement concerning the applicant's representation of their business investment and employment creation. **Which motion carried** pursuant to the following roll call vote:

Ayes: Larsen, Gignac, Kieft, Meeusen, Redick, Behm, Reenders

Nays:

Absent:

2. **Motion** by Treasurer Kieft, supported by Trustee Behm to approve Resolution 17-04-02 that adopts the April budget amendments for fiscal year 2017. **Which motion carried** pursuant to the following roll call vote:

Ayes: Behm, Gignac, Meeusen, Redick, Kieft, Reenders, Larsen

Nays:

Absent:

## VIII. NEW BUSINESS

1. **Motion** by Clerk Larsen, supported by Trustee Gignac to approve with conditions the revised Brucker Beach Woods Site Condominium development. This is based on the application meeting of the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Private Roads and Driveways Ordinance. This action is based upon the findings and other information included in the Township Board report. Approval is subject to the following conditions:

a. Shall comply with the same conditions found in the 11/28/2016 Township Board meeting minutes.

b. The developer shall enter into a Private Road Maintenance Agreement with the Township. The Agreement shall be reviewed and approved by the Township Board prior to receiving a final occupancy permit.

c. The developer shall provide the Township with a copy of the Declaration of Joint Maintenance and Easement for the private road, which shall be approved by the Township Attorney before being recorded with the Ottawa County Register of

Deeds. This shall be completed before a final occupancy permit is issued.

**Which motion carried** pursuant to the following roll call vote:

Ayes: Kieft, Reenders, Meeusen, Behm, Gignac, Larsen, Redick

Nays:

Absent:

IX. REPORTS AND CORESPONDENCE

- a. Correspondence was reviewed
- b. Committee Reports
- c. Manager's Report
  - i. March DPW report
- d. Others

IX. PUBLIC COMMENTS

None.

X. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Trustee Redick to adjourn the meeting at 7:21 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen  
Grand Haven Charter Township Clerk

Mark Reenders  
Grand Haven Charter Township Supervisor

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
THURSDAY, APRIL 27, 2017**

**SPECIAL MEETING**

I. CALL TO ORDER

The special meeting of the Grand Haven Charter Township Board was called to order at 5:45 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

**Board members present:** Behm, Gignac, Larsen, Redick, Meeusen, Reenders, and Kieft

**Board members absent:** None

Also present was Manager Cargo, Public Works Director VerBerkmoes, Community Development Director Fedewa, Fire/Rescue Chief Gerencer, and Finance Director Sandoval.

IV. INTRODUCTION OF FACILITATORS

Manager Cargo introduced Chamber of Commerce President Joy Gaasch and Chamber Director of Community and Economic Development Dana Kolleweher – who lead discussion for the special work session.

V.. OLD BUSINESS

1. Gaasch and Kolleweher led discussion on the target level for the General Fund undesignated fund balance and took questions/comments from the audience.

The Board unanimously agreed that the target level would be six months of expenditures or \$1.6 million.

2. Discussion transitioned to the appropriation or designation of General Fund undesignated fund balance in excess of the \$1.6 million target, which is estimated at about \$570,000.

During a series of short discussions, the following items were agreed upon by the Township Board:

- a. **\$115,000** Construct pickleball courts at Mercury Park to replace the in-line skating rink currently on-site.
- b. **\$250,000** Designate monies for the future development of Hofma Park/Preserve (*Wolfe and/or Witteveen parcels*). These designated funds are not grant dependent, and may be used at any time for either development.
- c. **\$120,000** Designate monies for the purchase and development of a document/record management software system.

- d.     **\$ 50,000**    Designate monies for the purchase and development of an asset management software system with a GIS component. This management software will be used by the DPW.
- e.     **\$ 35,000**    Install flashing, lighted “School Zone” signs for both Rosy Mound and Peach Plains Elementary Schools.

VIII. PUBLIC COMMENTS

Comments were received from representatives of local pickleball groups thanking the Board for the decision to construct additional courts.

Comments were also received from residents pertaining to not paving gravel roads that they lived on.

XI. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Trustee Gignac to adjourn the meeting at 7:12 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen  
Grand Haven Charter Township Clerk

Mark Reenders  
Grand Haven Charter Township Supervisor



GRAND HAVEN CHARTER TOWNSHIP

## Community Development Memo

DATE: May 4, 2017  
TO: Township Board  
FROM: Stacey Fedewa, Community Development Director  
RE: Speedway – PUD Contract & Private Road Maintenance Agreement

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### BACKGROUND

In March 2016, the Township Board approved the Speedway PUD. Two conditions of approval were the execution of a PUD Contract and Private Road Maintenance Agreement. The two contracts have been executed by Speedway, and are ready for Township signatures.

Pursuant to the conditions of approval, building permits cannot be issued until the contracts are signed, and staff only have 1 outstanding item to address before a building permit is issued.

### MOTION

To approve the contracts, the following motion can be offered:

**Motion to authorize Supervisor Reenders and Clerk Larsen to execute the Speedway PUD Contract and Private Road Maintenance Agreement.**

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

## SPEEDWAY PUD CONTRACT

THIS SPEEDWAY PUD CONTRACT (the "Contract") is made between the Charter Township of Grand Haven, a Michigan charter township, whose address is 13300 - 168<sup>th</sup> Avenue, Grand Haven, Michigan 49417 (the "Township"), and Speedway, LLC, % Real Estate Department, Room K-01-004, 539 South Main Street, Findlay, Ohio 45840 (the "Developer"), with reference to the following facts and circumstances.

A. Developer has applied to the Township for planned unit development approval (the "PUD") under the Township's Zoning Ordinance (the "Ordinance").

B. The PUD will be constructed on property (the "Property") in the Township legally described in Exhibit "A", and further depicted on Exhibit "B", both attached herein and made a part hereof.

C. The Township has given Developer approval of the PUD, contingent upon an appropriate written agreement approved by the Township's attorney and executed by the Township and the Developer.

THEREFORE, in consideration of the Township's approval of the PUD, and pursuant to the condition of approval that the Township and the Developer enter into this Contract, the parties agree as follows.

1. The Developer shall comply with all of the documentation (the "Documentation") submitted by the Developer and its representatives to the Township for this PUD, to the extent that the documentation is consistent with any other conditions placed upon the PUD. The Documentation is incorporated by reference into this Contract, and it includes: the final site plans, last revised February 8, 2016; final landscape plan, last revised February 8, 2016; the final photometric plans, last revised April 6, 2016; and the minutes of the Grand Haven Charter Township Board dated March 28, 2016 (attached herein and made a part hereof as Exhibit "C").

2. The PUD shall comply with all of the conditions set forth in the Township Board Motion adopted by the Township Board at its meeting on March 28, 2016, which incorporated the Board Report. The Board Report sets forth in Paragraph 7 all of the conditions of approval attached to this PUD.

3. If the Developer fails to comply with all of the conditions established for the PUD, or if the Developer otherwise defaults in the construction of the PUD, the Township shall have the option to withdraw its PUD approval, to withdraw any building or other permits issued for the PUD or any buildings or structures within the PUD, to pursue all of its legal remedies provided under the Ordinance, and to pursue all other legal options available to the Township under the laws of the State of Michigan.

4. This Contract shall inure to the benefit of and be binding upon the parties and their respective successors and permitted assigns. All notices and other documents to be served or transmitted shall be in writing and addressed to the parties at the addresses stated on page 1 of this Contract, or such other address or addresses as shall be specified by the parties from time to time and may be served or transmitted in person or by ordinary mail properly addressed and with sufficient postage. This Contract has been executed in the State of Michigan and shall be governed by Michigan law. The waiver by any party 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 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. Any 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 its terms and provisions. All attached exhibits are incorporated by reference as though fully stated in the Contract. This Contract may not be amended other than by a written document signed by both parties.

The parties have executed this Contract as of the dates noted below.

**GRAND HAVEN CHARTER TOWNSHIP,**  
a Michigan charter township

**SPEEDWAY LLC,** a Delaware  
limited liability company

By: \_\_\_\_\_  
Mark Reenders, Supervisor

By: Gregory S. Whitman  
Gregory S. Whitman, Dir. Real Estate  
& Operations Planning

By: \_\_\_\_\_  
Laurie Larsen, Clerk

Dated: 5/14, 2017

Dated: \_\_\_\_\_, 2017

STATE OF MICHIGAN     )  
  )ss.  
COUNTY OF OTTAWA     )



The foregoing Contract was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Mark Reenders and Laurie Larsen, the Supervisor and the Clerk of Grand Haven Charter Township, a Michigan charter township, on behalf of the Township.

Notary Public  
Ottawa County, Michigan  
Acting in Ottawa County, Michigan  
My Commission expires: \_\_\_\_\_

STATE OF OHIO            )  
  )ss.  
COUNTY OF CLARK        )

The foregoing Contract was acknowledged before me this 4<sup>th</sup> day of May, 2017, by Gregory S. Whitman who, being duly sworn says that (s)he is the Director of Real Estate and Operations Planning of Speedway LLC, and that (s)he has executed the Contract on its behalf.

Prepared by:  
Ronald A. Bultje (P29851)  
Scholten and Fant, P.C.  
100 North Third Street  
P.O. Box 454  
Grand Haven, MI 49417  
(616) 842-3030

Katherine S. Borgwald  
\_\_\_\_\_  
Notary Public  
Greene County, Ohio  
Acting in Clark County, Ohio  
My Commission expires: 3-16-19

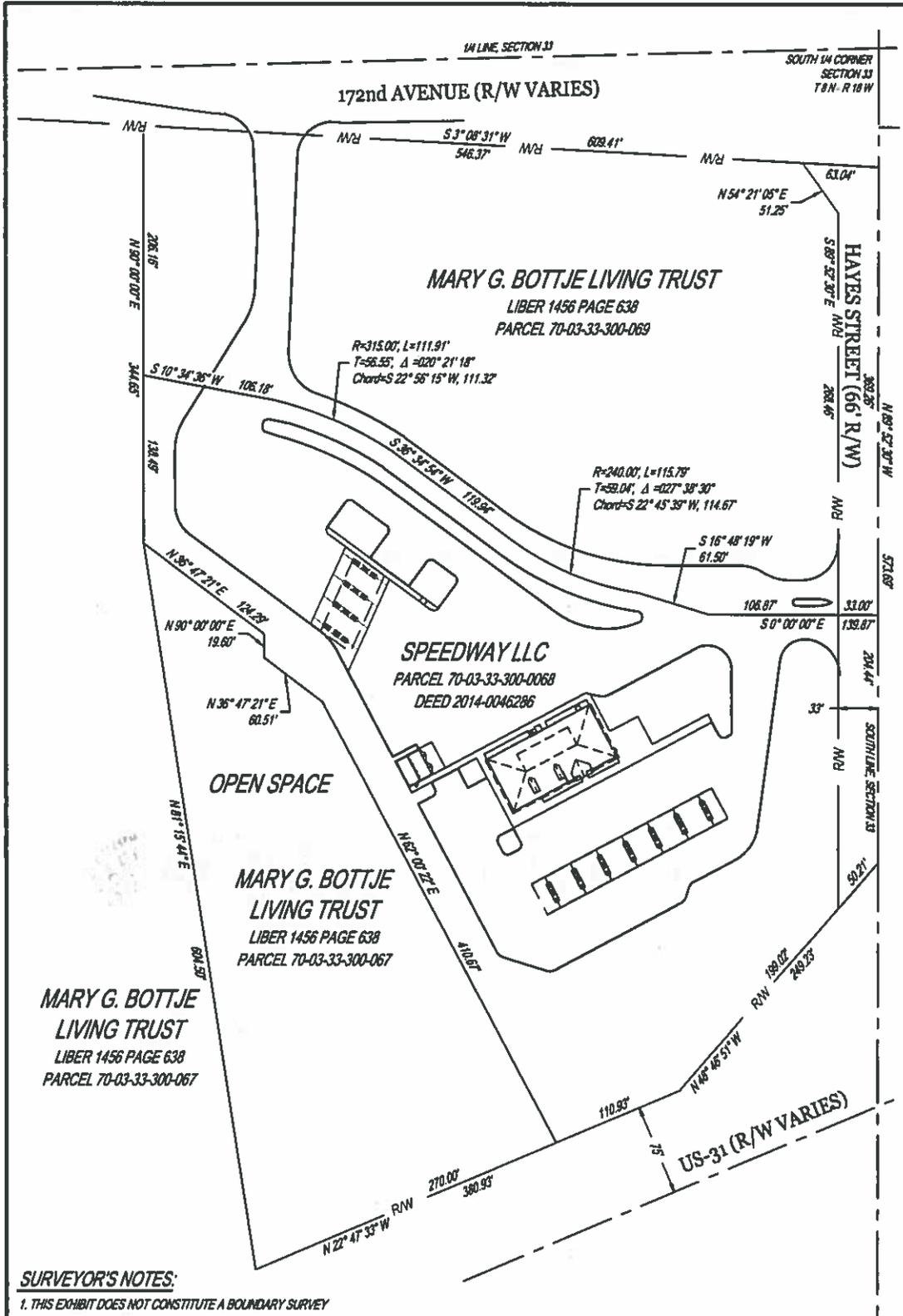


**KATHERINE S. BORGWALD**  
NOTARY PUBLIC • STATE OF OHIO  
My commission expires 3/16/19

# EXHIBIT "A"

## Legal Description of the Speedway Parcel

PHASE "1" DESCRIPTION: A PARCEL OF LAND LOCATED IN THE E 1/2 OF THE SW 1/4 OF SECTION 33, T8N, R16W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 33, WHICH IS N 89°52'30" W, 467.77 FEET FROM THE SOUTH 1/4 CORNER, THENCE CONTINUING N 89°52'30" W, 204.44 FEET TO THE EASTERLY RIGHT-OF-WAY OF HIGHWAY US-31, THENCE ALONG SAID RIGHT-OF-WAY FOR THE NEXT TWO COURSES, N 48°46'51" W, 249.23 FEET, THENCE N 22°47'30" W, 110.93 FEET, THENCE N 62°00'22" E, 410.68 FEET, THENCE N 36°47'21" E, 60.50 FEET, THENCE N 90°00'00" E, 19.60 FEET, THENCE N 36°47'21" E, 124.29 FEET, THENCE N 90°00'00" E, 138.49 FEET, THENCE S 10°34'36" W, 106.18 FEET, THENCE ALONG A 315.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 20°21'19", CHORD DIST. = 111.32 FEET, CHORD BEARING = S 22°56'15" W) FOR 111.91 FEET, THENCE S 36°34'54" W, 119.94 FEET, THENCE ALONG A 240.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 27°38'31", CHORD DIST. = 114.67 FEET, CHORD BEARING = S 22°45'39" W) FOR 115.79 FEET, THENCE S 16°48'19" W, 61.50 FEET, THENCE S 00°00'00" E, 139.87 FEET TO THE POINT OF BEGINNING. CONTAINING 4.365 ACRES. SUBJECT TO THE RIGHT-OF-WAY OF HAYES ROAD OVER THE SOUTHERLY 33 FEET THEREOF.



- SURVEYOR'S NOTES:**
1. THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY PURSUANT TO MICHIGAN PA 299 OF 1990, ARTICLE 20.
  2. MEASUREMENTS SHOWN ARE FROM RECORD DOCUMENTS, AS NOTED HEREON.
  3. NORTH AND BEARINGS BASED ON THE SOUTH LINE OF SECTION 33 AS RECORDED IN DEED 2014-0046286 (NORTH 89° 52' 30\"/>



<b>PUD EXHIBIT B</b>	
<b>SPEEDWAY #1830</b>	
17281 HAYES STREET GRAND HAVEN TOWNSHIP	SEC 33 TOWN 8 N RANGE 16 W OTTAWA COUNTY, MI
SCALE: 1" = 100'	DATE: MARCH 29, 2017
DESIGN: N/A	JOB NO.: 751771
DRAWN: WCV	SHEET NO.:
CHECKED: DPB	<b>1 OF 1</b>

# EXHIBIT "C"

## GRAND HAVEN CHARTER TOWNSHIP BOARD MONDAY, MARCH 28, 2016

### WORK SESSION – 6:45 P.M.

1. The Board discussed a request to change the Board meeting dates. Because there was some opposition to any change of the meeting dates, no action was taken.

### REGULAR MEETING – 7:00 P.M.

#### I. CALL TO ORDER

Supervisor French called the special meeting of the Grand Haven Charter Township Board to order at 7:02 p.m.

Fire Chief Gerencer discussed the emergency exits, the presence of emergency personnel, and what would occur in the event of an emergency.

#### II. PLEDGE TO THE FLAG

#### III. ROLL CALL

**Board members present:** Larsen, French, Redick, Meeusen, Hutchins, Behm, Kieft  
**Board members absent:**

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

#### IV. APPROVAL OF MEETING AGENDA

**Motion** by Trustee Meeusen and seconded by Trustee Hutchins to approve the meeting agenda. **Which motion carried.**

#### V. APPROVAL OF CONSENT AGENDA

1. Approve March 14, 2016 Board Minutes
2. Approve Payment of Invoices in the amount of \$165,510.28 (A/P checks of \$76,922.29 and payroll of \$88,587.99)

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

#### VI. OLD BUSINESS

Supervisor French accepted staff and public comments on the proposed **Speedway PUD** Rezoning, which included the following:

- a. Planner Fedewa noted the changes that were made pursuant to direction from the Board.
- b. Mike Bergman (8902 Vincennes Circle, Suite E, Indianapolis, Indiana) is the Construction Project Manager. He noted that the concerns regarding the metal canopy and the landscaping were addressed.
- c. Mandy Gauss (8164 Executive Court, Suite B, Lansing, Michigan) is the project

engineer and offered to respond to any questions.

- d. Mark Reenders (16616 Warner Street, Grand Haven Township) questioned why metal panels are not allowed on the Speedway canopy but are allowed on the HVAC screening on the proposed Health Pointe building.
  
1. **Motion** by Treasurer Kieft supported by Supervisor French to conditionally approve the proposed Speedway, North Star Commercial, and Alice Bottje Planned Unit Development application and rezoning of parcels 70-03-33-300-068 and 70-03-33-300-069 from Agricultural (AG) to Planned Unit Development (PUD). This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report. This is the second reading. **Which motion carried**, as indicated by the following roll call vote:  
Ayes: Kieft, Larsen, Meeusen, Redick, French, Hutchins, Behm  
Nays:  
Absent:

### REPORT

Pursuant to the provisions of the Grand Haven Charter Township (the "Township") Zoning Ordinance (the "Zoning Ordinance"), the following report of the Grand Haven Charter Township Board (the "Board") concerning an application by Speedway LLC, North Star Commercial, and Alice Bottje (the "Developers") for approval of a Planned Unit Development (the "Project" or the "PUD").

The Project will consist of two phases. The first phase including a Speedway gas station and convenience store with auto and commercial fueling canopies. The second phase will be future commercial and retail development. The Project as recommended for approval is shown on a final site plans, last revised 2/8/2016 (the "Final Site Plan"), final photometric plans, last revised 3/3/2016 (the "Final Photometric Plan"); collectively referred to as the "Documentation," 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 decision, and the Board's decision that the Developers PUD be approved as outlined in the above motion. The Developers shall comply with all of the Documentation submitted to the Township for this Project. In recommending 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.

- B. 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.
- C. 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.
- D. 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.
- E. 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 Board 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.
- F. 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.
- G. The Documentation provide reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.
- H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.
- I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.
- J. 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 storm water, prevent erosion and the formation of dust.
- K. 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.
- L. 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.

- M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.
  - N. The Documentation conforms to all applicable requirements of County, State, Federal, and Township statutes and ordinances.
  - O. 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 Developers, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used. The Developers were granted the following departures from the zoning ordinance based on the defined benefits received by the Township:
- A. The Board finds the combination of the parking study provided by the applicant, plus the possibility of disrupting the sensitive landscape if certain spaces were deferred does meet the requirements set forth in Section 15A.10.10 of the Zoning Ordinance. Therefore, the Board is able to justify the requested 28 parking spaces.
  - B. The Board finds the statement of purpose for the Overlay Zone (Section 15A.01) is to, "provide 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." The spirit and emphasis of this Chapter is aesthetics, therefore, the Board finds the corbels should be kept, which in turn justifies the request for the increased canopy height of 20'6".
  - C. The Board finds the wetland location precluded the applicant from maximizing the signage that is permitted under Section 24.13 of the Zoning Ordinance. The requested size is commensurate with a freestanding sign, the proposed location is setback farther than required, and the request exceeds the requirements of the Clear Vision Ordinance. Based on these conditions, the Board is able to justify the requested departure.
  - D. The Board finds the request to modify the wall sign/manual message board composition and justify a second message board for the rear wall is reasonable and is able to justify the request, so long as no other wall signs are permitted. Furthermore, the proposed configuration and design is significantly less than what is permitted by Chapter 24 of the Zoning Ordinance. This justification will ensure the aesthetics gained by the US-31 Overlay Zone are sustained because the three potential wall signs will not be allowed, and therefore, the building materials will remain visible.

3. 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 the conservation of natural features and resources through the preservation of required open space;
  - C. The Project will promote innovation in land use planning and development;
  - D. The Project will promote the enhancement of housing and traffic circulation for the residents of the Township;
  - E. The Project will promote greater compatibility of design and better use between neighboring properties;
  - F. The Project will promote more economical and efficient use of the land while providing harmonious variety of housing choices; and
  - G. The Project will promote the preservation of open space.
4. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
  - A. The Project meets the minimum size of five (5) acres of contiguous land.
  - B. The Project exhibits significant natural features encompassing more than 25% of the land area, which will be preserved as a result of the PUD plan.
  - C. The PUD design substantially moves forward the Intent and Objectives of Section 17.01 of the Zoning Ordinance.
5. The Board also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance:
  - A. The storm water management system for the Project and the drainage facilities will properly accommodate storm water on the site, will prevent run off 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).
- 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 Documentation.
- I. The predominant building materials have been found to be those characteristic of Grand Haven Charter Township such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products.
- J. 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.
- K. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.
- L. 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.
- M. Exterior lighting within the Project complies with Chapter 20A for an LZ 3 zone.
- N. 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.
- O. 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.
- P. The Project meets the access provision regulations.
- Q. The driveways providing access to corner lots shall gain access from the lesser traveled of the two intersecting streets.
- R. The Project satisfies the minimum open space of 25% required by the Zoning Ordinance.
- S. The open space in the Project is large enough and properly dimensioned to contribute to the purpose and objectives of the PUD.
- T. The open space in the Project consists of contiguous land area which is restricted to non-development uses.
- U. The open space shall remain under common ownership or control.
- V. The open space shall be set aside by a means of conveyance approved by the Township Board, which conveyance satisfies the

requirements of Section 17.05.5.G of the Zoning Ordinance.

- W. 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.
6. The Board also finds the Project complies with the US-31 and M-45 Area Overlay Zone findings and statement of purpose found in Section 15A.01 of the Zoning Ordinance:
- A. Accommodates a variety of uses permitted by the underlying zoning, but ensure such uses are designed to achieve an attractive built and natural environment.
  - B. 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. 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. Ensures safe access by emergency vehicles.
  - E. Encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.
  - F. Preserve the capacity along US-31/M-45 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways, and requiring alternate means of access through shared driveways, service drives, and access via cross streets.
  - G. Reduces the number and severity of crashes by improving traffic operations and safety.
  - H. Requires coordinated access among adjacent lands where possible.
  - I. Provides landowners with reasonable access, although the access may be restricted to a shared driveway, service drive, or via a side street, or the number and location of access points may not be the arrangement most desired by the landowner or applicant.
  - J. Requires demonstration that prior to approval of any land divisions, the resultant parcels is accessible through compliance with the access standards herein.
  - K. Preserves woodlands, view sheds, and other natural features along the corridor.
  - L. 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. Implements the goals expressed in the US-31/M-45 Corridor Study.
  - N. Establishes uniform standards to ensure fair and equal application.
  - O. Addresses situations where existing development within the Overlay Zone does not conform to the standards of this chapter.

- P. Promotes a more coordinated development review process with the Michigan Department of Transportation and the Ottawa County Road Commission.
7. The Board also finds the Project shall comply with the below additional conditions as well.
- A. Approval and compliance with all requirements set forth by the DEQ, OCWRC, and OCRC. No building permits shall be issued until all permits have been obtained.
  - B. The legal descriptions of the PUD boundaries shall be finalized, thus, permitting the finalization of the land division application. This includes the necessary title conveyances.
  - C. The Declaration of Restrictions and Easements shall be reviewed, and approved by Township Attorney Bultje. The Developers shall submit a copy of the document recorded at the Ottawa County Register of Deeds. No building permits shall be issued until the condition is met.
  - D. The Developers 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.
  - E. The Developers shall enter into a Special Assessment Private Road Maintenance Agreement with the Township. The Agreement shall be reviewed and approved by the Township Board prior to the issuance of building permits.
  - F. The Developers shall supply documentation that confirms the vegetation proposed to be planted in the wetland is appropriately rated (i.e., native vegetation suitable to thrive in a wetland environment).
  - G. The Developers shall revise the Documentation to include landscape lighting within the center divider island at the Hayes Street entrance to increase its visibility.
  - H. The Developers shall revise the Documentation to more clearly state the center divider island at the Hayes Street entrance shall be measured from 'the back of curb to the back of curb.'
  - I. The Developer shall use the 'Stuc-O-Flex International SFT 311 Moonlight' coating spray on the metal canopies above the fueling stations.
  - J. The Board approves the Section 20.11.5 screening waiver request because the Project has over 1,000 feet of separation from the nearest parcel zoned R-5 or higher. Pursuant to Section 20.11.5 the waiver shall expire upon a building permit being issued by the Township for a residential structure within 200 feet of the Project.

Supervisor French accepted staff and public comments on the proposed Health Pointe PUD Amendment application, which included the following:

- a. Planner Fedewa noted that the two items listed within the motion to postpone further action on the Health Pointe PUD amendment application have been completed. Architectural changes were made and PILOT agreement was completed.
- b. Jeff Meyers (648 Monroe NW, STE. 410, Grand Rapids) is the director of Real Estate Development for Spectrum Health. He noted that the Health Pointe Board of Directors approved the proposed PILOT agreement and that the architectural design went through a substantial change after the architects “broke free” of the initial design concept.
- c. Sean Easter (648 Monroe NW, STE. 410, Grand Rapids) is the Manager of Planning and Design for Spectrum Health. Reviewed a number of massing changes that allowed for various roof lines, the use of arches, stone features, stepping of the roof line, sun shades and similar architectural features.
- d. Mark Pawlak (8953 North Clearwater, Zeeland) is a Vice President with Holland Hospital and a Health Pointe Board member. Stated that Health Pointe will be more efficient, less costly, more competitive and provide additional patient choices. Health Pointe is sized to meet current and future demands of an integrated care campus and is not a Hospital. A Certificate of Need was received for the outpatient operating facility from the State of Michigan. Opined that “duplication of services” is the first argument to competition. In response to Board questions, noted that he did not support defined hours of operation as a condition of approval
- e. Dave Ottenbaker (17142 Majestic Court, Grand Haven Township) is a local physician with Spectrum. Believes the approval process has been thorough and provides options for the Spectrum physicians currently located in Grand Haven. Health Pointe will not be a hospital. Integrated health care campuses have existed along side of private providers. Spectrum has collaborated with NOCH on some health services (e.g., oncology). Zoning should not block free market conditions.
- f. Hillary Burns (15745 Grand Pointe Drive, Grand Haven Township) noted that a group named Township Citizens' Voice has been formed in response to Zoning Ordinance amendments. Opined that the Township Board is acting in fear to the Health Pointe project. Stated there is no need for the project, the PILOT is too little, the impact on Robbins Road is too great, and that the project should be placed on a ballot referendum.
- g. Esther Gray (145 Stone Gate Court, Spring Lake Village) is a retired NOCH employee. Stated that senior citizens want NOCH to continue.
- h. Mike Fritz (225 Clinton Avenue, City of Grand Haven) is a City Council member. Stated that this is not just a Township issue and impacts all of the communities. The Board should look to the future of Health Care. Parents and Grandparents paid taxes to support NOCH. The traffic study is insufficient.
- i. Robert Lock (15917 Brucker Street, Grand Haven Township) believes that Health Pointe is needed in a growing community, there is a need for better medical facilities, and Health Pointe may prevent sending some patients to other communities.
- j. Mark Reenders (16616 Warner Street, Grand Haven Township) questioned the

metal fascia panels around the HVAC, opined that the roof line is not varied, should limit Health Pointe to one operating room; and does not meet the intent of the zoning ordinance.

- k. David Rhem (15360 Oak Point Drive, Spring Lake Township) is the general counsel for NOCH. Discussed the complexity of competition in the Health Care industry. Opined that there is a “clash of egos” and urged caution and for the Board to listen to neighboring communities and experts on the duplication of services.
- l. Cheryl Slater (13136 152<sup>nd</sup> Avenue, Grand Haven Township) expressed concern regarding potential conflicts of interest related to relatives working for either NOCH or Spectrum. Manager Cargo noted that Treasurer Kieft at the time of the Health Pointe application disclosed that his spouse works for NOCH. This was discussed with legal staff who indicated that this is not considered a conflict of interest because there is no direct financial interest related to the applicant. Cargo further noted that there were rumors that Trustee Meeusen has a conflict of interest because his son is a physician with Spectrum. This is not true; rather his son is a physician with St. Mary Health system.
- m. Holly Lookabaugh-Deur (owner of Generation Care) offered to partially fund a study to examine the impacts of the proposed Health Pointe project; noted that a decision on whether the project provides a substantial benefit is decided by the Board and urged a no vote due to the unknown impact of the development.
- n. Geri McCaleb (1235 Slayton, City of Grand Haven) is the mayor for the City of Grand Haven. Opined that the Health Pointe project will not bring more choice, will not reduce costs, and will not provide a substantial benefit to the community. Noted that the PILOT monies will only be received by the Township.
- o. Jack Steinmetz (15695 High Ridge Drive, Grand Haven Township) urged a no vote on the PILOT agreement opining that the funds are not sufficient.
- p. Kris Jenkins (17304 Lane Avenue, Ferrysburg) opined that the traffic is not being properly reviewed and that good relations with the City of Grand Haven are not being maintained.
- q. Marrella Fase (400 Sand Drive, City of Grand Haven) noted that the Spectrum doctors will have to leave the NOCH facility by October of 2017. Noted that there is low doctor to patient ratio (about 1 doctor for every 1,620 patients) and that Health Pointe will allow for more physicians.
- r. Keith Frifeldt (16252 Woodcrest Drive, Spring Lake Township) opined that the Board can and should vote no on the proposal; Health Pointe will destroy NOCH; in abstract, choice is good, but, not in health care since it will duplicate services; Spectrum is shirking and exploiting the rules.
- s. Jessica Finn-Bloomberg (2063 LeTart Avenue, Muskegon) opined that opposition to Health Pointe is fear based and that NOCH will not close because of the project. Spoke on pediatric care and believes there is a need for better pediatric care without having to leave the area.
- t. Jeff Beswick (12623 Hofma Court, Grand Haven Township) is opposed to the PILOT agreement because Health Pointe would only pay taxes to the Township.
- u. Maria Busch (18128 Mohawk Drive, Spring Lake Village) opined that Health Pointe will increase access to health care and that there is a need for the project.
- v. Dennis Scott (1530 Waverly, City of Grand Haven) is a City Council member and

believes there is a need for an additional traffic study; Health Pointe could be the demise of NOCH; is a duplication of services that will undermine the local community hospital.

- w. Shelley Yaklin (10287 Whitewood Drive, Robinson Township) is the President of NOCH. Provided a one-page document to the Board regarding the Health Pointe project and reviewed the information contained.
- x. Kay Aardema (17809 Dewberry Place, Grand Haven Township) is a physician with NOCH. Urged the Board to deny the application because it will not be beneficial; revenues will be diverted to Grand Rapids; and, will duplicate profitable health care services that are needed by NOCH to support low profit services.
- y. Ray Swanson (11724 Garnsey, Grand Haven Township) opined that the Board has completed its due diligence; noted that choice is a privilege and that other providers are needed.
- z. Jana Reenders (16616 Warner Street, Grand Haven Township) noted that the Board has options to deny; opined that the PILOT monies are insufficient.
- aa. Haney Assaad (178 Independence Court, Norton Shores) is the Chief Medical Officer with NOCH. Questioned the length of stay for Health Pointe patients; noted that if NOCH fails that there may not be a local ambulance service or Emergency Room.
- bb. Betty Bierman (14100 Green Street, Robinson Township) believes that Spectrum is a big conglomerate and building Health Pointe within two miles of the hospital is too close.
- cc. Amanda Porter (City of Grand Haven) discussed the Health Pointe project and expressed opposition.
- dd. Jaclyn Hansen (11001 Lakeshore Drive, Grand Haven Township) stated that it is not "ok" to amend an ordinance for one business; questioned why the 2009 Master Plan building height issue was not addressed earlier; NOCH Board members are from the area communities; but not the Health Pointe Board members.
- a. Don Longpre (1725 Dykhouse, City of Grand Haven) is the NOCH Finance director and noted that Spectrum physicians has a lease with NOCH until October of 2017 and can renew the lease for another five-year term.

Board discussion ensued, including the following:

- a. Supervisor French requested information on the concern raised regarding the metal panels screening the HVAC on the Health Pointe structure. Planner Fedewa noted that although metal fascia on canopies is not allowed under the Zoning Ordinance; metal partitions for the HVAC screening is authorized.
- b. Trustee Redick discussed six issues with Health Pointe PUD Amendment application and noted the following:
  - ✓ The height issue is resolved and that a 45 foot height is within the acceptable range for a PUD departure, under the terms of the ordinance that were in effect at the time of application.
  - ✓ The landscaping deficiencies previously noted have been corrected.
  - ✓ Based upon the most recent revision, Health Pointe has done enough to

comply with the architectural concerns related principally to the roofline variation

- ✓ The traffic impact study and provisions are not perfect. But, this is a difficult situation involving off-site improvements on roads within another jurisdiction, both of which raise significant legal issues for the Township. Trustee Redick commended Health Pointe, which offered partial funding for needed roadway improvements in the amount of \$132,000 and noted that it is a condition of approval.
- ✓ If Health Point becomes exempt from property taxes, it would be a detriment to the Township because it would still be a significant user of Township services. However, this issue is resolved with the PILOT agreement that provides \$43,200 in annual PILOT payments, adjusted for inflation, and noted that this is a condition of approval.
- ✓ Noted that his position has been that Health Pointe is not a permitted use in the C-PUD District. However, the Township attorney and Health Pointe's attorney have concluded otherwise. Like many interpretative issues, this does not have a black-or-white answer; it lies on a spectrum of various shades of grey. Although Trustee Redick believes his interpretation is more towards the correct end of the spectrum, he was certain of two other things:
  - The opposing viewpoint is not outside the range of principled outcomes, which is to say that reasonable persons can and have reached different conclusions about this.
  - Is reasonably certain that the ZBA, if asked to opine on this interpretative issue, would adopt the same interpretation being advanced by the Township attorney.

So, in this context, where his opinion is that the use should ultimately be approved (as shown by his vote on the PUD text amendments regarding permitted uses), Trustee Redick noted that:

- A denying vote on this one issue would be a meaningless, ideological vote; a vote based on nothing but empty protest or empty principle.
- A more pragmatic approach is required.
- There are enough useless ideologues in government already, who are willing to stop or delay all types of progress in promotion of their own ideological stances or beliefs.
- Trustee Redick has no intention of participating in that type of buffoonery, either now or in the future, and so he will not be holding out on this point, for the sake of nothing but principle.

Trustee Redick noted that he would be voting for approval.

- c. Trustee Meeusen noted that he did not believe that NOCH articulated how Health Pointe would harm NOCH and asked for a response. Shelleye Yaklin the President of NOCH noted that Health Care is not actually a free market because of cost controls, government regulations, barriers to entry, etc. NOCH allows many physicians to utilize NOCH facilities; Spectrum will only allow Spectrum physicians to utilize its facilities. By duplicating services for profitable health care procedures, Health Pointe will undermine NOCH's ability to provide the high cost/low profit procedures.

- d. Treasurer Kieft noted that his opposition to the Health Pointe PUD Amendment application has remained consistent – Health Pointe is not a permitted use within a Commercial PUD. Believed that the application should be denied and should be resubmitted after the Zoning amendments are in effect.
2. **Motion** by Treasurer Kieft supported by (None) to direct staff to draft a formal motion and report, which will deny the revised Health Pointe PUD Amendment application, with those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting. **Which motion failed** for lack of support.
3. **Motion** by Trustee Meeusen supported by Trustee Redick to conditionally approve the Health Pointe PUD Amendment, which includes the revised building height, revised elevations, revised landscape plan. This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance and Master Plan. The motion is subject to, and incorporates, the following report concerning the PUD Amendments, which report also references certain Zoning Ordinance amendments concerning planned unit developments in general, which received a first reading by the Township Board on February 22, 2016, and were adopted by the Township Board on March 14, 2016 - although they are not yet in effect, (per a notice of intent to file a petition seeking a referendum). **Which motion carried**, pursuant to the following roll call vote:  
Ayes: Redick, Meeusen, French, Behm, Hutchins, Larsen  
Nays: Kieft  
Absent:

Before the roll call vote, Trustee Redick discussed the form of the motion with Attorney Bultje and both noted that the motion was based upon the current Zoning regulations and did not rely upon Zoning Ordinance amendments that received a second reading on March 14<sup>th</sup>.

### REPORT

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 120,026 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"); final landscape plan, last revised 2/10/2016 (the "Final Landscape Plan"); and final building elevation renderings, last revised 3/24/2016 (the "Final Elevations"); collectively referred to as the "Documentation," 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.

By this report, the Board affirms the tasks assigned to the Grand Haven Charter Township Planning Commission (the "Planning Commission") on January 25, 2016 have been completed. Specifically, the Planning Commission has recommended certain amendments to the Zoning Ordinance, has reviewed certain revisions to the Project, and has met with the City of Grand Haven Planning Commission to discuss the Project.

The Board notes that the Developer's Traffic Impact Study concluded the Project would have "little or no additional impact on traffic operations" for Robbins Road or 172<sup>nd</sup> Avenue. Nonetheless, the Traffic Engineer for the Ottawa County Road Commission ("OCRC") has requested certain infrastructure improvements, and the Developer has voluntarily offered to help fund them (as noted in Section 8.T below).

8. 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 Board 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 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 Documentation 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.
9. 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, as described in this report, which the Township would not have been able to negotiate if the PUD Chapter of the Zoning Ordinance was not used.
10. Section 17.01.5, Section 17.02.1.B.3, and Section 17.02.1.B.4 of the Zoning Ordinance, as well as Section 503 of the Michigan Zoning Enabling Act, allow for departures from Zoning Ordinance requirements; these provisions are intended to result in land use development that is substantially consistent with the goals and objectives of the Township Master Plan and the Zoning Ordinance, and consistent with sound planning principles. The Developer requested five departures. The Board makes the following findings.

- A. A maximum building height of 45 feet is permitted because of the following findings.
- i. The Resilient Master Plan Draft encourages vertical expansion to reduce sprawl, preserve open space, 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, so public safety is not compromised.
  - iv. The Township has approved height departures for previous PUDs and even buildings outside of any PUD.
  - v. The Project is not surrounded by unique landscapes (e.g., wetlands, dunes, floodplains, etc.).
  - vi. The Project does not abut residentially zoned properties, either in the Township or in the City of Grand Haven. The nearest single family dwelling is located in the City, over 1,100 feet away. The nearest dwelling located in the Township, is in a high density residential development, and is more than 550 feet away.
  - vii. The parcels abutting the Project are not master planned for residential use.
  - viii. In addition to all of the above, which the Board finds is adequate justification without more, the Board notes that it had a first reading to adopt a Zoning Ordinance amendment on February 22, 2016, and adopted the Zoning Ordinance amendment on March 14, 2016, which would eliminate any doubt whatsoever that the increased height requested by the Developer for the Project is allowed in a commercial planned unit development. The Zoning Ordinance amendment is not yet in effect, per a notice of intent to file a petition seeking a referendum.
- 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. 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.
  - E. A departure from Section 15A.10.7 of the Zoning Ordinance, which requires concrete curb and gutter throughout the parking lot and paved areas, is denied because of the following findings.
    - 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.
- 11. 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.
12. 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.
13. 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 Documentation.
  - 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 equipment 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 Board approves 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.
14. 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.
15. 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 Ottawa County Water Resources Commissioner ("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, and an additional internal access easement for connection to the adjacent parcel at the corner of Robbins Road and 172<sup>nd</sup> Avenue. The Developer shall preliminarily identify the easement areas on the Final Site Plan, and the easements shall be drafted by the Township Attorney and approved by the Township Board prior to the issuance of certificates of occupancy.

- 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 Documentation, 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 are "backloaded," which means that the Final Site Plan has been 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 Documentation and these conditions, these conditions shall control.
  - T. The Township understands it could not require this condition. However, the Developer has voluntarily made an offer, and the Township has relied upon the offer in considering this application. Specifically, the Developer offered to pay 15 percent of the cost of restriping Robbins Road, based on finalized scope and pricing, not to exceed \$7,000.00; and 50 percent of the cost of Box Span type traffic signal upgrades at the Robbins Road and Ferry Street/172<sup>nd</sup> Avenue intersection, based on finalized scope and pricing, not to exceed \$125,000.00. The Township and the Developer shall enter into a contract for these payments by the Developer.
  - U. The Developer shall enter into a Payment in Lieu of Taxes Agreement with the Township prior to the issuance of any building permits. This Agreement is contingent upon the Project, in whole or in part, being deemed to be exempt from *ad valorem* real property taxes under the General Property Tax Act, Act 206 of 1893, as amended, and/or any other applicable law.
  - V. The Developer is prohibited from using the Project, or any part of the Project, as a hospital. Under the Michigan Health Code, referencing Article 17 of the Public Health Code; under the standards for hospitals according to the Department of Licensing and Regulatory Affairs; and under the Building Code, as enforced by the Township, a hospital offers inpatient care for one or more overnight periods, or one or more periods of more than 24 hours. The Project may not provide that type of care.
  - W. The Developer shall submit a full set of the Documentation, which includes all changes that have been required by the Board. The Documentation shall be submitted prior to the issuance of building permits.
16. The Board finds that the Project complies with the uses permitted for a commercial planned unit development, as described in Section 17.08 of the Zoning Ordinance

- A. Office buildings, together with accessory buildings and uses customarily incidental to office buildings, have historically been and are currently permitted to be located in commercial planned unit developments.
  - B. "Office buildings" are not defined in the Zoning Ordinance, but they are commonly defined to include professional activities such as medical offices.
  - C. Although the Service Professional District specifically references medical offices, among other offices, since 1979, when the Service Professional District was established, the Township has consistently interpreted its Zoning Ordinance to not limit medical offices and other offices described in the Service Professional District to just being located in the Service Professional District. Rather, medical offices and other offices specifically described in the Service Professional District have since 1979 routinely been allowed in the Commercial District as well, which allows "office buildings."
  - D. Chapter Six, Future Land Use Plan, of the 2009 Township Master Plan, states on page 6-9 that the Commercial, the Service Professional, and the Commercial Planned Unit Development Districts should all be considered as commercial, and that any commercial development proposal significant in scale or scope (as the Planning Commission finds this Project is) should be considered as a planned unit development.
  - E. In addition to all of the above, which the Board finds is adequate justification without more, the Board notes that it had a first reading to adopt a Zoning Ordinance amendment on February 22, 2016, and adopted the Zoning Ordinance amendment on March 14, 2016, which would eliminate any doubt whatsoever that all uses allowed either by right or by special land use in the Service/Professional District are also allowed in a commercial planned unit development. The Zoning Ordinance amendment is not yet in effect, per a notice of intent to file a petition seeking a referendum.
17. The Township further notes that under the Building Code, the Project will be categorized as a Use Group "B" (i.e., offices), with any outpatient operating facility approved by the State of Michigan with a Certificate of Need also categorized as a Use Group "B" (i.e., ambulatory care facility). Alternatively, a hospital under the Building Code would be a Use Group "I-2," with standards significantly higher than those imposed upon Use Group "B." The Township finds that combining the offices portion of the Project with the ambulatory care portion of the Project in the same use group of the Building Code shows that the Project is not a hospital, but rather a medical office building with accessory uses incidental to medical offices.

## VII. NEW BUSINESS

Supervisor French opened discussion on the proposed PILOT agreement with Health Pointe. Treasurer Kieft inquired as to why the agreement did not include school property taxes. Manager Cargo noted that the PILOT is intended to replace the revenues lost to

any possible future tax exemption that are used to provide certain direct services (e.g., police, fire, transit, etc.).

1. **Motion** by Clerk Larsen supported by Trustee Behm to approve and authorize the Township Supervisor and Clerk to execute the proposed Payment in Lieu of Taxes agreement with Health Pointe. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Redick, Hutchins, Behm, French, Larsen, Meeusen, Kieft

Nays:

Absent:

VIII. REPORTS AND CORESPONDENCE

1. Correspondence
2. Committee Reports
3. Manager's Report
  - a. February Legal Review
4. Others

IX. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Laird Schaefer (12543 Wilderness Trail) expressed opposition to the NORA Recreation Plan and requested that the Board adopted a resolution disagreement to the same.

X. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 9:35p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen  
Grand Haven Charter Township Clerk

Karl French  
Grand Haven Charter Township Supervisor

## **PRIVATE ROAD MAINTENANCE SPECIAL ASSESSMENT CONTRACT**

THIS PRIVATE ROAD MAINTENANCE SPECIAL ASSESSMENT CONTRACT ("Contract") is entered into by and between Grand Haven Charter Township, a Michigan charter township, whose address is 13300 - 168<sup>th</sup> Avenue, Grand Haven, Michigan 49417 (the "Township") and Speedway LLC, % Real Estate Department, Room K-01-004, 539 South Main Street, Findlay, Ohio 45840 (the "Developer"), and is made with reference to the following facts and circumstances.

### **RECITALS**

A. The Developer desires to develop as a planned unit development (the "Development") the lands described on Exhibit "A" (the "Property").

B. The Township approved the planned unit development for the Development, which includes a private road (the "private road," as further depicted on Exhibit "B"), the maintenance of which shall be governed by a recorded Declaration of Restrictions and Easements Agreement (the "REA").

C. Township approval of said private road was further subject to the condition that the Developer enter into a special assessment agreement for private road maintenance with the Township in the event Developer fails to maintain the private road as per the REA.

D. The Township and the Developer are desirous of entering into a special assessment agreement for private road maintenance for the Development in the event Developer fails to maintain the private road as per the REA.

### **AGREEMENT**

NOW, THEREFORE, the parties agree as follows:

Section 1. Special Assessment. In the event Developer fails to maintain the private road as provided under the REA, the Township shall, accordingly, issue a notice of default to Developer. In the event Developer fails to cure such default within thirty (30) days, Developer agrees to the imposition of a special assessment or assessments on all or any of the lands and units within the Development for the purpose of maintaining the private road in the

Development. The special assessment or assessments may be imposed to pay all reasonable costs and expenses related to the maintenance of the private road, including without limitation engineering costs, construction costs, permit costs, right-of-way acquisition costs, legal and financing charges, and all other costs and expenses associated with the maintenance of said private road.

Section 2. Establishment of Special Assessments. The Developer agrees that the special assessment or assessments described in Section 1 above can be imposed by the Township pursuant to any statute or statutes of the State of Michigan, as the same may be amended from time to time, now or hereafter adopted, which authorize the Township to establish a special assessment district for private road maintenance. The Developer agrees that the lands and lots located within the Development can be included in one or more special assessment districts.

Section 3. Cooperation. The Developer agrees that it will cooperate fully and completely with the Township with respect to the imposition of the special assessment or assessments described in Section 1 above. Without limiting the generality of the immediately preceding sentence, the Developer agrees to execute any petition circulated for the purpose of establishing a private road special assessment district and to refrain from signing any petition opposing or objecting to the creation or establishment of a special assessment district. In addition, it is agreed that the execution of this Contract by the Developer shall act as a signature by the Developer and all future owners of all lands and lots included within the Development as a petition for the maintenance of such private road or, in the alternative, as waiving any objections to the establishment of a special assessment district for the maintenance of such private road.

Section 4. Lien. Subject to the default provisions of Section 1 herein above, this Contract shall constitute a lien on all lands and lots located within the Development in such amount as may be necessary to pay the cost of maintaining such private road. The costs and expenses included within the scope of this lien shall include all costs and expenses relating to the acquisition, construction, and completion of the private road maintenance, including without limitation engineering costs, construction costs, permit costs, right-of-way acquisition costs, legal financing charges, and all other costs and expenses associated with the acquisition, construction, and completion of private road maintenance.

Section 5. Binding Effect. It is the intent of the parties to make this Contract binding on the Developer, its successors and assigns and all parties who may at any time own or acquire any interest in any lands or lot or unit located within the Development. All obligations provided in this Contract with respect to the Developer shall also apply to all parties who at any time purchase any lands or units located within the Development.

Section 6. Recording. This Contract shall be recorded in the office of the Ottawa County Register of Deeds as notice to all parties purchasing lands in the Development of the provisions and requirements of this Contract which apply to the imposition of special assessments to pay the cost of acquiring, constructing, and completing private road maintenance in the Development.

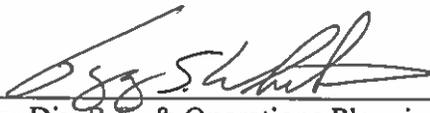
Section 7. Miscellaneous. This Contract shall inure to the benefit of and be binding upon the parties and their respective successors and permitted assigns. All notices and other documents to be served or transmitted shall be in writing and addressed to the parties at the addresses stated on page 1 of this Contract, or such other address or addresses as shall be specified by the parties from time to time and may be served or transmitted in person or by ordinary mail properly addressed and with sufficient postage. This Contract has been executed in the State of Michigan and shall be governed by Michigan law. The waiver by any party 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 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. Any 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 its terms and provisions. All attached exhibits are incorporated by reference as though fully stated in the Contract. This Contract may not be amended other than by a written document signed by both parties.

IN WITNESS WHEREOF, the Township and the Developer have executed this Contract on the dates noted below.

**GRAND HAVEN CHARTER TOWNSHIP,**  
a Michigan charter township

**SPEEDWAY LLC,** a Delaware  
limited liability company

By: \_\_\_\_\_  
Karl French, Supervisor

By:   
Its: Dir. R.E. & Operations Planning

By: \_\_\_\_\_  
Laurie Larsen, Clerk

Dated: 5/4, 2017

Dated: \_\_\_\_\_, 2017



[NOTARY BLOCKS APPEAR ON THE FOLLOWING PAGE]

STATE OF MICHIGAN     )  
  )ss.  
COUNTY OF OTTAWA    )

The foregoing Contract was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Karl French and Laurie Larsen, the Supervisor and the Clerk of Grand Haven Charter Township, a Michigan charter township, on behalf of the Township.

\_\_\_\_\_  
Notary Public  
Ottawa County, Michigan  
Acting in Ottawa County, Michigan  
My Commission expires: \_\_\_\_\_

STATE OF OHIO         )  
  )ss.  
COUNTY OF CLARK     )

The foregoing Contract was acknowledged before me this 14<sup>th</sup> day of May, 2017, by Gregory S. Whitman who, being duly sworn says that (s)he is the Director of Real Estate and Operations Planning of Speedway LLC, and that (s)he has executed the Contract on its behalf.

Katherine S. Borgwald  
\_\_\_\_\_  
Notary Public  
Greene County, Ohio  
Acting in Clark County, Ohio  
My Commission expires: 3-16-19

Prepared by:  
Ronald A. Bultje (P29851)  
Scholten and Fant, P.C.  
100 North Third Street  
P.O. Box 454  
Grand Haven, MI 49417  
(616) 842-3030

GHCT 1047 Private Road Maintenance Special Assessment Contract 06202016



**KATHERINE S. BORGWALD**  
NOTARY PUBLIC • STATE OF OHIO  
My commission expires 3/16/19

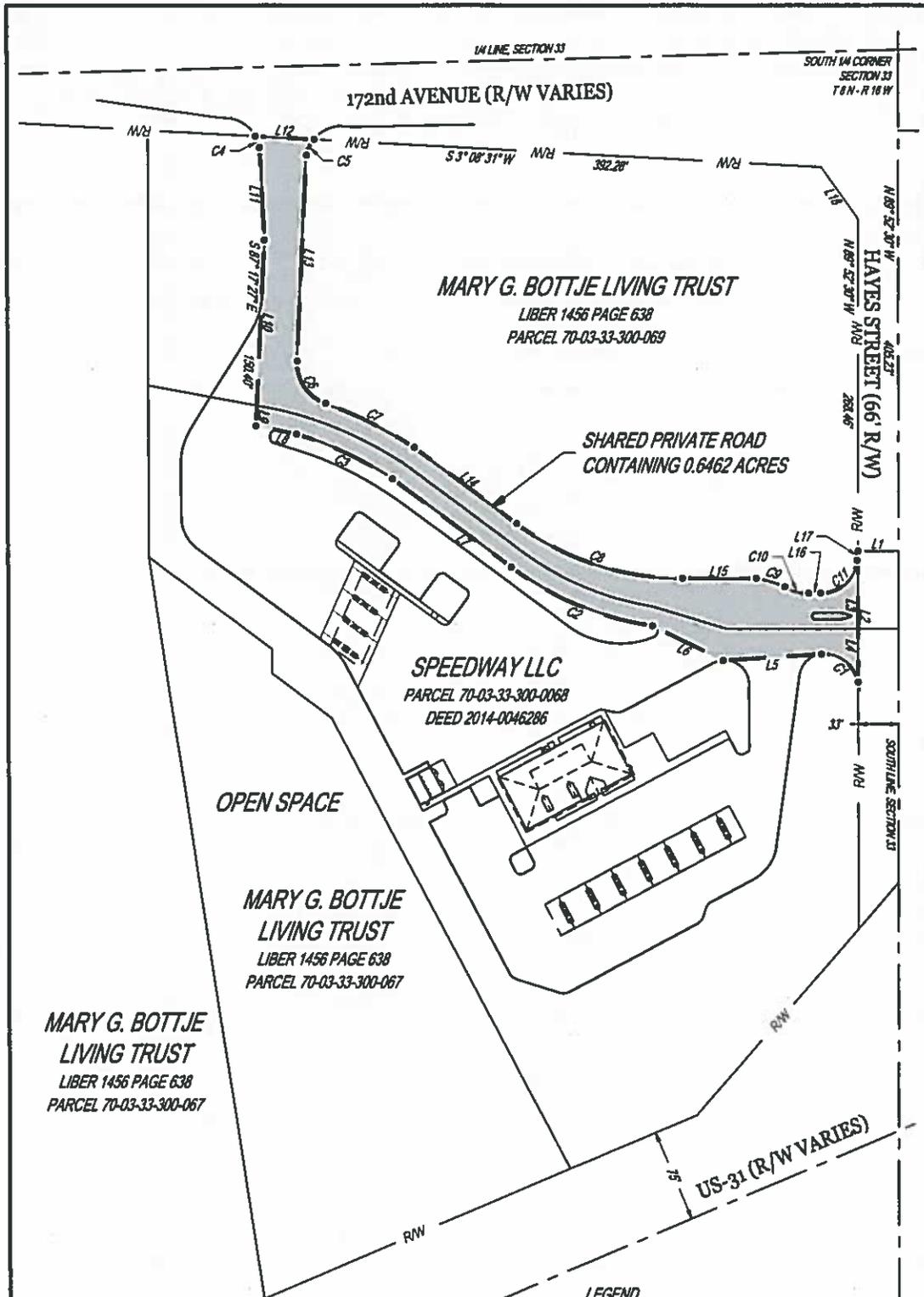
(616) 842-3030

GHCT 1047 Private Road Maintenance Special Assessment Contract 06202016

# EXHIBIT "A"

## Legal Description of the Speedway Parcel

PHASE "1" DESCRIPTION: A PARCEL OF LAND LOCATED IN THE E 1/2 OF THE SW 1/4 OF SECTION 33, T8N, R16W, GRAND HAVEN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 33, WHICH IS N 89°52'30" W, 467.77 FEET FROM THE SOUTH 1/4 CORNER; THENCE CONTINUING N 89°52'30" W, 204.44 FEET TO THE EASTERLY RIGHT-OF-WAY OF HIGHWAY US-31; THENCE ALONG SAID RIGHT-OF-WAY FOR THE NEXT TWO COURSES, N 48°46'51" W, 249.23 FEET; THENCE N 22°47'30" W, 110.93 FEET; THENCE N 62°00'22" E, 410.68 FEET; THENCE N 36°47'21" E, 60.50 FEET; THENCE N 90°00'00" E, 19.60 FEET; THENCE N 36°47'21" E, 124.29 FEET; THENCE N 90°00'00" E, 138.49 FEET; THENCE S 10°34'36" W, 106.18 FEET; THENCE ALONG A 315.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 20°21'19", CHORD DIST. = 111.32 FEET, CHORD BEARING = S 22°56'15" W) FOR 111.91 FEET; THENCE S 36°34'54" W, 119.94 FEET; THENCE ALONG A 240.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 27°38'31", CHORD DIST. = 114.67 FEET, CHORD BEARING = S 22°45'39" W) FOR 115.79 FEET; THENCE S 16°48'19" W, 61.50 FEET; THENCE S 00°00'00" E, 139.87 FEET TO THE POINT OF BEGINNING. CONTAINING 4.365 ACRES SUBJECT TO THE RIGHT-OF-WAY OF HAYES ROAD OVER THE SOUTHERLY 33 FEET THEREOF.



**SURVEYOR'S NOTES:**

1. THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY PURSUANT TO MICHIGAN PA 299 OF 1980, ARTICLE 20.
2. MEASUREMENTS SHOWN ARE FROM RECORD DOCUMENTS, AS NOTED HEREON.
3. NORTH AND BEARINGS BASED ON THE SOUTH LINE OF SECTION 33 AS RECORDED IN DEED 2014-0046286 (NORTH 89°52' 30" WEST).

**LEGEND**

- REFERENCE POINT - NO MONUMENT FOUND OR SET



REVISED: 5/2/17

**PRIVATE ROAD EXHIBIT B**

**SPEEDWAY #1830**

17281 HAYES STREET  
GRAND HAVEN TOWNSHIP  
SEC 33 TOWN 8 N RANGE 16 W  
OTTAWA COUNTY, MI

SCALE: 1" = 100'

DATE: MARCH 29, 2017

DESIGN:

N/A

DRAWN:

WCV

CHECKED:

DPB



www.cesoinc.com

Engineering • Architecture • Survey • Construction Mgt • Environmental

JOB NO:

751771

SHEET NO:

1 OF 2

Curve table					
Curve	Radius	Arc Length	Chord	Delta Angle	Tangent
C1	29.56'	40.59'	N36° 53' 14"E, 37.47'	078° 40' 19"	24.22'
C2	255.50'	124.90'	N22° 34' 40"E, 123.66'	028° 00' 32"	63.72'
C3	299.50'	86.36'	N24° 45' 58"E, 86.06'	016° 31' 14"	43.48'
C4	29.50'	9.96'	N69° 19' 58"E, 9.91'	019° 20' 18"	5.03'
C5	29.50'	14.42'	N63° 58' 54"W, 14.28'	028° 00' 19"	7.36'
C6	34.50'	44.24'	S55° 58' 13"W, 41.27'	073° 28' 39"	25.75'
C7	330.50'	80.56'	S26° 12' 52"W, 80.36'	013° 57' 57"	40.48'
C8	224.50'	143.34'	S18° 17' 27"W, 140.91'	036° 34' 54"	74.21'
C9	41.77'	24.16'	S16° 52' 45"W, 23.82'	033° 08' 15"	12.43'
C10	40.00'	20.39'	S14° 36' 02"W, 20.17'	029° 12' 03"	10.42'
C11	30.00'	43.61'	S41° 38' 27"E, 39.87'	083° 16' 55"	26.67'

Line Table		
Line #	Direction	Length
L1	S00° 07' 30"W	33.00
L2	N89° 52' 30"W	105.71
L3	S89° 52' 30"E	62.62
L4	S89° 52' 30"E	43.09
L5	N03° 39' 53"W	79.53
L6	N26° 02' 38"E	63.56
L7	N36° 34' 54"E	119.46
L8	N11° 34' 07"E	33.52
L9	S87° 17' 27"E	16.44

Line Table		
Line #	Direction	Length
L10	S87° 17' 27"E	133.96
L11	N87° 11' 31"E	74.80
L12	S03° 08' 31"W	47.77
L13	N87° 17' 27"W	166.57
L14	S36° 34' 54"W	103.19
L15	S00° 00' 00"E	59.95
L16	S00° 00' 00"E	9.48
L17	S83° 16' 55"E	7.55
L18	S54° 21' 05"W	51.25

PRIVATE ROAD EXHIBIT B		
SPEEDWAY #1830		
17281 HAYES STREET	SEC 33 TOWN 8 N RANGE 16 W	
GRAND HAVEN TOWNSHIP	OTTAWA COUNTY, MI	
SCALE: 1" = 100'	DATE: MARCH 29, 2017	
DESIGN: N/A	 CREATION TO COMPLETION www.cesoinc.com <small>Engineering • Architecture • Survey • Construction Mgt • Environmental</small>	JOB NO.: 751771
DRAWN: WCV		SHEET NO.:
CHECKED: DPB		2 OF 2

REVISED: 5/2/17

# SUPERINTENDENT'S MEMO

DATE: May 4, 2017

TO: Township Board

FROM: Cargo and Department Directors

SUBJECT: Document/Record Management – A Modest Proposal

The Township Board made significant budget decisions at the April 27<sup>th</sup> work session regarding the General Fund undesignated fund balance. Township staff support these decisions, but believe that the issue of document/record management can be addressed without having to spend up to **\$120,000** on an integrated document/record management software system.

Unlike certain types of businesses (*e.g., health care, legal, etc.*), the management of documents/records does not directly impact the Township's revenue streams. More specifically, the objectives of municipal document/record management are listed below:

- a. Reduce lost and misfiled documents/records.
- b. Provide faster search and retrieval of documents/records, including FOIA requests.
- c. Reduce the amount of physical space used to store documents (*i.e., archival preservation*)
- d. Better organize and control existing documents/records (*i.e., inventory system*).
- e. Apply retention requirements to the documents/records.

That said, it is important to understand the Township's current document/record management system. In brief, the following is noted:

- a. Tax and Assessing documents/records are electronically maintained within the BS&A software system. (*There is no need to convert "archived" paper documents into an electronic format.*)
- b. Finance and Accounting documents/records are electronically maintained within the BS&A software system. (*There is no need to convert "archived" paper documents into an electronic format.*)
- c. Certain construction documents/records are maintained within the BS&A software system – and "paper" construction plans/records could be scanned into the same software system, if needed.
- d. Certain zoning or planning documents/records are maintained within the BS&A software

- system – and “paper” zoning planning records could be scanned into the same software system, if needed.
- e. Emergency response documents/records are maintained within the FIREHOUSE software system in the “cloud”. Emergency records pre-2000 could be entered into this system, if needed.
  - f. Email documents/records are maintained individually by the users in the “cloud”. This system is searchable, as needed.
  - g. Microsoft Word documents/records are maintained electronically on the Township server (*with back-up*), and new agreements, contracts, etc. from external sources are scanned into an Adobe Acrobat .pdf format and saved. These records are searchable.
  - h. Certain cemetery documents/records are maintained within the BS&A software system with the cemetery plat maps tied into the software system through a GIS interface. However, most of the supporting records (*e.g., contracts, burial right certificates, etc.*) are only maintained in a paper format.
  - i. Election documents/records are maintained within the State of Michigan QVF software system with back-up paper copies.
  - j. Certain public works documents/records are maintained within the BS&A software system while a large percentage of construction plans (*e.g., pipes, valves, lift stations, etc.*) are maintained within the ARC GIS software system. Other documents and records (*e.g., maintenance record, metadata on various components, etc.*) will be addressed through the purchase and implementation of an Asset Management software system that the Board approved at the April 27<sup>th</sup> work session.

Although the Township’s current document/record management system is fragmented, staff estimate that the annual “cost” of this fragmentation is less than \$2,000 (*e.g., searching for missing records, searching multiple software systems, etc.*). This inefficiency is not sufficient to justify a large (i.e., **\$120,000**) expenditure for a more integrated document/record management system.

As was noted at the work session, it is unusual, for a community the size of Grand Haven Charter Township, to have an integrated document/record management system. However, it is also important to note that if a future Board wanted to centralize document/record management through an integrated software system, it would be able to import the Township’s electronic records into the new document/record management software system and index these records with an “optical character recognition” program.

**Bottom Line** ... to utilize Township monies more effectively while still improving the current document/record management system, staff would recommend the following:

1. Revoke the decision to appropriate **\$120,000** of the General Fund undesignated cash reserves for a document/record management software system;
2. Instruct staff to scan all new construction and planning documents (*from 2017 forward*) into the BS&A software system using current staff;
3. Instruct Cargo to include monies in the FY 2018 budget to scan construction and planning records from the year 2012 forward into the BS&A software using current

staff and part-time staff and/or paid interns at an estimated cost of less than \$10,000.

This approach will provide an adequate document/record management system for the Township and will begin to address the desire to transfer certain construction and planning documents into electronic formats.

Further, these “saved” monies could be used to increase the 2017 Parks Capital Improvement budget by \$120,000 for parks pathway maintenance.

If the Board supports the proposed budget amendments, the following motion may be offered:

**Move to (1) revoke the original decision to expend \$120,000 of the General Fund undesignated cash reserves for a document/record management system; (2) increase the 2017 Parks Capital Improvement budget by \$120,000 for parks pathway maintenance; (3) instruct staff to scan all new construction and planning documents into the BS&A software system tied to parcel numbers using current staff; and, (4) instruct Cargo to include monies in the FY 2018 budget to scan construction and planning records, from the year 2012 forward, into the BS&A software using current staff and part-time staff and/or paid interns.**

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



# SUPERINTENDENT'S MEMO

DATE: April 20, 2017

TO: Township Board

FROM: Bill Cargo

SUBJECT: Community Engagement Proposals

The Township received four proposals to complete a single community engagement event and draft preliminary design and cost estimates on the development of the Wolfe and Witteveen Properties. As noted, the estimated costs and work hours provided were higher than expected – ranging from **\$25,000** to **\$82,600**. (*The bids were showing billable hours estimated at between 269 and 650 hours – all of which appear to be high.*)

Per the instruction from the Board, Cargo discussed the low bid with Nederveld, Inc. and had the firm delineate the billable hours it expected to utilize. (*See attached report.*)

Cargo believes Nederveld, Inc. can complete the project with fewer hours and the firm agreed to amend their contract to a not-to-exceed contract price of \$25,000; but, the firm must keep Cargo informed of the hours utilized under each stage with an objective of keeping the price at the **\$20,000** level.

If the Board considers this to be a reasonable compromise, the Community Engagement Event can still be held on June 14<sup>th</sup>. To proceed, the following motion is offered:

**Move to authorize the Superintendent to execute an agreement with Nederveld, Inc. to complete a Community Engagement Event on June 14<sup>th</sup> and develop proposed plans for the development of the Witteveen and Wolfe parcels at a cost not-to-exceed \$25,000; but, the firm must keep Cargo informed of the hours utilized under each stage with an objective of keeping the price at the \$20,000 level.**

Please contact me if there are any question or comments.



## Public Services Memo

DATE: May 4, 2017

TO: Township Board/Superintendent

FROM: Mark VerBerkmoes

RE: Hofma Park and Preserve Trail Rehabilitation and ADA Nature Trail Construction

Recall that one of the projects slated for completion this year was creation of a barrier free access trail loop in Hofma Park/Preserve and additional trail way maintenance. There was \$25,000 budgeted for the completion of this project. This project is also identified in the Township's last solo Parks and Recreation Master plan.

This spring, staff completed a comprehensive review of all the trail segments. The trails showed signs of wear due to the amount of use and Cargo instructed that the project be expanded.

On Wednesday, bids were opened for this project. Contractors commented that there is "*alot of work out there and this is one of the more difficult projects in the pile*", likely the reason we only received two (2) bids. The bid tabulation is shown below:

COMPANY	BID AMOUNT	ALTERNATE
Accurate Excavators, LLC	\$156,000.00	\$25,200.00
Riverworks Construction, Inc	\$127,237.50	\$22,400.00

The base project was bid with the repair 6525 linear feet of pathway, covering tree roots and erosion. The alternate was the construction of 1400 linear feet of ADA pathway. The estimated cost of the material for the 6500-feet of 8-feet wide pathway is approximately \$70,000. If there is strong interest in reducing the cost of this project, staff could negotiate with the contractor to reduce the width of the path from 8-feet to 6-feet, providing a 20% savings in material. This could translate up to an estimated \$14,000 savings.

Riverworks Construction is in Holland and has an extensive history working on park projects, specifically trails and board walks. Earlier this Spring they complete a trail project for the State of Michigan in P.J. Hoffmaster State Park in Muskegon. Last year they completed projects with Prein & Newhof, MDOT and Moore and Brugink. Based on their extensive experience, staff is comfortable with Riverworks completing this project.

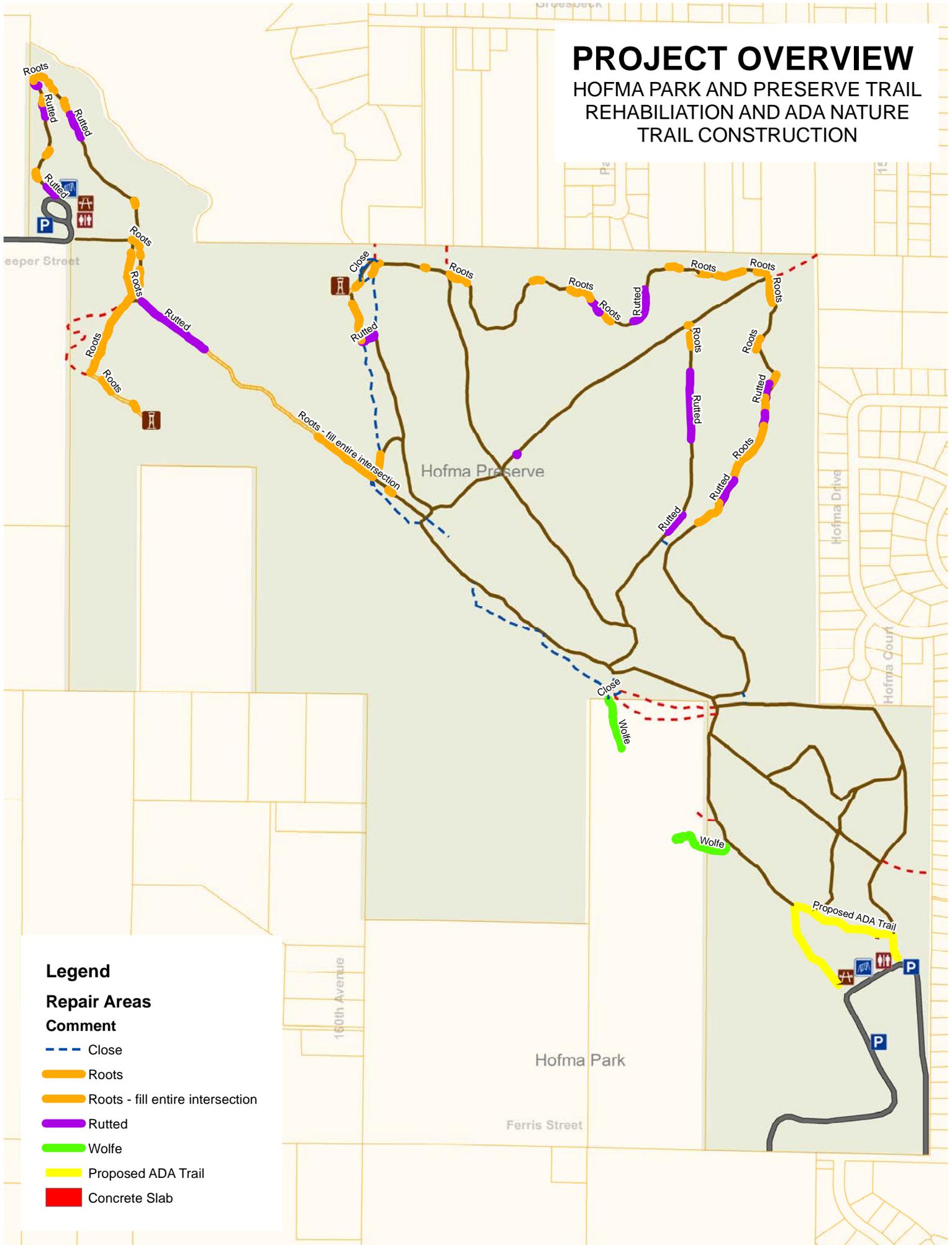
Staff is recommending that Riverworks Construction, Inc. be awarded the contract for the completion of the base project and that the ADA portion be postponed until a later date. If the Board agrees, the following motion could be offered:

***“Move that staff is authorized to complete a contract with Riverworks Construction, Inc of Holland, MI for the completion of the Hofma Park and Preserve Trail Rehabilitation at a cost of \$127,237.50. Further, staff is instructed to complete the necessary budget amendments for the project.”***

Please contact Cargo or myself should you have any questions or concerns.

# PROJECT OVERVIEW

## HOFMA PARK AND PRESERVE TRAIL REHABILITATION AND ADA NATURE TRAIL CONSTRUCTION



### Legend

#### Repair Areas

#### Comment

- Close
- Roots
- Roots - fill entire intersection
- Rutted
- Wolfe
- Proposed ADA Trail
- Concrete Slab

**HOFMA PARK & PRESERVE:  
COMMUNITY ENGAGEMENT EVENT & PRESENTATION**

	Senior 1	Senior 2	Junior 1	Junior 2	Junior 3	TASK TOTALS	SUB-PHASE TOTALS	PHASE TOTAL
<b>PHASE 1: UNDERSTANDING THE CONTENT</b>								<b>\$3,015.00</b>
<b>REVIEW OF MATERIALS</b>							<b>\$1,440.00</b>	
Review of all relevant materials as well as inventory and analysis of site conditions			12			\$900.00		
Nederveld team briefing on information	1	1	2	1	1	\$540.00		
<b>PROJECT KICK-OFF</b>							<b>\$1,575.00</b>	
Kick-off meeting, travel and meeting prep.	5	5	5			\$1,575.00		
<b>PHASE 2: COMMUNITY ENGAGEMENT PROCESS</b>								<b>\$10,040.00</b>
<b>ENGAGEMENT STRATEGY</b>							<b>\$2,040.00</b>	
Outreach graphics for township	1		4			\$420.00		
Meeting planning	5	5	4			\$1,500.00		
Corespondances with GHCT	1					\$120.00		
<b>COMMUNITY ENGAGEMENT EVENT</b>							<b>\$8,000.00</b>	
Graphic production (basemap creation, site walk handouts and engagement graphics)	4	6	4	8	4	\$2,400.00		
One day community engagement event: Site walk and morning community engagement meeting. Afternoon design session. Evening engagement meeting and presentation of design progress.	10	10	10	10	10	\$4,650.00		
Gather and organize notes and graphic materials from engagement event					6	\$450.00		
Expenditures						\$500.00		
<b>PHASE 3: DESIGN</b>								<b>\$8,010.00</b>
<b>DESIGN PROCESS</b>							<b>\$8,010.00</b>	
Production of (2) concepts directed by community engagement commentary	8	8	12	12	12	\$4,620.00		
Review initial concepts with Steering Committee members (via email and phone)	2	2	2			\$630.00		
Creation of Final Design (plan and supporting graphics)	4	4	8	8	8	\$2,760.00		
<b>PHASE 4: REPORT</b>								<b>\$3,990.00</b>
<b>FINAL REPORT</b>							<b>\$3,990.00</b>	
Production of final report	2	2	12	6	4	\$2,130.00		
Presentation preparation	4		8			\$1,080.00		
Presentation of final report to a joint meeting of Township Board, Planning Commission, and Parks Committee	4	0	4			\$780.00		
<b>TOTAL PROJECT FEE (NTE)</b>								<b>\$25,000.00</b>

GRAND HAVEN CHARTER TOWNSHIP | 20 APRIL 2017

# HOFMA PARK & PRESERVE: COMMUNITY ENGAGEMENT EVENT & PRESENTATION



HOFMA PARK & PRESERVE: COMMUNITY ENGAGEMENT EVENT & PRESENTATION  
SUBMITTED BY:  
NEDERVELD





*“In every walk with nature one receives far more than he seeks.”*

-John Muir

# COVER LETTER

Submitted on behalf of:  
Nederveld, Inc.  
217 Grandville Ave SW #302, Grand Rapids, MI 49503  
616.575.5190

Project Contact:  
Jamie Walter, PLA, LEED AP  
JWalter@nederveld.com

William Cargo  
Grand Haven Charter Township  
Township Superintendent/Manager  
13300 168th Ave Grand Haven, MI 49417

Dear William Cargo,

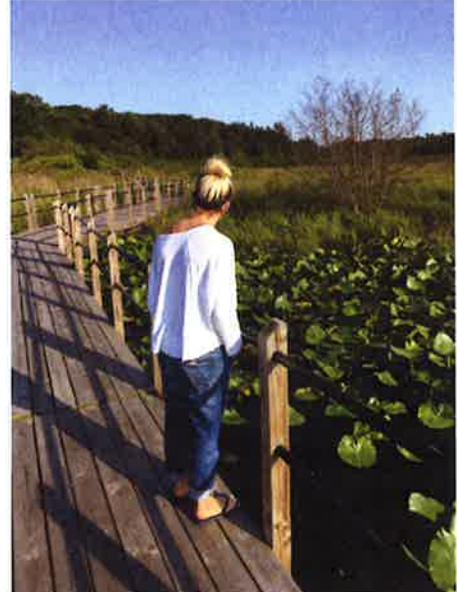
Thank you for the opportunity to submit this proposal for the Community Engagement Event and Presentation RFP for Hofma Park and Preserve. Our team is excited to utilize our extensive, successful experience with community engagement to create a context-sensitive design that is specifically tailored to the reaching community of users served by Hofma Park and Preserve.

Our team for this project draws from Nederveld's multi-disciplinary staff of landscape architects, architects and planners. Nederveld has been involved in over 20 charrettes ranging from community driven park design, to form based codes, to streetscapes, to public plazas. Community based designs have been an integral part of some of our most successful projects including (project examples, award winners).

Growing up in Grand Haven I spent much of my youth outdoors, embracing every opportunity to explore natural environments throughout our community. Whether it was playing sports at the various public ball fields and courts, exploring the endless miles of beaches and trails by both foot and by mountain bike, or capturing its scenery and wildlife through the lens of my camera and the tip of my paintbrush, these outdoor experiences helped shape my life both personally and professionally. As a student at Mary A. White I was selected as part of a youth group to be involved with planning a portion of the trail system which became the Grand Haven Boardwalk. Over 30 years later I am once again excited about the opportunity to give back to our community by helping to design new spaces for this and future generations to explore.

We look forward to working with the Grand Haven Charter Township, members of the steering team as well as other partners to craft a plan that enhances and integrates into the existing recreational and educational opportunities of Grand Haven Charter Township and its surrounding communities.

Jamie Walter PLA, LEED AP

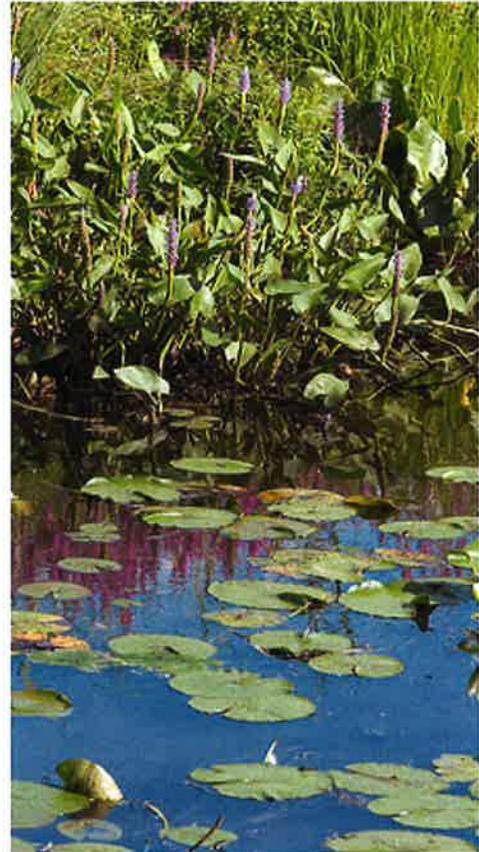


## PROJECT NARRATIVE

Our team is excited to utilize our extensive, successful experience with community engagement to guide a context-sensitive design that is specifically tailored to the reaching community of users served by Hofma Park and Preserve. Having facilitated over 20 charrettes, many of which have been here in West Michigan, Nederveld fully appreciates the importance of creating a positive and interactive community-based design process. Members of our team have been involved in community engagement efforts throughout the state of Michigan as well as the Rocky Mountain region.

Nederveld recognizes that it is imperative to the success of this project that we view this as a collaborative process among the project partners, the community at large, and our team to create a vision that serves a regional user base. The proliferation of community supported recreation within the region has been met by Grand Haven Charter Township's (GHT) and the Northwest Ottawa Recreation Authority's (NORA) commitment to public outreach to identify the growing needs of park patrons. Our approach is intended to invoke the voices of citizens by paying homage to past engagement efforts by project partners while soliciting new input throughout our charrette process. Our interactive design process will be aimed at identifying unique features of the site as it functions within a regional context. In this way, a park and nature preserve such as this has an opportunity to satisfy the recreational and educational goals of the community while fostering further economic development within the region.

Hofma Park and Preserve has many unique natural characteristics that help to create a distinct identity for the park. It is our intent to embolden that identity through place-making practices. The recreational and educational value of the site has tremendous value. The work for us is to foster a conversation, represented both verbally and graphically, about what the community identifies as assets, opportunities, and challenges of the site. On previous projects Nederveld has developed various tools including user-friendly comment boards, focus group meetings, and interactive games to maximize community involvement. We feel very strongly that our tailored approach to community engagement can be employed to fully understand the users of Hofma Park and Preserve and use this understanding to steer a design that enriches the community it serves.



Our team's proposed approach to successfully execute this work combines four primary elements:

1. Comprehensive analysis of the Grand Haven Charter Township Recreation Plan, Master Plan, NORA's Recreation Plan, all relevant land development agreements and other relevant documents to inform the dialogue and decision-making for Hofma Park & Preserve.
2. A creative and robust public engagement platform. The goal is to solicit input from a wide variety of stakeholders and facilitate a dialogue that provides multiple viewpoints for a meaningful voice in the process.
3. Forward-looking park design which emboldens a unique identity for Hofma Park & Preserve recreationally, ecologically and educationally.
4. Seamless communication with members of the community, members of the steering committee and other partners.

Each member of our team lives, works and plays in West Michigan. We all have a vested interest in our community. Together we have collaborated with numerous communities throughout West Michigan with an unwavering commitment to community development. We are confident that, in working in close collaboration with the community, the project steering committee and associated partners, Hofma Park & Preserve can achieve similar results.

*Experience...the Difference*

# OUR FIRM

Nederveld, founded in 1977, is a client-centered company that has grown into a leading provider of land planning, engineering and surveying services in the country.

Our people are forward thinkers, who don't see problems as much as they see opportunities to do things better through new ideas. They are trained professionals, but more than that they are hard-working individuals who join together to provide results, that more often than not exceed expectations.

You will find that the strength of Nederveld lies within the quality of our people and the diversity of our services we offer. We are dedicated people providing quality work.

We service our clients across the country from six offices in **Ann Arbor | Chicago | Columbus | Grand Rapids | Holland | Indianapolis | St. Louis** Our projects have spanned from coast to coast in North America, as well as overseas.

## HOW CAN WE HELP YOU?

### Land Planning

- Urban Design
- Form-Based Codes
- Master Planning
- Charrettes & Visioning
- Economic & Community Development

### Landscape Architecture

- Residential Design
- Commercial Design
- Public Parks
- Streetscapes
- Visual Analysis

### Civil Engineering

- Mixed-Use TND
- Subdivisions & Condominiums
- Site Planning
- Sustainable / Low-Impact Design
- Sanitary Services
- Site Construction Management
- Private Waste Water Facilities

### Land Surveying

- Surveying
- ALTA / ACSM
- Construction Staking
- Flood Plain Mapping
- Subdividing
- Condominium Conversions
- Preconstruction Documentation

### Environmental Consulting

- SBA Risk Assessment / Record Search Reports
- Transaction Screen Process ASTM Standard
- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Baseline Environmental Site Assessments & Section 7a CA Due Care Plan
- Soil and Groundwater Sampling
- Brownfield Redevelopment Funding

### High Definition Scanning

- 3D laser scanning technology quickly provides high-confidence models for design and documentation:
- Architecture
- Building Information Modeling
- Construction
- Education
- Facility & MEP
- Healthcare
- Historic Preservation
- Scene Preservation
- Utility

### Forensic Engineering

- Structural Evaluations
- Fire & Explosion Investigations
- Electrical & Mechanical Evaluations
- Water Intrusion & Mold Evaluations
- Product Evaluations
- Vehicle & Heavy Equipment Inspections
- Expert Witness

## QUALIFICATIONS

- Licensed Professional Engineers
- Licensed Structural Engineers
- Licensed Residential Builders
- Licensed Land Surveyors
- Licensed Landscape Architect
- Registered Architects
- Certified: Form Based Code Institute
- Certified: National Charrette Institute
- Certified Planner
- Certified Residential Appraiser
- Registered Roof Consultant
- Certified Building Inspection Engineers
- Licensed Private Investigators
- Certified Fire Investigators
- Certified Fire and Explosion Investigators
- Certified Vehicle Fire Investigators
- Certified Microbial Consultants
- Certified Microbial Remediation Supervisor
- Master Automobile Technician

## KEY PERSONNEL



**JAMIE WALTER, ASLA, PLA, LEED-AP** has designed and managed projects ranging from multi-acre privately developed master planned communities to municipal infrastructure projects. Prior to relocating to Grand Rapids, he was the first landscape architect in the state of Wyoming to achieve a LEED-AP.

Jamie's work has focused on sustainable development consulting that includes land planning, urban design, park master planning, and streetscape design and improvements. While in Wyoming, Jamie was involved in 12 charrettes for both private and public sector clients.

Jamie is a member of the American Society of Landscape Architects and the American Planning Association. Over the past four years, his work at Nederveld includes implementation of landscape, park, plaza, and streetscape designs, as well as the planning of a wide-range of private-sector development projects.

### CONSULTANT TEAM PERSONNEL

## NEDERVELD

#### PROFESSION

Landscape Architecture

#### EDUCATION

Bachelor of Science in  
Landscape Architecture 1998  
Michigan State University  
East Lansing, MI

#### LICENSES & CERTIFICATIONS

State of Michigan Licensed  
Landscape Architect  
#3901001588

State of Wyoming Licensed  
Landscape Architect

State of Idaho Licensed  
Landscape Architect

State of Montana Licensed  
Landscape Architect

CLARB Certified Landscape  
Architect

LEED Accredited Professional

#### PROFESSIONAL AFFILIATIONS

American Society of  
Landscape Architects

Council of Landscape  
Architects Registration Board

American Planning  
Association

US Green Build Council  
Wyoming Chapter

Town of Jackson Planning  
& Zoning Commission - Vice  
Chairman 2012 - Chairman  
2013

#### AREAS OF EXPERTISE

Master Planning, sustainable  
development consulting, and  
park planning



## KEY PERSONNEL



**MARK F. MILLER AIA AICP** is an architect and planner for Nederveld in Grand Rapids, Michigan and has been involved in award-winning urban design, planning and architectural projects ranging in scale from single buildings and blocks to the master planning of neighborhoods and cities. His diverse skill set and over 15 years with the firm, has made Mark an indispensable member of the Nederveld team.

Mark has collaborated on the creation of 4 form-based codes and has gone through extensive training through the Form-Based Code Institute. Additionally he is certified by the National Charrette Institute.

Mark's past projects include form-based codes for the Michigan cities of Wyoming, Muskegon, Traverse City, and Hudsonville; a parking strategy for downtown Muskegon; The Brikyaat Neighborhood and Belknap Neighborhood Area Specific Plans, both of which were adopted into the City of Grand Rapids master plan; the Imagine Hudsonville 2030 master plan for the City of Hudsonville; GR Forward, a master plan for downtown Grand Rapids; and the East Hills Public Space Strategy, a people-centered guide to build a better neighborhood.

In 2009, Mark was awarded the Young Architect of the Year and the 2014 Humanitarian Award by the Grand Rapids Chapter of the American Institute of Architects. Mr. Miller also serves on the City of Grand Rapids Vital Street Oversight Commission and the Downtown Grand Rapids Inc. Alliance for Investment.

As the former chairman of the Grand Rapids Historic Preservation Commission and past-president of the Grand Rapids AIA, Mr. Miller has been a speaker at numerous events regarding urbanism, form-based codes and public input. He has participated in over 20 charrettes across both Michigan and the Midwest. Mark currently writes a monthly column on urban design and architecture for Grand Rapids Magazine and co-published Urban Edits, a monograph of his urban design work.

He is committed to the continued resurgence of urban living and resides in the diverse and walkable Heritage Hill historic district in an Arts and Crafts home built in 1912, with his wife, Lisa and

### CONSULTANT TEAM PERSONNEL NEDERVELD

#### PROFESSION

Urban Designer | Architect | Planner

#### EDUCATION

Masters of Architecture 1993  
University of Michigan  
Ann Arbor, MI

Bachelor of Science 1991  
University of Michigan  
Ann Arbor, MI

#### LICENSES & CERTIFICATIONS

Registered Architect, State of Michigan #1301042967

American Institute of Certified Planners (AICP) #026560

National Charrette Institute,  
Certified Charrette Planner

Form Based Code Institute  
Certification

#### PROFESSIONAL AFFILIATIONS

American Institute of Architects - AIA Grand Valley Chapter President 2008

Congress for the New Urbanism

#### AREAS OF EXPERTISE

Urban design, historic preservation, and form-based code development



## KEY PERSONNEL



**DUSTIN CORR, PLA** is a technically proficient, creative designer with a broad range of experience from park planning to large scale residential design.

Prior to joining the Nederveld team, Dustin worked for the State of Michigan, Park Planning Department, aiding in the development of the state-wide equestrian trail network plan, safe harbor & boating access plan and visioning for the redevelopment of Belle Isle Park. Subsequently, Dustin transitioned his efforts to bringing innovative design to high-end residential clients in the Chicago area.

Joining Nederveld in 2006, Dustin has been involved with designing streetscapes, playgrounds, as well as residential and commercial development plans. His public visioning projects, such as the Roosevelt Park Area Specific Plan Charrette, has allowed Dustin to help communities see their potential through his quick illustrative graphics and an eye for detail development.

### CONSULTANT TEAM PERSONNEL

## NEDERVELD

### PROFESSION

Landscape Architecture

### EDUCATION

Master of Arts in  
Environmental Design 2012  
Michigan State University  
East Lansing, MI

Bachelor of Landscape  
Architecture 2010  
Michigan State University  
East Lansing, MI

### LICENSES & CERTIFICATIONS

State of Illinois Licensed  
Landscape Architect  
#157001538

State of Michigan Licensed  
Landscape Architect  
#3901001645

### PROFESSIONAL AFFILIATIONS

American Society of  
Landscape Architects

### AREAS OF EXPERTISE

Park Design, Streetscape &  
Residential Design



## KEY PERSONNEL



**JOSH MOLNAR, ASLA** has been a part of the Nederveld planning and design team for three years and is working toward becoming a licensed landscape architect. Josh's work includes conceptual and detailed design of urban streetscapes, small to large scale residential and commercial projects, landscapes, and community spaces. Prior to coming to Nederveld he worked under the senior landscape architect at Michigan State University to design and implement a vast number of pedestrian, bicycle, and vehicle corridors throughout campus, including the design of the Red Cedar Greenway spanning the entire length of campus along the river front.

During his time at Nederveld, Josh Molnar has been involved in an array of planning and design projects including residential, commercial, private, and public developments, subdivision and mixed-use master planning, landscape design, and construction detail development.

### CONSULTANT TEAM PERSONNEL

## NEDERVELD

#### PROFESSION

Landscape Architecture

#### EDUCATION

Bachelor of Science in  
Landscape Architecture 2014  
Michigan State University  
East Lansing, MI

#### PROFESSIONAL AFFILIATIONS

American Society of  
Landscape Architects

#### AREAS OF EXPERTISE

Pedestrian and bicycle  
corridor design, residential &  
commercial development



## KEY PERSONNEL



**MALEAH BEATTY, ASLA** is a graduate from Michigan State University's Landscape Architecture program and recently completed her graduate degree in Environmental Design. Through involvement in both public and private sector projects, her experience ranges from horticulture design to corridor redevelopment.

Since joining the Nederveld team two years ago, Maleah has focused on a wide array of projects including designs of streetscapes, mixed-use development plans, playgrounds, as well as community engagement projects.

She is a published co-author in the Journal of Current Urban Studies and has been a past speaker for the National Signage Research & Education Conference regarding her research in the perception of on-premise commercial signscapes. As past Vice President of the Michigan State University Student Chapter of the American Society of Landscape Architects, Maleah has been involved with six community and university based charrettes and continues to be a liaison between the university and the ASLA.

### CONSULTANT TEAM PERSONNEL

## NEDERVELD

#### PROFESSION

Landscape Architecture

#### EDUCATION

Master of Arts in  
Environmental Design 2016  
Michigan State University  
East Lansing, MI

Bachelor of Landscape  
Architecture 2015  
Michigan State University

#### PROFESSIONAL AFFILIATIONS

American Society of  
Landscape Architects

Michigan State University  
Student Chapter of the ASLA  
Vice President 2015

#### AREAS OF EXPERTISE

Horticulture, sign law  
and perception, corridor  
redevelopment



## WORK SAMPLES

### GRAND RAPIDS PARK IMPLEMENTATION: CHERRY & ROOSEVELT

#### PROJECT DESCRIPTION:

A neighborhood-driven design process for a series of parks in the City of Grand Rapids. A community outreach program led to the drafting of four parks including two referenced below. Our strategy included a seamless integration of the design and planning for immediate implementation steps, mid-term goals, and long-term considerations for each park.



#### FEATURES:

- Collaborated with three other firms to craft a forward-looking vision and plan for the farmers market as part of the Brikyaat Area Specific Plan.

- Facilitated dialogue and stakeholder input that included public meetings and design workshops with neighbors of the park to inform the plan and build neighborhood consensus.

- Designed a plan that was implemented while meeting the needs of the neighborhood residence and maintaining the historic context of the park.

- Updated the park infrastructure to allow for better accessibility, water feature, and plaza space.

#### TOTAL PROJECT FIXED FEE

\$60,000 [\$30,000/PARK]

#### CONTACTS

##### CHERRY PARK

**Rachel Lee**

Former Executive Director, East Hills Neighborhood Association  
E: rachelgrmi@gmail.com

##### ROOSEVELT PARK

**Julie Niemchick**

Executive Director, Roosevelt Park Neighborhood Association  
E: julesmaire1151260@gmail.com

# WORK SAMPLES RENDEZVOUS PARK

## PROJECT DESCRIPTION:

A former gravel pit, Rendezvous Park was slated to become four large multimillion dollar home site along the Snake River several miles south of the Jackson Hole Ski Resort. Positioned between private and public lands, two local nonprofit organizations partnered to purchase the property with the intent of reclaiming the land and providing a natural park for the community and visitors to enjoy. Although not legally necessary for a private park, our team made extensive efforts to gather stakeholders, government agencies and the general public to solicit their input in the planning of the park. From these collaborations a sense of ownership grew throughout the community, from which the name Rendezvous Park has been often shortened to "R" Park (Our Park).



## FEATURES:

- At his previous job as Senior Landscape Architect with Pierson Land Works LLC in Jackson Wyoming, Jamie Walter led a design team including Jorgenson Engineering, Flitner Strategies, as well as Hood Studios of Oakland California.
- Organized and facilitated outreach program and design charrettes with specific stakeholder groups as well as the general public. Gathering ideas and input through group and individual conversations as well as working schematic design sessions to assist in the illustration of potential alternative solutions.
- Manage communication between property owners, municipal stakeholders, nonprofit advocacy groups and the general public.
- Work together with adjacent public and private property owners to coordinate future collaboration of shared access points and project elements to ensure a more cohesive aesthetic for the park and surround lands.
- Updated the site infrastructure to allow for better accessibility and improved traffic and pedestrian flow.

## TOTAL PROJECT FIXED FEE

\$50,000

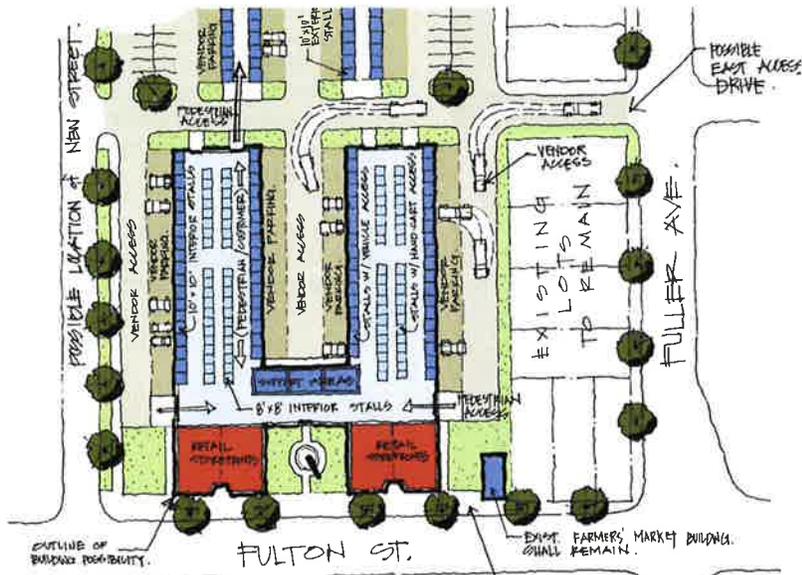
## CONTACTS

**Hal Hutchinson**  
Formerly with LOR Foundation  
E: info@LOR Foundation  
P: 406.404.1834

# WORK SAMPLES FULTON STREET FARMERS MARKET REDEVELOPMENT

## PROJECT DESCRIPTION:

A community supported master plan for a historic urban farmers market completed as part of the Brikyaat Area Specific Plan. The plans to expand and redevelop the market were created using best practices in urban design and charrettes. The planning initiative led to future economic and community development for the neighborhood.



## FEATURES:

- Collaborated with Lott3Metz Architecture to craft a forward-looking vision and plan for the farmers market as part of the Brikyaat Area Specific Plan.

- Facilitated dialogue and stakeholder input that included public meetings and design workshops with neighbors, vendors and customers of the market to inform the plan and build neighborhood consensus.

- Designed a plan that met the needs of the neighborhood and the vendors while maintaining the historic context of the existing market and accentuating the urban fabric of the existing retail street.

- Collaborated with Michigan State University and Project for Public Spaces (PPS) during the process to strategically place the neighborhood and farmers market in a position to promote economic investment.

- Updated the site infrastructure to allow for better accessibility and improved traffic and pedestrian flow.

- Awarded the 2007 Honor Award in Regional and Urban Planning from the Grand Valley Chapter of the American Institute of Architects and the 2007 Blueprint Award from the Grand Valley Metropolitan Council for excellence in neighborhood revitalization and community development.

## TOTAL PROJECT FIXED FEE

\$80,000

## CONTACT

**CHRISTINE HELMS-MALETIC**  
Former President of Midtown  
Neighborhood Association  
E: cmaletic@sbcglobal.net  
P: 616.774.2191

## WORK SAMPLES

# GR FORWARD: DOWNTOWN & RIVER ACTIVATION PLAN

### PROJECT DESCRIPTION:

A comprehensive planning process that will dramatically transition Grand Rapids from being a city of sprawl to a thriving, people-centered urban place by re-focusing on three of the city's strongest assets: the Grand River, Downtown, and the Grand Rapids Public Schools. The collaboratively created Master Plan will envision the many ways in which the City and its citizens can leverage momentum to make progress towards a holistic vision for Downtown, the Grand River corridor, and the public schools.



### FEATURES:

- Collaborated (as a sub-consultant) with a multi-disciplined team of planners, landscape architects, economists, architects, urban designers, transportation engineers, and parking experts to create a realistic and implementable vision for the future of Grand Rapids.

- Incorporated broad and inclusive public outreach that included public forums, a speaker's series, over 100 neighborhood meetings, a storefront studio, and virtual outreach to provide stakeholder input and build consensus for the plan.

- Engaged and collaborated with City staff, including planning, parking department, engineering, and traffic safety, along with elected leadership and three distinct steering committees to help inform the plan, establish priorities, and craft implementation strategies.

- Included a centrally located Grand Rapids Public Schools campus and envisioned a new Downtown Museum School as part of the planning process, urban design, and implementation.

### TOTAL PROJECT FIXED FEE

OVERALL PROJECT FEE  
\$700,000

NEDERVELD FEE  
\$60,000

### CONTACT

MAYOR ROSALYNN BLISS  
E: mayor@grcity.us  
P: 616.456.3168

# OUTLINE & TIMELINE

## PHASE 1: UNDERSTANDING THE CONTENT

**REVIEW MATERIALS** [SECTION 1.3(1)]  
Review of all relevant materials including the existing Grand Haven Charter Township Recreation Plan, Master Plan, NORA reports as well as documents that may affect land development within the park and preserve. This allows our team to fully understand how the site functions in a larger park system framework.

**PROJECT KICK-OFF MEETING**  
Once the groundwork has been conducted to understand the site, an in-person meeting with the steering committee will be held. Here the collaborative process truly begins as Nederveld and the steering committee work hand-in-hand to develop a set of goals for the Community Engagement Event.

## PHASE 2: COMMUNITY ENGAGEMENT PROCESS

**ENGAGEMENT STRATEGY** [SECTION 1.3(1)]  
Based on goals outlined in the Project Kick-Off Meeting, Nederveld will craft a strategy that we feel will maximize feedback from the community. Our experience in community engagement serves as a valuable guide to developing materials and activities that will best suit the project.

**COMMUNITY ENGAGEMENT EVENT**  
The team will conduct a public meeting in order to establish a community understanding of the project background purpose, process, roles and opportunities for community involvement; and, use hands-on drawing exercises and other methods to elicit public input on such topics as community values, and future vision.

## PHASE 3: DESIGN

**DESIGN PROCESS** [SECTION 1.3(1)]  
Nederveld will synthesize public feedback and refine materials produced during the community engagement event in order to create a plan and cohesive set of graphic deliverables. Once these deliverables are presented to the steering committee, we will revise and graphics based on comments received. We pride ourselves on our collaborative abilities and feel that this feedback loop is imperative to seeking the best solution for a community.



## PHASE 4: REPORT

**FINAL REPORT**  
Our team will produce a final report describing findings from the community engagement and how community input has been reflected in the final design. The report will finally be presented to attendees of a meeting of the Township Board, Planning Commission and Park Committee.

## BENCHMARK DATES:

**APRIL 25<sup>th</sup>:**  
Contract awarded.

**BY JUNE 4<sup>th</sup>:**  
Project kick-off meeting with steering committee members.

**JUNE 14<sup>th</sup>:**  
Community Engagement Event.

**BY JUNE 29<sup>th</sup>:**  
Notes from the Community Engagement Event will be organized and provided to the Township.

**BY JULY 14<sup>th</sup>:**  
Provide initial draft of the report to the steering committee.

**WITHIN 30 DAYS:**  
Provide the final draft of the report summarizing key findings and graphics from the community engagement event.

**T.B.D.:**  
The final report and graphics are to be presented to a joint meeting of Township Board, Planning Commission, and Parks Committee.

# PRICING & TEAM MEMBER CONTRIBUTIONS

The following represents an outline of "not to exceed" professional fees associated with this proposal. Costs include all reimbursable expenses, including travel, lodging, and food. Costs do not include rental fees associated with on-site venues. The client will be responsible for venues and charrette furnishings and equipment.

<b>PHASE 1: UNDERSTANDING THE CONTENT</b>	<b>\$3,000</b>
REVIEW MATERIALS.....	\$1,000
PROJECT KICK-OFF MEETING.....	\$2,000
<b>PHASE 2: COMMUNITY ENGAGEMENT PROCESS</b>	<b>\$10,000</b>
ENGAGEMENT STRATEGY.....	\$2,000
COMMUNITY ENGAGEMENT EVENT.....	\$8,000
<b>PHASE 3: DESIGN</b>	<b>\$8,000</b>
DESIGN PROCESS.....	\$8,000
<b>PHASE 4: REPORT</b>	<b>\$4,000</b>
FINAL REPORT.....	\$4,000
<b>TOTAL PROJECT FEE (NTE)</b>	<b>\$25,000</b>



15%

10%

25%

25%

25%







GRAND HAVEN CHARTER TOWNSHIP | 20 APRIL 2017

**HOFMA PARK & PRESERVE:  
COMMUNITY ENGAGEMENT EVENT & PRESENTATION**

# Category Detail Permit Report

## ACCESSORY BUILDING

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0122	RISSELADE JOSEPH-PAULA	15074 WILLOWWOOD CT	\$190.60	\$190.60

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

## ADDRESS

Permit No.	Owner	Address	Fee Total	Amount Paid
P17AD0015	MERRITT LAND COMPANY LLC	12067 FOREST BEACH TRL PVT	\$0.00	\$0.00
P17AD0016	GRAND HAVEN SENIOR LEASING, LI	17049 COMSTOCK ST	\$14.00	\$14.00
P17AD0017	GRAND HAVEN DEVELOPMENT GRC	13005 COPPERWAY DR	\$14.00	\$14.00
P17AD0018	PIGEON CREEK LLC	10265 SHANNONS WY	\$14.00	\$14.00

**Total Fees For Type: \$42.00**  
**Total Permits For Type: 4**

## ALTERATIONS

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0115	NEAL DAVID K-LINDA C	15907 MERCURY DR	\$224.85	\$224.85
P17BU0125	PRINS ERIC	17395 BUCHANAN ST	\$218.00	\$218.00

**Total Fees For Type: \$442.85**  
**Total Permits For Type: 2**

## BASEMENT FINISH

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0094	VANLIERE MATTHEW D-KATHLEEN	16087 ROBRICK AVE	\$224.85	\$224.85
P17BU0101	SIEMION JOHN E-WENDY J	15857 BRUCKER ST	\$204.30	\$204.30
P17BU0105	BARTLETT COURTLAND S-SHANA E I	14415 MANOR RD	\$300.20	\$300.20
P17BU0107	DEKKER NATHAN M-ELESHA A	17253 LINCOLN ST	\$357.05	\$357.05
P17BU0112	PETERSEN PAUL J-STACEY	13562 RAVINE VIEW DR	\$315.95	\$315.95
P17BU0114	SMITH EDWARD J-KARI L	13272 RAVINE VIEW DR	\$295.40	\$295.40
P17BU0123	BUTLER GREGORY L-ANGELA L	14891 BIRDSONG LN	\$190.60	\$190.60

**Total Fees For Type: \$1,888.35**  
**Total Permits For Type: 7**

## COMMERCIAL BUILDING

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0137	MIDWEST V LLC	14702 MERCURY DR	\$261.25	\$261.25

**Total Fees For Type: \$261.25**

Total Permits For Type: 1

## COMMERCIAL REMODEL

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0098	RIVERWOOD COMPANY LLC	17034 ROBBINS RD	\$507.40	\$507.40
			<b>Total Fees For Type:</b>	<b>\$507.40</b>
			<b>Total Permits For Type:</b>	<b>1</b>

## DECK

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0093	GREEN PINE PROPERTIES	15323 MERCURY DR 15315	\$36.75	\$36.75
P17BU0103	RIVER HAVEN OPERATING COMPAN	13616 OAKTREE COURT	\$36.75	\$36.75
P17BU0104	KIEFER PAUL A-KOLLEEN B	15150 FAIRMOUNT CT	\$63.00	\$63.00
P17BU0134	OBRIEN JAMES P	14005 BAYOU RIDGE CIR	\$120.75	\$120.75
P17BU0135	CHERIN DAVID J-ELIZABETH A	14003 BAYOU RIDGE CIR	\$120.75	\$120.75
			<b>Total Fees For Type:</b>	<b>\$378.00</b>
			<b>Total Permits For Type:</b>	<b>5</b>

## ELECTRICAL

Permit No.	Owner	Address	Fee Total	Amount Paid
P17EL0166	MIDWEST V LLC	14702 MERCURY DR	\$80.00	\$80.00
P17EL0171	ROBBINS ROAD REAL ESTATE LLC	17200 ROBBINS RD	\$185.00	\$185.00
P17EL0172	BALK STEVEN J-TIFFANY A	10357 LAKESHORE DR	\$140.00	\$140.00
P17EL0173	WILLIAMSON KURT	12895 152ND AVE	\$257.00	\$257.00
P17EL0174	VANLIERE MATTHEW D-KATHLEEN	16087 ROBRICK AVE	\$68.00	\$68.00
P17EL0175	KALIMAR INVESTMENTS LLC	13040 US-31 STE G	\$64.00	\$64.00
P17EL0176	KNOLL JAMES-SHERYL	14832 CANARY DR	\$60.00	\$60.00
P17EL0177	SIEMION JOHN E-WENDY J	15857 BRUCKER ST	\$56.00	\$56.00
P17EL0178	ERWIN CHAD-KARRIE	14552 BRIGHAM DR	\$233.00	\$233.00
P17EL0179	BARTLETT COURTLAND S-SHANA E I	14415 MANOR RD	\$118.00	\$118.00
P17EL0180	HARSHA JUSTIN	15275 PINE ST	\$56.00	\$56.00
P17EL0181	HERBERG WILLAM F III	11555 LAKESHORE DR	\$363.00	\$363.00
P17EL0182	BARES EARLE E-CYNTHIA LOU	16717 SLEEPER STREET	\$281.00	\$281.00
P17EL0183	TRI-CITIES HISTORICAL MUSEUM INC	14110 172ND AVE	\$104.00	\$104.00
P17EL0184	BOWMAN TORY-CARRIE	10346 MESIC DR	\$297.00	\$297.00
P17EL0185	PETERSEN PAUL J-STACEY	13562 RAVINE VIEW DR	\$66.00	\$66.00
P17EL0186	LINNER MELISSA	12837 MARIPOSA ST	\$80.00	\$80.00
P17EL0187	SMITH EDWARD J-KARI L	13272 RAVINE VIEW DR	\$60.00	\$60.00
P17EL0188	PAVLIN ROBERT J	16788 WINANS ST	\$59.00	\$59.00
P17EL0189	STJEPANOVIC DAVID-DIJANA	12947 SWEETBRIAR DR	\$76.00	\$76.00
P17EL0190	GRAND HAVEN DEVELOPMENT GRC	15042 COPPER CT	\$269.00	\$269.00

P17EL0191	DEKKER NATHAN M-ELESHA A	17253 LINCOLN ST	\$130.00	\$130.00
P17EL0192	IKELER DAN-SUSAN	17172 MAJESTIC RIDGE CT	\$79.00	\$79.00
P17EL0193	HUISKEN JILL-WIEBENGA DALE	12987 144TH AVE	\$76.00	\$76.00
P17EL0194	BUTLER GREGORY L-ANGELA L	14891 BIRDSONG LN	\$68.00	\$68.00
P17EL0195	TRI-CITIES HISTORICAL MUSEUM INC	14110 172ND AVE	\$171.00	\$171.00
P17EL0196	CHRISTIAN REFORMED CONF GROU	12253 LAKESHORE DR	\$80.00	\$80.00
P17EL0197	STOCKING JOSEPH	17120 BUCHANAN ST	\$60.00	\$60.00
P17EL0198	PAGE JERI L-TODD A	14614 AMMERAAL AVE	\$134.00	\$134.00

**Total Fees For Type: \$3,770.00**  
**Total Permits For Type: 29**

## FENCE

Permit No.	Owner	Address	Fee Total	Amount Paid
P17ZL0022	WITTE NOAH	15440 PINE ST	\$25.00	\$25.00
P17ZL0023	PENA JOSEPH-ERICA	14468 MANOR RD	\$25.00	\$25.00
P17ZL0024	HORNING ELAINE-PODEIN MICHAEL	10569 LAKESHORE DR	\$25.00	\$25.00
P17ZL0028	GERENCER THOMAS-LAURIE A	13700 152ND AVE	\$25.00	\$25.00
P17ZL0029	SNYDER STEPHEN-MARY	15045 ROBINWOOD CT	\$25.00	\$25.00
P17ZL0031	BURMINHAM KAYLA-MARY	14698 154TH AVE	\$25.00	\$25.00
P17ZL0032	BRYANS NATHAN	15666 LAKE AVE	\$25.00	\$25.00

**Total Fees For Type: \$175.00**  
**Total Permits For Type: 7**

## FREESTANDING SIGN

Permit No.	Owner	Address	Fee Total	Amount Paid
P17SG0008	MIDWEST V LLC	14702 MERCURY DR	\$90.50	\$90.50

**Total Fees For Type: \$90.50**  
**Total Permits For Type: 1**

## GROUND SIGN

Permit No.	Owner	Address	Fee Total	Amount Paid
P17SG0009	TEG TIMBERVIEW 2 LLC	ELIZABETH JEAN CRT CLUBHO	\$47.00	\$47.00
P17SG0010	TEG TIMBERVIEW 2 LLC	ELIZABETH JEAN CRT CLUBHO	\$47.00	\$47.00

**Total Fees For Type: \$94.00**  
**Total Permits For Type: 2**

## MECHANICAL

Permit No.	Owner	Address	Fee Total	Amount Paid
P17ME0207	GOLDBERG RANDY D-MERCINDA G	15588 164TH AVE	\$55.00	\$55.00
P17ME0208	LANGE TODD-ELIZABETH	12934 WOODRUSH CT	\$80.00	\$80.00
P17ME0209	SCHULTZ JOHN H-CAROLYN J	13610 168TH AVE	\$80.00	\$80.00

P17ME0210	KALIMAR INVESTMENTS LLC	13040 US-31 STE G	\$75.00	\$75.00
P17ME0211	KELLY DAVID-CORE ANNE	16088 LINCOLN ST	\$115.00	\$115.00
P17ME0212	CHRISTIAN REFORMED CONF GROU	12253 LAKESHORE DR	\$90.00	\$90.00
P17ME0213	SOVICH THOMAS J	10383 BIRDSEYE CT	\$135.00	\$135.00
P17ME0214	DEJA JOSEPH-KAREN	15288 GRAND OAK RD	\$75.00	\$75.00
P17ME0215	MICHALAK JEFFREY-MARTHA	10369 LAKESHORE DR	\$80.00	\$80.00
P17ME0216	PECKHAM GORDON E III-SHERRIE	13384 FOREST PARK DR	\$55.00	\$55.00
P17ME0217	PAVLIN ROBERT J	16788 WINANS ST	\$110.00	\$110.00
P17ME0218	HAVEN METROLOGY REALTY LLC	13690 172ND AVE 13694	\$80.00	\$80.00
P17ME0219	VANDERLINDE DAVID JR-SARAH	17466 BEECH HILL DR	\$155.00	\$155.00
P17ME0220	DEKKER NATHAN M-ELESHA A	17253 LINCOLN ST	\$60.00	\$60.00
P17ME0221	DERENNE CRAIG J-ALBAITIS LAURA	13221 MULBERRY CT	\$115.00	\$115.00
P17ME0223	PETERSEN PAUL J-STACEY	13562 RAVINE VIEW DR	\$55.00	\$55.00
P17ME0224	RAUSCHERT KENNETH A-KATHRYN	13759 HOFMA DR	\$80.00	\$80.00
P17ME0225	BUTLER GREGORY L-ANGELA L	14891 BIRDSONG LN	\$55.00	\$55.00
P17ME0226	SIGNATURE LAND DEVELOPMENT C	13065 WILDVIEW DR	\$230.00	\$230.00
P17ME0227	ADAMS DONALD-DIANA	17261 FERRIS ST	\$135.00	\$135.00
P17ME0228	NORKOLI JEFFREY R-JULIE S	17168 BURKSHIRE DR	\$55.00	\$55.00
P17ME0229	HERBERG WILLAM F III	11555 LAKESHORE DR	\$135.00	\$135.00
P17ME0230	LOFTIS JAMES M TRUST	13888 172ND AVE	\$150.00	\$150.00
P17ME0231	BARTLETT COURTLAND S-SHANA E I	14415 MANOR RD	\$70.00	\$70.00

**Total Fees For Type: \$2,325.00**  
**Total Permits For Type: 24**

## OUTDOOR POND

Permit No.	Owner	Address	Fee Total	Amount Paid
P17SLU0003	MCALPINE SHAWN-CRABILL ABBY	16319 FILLMORE ST	\$125.00	\$125.00

**Total Fees For Type: \$125.00**  
**Total Permits For Type: 1**

## PARKING LOT EXPANSION

Permit No.	Owner	Address	Fee Total	Amount Paid
P17SPR0001	SEAVER LLC	16900 HAYES ST	\$100.00	\$100.00

**Total Fees For Type: \$100.00**  
**Total Permits For Type: 1**

## PLUMBING

Permit No.	Owner	Address	Fee Total	Amount Paid
P17PL0116	KILPATRICK PATRICIA	17836 COMSTOCK ST	\$120.00	\$120.00
P17PL0117	VANLIERE MATTHEW D-KATHLEEN	16087 ROBRICK AVE	\$55.00	\$55.00
P17PL0118	WESTVIEW CAPITAL LLC	14552 BRIGHAM DR	\$255.00	\$255.00

P17PL0119	NEITRING MICHAEL J	14164 155TH AVE	\$55.00	\$55.00
P17PL0120	BALK STEVEN J-TIFFANY A	10357 LAKESHORE DR	\$133.00	\$133.00
P17PL0121	WUJCIK JOHN T-KRISTI M	17946 ROBBINS RD	\$213.00	\$213.00
P17PL0122	MARTIN DANIEL R-WAYNE M	13733 COTTAGE DR	\$58.00	\$58.00
P17PL0123	SIGNATURE LAND DEVELOPMENT C	13065 WILDVIEW DR	\$229.00	\$229.00
P17PL0124	DAHLMAN SARAH	15613 GROESBECK ST	\$118.00	\$118.00
P17PL0125	DEKKER NATHAN M-ELESHA A	17253 LINCOLN ST	\$55.00	\$55.00
P17PL0126	VANDERLINDE DAVID JR-SARAH	17466 BEECH HILL DR	\$155.00	\$155.00
P17PL0127	BLANDING KEVIN M-LORI A	11970 152ND AVE	\$63.00	\$63.00
P17PL0128	MIDWEST V LLC	14702 MERCURY DR	\$198.00	\$198.00
P17PL0129	PETERSEN PAUL J-STACEY	13562 RAVINE VIEW DR	\$65.00	\$65.00
P17PL0130	SMITH EDWARD J-KARI L	13272 RAVINE VIEW DR	\$65.00	\$65.00
P17PL0131	GRAND HAVEN DEVELOPMENT GRC	15042 COPPER CT	\$248.00	\$248.00
P17PL0132	BUTLER GREGORY L-ANGELA L	14891 BIRDSONG LN	\$65.00	\$65.00
P17PL0133	LANGLOIS MICHAEL A-KAY L	13505 FOREST PARK DR	\$110.00	\$110.00
P17PL0134	BARTLETT COURTLAND S-SHANA E	14415 MANOR RD	\$115.00	\$115.00

**Total Fees For Type: \$2,375.00**  
**Total Permits For Type: 19**

### POOL/SPA/HOT TUB

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0097	CHRISTIAN REFORMED CONF GROU	12253 LAKESHORE DR	\$575.90	\$575.90
P17BU0126	PHILLIPS BRIAN A-HILARY K	13126 WOODVALE CT	\$368.70	\$368.70

**Total Fees For Type: \$944.60**  
**Total Permits For Type: 2**

### PORTABLE STORAGE UNIT

Permit No.	Owner	Address	Fee Total	Amount Paid
P17ZL0033	STEURY BRANDON R-ALISSA	17319 BURKSHIRE DR	\$25.00	\$25.00

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

### REPLACEMENT WINDOWS/DOORS

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0099	SUCHECKI BRADLEY-NANCY TRUST	16572 JOHNSON ST	\$42.00	\$42.00
P17BU0111	WARREN TINA M	16206 LAKE MICHIGAN DR	\$152.25	\$152.25
P17BU0116	BRADSHAW DANA M-BEVERLY MARI	14081 LUCKETT LN	\$89.25	\$89.25

**Total Fees For Type: \$283.50**  
**Total Permits For Type: 3**

### RE-ROOFING

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0095	PELLEGROM TRUST	11261 168TH AVE	\$100.00	\$100.00
P17BU0096	MAYNARD SANDRA K	11984 CHICKORY DR	\$100.00	\$100.00
P17BU0102	REAY NANCY L	13476 REDBIRD LN	\$100.00	\$100.00
P17BU0106	OLSEN JAN-CLAUDIA MARIE	10669 158TH AVE	\$100.00	\$100.00
P17BU0108	COOK JOSEPH L JR-CINDY	15369 CHANNEL RD	\$100.00	\$100.00
P17BU0117	MORELL RONALD J-MAHON DANA L	16149 VANDEN BERG DR	\$100.00	\$100.00
P17BU0118	BAILEY LYNNE S TRUST	15474 ROYAL OAK DR	\$100.00	\$100.00
P17BU0119	SAWYER DAVID W-JILL M	13312 GREENLEAF LN	\$100.00	\$100.00
P17BU0120	COOMBS RICHARD-BURNETTE LIND	13760 LAKESHORE DR	\$100.00	\$100.00
P17BU0121	JOHNSON TIMOTHY SCOTT	15036 ARBORWOOD DR	\$100.00	\$100.00
P17BU0129	SZABLA RICHARD-BARBARA STEPHE	13384 RAVINE VIEW DR	\$100.00	\$100.00
P17BU0131	SCHERMER MARISSA L-MCCLAIN BAF	15105 DAVID ST	\$100.00	\$100.00
P17BU0139	RIVER HAVEN OPERATING COMPAN	14546 MERCURY DR	\$50.00	\$50.00

**Total Fees For Type: \$1,250.00**  
**Total Permits For Type: 13**

### SHED (<200 SQFT)

Permit No.	Owner	Address	Fee Total	Amount Paid
P17ZL0021	PLATT STEPHEN-CHRISTINE TRUST	15603 160TH AVE	\$25.00	\$25.00
P17ZL0025	KOLKEMA MARY ANN	17585 TAMARACK LN	\$25.00	\$25.00
P17ZL0027	WILLIS FAMILY TRUST	15328 CANTERBURY LN PVT	\$25.00	\$25.00
P17ZL0030	PASTOTNIK MATTHEW-LAURA	14492 MANOR RD	\$25.00	\$25.00

**Total Fees For Type: \$100.00**  
**Total Permits For Type: 4**

### SINGLE FAMILY DWELLING

Permit No.	Owner	Address	Fee Total	Amount Paid
P17BU0091	BARES EARLE E-CYNTHIA LOU	16717 SLEEPER STREET	\$1,995.65	\$1,995.65
P17BU0100	MARCERO JOSHUA D	14612 GARBRECHT CT	\$1,554.65	\$1,554.65
P17BU0109	MERRITT LAND COMPANY LLC	12067 FOREST BEACH TRL PVT	\$2,126.90	\$2,126.90
P17BU0110	GRAND HAVEN DEVELOPMENT GRC	15042 COPPER CT	\$1,827.65	\$1,827.65
P17BU0128	EAGLE CREEK HOMES LLC	10368 MESIC DR	\$1,901.15	\$1,901.15

**Total Fees For Type: \$9,406.00**  
**Total Permits For Type: 5**

### SITE CONDOMINIUM

Permit No.	Owner	Address	Fee Total	Amount Paid
P17SC0001	BRUCKER BEACH WOODS	BRUCKER ST	\$750.00	\$750.00

**Total Fees For Type: \$750.00**

Total Permits For Type: 1

## TEMPORARY LAND USE

Permit No.	Owner	Address	Fee Total	Amount Paid
P17ZL0026	WERNER PROPERTIES LLC	13844 172ND AVE	\$455.00	\$455.00

Total Fees For Type: \$455.00  
Total Permits For Type: 1

## VEHICLE SALES

Permit No.	Owner	Address	Fee Total	Amount Paid
P17VS0012	LYTTAKER LEWIS-SANDRA K	14559 LAKE MICHIGAN DR	\$0.00	\$0.00
P17VS0013	BUITENHUIS RONALD	13839 152ND AVE	\$0.00	\$0.00
P17VS0014	DEYOUNG&ULBERG DEVELOPMEN	16731 FERRIS ST	\$0.00	\$0.00
P17VS0015	RACZOK VIRGINIA L	15780 WINANS ST	\$0.00	\$0.00
P17VS0016	WOOD MATTHEW-CLARE	13933 168TH AVE	\$0.00	\$0.00
P17VS0017	PALMER DAVID-NANCY	14670 MERCURY DR	\$0.00	\$0.00
P17VS0018	SCHOLLENBERGER DONALD-JEANE	15354 HOFMA DR	\$0.00	\$0.00
P17VS0019	FRIEDGEN NANCY E TRUST	15676 COMSTOCK ST	\$0.00	\$0.00
P17VS0020	BAILEY DOUG D	10584 LAKESHORE DR	\$0.00	\$0.00
P17VS0021	PELKEY DEAN M-LISA M	14403 LAKESHORE DR	\$0.00	\$0.00

Total Fees For Type: \$0.00  
Total Permits For Type: 10

## WALL/CANOPY SIGN

Permit No.	Owner	Address	Fee Total	Amount Paid
P17SG0007	MIDWEST V LLC	14702 MERCURY DR	\$60.50	\$60.50

Total Fees For Type: \$60.50  
Total Permits For Type: 1

## Report Summary

**Grand Total Fees: \$26,039.55**  
**Grand Total Permits: 146**

Report Date: 05/04/2017

Population: All Records

Filter: Permit.DateIssued Between 4/1/2017 12:00:00 AM AND  
4/30/2017 11:59:59 PM AND  
Permit.Category Not = BURN PERMITS

# April Enforcement Letters By Category

*All enforcement letters sent the previous month*

Type of Enforcement Letter	Number Mailed
ACC BLDGS HED WARNING	2
BASEMENT FINISH-CURRENT OWNER-1ST NOTICE	5
COMM VEHICLE IN REZ ZONE	1
DECK WITHOUT PERMIT	1
FENCE LETTER	1
LITTER 2ND NOTICE	2
LITTER WARNING LETTER	11
TRASH CAN WARNING 2ND NOTICE	1
TRASH CAN WARNING LETTER	2
VEHICLE IN ROW LETTER	2
VEHICLE ON GRASS LETTER	4
VEHICLE SALE WARNING	3

**Total Letters Sent: 35**

Letter.DateTimeCreated Between 04/01/2017 AND 0  
Letter.LinkFromType = Enforcement

# April Open Enforcements By Category Monthly Report

## ACCESSORY BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0121	14492 MANOR RD	CLOSED	04/13/17	04/24/17	04/20/2017 PERMIT READY TO ISSUE
E17CE0134	15300 LAKE AVE	CLOSED	04/18/17	04/23/17	
E17CE0140	14749 152ND AVE	INVESTIGATION ONLY	04/20/17		

**Total Entries: 3**

## BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0138	15998 LAKE AVE	PENDING	04/19/17		
E17CE0145	14255 TERRY TRAILS	PENDING	04/20/17		

**Total Entries: 2**

## COMM VEHICLE IN RES ZONE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0132	10168 LAKESHORE DR	1ST NOTICE OF VIOLATION LETTER	04/18/17		

**Total Entries: 1**

## FENCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0136	17877 COMSTOCK ST	INVESTIGATION ONLY	04/18/17		

**Total Entries: 1**

## JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0120	15671 GRAND POINT DR	CLOSED	04/12/17	04/26/17	
E17CE0122	15906 CEDAR AVE	CLOSED	04/13/17	04/25/17	
E17CE0124	17676 COMSTOCK ST	CLOSED	04/13/17	04/25/17	
E17CE0125	15485 160TH AVE	CLOSED	04/13/17	04/26/17	
E17CE0131	14040 152ND AVE	VIOLATION DOOR HANGER	04/18/17		
E17CE0135	16701 WINANS ST	CLOSED	04/18/17	05/02/17	
E17CE0139	15653 CHARLES CT	1ST NOTICE OF VIOLATION LETTER	04/19/17		
E17CE0143	15281 MILLHOUSE CT 15283	1ST NOTICE OF VIOLATION LETTER	04/20/17		

# April Open Enforcements By Category Monthly Report

**Total Entries: 8**

## LITTER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0141	15941 GROESBECK ST	1ST NOTICE OF VIOLATION LETTER	04/20/17		
E17CE0148	15678 MERCURY DR	1ST NOTICE OF VIOLATION LETTER	04/26/17		

**Total Entries: 2**

## OTHER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0129	17319 BURKSHIRE DR	CLOSED	04/18/17	04/26/17	
E17CE0149	13325 REDBIRD LN	1ST NOTICE OF VIOLATION LETTER	04/26/17		
E17CE0150	13420 REDBIRD LN	1ST NOTICE OF VIOLATION LETTER	04/26/17		

**Total Entries: 3**

## PARKING ON THE GRASS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0142	15284 MILLHOUSE CT 15282	1ST NOTICE OF VIOLATION LETTER	04/20/17		
E17CE0144	15294 MILLHOUSE CT 15296	1ST NOTICE OF VIOLATION LETTER	04/20/17		

**Total Entries: 2**

## SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0118	16453 BUCHANAN ST	CLOSED	04/11/17	04/11/17	
E17CE0127		CLOSED	04/13/17	04/25/17	

**Total Entries: 2**

## TRASH RECEPTACLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0119	12471 168TH AVE	CLOSED	04/11/17	04/12/17	
E17CE0123	14674 PEPPERIDGE AVE	CLOSED	04/13/17	04/26/17	
E17CE0133	16040 COMSTOCK ST	1ST NOTICE OF VIOLATION LETTER	04/18/17		

**Total Entries: 3**

## VEHICLE IN ROW

# April Open Enforcements By Category Monthly Report

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0126	14815 PARKWOOD DR	CLOSED	04/13/17	04/20/17	

**Total Entries: 1**

## VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0130	11251 144TH AVE	1ST NOTICE OF VIOLATION LETTER	04/18/17		
E17CE0146	14488 178TH AVE	1ST NOTICE OF VIOLATION LETTER	04/20/17		
E17CE0147	14251 SHIAWASSEE DR	1ST NOTICE OF VIOLATION LETTER	04/25/17		

**Total Entries: 3**

## ZONING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0117	10990 US-31	INVESTIGATION ONLY	04/11/17		

**Total Entries: 1**

Enforcement.CodeOfficer = KEVIN FRENCH AND  
 Enforcement.DateFiled Between 4/1/2017 12:00:00 AM  
 AND 4/30/2017 11:59:59 PM

**Total Records: 32**

Total Pages: 3

Report Created: 05/02/17

# April Open Enforcements By Category Monthly Report

**BUILDING**

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0113	14891 BIRDSONG LN	CLOSED	04/03/17	04/20/17	
E17CE0114	15252 CARDINAL LN	1ST NOTICE OF VIOLATION LETTER	04/04/17		
E17CE0115	13562 RAVINE VIEW DR	1ST NOTICE OF VIOLATION LETTER	04/06/17		
E17CE0116	14524 INDIAN TRAILS DR	1ST NOTICE OF VIOLATION LETTER	04/07/17		
E17CE0128	16334 ROBBINS RD	1ST NOTICE OF VIOLATION LETTER	04/14/17		
E17CE0137	15415 ROYAL OAK DR	1ST NOTICE OF VIOLATION LETTER	04/19/17		

**Total Entries: 6**

**Total Records: 6**

Enforcement.CodeOfficer = ASHLEY LARRISON AND  
 Enforcement.DateFiled Between 4/1/2017 12:00:00 AM  
 AND 4/30/2017 11:59:59 PM

Total Pages: 1

Report Created: 05/02/17

# April Open Enforcements By Category Monthly Report

## BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0151	12439 168TH AVE	COMPLAINT LOGGED	04/27/17		

**Total BUILDING 1**

Enforcement.CodeOfficer = SCOTT CORBAT AND  
Enforcement.DateFiled Between 4/1/2017 12:00:00 AM  
AND 4/30/2017 11:59:59 PM

**Total Records: 1**

Total Pages: 1

Report Created: 05/02/17

# April Closed Enforcements By Category

## Monthly Report

### ACCESSORY BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0044	17585 TAMARACK LN	CLOSED	02/09/17	04/12/17	04/05/2017 PERMIT ISSUED
E17CE0121	14492 MANOR RD	CLOSED	04/13/17	04/24/17	04/20/2017 PERMIT READY TO ISSUE
E17CE0134	15300 LAKE AVE	CLOSED	04/18/17	04/23/17	

**Total Entries: 3**

### BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0103	14465 CROOKED TREE LN	CLOSED	03/28/17	04/13/17	
E17CE0108	15513 COMSTOCK ST	CLOSED	03/30/17	04/18/17	

**Total Entries: 2**

### HOUSE NUMBERS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0023	16031 COMSTOCK ST	RESOLVED	01/26/17	04/11/17	

**Total Entries: 1**

### JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0042	14579 154TH AVE	CLOSED	02/09/17	04/11/17	
E17CE0047	15979 CEDAR AVE	CLOSED	02/14/17	04/11/17	
E17CE0084	16230 ROBBINS RD	CLOSED	03/09/17	04/12/17	
E17CE0087	15412 GROESBECK ST	CLOSED	03/14/17	04/12/17	
E17CE0097	12103 BLUEWATER RD	CLOSED	03/22/17	04/11/17	
E17CE0098	15995 MERCURY DR 15993	CLOSED	03/22/17	04/25/17	
E17CE0099	16560 BEECHNUT CT	CLOSED	03/22/17	04/11/17	
E17CE0120	15671 GRAND POINT DR	CLOSED	04/12/17	04/26/17	
E17CE0122	15906 CEDAR AVE	CLOSED	04/13/17	04/25/17	
E17CE0124	17676 COMSTOCK ST	CLOSED	04/13/17	04/25/17	
E17CE0125	15485 160TH AVE	CLOSED	04/13/17	04/26/17	

**Total Entries: 11**

# April Closed Enforcements By Category

## Monthly Report

### OTHER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0071	17254 BEACH RIDGE WY PVT	CLOSED	03/07/17	04/26/17	
E17CE0072	17580 BEECH HILL DR	CLOSED	03/07/17	04/11/17	
E17CE0129	17319 BURKSHIRE DR	CLOSED	04/18/17	04/26/17	

**Total Entries: 3**

### PARKING ON THE GRASS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0102	15595 CLOVERNOOK DR	CLOSED	03/28/17	04/12/17	

**Total Entries: 1**

### SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0096		CLOSED	03/22/17	04/12/17	
E17CE0107	17234 ROBBINS RD	CLOSED	03/30/17	04/19/17	
E17CE0118	16453 BUCHANAN ST	CLOSED	04/11/17	04/11/17	
E17CE0127		CLOSED	04/13/17	04/25/17	

**Total Entries: 4**

### TRASH RECEPTACLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0119	12471 168TH AVE	CLOSED	04/11/17	04/12/17	
E17CE0123	14674 PEPPERIDGE AVE	CLOSED	04/13/17	04/26/17	

**Total Entries: 2**

### VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0091	14995 152ND AVE	CITATION/CIVIL INFRACTION	03/15/17	04/18/17	
E17CE0126	14815 PARKWOOD DR	CLOSED	04/13/17	04/20/17	

**Total Entries: 2**

### VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action

# April Closed Enforcements By Category Monthly Report

E17CE0100	14295 172ND AVE	CLOSED	03/22/17	04/11/17	<b>Total Entries: 1</b>
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**ZONING**

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0106	15705 COMSTOCK ST	CLOSED	03/29/17	04/11/17	

**Total Entries: 1**

Enforcement.CodeOfficer = KEVIN FRENCH AND  
 Enforcement.DateClosed Between 4/1/2017 12:00:00 AM  
 AND 4/30/2017 11:59:59 PM

**Total Records: 31**

**Total Pages: 3**

Report Created: 05/02/17

# April Closed Enforcements By Category Monthly Report

## BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E16CE0389	17169 HAYES	RESOLVED	09/14/16	04/06/17	
E17CE0074	15606 RONNY RD	RESOLVED	03/08/17	04/03/17	
E17CE0105	15214 ARBORWOOD DR	CLOSED	03/29/17	04/10/17	
E17CE0110	15857 BRUCKER ST	CLOSED	03/31/17	04/06/17	
E17CE0113	14891 BIRDSONG LN	CLOSED	04/03/17	04/20/17	
<b>Total Entries:</b>					<b>5</b>

Enforcement.CodeOfficer = ASHLEY LARRISON AND  
 Enforcement.DateClosed Between 4/1/2017 12:00:00 AM  
 AND 4/30/2017 11:59:59 PM

Total Pages: 1

**Total Records: 5**

Report Created: 05/02/17