

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, SEPTEMBER 11, 2017

WORK SESSION – 6:00 P.M.

1. Superintendent's Evaluation – **Closed Work Session**

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 August 18, 2017 Board Minutes
 2. Approve Payment of Invoices in the amount of \$497,271.13 (*A/P checks of \$402,893.70 and payroll of \$94,377.43*)
- VI. PUBLIC HEARING
Truth-in-Taxation Hearing – Levy of Millage Rates for FY 2018
- VII. OLD BUSINESS
 1. Approve Resolution 17-09-01 – Schedule of Levy of Property Taxes
 2. Second Reading – PUD & Rezoning – Regency at Grand Haven
- VIII. NEW BUSINESS
 1. 2018 Fiscal Year Budget Policies
 2. First Reading – Zoning Text Amendment – Special Land Use Chapter
- IX. REPORTS AND CORRESPONDENCE
 1. Correspondence
 2. Committee Reports
 3. Manager's Report
 - a. August Building Report
 - b. August Enforcement Report
 4. Others
- X. EXTENDED PUBLIC COMMENTS/QUESTIONS ON NON-AGENDA ITEMS ONLY
(*LIMITED TO THREE MINUTES, PLEASE.*)
- XI. 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, AUGUST 28, 2017**

WORKSESSION – 6:00 p.m.

1. The Board discussed various options regarding the move of Attorney Ron Bultje from Scholten Fant to Dickinson Wright.

The Board instructed staff to (1) execute an agreement for legal services with Dickinson Wright with the rate for Attorney Bultje to be at \$125 per hour; (2) formally inform Scholten Fant that Township legal services with their firm would be discontinued (*except for the outstanding Buchanan Street bike path easements*); (3) schedule a review of the work of Dickinson Wight at a Board work session six months after the legal services contract is executed (*and include department directors*). Also, the Board instructed staff to determine how long the \$125.00 per hour rate would continue.

2. The Board discussed the SeeClickFix app. Manager Cargo noted that because many of the issues might be related to roads and/or storm drains, that it might be prudent to see if the Road Commission decides to utilize the app. The Board instructed staff to (1) monitor the City's use of the app; (2) monitor whether the app is selected by the Ottawa County Road Commission; and, (3) estimate the current number of service calls received on a monthly basis.

(Trustee Gignac also requested staff to determine if the SeeClickFix app could be a joint venture with the City and/or Ottawa County.)

3. It was noted that Manager Cargo's annual evaluation would be conducted at the September 11th work session. Paper copies of the evaluation form have been placed in the elected official's mail slots. Further, email instructions – along with an electronic version of the evaluation form – have been sent by Human Resources Director Dumbrell.

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

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

Board members absent: Redick

Also present was Manager Cargo, Deputy Treasurer Chalifoux and Planning Commission Chair Cousins.

IV. APPROVAL OF MEETING AGENDA

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

V. APPROVAL OF CONSENT AGENDA

1. Approve August 14, 2017 Board Minutes
2. Approve Payment of Invoices in the amount of \$290,736.65 (*A/P checks of \$197,820.44 and payroll of \$92,916.21*)
3. Approve Reappointment of Lyle Rycenga to the Downtown Development Authority with a term ending August 31, 2020
4. Approve Reappointment of Brock Hesselsweet and Chrysteen Moelter-Gray to the Parks and Recreation Committee with a term ending August 31, 2019

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

VI. PUBLIC HEARING

Supervisor Reenders opened the public hearing on the Regency at Grand Haven – a skilled nursing care facility – at 7:07 p.m.

Planning Commission Chair Cousins provided an overview of the proposed PUD project.

Roy Baker AIA (23761 Research Drive, Farmington Hills, Michigan) is a CIENA Health Care architect. Noted that the project is substantially similar to a project completed in the Lansing area and is the 9th or 10th skilled nursing care facility that he has helped develop for CIENA Health Care.

Scott Peruski (*1377 Ashwood, Howell, Michigan*) is an engineer that works with CIENA Health Care. He noted that the architectural plans have been submitted to the state and because of state safety requirements that the requirements are very stringent.

Bret Lewis representing the Churette Group (i.e., Piper Lakes apartments) expressed concern with the proposed water main loop into the apartment complex and the location of a connector road. Manager Cargo noted that based upon the recommendation of the Township engineer that the water main loop is not necessary and that the driveway location to the east was moved to comply with the request of Piper Lakes.

There being no further comments, Supervisor Reenders closed the public hearing at 7:23 p.m.

VII. OLD BUSINESS

1. **Motion** by Clerk Larsen supported by Trustee Gignac to postpone further action until September 11th on the proposed Regency at Grand Haven PUD application and rezoning of parcel 70-03-33-200-085 and part of 70-03-33-200-084 from Agricultural

(AG) and Rural Residential (RR) to Planned Unit Development (PUD), noting that the applicant will be expected to show that the project is in compliance with the requirements and deadlines of the State of Michigan. This is a first reading. **Which motion carried.**

VIII. NEW BUSINESS

1. **Motion** by Treasurer Kieft supported by Trustee Meeusen to approve and adopt Resolution 17-08-03, which schedules the “Truth in Taxation” Public for September 11, 2017 and proposes the additional allowable millage rate of .1061 for a proposed total of 4.6117 mills. **Which motion carried** pursuant to the following roll call vote:
Ayes: Kieft, Meeusen, Gignac, Behm, Larsen, Reenders
Nays:
Absent: Redick

IX. REPORTS AND CORESPONDENCE

- a. Correspondence was reviewed
- b. Committee Reports
 - i. Clerk Larsen noted that there is a Personnel Committee meeting scheduled for September 5th at 7:00 a.m.
- c. Manager’s Report, which included:
 - i. July Legal Review
 - ii. The Board instructed Manager Cargo to provide an update on the Schultz Landscaping site on US-31. Manager Cargo will email an update later this week.
- d. Others

X. PUBLIC COMMENTS

None

XI. ADJOURNMENT

Motion by Trustee Gignac and seconded by Trustee Behm to adjourn the meeting at 7:30 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Mark Reenders
Grand Haven Charter Township Supervisor



Deputy Treasurer

DATE: September 11, 2017

TO: Township Board

FROM: Denise Chalifoux

RE: "Truth in Taxation" Public Hearing

At the last Township Board meeting, the "Truth in Taxation" hearing was scheduled for tonight.

As you will recall, Grand Haven Charter Township's taxable value increased by 3.93% and the rate of inflation was only 0.09%. This caused a "Headlee" reduction from our 2016 millage rates.

Under the requirements of MCL Section 211.24e, a taxing unit may not generate more revenue than it generated in the prior year unless it holds a "Truth in Taxation" public hearing. As part of the budget process, the Board needs to set the property tax millage rate to help support the coming year budget.

As stated in the "Notice of Public Hearing on Increasing Property Taxes" published September 5, 2017 in the Grand Haven Tribune, the Board of Trustees of Grand Haven Charter Township will hold a public hearing on a proposed increase of an additional revenue which will be 2.6% over the amount levied in 2017.

The following is a breakdown of the proposed 2017 Millage and the tax dollars it will generate.

Millage Levy	2016 Millage	2017 Proposed Millage with Headlee reduction applied	2016 Tax Dollars Generated	2017 Tax Dollars proposed to be generated
Township Operating	0.9075	.8945	\$653,314	\$669,294
Fire Department	1.8802	1.8533	\$1,353,565	\$1,386,676
Transportation	0.9401	0.9266	\$676,783	\$693,297
Bike Path	0.4500	0.4435	\$323,957	\$331,886
Museum	0.2474	0.2438	\$178,104	\$182,415
(NOCA)Four Pointes	0.2474	0.2500	\$178,104	\$187,054
<i>Subtotal</i>	<i>4.6726</i>	<i>4.6117</i>	<i>\$3,363,827</i>	<i>\$3,450,622</i>
Water Debt**	0.2200	0	\$15,470	
Total	4.8926	4.6117	\$3,522,297	\$3,450,622

What does this mean for Grand Haven Charter Township Taxpayers?

The total proposed 2017 millage rate for Grand Haven Charter Township is 0.2809 mills **below** ↓ the millage rate levied in 2016. (.22 mills of this decrease are due to the payoff of the water debt)

Due to this decrease in Grand Haven Township millage, on average the owner of a \$100,000 home in 2016 (\$50,000 T.V.) and \$100,300 in 2017 (\$50,450 T.V.) **will pay approximately \$11.97 less in 2017** (this amount includes the 1.009% adjustment to the taxable value for the increase in the 2017 C.P.I.)

Attached, you will find the resolution to adopt after the public hearing which establishes the actual millage rate levied by the Township and authorizes the Supervisor and Clerk to sign the attached L-4029 2016 Tax Rate Request.

If approved, the following motion can be offered.

Move to Adopt Resolution No. 17-09 ____ approving the levy of an additional allowable millage rate of 0.1060 and authorizing Supervisor Reenders and Clerk Larsen to sign the L-4029 2016 Tax Rate Request.

If there are any questions or comments regarding the above, please contact me.

EXCERPT OF MINUTES

At a regular meeting of the Township Board of the Charter Township of Grand Haven, Ottawa County, Michigan, held on the 11th day of September 2017, at 7:00 p.m. The meeting was held at the Township Hall, 13300 - 168th Avenue, Grand Haven, Ottawa County, Michigan.

PRESENT:

ABSENT:

After certain matters of business had been discussed, Supervisor Reenders announced that the next order of business was the consideration of a resolution to approve an "additional millage rate" as defined in the Truth in Taxation Law, MCLA 211.24e. Following discussion of this matter, the following resolution was offered by _____ and supported by _____.

RESOLUTION # 17-09-01

WHEREAS, the Township Board of the Charter Township of Grand Haven, Ottawa County, Michigan, held a public hearing on September 14, 2015 to receive testimony and public comments on the issue of whether or not to levy an "additional millage rate" of 0.1061 mills, pursuant to the Resolution of the Township Board, dated August 28, 2107; and

WHEREAS, the Township Board's resolution of September 11,2017 was duly published by the Township Clerk in accordance with the requirements of the Truth in Taxation Law; and

WHEREAS, it appears to be in the best interest of the Township to levy an additional millage rate of 0.1061 mills.

NOW, THEREFORE, be it hereby resolved that the Township Board of Grand Haven Charter Township, Ottawa County, Michigan does hereby approve the levy of an additional millage rate of 0.1061 mills, pursuant to the requirements of the Truth in Taxation Law and does hereby establish the 2017 Grand Haven Charter Township millage rate as follows:

1. Allocated, Operating Millage – .8945;
2. Voted, Museum – .2438;
3. Voted, Council on Aging – .2500;
4. Voted, Fire Rescue – 1.8533;
5. Voted, Transportation – .9266; and
6. Voted, Bike Path –.4435

and as delineated on the attached L-4029 2017 Tax Rate Request Form, pursuant to the requirements of State law, and instructs Supervisor Reenders and Clerk Larsen to sign the aforementioned form.

AYES:

NAYS:

ABSENT AND NOT VOTING:

RESOLUTION DECLARED ADOPTED.

Dated: September 11th, 2017

Laurie Larsen, Township Clerk

I, the undersigned, duly qualified and acting Township Clerk of the Charter Township of Grand Haven, Ottawa County, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Township Board at a regular meeting of the Township Board held on the 11th day of September 2017. I do further hereby certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available by said act.

Dated: September 11th, 2017

Laurie Larsen, Township Clerk



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: September 7, 2017
 TO: Township Board
 FROM: Stacey Fedewa, Community Development Director
 RE: PUD – Housing for the Elderly – Regency at Grand Haven

PROPERTY DETAILS			
Property Address	Parcel Number	Parcel Size	Application Type
17049 Comstock	70-03-33-200-085*	10.44 Acres*	Residential PUD
Existing Zoning	Existing Land Use	Existing/Proposed Infrastructure	Existing Site Improvements
AG & RR	Vacant Land	Paved Roadway Municipal Water Sanitary Sewer	N/A Barns demolished in 2016
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
High Density Residential PUD	N	RR	Single Family
	S	I-1	Industrial
	E	R-PUD	Multi-Family Apartments
	W	RR	Undeveloped land Single Family <i>(to be demolished)</i>

* Currently, parcel -085 is 8.5-acres yet 10.44-acres is shown above. A land division was approved prior to the developer ensuring there was enough land available for the designated open space. The site plans provided in this packet contain the revised parcel lines. In the coming months, the lot lines will be adjusted again giving the subject parcel a total of 10-44-acres, which will also result in a new parcel number.

QUESTIONS FOLLOWING THE AUGUST 28TH BOARD MEETING

As staff understands there were a few questions related to this project, which are outlined and answered below:

- ▶ Certificate of Need (CON) Extension – the developer applied for another 6-month extension of the CON on August 14th. Documentation on their progress with the Township was provided to justify the extension request. It is expected the extension will be granted, which

will provide the time needed to complete the approval process, send the project out for bid, and obtain construction permits prior to breaking ground in the spring of 2018.

- ▶ Submission of Architectural Plans – developer submitted the architectural drawings to the Health Facilities Engineering Section (HFES) on July 14, 1017.
- ▶ HFES Permit for Construction – similar to the Township, a permit for construction cannot be issued until the project has been approved. Therefore, it is not possible to supply a construction permit at this juncture.
 - Schematic drawings were supplied to HFES earlier this year.
 - The next submittal will be after the project receives local approval, and at that point construction drawings will be created and submitted for review and permitting.
- ▶ Construction Schedule – the timeline remains accurate, but the start date will likely be the spring of 2018 now. The developer has not sent the project out to bid yet, but will provide an updated construction timeline prior to the meeting.

PUD PROPOSAL – HOUSING FOR THE ELDERLY

The development falls under the “Housing for the Elderly” category of the PUD Chapter. Although the Zoning Ordinance does not specifically address this land use, it is a skilled nursing care facility, which places it into the Nursing or Convalescent Homes land use category.

The development would consist of a 73,796 sqft one-story building that would accommodate 120 beds:

- 38 private rooms
- 6 private bariatric rooms
- 38 semi-private rooms (*76 beds*)

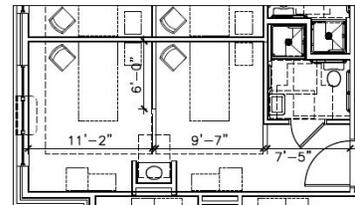
In addition, the development is proposing a future wing that would add another 20 beds bringing the total to 140.

According to the developer, it is estimated that approximately 70% would be rehabilitation patients that stay 30-days or less; with the remaining 30% comprised of long-term patients in need of skilled nursing care.

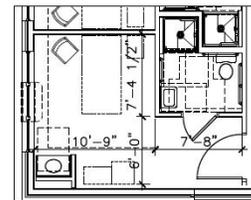
Typical Rooms

The minimum room size for this type of facility is 200 sqft, which the developer exceeds.

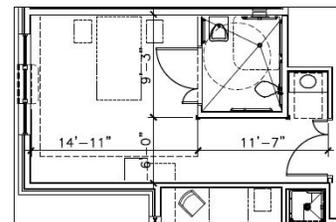
- Private Room 246 sqft
- Private Bariatric 382 sqft
- Semi-Private Room 382 sqft



TYPICAL SEMI-PRIVATE ROOM
SCALE: NTS



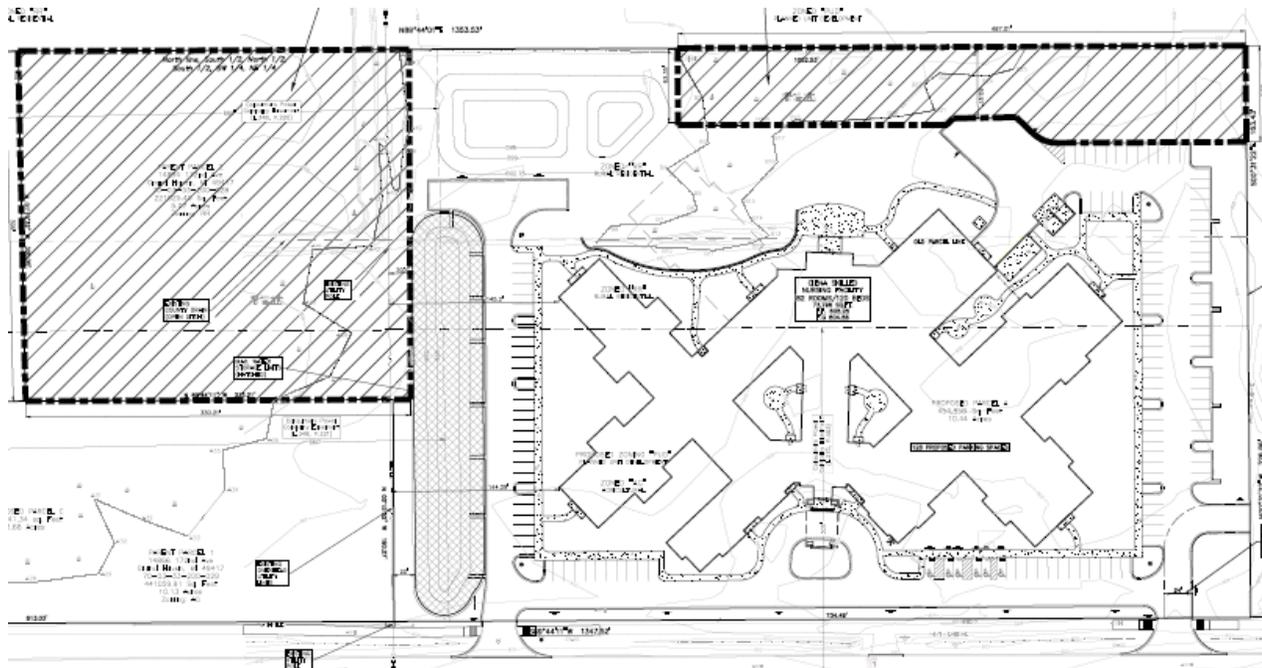
TYPICAL PRIVATE ROOM
SCALE: NTS



TYPICAL BARIATRIC ROOM
SCALE: NTS

Open Space

The PUD Ordinance requires a minimum 20% open space, and the developer is proposing 3.09 acres, or 24%. Of this land, the majority is regulated wetland, which is compliant with the PUD goal of preserving significant natural areas. The small portion that will be impacted watermain and two stormwater detention basins received a permit from the DEQ on April 17, 2017.



Parking

The parking schedule for a Convalescent or Nursing Home = 1 space for every 2 beds; or 60 spaces. Typically, this land use assumes the patients will all be long-term care, which means staff and visitors would be the only vehicles that need to be parked.

However, based on the developers experience a facility with a large number of short-term rehabilitation patients results in significantly more traffic because family and friends visit the patient frequently.

Thus, the developer is requesting a departure from the parking schedule to allow a total of 128 spaces, or 53% more parking than the ordinance allows. Now, if the parking schedule is adjusted to separate the short-term and long-term patients:

Use	Schedule	Short-Term (70% or 84 beds) vs Long-Term (30% or 36 beds)
Nursing Home	1 per 2 beds	18 spaces
Hospital	2 per 1 bed	168 spaces

The Planning Commission recommends the Board approve the requested departure for 128 spaces.

Driveways

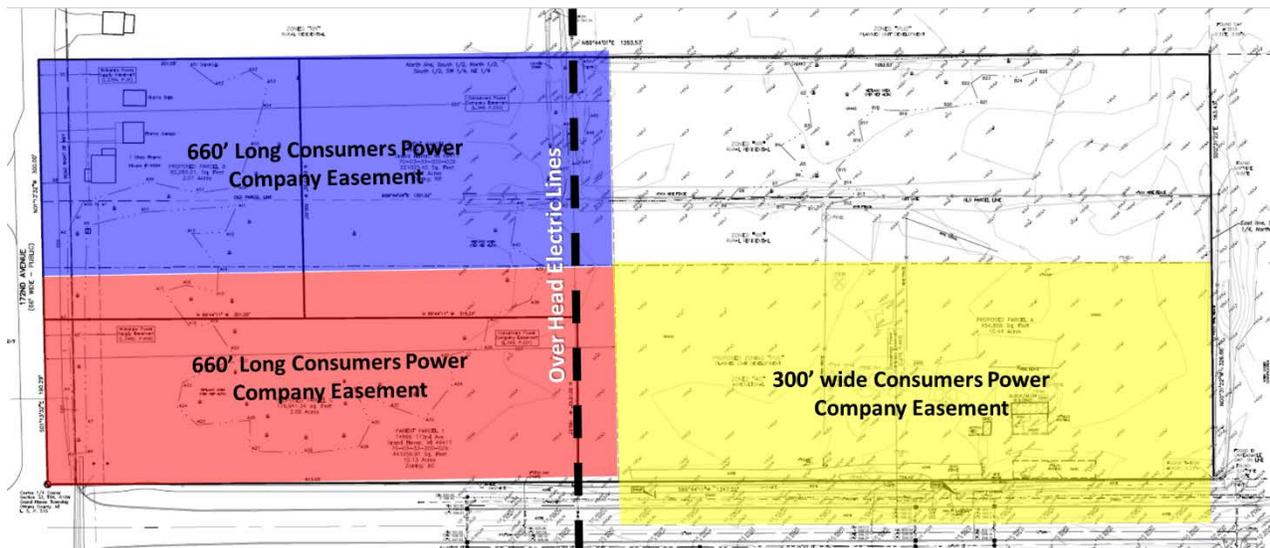
Section 17.05.4.A provides for the access provisions, which indicates that only 1 driveway is permitted per street opening. However, it also indicates that additional driveways may be permitted provided that it is permitted to share access within other uses on adjacent properties.

The developer is proposing 2 driveways along Comstock with the eastern driveway having an internal connection with Piper Lakes apartments. The Planning Commission recommends the Board permit the second driveway opening because it adjoins an adjacent development allowing shared access with another use.

Consumers Energy Easements

It should be noted this property is significantly encumbered by Consumers Energy easements. The developer has been diligent in contacting their company to either revise, or release, their easement. Unfortunately, it has been difficult to resolve this with Consumers and the best correspondence that has been received so far was the need to relocate the detention basin east of the existing overhead utility line.

The developer complied and eliminated a row of parking in order to accommodate Consumers request. Since the plans have been revised, there has not been limited response from Consumers as to how the easement will be handled.



According to the developer, they have hired a local consultant to work with Consumer Energy to dismiss the easement. More information on the consultant and their progress will be provided at the meeting.

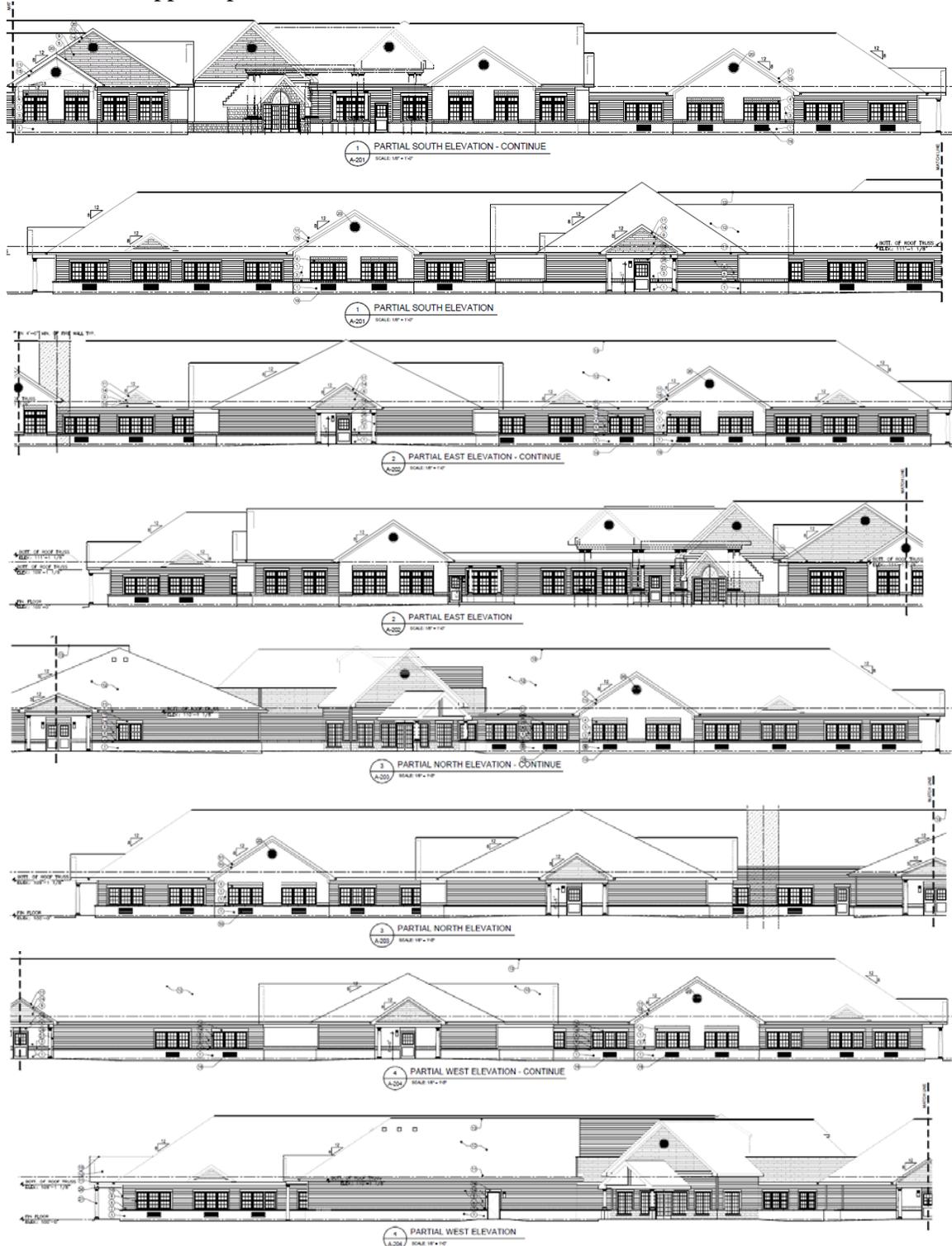
Certificate of Need (CON)

The developer secured a Certificate of Need (CON) in September 2014, and is currently approved for a 133-bed nursing home (*although only 120-beds are proposed at this time*) for phase 1. The

developer also secured a CON for the phase 2 expansion in February 2016 for another 20-beds. In total this project has received a CON for 153-beds although only 140-beds are being proposed.

Elevation Drawings & Amenities

According to the Certificate of Need and the proposed floor plan this facility will include physical and occupational therapy areas, meditation room, salon and spa, library, multipurpose room, dining room, and other support space.



Stormwater

The last remaining homestead property owner expressed concerns with stormwater because she had a negative experience with the initial development of the Timber View apartments. In response, the developer provided the following narrative:

The Ottawa County Water Resources Commissioner (OCWRC) has drafted a very stringent and progressive storm water management program that is scheduled to replace the current guidelines.

Although it is not mandatory for developers to follow the program yet, Ciena offered to incorporate the design requirements on their site. The progressive component of the guidelines shift the design focus from rarely occurring 100-year flooding conditions to more frequent 2-year intense rainfall scenarios. The importance of this shift is driven by the MDEQ, and other state and national water resource agencies.

The on-site storm water management system consists of two interconnected "extended detention" basins with permanent pools and a storm water pipe conveyance system. All surface runoff from the proposed developed areas will flow through the conveyance system to the detention basins. A sediment forebay provides primary water quality treatment while the permanent standing water at the bottom of the ponds provide secondary water quality treatment processes.

This ensures that sediment and potential pollutants drop out of suspension and do not enter the public storm sewer system on Comstock or the adjacent county drain.

As you may recall the OCWRC has been drafting new stormwater regulations. In general, these regulations will require new construction to dispose of their stormwater on site and not pipe it to a drain. Infiltration is the name of the new game, and this developer voluntarily complied with the draft version of the new stormwater regulations.

REQUESTED DEPARTURES

Below is a list of all the departures being requested from the developer along with staff comments. Each of these will need to be considered and a finding made for each request.

No.	Section & PC Recommendation	Request	Staff Comments
1	19.07.28.E PC - Approve	Allow a 41' front yard setback	This SLU provision requires a 75' setback for all buildings. Due to regulated wetlands near the rear lot line the applicant is requesting to move the building closer to the street to reduce the wetland impact.
2	19.07.28.H PC - Approve	Allow off-street parking within the front yard	This SLU provision prohibits parking in the front yard. Again, due to the regulated wetland in the rear yard it may be beneficial to locate spaces in the front yard to reduce the wetland impact.

3	24.02.2 PC - Approve	Allow parking within the required side yard	Departure request #1 establishes a 75' setback. The building has been situated to reduce its impact on the regulated wetland areas, which results in off-street parking lots within the required side yards. Allowing the parking in these areas may be beneficial to reduce the wetland impact.
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DEVELOPER INFORMATION

The developer has provided additional information and photographs of similar developments, which is outlined below and provided in the packets.

Ciena Health Care Background

Ciena Healthcare and its affiliated companies (collectively “Ciena”) provide and manage healthcare services (skilled and short-term rehabilitation, home health and hospice), supply durable medical equipment and develop healthcare and specialty living environments.

There are 36 Ciena skilled nursing facilities in Michigan with over 5,800 employees. Ciena is in the process of constructing six new skilled nursing facilities in Michigan. The Regency at Grand Haven facility will be developed and managed by Ciena Healthcare.

Ciena is a privately held, for-profit company.

Frequently Asked Questions (FAQ)

Who will receive services/stay at the facility?

Persons eligible for skilled nursing care must have a physician order for skilled care and be 18 years old; although the facility will primarily provide services to patients and residents over the age of 60. The facility will provide short-term rehabilitation and long-term care.

See terminology attached.

How long do guests typically stay in the facility?

Short term rehabilitation (care that typically includes therapy for patients recovering from medical procedures such as knee and hip replacement, general surgery, etc.) averages a stay of about 1 to 3 weeks. Longer term residents that require assistance with daily living and 24-hour care reside at the facility for an average of 18 months.

Is assisted living provided?

No. All residents and patients require a physician order for skilled nursing services.

Is memory care provided?

Yes, however, there are no current plans to create a dedicated memory unit, yet this may change based on community need.

New Jobs Created

Describe the jobs to be created by this project.

The facility will employ approximately 120-140 employees when the facility is fully operational and resident/patient census has stabilized. Employees will work in 3 shifts.

Sample Photographs of Similar Projects

The developer indicated this facility would closely resemble their 2015 Lansing West center. A selection of photographs has been provided below, and more information can be found at this website: <http://www.cienahealthcare.com/michigan-facilities/regency-at-lansing-west/>.







SAMPLE MOTIONS

If the Board finds the Regency at Grand Haven application meets the applicable standards, the following motion can be offered:

Motion to conditionally approve the Regency at Grand Haven PUD application and rezoning of parcel 70-03-33-200-085 and part of 70-03-33-200-084 from Agricultural (AG) & Rural Residential (RR) 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.**

If the Board finds the Regency at Grand Haven PUD application does not meet the applicable standards, the following motion can be offered:

Motion to direct staff to draft a formal motion and report, which will **deny** the Regency at Grand Haven PUD 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.

If the Board finds the applicant must make revisions to the PUD application, the following motion can be offered:

Motion to table the Regency at Grand Haven PUD application, and direct the applicant to make the following revisions:

1. *List the revisions.*

Please contact me if this information raises questions.

REPORT (TO BE USED WITH A MOTION TO APPROVE)

Pursuant to the provisions of the Grand Haven Charter Township (the “Township”) Zoning Ordinance (the “Zoning Ordinance”), the following is the report of the Grand Haven Charter Township Board (the “Board”) concerning an application by Grand Haven Senior Leasing LLC (the “Developer”) for approval of a Regency at Grand Haven Planned Unit Development (the “Project” or the “PUD”).

The Project will consist of a Housing for the Elderly development. This 10.44-acre Project will consist of a one-story 120-bed state-licensed skilled nursing care facility for phase 1 and an additional 20-bed expansion for a future phase 2. The Project as recommended for approval is shown on a final site plan (the “Final Site Plan”), including landscaping (the “Final Landscape Plan”) and elevation renderings (the “Final Elevations”), last revised 7/31/2017; 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 Regency at Grand Haven PUD be approved as outlined in this motion. The Developer shall comply with all of the Documentation submitted to the Township for this Project. In granting the approval of the proposed PUD application, the Board makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance.

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Board finds as follows:
 - A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.
 - D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The 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/Rescue Department.
 - H. All streets and driveways are developed in accordance with the Ottawa County Road Commission (“OCRC”) specifications, as appropriate.
 - I. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.
 - J. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures to reduce light pollution and preserve the rural character of the Township.
 - 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. As appropriate, fencing will be installed around the boundaries of the Project if deemed necessary by either the Township or the Developer to prevent trespassing or other adverse effects on adjacent lands.
 - O. The general purposes and spirit of the Zoning Ordinance and the Master Plan of the Township are maintained.
- 2. The Board finds the Project meets the intent for a PUD, as described in Section 17.01.3 of the Zoning Ordinance. By approving this Project as a PUD, the Township has been able to negotiate various amenities and design characteristics as well as additional restrictions with the Developer, 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.
 - 3. Section 17.01.5, and Section 17.02.1.B.1-4 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 four departures. The Board makes the following findings.

- A. Section 19.07.28.E – allow a reduced front yard setback.
 - i. The Board finds this acceptable because it prevents a significant impact to a regulated wetland at the rear of the property that would otherwise be preserved as dedicated open space. Further, substantial landscaping has been included to reduce the visual mass of the building being closer to the public street.
- B. Section 19.07.28.H – allow off-street parking within the front yard.
 - i. The Board finds this acceptable because the building and parking lot were moved closer to the public street in order to prevent a significant impact to a regulated wetland at the rear of the property that will otherwise be preserved as dedicated open space.
- C. Section 24.02.2 – allow off-street parking within the required side yard.
 - i. The Board finds this acceptable because the Section 19.07.28.E establishes a 75-foot setback for nursing and convalescent homes. This setback would prevent parking in both side yards, and require parking in the rear, which would significantly impact a regulated wetland that will otherwise be preserved through the dedicated open space.
- D. Section 24.03 – allow a total of 128 parking spaces.
 - i. The Board finds this acceptable because the majority of the facility will likely be dedicated to short-term rehabilitation rather than long-term nursing care. Utilizing a dual-use from the parking schedule (convalescent or nursing home at 30% and hospital at 70%) the proposed number of spaces is compliant.
4. Compared to what could have been constructed by right, the Project has been designed to accomplish the following objectives from Section 17.01.4 of the Zoning Ordinance.
 - A. The Project will encourage the use of land in accordance with its natural character and adaptability;
 - B. The Project will promote the conservation of natural features and resources;
 - C. The Project will promote innovation in land use planning and development;
 - D. The Project will promote the enhancement of housing and commercial employment 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 a harmonious variety of housing choices and community facilities; and
 - G. The Project will promote the preservation of open space.
5. The Project meets the following qualification requirements of Section 17.02 of the Zoning Ordinance:
 - A. The Project meets the minimum size of five acres of contiguous land.

- B. The PUD design substantially promotes the Intent and Objectives of Section 17.01 of the Zoning Ordinance; it further permits an improved layout of land uses and roadways that could not otherwise be achieved under normal zoning.
 - C. The Project contains distinct uses relating to the care of residents—short-term rehabilitation therapy, bariatric care, and long-term skilled nursing care.
 - D. The Project site exhibits significant natural features encompassing more than 25% of the land area, which will be preserved as a result of the PUD plan and includes regulated wetlands.
 - E. The Project site has distinct physical characteristics which makes compliances with the strict requirements of the Zoning Ordinance impractical.
6. The Board also finds the Project complies with the general PUD Design Considerations of Section 17.05 of the Zoning Ordinance.
- A. The stormwater management system for the Project and the drainage facilities will properly accommodate stormwater on the site, will prevent runoff to adjacent properties, and are consistent with the Township’s groundwater protection strategies.
 - B. The Project will not interfere with or unduly burden the water supply facilities, the sewage collection and disposal systems, or other public services such as school facilities, park and recreation facilities, etc.
 - C. Utility services within the Project shall be underground. This includes but is not limited to electricity, gas lines, telephone, cable television, public water and sanitary sewer.
 - D. The internal road system in the Project is designed to limit destruction of existing natural vegetation and to decrease the possibility of erosion.
 - E. Vehicular circulation, traffic and parking areas have been planned and located to minimize effects on occupants and users of the Project and to minimize hazards to adjacent properties and roadways.
 - F. Parking requirements for each use have been determined to be in accordance with Chapter 24 (Parking, Loading Space, and Signs).
 - 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 service 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.
 - 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.
 - 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. A maximum of one driveway or street opening per existing public street frontage has been permitted, with a second driveway being permitted because it adjoins an adjacent development allowing shared access with another use.
 - V. The Project provides adequate accessibility for residential development with more than 24 dwelling units.
 - W. The Project satisfies the minimum open space of 20 percent required by the Zoning Ordinance.
 - X. The open space in the Project is large enough and properly dimensioned to contribute to the purpose and objectives of the PUD.
 - Y. The open space in the Project consists of contiguous land area which is restricted to non-development uses.
 - Z. The open space in the Project will remain under common ownership or control.
 - AA. The open space in the Project is set aside by means of conveyance that satisfies the requirements of Section 17.05.5.G of the Zoning Ordinance.
 - BB. The Project abuts a multiple family residential PUD district and a woodland and landscaped greenbelt will provide a sufficient obscuring effect and act as a transitional area.
 - CC. The Project is consistent with the goals and objectives of the Master Land Use Plan. Specifically, it is consistent with the Master Plan designation of the property in question.
7. The Board also finds the Project shall comply with the below additional conditions as well.
- A. Must obtain permits from all applicable agencies including the OCRC, Ottawa County Water Resources Commissioner, State of Michigan etc. Permits shall be obtained before building permits are issued.
 - B. The Developer shall enter into a PUD Contract with the Township, which will be drafted by the Township Attorney and approved by the Township Board prior to receiving a building permit.

- C. A revised Open Space Conveyance shall be submitted and approved by the Township Attorney prior to the issuance of a building permit.
 - D. Any violation of the conditions constitutes 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.
 - E. The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.
 - F. 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.
 - G. 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.
 - H. This approval is also conditioned upon the Developer meeting all applicable Federal, State, County and Township laws, rules and ordinances.
 - I. 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.
 - J. In the event of a conflict between the Documentation and these conditions, these conditions shall control.
8. The Board finds that the Project complies with the uses permitted for a residential planned unit development, as described in Section 17.07.2.A of the Zoning Ordinance—Housing for the elderly.



MANAGER'S MEMO

DATE: September 1, 2017

TO: Township Board

FROM: Bill

SUBJECT: 2018 Fiscal Year Budget Policies

OVERVIEW OF SCHEDULE:

Pursuant to state law, the Township must adopt a budget prior to December 31st (*with a public hearing prior to December 15th*). However, because the Winter Taxes are mailed to residents on December 1st and because the Winter Taxes contain special assessments that are typically approved through the Budget Resolution, staff attempts to complete the budget prior to December.

The review of the FY 2018 budget remains one of the main planning and policy activities of the Township Board. Following the guidelines found in the Township's *Administrative Policies and Procedures Manual*, the timetable for the 2018 Fiscal Year budget is as follows:

Date	Activity
08-28	Schedule Truth-in-Taxation Public Hearing
09-07	Superintendent provides detailed budget assumptions and policies memorandum to the Board
09-11	Township Board approves detailed budget assumptions and policies memorandum
09-11	Truth-in-Taxation Public Hearing (<i>will include a Headlee rollback</i>)
09-14	Informational budget meeting for department heads
09-15 – 09-30	Department heads submit proposed revenue and expenditure plans to Superintendent
10-02 - 10-13	Superintendent meets with department heads to review budget
10-19	Superintendent submits proposed budget to the Township Board
10-30	Township Board reviews tentative budget at a special work session
11-13	SAD Hearing held by Township Board
11-27	Budget public hearing held by Township Board
11-27	General Appropriations Act adopted by Township Board

BUDGET ASSUMPTIONS:

As you are aware, under state law, the Township Superintendent is required to prepare and submit a budget to the Township Board for consideration. However, pursuant to the Township's *Administrative Policies and Procedures Manual*, the Township Board must first adopt the 2018 Fiscal Year budget assumptions and policies memorandum that provides detailed direction regarding the budget. (*Work on the FY 2018 budget began in August at the staff level.*)

The budget assumptions for the FY 2018 that will impact the **revenue** side of the budget equation include the following:

- ✓ **Economic growth will continue in West Michigan.** The economic expansion in West Michigan is now six years old and is stronger than most other areas in the United States or any other region of Michigan. Many businesses are expanding and/or are at capacity. This expansion is now longer (*but slower*) than the post-war average of 58 months. Although the next recession could, in theory, be around the corner spurred by some unpredictable shock (*e.g., Chinese economic slowdown*); **if** the current pattern holds, the current expansion should continue for at least two more years. By that yardstick, the expansion could last through 2019, which would make it one of the longest expansions on record; but, slower than typical expansions.
- ✓ A “**Truth in Taxation**” hearing will be held on September 11th. A **Headlee rollback** is expected to reduce↓ the current millage rates by about **1.4%**.
- ✓ The FY 2017 **Taxable Value** (TV) of the Township has increased↑ by about **3.93%** or about \$28.3 million to the current estimate of about **\$748.2 million**. (*By contrast, the SEV for this Township is about the \$950 million level.*)
- ✓ The TV of the **DDA** is estimated at about **\$46.1 million**. TIF revenues will be collected based upon the increase of the 2017 taxable values over the 1998 taxable values, which should collect about **\$463,300**.
- ✓ The **Disabled Veterans exemption** – based upon current exemptions – is expected to reduce property tax collections. The FY 2018 revenue loss is estimated at **\$2,206** for the General Fund; **\$4,571** for the Fire/Rescue Fund; **\$1,093** for the Pathway Fund; and, **\$2,286** for the Municipal Street Fund.
- ✓ The **Fire/Rescue millage** will generate about **\$1.3 million** in revenues, after the “capture” of the tax increment revenues by the DDA. (*The Fire/Rescue fund balance will need to be increased to about \$725,000 prior to purchasing a replacement for the 1994 Pierce fire engine, which is currently 22 years old.*)
- ✓ The **Pathway millage** will generate about **\$286,400** in revenues, after the “capture” of the tax increment revenues by the DDA. (*This will be sufficient to cover the debt payments and provide about \$8,000 for maintenance, which will be in addition to GF monies.*)
- ✓ The **Streets millage** will generate about **\$652,700** in revenues, after the “capture” of the tax increment revenues by the DDA. (*This will be sufficient to cover both the Township's share of the Harbor Transit operating budget or about \$433k and provide about \$260k for street maintenance, which will be in addition to GF monies.*)
- ✓ The maximum that the **Police Services SAD** may levy is about **\$379,300**, which is the equivalent of approximately 0.55 mills, and is the current millage levy (*i.e., no change*).

- ✓ **Construction** estimates in the Township will likely fall to about 435 permits. This includes the 120-bed “Regency Nursing Care Facility,” possibly a few multi-family apartment buildings on the Robbins Road “Tysman” property, and a dentist office on the Timber View outlot. *(It is possible the Robbins Road Redevelopment Group may submit their PUD application during 2018, but it is unlikely substantial construction would occur until 2019.)*
 - 65 single family homes or condominium units (*Stonewater will begin constructing homes and Lincoln Pines intends to revise their PUD to build more condos similar to Bignell Ridge.*)
 - 10 commercial/industrial
 - 15 accessory buildings
 - 20 additions
 - 65 alterations
 - 30 decks
 - 125 re-roofing
 - 10 siding
 - 20 window replacements
 - 30 basement finishes
 - 10 swimming pools
 - 35 mobile homes
- ✓ **State shared revenues** should remain stable as compared to FY 2017 at about **\$1.2 million**.
- ✓ **Administrative fees** paid to the General Fund will be about equal during FY 2018. However, the DDA Fund contribution will be significantly more↑ since these payments are based upon the previous year’s activities.
- ✓ **Water and Sewer utility rates** will increase↑ by 3%. Further, there will be an estimated 75 new water connections and 50 new sewer connections.
- ✓ All other fees and charges are expected to remain stable for FY 2018.
- ✓ The fund balance of the Township’s Funds at the end of FY 2017 will remain strong with the following estimates:

➤ General Fund <u>undesignated</u> fund balance	= \$ 1,752,300
➤ General Fund <u>designated</u> fund balance	= \$ 370,000
➤ Municipal Street Fund fund balance	= \$ 2,000
➤ Fire/Rescue Fund fund balance	= \$ 426,790
➤ Pathway Fund fund balance	= \$ 4,054,280
➤ Police Services SAD Fund fund balance	= \$ 137,480
➤ DDA Fund fund balance	= \$ 731,000
➤ Building Debt Service Fund fund balance	= \$ 320
➤ Sewer Fund cash reserves	= \$ 1,543,540
➤ Water Fund cash reserves	= \$ 1,226,320
➤ OPEB Fund fund balance	= \$ 116,550
➤ Information Technologies Fund fund balance	= \$ 31,350
GRAND TOTAL = \$10,391,930	

These fund balance numbers will be adjusted based upon the next two sets of budget amendments (*e.g., storm damage costs, 2011 Water Plant Expansion project final cost division, etc.*).

The budget policies that will impact the **expenditure** side of the budget equation include the following:

First, the superintendent is recommending adoption of a modified "*continuation budget*". This means that there will be no significant new programs added or major services eliminated **except** as delineated in this budget policies memorandum under "Capital Projects and Other Changes".

Second, the budget will include a Cost-of-Living Adjustment (COLA) to the MML Wage Study. Further, there will **not** be any performance pay increases.

Specifically, it is noted that the Township uses a July to July "chained" CPI, which is **1.5 percent**. The 1.5% cost-of-living allowance is taken from the United States Bureau of Labor Statistics, based on the percent changes of the Chained Consumer Price Index or C-CPI-U for the previous twelve months ending on July 30, 2017. Recall that the Township Board agreed to use the C-CPI-U to determine the cost-of-living allowance provided to non-union employees and further instructed staff to use a July to July measurement focus to ensure there is continuity from one budget year to the next.

It is noted that the Chained CPI is normally about 8% to 15% lower than the CPI for the same period. (*Recall that the C-CPI-U is used to overcome a shortcoming of the CPI-U series, which does not account for the changes that people make in the composition of goods that they purchase over time, often in response to price changes. The alternative method of the C-CPI-U is intended to capture consumers' behavior as they respond to relative price changes.*) The normal CPI for the same period is **1.7%**, which is about 13% higher↑%.

And finally, it is noted that the six members of the Local 4476 International Association of Fire Fighters (IAFF) are covered by a collective bargaining agreement that currently provides the union members the same cost-of-living adjustment as the Board accords to non-union Township employees.

Third, the benefit package offered to employees will neither increase nor decrease over the current fiscal year and any cost increase will be limited to projected premium costs estimated by staff and the respective insurance companies. However, full-time staff may be required to contribute **up to 20%** of the cost of their respective health insurance premiums for Fiscal Year 2018, assuming that the Township cannot stay below↓ the "Hard Cap" that is calculated annually by the State of Michigan.

Currently, the projected insurance increases are estimated as follows:

- Health insurance cost increases are projected to be about 8.9% for the current health care plan. (*Preliminary projections still place the Township below the state-mandated "hard cap".*)
- Dental Insurance premiums are projected to remain level.
- Disability and Life insurances will remain in a rate lock (i.e., *no increase other than the typical increase related to salary increases*).

- Liability insurance (*e.g., building and grounds, vehicle, employee bonding and liability, etc.*) are expected to remain about equal to current.
- Workers Compensation insurance will likely remain stable; although based upon experience, the rates could see a slight decrease.

Fourth, the “Tuition Reimbursement Program” will be funded for the first time since the 2009.

Fifth, the staffing level at the Township will remain level.

CAPITAL COSTS AND OTHER CHANGES IN EXCESS OF \$1,000:

The following lists the major capital expenditures and other costs being *proposed* for the Fiscal Year 2018 budget.

General Fund:

Normal Operations with certain capital expenditures or other changes that include the following:

Legislative:

- Normal operations.

Supervisor:

- Normal operations.

Elections:

- The gubernatorial elections will increase election costs over 2017. Currently, there are three (3) elections scheduled (*i.e., May 8th – School Election; August 7th – Primary Election; November 6th – General Election*).

Finance:

- Normal Operations, except for two standing desks for the financial clerks.

Assessing:

- Normal operations.

Clerk:

- Normal operations.

Board of Review:

- Normal operations.

Administrative:

- Normal operations.

Treasurer:

- Normal operations.

Building and Grounds:

- Normal operations, except for the following:
 - ✓ Improvements to the Administrative Building, which includes (1) replacement of section of roof, (2) clean and repair dryvit; (3) HVAC to improve humidity control; (4) replace dry-mark Board in Conference Room; (5) replace server room A/C (\$50,000±)
 - ✓ Improvements to the roof drainage for the Public Services building (*certain areas not draining properly and creating leaks*). The cost of this roof work will be funded through a division of 33% Water Fund; 13% Sewer Fund; and, 54% General Fund monies

Cemetery:

- Normal operations, except for the following:
 - ✓ Platting/clearing/construction for new sections to the Historic Cemetery;
 - ✓ Pull/clean well at Lakeshore Cemetery (\$3,000)

Community Development:

- Normal operations with the only significant cost being related to completing the Zoning Ordinance re-draft.

Road Construction:

- \$300,000 General Fund transfer to the Municipal Street Fund for road re-surfacing, crack sealing, and, dust control on the 19 miles of gravel roadways.

Lights District:

- Normal operations.

Waste Collections:

- Normal operations.

Drains at Large:

- At-large contributions for drain maintenance are high for FY 2018 (*i.e., about \$59,350*) with payments due at the March settlement. The payments will include the following:

✓ Clovernook Drain	\$ 7,200
✓ Gilleans Drain	\$19,500
✓ Schroeder Drain	\$ 8,050
✓ VanDoorne Drain	\$15,000
✓ Hiwawatha Drain 20-yearbond payment	\$ 9,600
- Please note that the Hiawatha Drain payment is part of a 20-year bond. The Township could avoid the 4% interest charge by paying the entire amount of

\$170,739 prior to September 18th. If the Board decides to utilize a portion of the General Fund undesignated fund balance for this purpose, this needs to be decided ASAP.

- The so-called “Orphan Drain” project will continue and could take up to five years to complete, which will identify all orphan drains, schedule Board of Determination hearings, and bring the orphan drains under the authority of the Ottawa County Water Resources Commissioner.

Parks:

- Normal operations except for the following:
 - ✓ Add lights to the front entrance parking area at Hofma Park (\$6,000);
 - ✓ Add “No Hunting” signs along perimeter of Hofma Preserve;
 - ✓ Extend sprinkling near Hofma Park sign (\$3,000);
 - ✓ Replace plaque base (\$3,000);
 - ✓ Beach erosion control at Pottawattomie Park;
 - ✓ Replace/repair stationary deck to floating dock at Pottawattomie;
 - ✓ Construction barrier free access to Pottawattomie playground (\$10,000);
 - ✓ Additional sprinkling behind volleyball courts (\$6,500);
 - ✓ Purchase dump trailer (\$9,000);
 - ✓ Purchase grapple bucket for Tool Cat (\$3,500);
 - ✓ Replace two (2) chainsaws (\$1,500);
 - ✓ Purchase high pressure concrete cleaner (\$800); and,
 - ✓ Purchase cement mixer (\$2,000).

The Parks and Recreation Committee may be requesting additional projects related to the Hofma Vision and/or the designated monies for parks.

Planning Commission:

- Normal operations.

Zoning Board of Appeals:

- Normal operations.

Appropriation Transfers:

- \$300,000 to Transportation Fund
- \$120,750 to Re-funded Building Debt Fund
- \$ 12,000 to Retiree Health Care Fund
- \$233,000 to Pathway Fund (*normal maintenance and resurface Robbins Road and Comstock Street pathways*)

Municipal Street Fund (Harbor Transit):

Normal operations with a division of monies raised from the 0.9401 millage rate between street paving and Harbor Transit, after the capture of the TIF revenues by the DDA, that is substantially similar to FY 2017 (*i.e., 0.57 mills or about \$433k to Harbor Transit and 0.37 mills or about \$260k*

for street maintenance) and a \$300,000 contribution from the General Fund for street resurfacing and maintenance.

Fire/Rescue Fund:

Fire/Rescue service calls are expected to be about 1,200 during FY 2018, which is an average of about 3.3 calls per day.

That said, the Fire/Rescue Fund will expect normal operations, albeit with a projected increase in call volume, except for the following equipment purchases:

- Four sets of turnout gear at \$2,400 each = \$ 9,600
- Replacement of 2012 Suburban (emergency lighting, medical slide unit, etc.) = \$52,700

The current 2012 Suburban should sell for about \$7,000.

It is noted that the collective bargaining agreement with the Local IAFF union is valid through FY 2018; but negotiations on the new agreement will occur next year.

Pathway Fund:

Normal operations (e.g., sweeping, snow plowing, etc.) except for the following:

- \$233,000 transfer from the General Fund;
- \$278,925 bond payments;
- \$1,570,000 for the 168th Avenue and the Lincoln Street pathway extensions;
- \$195,000 for the resurfacing of a section of the Robbins Road and Comstock pathways;

Police Services SAD Fund:

Normal operations with minor equipment purchases.

DDA Fund:

The DDA will collect about \$463,300; but, there will not be another DDA construction project until FY 2019.

Building Debt Funds:

Normal debt payments. No refinancing of any debts is planned.

Sewer Fund:

Normal operations, except for the following:

- ✓ Upgrade one of three remaining pump stations to utilize the SCADA system. (\$15,000)
- ✓ Complete an asset management plan for sanitary sewer collection system.
- ✓ Install a gravity overflow @ Sanctuary /Lincoln Street manhole to mitigate overflows.

Water Fund:

Normal operations, except for the following:

- ✓ Replace altitude valve at west tank
- ✓ Install altitude valve at east tank

- ✓ Complete 168th to Ferris water main (530')
- ✓ Upsize Brucker Street water main from 6" to 8" (700')
- ✓ Add generators to east tank, west tank, east meter station, and west meter station (\$33,000)
- ✓ Purchase two hydrant meter/backflow devices (\$6,000)
- ✓ Purchase additional pipe locator (\$5,000)

Retiree Health Care Trust Fund (OPEB):

Normal operations, except that the Township's last valuation will be updated later this year with roll-forward techniques to produce the necessary disclosures under GASB 74 for 2017 (*which will include GASB 45 – employer accounting entries – based on information provided in the 2015 report and contribution information*). For FY 2018, a full valuation report will be completed by Watkins Ross for the costs and disclosures required under GASB 75.

Information Technology Fund:

Normal operations, except for the following:

- Wireless upgrade 54Mb to 300+Mb
- Switch/hub replacements for Fire/Rescue, DPW and Administration buildings

Support from EGLTech will continue. But, staff will be examining a reduction in service hours and contract costs.

CONCLUSION:

Again, these detailed assumptions and policies within this nine (9) page memorandum are still only an **outline** that will guide and direct staff as they complete a line item budget along with the support documentation and Budget Resolution.

If there are any policies or capital expenditures that the Board would like the Superintendent to consider, please let me know at the September 11th Board meeting.

If the Board approves these detailed budget assumptions and policies, understanding that the "*devil is in the details*" and that the final outcome will look slightly different, the following motion can be offered:

Move to approve the 2018 detailed budget assumptions and policies as delineated by the Superintendent within the September 1st memorandum and to instruct the Superintendent to proceed with completion of a 2018 Fiscal Year budget for Board review and consideration pursuant to state law and the proposed schedule.

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



Community Development Memo

DATE: September 7, 2017

TO: Township Board

FROM: Stacey Fedewa, Community Development Director

RE: Zoning Text Amendment Ordinance – Special Land Use Chapter

BACKGROUND

On July 17th the Planning Commission tabled a Special Land Use application because it could not comply with the required access management standards. Unfortunately, the primary standard in question would prevent this land use from ever locating on the site because of its proximity to another street. The discussion evolved, and ultimately staff was directed to review all the access management standards in the SLU Chapter and report the findings to the Commission at the next meeting.

On August 7th the Planning Commission reviewed the findings, and it became evident the subject was larger than expected. The Commission directed the Zoning Ordinance Update Committee to improve the access management standards in the zoning ordinance.

However, because there is an application (*which has been tabled pending the outcome of the text amendment*) that needs the improved access management standards the Planning Commission directed staff to draft a text amendment that would allow the Commission to relax access management requirements in certain circumstances.

The Planning Commission believes this is the best interim solution to provide the Commission with the latitude it needs to address any other counterintuitive access management standards that may arise before the new zoning ordinance is adopted in 2018.

Lastly, there were two extraneous items that need to be corrected, and doing so now is an opportune time.

AMENDMENT SUMMARY

1. The ability to relax the access management requirements (*only for properties with an existing building*) is proposed to be added to the Standards for Special Land Uses, which are included with the report of findings.
2. Group Day Care Homes – the infrastructure requirement should be removed because the State of Michigan does not have that requirement, and this land use is specifically defined in the Michigan Zoning Enabling Act. Local governments are preempted from attaching additional special land use requirements.
3. Public or Private Campgrounds – the statement about prohibiting recreational units is proposed to be removed. The definition of recreational units includes tents and campers, and obviously, those units are intended to be located within this use.

SAMPLE MOTIONS

If the Township Board supports the proposed text amendment, the following motion can be offered:

Motion to postpone the Zoning Text Amendment Ordinance to revise the Special Land Use Chapter until September 25th when it will be considered for adoption and approval. **This is the first reading.**

If the Township Board opposes the proposed text amendment, the following motion can be offered:

Motion to **deny** the Zoning Text Amendment Ordinance to revise the Special Land Use Chapter.

If the Township Board does not have enough information to make a determination, the following motion can be offered:

Motion to **table** the Zoning Text Amendment Ordinance, and direct staff to make the following revisions:

1. *List the revisions.*

Please contact me if this raises questions.

ORDINANCE NO. ____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, CONCERNING ACCESS MANAGEMENT STANDARDS AND STANDARDS IN THE SPECIAL LAND USE CHAPTER, AND BY PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Standards for Special Land Uses. Section 19.05.7 of the Grand Haven Charter Township Zoning Ordinance shall be restated in its entirety as follows (the rest of Section 19.03 as currently stated shall remain in its entirety).

- 7. A. The proposed use shall be such that traffic to, from, and on the premises and the assembly of persons relating to such use will not be hazardous, or inconvenient to the neighborhood, nor unduly conflict with the normal traffic of the neighborhood, considering, among other things: safe and convenient routes for pedestrian traffic, particularly of children, the relationship of the proposed use to main thoroughfares and to streets and intersections, and, the general character and intensity of the existing and potential development of the neighborhood.
- B. The Planning Commission may, when considering an application for a special land use which includes an existing building, agree to relax access management requirements in this Ordinance if the Planning Commission finds that the standard in subsection A above can be met even if the relaxation is granted.

Section 2. Special Land Uses – Group Day Care Homes. Section 19.07.15.G shall be removed in its entirety from the Grand Haven Charter Township Zoning Ordinance (the rest of Section 19.07.15 as currently stated shall remain in its entirety). The removed Section 19.07.15.G previously stated:

- G. The use shall be supported by certain infrastructure features, including paved roads, natural gas, and municipal water and, if available, sanitary sewer.

Section 3. Special Land Uses – Public or Private Campgrounds. Section 19.07.33.E shall be removed in its entirety from the Grand Haven Charter Township Zoning Ordinance (the rest of Section 19.07.33 shall remain in its entirety). The removed Section 19.07.33.E previously stated:

E. Recreational units are not permitted in the campground.

Section 4. Effective Date. This amendment to the Grand Haven Charter Township Zoning Ordinance was approved and adopted by the Township Board of Grand Haven Charter Township, Ottawa County, Michigan on September 25, 2017, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended; after introduction and a first reading on September 11, 2017, and after posting and publication following such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on October 8, 2017, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Text Amendment Ordinance in the *Grand Haven Tribune*, as required by Section 401 of Act 110, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

Mark Reenders,
Township Supervisor

Laurie Larsen,
Township Clerk

CERTIFICATE

I, Laurie Larsen, the Clerk for the Charter Township of Grand Haven, Ottawa County, Michigan, certify that the foregoing Grand Haven Charter Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on September 25, 2017. The following members of the Township Board were present at that meeting: _____. The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with _____ members of the Board voting in favor, and _____ members of the Board voting in opposition. Notice of Adoption of the Ordinance was published in the *Grand Haven Tribune* on September 30, 2017.

Laurie Larsen, Township Clerk

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P17BU0427	ELZINGA TOD D-WENDY S	15128 BIRCHTREE LN	\$7,670	\$100.00
			\$7,670	\$100.00
			<i>Total Permits For Type:</i>	<i>1</i>

ACCESSORY BUILDING

P17BU0337	KLUMPEL TERRY L JR-SARAH K	17078 LEGACY DR	\$12,000	\$190.60
P17BU0386	VREDEVELD JOANNE	16263 FILLMORE ST	\$15,000	\$307.05
P17BU0401	TUSHEK JOEL R	14506 LINCOLN ST	\$20,000	\$245.40
P17BU0447	UMPHREY VAUGHN	15177 BUCHANAN ST	\$24,000	\$272.80
			\$71,000	\$1,015.85
			<i>Total Permits For Type:</i>	<i>4</i>

ADDITIONS

P17BU0372	PALING JAMES D-KAREN I	12024 FOREST BEACH TRL PVT	\$46,204	\$238.55
P17BU0393	SIMONI CHRISTOPHER-WENTZ JULIA	11646 GARNSEY AVE	\$80,000	\$656.40
P17BU0457	VAN WIEREN DAVID L-CANDACE L TRUST	14565 LINCOLN ST	\$2,892	\$63.00
P17BU0466	BAKER LARRY R-DIANE M	14635 178TH AVE	\$28,396	\$307.05
			\$157,492	\$1,265.00
			<i>Total Permits For Type:</i>	<i>4</i>

ADDRESS

P17AD0041	ROSY MOUND ASSISTED LIVING CENTER	17283 ROSY MOUND LN	\$0	\$14.00
P17AD0042	ROSY MOUND ASSISTED LIVING CENTER	17276 ROSY MOUND LN	\$0	\$14.00
P17AD0043	EHLERT JOHN L	15528 LINCOLN ST	\$0	\$14.00
P17AD0044	TOMPKINS BRETT S-STACY L	15467 BUCHANAN ST	\$0	\$14.00
P17AD0045	WHALEN TIMOTHY S-TRACIE	16527 LAKE MICHIGAN DR	\$0	\$14.00
P17AD0046	LINCOLN STREET HOLDINGS		\$0	\$434.00
P17AD0047	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0048	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0049	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0050	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0051	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0052	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0053	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0054	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0055	LINCOLN STREET HOLDINGS		\$0	\$0.00
P17AD0056	PIPER LAKES APARTMENTS LLC	14841 168TH AVE	\$0	\$14.00
P17AD0057	PIPER LAKES APARTMENTS LLC	14841 168TH AVE	\$0	\$14.00
P17AD0058	PIPER LAKES APARTMENTS LLC	14841 168TH AVE	\$0	\$0.00
P17AD0059	PIPER LAKES APARTMENTS LLC	14841 168TH AVE	\$0	\$0.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
			\$0	\$532.00
			<i>Total Permits For Type:</i>	<i>19</i>
ALTERATIONS				
P17BU0309	OTTENS HENRY	17271 LINCOLN ST	\$15,000	\$211.15
P17BU0338	CHRISTIANSEN KYLE NEIL	15922 CEDAR AVE	\$29,000	\$357.05
P17BU0365	TROKE JEROME JAMES-SUZANNE J	11933 JUNIPER HILLS CT	\$800	\$36.75
P17BU0371	CLINE MICHAEL D-ANDREA J	13445 LAKESHORE DR	\$18,500	\$238.55
P17BU0373	WEBER LIVING TRUST	14654 PINE ISLAND DR	\$32,000	\$327.60
P17BU0387	HOME LLC	15373 LYONS LN PVT	\$3,000	\$113.00
P17BU0390	D'OYLY BETTY J	17285 LINCOLN ST	\$950	\$36.75
P17BU0402	KARSTEN TRUST	17217 LINCOLN ST	\$14,000	\$204.30
P17BU0425	KOEDYKER JOHN C-MARILYN R	17292 BURKSHIRE DR	\$28,000	\$300.20
P17BU0456	MEENGs JAY-CHRIS TRUST	15913 LAKE AVE	\$175,000	\$1,187.15
P17BU0458	ARNOLD RICHARD D-DENNA A	15785 LAKE AVE	\$28,057	\$307.50
P17BU0462	VANCE ROBERT S-LORI A	13478 LAKESHORE DR	\$10,958	\$183.75
			\$355,265	\$3,503.75
			<i>Total Permits For Type:</i>	<i>12</i>
BASEMENT FINISH				
P17BU0351	BRACKENBURY BRIAN-JOANNE J	13461 RAVINE VIEW DR	\$5,000	\$295.40
P17BU0408	WOLFFIS BRYAN-REBEKKA	15161 WILLOWWOOD CT	\$17,350	\$231.70
P17BU0410	RICHARDS STEVEN A	15352 CHERRY ST	\$2,000	\$247.45
P17BU0448	GOLDMAN RYAN J-KIMERLY TRUST	12916 WOODRUSH CT	\$50,000	\$450.90
			\$74,350	\$1,225.45
			<i>Total Permits For Type:</i>	<i>4</i>
COMMERCIAL BUILDING				
P17BU0352	SPEEDWAY LLC	17281 HAYES ST	\$12,000	\$346.85
			\$12,000	\$346.85
			<i>Total Permits For Type:</i>	<i>1</i>
COMMERCIAL REMODEL				
P17BU0311	RIVER HAVEN OPERATING COMPANY LLC	14546 MERCURY DR	\$4,500	\$89.25
P17BU0350	16930 ROBBINS ROAD ASSOC LLC	16930 ROBBINS RD 115	\$24,000	\$460.30
P17BU0392	CRAWFORD JACK-SIEBERT S	14394 168TH AVE	\$941	\$161.75
P17BU0421	TEG 43 NORTH LLC	14851 CRESCENT ST 101	\$30,000	\$438.90
			\$59,441	\$1,150.20
			<i>Total Permits For Type:</i>	<i>4</i>
CONSTRUCTION SIGN				
P17SG0018	ROSY MOUND ASSISTED LIVING CENTER	17283 ROSY MOUND LN	\$350	\$20.00
			\$350	\$20.00
			<i>Total Permits For Type:</i>	<i>1</i>

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
DECK				
P17BU0353	VANDENBERG SUSAN L	16600 FERRIS ST	\$9,000	\$152.25
P17BU0374	MACKENZIE BETTY JO	15478 WINCHESTER CIR PVT	\$200	\$36.75
P17BU0376	COUSINS WILLIAM T III-MEREDITH A	15290 WINCHESTER CIR PVT	\$1,638	\$42.00
P17BU0380	REMENAR SUE L TRUST	17302 BEACH RIDGE WAY PVT	\$13,750	\$204.30
P17BU0382	ROTHE RICHARD-SHARON	15396 CANARY DR	\$7,500	\$63.00
P17BU0400	DEYOUNG SCOTT-PAMELA	15053 PINE RIDGE RD	\$19,000	\$238.55
P17BU0417	LAMPE JEROME-ROSMARIE S	13250 FOX RIDGE CT	\$5,809	\$105.00
P17BU0444	DEYOUNG DENNIS W-KAREN J	13373 160TH AVE	\$1,000	\$36.75
P17BU0450	DIEDERICHSEN TODD L-BARBARA J	15390 FERRIS ST	\$4,000	\$73.50
P17BU0452	WOLFE MICHAEL A	15665 HIGH RIDGE DR	\$4,228	\$63.00
P17BU0455	LOTT KIMBERLY	14904 LAKESHORE DR	\$200	\$86.75
P17BU0470	SCHEIBACH EILEEN-MIRANDA SHARI	16863 CRICKET CT	\$3,000	\$63.00
			\$69,325	\$1,164.85
			<i>Total Permits For Type:</i>	<i>12</i>
DIRECTIONAL SIGN				
P17SG0017	SPEEDWAY LLC	17281 HAYES ST	\$0	\$0.00
P17SG0021	HEALTH POINTE	15100 WHITTAKER WAY	\$0	\$0.00
			\$0	\$0.00
			<i>Total Permits For Type:</i>	<i>2</i>
ELECTRICAL				
P17EL0277	KITZMILLER WILLIAM A	14988 178TH AVE	\$0	\$66.00
P17EL0321	RIVER HAVEN OPERATING COMPANY LLC	14538 DOGWOOD CT	\$0	\$56.00
P17EL0322	RIVER HAVEN OPERATING COMPANY LLC	14517 WHITE PINE LN	\$0	\$56.00
P17EL0323	RIVER HAVEN OPERATING COMPANY LLC	13542 OAKTREE COURT	\$0	\$56.00
P17EL0324	RIVER HAVEN OPERATING COMPANY LLC	13926 OAKWOOD CIRCLE	\$0	\$56.00
P17EL0325	RIVER HAVEN OPERATING COMPANY LLC	13893 PINWOOD DR	\$0	\$56.00
P17EL0326	HERITAGE JOHN-MEGHAN	12041 FOREST BEACH TRL PVT	\$0	\$311.00
P17EL0327	OTTENBAKER CHERYL L	14676 BRUCKER WOODS CT	\$0	\$269.00
P17EL0328	JACOBSON NELSON C-LANA M	17732 TAMARACK LN	\$0	\$140.00
P17EL0329	GENEVA CHRISTOPHER M	15506 160TH AVE	\$0	\$127.00
P17EL0330	SPEEDWAY LLC	17281 HAYES ST	\$0	\$530.00
P17EL0331	NELSON DONALD C-DENISE M	14259 152ND AVE	\$0	\$60.00
P17EL0332	AYER CHARLES-YVONNE	16890 LINCOLN ST	\$0	\$54.00
P17EL0333	BRACKENBURY BRIAN-JOANNE J	13461 RAVINE VIEW DR	\$0	\$56.00
P17EL0334	MCFARLANE JUSTIN	15914 GROESBECK ST	\$0	\$122.00
P17EL0335	GEURINK TODD-COURTNEY	14667 INDIAN TRAILS DR	\$0	\$114.00
P17EL0336	RESURRECTION LIFE	12900 US-31	\$0	\$248.00
P17EL0337	GEORGE CHRISTOPHER F	12966 WILDVIEW DR	\$0	\$145.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P17EL0338	CARBARY KEVIN	12620 RETREAT DR PVT	\$0	\$60.00
P17EL0339	16930 ROBBINS ROAD ASSOC LLC	16930 ROBBINS RD 115	\$0	\$112.00
P17EL0340	RIVER HAVEN VILLAGE	13791 SUNRISE COVE	\$0	\$55.00
P17EL0341	RIVER HAVEN VILLAGE	13908 OAKWOOD CIRCLE	\$0	\$55.00
P17EL0342	RIVER HAVEN VILLAGE	14533 TRILLIUM CIRCLE	\$0	\$55.00
P17EL0343	RIVER HAVEN VILLAGE	13681 PINWOOD DR	\$0	\$55.00
P17EL0344	RIVER HAVEN VILLAGE	14451 TRILLIUM CIRCLE	\$0	\$55.00
P17EL0345	RIVER HAVEN VILLAGE	14477 TRILLIUM CIRCLE	\$0	\$55.00
P17EL0346	RIVER HAVEN VILLAGE	14517 TRILLIUM CIRCLE	\$0	\$55.00
P17EL0347	RIVER HAVEN VILLAGE	14462 CROOKED TREE LN	\$0	\$55.00
P17EL0348	RIVER HAVEN VILLAGE	14429 TRILLIUM CIRCLE	\$0	\$55.00
P17EL0349	RIVER HAVEN VILLAGE	14433 TRILLIUM CIRCLE	\$0	\$55.00
P17EL0350	RIVER HAVEN VILLAGE	14421 TRILLIUM CIRCLE	\$0	\$55.00
P17EL0351	RIVER HAVEN VILLAGE	14413 TRILLIUM CIRCLE	\$0	\$55.00
P17EL0352	RIVER HAVEN VILLAGE	13597 CLEARWATER LANE	\$0	\$55.00
P17EL0353	STEWART JAMAL TRUST	14769 LAKESHORE DR	\$0	\$60.00
P17EL0354	GRANT PATRICIA ANN DEC. OF TRUST	16896 TIMBER DUNES DR	\$0	\$114.00
P17EL0355	NORTH BRADLEY-MELISSA TIMMER	10385 MESIC DR	\$0	\$54.00
P17EL0356	STERNBERG MICHAEL-LAURA	15300 OAKLEIGH CT	\$0	\$122.00
P17EL0357	VAN DOORNE MATT-KELLY J	16359 SLEEPER ST	\$0	\$60.00
P17EL0358	COOK MARYELLEN-FLAHIVE SHERI	14073 LANDON LN	\$0	\$56.00
P17EL0359	CHRISTIANSEN KYLE NEIL	15922 CEDAR AVE	\$0	\$190.00
P17EL0360	RIVER HAVEN VILLAGE	13536 PINWOOD DR	\$0	\$56.00
P17EL0361	RIVER HAVEN VILLAGE	13875 PINWOOD DR	\$0	\$56.00
P17EL0362	RIVER HAVEN VILLAGE	13510 PINWOOD DR	\$0	\$56.00
P17EL0363	RIVER HAVEN VILLAGE	13492 PINWOOD DR	\$0	\$56.00
P17EL0364	KLUMPEL TERRY L JR-SARAH K	17078 LEGACY DR	\$0	\$174.00
P17EL0365	RICHARDS STEVEN A	15352 CHERRY ST	\$0	\$82.00
P17EL0366	WOLFFIS BRYAN-REBEKKA	15161 WILLOWWOOD CT	\$0	\$122.00
P17EL0367	CHRISTIANSEN KYLE NEIL	15922 CEDAR AVE	\$0	\$190.00
P17EL0368	OTTENS HENRY	17271 LINCOLN ST	\$0	\$100.00
P17EL0370	SMITH OWEN-AMY	16858 MAPLERIDGE DR	\$0	\$325.00
P17EL0371	DEERING KENNETH J-MARY J	14634 BRUCKER WOODS CT	\$0	\$325.00
P17EL0372	O'NEAL BENJAMIN-ERICA	15414 LYONS LN PVT	\$0	\$325.00
P17EL0373	RAYMOND MICHAEL E-MARENDA	15184 LAKE AVE	\$0	\$105.00
P17EL0374	RIVER HAVEN OPERATING COMPANY LLC	14546 MERCURY DR	\$0	\$60.00
P17EL0375	DEVECHT CAROL G	15261 GRAND OAK RD	\$0	\$110.00
P17EL0376	CAMPBELL ROBERT J-NANCY	15757 COMSTOCK ST	\$0	\$0.00
P17EL0377	KARSTEN TRUST	17217 LINCOLN ST	\$0	\$56.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P17EL0378	JANSSEN CHARLES A-LEA ANNE L	10511 LAKESHORE DR	\$0	\$70.00
P17EL0379	WARNERS MATTHEW-SHAUNA	12601 BUCS DR	\$0	\$234.00
P17EL0380	BRAYMER DAVID B-ANNA	17961 BRUCKER ST	\$0	\$56.00
P17EL0381	STANDARD SAND CORP	LAKESHORE DR	\$0	\$0.00
P17EL0382	ROSY MOUND ASSISTED LIVING CENTER	17276 ROSY MOUND LN	\$0	\$0.00
P17EL0383	MEYER LEVI	16054 COMSTOCK ST	\$0	\$0.00
P17EL0384	JOB JOHN T-MIKA MARY ELLEN	12905 WILDERNESS TR PVT	\$0	\$297.00
P17EL0385	SIGNATURE LAND DEVELOPMENT CORP	12921 PINE GLEN DR	\$0	\$221.00
P17EL0386	SIGNATURE LAND DEVELOPMENT CORP	13101 WILDVIEW DR	\$0	\$221.00
P17EL0387	SIGNATURE LAND DEVELOPMENT CORP	12875 PINE GLEN DR	\$0	\$221.00
P17EL0388	BEDFORD LINDA D-RICHARD L	15352 CHERRY ST	\$0	\$55.00
P17EL0389	RRR ASSOCIATES LLC	17169 HAYES	\$0	\$74.00
P17EL0390	DEWITT AARON-RACHAEL	9801 HIAWATHA DR	\$0	\$106.00
P17EL0391	RUITER MARTIN-TERRI	12439 168TH AVE	\$0	\$119.00

\$0 **\$7,937.00**
Total Permits For Type: **71**

FENCE

P17ZL0051	DENSMORE CLIFFORD C JR-LESLEY S	800 ROBBINS RD	\$0	\$25.00
P17ZL0069	MOUSSEAU ANDY W-LAURA D	15075 155TH AVE	\$2,000	\$25.00
P17ZL0078	RUWE DAVID M-LYNN M	13232 RAVINE VIEW DR	\$6,540	\$25.00
P17ZL0105	PECKHAM GORDON E III-SHERRIE	13384 FOREST PARK DR	\$5,000	\$25.00
P17ZL0106	MEYER ROBERT-SUSAN TRUST	12887 SIKKEMA DR	\$0	\$25.00
P17ZL0107	LUTZ TERRY D-MARGER Y	13082 LAKESHORE DR	\$900	\$25.00
P17ZL0109	JOHNSON NANCY	14421 LAKESHORE DR	\$0	\$25.00

\$14,440 **\$175.00**
Total Permits For Type: **7**

FOUNDATION ONLY

P17BU0355	RIVER HAVEN OPERATING COMPANY LLC	13875 PINWOOD DR	\$2,904	\$36.75
P17BU0356	RIVER HAVEN OPERATING COMPANY LLC	13510 PINWOOD DR	\$1,000	\$36.75
P17BU0381	MISCHLER TIMOTHY C	15414 LYONS LN PVT	\$10,000	\$168.00
P17BU0403	RIVER HAVEN VILLAGE	14517 WHITE PINE LN	\$1,000	\$36.75
P17BU0404	RIVER HAVEN VILLAGE	14523 DOGWOOD CT	\$1,000	\$36.75
P17BU0407	KARLE DONALD-SHIRLEY	15844 WINANS ST	\$12,000	\$197.45

\$27,904 **\$512.45**
Total Permits For Type: **6**

GROUND SIGN

P17SG0015	SPEEDWAY LLC	17281 HAYES ST	\$6,000	\$185.00
P17SG0019	HEALTH POINTE	15100 WHITTAKER WAY	\$35,000	\$1,235.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
			\$41,000	\$1,420.00
			<i>Total Permits For Type:</i>	2
MECHANICAL				
P17ME0417	EMMERICH NICHOLAS-ABIGAIL TRUST	16776 TIMBER RIDGE	\$0	\$75.00
P17ME0418	VAN DYKE RICKEY L -SHARI	12960 WOODRUSH DR	\$0	\$80.00
P17ME0419	CURTIS SCOTT P-SARAH B	12067 FOREST BEACH TRL PVT	\$0	\$170.00
P17ME0420	JACOBSON NELSON C-LANA M	17732 TAMARACK LN	\$0	\$130.00
P17ME0421	BRACKENBURY BRIAN-JOANNE J	13461 RAVINE VIEW DR	\$0	\$55.00
P17ME0422	DAY BY DAY FARM LLC	16064 WINANS ST	\$0	\$130.00
P17ME0423	CURTIS SCOTT P-SARAH B	12067 FOREST BEACH TRL PVT	\$0	\$275.00
P17ME0424	MCFARLANE JUSTIN	15914 GROESBECK ST	\$0	\$160.00
P17ME0425	GERVAIS ERIC-JENNIFER	15025 155TH AVE	\$0	\$75.00
P17ME0426	YONKERS DONALD J-ERMA J	15397 WINCHESTER CIR PVT	\$0	\$80.00
P17ME0427	LINDQUIST TRUST	15900 BRUCKER ST	\$0	\$80.00
P17ME0428	MOLYNEUX LAURA L	13220 WILLOWVALE DR	\$0	\$80.00
P17ME0429	GENEVA CHRISTOPHER M	15506 160TH AVE	\$0	\$80.00
P17ME0430	16930 ROBBINS ROAD ASSOC LLC	16930 ROBBINS RD 115	\$0	\$110.00
P17ME0431	BRINKS GREGORY S-HOLLY R	15305 161ST AVE	\$0	\$110.00
P17ME0432	GRAND HAVEN DEVELOPMENT GROUP LLC	3005 COPPERWAY DR	\$0	\$205.00
P17ME0433	ROBBINS ROAD REAL ESTATE LLC	17200 ROBBINS RD	\$0	\$96.00
P17ME0434	RIVER HAVEN VILLAGE	13791 SUNRISE COVE	\$0	\$80.00
P17ME0435	RIVER HAVEN VILLAGE	13908 OAKWOOD CIRCLE	\$0	\$80.00
P17ME0436	RIVER HAVEN VILLAGE	14533 TRILLIUM CIRCLE	\$0	\$80.00
P17ME0437	RIVER HAVEN VILLAGE	13681 PINewood DR	\$0	\$80.00
P17ME0438	RIVER HAVEN VILLAGE	14451 TRILLIUM CIRCLE	\$0	\$80.00
P17ME0439	RIVER HAVEN VILLAGE	14477 TRILLIUM CIRCLE	\$0	\$80.00
P17ME0440	RIVER HAVEN VILLAGE	14517 TRILLIUM CIRCLE	\$0	\$80.00
P17ME0441	RIVER HAVEN VILLAGE	14462 CROOKED TREE LN	\$0	\$80.00
P17ME0442	RIVER HAVEN VILLAGE	14429 TRILLIUM CIRCLE	\$0	\$80.00
P17ME0443	RIVER HAVEN VILLAGE	14433 TRILLIUM CIRCLE	\$0	\$80.00
P17ME0444	RIVER HAVEN VILLAGE	14421 TRILLIUM CIRCLE	\$0	\$80.00
P17ME0445	RIVER HAVEN VILLAGE	14413 TRILLIUM CIRCLE	\$0	\$80.00
P17ME0446	RIVER HAVEN VILLAGE	13597 CLEARWATER LANE	\$0	\$80.00
P17ME0447	LANKAMP BRIAN-JESSICA L	12660 BUCS DR	\$0	\$210.00
P17ME0448	TEG TIMBERVIEW 1 LLC	DECKER CRT F	\$0	\$55.00
P17ME0449	TEG TIMBERVIEW 1 LLC	DECKER CRT G	\$0	\$80.00
P17ME0450	PLUMMER ERICA	16242 GRAND POINT CT	\$0	\$80.00
P17ME0451	VIS KEN-GINA KELLY VIS	15111 152ND AVE	\$0	\$205.00
P17ME0452	16930 ROBBINS ROAD ASSOC LLC	16930 ROBBINS RD 115	\$0	\$120.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P17ME0453	RIVER HAVEN VILLAGE	13492 PINWOOD DR	\$0	\$80.00
P17ME0454	RIVER HAVEN VILLAGE	13510 PINWOOD DR	\$0	\$80.00
P17ME0455	RIVER HAVEN VILLAGE	13536 PINWOOD DR	\$0	\$80.00
P17ME0456	RIVER HAVEN VILLAGE	13875 PINWOOD DR	\$0	\$80.00
P17ME0457	BAUVAN LAND COMPANY LLC	10265 SHANNONS WY	\$0	\$410.00
P17ME0458	SIGNATURE LAND DEVELOPMENT CORP	12875 PINE GLEN DR	\$0	\$225.00
P17ME0459	MARCUSSE CONSTRUCTION CO LLC	15046 COPPER PL	\$0	\$290.00
P17ME0460	CARBARY KEVIN	12620 RETREAT DR PVT	\$0	\$85.00
P17ME0461	SPEEDWAY LLC	17281 HAYES ST	\$0	\$260.00
P17ME0462	BUREAU TIMOTHY C-BRIDGET A TRUST	14050 LUCKETT LN	\$0	\$80.00
P17ME0463	RAYMOND MICHAEL E-MARENDA	15184 LAKE AVE	\$0	\$140.00
P17ME0464	RESURRECTION LIFE	12900 US-31	\$0	\$170.00
P17ME0465	DEWITT AARON-RACHAEL	9801 HIAWATHA DR	\$0	\$80.00
P17ME0466	ROWE MICHAEL-SUSAN	15329 PINE ST	\$0	\$80.00
P17ME0467	GEORGE CHRISTOPHER F	12966 WILDVIEW DR	\$0	\$105.00
P17ME0468	HAMES HERBERT R-CATHY L	12914 LAKESHORE DR	\$0	\$185.00
P17ME0469	SHOHAM JONATHAN-MARCIE	10529 LAKESHORE DR	\$0	\$85.00
P17ME0470	HINRICHS BARBARA A TRUST	12183 BLUEWATER RD	\$0	\$80.00
P17ME0471	ELLIS HAROLD-PATRICIA	15363 GROESBECK ST	\$0	\$80.00
P17ME0472	RIVER HAVEN OPERATING COMPANY LLC	14433 SILVERBROOK DR	\$0	\$80.00
P17ME0473	KITZMILLER WILLIAM A	14988 178TH AVE	\$0	\$55.00
P17ME0474	KLUMPEL TERRY L JR-SARAH K	17078 LEGACY DR	\$0	\$80.00
P17ME0475	JACOBSON NELSON C-LANA M	17732 TAMARACK LN	\$0	\$80.00
P17ME0476	SPEEDWAY LLC	17281 HAYES ST	\$0	\$65.00
P17ME0477	WILSON RON W TRUST	9953 HIAWATHA DR	\$0	\$135.00
P17ME0478	SIGNATURE LAND DEVELOPMENT CORP	12921 PINE GLEN DR	\$0	\$135.00
P17ME0479	SPEEDWAY LLC	17281 HAYES ST	\$0	\$120.00
P17ME0480	SMITH RODNEY-DENISE	12151 FOREST BEACH TRL PVT	\$0	\$55.00

\$0 **\$7,261.00**
Total Permits For Type: 64

MISCELLANEOUS

P17ZL0100	JACKMAN TRUST	14817 178TH AVE	\$80	\$25.00
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\$80 **\$25.00**
Total Permits For Type: 1

MOBLE HOME SET-UP

P17BU0396	RIVER HAVEN VILLAGE	13492 PINWOOD DR	\$0	\$125.00
P17BU0397	RIVER HAVEN VILLAGE	13510 PINWOOD DR	\$0	\$125.00
P17BU0398	RIVER HAVEN VILLAGE	13536 PINWOOD DR	\$0	\$125.00
P17BU0399	RIVER HAVEN VILLAGE	13875 PINWOOD DR	\$0	\$125.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
			\$0	\$500.00
			<i>Total Permits For Type:</i>	<i>4</i>
PLUMBING				
P17PL0213	MANNINEN ANDREW S-DANIELLE T	17210 LEGACY DR	\$0	\$115.00
P17PL0214	BRACKENBURY BRIAN-JOANNE J	13461 RAVINE VIEW DR	\$0	\$65.00
P17PL0215	SIGNATURE LAND DEVELOPMENT CORP	12875 PINE GLEN DR	\$0	\$229.00
P17PL0216	BRAND ROBIN	14979 CANARY DR	\$0	\$55.00
P17PL0217	PIPER LAKES APARTMENTS LLC	14820 PIPER LN CLUBHOUSE	\$0	\$50.00
P17PL0218	RIVER HAVEN VILLAGE	13492 PINWOOD DR	\$0	\$55.00
P17PL0219	RIVER HAVEN VILLAGE	13510 PINWOOD DR	\$0	\$55.00
P17PL0220	RIVER HAVEN VILLAGE	13536 PINWOOD DR	\$0	\$55.00
P17PL0221	RIVER HAVEN VILLAGE	13875 PINWOOD DR	\$0	\$55.00
P17PL0222	O'NEAL BENJAMIN-ERICA	15414 LYONS LN PVT	\$0	\$253.00
P17PL0223	MILLER KELVIN B-JENNIFER	15137 152ND AVE	\$0	\$258.00
P17PL0224	THIRTY-ONE & M-45 LLC	10999 WEST OLIVE RD BLDG B	\$0	\$55.00
P17PL0225	OTTENS HENRY	17271 LINCOLN ST	\$0	\$113.00
P17PL0226	HERITAGE JOHN-MEGHAN	12041 FOREST BEACH TRL PVT	\$0	\$291.00
P17PL0227	DEERING KENNETH J-MARY J	14634 BRUCKER WOODS CT	\$0	\$239.00
P17PL0228	NIEWIEK WENDY S TRUST	18078 SUNSET DR	\$0	\$180.00
P17PL0229	NELSON DONALD C-DENISE M	14259 152ND AVE	\$0	\$241.00
P17PL0230	GERVAIS ERIC-JENNIFER	15025 155TH AVE	\$0	\$198.00
P17PL0231	CHRISTIANSEN KYLE NEIL	15922 CEDAR AVE	\$0	\$135.00
P17PL0232	SMITH OWEN-AMY	16858 MAPLERIDGE DR	\$0	\$229.00
P17PL0233	SIGNATURE LAND DEVELOPMENT CORP	12921 PINE GLEN DR	\$0	\$239.00
P17PL0234	HAMES HERBERT R-CATHY L	12914 LAKESHORE DR	\$0	\$160.00
			\$0	\$3,325.00
			<i>Total Permits For Type:</i>	<i>22</i>
POOL/SPA/HOT TUB				
P17BU0242	BENNETT DANIEL-MICHELLE	13708 152ND AVE	\$5,000	\$89.25
P17BU0323	BAHADUR BISTA YAM-CHHALI M	14875 PARKWOOD DR	\$90	\$36.75
P17BU0336	KLUMPEL TERRY L JR-SARAH K	17078 LEGACY DR	\$32,200	\$334.45
P17BU0366	BRAYMER DAVID B-ANNA	17961 BRUCKER ST	\$500	\$36.75
			\$37,790	\$497.20
			<i>Total Permits For Type:</i>	<i>4</i>
REPLACEMENT WINDOWS/DOORS				
P17BU0358	GERVAIS ERIC-JENNIFER	15025 155TH AVE	\$3,000	\$63.00
P17BU0418	MCDONALD EDWARD-EMILY	13801 152ND AVE	\$10,337	\$183.75
P17BU0461	HENDRICKSON LIANE J	14689 160TH AVE	\$1,000	\$36.75

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
			\$14,337	\$283.50
			<i>Total Permits For Type:</i>	3
RE-ROOFING				
P17BU0367	BOLLAERT TYLER J-LISA M	15267 FOREST PARK DR	\$9,620	\$100.00
P17BU0369	LALONDE SEAN M	15100 154TH AVE	\$2,500	\$100.00
P17BU0375	ROWLAND BARRY E-KAREN	17376 BUCHANAN ST	\$4,524	\$100.00
P17BU0377	TROKE JEROME JAMES-SUZANNE J	11933 JUNIPER HILLS CT	\$7,500	\$100.00
P17BU0378	FLEMING TRUST	15323 MILLHOUSE CT	\$8,420	\$100.00
P17BU0383	OLECHNOWICZ LUKE B	16101 DELTA VIEW DR	\$6,800	\$100.00
P17BU0384	CARLSON THOMAS D-DEBRA A	13239 GREENLEAF LN	\$1,302,077	\$100.00
P17BU0385	DEVECHT CAROL G	15261 GRAND OAK RD	\$9,996	\$100.00
P17BU0394	POEL JEFFERY-AKIKO	15390 COVE ST	\$15,000	\$100.00
P17BU0412	MANN SHERRI LEE	15255 DAVID ST	\$5,245	\$100.00
P17BU0413	NOWICKI RICHARD J-NICOLE M	11644 LAKESHORE DR	\$11,505	\$100.00
P17BU0414	SHANAHAN DAINE-REBECCA	13900 BITTERSWEET DR	\$10,952	\$100.00
P17BU0415	MURI WAYNE-EV	13327 FOREST PARK DR	\$10,740	\$100.00
P17BU0416	BEHM TRUST	17864 COMSTOCK ST	\$0	\$100.00
P17BU0419	REEVES JAMES F	14911 RIVERSIDE TR	\$13,510	\$100.00
P17BU0420	VANDEN BERGE JOHN-NANCY LVG TRUST	18300 HILLSIDE DR	\$6,988	\$100.00
P17BU0422	DURKEE RICHARD J	15489 MERCURY DR	\$25,744	\$100.00
P17BU0428	BENES ANITA	15769 MERCURY DR	\$9,500	\$100.00
P17BU0429	REENDERS KENNETH-SHIRLEY TRUST	14079 168TH AVE	\$9,900	\$100.00
P17BU0430	RAUSCHERT KENNETH A-KATHRYN E	13759 HOFMA DR	\$11,800	\$100.00
P17BU0431	JEROVSEK ANTON D-DEBRA	17242 BURKSHIRE DR	\$3,250	\$100.00
P17BU0432	STROUD MICHAEL D-VICKI B	12900 WOODRUSH CT	\$2,392	\$100.00
P17BU0433	GRAND HAVEN CHARTER TWP	15600 COMSTOCK ST	\$11,500	\$0.00
P17BU0434	LAW PHILLIP A-NANCY J	15193 BAYOU POINTE PL	\$8,000	\$50.00
P17BU0435	MATHEWS MARLENE R TRUST	15195 BAYOU POINTE PL	\$8,000	\$50.00
P17BU0436	ANDERSON ARTHUR L-MARY A	14027 BAYOU RIDGE CIR	\$8,000	\$50.00
P17BU0437	HOUSENGA RICHARD D-SHARON L	14025 BAYOU RIDGE CIR	\$8,000	\$50.00
P17BU0438	APOL BERNARD-ARLENE R	15073 BAYOU POINTE PL	\$8,000	\$50.00
P17BU0439	PLAMONDON DOUGLAS LING TRST	15075 BAYOU POINTE PL	\$8,000	\$50.00
P17BU0440	PRINZI JOSEPH J-NANCY R	15074 BAYOU POINTE PL	\$8,000	\$50.00
P17BU0441	PASTOOR TRUST	15076 BAYOU POINTE PL	\$8,000	\$50.00
P17BU0442	LAHAIE SHANNON	15131 163RD AVE	\$7,558	\$100.00
P17BU0443	EICH HARVEY R	17293 FERRIS ST	\$7,219	\$100.00
P17BU0445	KRAKER BRADLEY S-DANA S	11422 OAK GROVE RD	\$17,350	\$100.00
P17BU0446	BLOEMERS ARLENE A TRUST	13635 E PARK CT	\$16,000	\$100.00
P17BU0454	HEINZ LORI	12535 144TH AVE	\$5,415	\$100.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P17BU0460	JORGENSEN PATRICIA J	15250 COLEMAN AVE	\$8,633	\$100.00
P17BU0464	WILSON ROBERT JR-WILSON KATZ LISA	17605 DUNESIDE DR	\$10,878	\$100.00
P17BU0468	REENDERS LAWRENCE ENT	13279 168TH AVE	\$49,121	\$100.00
P17BU0469	LACOMBE TRAVIS-KELLI THOMPSON	15245 MEADOWWOOD DR	\$12,420	\$100.00
P17BU0472	RAY ROBERT L-ROSAMOND M TRUST	13313 FOREST PARK DR	\$11,995	\$100.00

\$1,710,052	\$3,600.00
<i>Total Permits For Type:</i>	41

RE-SIDING

P17BU0391	STEWARD JAMAL TRUST	14769 LAKESHORE DR	\$13,567	\$100.00
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\$13,567	\$100.00
<i>Total Permits For Type:</i>	1

SHED (<200 SQFT)

P17ZL0076	MEYER ALYSSA	13260 RAVINE VIEW DR	\$2,200	\$25.00
P17ZL0079	GERENCER THOMAS-LAURIE A	13700 152ND AVE	\$2,000	\$0.00
P17ZL0080	RIVER HAVEN VILLAGE	13893 PINWOOD DR	\$950	\$25.00
P17ZL0081	RIVER HAVEN VILLAGE	13926 OAKWOOD CIRCLE	\$950	\$25.00
P17ZL0082	RIVER HAVEN VILLAGE	13908 OAKWOOD CIRCLE	\$950	\$25.00
P17ZL0083	RIVER HAVEN VILLAGE	13791 SUNRISE COVE	\$950	\$25.00
P17ZL0084	RIVER HAVEN VILLAGE	13681 PINWOOD DR	\$950	\$25.00
P17ZL0085	RIVER HAVEN VILLAGE	13542 OAKTREE COURT	\$950	\$25.00
P17ZL0086	RIVER HAVEN VILLAGE	14517 WHITE PINE LN	\$950	\$25.00
P17ZL0087	RIVER HAVEN VILLAGE	14515 DOGWOOD CT	\$950	\$25.00
P17ZL0088	RIVER HAVEN VILLAGE	14523 DOGWOOD CT	\$950	\$25.00
P17ZL0089	RIVER HAVEN VILLAGE	13362 WINDING CREEK DR	\$950	\$25.00
P17ZL0090	RIVER HAVEN VILLAGE	14462 CROOKED TREE LN	\$950	\$25.00
P17ZL0091	RIVER HAVEN VILLAGE	13247 WINDING CREEK DR	\$950	\$25.00
P17ZL0092	RIVER HAVEN VILLAGE	14533 TRILLIUM CIRCLE	\$950	\$25.00
P17ZL0093	RIVER HAVEN VILLAGE	14517 TRILLIUM CIRCLE	\$950	\$25.00
P17ZL0094	RIVER HAVEN VILLAGE	14477 TRILLIUM CIRCLE	\$950	\$25.00
P17ZL0095	RIVER HAVEN VILLAGE	14451 TRILLIUM CIRCLE	\$950	\$25.00
P17ZL0096	RIVER HAVEN VILLAGE	14433 TRILLIUM CIRCLE	\$950	\$25.00
P17ZL0097	RIVER HAVEN VILLAGE	14429 TRILLIUM CIRCLE	\$950	\$25.00
P17ZL0098	RIVER HAVEN VILLAGE	14421 TRILLIUM CIRCLE	\$950	\$25.00
P17ZL0099	RIVER HAVEN VILLAGE	14413 TRILLIUM CIRCLE	\$950	\$25.00
P17ZL0101	RIVER HAVEN VILLAGE	13875 PINWOOD DR	\$950	\$25.00
P17ZL0102	RIVER HAVEN VILLAGE	13536 PINWOOD DR	\$950	\$25.00
P17ZL0103	RIVER HAVEN VILLAGE	13510 PINWOOD DR	\$950	\$25.00
P17ZL0104	RIVER HAVEN VILLAGE	13492 PINWOOD DR	\$950	\$25.00
P17ZL0108	NICHOLSON ROBB J-JILL K	17589 DUNESIDE DR	\$2,000	\$25.00

Building Permit Report - Monthly

			Estimated Cost		Permit Fee
P17ZL0110	HAVEMAN BRYAN J-CADY J-MINELLI	13154 ACACIA DR	\$3,000		\$25.00
			\$32,000		\$675.00
			<i>Total Permits For Type:</i>		28

SINGLE FAMILY DWELLING

P17BU0368	SIGNATURE LAND DEVELOPMENT CORP	13101 WILDVIEW DR	\$243,000		\$1,848.65
P17BU0370	BRACKENBURY BRIAN G-JOANNE J	14653 BRUCKER WOODS CT	\$479,951		\$2,048.15
P17BU0379	NELSON DONALD C-DENISE M	14259 152ND AVE	\$587,823		\$2,893.40
P17BU0388	O'NEAL BENJAMIN-ERICA	15414 LYONS LN PVT	\$212,800		\$1,365.65
P17BU0405	MILLER KELVIN B-JENNIFER	15137 152ND AVE	\$231,000		\$1,523.15
P17BU0406	MARCUSSE CONSTRUCTION CO LLC	15046 COPPER PL	\$311,200		\$2,216.15
P17BU0411	SIGNATURE LAND DEVELOPMENT CORP	13027 WILDVIEW DR	\$250,000		\$1,911.65
P17BU0451	KARLE DONALD-SHIRLEY	15844 WINANS ST	\$140,000		\$1,370.90
P17BU0465	BOSNER MARK-LISA	14700 MERCURY DR	\$325,000		\$1,738.40
			\$2,780,774		\$16,916.10
			<i>Total Permits For Type:</i>		9

TWO-FAMILY DWELLING

P17BU0463	DIEKEVERS BERNIE	15295 MERCURY DR 15297	\$200,000		\$2,473.40
			\$200,000		\$2,473.40
			<i>Total Permits For Type:</i>		1

VEHICLE SALES

P17VS0059	FLESER PHILLIP-LYNDSEY	11057 POND VIEW LN PVT	\$0		\$0.00
P17VS0060	KATT RICHARD H	15893 MERCURY DR	\$0		\$0.00
P17VS0061	CUTI DENNIS A-TERESA M TRUSTEES	13311 HIDDEN CREEK DR	\$0		\$0.00
P17VS0062	REUTERDAHL KENNETH D JR	15301 MERCURY DR	\$0		\$0.00
P17VS0063	DEAN DAVID-PAMELA	16495 WARNER ST	\$0		\$0.00
P17VS0064	DANIELS FAMILY TRUST	11924 JUNIPER HILLS CT	\$0		\$0.00
P17VS0065	BENNETT TIMOTHY-JANE L	14030 HEMLOCK SPRINGS PVT	\$0		\$0.00
P17VS0066	GREAT LAKES DEVELOPMENT	13100 168TH AVE	\$0		\$0.00
P17VS0067	DEYOUNG FAMILY TRUST	14911 MERCURY DR	\$0		\$0.00
P17VS0068	RUITER DAVID K-LINDA L	14933 MERCURY DR	\$0		\$0.00
P17VS0069	KUJAWSKI GARY-WENDI	13295 HIDDEN CREEK DR	\$0		\$0.00
P17VS0070	HOLTZCLAW TRUST	15186 160TH AVE	\$0		\$0.00
P17VS0071	TUUK LISA A-KEVIN J	13297 LAKESHORE DR	\$0		\$0.00
			\$0		\$0.00
			<i>Total Permits For Type:</i>		13

WALL/CANOPY SIGN

P17SG0016	SPEEDWAY LLC	17281 HAYES ST	\$6,000		\$0.00
P17SG0020	HEALTH POINTE	15100 WHITTAKER WAY	\$47,000		\$0.00

Building Permit Report - Monthly

	Estimated Cost	Permit Fee
	\$53,000	\$0.00
	<i>Total Permits For Type:</i>	<i>2</i>
Totals	\$5,731,837	\$56,024.60
	<i>Total Permits In Month:</i>	<i>343</i>

August Open Enforcements By Category Monthly Report

ACCESSORY BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0286	13298 LAKESHORE DR	1ST NOTICE OF VIOLATION LETTER	08/07/17		
E17CE0294	14732 WILLIAMS WY	1ST NOTICE OF VIOLATION LETTER	08/09/17		
E17CE0308	15158 160TH AVE	CLOSED	08/23/17	08/29/17	
E17CE0312	15299 WIDGEON RD	1ST NOTICE OF VIOLATION LETTER	08/30/17		
Total Entries:					4

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0281	14904 LAKESHORE DR	CLOSED	08/02/17	08/23/17	
E17CE0282	15065 155TH AVE	CLOSED	08/03/17	08/03/17	
E17CE0284	16101 DELTA VIEW DR	CLOSED	08/03/17	08/07/17	
E17CE0291	15489 MERCURY DR	CLOSED	08/08/17	08/23/17	
E17CE0297	14957 ASPEN LN		08/09/17		
E17CE0298	15390 COVE ST	CLOSED	08/09/17	08/15/17	
E17CE0311	13279 168TH AVE	VERBAL WARNING	08/30/17		
Total Entries:					7

FENCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0301	14802 177TH AVE	1ST NOTICE OF VIOLATION LETTER	08/15/17		
E17CE0307	15963 OBRIEN CT	1ST NOTICE OF VIOLATION LETTER	08/23/17		
Total Entries:					2

JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0283	14859 152ND AVE	CLOSED	08/03/17	08/23/17	
E17CE0309	14766 MERCURY DR	1ST NOTICE OF VIOLATION LETTER	08/23/17		

Total Entries: 2

LITTER

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

Total Entries: 2

August Open Enforcements By Category Monthly Report

E17CE0293	11849 CHICKORY DR	2ND NOTICE OF VIOLATION LETTER	08/08/17
E17CE0302	15442 COLEMAN AVE	CLOSED	08/15/17 08/30/17

Total Entries: 2

OTHER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0306	11177 LAKESHORE DR	CLOSED	08/23/17	08/23/17	

Total Entries: 1

PARKING ON THE GRASS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0288	15315 FERRIS ST	CLOSED	08/07/17	08/14/17	
E17CE0292	15117 MEADOWS DR PVT	CLOSED	08/08/17	08/23/17	
E17CE0296	15100 161ST AVE	CLOSED	08/09/17	08/30/17	
E17CE0303	15335 VINTAGE AVE	CLOSED	08/16/17	08/29/17	
E17CE0304	15681 HIGH RIDGE DR	CLOSED	08/16/17	08/29/17	

Total Entries: 5

POOL & HOT TUB/SPA

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0278	15107 154TH AVE	CLOSED	08/02/17	08/30/17	
E17CE0285	11622 152ND AVE	1ST NOTICE OF VIOLATION LETTER	08/07/17		

Total Entries: 2

SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0290		VERBAL WARNING	08/08/17		

Total Entries: 1

VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0280	15055 BIGNELL DR	1ST NOTICE OF VIOLATION LETTER	08/02/17		

Total Entries: 1

VEHICLE SALES

August Open Enforcements By Category Monthly Report

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0277	16113 MERCURY DR	CLOSED	08/02/17	08/09/17	
E17CE0279	14636 MERCURY DR	CLOSED	08/02/17	08/14/17	
E17CE0289	172ND AVE	CLOSED	08/08/17	08/23/17	
E17CE0310	17363 HAYES ST	1ST NOTICE OF VIOLATION LETTER	08/24/17		
E17CE0313	14585 LAKE MICHIGAN DR	1ST NOTICE OF VIOLATION LETTER	08/30/17		
ZONING					Total Entries: 5

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0287	15265 CANARY DR	CLOSED	08/07/17	08/15/17	
					Total Entries: 1

Total Records: 33

Enforcement.CodeOfficer = KEVIN FRENCH AND
 Enforcement.DateFiled Between 8/1/2017 12:00:00 AM
 AND 8/31/2017 11:59:59 PM

Total Pages: 3

Report Created: 09/05/17

August Open Enforcements By Category Monthly Report

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0299	15351 FERRIS ST	COMPLAINT LOGGED	08/10/17		
E17CE0300	14715 MERCURY DR	COMPLAINT LOGGED	08/10/17		
E17CE0305	16453 BUCHANAN ST	COMPLAINT LOGGED	08/16/17		

Total Entries: 3

Total Records: 3

Enforcement.CodeOfficer = SCOTT CORBAT AND
Enforcement.DateFiled Between 8/1/2017 12:00:00 AM
AND 8/31/2017 11:59:59 PM

Total Pages: 1

Report Created: 09/05/17

August Closed Enforcements By Category

Monthly Report

ACCESSORY BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E16CE0506	16917 PIERCE ST	CLOSED	11/22/16	08/02/17	01/12/2017 EXT GRANTED
E17CE0248	13260 RAVINE VIEW DR	CLOSED	07/13/17	08/14/17	07/28/2017 PERMIT READY TO ISSE
E17CE0308	15158 160TH AVE	CLOSED	08/23/17	08/29/17	

Total Entries: 3

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0208	15914 GROESBECK ST	CLOSED	06/13/17	08/07/17	
E17CE0273	17850 COMSTOCK ST	CLOSED	07/26/17	08/22/17	
E17CE0281	14904 LAKESHORE DR	CLOSED	08/02/17	08/23/17	
E17CE0282	15065 155TH AVE	CLOSED	08/03/17	08/03/17	
E17CE0284	16101 DELTA VIEW DR	CLOSED	08/03/17	08/07/17	
E17CE0291	15489 MERCURY DR	CLOSED	08/08/17	08/23/17	
E17CE0298	15390 COVE ST	CLOSED	08/09/17	08/15/17	

Total Entries: 7

CHICKENS & OTHER ANIMALS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0274	13969 148TH AVE	NO VIOLATION	07/27/17	08/02/17	

Total Entries: 1

DANGEROUS BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E15CE0038	15031 STICKNEY RIDGE PVT	CLOSED	03/09/15	08/15/17	CONDEMNED SIGNS ATTACHED

Total Entries: 1

FENCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0221	14469 MANOR RD	CLOSED	06/22/17	08/07/17	07/26/2017 PERMIT READY TO ISSUE
E17CE0227	15075 155TH AVE	CLOSED	06/27/17	08/15/17	PERMIT READY TO ISSUE

Total Entries: 2

August Closed Enforcements By Category Monthly Report

JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0251	13470 152ND AVE	CLOSED	07/17/17	08/02/17	
E17CE0254	13992 152ND AVE 13990.0	CLOSED	07/18/17	08/15/17	
E17CE0283	14859 152ND AVE	CLOSED	08/03/17	08/23/17	

Total Entries: 3

LITTER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0258	16040 COMSTOCK ST	CLOSED	07/19/17	08/02/17	
E17CE0266	LINCORN ST	CLOSED	07/25/17	08/07/17	
E17CE0275	15173 160TH AVE	CLOSED	07/27/17	08/14/17	
E17CE0276	14548 ANGELUS CIR	CLOSED	07/27/17	08/08/17	
E17CE0302	15442 COLEMAN AVE	CLOSED	08/15/17	08/30/17	

Total Entries: 5

OTHER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0259	13136 152ND AVE	CLOSED	07/19/17	08/07/17	
E17CE0306	11177 LAKESHORE DR	CLOSED	08/23/17	08/23/17	

Total Entries: 2

PARKING ON THE GRASS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0245	15843 GROESBECK ST	CLOSED	07/12/17	08/09/17	
E17CE0288	15315 FERRIS ST	CLOSED	08/07/17	08/14/17	
E17CE0292	15117 MEADOWS DR PVT	CLOSED	08/08/17	08/23/17	
E17CE0296	15100 161ST AVE	CLOSED	08/09/17	08/30/17	
E17CE0303	15335 VINTAGE AVE	CLOSED	08/16/17	08/29/17	
E17CE0304	15681 HIGH RIDGE DR	CLOSED	08/16/17	08/29/17	

Total Entries: 6

POOL & HOT TUB/SPA

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
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August Closed Enforcements By Category Monthly Report

E17CE0204	14875 PARKWOOD DR	CLOSED	06/13/17	08/15/17	
E17CE0278	15107 154TH AVE	CLOSED	08/02/17	08/30/17	

Total Entries: 2

SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0016		CLOSED	01/24/17	08/30/17	
E17CE0086	13800 172ND AVE	CLOSED	03/13/17	08/07/17	
E17CE0242	14702 MERCURY DR	CLOSED	07/11/17	08/08/17	
E17CE0270		CLOSED	07/26/17	08/30/17	
E17CE0271		CLOSED	07/26/17	08/30/17	

Total Entries: 5

VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0262	15893 MERCURY DR	CLOSED	07/19/17	08/08/17	
E17CE0269	11057 POND VIEW LN PVT	CLOSED	07/25/17	08/02/17	
E17CE0277	16113 MERCURY DR	CLOSED	08/02/17	08/09/17	
E17CE0279	14636 MERCURY DR	CLOSED	08/02/17	08/14/17	
E17CE0289	172ND AVE	CLOSED	08/08/17	08/23/17	

Total Entries: 5

ZONING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0287	15265 CANARY DR	CLOSED	08/07/17	08/15/17	

Total Entries: 1

Enforcement.CodeOfficer = KEVIN FRENCH AND
 Enforcement.DateClosed Between 8/1/2017 12:00:00 AM
 AND 8/31/2017 11:59:59 PM

August Closed Enforcements By Category Monthly Report

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0226	13461 RAVINE VIEW DR	RESOLVED	06/26/17	08/09/17	
E17CE0247	10309 SHANNONS WY	RESOLVED	07/13/17	08/09/17	

Total Entries: 2

Enforcement.CodeOfficer = ASHLEY LARRISON AND
Enforcement.DateClosed Between 8/1/2017 12:00:00 AM
AND 8/31/2017 11:59:59 PM

Total Records: 2

Total Pages: 1

Report Created: 09/05/17

August Enforcement Letters By Category

All enforcement letters sent the previous month

Type of Enforcement Letter	Number Mailed
ACC BLDGSHED WARNING	3
ATF-CITATION ISSUED	1
BASEMENT FINISH-CURRENT OWNER-1ST NOTICE	1
BASEMENT FINISH-CURRENT OWNER-2ND NOTICE	3
DECK WITHOUT-PERMIT	1
DECK WITHOUT PERMIT 2ND NOTICE	1
FENCE 2ND NOTICE LETTER	1
FENCE LETTER	2
LITTER WARNING LETTER	4
PERMIT APPLICATIONS-PLEASE COMPLETE	1
POOL WARNING	2
POOL WARNING 2ND NOTICE	1
SIGN IN ROW 2ND NOTICE	1
TRASH CAN WARNING 2ND NOTICE	2
TRASH CAN WARNING LETTER	1
UNPERMITTED BASEMENT FINISH-3RD NOTICE	2
UNPERMITTED WORK-1ST NOTICE OF VIOLATION	1
VEHICLE IN ROW LETTER	1
VEHICLE ON GRASS LETTER	6
VEHICLE SALE WARNING	5

Total Letters Sent: 40

Letter.DateTimeCreated Between 08/01/2017 AND 0
Letter.LinkFromType = Enforcement