GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JUNE 11, 2018

WORK SESSION – CANCELLED

REGULAR MEETING – 7:00 P.M.

I. CALL TO ORDER

II. PLEDGE TO THE FLAG

III. ROLL CALL

IV. APPROVAL OF MEETING AGENDA

V. CONSENT AGENDA
1. Approve May 14, 2018 Board Minutes
2. Approve Payment of Invoices in the amount of $418,076.59 (*A/P checks of $194,246.36 and payroll of $223,830.23*)

VI. OLD BUSINESS
1. Presentation – Schmidt Heritage Park – Jamie Walters

VII. NEW BUSINESS
1. Stonewater PUD – Amendment Appeal

VIII. REPORTS AND CORRESPONDENCE
1. Committee Reports
2. Manager's Report
   a. May Building Report
   b. May Enforcement Report
   c. April Legal Review
3. Others

IX. EXTENDED PUBLIC COMMENTS/QUESTIONS ON NON-AGENDA ITEMS ONLY (*LIMITED TO THREE MINUTES, PLEASE.*)

X. ADJOURNMENT

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

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, MAY 14, 2018

WORKSESSION – 6:30 p.m.

1. The Board reviewed the 2018 Project List with staff.
2. The Board discussed a proposal to annex the Northwestern portion of Ottawa County into the Muskegon Community College (MCC) District. The Board expressed concerns with voter tax fatigue and limited benefits from the proposed expansion of MCC services; but, did not take a formal position. The Township will attend an upcoming lunch hosted by the Chamber for more information.

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:07 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

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

Board members absent:

Also present was Manager Cargo and HR Director Dumbrell.

IV. APPROVAL OF MEETING AGENDA

Motion by Clerk Larsen and seconded by Trustee Behm to approve the meeting agenda with the "Approval of Pathway Extension Bids" added. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve April 23, 2018 Board Minutes
2. Approve Payment of Invoices in the amount of $837,053.86 (A/P checks of $622,905.38 and payroll of $214,148.48)
3. Approve Hire of Part-time Fire/Rescue Personnel - Ahmad Hijazi
4. Approve Re-Appointment of Caryn Lannon as a Township Representative to the Loutit District Library Board for a term ending on June 30, 2021

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

VI. OLD BUSINESS

1. Supervisor Reenders left the Board table because of previous Board approval to recuse himself from the Village at Rosy Mound PUD matter due to family relatives′ financial connection to the development.

William Greene (*13407 Redbird Lane*) expressed opposition to the proposed PUD amendment that will allow a drive from the high school onto Rosy Mound.

Motion by Trustee Redick supported by Clerk Larsen to conditionally approve the proposed PUD Amendment for Village at Rosy Mound to allow the Grand Haven Area Public Schools to construct an occasional use, gated, exit-only, right-turn only driveway onto Rosy Mound Drive. This motion is subject to, and incorporates, the following report and conditions. **Which motion carried**.

REPORT – VILLAGE AT ROSY MOUND – PUD AMENDMENT

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 RW Properties I LLC (the "Developer") for approval of a Village at Rosy Mound Planned Unit Development (the "Project" or the "PUD").

The Project amendment will consist of an occasional use, gated, exit-only, right-turn only driveway onto Rosy Mound Drive for the benefit of the Grand Haven Area Public Schools to effectively discharge traffic from the Grand Haven High School. The Project as recommended for approval is shown on a final site plan (the "Final Site Plan"), last revised 2/15/2018, 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 determination, and the Board's decision that the Village at Rosy Mound PUD Amendment be approved as outlined in this motion. The Developer shall comply with all of the Documentation submitted to the Township for this Project. In granting the approval of the proposed PUD application, the Board makes the following findings pursuant to Section 17.04.3 of the Zoning Ordinance.

1. The Project meets the site plan review standards of Section 23.06 of the Zoning Ordinance. Specifically, pursuant to Section 23.06.7, the Board finds as follows:

    A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

    B. Safe, convenient, uncontested, and well defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

    C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the Township.

    D. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The 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. In addition, an internal sidewalk system and a non-motorized pathway within the Rosy Mound Drive right-of-way have been included.

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 storm water, 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 a modification of access standards pursuant to Section 15A.07. The Board makes the following findings.

A. Section 15A.07.1 – practical difficulties exist on site that makes compliance unreasonable.

i. As part of the site plan review process the Board considered this condition and find that sight distance limitations, topography, wetlands, existing development, and unique site configuration warrant the requested modifications.

B. Section 15A.07.2 – involves an access improvement to an existing site.

i. As part of the site plan review process the Board considered this condition and find that access and dispersal of traffic from the existing Grand Haven High School site will be improved.

C. Section 15A.07.3 – modification is consistent with MDOT guidelines and MDOT staff support the proposed access design.

i. As part of the site plan review process the Board considered this condition and find that MDOT staff have reviewed the driveway configuration and have no objections.

D. Section 15A.07.4 – modification is consistent with the general intent of the standards of the Overlay Zone and the recommendations of the U.S. 31 and M-45 Corridor Study.

i. As part of the site plan review process the Board considered this condition and find the requested modifications are consistent with the general intent and standards listed in Section 15A.01.

E. Section 15A.07.5 – if necessary, a traffic study will be provided that certifies the modifications will improve traffic operations and safety and is not simply for convenience of the development.

i. As part of the site plan review process the Board considered this condition and find that a traffic study is not necessary. The applicant, and representatives from Grand Haven Area Public Schools have supplied enough evidence to satisfy this condition.

F. Section 15A.06 – demonstrate such modification shall not create non-compliant access to adjacent lands that may develop or redevelop in the future.

i. As part of the site plan review process the Board considered this condition and find the Grand Haven Area Public Schools and Ottawa County Road Commission are the only adjacent property owners, and each have a vested interest in this project. Additionally, the two sites are built-out and nothing has been presented that suggests either will redevelop in the future.

G. Section 15A.07.7 – roadway improvements will improve overall traffic operations.

i. As part of the site plan review process the Board considered this condition and find that Grand Haven High School has a known history of problematic traffic dispersal after special events, and this occasional use, exit-only driveway will improve the overall traffic operations for that site.

H. Section 15A.07.8 – indirect or shared access is not reasonable.

i. As part of the site plan review process the Board considered this condition and find that based on existing development and the history of the Grand Haven Area Public Schools attempting to find a location for a separate exit-drive there are no other viable alternatives.

I. Section 15A.07.9 – modifications shall be demonstrated to be the minimum necessary.

i. As part of the site plan review process the Board considered this condition and find the applicant has demonstrated the requested modifications to be the minimum necessary, with the exception of the condition to reduce the width to a maximum of 14-feet.

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 greater compatibility of design and better use between neighboring properties;

E. The Project will promote more economical and efficient use of the land.

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 three separate and distinct residential uses—congregate, assisted living, and cottages, and provides an alternative means for special event traffic dispersal for the nearby Grand Haven High School.

   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 forested areas and 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 storm water management system for the Project and the drainage facilities will properly accommodate storm water 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. The Project is reasonably compatible with the natural environment of the site and the adjacent premises.

   G. 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.

   H. Signage is compliant with Section 24.13 of the Zoning Ordinance.

   I. 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.

   J. 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.

   K. A maximum of one driveway or street opening per existing public street frontage has been permitted, unless otherwise modified.

   L. The Project abuts a single family residential district and a woodland will provide a sufficient obscuring effect and act as a transitional area.

   M. The Project is consistent with the goals and objectives of the Master Land Use Plan.

7. The Board also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 15A.01 and 15A.04.6 of the Zoning Ordinance.

    A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.

    B. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.

    C. The Project ensures safe access by emergency vehicles.

    D. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.

    E. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways and requires alternate means of access through service drives.

    F. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.

    G. The Project requires coordinated access among adjacent lands where possible.

    H. The Project provides landowners with reasonable access, although the number and location of access points may not be the arrangement most desired by the Developer.

    I. The Project preserves woodlands, view sheds, and other natural features along the corridor.

    J. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.

    K. The Project implements the goals expressed in the US-31/M-45 Corridor Study.

    L. The Project establishes uniform standards to ensure fair and equal application.

    M. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.

    N. The Project promotes a more coordinated development review process with the Michigan Department of Transportation and the OCRC.

    O. The Project's existing views to natural areas, woodlands and other natural features, will be preserved to the extent practical.

    P. The number of access points within the Project have been restricted to the fewest needed to allow motorists reasonable access to the site.

    Q. The Project's access spacing from intersections, other driveways, and any median crossovers meet the standards within the Overlay Zone, and the standards of applicable MDOT and the OCRC, and are the maximum practical.

    R. Provisions for this Project have been made to share access with adjacent uses, either now or in the future, including any necessary written shared access and maintenance agreements.

    S. Traffic impacts associated with the Project are accommodated by a road system that will not degrade the level of service below one grade, and in no case shall any movements be projected at a level of service below D, unless improvements are made to address the impacts.

8. The Board also finds the Project shall comply with the below additional conditions as well.

    A. The width of the proposed occasional use, gated, exit-only, right-turn only driveway shall be decreased to 14-feet.

B. Emergency vehicles shall be able to utilize the occasional use, gated, exit-only, right-turn only driveway if an emergency situation presents itself and it is impractical to gain access via an alternative location.

C. Project shall comply with all the prior conditions of the prior PUD approval, to the extent relevant.

D. Project shall comply with all applicable federal state county, and Township laws and ordinances.

E. Developer shall execute a PUD Agreement between the Township and the Developer.

F. A safety officer that is approved by a recognized law enforcement agency shall be onsite to assist with traffic control when each event concludes.

G. The Township shall review this application again in 1-year to determine if any changes are warranted to improve the function and compatibility of the road. The Township intends to collect feedback from all relevant agencies, including, but not limited to the Ottawa County Road Commission and Ottawa County Sheriff's Office.

Supervisor Reenders returned to the Board table and resumed his duties as the Township Supervisor.

2. Carl Austin (*10687 158th Avenue*) expressed opposition to the proposed paving of 158th Avenue.

   Motion by Treasurer Kieft supported by Trustee Gignac to discontinue and cease any action on the proposed 158th Avenue special assessment paving district petition process because of further input from area residents that indicates that support from property owners within the proposed district has fallen to about 45 percent and instructing Manager Cargo to cease any further action or expenditures. **Which motion carried**.

3. **Motion** by Trustee Meeusen supported by Trustee Behm to adopt Resolution 18-05-01 that adopts the May budget amendments for fiscal year 2018. **Which motion carried** pursuant to the following roll call vote:
   Ayes: Larsen, Gignac, Kieft, Meeusen, Redick, Behm, Reenders
   Nays:
   Absent:

4. **Motion** by Trustee Gignac supported by Clerk Larsen to approve the funding for re-surfacing an additional 0.7 miles of streets and for the Township Superintendent to execute the Project Estimate agreement with the Ottawa County Road Commission at an estimated cost of $171,806.25. **Which motion carried.**

VIII. NEW BUSINESS

1. **Motion** by Trustee Meeusen supported by Trustee Gignac to award the 168th Avenue and Lincoln Street Pathway Extension project to Weick Brothers, Inc. for the bid price $790,519.20 and to authorize Superintendent Cargo to execute the necessary construction contract. Further, it is understood that Cargo will approve a change order in the amount of $75,350 to address admitted errors made by Weick Brothers, Inc. on Bid Items #7 and #17. **Which motion carried**.

VIII.. REPORTS AND CORESPONDENCE

a. Committee Reports
b. Manager's Report
    i. April Building Report
    ii. April Ordinance Enforcement Report
    iii. April DPW Report
c. Others

IX. PUBLIC COMMENTS

None.

XI. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 7:31 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen
Grand Haven Charter Township Clerk

Mark Reenders
Grand Haven Charter Township Supervisor

GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: June 7, 2018

TO: Township Board

FROM: Stacey Fedewa, Community Development Director

RE: Stonewater – Minor v. Major PUD Amendment

BACKGROUND & REQUEST

The first phase of the Stonewater subdivision is under construction. The developer has decided to eliminate one lot from phase 1, and in return increase the size of several other lots. This would result in a reduction of 11,330 sqft of open space, or 0.4% of the total area. This development is only required to preserve 20% of the land as open space.

STAFF DENIAL OF REQUEST

Section 17.11 provides staff with the parameters to determine if an amendment to the approved plans is minor or major. While 17.11.4 is only to be used as a guide, and does provide flexibility for interpretation—staff was unable to interpret this request in such a fashion to be a traditional minor amendment because of provision E, which states, **does the proposed amendment shift the arrangement of lot lines or building locations by more than 10 feet?**

Clearly, eliminating a lot and rearranging the other lot lines exceeds the guidelines provided to staff. For this reason, staff had to deny the minor amendment request.

APPEAL

However, even though staff had to deny the minor amendment request, staff does not believe this change to the approved plans warrants a major amendment. Thankfully, Section 17.11.2 provides an appeal process. As required, the developer submitted a written appeal within 21-days and is requesting the Board find the amendment be considered minor in nature. **Staff supports this request** for the following reasons:

1. The plat boundaries are not changing.
2. The number of lots is being reduced.
3. The lot sizes are increasing.
4. The open space requirements are still being met.

SAMPLE MOTIONS

If the Board agrees with the staff recommendation to find this as a minor amendment the following motion can be offered:

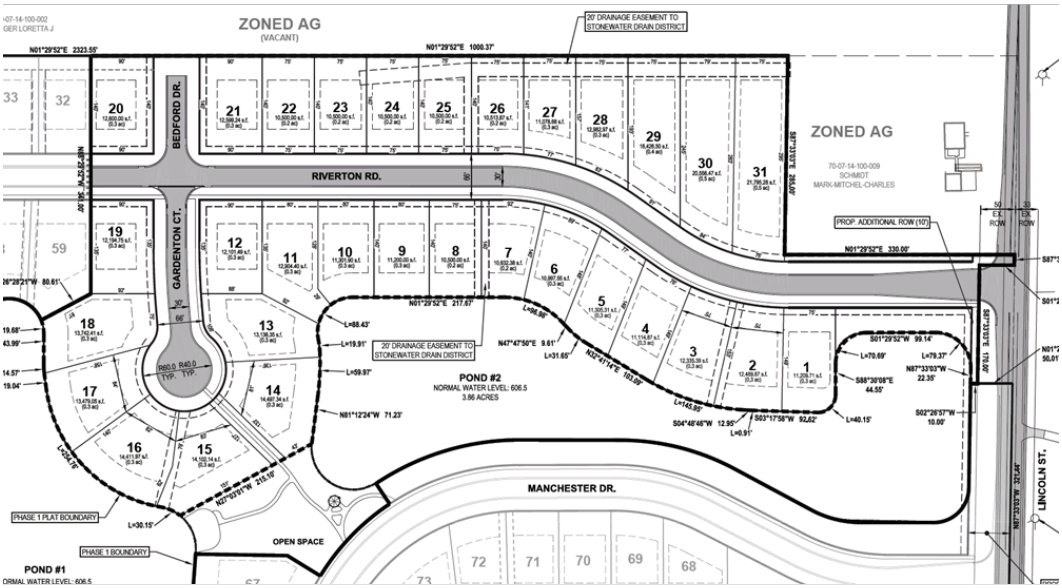
> **Motion** to **<u>approve</u>** the Stonewater amendment as minor. This minor amendment will eliminate a lot in phase 1, and adjust remaining lot lines accordingly.

If the Board finds this amendment is major in nature the following motion can be offered:

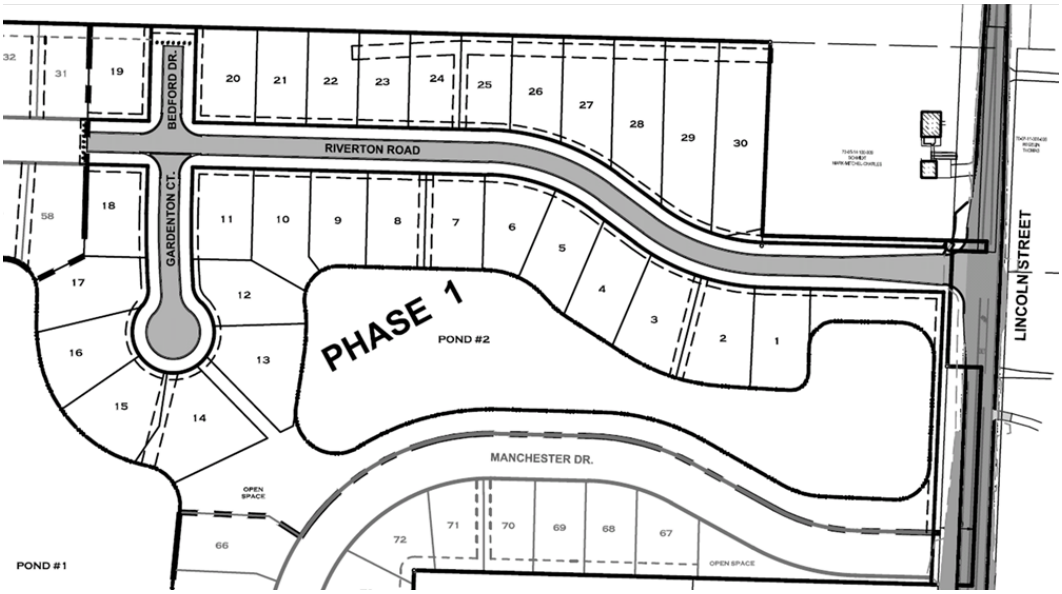
> **Motion** to **<u>deny</u>** the appeal of the Stonewater PUD and find the proposed changes constitute a major amendment.

Please contact me if this raises questions.

Approved Phase 1 – 31 Lots



Proposed Phase 1 – 30 Lots



NEDERVELD

May 22, 2018

Ms. Stacey Fedewa
Community Development Director
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, Michigan 49417

Ms. Fedewa,

Mr. Dale Kraker of Lincoln Street Holdings is requesting to eliminate one lot and increase the lot sizes in several lots in the first phase of the Stonewater Planned Unit Development (PUD). Specifically, the following changes are proposed:

- Increase the overall lot sizes for lots 1-11 and lots 14 and 15 of the approved PUD (this results in the loss of one lot).
- Increase the lot depth for proposed lots 14 and 15 by approximately 22 feet.
- Overall qualified open space and gross open space is adjusted slightly from 24.8% (739,016 SF) to 24.4% (727,686 SF).

While it is our hope that these proposed changes can be considered a Minor Change under the Township's PUD Ordinance, you have pointed out in your May 7, 2018 communication to our office that the Zoning Administrator has determined that the changes proposed by Lincoln Street Holdings are considered to be a Major PUD Amendment pursuant to Section 17.11.4.E of the Grand Haven Charter Township (GHCT) Zoning Ordinance ("Does the proposed amendment shift the arrangement of lot lines or building locations by more than ten (10) feet?").

By copy of this letter, we are formally requesting an appeal of the Zoning Administrator's determination to the Grand Haven Charter Township (GHCT) Board. We ask that the Board consider our appeal at the next regularly scheduled Board meeting, and we ask that they find the proposed amendment to be a Minor Change as defined under Section 17.11.1 of the GHCT Zoning Ordinance.

While Section 17.11.4 offers several criteria to help the Zoning Administrator determine whether a proposed change is considered Major or Minor, there appears to be some flexibility in the language of this particular Ordinance section, and it appears that the general thrust of Section 17.11.4 is to protect the overall integrity of the original intent of the approved PUD. We believe that the original intent of the approved PUD remains fully intact – and that the proposed change will have a positive impact on the PUD.

To assist the Board in their decision, the criteria of for Staff determination in Section 17.11.4 is depicted below:

4. *The following standards are delineated to help staff determine if a request should be considered a major change(s):*
    A. *Does the proposed amendment increase the scope or density to a point that it would impact the basis on which the approval was granted?*
    B. *Does the proposed amendment increase a building size by more than two (2%) percent?*
    C. *Does the proposed amendment add additional uses and or buildings?*
    D. *Does the proposed amendment reduce front yard setbacks?*
    E. *Does the proposed amendment shift the arrangement of lot lines or building locations by more than ten (10) feet?*
    F. *Does the proposed amendment change the character, function or number of access drives?*
    G. *Does the proposed amendment create any significant change(s) in the concept of the development?*

In response to the criteria of Section 17.11.4, we offer the following considerations (section-by-section Ordinance is in italics with our response discussion immediately after):

4. *The following standards are delineated to help staff determine if a request should be considered a major change(s):*

Response:
The phrasing of this section appears to offer some flexibility to the Township in the determination of Minor Change vs Major Change. In particular, a less flexible ordinance would be phrased with more rigid words like "shall" or "must." Indeed, the GHCT Zoning Ordinance contains numerous instances of similar language where rigid adherence is stipulated, such as the provisions for density bonus:

> "The density bonus shall be based on an aggregate of one (1) or more of the following elements, provided the total density bonus shall not exceed a maximum of twenty-five percent (25%)."

Because terms like "shall" and "must" and "required" are not used in this section of the Zoning Ordinance (but are used in more rigid sections of the ordinance), we feel that the intent is to offer some flexibility to the Township in the determination of Minor Change or Major Change.

Additionally, the language points out that the criteria is for Staff consideration. The Township Board is given greater latitude to determine that a proposed

change can be considered a Minor Change.

A. *Does the proposed amendment increase the scope or density to a point that it would impact the basis on which the approval was granted?*

   Response:
   The proposed amendment does not increase the scope or density of the basis of original approval. In fact, the proposed amendment will slightly decrease the density of the original approval.

B. *Does the proposed amendment increase a building size by more than two (2%) percent?*

   Response:
   While the proposed lot size increases are intended to allow for larger homes, the home sizes will not exceed the approved PUD standards for home sizes and/or lot coverage.

C. *Does the proposed amendment add additional uses and or buildings?*

   Response:
   The proposed amendment does not add additional uses or buildings.

D. *Does the proposed amendment reduce front yard setbacks?*

   Response:
   The proposed amendment does not reduce front yard setbacks.

E. *Does the proposed amendment shift the arrangement of lot lines or building locations by more than ten (10) feet?*

   Response:
   While some interior lot lines move by more than 10 feet, the general location of both the lots and the buildings (future homes) is unchanged. Additionally, the overall boundary of the phase is unchanged, the overall boundary of the PUD is unchanged, the road layout is unchanged, and the configuration of the lots is unchanged.

F. *Does the proposed amendment change the character, function or number of access drives?*
   Response:
   The proposed amendment does not change the character, function, or number of access drives (except that the number of driveways would decrease by one).

G. *Does the proposed amendment create any significant change(s) in the concept of the development?*

Response:

The overall concept of the development remains as originally approved by GHCT.

Finally, Section 17.11.2 of the PUD Ordinance gives final authority to the Township Board to determine if a proposed change can be considered Minor, and it appears that the Township Board is not bound by the same criteria the Zoning Administrator:

> "If the applicant appeals the decision of the Zoning Administrator, the applicant shall submit in writing a request to appear before the Township, the Board shall make a decision as to whether the request must be reviewed in the same manner as the original application was submitted or <u>whether the circumstances are such that the actual change should be considered minor</u>."

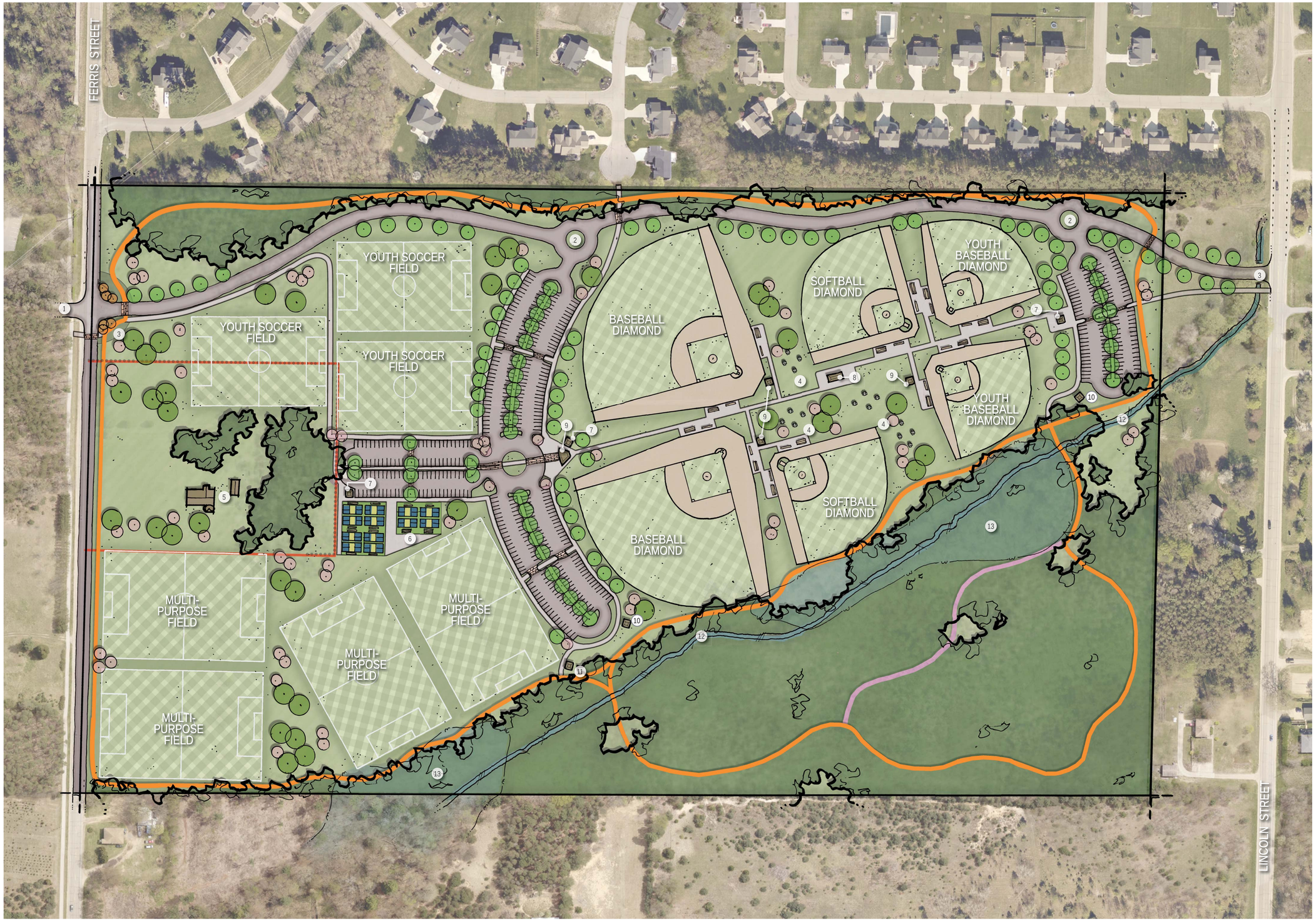
In summary, we are asking that the GHCT Board find that the circumstances described in this request be considered as Minor Changes, and that the Minor Changes be adopted pursuant to the standards outlined in the PUD Ordinance.

We are thankful to Staff for their helpful and thoughtful consideration in this matter, and we look forward to reviewing this appeal with the Board at their next regularly scheduled meeting.

Should you have any questions or need any further clarification, please feel free to call or email at any time.

Sincerely,

Rick Pulaski, P.E.
Director of Planning



LEGEND

1. CONNECTION TO EXISTING HOFMA PARK & PRESERVE
2. ROUNDABOUT
3. ENTRY FEATURE
4. PICNIC & COMMUNITY GREEN
5. EXISTING BARN/FUTURE EVENT SPACE
6. PICKLEBALL COURTS
7. BATHROOM
8. LARGE PAVILION/SHELTER
9. PAVILION/SHELTER
10. MAINTENANCE BUILDING
11. JOJO JOGGING TRAIL ENTRANCE FEATURE/SHELTER
12. EXISTING CREEK
13. EXISTING WETLANDS **

JOJO JOGGING TRAIL

PEDESTRIAN CONNECTION

AUXILIARY TRAIL

BLEACHERS & TEAM BENCHES

** Wetland lines approximates, derived from data obtained from Michigan Department of Environmental Quality "Wetland Map View" website.

NOTES

Site Location:		15704 Ferris Street Grand Haven, MI
Approximate Site Area	=	72.95 ac.
Standard Recommended Parking	=	308 spaces
Baseball/Softball Diamond 20 spaces / diamond	=	120 spaces
Multi-Purpose/Soccer Field 20 spaces / field	=	140 spaces
Pickleball Court 4 spaces / court	=	48 spaces
Proposed Parking	=	516 spaces

June 06, 2018 north 0' 50' 100' 200' scale 1" = 100'

SCHMIDT HERITAGE PARK

FINAL CONCEPTUAL PLAN

project number: 18200291

GRAND HAVEN CHARTER TOWNSHIP

NEDERVELD

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
ADDITIONS				
P18BU0174	COVAL DULANE-ANNETTE	14469 MERCURY DR	$8,000	$152.25
			$8,000	**$152.25**
			Total Permits For Type:	***1***
ADDRESS				
P18AD0018	PIGEON CREEK LLC	17129 MAPLERIDGE DR	$0	$14.00
P18AD0024	HEYBLOM DANIEL G-DENISE M	17316 SANDGATE PL	$0	$14.00
P18AD0025	ROBBINS ROAD REAL ESTATE LLC	17202 ROBBINS RD MAIN PARCL	$0	$14.00
P18AD0026	VANDER SCHUUR KELLY-MARIFE	15477 WINANS ST	$0	$14.00
			$0	**$56.00**
			Total Permits For Type:	***4***
ALTERATIONS				
P18BU0181	OBRIEN SEAN-HANNAH HAYUNG	14685 177TH AVE	$25,000	$279.65
P18BU0182	POEL SHERI L	15080 WESTRAY ST	$5,000	$89.25
P18BU0183	DEATER THOMAS-ELIZABETH	17299 BEACH RIDGE WY PVT	$470,000	$2,735.90
P18BU0184	HEWETT ROGER L-CAROLYN P	14013 BAYOU RIDGE CIR	$250	$36.75
P18BU0186	BAKER LARRY R-DIANE M	14635 178TH AVE	$9,500	$168.00
P18BU0192	REISNER DEAN F-EMILY M	16555 PIERCE ST	$25,000	$279.65
P18BU0194	RODGERS DAVID-CAROLYN	15030 FAIRMOUNT CT	$36,000	$355.00
P18BU0195	MCCARTHY NEIL M	18295 HOLCOMB RD	$6,000	$105.00
			$576,750	**$4,049.20**
			Total Permits For Type:	***8***
BASEMENT FINISH				
P18BU0146	TJAPKES MATTHEW D-MELLISSA L	14724 PARK AVE	$12,000	$152.25
			$12,000	**$152.25**
			Total Permits For Type:	***1***
COMMERCIAL BUILDING				
P18BU0207	ROBBINS ROAD REAL ESTATE LLC	17272 ROBBINS RD BLDG S	$1,229,690	$10,903.20
			$1,229,690	**$10,903.20**
			Total Permits For Type:	***1***
DECK				
P17BU0628	GARCIA AMBER L	12916 SWEETBRIAR DR	$3,800	$73.50
P18BU0185	JULLIE JEFFREY A-KELLI J TRUST	16258 GRAND POINT CT	$3,500	$73.50
P18BU0187	SMITH CHRISTOPHER M-WHEELER MELISSA	15249 STEEPLECHASE CT PVT	$300	$36.75
P18BU0193	GERONA NATHAN-SUSAN R	15482 HOFMA DR	$8,000	$136.50
P18BU0196	TUSHEK ROBIN M-JUDITH A	12875 PINE GLEN DR	$1,200	$63.00
P18BU0198	SANTA MARIA JOHN-JEAN TRUST	10551 LAKESHORE DR	$10,000	$63.00
P18BU0217	JANSEN FAMILY TRUST	10369 BIRDSEYE CT	$10,000	$73.50

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			Estimated Cost	Permit Fee
			$36,800	**$519.75**
			Total Permits For Type:	*7*

ELECTRICAL

P18EL0269	HATT TRUST	13455 HIDDEN CREEK DR	$0	$56.00
P18EL0270	STEINKE REBECCA-MICHAEL	16825 FILLMORE ST	$0	$60.00
P18EL0271	HERBERG WILLAM F III	11555 LAKESHORE DR	$0	$68.00
P18EL0272	HE JIAN P	13515 HIDDEN CREEK CT	$0	$104.00
P18EL0273	FORBEAR RODNEY G	18100 HOLCOMB RD	$0	$60.00
P18EL0274	DANIELS EUGENE G-KELLY M	13129 WOODVALE CT	$0	$118.00
P18EL0275	ROESENER WILLIAM J-JENNIFER L	9623 160TH AVE	$0	$240.00
P18EL0276	BREIMAYER JOSHUA T-ANNIKA R	15005 161ST AVE	$0	$134.00
P18EL0277	HAMSTRA JOEL	14661 PARKWOOD DR	$0	$60.00
P18EL0278	OBRIEN SEAN-HANNAH HAYUNG	14685 177TH AVE	$0	$137.00
P18EL0279	JANSEN MICHAEL-WENDY TRUST	13359 GREENBRIAR DR	$0	$122.00
P18EL0280	TJAPKES MATTHEW D-MELLISSA L	14724 PARK AVE	$0	$114.00
P18EL0281	DURAM JASON-CAMI J	17646 BRUCKER ST	$0	$96.00
P18EL0282	GRAND HAVEN DEVELOPMENT GROUP LLC	12967 COPPERWAY DR	$0	$325.00
P18EL0283	THORNELL DANIEL-BONNIE	15237 WIDGEON RD	$0	$361.00
P18EL0284	NEAL DAVID K-LINDA C	15907 MERCURY DR	$0	$55.00
P18EL0285	RIVER HAVEN OPERATING COMPANY LLC	13865 RIVER HAVEN BLVD	$0	$55.00
P18EL0286	RIVER HAVEN OPERATING COMPANY LLC	13780 RIVER HAVEN BLVD	$0	$55.00
P18EL0287	RIVER HAVEN OPERATING COMPANY LLC	13875 PINEWOOD DR	$0	$55.00
P18EL0288	RIVER HAVEN OPERATING COMPANY LLC	13945 RIVER HAVEN BLVD	$0	$55.00
P18EL0289	RIVER HAVEN OPERATING COMPANY LLC	13710 RIVER HAVEN BLVD	$0	$55.00
P18EL0290	RIVER HAVEN OPERATING COMPANY LLC	13749 CLEARWATER LANE	$0	$55.00
P18EL0291	RIVER HAVEN OPERATING COMPANY LLC	13510 PINEWOOD DR	$0	$55.00
P18EL0292	RIVER HAVEN OPERATING COMPANY LLC	13725 RIVER HAVEN BLVD	$0	$55.00
P18EL0293	RIVER HAVEN OPERATING COMPANY LLC	13741 CLEARWATER LANE	$0	$55.00
P18EL0294	RIVER HAVEN OPERATING COMPANY LLC	14481 CROOKED TREE LN	$0	$56.00
P18EL0295	HESSE ERIC S-LORRI L	15080 DENSLOW DR PVT	$0	$74.00
P18EL0296	LAMSE RANDALL L	13289 LAKESHORE DR	$0	$60.00
P18EL0297	RRR ASSOCIATES LLC	14504 172ND AVE	$0	$65.00
P18EL0298	RIVER HAVEN OPERATING COMPANY LLC	13754 CLEARWATER LANE	$0	$56.00
P18EL0299	WILLIAMS ROBERT-ADELE	14615 HUNTERS CT	$0	$86.00
P18EL0300	ROBBINS ROAD REAL ESTATE LLC	17272 ROBBINS RD BLDG S	$0	$491.00
P18EL0301	ROBBINS ROAD REAL ESTATE LLC	17272 ROBBINS RD BLDG S	$0	$100.00
P18EL0302	FOLEY LORI	14911 160TH AVE	$0	$55.00
P18EL0303	LAUNIERE MATTHEW M-STEPHANIE D	10108 LAKESHORE DR	$0	$56.00
P18EL0304	MADISON MARY KATHERINE	14923 SHARON AVE	$0	$54.00

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			Estimated Cost	Permit Fee
P18EL0305	REISNER DEAN F-EMILY M	16555 PIERCE ST	$0	$110.00
P18EL0306	SCHUCH FAMILY TRUST	17012 MAPLERIDGE DR	$0	$56.00
P18EL0307	WERNER PROPERTIES LLC	13844 172ND AVE	$0	$56.00
P18EL0308	HEWETT ROGER L-CAROLYN P	14013 BAYOU RIDGE CIR	$0	$111.00
P18EL0309	WHITCOMB RYAN- ANNE	18099 SHORE ACRES RD	$0	$299.00
P18EL0310	HEYBLOM DANIEL G-DENISE M	17316 SANDGATE PL	$0	$251.00
P18EL0311	COVAL DULANE-ANNETTE	14469 MERCURY DR	$0	$54.00
			$0	**$4,695.00**
			Total Permits For Type:	***43***

FENCE

P16ZL0033	VANOEVEREN ANDREA L-IAN D	14411 BRIGHAM DR	$2,000	$25.00
P17ZL0036	KITCHKA NAOMI TRUST	14657 LAKESHORE DR	$0	$25.00
P18ZL0030	WALBURG TRUST	12621 GOLF ESTATES LN	$6,500	$25.00
P18ZL0032	VERSTAETE MARK A-LISA M	15646 164TH AVE	$4,410	$25.00
P18ZL0033	KIRBY JARVIS	15983 CEDAR AVE	$1,400	$25.00
P18ZL0034	SMALLEGAN DAVID A-DARION C	16453 BUCHANAN ST	$600	$25.00
P18ZL0035	KANOUSE KATHERINE M	15156 STEVES DR	$1,000	$25.00
P18ZL0037	TRUMLEY SANDRA L	15067 BRIARWOOD ST	$1,000	$25.00
P18ZL0040	HAMMOND JOHN G DECLARATION OF TRUS	15358 LAKE AVE	$2,300	$25.00
P18ZL0041	BYLSMA JOSEPH E-KACIE A	15334 GREEN OAK ST	$1,500	$25.00
P18ZL0043	MCPHERSON BRENT A	14678 INDIAN TRAILS DR	$0	$25.00
P18ZL0044	BELAND WILLIAM	14711 177TH AVE	$1,800	$25.00
P18ZL0045	WHIPPLE JOHN A-MARY A	15450 164TH AVE	$1,154	$25.00
P18ZL0046	BROWER CHARLES-JUDITH	14690 PEPPERRIDGE AVE	$350	$25.00
			$24,014	**$350.00**
			Total Permits For Type:	***14***

GROUND SIGN

P18SG0008	MILLS REALTY LLC	10300 US-31	$1,000	$20.00
			$1,000	**$20.00**
			Total Permits For Type:	***1***

MECHANICAL

P17ME0222	YOUNG SHAWN M-JENENE N	13309 GREENLEAF LN	$0	$140.00
P18ME0224	LAUNIERE MATTHEW M-STEPHANIE D	10108 LAKESHORE DR	$0	$80.00
P18ME0225	TWA JAMES	15965 CEDAR AVE	$0	$75.00
P18ME0226	BREIMAYER JOSHUA T-ANNIKA R	15005 161ST AVE	$0	$165.00
P18ME0228	HEILES MARY	10615 LAKESHORE DR	$0	$155.00
P18ME0229	BRALEY BESSY A	10110 HIAWATHA DR	$0	$80.00
P18ME0230	HENDRICKSON JAMES A-ROSEMARY TRUST	12545 LAKESHORE DR	$0	$110.00
P18ME0231	MOSSER CHRISTOPHER P-SARA L	13002 BOULDERWAY TR	$0	$250.00

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			Estimated Cost	Permit Fee
P18ME0232	REDD FAMILY TRUST	13790 FOREST PARK DR	$0	$135.00
P18ME0233	REARY JON-AMANDA	15295 CANTERBURY LN PVT	$0	$80.00
P18ME0234	POTTS BRENT-JULIE	15303 CANTERBURY LN PVT	$0	$125.00
P18ME0235	MADISON MARY KATHERINE	14923 SHARON AVE	$0	$80.00
P18ME0236	ROESENER WILLIAM J-JENNIFER L	9623 160TH AVE	$0	$205.00
P18ME0237	GABALIS JOHN-JANE	11874 LAKESHORE DR	$0	$300.00
P18ME0238	ROESENER WILLIAM J-JENNIFER L	9623 160TH AVE	$0	$130.00
P18ME0239	VANDERLINDE DAVID JR-SARAH	17466 BEECH HILL DR	$0	$85.00
P18ME0240	RILEY SHARON A	15353 LINCOLN ST	$0	$80.00
P18ME0241	TEG TIMBERVIEW 1 LLC	15027 REID CT 307-BLDG E	$0	$80.00
P18ME0242	FOSTER TIMOTHY J-PATRICIA J	13749 FOREST PARK DR	$0	$80.00
P18ME0243	RIVER HAVEN OPERATING COMPANY LLC	13865 RIVER HAVEN BLVD	$0	$80.00
P18ME0244	RIVER HAVEN OPERATING COMPANY LLC	13780 RIVER HAVEN BLVD	$0	$80.00
P18ME0245	RIVER HAVEN OPERATING COMPANY LLC	13875 PINEWOOD DR	$0	$80.00
P18ME0246	RIVER HAVEN OPERATING COMPANY LLC	13945 RIVER HAVEN BLVD	$0	$80.00
P18ME0247	FRAZIER JOSEPH M-BARBARA J	16923 SHADY DUNES PVT	$0	$160.00
P18ME0248	DAVIS CHARLES TRUST	15331 COVE ST	$0	$80.00
P18ME0249	RIVER HAVEN OPERATING COMPANY LLC	13710 RIVER HAVEN BLVD	$0	$80.00
P18ME0250	RIVER HAVEN OPERATING COMPANY LLC	13749 CLEARWATER LANE	$0	$80.00
P18ME0251	RIVER HAVEN OPERATING COMPANY LLC	13510 PINEWOOD DR	$0	$80.00
P18ME0252	RIVER HAVEN OPERATING COMPANY LLC	13725 RIVER HAVEN BLVD	$0	$80.00
P18ME0253	RIVER HAVEN OPERATING COMPANY LLC	13741 CLEARWATER LANE	$0	$80.00
P18ME0254	RIVER HAVEN OPERATING COMPANY LLC	14481 CROOKED TREE LN	$0	$80.00
P18ME0255	RIVER HAVEN OPERATING COMPANY LLC	13754 CLEARWATER LANE	$0	$80.00
P18ME0256	ROBBINS ROAD REAL ESTATE LLC	17272 ROBBINS RD BLDG S	$0	$430.00
P18ME0257	REENDERS LAWRENCE ENT	13709 168TH AVE	$0	$80.00
P18ME0258	ROSY MOUND LDHA LIMITED PARTNERSHI	17283 ROSY MOUND LN	$0	$195.00
P18ME0259	KIEFT TRUST	16686 BUCHANAN ST	$0	$80.00
P18ME0260	KINDER FRANK-LORI ANN	15082 STICKNEY RIDGE	$0	$135.00
P18ME0261	REEVES JAMES F	14911 RIVERSIDE TR	$0	$140.00
P18ME0262	FOLEY LORI	14911 160TH AVE	$0	$80.00
P18ME0263	BALANGERO ROBERT-SUANNE	15785 RONNY RD	$0	$80.00
P18ME0264	WHITCOMB RYAN- ANNE	18099 SHORE ACRES RD	$0	$205.00
P18ME0265	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 106-BLDG 8	$0	$110.00
P18ME0266	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 108-BLDG 8	$0	$110.00
P18ME0267	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 206-BLDG 8	$0	$110.00
P18ME0268	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 208-BLDG 8	$0	$110.00
P18ME0269	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 210-BLDG 8	$0	$107.50
P18ME0270	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 212-BLDG 8	$0	$110.00

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			Estimated Cost	Permit Fee
P18ME0271	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 214-BLDG 8	$0	$107.50
P18ME0272	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 306-BLDG 8	$0	$110.00
P18ME0273	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 308-BLDG 8	$0	$110.00
P18ME0274	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 310-BLDG 8	$0	$107.50
P18ME0275	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 312-BLDG 8	$0	$110.00
P18ME0276	PIPER LAKES APARTMENTS LLC	14851 PIPER LAKES TRL 314-BLDG 8	$0	$107.50
P18ME0277	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 101-BLDG 8	$0	$110.00
P18ME0278	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 102-BLDG 8	$0	$110.00
P18ME0279	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 103-BLDG 8	$0	$110.00
P18ME0280	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 104-BLDG 8	$0	$110.00
P18ME0281	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 201-BLDG 8	$0	$110.00
P18ME0282	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 202-BLDG 8	$0	$110.00
P18ME0283	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 203-BLDG 8	$0	$110.00
P18ME0284	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 204-BLDG 8	$0	$110.00
P18ME0285	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 301-BLDG 8	$0	$110.00
P18ME0286	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 302-BLDG 8	$0	$110.00
P18ME0287	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 303-BLDG 8	$0	$110.00
P18ME0288	PIPER LAKES APARTMENTS LLC	14847 PIPER LAKES TRL 304-BLDG 8	$0	$110.00
P18ME0289	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 105-BLDG 8	$0	$110.00
P18ME0290	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 107-BLDG 8	$0	$110.00
P18ME0291	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 205-BLDG 8	$0	$110.00
P18ME0292	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 207-BLDG 8	$0	$110.00
P18ME0293	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 209-BLDG 8	$0	$107.50
P18ME0294	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 211-BLDG 8	$0	$110.00
P18ME0295	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 213-BLDG 8	$0	$107.50
P18ME0296	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 305-BLDG 8	$0	$110.00
P18ME0297	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 307-BLDG 8	$0	$110.00
P18ME0298	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 309-BLDG 8	$0	$107.50
P18ME0299	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 311-BLDG 8	$0	$110.00
P18ME0300	PIPER LAKES APARTMENTS LLC	14831 PIPER LAKES TRL 313-BLDG 8	$0	$107.50
			$0	**$8,920.00**
			Total Permits For Type:	*77*

MECHANICAL COMMERCIAL

P18ME0227	RUSCETT RONDA V, O.D.	17088 ROBBINS RD	$0	$110.00
			$0	**$110.00**
			Total Permits For Type:	*1*

PLUMBING

P18PL0090	JANSEN MICHAEL-WENDY TRUST	13359 GREENBRIAR DR	$0	$115.00
P18PL0091	HOWARD MARY CATHERINE-KEVIN	12809 WILDERNESS TR PVT	$0	$293.00

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			Estimated Cost	Permit Fee
P18PL0092	HOGEBOOM JAKE J-KELSEY	15064 COPPER CT	$0	$193.00
P18PL0093	BREIMAYER JOSHUA T-ANNIKA R	15005 161ST AVE	$0	$133.00
P18PL0094	DANIELS EUGENE G-KELLY M	13129 WOODVALE CT	$0	$115.00
P18PL0095	REISNER DEAN F-EMILY M	16555 PIERCE ST	$0	$115.00
P18PL0096	ROBBINS ROAD REAL ESTATE LLC	17272 ROBBINS RD BLDG S	$0	$229.00
P18PL0097	GRAND HAVEN DEVELOPMENT GROUP LLC	12967 COPPERWAY DR	$0	$228.00
P18PL0098	RRR ASSOCIATES LLC	14504 172ND AVE	$0	$206.00
P18PL0099	URBYTES MITCHELL G-SUSAN M	18326 HOLCOMB RD	$0	$58.00
P18PL0100	FISCHER SCOTT-DEANNA	14891 BIRDSONG LN	$0	$55.00
			$0	**$1,740.00**
			Total Permits For Type:	***11***

POOL/SPA/HOT TUB

P18BU0197	DURAM JASON-CAMI J	17646 BRUCKER ST	$11,000	$233.75
P18BU0202	DYKSTRA MICHAEL-CARRIE	10045 HIAWATHA DR	$4,000	$73.50
			$15,000	**$307.25**
			Total Permits For Type:	***2***

REFACE EXISTING SIGN

P18SG0010	MILLS REALTY LLC	US-31	$500	$0.00
			$500	**$0.00**
			Total Permits For Type:	***1***

REPLACEMENT WINDOWS/DOORS

P18BU0206	PAXTON DAVID-BONNIE	15364 HARRY ST	$6,458	$120.75
P18BU0216	MASON PAUL-KARR CASSANDRA TRUST	11804 LAKESHORE DR	$569	$36.75
P18BU0219	OCHOA PROPERTIES LLC	15906 CEDAR AVE 15900	$287	$86.75
			$7,314	**$244.25**
			Total Permits For Type:	***3***

RE-ROOFING

P18BU0188	FORNER JOHN-JANA	15136 MERCURY DR	$7,835	$100.00
P18BU0190	ANKERSEN CLIFFORD R-ANGELA P	15214 MEADOWS DR	$6,000	$100.00
P18BU0199	CECH ANNA TRUSTEES	14218 168TH AVE	$951	$100.00
P18BU0200	SULLIVAN JAMES-SHERYL	17837 OAK HILL CT	$8,600	$100.00
P18BU0203	VANDEN BERG TRUST	18294 HOLCOMB RD	$9,220	$150.00
P18BU0205	DENSMORE CLIFFORD C JR-LESLEY S	800 ROBBINS RD	$5,450	$100.00
P18BU0208	SEAVER TRUST	16436 JOHNSON ST	$15,227	$100.00
P18BU0209	WILLITS JACKIE W-COLLEEN A	17832 ROBBINS RD	$14,916	$100.00
P18BU0212	COASTLINE CAPITAL LLC	15274 GRAND OAK RD	$4,000	$100.00
P18BU0218	VERDUIN KENNETH-PATRICIA	15653 LAKE AVE	$25,055	$100.00
P18BU0220	SCHULTZ DAVID	16220 FERRIS ST	$0	$100.00
P18BU0222	SNYDER STEPHEN-MARY	15045 ROBINWOOD CT	$10,941	$100.00

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			Estimated Cost	Permit Fee
P18BU0223	SAYRANIAN BRIAN D	15520 160TH AVE	$6,800	$100.00
			$114,995	**$1,350.00**
			Total Permits For Type:	***13***

RE-SIDING

P18BU0191	VER DUIN MAXINE V	15081 LAKESHORE DR	$4,575	$100.00
P18BU0210	DAHLMAN KENNETH	15020 177TH AVE	$7,000	$100.00
			$11,575	**$200.00**
			Total Permits For Type:	***2***

SHED (<200 SQFT)

P18ZL0031	WISNIEWSKI DANIEL-PATRICIA B	15041 SANDSTONE RD	$2,000	$25.00
P18ZL0036	BENES JOHN DAVID	15409 ROBBINS RD	$4,000	$25.00
P18ZL0038	HECK MICHAEL S-VICTORIA	13767 COTTAGE DR	$6,000	$25.00
P18ZL0039	ANDERSON DORINDA	14573 BRIGHAM DR	$2,700	$25.00
P18ZL0042	BYLSMA JOSEPH E-KACIE A	15334 GREEN OAK ST	$1,500	$25.00
			$16,200	**$125.00**
			Total Permits For Type:	***5***

SINGLE FAMILY DWELLING

P18BU0189	GRAND HAVEN DEVELOPMENT GROUP LLC	12967 COPPERWAY DR	$300,000	$2,258.15
P18BU0201	MCVOY JASNON A-HEATHER M	14325 WOODHAVEN CT	$310,000	$1,764.65
P18BU0204	SIGNATURE LAND DEVELOPMENT CORP	12994 WILDVIEW DR	$267,000	$1,727.90
P18BU0211	HEYBLOM DANIEL G-DENISE M	17316 SANDGATE PL	$495,000	$1,990.40
P18BU0213	SIGNATURE LAND DEVELOPMENT CORP	12897 PINE GLEN DR	$192,000	$1,365.65
P18BU0214	SIGNATURE LAND DEVELOPMENT CORP	12845 PINE GLEN DR	$243,000	$1,659.65
P18BU0221	RAY BRENDON-JESSICA	16454 LAKE MICHIGAN DR	$302,442	$1,523.15
			$2,109,442	**$12,289.55**
			Total Permits For Type:	***7***

VEHICLE SALES

P18VS0022	BENES JOHN DAVID	15409 ROBBINS RD	$0	$0.00
P18VS0023	TRIPP LOUIS E-DOLORES D	14956 160TH AVE	$0	$0.00
P18VS0025	SIMMER JOHN E-MELODIE A	13175 ACACIA DR	$0	$0.00
P18VS0026	MCFALL JERRY-CAROL PROTECTION TRUST	14488 178TH AVE	$0	$0.00
P18VS0027	POHL MATTHEW-RACHEL	15141 FERRIS ST	$0	$0.00
P18VS0028	FELLOWS DAVID-ANGELA	13613 FOREST PARK DR	$0	$0.00
P18VS0029	STRONG STEPHANIE	15729 MERCURY DR	$0	$0.00
			$0	**$0.00**
			Total Permits For Type:	***7***

WALL/CANOPY SIGN

P18SG0009	MILLS REALTY LLC	10300 US-31	$500	$20.00
P18SG0011	RRR ASSOCIATES LLC	14504 172ND AVE	$0	$110.00

Building Permit Report - Monthly

	Estimated Cost	Permit Fee
	$500	**$130.00**
	Total Permits For Type:	***2***
Totals	**$4,163,780**	**$46,313.70**
	Total Permits In Month:	***211***

May Enforcement Letters By Category

All enforcement letters sent the previous month

Type of Enforcement Letter	Number Mailed
BASEMENT FINISH-CURRENT OWNER-1ST NOTICE	1
FENCE LETTER	3
LITTER WARNING LETTER	1
SIGN IN ROW WARNING	1
TRASH CAN WARNING LETTER	9
VEHICLE IN ROW LETTER	1
VEHICLE ON GRASS LETTER	3
VEHICLE SALE WARNING	3
Total Letters Sent:	**22**

```
Letter.DateTimeCreated  Between  05/01/2018 AND 0
Letter.LinkFromType  =  Enforcement
```

May Open Enforcements By Category
Monthly Report

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0125	15020 177TH AVE	CLOSED	05/18/18	05/22/18	
E18CE0127	15281 CANTERBURY LN PVT	1ST NOTICE OF VIOLATION LETTER	05/22/18		

Total Entries: 2

CHICKENS & OTHER ANIMALS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0107	11730 LAKESHORE DR	CLOSED	05/11/18	06/06/18	

Total Entries: 1

FENCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0106	15358 LAKE AVE	CLOSED	05/09/18	05/22/18	
E18CE0113	15288 GRAND OAK RD	CLOSED	05/17/18	05/31/18	
E18CE0126	15330 APPLE ST	INVESTIGATION ONLY	05/18/18		
E18CE0133	15334 CHANNEL RD	1ST NOTICE OF VIOLATION LETTER	05/31/18		

Total Entries: 4

LITTER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0101	15171 DAVID ST	CLOSED	05/04/18	05/18/18	

Total Entries: 1

PARKING ON THE GRASS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0104	15348 HARRY ST	CLOSED	05/09/18	05/22/18	
E18CE0105	15060 WESTRAY ST	CITATION/CIVIL INFRACTION	05/09/18		
E18CE0123	17611 BRUCKER ST	CLOSED	05/17/18	05/24/18	
E18CE0124	14826 SHARON AVE	CLOSED	05/17/18	05/22/18	05/22/2018 MET WITH OWNERS, COMPLIED,

Total Entries: 4

SIGNS

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

May Open Enforcements By Category
Monthly Report

E18CE0102		CLOSED	05/04/18	05/23/18	
E18CE0128	16930 ROBBINS RD	CLOSED	05/22/18	05/31/18	

Total Entries: 2

TRASH RECEPTACLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0114	13971 GREAT OAK AVE	CLOSED	05/17/18	05/31/18	
E18CE0115	13947 GREAT OAK AVE	CLOSED	05/17/18	05/31/18	
E18CE0116	15210 GRAND OAK RD	CLOSED	05/17/18	05/31/18	
E18CE0117	15324 GRAND OAK RD	CLOSED	05/17/18	05/31/18	
E18CE0118	13941 OAK CHAPEL AVE	CLOSED	05/17/18	05/31/18	
E18CE0119	14015 OAK CHAPEL AVE	2ND NOTICE OF VIOLATION LETTER	05/17/18		
E18CE0120	14012 OAK CHAPEL AVE	2ND NOTICE OF VIOLATION LETTER	05/17/18		
E18CE0121	14047 OAK CHAPEL AVE	CLOSED	05/17/18	06/05/18	
E18CE0122	15299 RED OAK ST	CLOSED	05/17/18	05/31/18	

Total Entries: 9

VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0130	15260 160TH AVE	1ST NOTICE OF VIOLATION LETTER	05/31/18		

Total Entries: 1

VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0103	13175 ACACIA DR	CLOSED	05/08/18	05/18/18	
E18CE0131	15452 MERCURY DR	1ST NOTICE OF VIOLATION LETTER	05/31/18		
E18CE0132	14946 GROESBECK ST	1ST NOTICE OF VIOLATION LETTER	05/31/18		

Total Entries: 3

WATER METER REPLACEMENT

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0108	15080 ARBORWOOD DR	CITATION/CIVIL INFRACTION	05/16/18		
E18CE0109	15017 BRIARWOOD ST	CLOSED	05/16/18	06/05/18	
E18CE0110	13532 GREENBRIAR DR	CITATION/CIVIL INFRACTION	05/16/18		

May Open Enforcements By Category
Monthly Report

E18CE0111	13411 GREENBRIAR DR	CLOSED	05/16/18	06/05/18
E18CE0112	10226 MESIC DR	CITATION/CIVIL INFRACTION	05/16/18	

Total Entries: 5

Enforcement.DateFiled Between 5/1/2018 12:00:00 AM
AND 5/31/2018 11:59:59 PM

Total Records: 32

Total Pages: 3

Report Created: 06/06/18

May Closed Enforcements By Category
Monthly Report

ACCESSORY BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0415	15357 CHERRY ST	CLOSED	11/07/17	05/01/18	11/14/2017 TEMP USE FOR DOGS IN WINTER
E17CE0450	15773 COMSTOCK ST	CLOSED	11/30/17	05/02/18	
E18CE0003	12446 US-31	CLOSED	01/11/18	05/11/18	

Total Entries: 3

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E07CE0460	12296 LAKESHORE DR	Follow up Insp	11/09/07	05/16/18	
E09CE0229	13555 RAVINE VIEW DR	COMPLAINT LOGGED	06/20/09	05/22/18	
E18CE0027	15030 FAIRMOUNT CT	CLOSED	01/29/18	05/15/18	
E18CE0058	15906 CEDAR AVE 15900	CLOSED	02/27/18	05/23/18	
E18CE0125	15020 177TH AVE	CLOSED	05/18/18	05/22/18	

Total Entries: 5

CORNER CLEARANCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0024	15119 163RD AVE	CLOSED	01/29/18	05/09/18	

Total Entries: 1

FENCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0106	15358 LAKE AVE	CLOSED	05/09/18	05/22/18	
E18CE0113	15288 GRAND OAK RD	CLOSED	05/17/18	05/31/18	

Total Entries: 2

HOUSE NUMBERS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0093	14700 MERCURY DR	CLOSED	04/20/18	05/08/18	

Total Entries: 1

JUNK & RUBBISH

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

May Closed Enforcements By Category
Monthly Report

E11CE1044	14602 154TH AVE	COMPLAINT LOGGED	01/20/11	05/31/18	
E14CE0154	14946 GROESBECK ST	EXPIRED - CLOSED BY STAFF	07/31/14	05/31/18	
E18CE0072	15455 LINCOLN ST	CLOSED	03/07/18	05/04/18	

Total Entries: 3

LITTER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0100	14766 MERCURY DR	CLOSED	04/26/18	05/31/18	
E18CE0101	15171 DAVID ST	CLOSED	05/04/18	05/18/18	

Total Entries: 2

OTHER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0467	15384 GREEN OAK ST	1ST NOTICE OF VIOLATION LETTER	12/14/17	05/02/18	
E17CE0468	15387 GRAND OAK RD	CLOSED	12/14/17	05/02/18	
E17CE0469	15367 HOFMA DR	1ST NOTICE OF VIOLATION LETTER	12/14/17	05/02/18	
E17CE0472	11338 OAK GROVE RD	CLOSED	12/14/17	05/04/18	
E17CE0473	13637 STREAMSIDE CT	1ST NOTICE OF VIOLATION LETTER	12/14/17	05/02/18	
E17CE0474	13616 STREAMSIDE CT	1ST NOTICE OF VIOLATION LETTER	12/14/17	05/02/18	
E18CE0088		CITATION/CIVIL INFRACTION	04/12/18	05/02/18	

Total Entries: 7

PARKING ON THE GRASS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0096	15111 DEREMO AVE	NO VIOLATION	04/16/18	05/01/18	
E18CE0097	12977 BLACKHAWK AVE	CLOSED	04/24/18	05/08/18	
E18CE0104	15348 HARRY ST	CLOSED	05/09/18	05/22/18	
E18CE0123	17611 BRUCKER ST	CLOSED	05/17/18	05/24/18	
E18CE0124	14826 SHARON AVE	CLOSED	05/17/18	05/22/18	05/22/2018 MET WITH OWNERS, COMPLIED,

Total Entries: 5

SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0090		CLOSED	04/20/18	05/23/18	

May Closed Enforcements By Category
Monthly Report

E18CE0091		CLOSED	04/20/18	05/23/18	
E18CE0102		CLOSED	05/04/18	05/23/18	
E18CE0128	16930 ROBBINS RD	CLOSED	05/22/18	05/31/18	

Total Entries: 4

SOIL EROSION & SEDIMENTATION CONT

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0098	14837 PINE RIDGE RD	PENDING	04/26/18	05/01/18	

Total Entries: 1

TRASH RECEPTACLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0114	13971 GREAT OAK AVE	CLOSED	05/17/18	05/31/18	
E18CE0115	13947 GREAT OAK AVE	CLOSED	05/17/18	05/31/18	
E18CE0116	15210 GRAND OAK RD	CLOSED	05/17/18	05/31/18	
E18CE0117	15324 GRAND OAK RD	CLOSED	05/17/18	05/31/18	
E18CE0118	13941 OAK CHAPEL AVE	CLOSED	05/17/18	05/31/18	
E18CE0122	15299 RED OAK ST	CLOSED	05/17/18	05/31/18	

Total Entries: 6

VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0089	14751 INDIAN TRAILS DR	CLOSED	04/18/18	05/02/18	

Total Entries: 1

VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0103	13175 ACACIA DR	CLOSED	05/08/18	05/18/18	

Total Entries: 1

WATER METER REPLACEMENT

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E18CE0050	14715 178TH AVE	CLOSED	02/20/18	05/02/18	
E18CE0094	17749 COMSTOCK ST	CLOSED	04/20/18	05/09/18	

May Closed Enforcements By Category
Monthly Report

E18CE0095	13511 HIDDEN CREEK DR	CLOSED	04/20/18	05/01/18

Total Entries: 3

Enforcement.DateClosed Between 5/1/2018 12:00:00 AM
AND 5/31/2018 11:59:59 PM

Total Records: 45

Total Pages: 4

Report Created: 06/06/18