



**GRAND HAVEN CHARTER TOWNSHIP
BOARD AGENDA
MONDAY, July 12, 2021**

WORK SESSION – 6:30P.M.

1. Update/Discussion on Short-Term Rental Ordinance

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 June 14, 2021 Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$572,464.32 (*A/P checks of \$370,411.07 and payroll of \$202,053.25*)
3. Approve Re-Appointment of John Helder and Jim Loftis to the Downtown Development Authority Board for a Term Ending on 8/31/24
4. Approve Appointment of William Cargo to the Sewer Authority Board and the North Ottawa Water System Committee (*and Alando Chappell as the alternate for both*) for a term ending on December 31, 2024.
5. Approve Professional Services Agreement with Prein & Newhof for Phase I of Schmidt Heritage Park (\$335,000)

VI. OLD BUSINESS

None

VII. NEW BUSINESS

1. Approve First Reading – Contract Rezoning – Stillwater Development – AG to RR

VIII. REPORTS AND CORRESPONDENCE

1. Committee Reports
2. Manager's Report
 - a. Chamber of Commerce Q2 2021 Economic Development Activity
 - b. June Building Permit Report
 - c. June Enforcement Report
 - d. June Public Services Report
3. Others

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

X. ADJOURNMENT

Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a "Speakers Form" located on the counter. Completed forms must be submitted to Township Staff prior to the meeting.

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

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JUNE 14, 2021**

REGULAR MEETING

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:0* p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Behm, Reenders, Wagenmaker, Meeusen, and Kieft

Board members absent: Redick, Larsen

Also, present were Manager Cargo, Human Resources Director Dumbrell, Fire/Rescue Chief Sipe, and Community Development Director Fedewa.

Motion by Trustee Behm, supported by Trustee Meeusen to appoint Treasurer Kieft as the Temporary Clerk for this Board meeting. **Which motion carried.**

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 May 24, 2021 Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$574,582.71 (*A/P checks of \$446,413.08 and payroll of \$128,169.63*)
3. Approve Low Bid from My-Con, Inc. (*\$104,915*) for DDA Project - Pathway Along Rosy Mound Drive
4. Approve Re-Appointment of Jim Loftis, Cheryl Slater & Mike Voss to the Zoning Board of Appeals for a Term Ending on 8/31/24
5. Approve Re-Appointment of Caryn Lannon to the Loutit District Library Board for the Term Ending on 6/30/24

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

VI. OLD BUSINESS

1. **Motion** by Treasurer Kieft supported by Trustee Behm to approve Resolution 21-06-01 that opposes legislation depriving Michigan residents of the right to regulate short-term rentals. **Which motion carried** pursuant to the following roll call vote:

Ayes: Behm, Meeusen, Kieft, Reenders, Wagenmaker

Nays:

Absent: Redick, Larsen

2. **Motion** by Trustee Meeusen supported by Trustee Wagenmaker to approve the Final Plat for Stonewater Subdivision No. 2 and authorize Clerk Larsen to sign the Plat. **Which motion carried.**

VII. NEW BUSINESS

1. **Motion** by Trustee Wagenmaker supported by Trustee Behm to adopt Resolution 21-06-02 that declares the intent of the Township to amend the boundaries of the DDA's Downtown District by adding the areas described within the exhibits of this resolution and directing staff to schedule a public hearing for Monday, July 26th at 7:00 p.m. **Which motion carried** pursuant to the following roll call vote:
Ayes: Reenders, Behm, Kieft, Wagenmaker, Meeusen
Nays:
Absent: Redick, Larsen
2. **Motion** by Treasurer Kieft supported by Trustee Meeusen to adopt the 2021 Grand Haven Charter Township Support Emergency Operations Plan by approval of Resolution 21-06-03 and authorize the Township Superintendent to sign the updated Support Emergency Operations Plan. **Which motion carried** pursuant to the following roll call vote:
Ayes: Wagenmaker, Kieft, Behm, Meeusen, Reenders
Nays:
Absent: Redick, Larsen
3. It was noted that the Personnel Committee will be considering modifications to the hiring procedures of the Township that would remove approval of elected officials for new full-time hires, except for fire/rescue personnel and the superintendent position – both of which require Board approval under state law.

Motion by Trustee Behm supported by Trustee Wagenmaker to approve the hire of Nathan Heuer, as a full-time Firefighter/paramedic, effective immediately. **Which motion carried.**

4. **Motion** by Trustee Wagenmaker supported by Trustee Meeusen to approve the hire of Alando Chappell, as the Public Services Director, effective immediately. **Which motion carried.**

VIII. REPORTS AND CORRESPONDENCE

1. Committee Reports
2. Manager's Report
 - a. Manager Cargo noted that this in-person Board meeting was the first in 448 days. Further, the COVID-19 positivity rate in Ottawa County is about 2.3%, which is below the threshold of 3%, which is a threshold indicating that the virus is "under control".
 - b. The Parks Bond sale is scheduled for July 12th.
 - c. May Building Report
 - d. May Ordinance Enforcement Report
 - e. May Department of Public Services Report

- f. April Legal Review
- g. 2021 Task List Update
- 3. Others – The Board instructed staff to remove the plastic COVID-19 dividers from the Board table.

IX. PUBLIC COMMENTS

- 1. Sue Miller (*11487 Oak Grove Road*) shared photos of the Buchanan Street road end and expressed her belief that the road end should be re-opened – possible through grading the drop-off. Does not want as change to the 90-person limit contained within the current agreement.
- 2. Joanna Paul (*11288 Oak Grove Road*) advocated for the re-opening of the road end.

X. ADJOURNMENT

Motion by Treasurer Kieft and seconded by Trustee Behm to adjourn the meeting at 7:33 p.m. **Which motion carried.**

Respectfully Submitted,

William Kieft III
Grand Haven Charter Township Temporary Clerk

Mark Reenders
Grand Haven Charter Township Supervisor

SUPERINTENDENT'S MEMO

DATE: July 7, 2021

TO: Township Board

FROM: Cargo

SUBJECT: Short-Term Rental (STR) Regulations

As you recall, the Township discontinued discussions and work on adopting Short-Term Rentals (STR) regulation in March of 2020 due to the COVID-19 pandemic and the difficulty of holding large meetings that allowed for public participation.

With the COVID-19 restrictions on indoor meetings and social distancing lifted, the purpose of July work session is to prompt a review of the previous Board's intentions and instructions regarding STR regulations. To help to review the intentions of the previous Board – which was to use an Overlay approach to limit where STRs could be located, the following documents are attached:

- ✓ The February 2020 draft of a memo on Short-Term Rentals
- ✓ The February 2020 draft of a proposed Ordinance regulating STRs
- ✓ The February 2020 draft of a proposed Zoning Text amendment on STRs
- ✓ The February 24, 2020 minutes of the last meeting before the COVID-19 restrictions were imposed.
- ✓ A map indicating the significant limitation on where STRs could occur using the Overlay approach.

The **Overlay Zone STR map** is restrictive prohibiting STRs in traditional subdivisions, platted developments and on most other lots; but, because the map is not defined by zoning text amendments – the **Overlay Zone approach** provides the Board with the most flexibility in defining where STRs will be allowed.

For example, through public testimony, it was noted that the single-family lot at **14873 Mercury Drive** has three (3) residential structures and that some of these structures are used for STRs. Further, staff research indicates that this non-conforming use existed since the 1940s and prior to zoning. In addition, the Township has allowed these non-conforming structures to be improved through the building permit process. Given these facts, staff have allowed this non-conforming, single-lot lot to qualify for an STR using the proposed Overlay Map.

Another example is a Lakefront residential development. About 23 of the lots located in the dunes are covered by the Shore Acres Association – which can have STRs pursuant to the Overlay

Zone map. But, STRs are prohibited in the remainder of this residential development that is not located adjacent to Lake Michigan and whose members have testified against STRs.

Again, the strength of the **Overlay approach** is the **flexibility** that it will allow. More specifically, based upon public testimony, the Board could also decide to “grandfather” or allow certain pre-existing STRs based upon specific, unique circumstances that might exist for the property or owners.

To Conclude – because the current Township Board is different from the Board that existed in February of 2020 – staff need to confirm that the direction that was provided by the previous Board is still supported by the current Board members.

If the Overlay Zone STR approach is supported by the Board, staff will solicit additional comments from the public to further define the Overlay Map and will schedule a public hearing for **Monday, September 13th**.

If there are any questions or comments, please contact me at your convenience.

SUPERINTENDENT'S MEMO

DATE: February 19, 2020
TO: Township Board
FROM: Cargo
SUBJECT: Short-Term Rental (STR) Regulations

At the January 13th Board work session, the Board provided direction to staff regarding amendments to the ordinances regulating Short-Term Rentals (STRs). Attached, please find the following three items:

- ✓ Short-Term Rental Regulation Ordinance that includes the changes recommended by the Board at the last work session;
- ✓ Zoning Text Amendment Ordinance regarding STRs that uses an “Overlay Zone” approach; and,
- ✓ STR Overlay Zone map.

At this stage, the staff have produced three (3) STR maps to illustrate where STRs would be allowed – pursuant to the Special Land Use application process.

Map #1 prohibits STRs in developments that are “traditional” subdivisions or platted developments.

Map #2 is slightly less restrictive inasmuch as it prohibits STRs in traditional subdivisions or platted developments – but allows STRs to occur in developments that have active Associations that can oversee and regulate STRs

Map #3 is the newly created **Overlay Zone STR map**. This map is the **most restrictive** of the three (3) maps prohibiting STRs in traditional subdivisions, platted developments and on most other lots; but, because the map is not defined by zoning text amendments – the **Overlay Zone approach** provides the Board with the **most flexibility** in defining where STRs will be allowed.

For example, through public testimony, it was noted that the single-family lot at **14873 Mercury Drive** has three (3) residential structures and that some of these structures are used for STRs. Further, staff research indicates that this non-conforming use existed since the 1940s and prior to zoning. In addition, the Township has allowed these non-conforming structures to be improved through the building permit process. Given these facts, staff have allowed this non-conforming, single-lot lot to qualify for an STR using the proposed Overlay Map.

Another example is a Lakefront residential development. About 23 of the lots located in the dunes are covered by the Shore Acres Association – which can have STRs pursuant to the Overlay Zone map. But, STRs are prohibited in the remainder of this residential development that is not located adjacent to Lake Michigan and whose members have testified against STRs.

Again, the strength of the **Overlay approach** is the **flexibility** that it will allow. More specifically, based upon public testimony, the Board could also decide to “grandfather” or allow certain pre-existing STRs based upon specific, unique circumstances that might exist for the property or owners.

If there are any questions or comments, please contact me at your convenience.

RENTAL REGULATION ORDINANCE
CHARTER TOWNSHIP OF GRAND HAVEN, MICHIGAN
ord. no. _____ eff. _____

AN ORDINANCE TO REGULATE THE RENTAL OF PROPERTY IN GRAND HAVEN CHARTER TOWNSHIP; TO ESTABLISH PENALTIES AND SANCTIONS FOR VIOLATIONS OF THIS ORDINANCE; AND TO ESTABLISH AN EFFECTIVE DATE.

THE CHARTER TOWNSHIP OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN, ORDAINS:

Sec. 1. PURPOSE

These standards in this Ordinance are intended to ensure compatibility with the other permitted uses and the residential character of the neighborhoods in which rentals are located. All short-term rentals and limited short-term rentals shall meet the standards contained in this Ordinance and shall be so located and constructed that the average neighbor, under normal circumstances, will not be aware of their existence.

These standards are also to provide for and protect the welfare of full-time residents and to discourage the purchasing of property for vacation rental uses when it would be inconsistent with the neighborhood in which the property is located.

Sec. 2. DEFINITIONS

The following words, terms, and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning.

(a) *Bedroom* means a room which is intended, arranged, and designed to be occupied by one or more persons primarily for sleeping purposes.

(b) *Dwelling* means a building or portion of a building providing complete, independent living facilities for one or more persons, including permanent provisions for living, eating, cooking, sanitation, and one or more separate Bedrooms for sleeping.

(c) *License* means a Short-Term Rental License or a Limited Short-Term Rental License.

(d) *Limited Short-Term Rental* means the Rental or subletting of any Dwelling for any one or two Rental periods of at least six but not more than 14 days, not to exceed 14 days total in a calendar year. The minimum rental period of six days is

reduced to three days during the period after Labor Day and before the next succeeding Memorial Day.

(e) *Maximum Occupancy* means the maximum number of allowable Occupants for the Dwelling, as established by Section 5(k) of this Ordinance.

(f) *Occupant* means an individual living in, sleeping in, or otherwise having possession of a space.

(g) *Owner* means a person holding legal or equitable title to the Premises. An Owner may designate an agent to perform duties or receive notice under this Ordinance.

(h) *Premises* means the property, including any land and the improvements on the land, such as a building or other designated structure, on which the Short-Term Rental or Limited Short-Term Rental is located or is proposed.

(i) *Rent or Rental* means to permit, provide for, or offer possession or occupancy of a Dwelling, in which the Owner does not reside for a period of time, to a person who is not the legal owner of record, pursuant to a written or unwritten agreement.

(j) *Short-Term Rental* means the Rental or subletting of any Dwelling for a term of at least six but less than 28 days. The minimum rental period of at least six days is reduced to three days during the period after Labor Day and before the next succeeding Memorial Day. This definition does not include the use of campgrounds, hotel rooms, transitional housing operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance-abuse rehabilitation clinic, mental-health facility, other health-care related clinic, or housing for farm labor. This definition absolutely prohibits Rentals of less than six days.

Sec. 3. RENTAL REGISTRATION AND LICENSE REQUIRED

Short-Term Rentals and Limited Short-Term Rentals shall be registered and licensed with the Township prior to commencement of any Rental activity related to them.

Sec. 4. APPLICABILITY AND EXCEPTIONS

The following circumstances do not constitute a Rental.

- (a) *Family occupancy.* Any member of a family, as well as that family member's guests, may occupy a Dwelling as long as that family member's family owns the Dwelling. Family occupancy also exempts guest houses or similarly separate Dwellings legally located on the same Premises as the Owner's domicile, when occupied by family guests, exchange

students, visitors, medical caregivers, and child caregivers, without remuneration to the Owner.

- (b) *House sitting.* During the temporary absence of the Owner and the Owner's family, the Owner may permit non-Owner occupancy with or without remuneration to the Owner.
- (c) *Dwelling Sales.* Occupancy of up to 90 days by a prior Owner after the sale of a Dwelling under a Rental agreement following closing is permitted.
- (d) *Estate representative.* Occupancy by a personal representative, trustee, or guardian (including family members) of the estate, with or without remuneration, is permitted. The estate shall notify the Township of the Owner's name, date of death, and name of the person occupying the premises.

Sec. 5. PERFORMANCE STANDARDS

All Short-Term and Limited Short-Term Rentals shall be subject to the following performance standards.

- (a) The Owner shall provide off-street parking on paved portions of the Premises and not in the yard to accommodate all Occupants' vehicles, including motor vehicles and trailers.
- (b) The Owner shall provide the Occupant and the Township with the following information prior to occupancy and post such information in a conspicuous place within the Dwelling:
 - (1) The name of a contact person and a telephone number at which the contact person may be reached any time that the Dwelling is Rented;
 - (2) Notification of the Maximum Occupancy permitted in the Dwelling;
 - (3) Notification and instructions as to the parking locations;
 - (4) A copy of this Ordinance, as may be amended from time to time; and
 - (5) Notification that an Occupant may be cited or fined by the Township, in addition to any other remedies available at law, for violating any provision of this Ordinance.
- (c) The Owner's contact person must be available to accept telephone calls at all times that the Dwelling is Rented. The contact person must have a key to the Dwelling and be capable of being physically present at the Dwelling

within one hour to address issues, unless arrangements are made for another person to address issues within the same timeframe.

- (d) The Owner shall provide the contact person's information in writing to the Owners of the property within 300 feet of the Premises.
- (e) The appearance of the Dwelling shall not conflict with the residential character of the neighborhood. The Dwelling shall be properly maintained per all applicable local and state codes, and kept in good repair so that the use in no way detracts from the general appearance of the neighborhood.
- (f) Occupants shall not encroach on neighboring properties.
- (g) Owners shall provide sufficient waste receptacles substantially screened from public and neighboring view; and the Premises shall be maintained free of debris and unwholesome substances. Garbage must be kept in a closed container and disposed of on a regular weekly schedule.
- (h) Campfires shall be maintained in designated fire pits and comply with applicable fire codes.
- (i) Occupants shall not create a nuisance. For purposes of this subsection, a nuisance includes but is not limited to any of the following:
 - (1) Any activity that violates Township noise regulations;
 - (2) Any outside noise that is audible at the property line of the Premises occurring between 10:00 p.m. and 7:00 a.m. on weeknights (Sunday, Monday, Tuesday, Wednesday, and Thursday), and between 11:00 p.m. and 7:00 a.m. on weekend nights (Friday and Saturday); and
 - (3) Any activity that violates Township firework regulations.
- (j) The maximum occupancy for any Dwelling is 12 individuals, subject to any applicable local, state, or federal laws, regulations, or ordinances, and subject to the Property Maintenance Code as referenced in the Michigan Building Code that is enforced by the Township per Ordinance No. 454, as amended. Campers and tents to provide additional occupancy on the Premises are not permitted. The occupancy of any Short-Term Rental or Limited Short-Term Rental served by a septic tank rather than a public sanitary sewer system shall not exceed any limitations established by the Ottawa County Health Department.
- (k) A lock box, acceptable for the Township's Fire Chief or the Fire Chief's designee, shall be provided for every Dwelling used as a Short-Term Rental or Limited Short-Term Rental.

- (l) A Dwelling may not be occupied as a Short-Term Rental for more than 16 weeks in a calendar year.
- (m) Any Dwelling occupied as a Short-Term Rental shall have public water service and public sanitary sewer service, or if it does not have either or both, any water well or septic system serving the Dwelling must be inspected by and approved by the Ottawa County Department of Public Health for use with a Short-Term Rental. Specifically, any water well serving the Dwelling must be upgraded from a residential class II to class III. No Dwelling used as a Short-Term Rental may have a shared water well or shared septic system with another building.
- (n) The Owner of a Short-Term Rental shall provide the Township with written confirmation that the Short-Term Rental is insured as a commercially rented property with coverage of at least \$1,000,000.00 during all times the Owner's Dwelling is used as a Short-Term Rental.

Sec. 6. DURATION

A license issued under this Ordinance shall be valid for a period of two years from the date of issuance.

- (a) *Renewal.* A request for renewal shall be submitted at least 30 days before the expiration date or within 30 days of a sale or transfer of ownership of the Dwelling. The renewal forms shall be provided by the Township. If no information has changed since the previous registration and license approval, the information previously submitted may be incorporated by reference.
- (b) *Noncompliance.* Any change in the use or construction of a Dwelling that results in noncompliance with any Township or state standards, as determined by the Community Development Director, shall void the license.

Sec. 7. RENTAL LIMITATIONS

A Dwelling that is issued a license under this Ordinance may be Rented subject to the following limitations.

- (a) In any zoning district, a Dwelling may be Rented for any time period, as often as the Owner decides, subject to the limitations and all other requirements of this Ordinance. Accordingly, Short-Term Rentals, including Limited Short-Term Rentals, are permitted in any zoning district, subject to compliance with this Ordinance.
- (b) Any Short-Term Rental, including any Limited Short-Term Rental, must satisfy the requirements of the Township's Zoning Ordinance.

- (c) Short-Term Rentals, other than Limited Short-Term Rentals, are not permitted in any subdivision (excluding a supervisor plat), planned unit development, or site condominium unless Short-Term Rentals are specifically provided for and allowed according to the restrictive covenants or master deed provided to the Township during the application process for the development in question, which restrictive covenants or master deed is approved by the Township and recorded with the Ottawa County Register of Deeds.
- (d) Short-Term Rentals are not permitted for any Dwelling that is served by a private road serving eight or more Premises, according to the Township's Private Roads and Driveways Ordinance, as amended or restated.

Sec. 8. SUSPENSION OR REVOCATION OF LICENSE

In addition to any other penalty authorized by law, a license may be suspended or revoked if the Community Development Director finds by competent, material, and substantial evidence, and after written notice of the charges to the Owner and an opportunity for the Owner to be heard, that the Owner has violated or failed to fulfill the requirements of this Ordinance. Written notice of the charges and notice of hearing before the Community Development Director shall be personally served on the Owner or served on the Owner by certified mail, no less than 21 days before the hearing.

- (a) Upon a finding by the Community Development Director of a first violation within any 12 month period, the license may be suspended for up to 30 days during which time the Premises shall not be Rented.
- (b) Upon a finding by the Community Development Director of a second violation within any 12 month period, the license shall be suspended for 60 days during which time the Premises shall not be Rented.
- (c) Upon a finding by the Community Development Director of a third violation within any 12 month period, the license shall be revoked and the Owner shall not again be issued a license for a period of 24 months, during which time the Premises shall not be Rented. Appeal from denial or suspension or revocation of a license is allowed, as provided in Section 9.

Sec. 9. APPEAL

Any Owner whose application was denied or whose license was suspended or revoked by the Community Development Director, may, within ten days following such decision, appeal to the Township Board. The Township Board shall determine whether to affirm, reverse, or modify the decision of the Community Development Director in accordance with this Ordinance.

- (a) *Notice.* At least 14 days prior to the Township Board meeting to consider the appeal of the Owner, the Community Development Director shall

send, by certified United States mail, written notice to the Owner of the date, time, and place at which the Township Board will consider the denial, suspension, or revocation. The Owner shall be provided an opportunity to be heard by the Township Board prior to its decision being made. All neighbors within 300 feet of the boundaries of the Premises must also be notified by United States mail of the date, time, and place of the Township Board meeting.

- (b) *The decision.* The decision of the Township Board shall be final. The Township Clerk shall notify the Owner, in writing, of the decision of the Township Board.
- (c) *Right to appeal.* If the Township Board affirms the decision of the Community Development Director denying an application or suspending or revoking a license, the Owner shall have the right to appeal the Township Board decision to the circuit court. The decision of the Township Board shall not be vacated during the pendency of any appeal to circuit court. The Owner has the right to seek a stay in circuit court.

Sec. 10. TOWNSHIP, STATE, AND FEDERAL REQUIREMENTS

Nothing contained within this Ordinance shall be construed to relieve a person of any duties and obligations imposed under any Township, state, or federal laws, rules, regulations, licenses, or permit requirements.

Sec. 11. SEVERABILITY AND CAPTIONS

This Ordinance and its various parts, sections, subsections, sentences, phrases, and clauses are severable. If any part, section, subsection, sentence, phrase, or clause is adjudged unconstitutional or invalid, the remainder of this Ordinance shall not be affected. The captions included at the beginning of each Section are for convenience only and shall not be considered as part of this Ordinance.

Sec. 12. ADMINISTRATIVE LIABILITY

No officer, agent, employee, or member of the Township Board shall be personally liable for any damage that may accrue to any person as a result of any act, decision, or other consequence or occurrence arising out of the discharge of duties and responsibilities pursuant to this Ordinance.

Sec. 13. VIOLATIONS

Any person violating the provisions of this Ordinance shall be responsible for a municipal civil infraction. The penalty for a violation of this Ordinance shall be a civil fine of not less than \$50.00, plus costs and other sanctions. Increased civil fines may be imposed for repeat violations of this Ordinance by a person. A “repeat violation” of this Ordinance is a second or subsequent violation of this Ordinance committed by a person within six months of a prior violation of this Ordinance, and

for which the person admits responsibility or is determined to be responsible. The penalty for a violation of this Ordinance which is a first repeat violation shall be a civil fine of not less than \$250.00, plus costs and other sanctions. The penalty for a violation of this Ordinance which is a second or subsequent repeat violation shall be a civil fine of not less than \$500.00, plus costs and other sanctions. The Township Supervisor, Township Superintendent (Township Manager), an authorized Township official, any law enforcement officer of the Ottawa County Sheriff's Department or the Michigan State Police, and the Township Attorney are authorized to issue municipal civil citations for violations of this Ordinance.

Sec. 14. EFFECTIVE DATE

This Ordinance was approved and adopted by the Township Board on _____, 2019, after its introduction and first reading on _____, 2019, and after its publication in the manner provided by Public Act 359 of 1947, as amended. This Ordinance shall take effect 30 days after its publication following adoption.

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 Rental Regulation Ordinance was adopted at a regular meeting of the Township Board held on _____, 2019. 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 _____, 2019.

Laurie Larsen, Clerk
Grand Haven Charter Township

ORDINANCE NO. _____

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE GRAND HAVEN CHARTER TOWNSHIP ZONING ORDINANCE TO ADD THE **SHORT-TERM RENTAL OVERLAY ZONE** AND TO PERMIT SHORT-TERM RENTALS AND LIMITED SHORT-TERM RENTALS IN THE TOWNSHIP; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Limited Short-Term Rental Definition. Section 2.13 of the Grand Haven Charter Township Zoning Ordinance (the “Zoning Ordinance”) shall be amended to include the following definition. (The rest of Section 2.13 shall remain unchanged.)

LIMITED SHORT-TERM RENTAL: The rental of any Dwelling for any one (1) or two (2) rental periods of at least six (6) days but not more than fourteen (14) days, not to exceed fourteen (14) days total in a calendar year. The minimum rental period of six (6) days is reduced to three (3) days during the period after Labor Day and before the next succeeding Memorial Day.

Section 2. Short-Term Rental Definition. Section 2.20 of the Zoning Ordinance shall be amended to include the following. (The rest of Section 2.20 shall remain unchanged.)

SHORT-TERM RENTAL: The rental or subletting of any Dwelling for a term of at least six (6) days but less than twenty-eight (28) days. The minimum rental period of at least six (6) days is reduced to three (3) days during the period after Labor Day and before the next succeeding Memorial Day. This definition does not include the use of Campgrounds, hotel rooms, transitional housing operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance-abuse rehabilitation clinic, mental-health facility, other health-care related clinic, or housing for farm labor.

Section 3. Short-Term Rental Overlay Zone. Chapter 15B of the Zoning Ordinance shall be added and shall state in its entirety as follows.

SECTION 15B.01 FINDINGS AND STATEMENT OF PURPOSE

Short-Term Rentals have historically been considered a commercial use, not historically permitted in residential zoning districts. Furthermore, the Township is committed to preserving the residential character of Township neighborhoods, minimizing potential nuisances, and maintaining the Township’s small-town character and scenic beauty. The Township intends to protect its residents and visitors from the potentially negative or harmful effects that can arise from

commercial rentals, including the potential impact on the appearance, tranquility, and standard of living in the Township's prime residential areas.

However, the Township also recognizes the potential benefits of tourism and additional lodging opportunities for visitors, as well as the financial benefit that Short-Term Rentals can bring to property owners in the Township. Therefore, the Township wishes to achieve a balance between these considerations by providing that Short-Term Rentals are allowed as special land uses, based upon a consideration of the standards in Section 19.05, in the Short-Term Rental Overlay Zone.

SECTION 15B.02 PERMITTED USES

The uses permitted in the Short-Term Rental Overlay Zone shall be the uses permitted in the underlying zoning district, plus Short-Term Rentals as special land uses.

SECTION 15B.03 DESIGN REQUIREMENTS

The design requirements of the underlying zoning district shall apply to the Short-Term Rental Overlay Zone.

SECTION 15B.04 PROPERTY INCLUDED IN THE SHORT-TERM RENTAL OVERLAY ZONE

The property in the Township included in the Short-Term Rental Overlay Zone is illustrated in the diagram attached as Exhibit A, to be added to the zoning map.

Section 4. Special Land Use Standards. Section 19.07.38A of the Zoning Ordinance shall be added and shall state in its entirety as follows.

38A. Short-Term Rentals.

- A. A Short-Term Rental must be located in the Short-Term Rental Overlay Zone.
- B. A Short-Term Rental must comply with the Township's Rental Regulation Ordinance, as now or subsequently amended.

Section 5. Rental Regulations. Section 20.27 of the Zoning Ordinance shall be added and shall state in its entirety as follows.

SECTION 20.27 RENTAL REGULATIONS

- 1. Limited Short-Term Rentals, because of the time limitations placed upon them, are permitted by right in all zoning districts, as long as the use of the rented property is permitted by the terms of this Ordinance.

2. Rentals that are longer than and thus do not qualify as Short-Term Rentals are permitted by right in all districts, as long as the use of the rented property is permitted by the terms of this Ordinance.
3. Notwithstanding any other provision in this Section or in this Ordinance, all rental property in the Township must comply with all other Township ordinances, all Ottawa County requirements, and all applicable State and Federal laws.

Section 6. Effective Date. The foregoing 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 _____, 2020, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after a first reading of the amendment by the Township Board on _____, 2020. This Ordinance shall be effective on _____, 2020, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that 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 _____, 2020. The following members of the Township Board were present at that meeting: _____

 The following members of the Township Board were absent: _____

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

 voting in favor and members of the Board _____
 voting in opposition. The Ordinance or a summary of the Ordinance was published in the *Grand Haven Tribune* on _____, 2020.

 Laurie Larsen, Clerk
 Grand Haven Charter Township

GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, FEBRUARY 24, 2020

WORK SESSION

Supervisor Reenders called the work session meeting of the Grand Haven Charter Township Board to order at 6:00 p.m.

1. **Motion** by Trustee Redick supported by Clerk Larsen to enter Closed Session at 6:01 p.m. to discuss legal opinion regarding a proposed settlement offer regarding the pending Swiftney STR ordinance enforcement and related matters. **Which motion carried** pursuant to the following roll call vote:

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

Nays:

Absent:

Motion by Trustee Redick supported by Trustee Gignac to exit Closed Session at 6:27 p.m. **Which motion carried.**

2. Staff presented information on utilizing an Overlay Zone approach to determine where Short-Term Rentals (STRs) would be allowed within the Township.

After discussion, the Board instructed staff to utilize the Overlay Zone approach to determine where STRs would be authorized within the Township by special exception – beyond the two-weeks that all property owners would qualify. The Board recommended the following standards when examining STRs that are currently operating outside of Zoning regulations:

- ✓ Does the property have a lengthy history of STR (*e.g., beyond a decade*);
- ✓ Does the property have a history of complaints regarding any STR usage (*e.g., properties with complaints from neighbors or others would not be included within the STR Overlay zone*);
- ✓ Is the property located within a traditional subdivision or platted development (*i.e., these areas will typically be excluded unless significant extenuating circumstances exist*);
- ✓ Is the property large (*e.g., larger acreage*), heavily screened, or located in an area where the possibility of complaints (*e.g., noise, parking, etc.*) would be reduced.

It was noted that the aforementioned criteria may be expanded based upon further input and that additional public work sessions and hearings will occur.

It was noted that properties not included would have the possibility of seeking a zoning amendment to STR Overlay zone.

It was noted that the current draft contains a provision whereby multiple complaints could lead to revocation of the STR special exception rights. Staff were instructed to ensure that this would also apply to the two-week STR provision for all properties.

Public comments included the following:

- i. Mary Peterson (11865 Chickory Drive) believes the STR ordinance should be referred to a special committee that has STR owners represented.
- ii. Marcie Barber (2685 Wild Coyote Trail, Galesburg) noted that their STR property is “red” on all three maps. Opined that the six-day minimum stay is too restrictive.
- iii. Richard Barber (2685 Wild Coyote Trail, Galesburg) expressed concern over the rules regarding septic systems and opined that the 16-week limitation on STRs is too restrictive.
- iv. Kris Riera (205 North Division Street, Spring Lake Village) opined that the insurance requirements are too great and that shared wells should be allowed.
- v. Michelle Hornstrand (17954 Brucker Street) noted that her property is currently “red” and was advised to contact staff regarding any extenuating circumstances that might exist on the property that would allow qualifying for STR.
- vi. Kevin Freng (1341 Cornell Drive SE, Grand Rapids) noted that their property on Buchanan Street is in the “red” and expressed concerns about the definition of rentals.

Staff indicated that the next draft of the STR ordinances would be brought before the full Board at either the March 9th or March 23rd work session.

REGULAR MEETING

I. CALL TO ORDER

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

II. PLEDGE TO THE FLAG

III. ROLL CALL

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

Also, present were Manager Cargo and Community Development Director Fedewa.

IV. APPROVAL OF MEETING AGENDA

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

V. APPROVAL OF CONSENT AGENDA

1. Approve February 10, 2020, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$511,928.33 (*A/P checks of \$387,842.13 and payroll of \$124,086.20*)
3. Approve Engineering Agreement with Prein & Newhof and Design Forum for Lobby Roof Leaks (\$8,950)
4. Approve Low Bid for Connecting Municipal Water to Township Parks (\$45,254)
5. Approve Bid Documents for Lakeshore Pathway Resurfacing
6. Approve Proclamation for National Library Week 2020

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

VI. OLD BUSINESS

1. **Motion** by Trustee Gignac supported by Clerk Larsen to approve Resolution 20-02-02 that adopts the “Carry Forward” budget amendments for Fiscal Year 2020. **Which motion carried** pursuant to the following roll call vote:

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

Nays:

Absent:

2. **Motion** by Clerk Larsen supported by Trustee Redick to approve Resolution 20-02-03 that updates the Township’s Poverty Exemption Policies pursuant to requirements of state law. **Which motion carried** pursuant to the following roll call vote:

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

Nays: Meeusen

Absent:

3. **Motion** by Treasurer Kieft supported by Trustee Behm to adopt the Water Interconnection Contract between the North Ottawa Water System and the West Michigan Regional Water Authority and authorize the Township Supervisor and Clerk to execute the Contact. **Which motion carried.**

VII. NEW BUSINESS

1. Staff noted that lakefront property owners adjacent to the Brucker Street Road end have requested that the Township financially participate with efforts to address shoreline erosion. Neighbors are concerned that without the Township participating and installed shoreline erosion protection that erosion on the public land will negatively impact their properties.

At this stage, the cost for permit and engineering would be \$6,950 – if the Township signs the engineering agreement. However, actual construction estimates for the proposed shoreline erosion design is about \$1,000 per foot – or about \$130k.

The Board expressed concern regarding whether the project would impede access to the lake for construction equipment. The Board instructed staff to refer the request to the Public Works Committee.

2. Staff noted that the Pigeon Creek Schoolhouse Preservation Society has requested that Grand Haven Charter Township accept the donation of the Pigeon Creek One-Room Schoolhouse – located at 168th Avenue and Pierce Street.

The Board instructed staff to refer the request to the Parks and Recreation Committee.

VIII. REPORTS AND CORRESPONDENCE

1. Committee Reports

2. Manager's Report
 - a. January Public Services Report
 - b. January Legal Review
3. Others

IX. PUBLIC COMMENTS

1. Susan Heine (*14520 178th Avenue*) noted her lot is in the "red" and was advised to contact staff regarding any extenuating circumstances that might exist on the property that would allow qualifying for STR.
2. Mindi Freng (*1341 Cornell Drive SE, Grand Rapids*) noted her property on Buchanan Street is in the "red" and believes that STRs should be allowed at this location.
3. Susan Vanse (*14873 Mercury Drive*) Thanked the Board for the adjustments made. Opined that the six-day limit is too restrictive.
4. Doug Vanse (*14873 Mercury Drive*) Thanked the Board for the new map. Opined that the six-day limit and the 16-week limit are too restrictive.
5. Ed Everhard (*12087 Bluewater Road*) objects to the regulation of STRs. Stated that he owns parcel on Bluewater that is a residual of a 1925 plat. Expressed concern regarding the STR rules for wells and septic systems.
6. Richard Cromwell (*18008 Brucker Street*) opined that STRs create a benefit for businesses; that the six-day limit is too restrictive and that a 2-day rental would be more appropriate.
7. Juanita Bocanegra (*707 Garden Ridge Drive, Holland*) introduced herself as a candidate for 58th District Court Judge.
8. Fitz Fitzgerald (*421 Felch Street, Holland*) opined that the language regarding wells and septic system are too specific and restrictive.

X. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 7:56 p.m. **Which motion carried.**

Respectfully Submitted,



Laurie Larsen

Grand Haven Charter Township Clerk

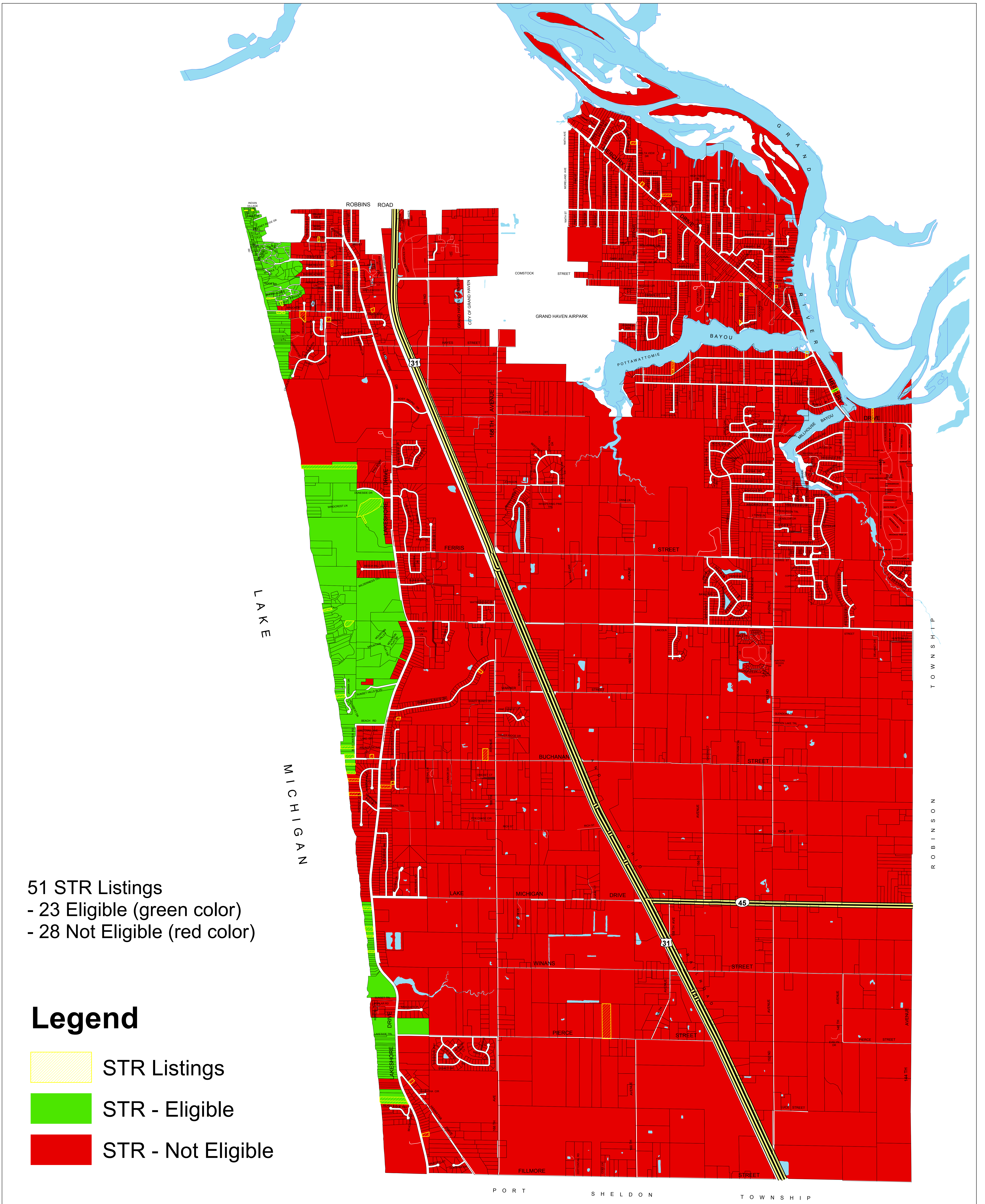


Mark Reenders

Grand Haven Charter Township Supervisor

Proposed Short Term Rental Map

Eligible Land vs. Non-Eligible Land
Level of Restriction = Overlay Zone



SUPERINTENDENT'S MEMO

DATE: July 7, 2021
TO: Township Board
FROM: Cargo
SUBJECT: Supervisor Reenders' Appointments - DDA/BRA

Grand Haven Charter Township established a Downtown Development Authority (DDA) in 1999 to take advantage of Tax Increment Financing and improve the infrastructure within a commercial area of the Township. The DDA also acts as the Township's Brownfield Redevelopment Authority (BRA), pursuant to a provision in state law. The BRA can take advantage of certain state provisions should a contaminated site in the Township be made available for redevelopment.

The DDA currently collects about **\$500+k** annually and will have cash reserves of about **\$1.2± million** at the end of 2021.

The members being reappointed include:

1. **John Helder**, who is the retired owner of Z-Tire.
2. **Jim Loftis**, who is the owner of Loftis Machine, which has a facility within the DDA boundaries.

To implement the aforementioned, the following motions can be offered:

Move to reappoint John Helder to the DDA/BRA Board for a term ending August 31, 2024.

Move to reappoint Jim Loftis to the DDA/BRA Board for a term ending August 31, 2024.

If you have any questions or comments prior to the meeting, please contact Supervisor Reenders or Manager Cargo.

SUPERINTENDENT'S MEMO

DATE: July 7, 2021
TO: Township Board
FROM: Cargo
SUBJECT: Supervisor Reender's Appointments - Cargo and Chappell

Pursuant to Section 2.11 of the Administrative Policies and Procedures Manual, the Township's appointment to both the Northwest Ottawa Water System Committee (NOWS) and the Grand Haven/Spring Lake Sewer Authority shall consist of the Superintendent (*i.e.*, *Cargo*) and the Director of Public Services (*i.e.*, *Chappell*) as the alternate. To implement the aforementioned, the following motions can be offered:

Move to appoint William Cargo as the Township representative to the Northwest Ottawa Water System Committee (NOWS) and the Grand Haven/Spring Lake Sewer Authority for a term ending December 31, 2024.

Move to appoint Alando Chappell as the alternate Township representative to the Northwest Ottawa Water System Committee (NOWS) and the alternate Township representative to the Grand Haven/Spring Lake Sewer Authority for a term ending December 31, 2024.

If you have any questions or comments prior to the meeting, please contact Supervisor French.



Manager's Memo

DATE: July 7, 2021

TO: Township Board

FROM: Bill

RE: Schmidt Heritage Park – Engineering Agreement

As you may recall, the Schmidt Land Donation agreement requires that the initial phase of the park be completed by June of 2023.

The attached engineering agreement with Prein & Newhof is for **\$335,000** – which includes design and construction management for all of the items listed on the attached letter.

If the Board agrees and continues to this project as presented, the following motion can be offered:

Move to authorize the Township Superintendent to execute an Engineering Agreement with Prein & Newhof for engineering, bidding and construction services to for the improvements to the Schmidt Heritage Park as listed in the July 7th letter at a cost not-to-exceed \$335,000.

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



July 7, 2021

Mr. Bill Cargo
Grand Haven Charter Township
13300 168th Avenue
Grand Haven, MI 49417

RE: Proposal for Schmidt Heritage Park- Design & Construction Engineering: Phase I

Dear Bill:

In response to your request, Prein&Newhof is pleased to offer the following proposal for professional services for design and construction phase engineering services for the above referenced project.

Design and Engineering costs based on the following scope:

- Entry Drive with Schmidt Heritage Park Sign (may be completed by GHCT staff)
- 152 Car Parking Lot (w/security lighting and prepped for future lighting)
- New public utilities (electric, water, sewer, and well for athletic irrigation) – To be bid in 2021 and funded by respective enterprise funds
- Restroom Building (approx. 24'x 26' – unheated)
- Maintenance/Storage Building (approx. 24'x 26' - unheated– addition to the original plan)
- Large pavilion (w/electric)
- Small pavilion (w/electric)
- (1) Baseball Field (dugouts, benches, bleachers, fencing, irrigation, prep for future lighting)
- (2) Youth Soccer Fields (w/small bleacher spectator area, irrigation)
- (2) Multi-purpose Fields (with irrigation)
- (12) Post Tension Pickleball Courts (bleachers, fencing, nets, prep for future lighting)
- Paved & Natural Surface walking/jogging trails.
- Security Cameras
- Alternatives will include additional parking and an additional ballfield

Preliminary Design Services

- (3) Meetings - Kick-off /Scope & Layout/Final Plan
- Finalize conceptual site plan, schedule, and budget
- Topographic Survey
- Soil Borings & Report – Test topsoil and groundwater for quality
- Coordination with OCRC for Entry & Non-Motorized Crossing
- Wetland Delineation

Design Engineering & Bidding

- Develop construction plans/specs and advertise/bid out Utilities & Rough Grading per final conceptual plans.
- Develop construction plans/specs and advertise/bid out Site & Athletics per final conceptual plans.
- Provide final engineering estimates for Utility Phase and Site Development

- Develop and Submit EGLE plans for utilities and trail creek crossings.

Construction Engineering

- Organizing and running the preconstruction meeting
- Construction Staking for drive and utilities
- Shop Drawing Review & Processing
- Construction Observation – Utilities (3 weeks 40hrs/week)
- Construction Observation – Grading/Drives/Parking (6 weeks 25hrs/week)
- Construction Observation – Site & Athletics (Spring 2022-Spring 2023 part time as needed)
- Payment Application and Change Order development and review.
- Construction Updates & Progress Meetings
- Record Plans and final project close out

Regulatory agency permit fees are not included (per your typical practice, we assumed that the Township will pay permit fees at the time of application).

We propose to provide these professional engineering services on a time and material basis with a not to exceed fee as follows:

Preliminary Design:	\$41,000
Design Engineering & Bidding:	\$181,900
Construction Engineering:	\$112,100
Total Design & Engineering Fees:	\$335,000

We are proposing the following schedule for this project:

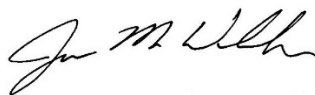
Preliminary Design	July/August 2021
Design Engineering & Bidding Utility Phase	August/September 2021
Design Engineering & Bidding Site Development Phase	October/November 2021
Construction Engineering	November 2021 – June 2023

Services provided under this agreement will be performed under the provisions of our master engineering agreement which includes Terms and Conditions.

We appreciate the opportunity to provide you with this proposal. Please contact me if you have any questions or need additional information.

Sincerely,

Prein&Newhof



Jason M. Washler, P.E.



Kevin S. Kieft, P.E.

c: Stacey Fedewa, Grand Haven Charter Township



GRAND HAVEN CHARTER TOWNSHIP

Community Development Memo

DATE: July 7, 2021

TO: Township Board

FROM: Stacey Fedewa, AICP – Community Development Director

RE: Conditional Rezoning – Stillwater Development – AG to RR

PROPERTY INFORMATION			
Property Address	Parcel Number	Parcel Size	Application Type
Winans	70-07-27-300-003	40-acres	Rezoning
Existing Zoning	Existing Land Use	Existing Infrastructure	Existing Site Improvements
AG	Vacant	Paved Road (Winans) Unpaved Road (Pierce)	None
Master-Planned Zoning	Surrounding Zoning & Land Uses		
	Direction	Zoning	Land Use
Rural Residential	N	RR	Single Family
	S	AG	Blueberry Farm
	E	RP	Vacant & Single Family
	W	RR, RP, AG	Single Family

BACKGROUND

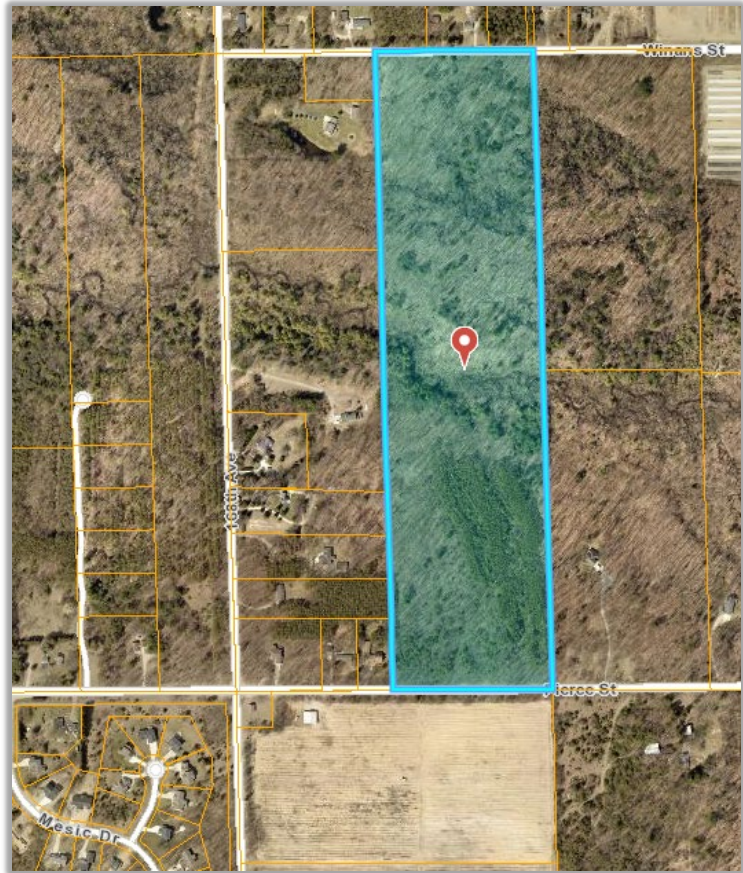
In May, staff received an application for the rezoning of a 40-acre parcel fronting on Winans and Pierce. The request is to rezone from AG (20-acre minimum) to RR (45,000-sf or 1.03-acres). This raised concerns for staff because the area is exceptionally rural does not seem ripe for an RR zone.

The applicant did provide a tentative land division layout, which appears reasonable based on surrounding uses and lot sizes. However, **once the property is rezoned the applicant is free to develop in any way allowed by the zoning ordinance.** The Township cannot add conditions or restrictions to property being rezoned (*only available in conditional rezonings*).

After a thorough conversation with the Planning Commission the applicant expressed her willingness to submit a written proposal for a conditional rezoning. As such, the matter was tabled on June 21st.

On July 6th the Planning Commission was able to review the applicant’s proposal for the conditional zoning along with the agreement drafted by Attorney Bultje. It is important to note—**conditional rezonings are cannot be modified by the municipality, it is an “all or nothing” decision.** However, the law does not prohibit the Township from inquiring if the applicant is willing to modify their proposal.

The PC requested clarity on two additional items and whether the applicant is willing to amend their proposal. Fortunately, Stillwater was willing to address the two items, see below.



Summary of Conditions

- ✓ Maximum of 6 lots
 - 2 on Winans Street
 - 4 on Pierce Street
- ✓ Minimum lot area = 2-acres
- ✓ Minimum lot width = 150-feet
- ✓ Remainder Parcel specifics (*modified on the 7/7/21 written proposal*)
 - Vehicular access across Little Pigeon Creek is prohibited
 - 20-foot wide driveway easement between Lots B and C

WHY CONDITIONAL REZONING?

When the Planning Commission considered the 3 C’s—compatible, consistent, and capable it became clear the area is not ready for private roads serving 45,000 sqft lots. On the other hand, the land division layout is reasonable and generally consistent with the area.

The question becomes—how can the Township guarantee the 6 lot design will be adhered to—and the answer is a conditional zoning agreement. The Planning Commission felt this approach resolved the Township’s concerns and still allow a profitable venture for the applicant. As such, **the PC is recommending the Board approve the Conditional Zoning Agreement dated 7/7/2021.**

The 3 C’s information provided to the Planning Commission is provided after the sample motions so the Board can understand the concerns raised and the recommended solution.

SAMPLE MOTIONS

If the Board finds the rezoning application meets the standards, the following motion can be offered:

Motion to present and postpone the Conditional Zoning Agreement and Zoning Map Amendment Ordinance concerning the rezoning of Parcel No. 70-07-27-300-003 from Agricultural (AG) to Rural Residential (RR). Further action will be postponed until July 26th when the ordinance will be considered for adoption. **This is the first reading.**

If the Board finds the rezoning application does not meet the standards, the following motion can be offered:

Motion to deny the Stillwater Development rezoning application and **not accept** the conditional rezoning proposal of Parcel No. 70-07-27-300-003 from Agricultural (AG) to Rural Residential (RR) because the application does not meet the rezoning standards of the Zoning Ordinance and Master Plan.

If the Board finds the rezoning application is premature or needs revisions, the following motion can be offered:

Motion to table of the Stillwater Development rezoning application, and direct the applicant to address the following items:

1. *List the items...*

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

3 C's Test Information Provided To Planning Commission On 6/21/21

Zoning Map vs. Future Land Use Map



COMPATIBILITY

*Is the proposed rezoning **compatible** with the existing developments or zoning in the surrounding area?*

There are approximately 55 parcels shown in the above zoning and master-plan maps.

- ▶ Parcel sizes range from: 0.47-acres to 228-acres
- ▶ The average parcel size: 11.8-acres
- ▶ The median parcel size: 2.38-acres

Diving into the details a bit further:

→ The average size by zoning district:

Zoning	No. of Parcels	Average	Range (Low)	Range (High)	Median
AG	10	41.9-acres	0.5-acres	228-acres	16.25-acres
RP	10	16.7-acres	4.75-acres	31-acres	16.1-acres
RR	23	2.58-acres	0.77-acres	14-acres	2.27-acres
PUD	13	0.83-acres	0.47-acres	4-acres	0.58-acres

→ Land use by district:

Land Use	AG	RP	RR	PUD
Single Family	5	2	17	12
Agriculture	2	-	-	-
Vacant	2	8	6	1
Pigeon Creek School House	1	-	-	-

CONSISTENCY

*Is the proposed rezoning **consistent** with the goals and objectives of the Master Plan and does it coincide with the Future Land Use Map in terms of an appropriate use of the land?*

STATEMENT OF PURPOSE FOR RR DISTRICT	SITE CONSISTENCY
Semi-open areas where agriculture and other rural-type activities may co-exist.	Generally consistent.
Large-tract residential housing and related facilities.	Existing average RR lot size is 2.58-acres
Adequate open and semi-open spaces are essential to the health and welfare of the Township.	Generally consistent.
Not intended to be served by municipal water or sanitary sewer.	No public utilities available.
Should be served by paved roads, if available.	Winans is paved. Pierce is unpaved. 2 lots proposed to front on Winans, and 4 on Pierce.

STATEMENT OF PURPOSE FOR RP DISTRICT	SITE CONSISTENCY
Intermediate district between AG and other residential properties.	Generally consistent.
Large lots with residential uses, low-density.	36 homes in notice area, 660-acres = 0.05 dwellings per acre. 6 proposed lots on 40-acres = 0.15 dwellings/acre. 40-acres / 45,000 sf = potential for 38 dwellings/acre. 8+ lots requires a PUD, which mandates water/sewer.
Lacks municipal water & sanitary sewer due to its proximity to agricultural uses and practices.	No public utilities available.
Provide uses on large parcels not suited for agriculture.	Acreage on proposed division are: 2-, 2.8-, 3.45-, and 26.2-acres respectively. Undeveloped, but unknown if suitable for agriculture.
Minimum infrastructure, such as unpaved roads.	Winans is paved. Pierce is unpaved. 2 lots proposed to front on Winans, and 4 on Pierce.

Although the proposed rezoning is consistent with the Future Land Use map it **does not mean the property is ripe** for the Rural Residential district. It may be more appropriate for this area to be rezoned/developed at a slower pace. If the PC determines the land is not ripe, the sequence could be:

1. Currently zoned AG.
2. Next step for a rural area should be Rural Preserve.
3. In 10-years when division rights are available again the area may be ripe for Rural Residential rezoning.
 - The applicant would be encouraged to site the 5-acre lots in a way that would allow future owners to divide/rezone into 45,000 sf minimum lot sizes.

CAPABILITY

*Does the proposed rezoning require an extension of public sewer and water, roadway improvements, or enhanced fire and police protection, and if so, is it in an area **capable** of being provided with such services?*

Winans Street is paved, but of the 6 lots proposed only two front on that portion. The other 4 lots front on Pierce Street, which is unpaved. Due to the low-density rural character of the area it seems highly unlikely that Pierce would be paved.

Public utilities such as water and sewer are not nearby and highly unlikely to extend to this area in the foreseeable future.

PROPOSED DIVISIONS + NATURAL FEATURES ON SITE

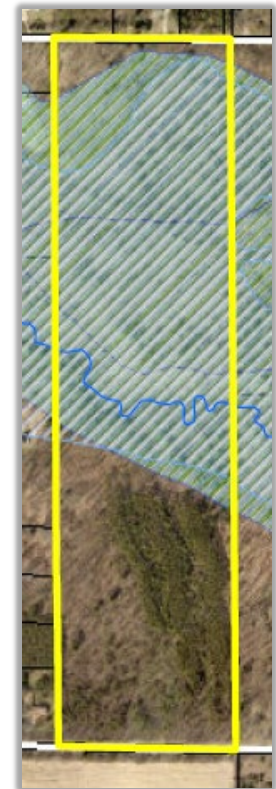


As noted, the applicant has supplied a tentative map of proposed land divisions (*see left*). However, the applicant is not obligated to follow-through with this proposal. The Township cannot mandate follow-through. The applicant is free to apply for any land uses allowed in the RR district.

The Assessor reviewed the division rights and found that 7 lots are possible.

However, it is likely to be affected by the extensive floodplain and wetland (*see right*).

Full size maps are included with the packet materials.



PERMITTED USES – RR vs. RP

(P = Permitted; S = Special Land Use)

Use Group	RR Uses	P/S	RP Uses	P/S
Community	Cemeteries	P	Conservation Area	S
	Conservation Area	S	Government Buildings	S
	Government Buildings	S	Public Parks	P
	Public Parks	P		
	Religious Institutions	S		
Agricultural	Agriculture	S	Agriculture	S
	Agri-Tourism	S	Agri-Tourism	S
	Greenhouse/Nursery	S	Greenhouse/Nursery	S
	Kennels	S	Kennels	S
	Roadside Farm Stand	S	Mineral Mining	S
	Wineries	S	Roadside Farm Stand	S
			Wineries	S
Residential	Family Daycare Home	P	Family Daycare Home	P
	Group Daycare Home	S	Group Daycare Home	S
	Home Composting	P	Home Composting	P
	Home Businesses (Minor/Major)	P/S	Home Bsns' (Minor/Major)	P/S
	State-Licensed Residential Facilities	P/S	State-Licensed Res. Facilities	P/S
	Nursing or Convalescent Home	S	Single Family Dwellings	P
	Single Family Dwellings	P		
Commercial	Child/Adult Daycare Center	S	Child/Adult Daycare Center	S
	Outdoor Dining	S	Outdoor Dining	S
	Pet Daycare	S	Pet Daycare	S
	Veterinary Clinic	S	Veterinary Clinic	S
Industrial	Outdoor Storage	S	Outdoor Storage	S



STILLWATER
DEVELOPMENT

May 25, 2021

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

Dear Ms. Fedewa:

Included with this cover letter, please find the following documents to support the request for a rezoning at "0" Winans Street (east of 168th Avenue, situated between, and with frontage on both Winans Street and Pierce Street, PPN: 70-07-27-300-003).

1. Application
2. Location Map
3. Legal Description
4. Narrative

These items are being submitted for consideration at the next regular Planning Commission meeting. Should you have any questions or need additional information, please do not hesitate to contact me at (616) 485-5321.

Sincerely,

Kelly Kuiper



LEGAL DESCRIPTION

"0" winans street

E 1/2 OF W 1/2 OF SW 1/4 SEC 27 T7N R16W 40 A



LOCATION MAP

"0" winans street





NARRATIVE

"0" Winans Street

Stillwater Development, contract purchaser of "0" Winans Street, located east of 168th Avenue, situated between (and with frontage on both) Winans Street and Pierce Street, requests the property be rezoned from AG, Agricultural to RR, Rural Residential. The following responses to the rezone criteria, per Section 20.03 of the Grand Haven Township Zoning Ordinance, are included to provide supplemental information regarding the rezone request.

1. The purpose, intent, policies, goals, objectives, and action plan of the Township Master Plan, Strategic Plan, and other Township planning documents, and applicable state and federal statutes.

The proposed amendment will be consistent with the goals of the Grand Haven Township Future Land Use Plan and Master Plan which states, "Areas planned for Rural Residential (RR) are characterized by single-family homes on lots that range from 1-10 acres. This "rural development" pattern is typically integrated, with or adjacent to, agricultural activities and generally there is significant separation distance between homes." The proposed rezone will allow the property to utilize more land divisions granted through the State of Michigan Land Division Act than currently able to utilize with the AG zoning district standards. However, the property will still be consistent with adjacent rural residential zoned single family residential properties, while still providing a necessary transitional quality to nearby agricultural uses.

2. The adequate and efficient provision of utilities and public services for property which is or will be affected by the proposed amendment or supplement to the Ordinance.

The uses permitted in both the agricultural and rural residential districts are similar and therefore, there is no anticipated change in the capacity of Township utilities and public services that would compromise the health, safety and welfare of the Township.

3. The uses permitted in the proposed zoning district, including the permitted density of dwelling units, and the potential impact of those uses on the surrounding area.

The uses permitted in both the agricultural and rural residential districts are very similar, however, the rural residential district is primarily residential as it does not include agricultural uses as permitted uses. The immediately adjacent properties are currently utilized for single family residential, therefore, the proposed rezone will make the subject property more consistent and compatible with these uses. Although the rural residential district only requires a minimum lot size of 45,000 square feet (0.97 du/ac) as compared to the 20-acre (.05 du/ac) requirement of the agricultural district, the subject property is bisected by the Little Pigeon Creek and therefore, wetland and 100-year floodplain constraints limit the ability to develop this property. Therefore, the proposed end use of

the property: utilizing land divisions granted through the State of Michigan Land Division Act, will be consistent and compatible with the surrounding area and limit any potential negative impacts.

4. The impact of the potential developments under the new zoning district on the environment, economy, health, safety, welfare, and quality of life of residents and visitors to Grand Haven Township.

The rural residential district only requires a minimum lot size of 45,000 square feet as compared to the 20-acre requirement of the agricultural district, however the subject property is bisected by the Little Pigeon Creek and therefore, wetland and 100-year floodplain constraints limit the ability to develop this property. Therefore, the proposed end use of the property: utilizing land divisions granted through the State of Michigan Land Division Act, will be consistent and compatible with the surrounding area and limit any potential negative impacts on the environment, health, safety, welfare and quality of life of residents. However, since rezone will allow additional potential parcels to be created than currently allowed under the agricultural zoning district standards, the rezone will likely have a positive impact on the economy bringing in additional tax dollars and consumers of Township establishments.

CONDITIONAL ZONING AGREEMENT

This Agreement is between Grand Haven Charter Township, a Michigan charter township, at 13300 – 168th Avenue, Grand Haven, Michigan 49417 (the “Township”) and Stillwater Development, a Michigan Domestic Limited Liability Company, at 6719 Pine Ridge Ct., Jenison, Michigan 49428 (the “Developer”).

This Agreement is based upon the following facts.

A. The Township has adopted the Grand Haven Charter Township Zoning Ordinance (the “Zoning Ordinance”), which includes the Grand Haven Charter Township Zoning Map (the “Zoning Map”), and which is based in part on the Future Land Use Map.

B. The Developer has an option to purchase certain property in the Township, which property is located on Winans Street and Pierce Street (the “Property”), the parcel number and legal description of which are attached as Exhibit A.

C. The Property is included in the Agricultural District of the Zoning Map.

D. The Township is reluctant to rezone the Property to the Rural Residential District, even though the Future Land Use Map calls for that, because the Property is not ripe for full development in the Rural Residential District.

E. The Developer is willing to limit the development of the Property according to an offer made by letter dated July 7, 2021, with an attached sketch showing the land divisions to be established for the Property, which letter and sketch are attached as Exhibit B, pages 6 and 7.

F. Under Section 405 of Public Act 110 of the Public Acts of 2006, as amended, a landowner may voluntarily offer in writing, and a township may approve, certain conditions which attach to a rezoning of property in that township.

THEREFORE, the parties agree as follows.

Section 1. Rezoning of the Property. The Township has adopted a Zoning Map Amendment Ordinance (the “Amendment Ordinance”), rezoning the Property to the Rural

Residential District, contingent on this Agreement taking effect. This Agreement is contingent upon the Amendment Ordinance taking effect and remaining valid.

Section 2. Condition of Rezoning. Rezoning the Property to the Rural Residential District shall be conditioned upon the Developer, and any subsequent owners of the Property or portions of the Property, complying with the condition that the Property shall be prohibited from future land divisions beyond what is shown on Exhibit B, and complying with all other conditions included in Exhibit B.

This rezoning of the Property is further conditioned upon the Developer closing on the purchase of the Property and becoming the owner of the Property.

Section 3. Township Findings. The Township finds that the Property should be rezoned to the Rural Residential District. That rezoning subject to this Agreement would be compatible with surrounding area, would fit the purpose of the Rural Residential District as stated in Section 2.03 of the Zoning Ordinance, and would be consistent with the Future Land Use Map.

Section 4. Compliance. The development of the Property pursuant to this Agreement shall be subject to compliance with all Federal, State, County, and Township laws and ordinances.

Section 5. Binding Nature of This Agreement. The Developer acknowledges that this Agreement will run with the Property and will be binding upon successor owners of the Property or portions of the Property.

Section 6. Recording of This Agreement. The Township and the Developer acknowledge that this Agreement shall be recorded by the Township with the Ottawa County Register of Deeds.

Section 7. Violation of This Agreement by the Developer. If the Developer violates any provision of this Agreement, that violation shall constitute a violation of the Zoning Ordinance and shall be subject to legal enforcement action and judicial abatement action as provided by law.

Section 8. Acknowledgment by the Developer. The Developer acknowledges that no permit or approval shall be granted under the Zoning Ordinance for any use or development that is contrary to this Agreement.

Section 9. Time Period. The obligation of the Developer to comply with the requirements of this Agreement shall be effective immediately and shall remain in effect throughout the term of this Agreement, as long as the Property is maintained in the Rural Residential District pursuant to this Agreement.

Section 10. Reversion of Zoning. If the condition in Section 2 is not satisfied or is violated during the term of this Agreement, then the Property shall be reconsidered for rezoning back to the Agricultural District. The reconsideration of this conditional rezoning shall be initiated by the Township Board, which shall request that the Planning Commission hold a public hearing on the rezoning of the Property and make a recommendation to the Township Board. The

procedure for considering and accomplishing this rezoning shall be the same as applies to all other rezoning requests.

Section 11. Subsequent Rezoning of the Property. If the Property is subsequently rezoned to a different zoning classification or to the Rural Residential District but subject to the terms of a different agreement or no agreement at all, the terms of this Agreement shall cease to be in effect. Upon the request of the owners of the Property at the time, the Township shall record with the Ottawa County Register of Deeds a notice that this Agreement is no longer in effect.

Section 12. Amendment of this Agreement. This Agreement may be amended in the same manner that the Property was rezoned to the Rural Residential District pursuant to the terms of this Agreement.

Section 13. Township's Right to Rezone. Nothing in this Agreement shall prohibit the Township from rezoning all or any portion of the Property to another zoning classification. Any such rezoning shall be conducted in compliance with the Zoning Ordinance and applicable law.

Section 14. Miscellaneous. This Agreement shall inure to the benefit of and be binding upon the parties and their respective heirs, personal representatives, members, assigns, and successors. All notices and other documents to be served or transmitted shall be in writing and addressed to the respective parties at the addresses stated on Page 1 of this Agreement or such other address or addresses as shall be specified by the parties from time to time, and may be served or transmitted in person or by ordinary or certified mail properly addressed with sufficient postage. This Agreement has been executed in the State of Michigan and shall be governed by Michigan law. The waiver by any party of a breach or violation of any provision of this Agreement shall not be a waiver of any subsequent breach or violation of the same or any other provision of this Agreement. If any section or provision of this Agreement is unenforceable for any reason, the unenforceability shall not impair the remainder of this Agreement, which shall remain in full force and effect. This Agreement represents the entire understanding and agreement between parties, and all prior understandings and agreements are specifically merged in this Agreement. The captions in this Agreement are for convenience only and shall not be considered as part of this Agreement or in any way amplifying or modifying its terms and provisions.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

WITNESSES:

STILLWATER DEVELOPMENT,
a Michigan Domestic Limited Liability Company

By: _____
Name: _____
Its: _____

GRAND HAVEN CHARTER TOWNSHIP

Stacey Fedewa

By: _____
Mark Reenders, Supervisor

William D. Cargo

By: _____
Laurie Larsen, Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF OTTAWA)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2021, by _____, who, being duly sworn says that (s)he is the _____ of Stillwater Development, a Michigan Domestic Limited Liability Company, and that (s)he has executed the Agreement on its behalf.

Printed Name: _____
Notary Public, Ottawa County, Michigan
My Commission Expires: _____
Acting in Ottawa County, Michigan

STATE OF MICHIGAN)
)ss.
COUNTY OF OTTAWA)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2021, by Mark Reenders and Laurie Larsen, respectively the Supervisor and the Clerk of Grand Haven Charter Township, a Michigan charter township, on behalf of the Township.

Printed Name: _____
Notary Public, Ottawa County, Michigan
My Commission Expires: _____
Acting in Ottawa County, Michigan

Prepared by:
Ronald A. Bultje
Dickinson Wright PLLC
200 Ottawa Avenue N.W., Suite 1000
Grand Rapids, Michigan 49503
Telephone: (616) 336-1007

EXHIBIT A

LEGAL DESCRIPTION AND PARCEL NUMBER

“0” Winans Street

E 1/2 OF W 1/2 OF SW 1/4 SEC 27 T7N R16W 40 A

PPN: 70-07-27-300-003

EXHIBIT B



July 7, 2021

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

Dear Ms. Fedewa:

Included in this letter is a *revised* proposal for a contract rezoning for "0" Winans Street (east of 168th Avenue, situated between, and with frontage on both Winans Street and Pierce Street, PPN: 70-07-27-300-003).

Stillwater Development, proposes a rezone to the Rural Residential (RR) zoning district, subject to the included proposed land division layout, and with the following conditions:

1. The parcel will be limited to six (6) resulting land divisions per the included sketch.
2. Four (4) resulting land divisions will front Pierce Street and two (2) land divisions will front Winans Street.
3. The minimum lot area and lot width for the resulting land divisions will be two (2) acres and 150 feet in width.
4. Due to the remainder parcel being bisected by the Little Pigeon Creek, the resulting land division remainder will maintain access to upland areas directly from its legal frontage along Winans Street, and through easement access from Pierce Street. Vehicular access across Little Pigeon Creek will be prohibited.
5. Easement access to the remainder parcel from Pierce Street will be limited to a 20-foot-wide easement equally distributed along the proposed property line between lots B and C to be utilized for a single-family residential driveway only.

The above proposed contract rezoning conditions for "0" Winans Street (PPN: 70-07-27-300-003) have been revised per discussion and statements made myself, the applicant, at the Planning Commission meeting on July 6, 2021. Reference to paving of any vehicular access in item number four was eliminated in order to guarantee that any type of vehicular access will be prohibited and specification was provided in item number five that the future driveway easement for the remainder parcel would be located equally along the shared lot line of proposed land divisions B and C. Should you have any questions or need additional information, please do not hesitate to contact me at (616) 485-5321.

Sincerely,



Kelly Kuiper



ORDINANCE NO. ____

ZONING MAP AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND CERTAIN PORTIONS OF THE ZONING MAP OF THE ZONING ORDINANCE FOR GRAND HAVEN CHARTER TOWNSHIP, OTTAWA COUNTY, MICHIGAN, FOR THE PURPOSE OF REZONING CERTAIN PROPERTY FROM THE AGRICULTURAL DISTRICT TO THE RURAL RESIDENTIAL ZONING DISTRICT.

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

Section 1. Zoning Map Amendment. The Zoning Ordinance and Map of the Charter Township of Grand Haven, Ottawa County, Michigan, incorporated by reference in the Zoning Ordinance for the Charter Township of Grand Haven, is amended so that the land described below shall be zoned as and included in the Rural Residential Zoning District on the Zoning Map. The land is described as being in the Township of Grand Haven, Ottawa County, Michigan, on Green Street. The legal description and parcel number of the property are as follows:

Property located in Grand Haven Charter Township, Ottawa County, Michigan, legally described as:

Property Address: Winans Street and Pierce Street
Grand Haven, Michigan 49417

Tax Parcel No.: 70-07-27-300-003

E 1/2 OF W 1/2 OF SW 1/4 SEC 27 T7N R16W 40 A

The rezoning of this parcel is contingent upon a Conditional Zoning Agreement being and remaining in effect between the Township and the owner of the parcel listed above, and its successors.

Section 2. Effective Date. The foregoing 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 _____, 2021, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended, and after a first reading of the amendment by the Township Board on _____, 2021. This Ordinance shall be effective on _____, 2021, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

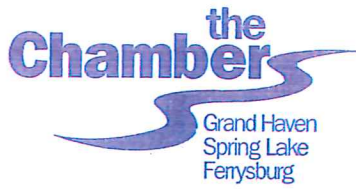
Mark Reenders, Township Supervisor

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 Map Amendment Ordinance was adopted at a regular meeting of the Township Board held on _____, 2021. The following members of the Township Board were present at that meeting: _____. The following members of the Township Board were absent: _____. The Ordinance was adopted by the Township Board with members of the Board: _____ voting in favor, and members of the Board: _____ voting in opposition. The Ordinance was published in the *Grand Haven Tribune* _____, 2021.

Laurie Larsen, Clerk
Grand Haven Charter Township



Empowering Business. Building Community.
Established in 1899

June 17, 2021

Bill Cargo
Grand Haven Charter Township
13300 168th Ave
Grand Haven, MI 49417

Subject: Q2 2021 Economic Development Activity

Bill,

Q2 2021 started to feel more like business as usual. Below is a high level summary of my Economic Development activities for the 2nd quarter.

Events / Meetings:

- 2020 Business Recognition Award webinar
- Chamber UP webinar with State Representative Jim Lilly
- HR Roundtable meetings – April, May & June
- Manufacturers Roundtable meetings – April, May & June
- Region 4 Economic Developers Collaboration Meetings – April & June
- Leadership Connect Local Economy Day
- Business Intelligence Report interviews
- Michigan Tech engineering collaboration
- West Michigan Works COVID Unemployment research results
- SCORE referrals, MTEC referrals, Mi-Step referrals, office space referrals

Trainings:

- CDBG trainings – April & June

Retention Calls:

- Light Corp
- NPR Michigan

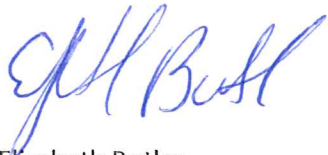
Miscellaneous:

- Grand Haven Memorial Airpark Compact creation
- Consumer's Energy tool rollout (<https://www.consumersenergy.com/business/businesses-center/small-business-tool>)

The Chamber of Commerce Grand Haven, Spring Lake, Ferrysburg
Economic Development | Training Connections | Business & Education Partnerships

One South Harbor Drive, Grand Haven, MI 49417 | p 616.842.4910 | f 616.842.0379 | grandhavenchamber.org

- Publication of Manufacturing Matters
- MEDC Automotive Dashboard shared with local automotive manufacturers
- Updated comparative manufacturing wage survey conducted & shared
- Updated Top 10 employers list for Grand Haven Charter Township



Elizabeth Butler

Director of Economic Development Strategic Directions

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
ACCESSORY BUILDING				
P21BU0295	HAAK BRENDAN C	15945 FILLMORE ST	\$26,517	\$290.04
P21BU0337	GABEL RUSSEL A-CYNTHIA	15996 WINANS ST	\$61,541	\$529.96
P21BU0346	TEUNIS JOHN S-BRENDA J	15898 OBRIEN CT	\$39,379	\$378.15
			\$127,437	\$1,198.15
			<i>Total Permits For Type:</i>	3
ADDITIONS				
P21BU0263	AYLSWORTH ROBERT L SR-KELLY L	17192 FERRIS ST	\$30,000	\$313.90
P21BU0296	SUCHOWOLEC MICHAEL V-MARTHA M	12174 FOREST BEACH TRL PVT	\$25,562	\$283.50
			\$55,562	\$597.40
			<i>Total Permits For Type:</i>	2
ADDRESS				
P21AD0034	BYTWERK ROBERT L TRUST	10956 LAKESHORE DR	\$0	\$14.00
			\$0	\$14.00
			<i>Total Permits For Type:</i>	1
AG EXEMPT				
P21AG0002	MALEWITZ JOSEPH G JR-KIMBERLY M	11575 152ND AVE	\$0	\$50.00
			\$0	\$50.00
			<i>Total Permits For Type:</i>	1
ALTERATIONS				
P20BU0290	DESANTO JULIE FAMILY TRUST	17867 DEWBERRY PL	\$500	\$86.75
P21BU0297	HOLT SANDRA M	14866 152ND AVE	\$7,527	\$136.50
P21BU0316	FRISINGER JAMES-KIM	15244 FOREST PARK DR	\$40,000	\$382.40
P21BU0332	DECKER RYAN M-NICOLE R	13332 LAKESHORE DR	\$5,480	\$105.00
P21BU0342	REENDERS KYLE L-ANDREA M	13752 168TH AVE	\$39,529	\$379.17
P21BU0354	LUCKETT RANDY P	15492 GROESBECK ST	\$61,530	\$361.15
P21BU0356	FREDRICKS TODD E-KAREN M	14851 LAKESHORE DR	\$3,200	\$75.00
P21BU0368	NEUBAUER VIRGINIA M	15016 PINE RIDGE RD	\$40,000	\$382.40
			\$197,766	\$1,908.37
			<i>Total Permits For Type:</i>	8
BASEMENT FINISH				
P21BU0220	ROBERTS-BOYINK TRUST	13772 COTTAGE DR	\$12,000	\$190.60
P21BU0286	MAURO JOHN T	17199 FERRIS ST	\$31,525	\$324.35
P21BU0288	TWORK MARC	12954 WILDVIEW DR	\$35,819	\$353.76
P21BU0298	VANOEVEREN ANDREA L-IAN D	14411 BRIGHAM DR	\$29,926	\$313.39
P21BU0333	HARJER LEANNE-JONAH	11865 CHICKORY DR	\$25,970	\$286.29
P21BU0343	GRAND HAVEN DEVELOPMENT GROUP LLC	4995 COPPERWOOD DR	\$38,260	\$420.48
P21BU0349	MILLS RICHARD L-SUSAN D	15317 CANTERBURY LN PVT	\$7,974	\$136.50
P21BU0357	COTUGNO CRAIG-DELABAR LISA	10317 MESIC DR	\$31,568	\$324.64

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P21BU0362	YERKE LUKE A	14424 WINDWAY DRIVE	\$26,138	\$287.45
P21BU0364	NELSON JOSEPH-KRISTIN	15144 JASMIN CT	\$31,147	\$321.76
			\$270,327	\$2,959.22
			<i>Total Permits For Type:</i>	10

COMMERCIAL REMODEL

P21BU0365	TEG 43 NORTH LLC	14935 RIDGEMOOR ST 104	\$9,508	\$293.00
			\$9,508	\$293.00
			<i>Total Permits For Type:</i>	1

DECK

P21BU0247	SCHUMACHER JOSEPH	10243 SHANNONS WY	\$16,500	\$221.43
P21BU0260	HICKS ANDREW-AURIEL	16902 MAPLERIDGE DR	\$17,750	\$229.99
P21BU0281	BENSON STEVEN B-KAREN K	17120 TIMBER DUNE DR	\$13,184	\$198.71
P21BU0289	APOL DAVID J-CATHERINE NOVELLI	15073 BAYOU POINTE PL	\$15,000	\$211.15
P21BU0293	HOGOBOOM JAMI-LEWIS JARANTA	15065 COPPERWOOD DR	\$500	\$125.00
P21BU0322	BATES JOHN E-JACKIE L	12345 168TH AVE	\$7,445	\$136.50
P21BU0323	RIVER HAVEN OPERATING COMPANY LLC	13669 PINWOOD DR	\$2,823	\$75.00
P21BU0336	GRIFFIN RUTHANNE M TRUST	15549 WINCHESTER CIR PVT	\$3,500	\$75.00
P21BU0353	GLENN GERALD R-PATRICIA A	11918 CHICKORY DR	\$2,000	\$75.00
P21BU0372	BEALL MICHAEL-MELISSA	14456 MANOR RD	\$8,934	\$152.25
			\$87,636	\$1,500.03
			<i>Total Permits For Type:</i>	10

DEMOLITION

P21DE0005	KESSLER GARY J-JOAN K FAMILY TRUST	15000 178TH AVE	\$1	\$50.00
P21DE0006	COOPER JAMES-SHAMPINE REBECCA	12296 LAKESHORE DR	\$1	\$50.00
			\$2	\$100.00
			<i>Total Permits For Type:</i>	2

DIMENSIONAL VARIANCE

P21ZBA0003	HUDDAS RICHARD V-KATHLEEN P	14939 MERCURY DR	\$0	\$550.00
			\$0	\$550.00
			<i>Total Permits For Type:</i>	1

DOMESTIC FARM-TYPE ANIMAL

P21ZL0086	MALEWITZ JOSEPH G JR-KIMBERLY M	11575 152ND AVE	\$0	\$75.00
			\$0	\$75.00
			<i>Total Permits For Type:</i>	1

ELECTRICAL

P21EL0138	SCHUBERT MARK A-BETTY	15541 SWEETBRIAR DR	\$0	\$118.00
P21EL0173	CASEMIER EMILY	15420 COMSTOCK ST	\$0	\$60.00
P21EL0177	RIVER HAVEN OPERATING COMPANY LLC	13610 OAKTREE COURT	\$0	\$55.00
P21EL0178	MAURO JOHN T	17199 FERRIS ST	\$0	\$65.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P21EL0179	GRAND HAVEN DEVELOPMENT GROUP LLC	3092 BOULDERWAY TR	\$0	\$301.00
P21EL0180	SIGNATURE LAND DEVELOPMENT CO	14541 WINDWAY DRIVE	\$0	\$272.00
P21EL0181	FIREHAMMER PAUL W-SUSAN M	17276 BEACH RIDGE WY PVT	\$0	\$130.00
P21EL0182	REENDERS KYLE L-ANDREA M	13752 168TH AVE	\$0	\$197.00
P21EL0183	BERGERS GLEN-JOHNSON TINA	15110 178TH AVE	\$0	\$106.00
P21EL0184	SHAPE CORP	14600 172ND AVE	\$0	\$66.00
P21EL0185	A & L FARMS INC	12061 144TH AVE	\$0	\$60.00
P21EL0186	WILGENBURG EDWARD-ELIZABETH	11610 GARNSEY AVE	\$0	\$114.00
P21EL0187	COLLINS SCOTT A	15437 COMSTOCK ST	\$0	\$55.00
P21EL0188	PAULSON MARK W-CINDY J	13641 BITTERSWEET DR	\$0	\$59.00
P21EL0189	ATKINS-VANLIESHOUT ANDREW O-ELIZABETH	17150 MAPLERIDGE DR	\$0	\$134.00
P21EL0190	TAYLOR WILLIAM-CAROL TRUST	12191 168TH AVE	\$0	\$55.00
P21EL0191	WAL-MART REAL ESTATE BUSINESS TRUST	4700 US-31	\$0	\$152.00
P21EL0192	TEUSINK JASON L-STEPHANIE M	15228 FERRIS ST	\$0	\$104.00
P21EL0193	TWA PAUL-JAQUELINE S	12255 LINCOLN FARMS DRIVE	\$0	\$154.00
P21EL0195	HARJER LEANNE-JONAH	11865 CHICKORY DR	\$0	\$110.00
P21EL0196	TWORK MARC	12954 WILDVIEW DR	\$0	\$60.00
P21EL0197	ASELLUS-BLUE LANDCO LLC	14786 WINANS ST	\$0	\$100.00
P21EL0198	RIVER HAVEN OPERATING COMPANY LLC	13598 RIVER HAVEN BLVD	\$0	\$56.00
P21EL0199	WESTVIEW CAPITAL LLC	15433 CLOVERNOOK DR A,B,C,D	\$0	\$268.00
P21EL0200	WESTVIEW CAPITAL LLC	15433 CLOVERNOOK DR A,B,C,D	\$0	\$268.00
P21EL0201	YERKE LUKE A	14424 WINDWAY DRIVE	\$0	\$130.00
P21EL0202	ROBERTS-BOYINK TRUST	13772 COTTAGE DR	\$0	\$110.00
P21EL0203	GRAND HAVEN DEVELOPMENT GROUP LLC	5029 COPPER PL	\$0	\$314.00
P21EL0204	DOLPH JONATHAN JR-MORRIS TESSA	13187 SIKKEMA DR	\$0	\$60.00
P21EL0205	SCHMIDT APRIL	14465 ANGELUS CIR	\$0	\$55.00
P21EL0206	WESTVIEW CAPITAL LLC	15433 CLOVERNOOK DR A,B,C,D	\$0	\$268.00
P21EL0207	WESTVIEW CAPITAL LLC	15433 CLOVERNOOK DR A,B,C,D	\$0	\$268.00
P21EL0208	LANKAMP TISHA	14807 CANARY DR	\$0	\$269.00
P21EL0209	REENDERS & BAKER LLC	13528 168TH AVE	\$0	\$60.00
P21EL0210	NEUBAUER VIRGINIA M	15016 PINE RIDGE RD	\$0	\$142.00
			\$0	\$4,795.00
			<i>Total Permits For Type:</i>	35

FENCE

P21ZL0075	MROZEK MAGDALENA	12884 PINE GLEN DR	\$5,900	\$40.00
P21ZL0079	REENDERS MARVIN ENTERPRISES	13665 168TH AVE	\$1,300	\$40.00
P21ZL0080	WILLS LESLIE GUTSELL TRUST	17438 BUCHANAN ST	\$0	\$40.00
P21ZL0082	KITCHEN THOMAS II -MARY	14984 ROBINWOOD CT	\$0	\$40.00
P21ZL0083	CHAVEZ RICARDO-WIERSUM ROSE	15100 BRIARWOOD ST	\$0	\$40.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P21ZL0085	MALEWITZ JOSEPH G JR-KIMBERLY M	11575 152ND AVE	\$0	\$40.00
P21ZL0087	MANGLOS KENNETH W	15872 COMSTOCK ST	\$2,110	\$40.00
P21ZL0089	FOUTZ STEPHEN E-KATHLEEN A	13808 LAKESHORE DR	\$0	\$40.00
P21ZL0090	NEITRING LORRAINE J	15101 161ST AVE	\$2,200	\$40.00
P21ZL0094	COLLINS SCOTT A	15437 COMSTOCK ST	\$1,287	\$40.00
P21ZL0096	PALMER DAVID R-ANGELA B	14879 CANARY DR	\$5,250	\$40.00
P21ZL0097	CROWLEY PATRICK	15518 SWEETBRIAR DR	\$6,895	\$40.00

\$24,942 **\$480.00**
Total Permits For Type: **12**

MANUFACTURED HOME SET-UP

P21BU0330	RIVER HAVEN OPERATING COMPANY LLC	13598 RIVER HAVEN BLVD	\$0	\$300.00
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\$0 **\$300.00**
Total Permits For Type: **1**

MECHANICAL

P21ME0166	SCHUBERT MARK A-BETTY	15541 SWEETBRIAR DR	\$0	\$125.00
P21ME0212	RIVER HAVEN OPERATING COMPANY LLC	13610 OAKTREE COURT	\$0	\$80.00
P21ME0213	BODINE ROBERT-GAIL	15752 CHARLES CT	\$0	\$110.00
P21ME0214	SCANLON RONALD-DORENE	13046 ACACIA DR	\$0	\$80.00
P21ME0215	MUNCH JASON J	15070 GROESBECK ST	\$0	\$55.00
P21ME0216	COOPER ROBERT P-ANN M TRUST	14430 SOUTH HIGHLAND DR	\$0	\$80.00
P21ME0217	LAMBOURNE BARBARA	15432 HARRY ST	\$0	\$110.00
P21ME0218	RIVER HAVEN OPERATING COMPANY LLC	14505 MAPLETREE LN	\$0	\$115.00
P21ME0219	BROWN JAMES W JR-JANE T TRUST	17199 TIMBER DUNE DR	\$0	\$80.00
P21ME0220	SIGNATURE LAND DEVELOPMENT CO	14588 WINDWAY DRIVE	\$0	\$230.00
P21ME0221	MAURO JOHN T	17199 FERRIS ST	\$0	\$110.00
P21ME0222	KREY STEPHEN H-KATHLEEN	15388 MEADOWS DR	\$0	\$110.00
P21ME0223	PARLA CHARLES A	14957 ASPEN LN	\$0	\$80.00
P21ME0224	HOOVER SCOTT-JULIE	15006 RIVERSIDE PL	\$0	\$120.00
P21ME0225	BROWN DAVID D-LINDA M	13358 152ND AVE	\$0	\$110.00
P21ME0226	TIGHE GAYLE M	17685 BRUCKER ST	\$0	\$80.00
P21ME0227	WAL-MART REAL ESTATE BUSINESS TRUST	4700 US-31	\$0	\$185.00
P21ME0228	SIGNATURE LAND DEVELOPMENT CO	14541 WINDWAY DRIVE	\$0	\$135.00
P21ME0229	NOLL JOSEPH-KATHLEEN TRUST	12757 WILDERNESS TR PVT	\$0	\$80.00
P21ME0230	ROBBINS ROAD REAL ESTATE/SKOOPS LLC	6830 ROBBINS RD	\$0	\$80.00
P21ME0231	TAYLOR WILLIAM-CAROL TRUST	12191 168TH AVE	\$0	\$80.00
P21ME0232	SCHOLL JOELETTE M TRUST	15156 163RD AVE	\$0	\$80.00
P21ME0233	RIOS LUIS A	12068 168TH AVE	\$0	\$110.00
P21ME0234	MCCONNELL ADAM H-JOVANNA L	15121 GROESBECK ST	\$0	\$110.00
P21ME0235	SINKE SCOTT R	17675 COMSTOCK ST	\$0	\$110.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P21ME0236	SIGNATURE LAND DEVELOPMENT CO	14541 WINDWAY DRIVE	\$0	\$230.00
P21ME0237	RIVER HAVEN OPERATING COMPANY LLC	13598 RIVER HAVEN BLVD	\$0	\$80.00
P21ME0238	PAULSON MARK W-CINDY J	13641 BITTERSWEET DR	\$0	\$80.00
P21ME0239	HEILIG DONALD E-MARY E	15298 LOST CHANNEL TR	\$0	\$80.00
P21ME0240	BISHOP RICHARD-DOROTHY TRUST	13356 FOREST PARK DR	\$0	\$80.00
P21ME0241	LANCASHIRE DAVID P-SUE ANN	17711 TAMARACK LN	\$0	\$115.00
P21ME0242	TODD JOHN R-WENDY L	15064 ARBORWOOD DR	\$0	\$80.00
P21ME0243	FARRAR CHRISTOPHER-KULKOS STACEY	16220 COMSTOCK ST	\$0	\$80.00
P21ME0244	DEWITT DAVE	13502 HIDDEN CREEK CT	\$0	\$110.00
P21ME0245	STONG JAMES J	15375 COLEMAN AVE	\$0	\$80.00
P21ME0246	THOMPSON JOHN W	15008 LAKESHORE DR	\$0	\$80.00
P21ME0247	KEARNEY-ARMSTRONG CHELSEA	15324 SADDLEBROOK CT PVT	\$0	\$110.00
P21ME0248	PONTARELLI ALBERT F-LINDA M TRUST	17841 COMSTOCK ST	\$0	\$85.00
P21ME0249	YERKE LUKE A	14424 WINDWAY DRIVE	\$0	\$125.00
P21ME0250	FRISINGER JAMES-KIM	15244 FOREST PARK DR	\$0	\$120.00
P21ME0251	T BOSGRAAF HOMES LLC	15069 KINGFISHER WAY	\$0	\$135.00
P21ME0252	T BOSGRAAF HOMES LLC	15077 KINGFISHER WAY	\$0	\$135.00
P21ME0253	T BOSGRAAF HOMES LLC	15033 KINGFISHER WAY	\$0	\$135.00
P21ME0254	T BOSGRAAF HOMES LLC	15047 KINGFISHER WAY	\$0	\$135.00
P21ME0255	RIVER HAVEN OPERATING COMPANY LLC	13705 PINWOOD DR	\$0	\$55.00
P21ME0256	ROBERTS-BOYINK TRUST	13772 COTTAGE DR	\$0	\$55.00
P21ME0257	WESTVIEW CAPITAL LLC	15433 CLOVERNOOK DR A,B,C,D	\$0	\$200.00
P21ME0258	WESTVIEW CAPITAL LLC	15433 CLOVERNOOK DR A,B,C,D	\$0	\$205.00
P21ME0259	WESTVIEW CAPITAL LLC	15433 CLOVERNOOK DR A,B,C,D	\$0	\$205.00
P21ME0260	WESTVIEW CAPITAL LLC	15433 CLOVERNOOK DR A,B,C,D	\$0	\$205.00
P21ME0261	BRUHN SARAH	17100 LINCOLN ST	\$0	\$135.00
P21ME0262	SCOTT TODD H-MARY JO	15181 154TH AVE	\$0	\$80.00
P21ME0263	NEUBAUER VIRGINIA M	15016 PINE RIDGE RD	\$0	\$60.00
			\$0	\$5,920.00
			<i>Total Permits For Type:</i>	
				53

MISCELLANEOUS

P21ZL0084	ANDERSON TRUST	12487 168TH AVE	\$0	\$40.00
P21ZL0093	BROWN WILLIAM J-LINDA S	16310 MERCURY DR	\$0	\$0.00
P21BU0367	FETT TIMOTHY-JEANNE	14800 177TH AVE	\$1,900	\$75.00
			\$1,900	\$115.00
			<i>Total Permits For Type:</i>	
				3

PLUMBING

P21PL0074	SCHUBERT MARK A-BETTY	15541 SWEETBRIAR DR	\$0	\$125.00
P21PL0091	PROVENCHER GARY P-GAIL C	11988 TURTLE TRAIL PVT	\$0	\$266.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P21PL0092	SIGNATURE LAND DEVELOPMENT CO	14588 WINDWAY DRIVE	\$0	\$229.00
P21PL0093	INTERRA HOMES LLC	12745 RIVERTON RD	\$0	\$237.00
P21PL0094	HEAVILIN JEREMY D-KELLI	13545 HIDDEN CREEK CT	\$0	\$55.00
P21PL0095	WESTVIEW CAPITAL LLC	15895 CEDAR AVE 15893	\$0	\$230.00
P21PL0096	WESTVIEW CAPITAL LLC	15895 CEDAR AVE 15893	\$0	\$230.00
P21PL0097	SIGNATURE LAND DEVELOPMENT CO	14541 WINDWAY DRIVE	\$0	\$229.00
P21PL0098	WILGENBURG EDWARD-ELIZABETH	11610 GARNSEY AVE	\$0	\$123.00
P21PL0099	VAN SCHOICK CHRISTOPHER-ERIN	14989 COPPER CT	\$0	\$223.00
P21PL0100	GRAND HAVEN DEVELOPMENT GROUP LLC	3031 BOULDERWAY TR	\$0	\$243.00
P21PL0101	GRAND HAVEN DEVELOPMENT GROUP LLC	5029 COPPER PL	\$0	\$233.00
P21PL0102	DECKER RYAN M-NICOLE R	13332 LAKESHORE DR	\$0	\$55.00
P21PL0103	RIVER HAVEN OPERATING COMPANY LLC	13598 RIVER HAVEN BLVD	\$0	\$55.00
P21PL0104	HOPP CALEB	16125 FILLMORE ST	\$0	\$55.00
P21PL0105	COOPER JAMES-SHAMPINE REBECCA	12296 LAKESHORE DR	\$0	\$60.00
P21PL0106	RYAN ROGER G-JEAN E	14650 LAKESHORE DR	\$0	\$55.00
P21PL0107	ROBERTS-BOYINK TRUST	13772 COTTAGE DR	\$0	\$115.00
P21PL0108	TWA PAUL-JAQUELINE S	12255 LINCOLN FARMS DRIVE	\$0	\$241.00
P21PL0109	SALTSMAN TRUST	11353 OAK GROVE RD	\$0	\$105.00
P21PL0110	YERKE LUKE A	14424 WINDWAY DRIVE	\$0	\$115.00
P21PL0111	TWORK MARC	12954 WILDVIEW DR	\$0	\$70.00
P21PL0112	NEUBAUER VIRGINIA M	15016 PINE RIDGE RD	\$0	\$155.00

\$0 **\$3,504.00**
Total Permits For Type: **23**

POND

P21ZL0092	OWEN DEVON-KRISTIN	16944 BUCHANAN ST	\$4,500	\$75.00
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\$4,500 **\$75.00**
Total Permits For Type: **1**

POOL/SPA/HOT TUB

P21BU0181	WARNERS MATTHEW-SHAUNA	12640 BUCS DR	\$5,000	\$89.25
P21BU0257	CURTIS SCOTT P-SARAH B	12067 FOREST BEACH TRL PVT	\$45,500	\$420.08
P21BU0274	CASEMIER EMILY	15420 COMSTOCK ST	\$7,000	\$120.75
P21BU0291	WHITNEY BRIAN J-KORIN M	13135 WILDVIEW DR	\$20,000	\$245.40
P21BU0318	KENDZICKY MICHAEL-COLLEEN M	12038 LAKESHORE DR	\$6,000	\$105.00
P21BU0319	CURTIS SCOTT P-SARAH B	12067 FOREST BEACH TRL PVT	\$6,146	\$120.75
P21BU0320	CASE JEREMY-ANDREA	12942 WOODRUSH DR	\$36,400	\$357.74
P21BU0321	SPOELMAN BRUCE M	11586 LAKESHORE DR	\$71,500	\$598.18
P21BU0338	BURR KENNETH-SUSANNAH TRUSTEES	15030 STEVES DR	\$5,000	\$89.25
P21BU0341	RYCENGA LEE	16368 LAKE MICHIGAN DR	\$9,500	\$168.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
			\$212,046	\$2,314.40
			<i>Total Permits For Type:</i>	<i>10</i>
REPLACEMENT WINDOWS/DOORS				
P21BU0264	HOLLAR TERRANCE-SHELLEY	15647 LAKE AVE	\$10,000	\$168.00
			\$10,000	\$168.00
			<i>Total Permits For Type:</i>	<i>1</i>
RE-ROOFING				
P21BU0290	152ND AVENUE INVESTMENTS LLC	13976 152ND AVE 13974	\$8,990	\$100.00
P21BU0292	SMITH TRUST	11829 CHICKORY DR	\$14,403	\$100.00
P21BU0300	SIMMER JOHN E-MELODIE A	13175 ACACIA DR	\$6,000	\$100.00
P21BU0301	MONROE LARRY D-JANE A TRUST	14024 BAYOU RIDGE CIR	\$8,875	\$50.00
P21BU0302	BILLMEIER KENNETH-PAMELA TRUST	15098 BAYOU POINTE PL	\$8,875	\$50.00
P21BU0303	MURPHY FAMILY LIVING TRUST	14003 BAYOU RIDGE CIR	\$8,875	\$50.00
P21BU0304	MILLER SARAH J-SHERON L	14005 BAYOU RIDGE CIR	\$8,875	\$50.00
P21BU0305	VOSS MICHAEL J-DIANE L	14026 BAYOU RIDGE CIR	\$8,875	\$50.00
P21BU0306	KLINGER GLORIA L TRUST	15176 BAYOU POINTE PL	\$8,875	\$50.00
P21BU0307	ROHLF TOM-LYNN	15174 BAYOU POINTE PL	\$8,875	\$50.00
P21BU0308	EATON AUDRY R TRUST	14011 BAYOU RIDGE CIR	\$8,875	\$50.00
P21BU0309	WILDROM RUTH ANNE	15096 BAYOU POINTE PL	\$8,875	\$50.00
P21BU0310	HEWETT ROGER L-CAROLYN P	14013 BAYOU RIDGE CIR	\$8,875	\$50.00
P21BU0311	CAVE CHARLES L-JAYNE E	13615 STREAMSIDE CT	\$14,000	\$100.00
P21BU0312	MICHIGAN CONFERENCE ASSOCIATION	15051 177TH AVE	\$29,000	\$100.00
P21BU0313	NOWAK CHARLES R	15235 COLEMAN AVE	\$8,982	\$100.00
P21BU0314	ENGEL MARK-FAITH TRUST	14615 WOODRIDGE CT	\$11,500	\$100.00
P21BU0315	HUMPHREYS LUANNE C TRUST	15265 WIDGEON RD	\$11,000	\$100.00
P21BU0317	ENGERS WADE-LISA LIVING TRUST	17534 BEECH HILL DR	\$18,000	\$100.00
P21BU0324	ROWLAND CHRISTOPHER L	15077 GROESBECK ST	\$12,107	\$100.00
P21BU0326	FINDLAY TIMOTHY B	15602 160TH AVE	\$10,000	\$100.00
P21BU0327	MERRIMAN BRIAN-MARIA	15351 HOFMA DR	\$13,008	\$100.00
P21BU0328	KUHLMAN RONALD	15091 DEREMO AVE	\$8,470	\$100.00
P21BU0329	STEVENS PAMELA J	17211 TIMBER DUNE DR	\$11,940	\$100.00
P21BU0334	STROUSE SARAH M	15062 LAKESHORE DR	\$5,980	\$50.00
P21BU0335	ADDINGTON DIANE	14715 LAKESHORE DR	\$16,900	\$100.00
P21BU0339	COLLINS SCOTT A	15437 COMSTOCK ST	\$5,000	\$100.00
P21BU0344	FEYT WARREN D-CATHLEEN E TRUST	14639 LAKESHORE DR	\$5,000	\$100.00
P21BU0348	BALLARD BARBARA J	14817 160TH AVE	\$8,560	\$100.00
P21BU0355	BRADLEY ROBERT G	16708 PINE DUNES CT	\$13,650	\$100.00
P21BU0361	BROWN JAMES DANIEL	14973 SHARON AVE	\$7,940	\$100.00
P21BU0366	DEBAUGE BRADLEY-KERRY LYN	17226 BURKSHIRE DR	\$18,818	\$100.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P21BU0371	FASE HERBERT C-ROBYN L	13121 ACACIA DR	\$15,645	\$100.00
			\$363,643	\$2,750.00
			<i>Total Permits For Type:</i>	33
RE-SIDING				
P21BU0277	FRANKLIN ROBERT S-LISA R	15403 ROYAL OAK DR	\$14,000	\$204.30
P21BU0294	BULLER-COLTHURST GUY-DEBORA	14845 MERCURY DR	\$5,294	\$100.00
P21BU0325	FINDLAY TIMOTHY B	15602 160TH AVE	\$39,000	\$100.00
P21BU0345	WESTENBROEK THOMAS-MICHELLE	13509 REDBIRD LN	\$20,000	\$100.00
P21BU0363	DURAM LINDA J	12629 BROADMOOR PL PVT	\$1,000	\$75.00
			\$79,294	\$579.30
			<i>Total Permits For Type:</i>	5
SHED (<200 SQFT)				
P21ZL0077	REIFEL JOHN-VIRGINIA	12991 COPPERWAY DR	\$0	\$40.00
P21ZL0081	SANBORN MICHAEL R-MELISSA K	14965 BRIARWOOD ST	\$0	\$40.00
P21ZL0088	DENOMME-BEIMERS TRUST	15294 CANTERBURY LN PVT	\$5,205	\$40.00
P21ZL0091	BOUWKAMP MELVIN-DIANA	15730 GROESBECK ST	\$7,019	\$40.00
P21ZL0095	LONGNECKER JURGEN-KATY	15054 DEREMO AVE	\$5,500	\$40.00
			\$17,724	\$200.00
			<i>Total Permits For Type:</i>	5
SINGLE FAMILY DWELLING				
P21BU0278	LINCOLN STREET HOLDINGS	12745 RIVERTON RD	\$296,796	\$1,826.58
P21BU0280	BRUHN SARAH	17100 LINCOLN ST	\$319,044	\$1,943.38
P21BU0282	SIGNATURE LAND DEVELOPMENT CO	14600 WINDWAY DRIVE	\$381,731	\$2,272.49
P21BU0287	GRAND HAVEN DEVELOPMENT GROUP LLC	5029 COPPER PL	\$339,149	\$2,048.93
P21BU0299	GRAND HAVEN DEVELOPMENT GROUP LLC	3031 BOULDERWAY TR	\$296,452	\$1,824.77
P21BU0347	JEROVSEK JACK	15907 CEDAR AVE	\$194,935	\$1,291.81
			\$1,828,107	\$11,207.96
			<i>Total Permits For Type:</i>	6
TWO-FAMILY DWELLING				
P21BU0352	DIEKEVERS BERNIE F	15705 COMSTOCK ST 15707	\$555,153	\$3,138.83
			\$555,153	\$3,138.83
			<i>Total Permits For Type:</i>	1
VEHICLE SALES				
P21VS0014	WERNER PROPERTIES LLC	13844 172ND AVE	\$0	\$0.00
P21VS0015	JACKMAN TRUST	14817 178TH AVE	\$0	\$0.00
			\$0	\$0.00
			<i>Total Permits For Type:</i>	2
Totals			\$3,845,547	\$44,792.66

Building Permit Report - Monthly

	Estimated Cost	Permit Fee
<i>Total Permits In Month:</i>		<i>231</i>

June Enforcement Letters By Category

All enforcement letters sent the previous month

Type of Enforcement Letter	Number Mailed
2ND NOTICE	1
DECK WITHOUT PERMIT	2
DIGITAL MSG BOARD NOTICE	1
FENCE - 1ST NOTICE	1
FENCE - FINAL NOTICE	1
FLAG SIGN WARNING	1
LIGHT POLE NOTICE	1
LITTER - 1ST NOTICE	3
LITTER - 2ND NOTICE	2
PARKED ON GRASS - 1ST NOTICE	5
PATHWAY LTR TO STORE	1
POOL & HOT TUB - 1ST NOTICE	5
POOL & HOT TUB - 2ND NOTICE	2
RV LOT LINE VIOL. - 2ND NOTICE	1
RV LOT LINE VIOLATION - 1ST NOTICE	1
SHED - 1ST NOTICE	1
SHED - 2ND NOTICE	2
SIGN FLAG WARNING	4
SIGN IN ROW WARNING	3
TRASH CAN - 1ST NOTICE	1
VEHICLE FOR SALE - 1ST NOTICE	2

VEHICLE IN ROW - 1ST NOTICE	1
VEHICLE IN ROW - FINAL NOTICE	1
WORK WITHOUT PERMITS - 1ST NOTICE	2
WORK WITHOUT PERMITS - 2ND NOTICE	1

Total Letters Sent: 46

Letter.DateTimeCreated Between 06/01/2021 AND 0
Letter.LinkFromType = Enforcement

June Open Enforcements By Category Monthly Report

ACCESSORY BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0146	12898 PINE GLEN DR	1ST NOTICE OF VIOLATION LETTER	06/30/21		
Total Entries:					1

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0106	15215 GROESBECK ST	2ND NOTICE OF VIOLATION LETTER	06/01/21		
E21CE0117	15055 BIGNELL DR	CLOSED	06/03/21	06/08/21	
E21CE0124	14291 VIRGINIA WAY PVT	1ST NOTICE OF VIOLATION LETTER	06/09/21		
Total Entries:					3

FENCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0122	15437 COMSTOCK ST	CLOSED	06/09/21	06/29/21	
Total Entries:					1

HOME OCCUPATION

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0125	14685 177TH AVE	VERBAL WARNING	06/09/21		
Total Entries:					1

JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0118	15074 152ND AVE	CLOSED	06/08/21	06/23/21	
Total Entries:					1

LITTER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0120	15118 154TH AVE	VERBAL WARNING	06/08/21		
E21CE0129	15109 BRIARWOOD ST	CLOSED	06/15/21	06/29/21	
Total Entries:					2

PARKING ON THE GRASS

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

June Open Enforcements By Category Monthly Report

E21CE0115	14710 154TH AVE	CLOSED	06/02/21	06/16/21
E21CE0126	14235 SHIAWASSEE DR	CLOSED	06/10/21	06/24/21
E21CE0128	15250 160TH AVE	CLOSED	06/15/21	06/24/21
E21CE0130	14810 WOODSIDE TR	CLOSED	06/16/21	06/29/21
E21CE0132	15595 CLOVERNOOK DR	CLOSED	06/16/21	06/29/21

Total Entries: 5

POOL & HOT TUB/SPA

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0114	15602 160TH AVE	1ST NOTICE OF VIOLATION LETTER	06/02/21		
E21CE0123	15566 LAKE AVE	PENDING	06/09/21		
E21CE0127	11275 156TH AVE	CLOSED	06/10/21	06/24/21	
E21CE0138	15906 CEDAR AVE 15900	1ST NOTICE OF VIOLATION LETTER	06/23/21		
E21CE0141	14119 155TH AVE	1ST NOTICE OF VIOLATION LETTER	06/24/21		

Total Entries: 5

RECREATION VEHICLES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0112	17424 BUCHANAN ST	1ST NOTICE OF VIOLATION LETTER	06/02/21		

Total Entries: 1

SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0107	16986 ROBBINS RD	CLOSED	06/02/21	06/16/21	
E21CE0108	15191 168TH AVE	CLOSED	06/02/21	06/15/21	
E21CE0109	14881 168TH AVE	CLOSED	06/02/21	06/16/21	
E21CE0110	11910 US-31	CLOSED	06/02/21	06/16/21	
E21CE0111	15000 US-31 14900	CLOSED	06/02/21	06/16/21	
E21CE0113	16224 MERCURY DR	CLOSED	06/02/21	06/16/21	
E21CE0119	14292 VIRGINIA WY PVT	CLOSED	06/08/21	06/09/21	
E21CE0131	16331 ROBBINS RD	RESOLVED	06/16/21	06/29/21	
E21CE0135	17350 ROBBINS RD	1ST NOTICE OF VIOLATION LETTER	06/23/21		
E21CE0136	17281 HAYES ST	1ST NOTICE OF VIOLATION LETTER	06/23/21		

June Open Enforcements By Category Monthly Report

E21CE0137	15971 LAKE MICHIGAN DR	1ST NOTICE OF VIOLATION LETTER	06/23/21		
E21CE0139	13040 US-31 STE B	CLOSED	06/23/21	06/29/21	
E21CE0140		VERBAL WARNING	06/24/21		
E21CE0142	14845 LINCOLN ST	1ST NOTICE OF VIOLATION LETTER	06/29/21		
E21CE0144	15901 FERRIS ST	VERBAL WARNING	06/29/21		
E21CE0145	15091 LINCOLN ST	VERBAL WARNING	06/29/21		

Total Entries: 16

VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0116	15352 SADDLEBROOK CT PV	CLOSED	06/03/21	06/16/21	

Total Entries: 1

VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0133	12837 MARIPOSA ST	CLOSED	06/16/21	06/23/21	

Total Entries: 1

ZONING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0134	15000 US-31 14900	1ST NOTICE OF VIOLATION LETTER	06/17/21		

Total Entries: 1

Total Records: 39

Enforcement.DateFiled Between 6/1/2021 12:00:00 AM
AND 6/30/2021 11:59:59 PM

Total Pages: 3

Report Created: 07/01/21

June Closed Enforcements By Category

Monthly Report

ACCESSORY BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E19CE0290	13350 GREENBRIAR DR	RESOLVED	10/17/19	06/29/21	
E19CE0363	14965 BRIARWOOD ST	CLOSED	12/27/19	06/01/21	
E20CE0217	15868 FERRIS ST	CLOSED	10/21/20	06/15/21	

Total Entries: 3

BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E17CE0337	11865 CHICKORY DR	CLOSED	09/21/17	06/30/21	
E20CE0059	17867 DEWBERRY PL	CLOSED	06/04/20	06/24/21	
E20CE0084	11505 LAKESHORE DR	CLOSED	07/07/20	06/01/21	
E21CE0041	15000 178TH AVE	CLOSED	03/11/21	06/08/21	
E21CE0051	11865 CHICKORY DR	CLOSED	03/23/21	06/17/21	
E21CE0117	15055 BIGNELL DR	CLOSED	06/03/21	06/08/21	

Total Entries: 6

DANGEROUS BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0036	17210 BUCHANAN ST	CLOSED	03/02/21	06/01/21	

Total Entries: 1

FENCE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E20CE0254	11575 152ND AVE	CLOSED	11/18/20	06/09/21	
E21CE0099	15100 BRIARWOOD ST	CLOSED	05/27/21	06/08/21	
E21CE0122	15437 COMSTOCK ST	CLOSED	06/09/21	06/29/21	

Total Entries: 3

JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0073	14854 160TH AVE	CLOSED	05/05/21	06/30/21	
E21CE0098	14525 LAKESHORE DR	CLOSED	05/27/21	06/09/21	

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E21CE0118 15074 152ND AVE CLOSED 06/08/21 06/23/21

Total Entries: 3

LITTER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
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E21CE0129 15109 BRIARWOOD ST CLOSED 06/15/21 06/29/21

Total Entries: 1

OTHER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
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E21CE0064 CLOSED 04/15/21 06/10/21

E21CE0105 13591 HIDDEN CREEK CT CLOSED 05/29/21 06/02/21

Total Entries: 2

PARKING ON THE GRASS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
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E21CE0097 15401 CLOVERNOOK DR CLOSED 05/27/21 06/22/21

E21CE0115 14710 154TH AVE CLOSED 06/02/21 06/16/21

E21CE0126 14235 SHIAWASSEE DR CLOSED 06/10/21 06/24/21

E21CE0128 15250 160TH AVE CLOSED 06/15/21 06/24/21

E21CE0130 14810 WOODSIDE TR CLOSED 06/16/21 06/29/21

E21CE0132 15595 CLOVERNOOK DR CLOSED 06/16/21 06/29/21

Total Entries: 6

POOL & HOT TUB/SPA

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
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E21CE0127 11275 156TH AVE CLOSED 06/10/21 06/24/21

Total Entries: 1

SIGNS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
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E21CE0043 CLOSED 03/11/21 06/10/21

E21CE0107 16986 ROBBINS RD CLOSED 06/02/21 06/16/21

E21CE0108 15191 168TH AVE CLOSED 06/02/21 06/15/21

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E21CE0109	14881 168TH AVE	CLOSED	06/02/21	06/16/21
E21CE0110	11910 US-31	CLOSED	06/02/21	06/16/21
E21CE0111	15000 US-31 14900	CLOSED	06/02/21	06/16/21
E21CE0113	16224 MERCURY DR	CLOSED	06/02/21	06/16/21
E21CE0119	14292 VIRGINIA WY PVT	CLOSED	06/08/21	06/09/21
E21CE0131	16331 ROBBINS RD	RESOLVED	06/16/21	06/29/21
E21CE0139	13040 US-31 STE B	CLOSED	06/23/21	06/29/21

Total Entries: 10

VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0061	15056 ELIZABETH JEAN CT C	CLOSED	04/08/21	06/22/21	
E21CE0101	15871 OBRIEN CT	CLOSED	05/28/21	06/10/21	
E21CE0102	15349 SADDLEBROOK CT PV	CLOSED	05/29/21	06/16/21	
E21CE0103	15313 SADDLEBROOK CT PV	CLOSED	05/29/21	06/08/21	
E21CE0116	15352 SADDLEBROOK CT PV	CLOSED	06/03/21	06/16/21	

Total Entries: 5

VEHICLE SALES

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E21CE0104	13844 172ND AVE	CLOSED	05/29/21	06/15/21	
E21CE0133	12837 MARIPOSA ST	CLOSED	06/16/21	06/23/21	

Total Entries: 2

ZONING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E07CE0857	16244 ROBBINS RD	1ST LETTER SENT	09/17/08	06/16/21	
E10CE0807	15109 BRIARWOOD ST	CLOSED	08/04/10	06/15/21	
E21CE0093	15191 168TH AVE	CLOSED	05/15/21	06/17/21	

Total Entries: 3

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**PUBLIC SERVICES DEPARTMENT
END OF THE MONTH REPORT
2021**

WATER

MONTH	WORK ORDERS	METER		REPLACED METERS	REPLACED MXU'S	NEW TAPS		MAIN INSTALLED IN FEET	MILLION GALLONS OF NOWS WATER	MILLION GALLONS OF G.R. WATER	G.R. SUPPLIMENTAL WATER
		3/4"	1"			3/4"	1"				
JANUARY	46	2	1	5	0	2	5	0	39.17	0.72	0.00
FEBRUARY	78	3	5	2	1	0	0	0	34.30	1.00	0.00
MARCH	74	3	3	4	0	7	3	0	33.80	0.65	0.00
APRIL	81	4	2	2	0	2	4	2724	38.92	2.74	0.00
MAY	83	4	3	12	1	2	4	918	86.03	3.16	0.00
JUNE	107	11	2	7	2	5	0	0	108.64	3.78	0.00
JULY								0	0.00	0.00	0.00
AUGUST								0	0.00	0.00	0.00
SEPTEMBER								0	0.00	0.00	0.00
OCTOBER								0	0.00	0.00	0.00
NOVEMBER								0	0.00	0.00	0.00
DECEMBER								0	0.00	0.00	0.00
TOTAL YTD	469	27	16	32	4	18	16	3642	340.85	12.06	0.00
TOTALS		43				34		5526		12.06	
									352.91		

NOTES:

WASTEWATER

MONTH	WORK ORDERS	NEW TAPS	MAIN INSTALLED IN FEET	MILLION GALLONS OF WASTE PUMPED
JANUARY	3	6	0	6.61
FEBRUARY	3	2	0	8.86
MARCH	3	6	0	9.42
APRIL	2	8	3400	9.29
MAY	6	5	0	10.06
JUNE	4	5	0	10.32
JULY			0	0.00
AUGUST			0	0.00
SEPTEMBER			0	0.00
OCTOBER			0	0.00
NOVEMBER			0	0.00
DECEMBER			0	0.00
TOTAL YTD	21	32	3400	54.56
TOTALS		936		

NOTES: