

**PLANNING & ZONING
DEPARTMENT**

**ANNUAL REPORT
2015**

To: Township Board

From: Planning & Zoning Dept.

Date: 1/19/2016

82

KALAMAZOO TOWNSHIP BUILDING-PLANNING & ZONING REPORT

ANNUAL REPORT FOR 2015

DATE: February , 2016

TO: TOWNSHIP BOARD OF TRUSTEES
PLANNING COMMISSION
ZONING BOARD OF APPEALS

FROM: PLANNING & ZONING DEPARTMENT

RE: 2015 ANNUAL REPORT

Attached is a breakdown of the new single family dwellings, residential demolished buildings, new commercial buildings, additions - remodeling - alterations, and the commercial demolitions for 2015.

Included are the yearly Summary Reports, Planning Commission, Zoning Board of Appeals and Unsafe Buildings Hearings Summaries.

Greg Milliken, Planning and Zoning Administrator, started May 1, 2012 to September 27, 2015.
Nathan Mehmed Planning and Zoning Administrator, started September 2, 2015.

Judy Vernagallo Planning and Zoning Assistant - General Office Assistant.

Shawn Gallagher, Ordinance Enforcement Officer, started July 24, 2012.

KABA (outsourced to Oct. 1, 2012)

Jerry Reithner, from Oshtemo Township, appointed Building Official & Building Inspector, started with KTWP 2012.

Mike Alwine – Building Inspector - Interim Building Official November 2015.

ANNUAL REPORT FOR
2015

				#2
PROPOSED PROJECTS, ET. FOR 2016				
537 Chicago, KPEP - to increase number of bed from 121 to 160.				
3125 W. Main - Rezoning RB-2 to C Local Bus/B-3				
Nichols Rd. - Develop park for play & practice rugby.				
COMMERCIAL BUILDING PROJECTS FOR 2016				
SUBDIVISION-PLAT STATUS				
Potential Residential Development - Open Lots as of 12/31/2015.				
Subdivision-Plat		Location	Available Lots	Open Lots
Evergreen Meadows (AEH)		North Westnedge	41	6
Nichols Ridge (AEH)		Nichols Rd. & Barney	18	0
Northgate (AEH)		Nichols Road	60	0
Northview Hills		Nichols Road	53	12
Prairieview Farms-Phase 1		Grand Prairie Road	39	2
Phase 2		Grand Pralrie Road	27	27
Twin Lakes Highland		Winding Way	25	8
Planning & Zoning Annual Projects/Activities				
Greg Milliken - Planning & Zoning Administrator				
Nathan Mehmed - Planning & Zoning Administrator				
Planning Commission				
Zoning Board of Appeals				
Auto & Salvage Licenses/Inspections				
Gravel Mining Operation Reviews/Inspections				
Shawn Gallagher, Ordinance Officer				
Ordinance enforcement				
Citations/Court Hearings				
Jerry Reitenour - Building Inspector & Building Official				
Mike Alwin - Building Inspector - Interim Building Official				
Rental Complaints/Inspections				
Unsafe Building Hearings/Inspections				
Rental Registration - Treasurer's Dept.				

ANNUAL REPORT FOR 2015

BUILDING PERMITS		VALUE & REVENUE		#3
YEAR	PERMITS	CONST. VALUE	FEES/REVENUE	
1999	935	10,198,706	111,872	
2000	952	12,780,645	147,773	
2001	771	15,288,244	183,148 (Raised Fees Jan.)	
2002	744	7,531,014	151,544	
2003	792	44,549,474	369,829	
2004	689	17,568,858	217,020	
2005	607	18,230,380	185,904	
2006	740	13,142,563	162,357	
2007	775	15,056,102	162,103	
2008	440	4,415,966	110,109 (Raised Fees Sept.)	
2009	424	2,545,376	70,285	
2010	410	4,129,537	76,271	
2011	542	6,453,003	125,047 (Raised Fees June & Dec.)	
2012	482	7,808,168	92,903 KABA started 10/1/1012	
2013	498	7,310,200	124,488	
2014	554	18,442,000	107,534	
2015	617	5,321,969	124,582	

NEW RESIDENCES 2015

Permit Date	Class	Single Fam	Duplex	Multi Fam	Mfg / Mobile Hm	Units	Parcel Code	Valuation	Address
Jan. None									
2/17/2015		x						253,400	3207 Quarry Ridge
3/4/2015		x						263,700	3828 Christine
3/19/2015		x						222,700	3208 Quarry Ridge
3/23/2015		x						237,200	3144 Edling
April 2015		NONE							
May 6, 2015		x						237,803	3156 Edling Dr.
6/26/2015		x						241,114	4104 Fawn Ave.
7/9/2015		x						257,600	2011 Sagebrush St.
7/9/2015		x						239,615	3132 Edling Dr
August 2015		NONE							
Sept. 2015		NONE							
Oct. 2015		NONE							
Nov. 2015		NONE							
Dec. 2015		NONE							
Dated									
1/5/2016									

New Residences 2015

Building Construction Values and B - E - M - P permit fees

Annual	Value Fees			Kalamazoo	Township						2015
2015	Building Const. Value Total	Bldg. Commercial Const Value	Bldg. Residential Const Value			KABA	collects	fees.			
						Bldg Fees	Elec Fees	Mech Fees	Plumb Fees	Spec Fees	Total Fees
January	770,000	720,000	50,000			6,601	1,293	2,017	488	135	10,534
February	254,400	1,000	253,400			2,096	2,606	2,180	365	0	7,247
March	954,100	229,500	724,600			7,394	933	1,448	1,102	405	11,282
April	124,700	66,566	58,134			2,254	2,512	2,776	1,518	315	9,375
May	604,050	339,252	264,798			6,006	1,816	2,221	1,127	135	11,305
June	286,114	32,000	254,114			3,277	2,961	1,742	1,222	0	9,202
July	815,810	275,600	540,210			8,010	2,493	1,835	1,342	180	13,860
August	16,317	0	16,317			1,495	2,482	2,832	378	90	7,277
September	867,410	722,115	145,295			10,365	2,769	2,321	300	45	15,800
October	52,958	0	52,958			1,786	1,714	2,712	858	135	7,205
November	512,710	400,000	112,710			5,273	1,667	2,797	265	0	10,184
December	63,400	50,000	13,400			3,281	4,910	2,163	797	180	11,311
Totals	5,321,969	2,836,033	2,485,936			57,818	28,156	27,044	9,762	1,620	124,582
Dated	1/5/16	10:26am									

Building

Permit #	Usage	Date Issued	Job Address	Final Date	Parcel #	Owner	Contractor	Fee Total	Const. Value
PB15-06-049	Residential	02/17/2015	3207 QUARRY RIDGE C	08/05/2015	06-06-490-020	NORTH PEAK DE		\$1,666.00	\$253,400
Work Description: 2288 sq. ft. Two Story Slab on Grade(bi-level), Three Bedroom, Two & half Bath, 400 sq. ft. Attached Garage.							Category	Res. New Construction	
PB15-06-064	Residential	03/23/2015	3144 EDLING DR.	07/15/2015	06-05-315-520	GUESS, LAVELLE Allen Edwin Homes		\$1,586.00	\$237,200
Work Description: 2140 sq. ft. Two Story slab-on-grade(bi-level), Three Bedroom, Two & half Bath, 380 sq. ft. Attached Garage, 10' x 12' Deck							Category	Res. New Construction	
PB15-06-083	Residential	03/04/2015	3828 CHRISTINE ST	07/08/2015	06-04-270-140	SCOTT, VALENCI Allen Edwin Homes		\$1,716.00	\$263,700
Work Description: 2394 sq. ft. Two Story slab-on-grade(bi-level) Three Bedroom Two & half Bath, 380 sq. ft. Attached Garage.							Category	Res. New Construction	
PB15-06-091	Residential	03/19/2015	3208 QUARRY RIDGE C	07/14/2015	06-06-490-170	DUMKOW, KYLE Allen Edwin Homes		\$1,511.00	\$222,700
Work Description: 1840 sq. ft. Two Story, Three Bedroom, Two & half Bath, Full Basement with 360 sq. ft. of 800 sq. ft. Finished, 400 sq. ft. Attached Garage.							Category	Res. New Construction	
PB15-06-192	Residential	05/06/2015	3156 EDLING DR.	09/09/2015	06-05-315-510	WEST PEAK DEV ALLEN EDWIN CO		\$1,590.00	\$237,803
Work Description: 1862 sq ft single family home. 2 story 4 bedrooms 2.5 bathromms 722 sq ft. unfinished basement 400 sq ft attached garage.							Category	Res. New Construction	
PB15-06-362	Residential	06/26/2015	4104 FAWN AVE.	12/10/2015	06-07-195-240	PRAIRIE VIEW, L ALLEN EDWIN HO		\$1,606.00	\$241,114
Work Description: 1840 sq.ft. Two Story, 3 bedroom- 2.5 bathrooms single family home W/ 800 sq.ft. unfinished basement and 580 sq.ft garage.							Category	Res. New Construction	
PB15-06-376	Residential	07/09/2015	2011 SAGEBRUSH ST.	01/04/2016	06-07-195-020	PRAIRIE VIEW, L ALLEN EDWIN CO		\$1,761.00	\$257,600
Work Description: 2138sq.ft single family home 3 bedrooms 2.5 bathrooms w/ 380 sq.ft attached garage. Two Story Slab-on-Grade(bi-level) Print in computer room drawer.							Category	Res. New Construction	
PB15-06-379	Residential	07/09/2015	3132 EDLING DR.	12/01/2015	06-05-315-530	WEST PEAK DEV ALLEN EDWIN HO		\$1,599.00	\$239,615
Work Description: 1814sq.ft single family 4bedrooms, 2.5 bathrooms 774sq.ft un-finished basement w/ 546sq.ft attached garage.							Category	Res. New Construction	

Total Permits For Type:	8
Total Fees For Type:	\$13,035.0
Total Const. Value For Type:	\$1,953,1

Report Summary

Population: All Records
Permit.DateIssued Between
1/1/2015 12:00:00 AM AND
12/31/2015 11:59:59 PM AND
Permit.Category = Res. New
Construction
AND
Permit.ParcelNumber Starts With
6

Grand Total Fees:

\$13,035.0

Grand Total Permits:

8

Grand Total Const. Value:

\$1,953,1

Permit List

01/07/2016

Building

Permit #	Usage	Date Issued	Job Address	Final Date	Parcel #	Owner	Contractor	Fee Total	Const. Value
PB15-06-254	Commerci	05/21/2015	4213 W MAIN ST	09/29/2015	06-18-330-030	KALAMAZOO BE	Nieuwonhuis Buuild	\$2,852.00	\$314,252
Work Description: 2566 sq. ft New Restaurant (Popeye's)							Category	Commercial New Building	

Total Permits For Type: 1

Total Fees For Type: \$2,852.00

Total Const. Value For Type: \$314,25

Report Summary

Population: All Records

Permit.DateIssued Between

1/1/2015 12:00:00 AM AND

12/31/2015 11:59:59 PM AND

Permit.Category = Commercial

New Building

AND

Permit.ParcelNumber Starts With

6

Grand Total Fees:

\$2,852.00

Grand Total Permits:

1

Grand Total Const. Value:

\$314,25

BLDG.	DEPT	2015												2015	
KALAMAZOO TOWNSHIP ONLY														Dated: 6/25/2015	
	PERMITS	INSPECTS	Code / Misc calls /Enf	Sign or Temp Permit	B PER	B INSP	E PER	E INSP	M PER	M INSP	P PER	P INSP		Notes	
JAN	36	94	65	1s	15	43	6	27	12	15	3	9	Jan	MTA Jan 27/29 Prepare for Election Feb.	
FEB E	43	79	36	0	9	29	15	20	17	21	2	9	Feb	Feb 5 PC Superior Gravel Mining Review Feb 17 Tax Due & Feb Election	
MAR	43	61	129	2s	17	38	8	11	10	3	8	9	Mar		
APR	52	86	97	1s	17	37	13	24	12	14	10	11	Apr	Prepare for May election	
MAY E	53	116	294	2s 1t	21	42	12	31	14	25	6	18	May	May Election- Auto/Salvage Lic at 6/8 TB Send renewal letters Auto/Salv 5/1	
JUN	48	82	186	2t	18	41	15	21	10	11	5	9	Jun	Auto/Salv Lic expire 6/1 TB to approve - auto Salv Lic 6/8 meeting June 4 PC Consumers Concerete Mining Review June 4 PC Hillside Gravel Pit - review	
JUL	67	110	168	0	30	51	18	34	12	15	7	10	Jul	Summer tax send out 7/1 Absent ballots sent out 7/1 Prepare for Aug 4 election	
AUG E	56	93	115	2s 1t	19	36	15	24	19	5	3	28	Aug	Election Aug 4 Aug 6 PC Stone-Co Mining Review Rental notices sent Aug	
SEP	50	82	153	2s	13	30	19	32	15	14	3	6	Sep	Sep 14 Summer Tax Due / Rentals Due SK & GC 21/23 conf Nathan start Sep 9 Preparing for Election - absent ballots	
OCT	53	94	148	1s	16	46	13	23	18	13	6	12	Oct	Preparing for Nov. 3 Election	
NOV E	44	77	74	3s	9	28	12	23	21	20	2	6	Nov	Election Nov. 3, 2015	
DEC	72	87	86	1s	19	39	30	27	17	13	6	8	Dec	Dec 3, 2015 Balkema Mining Review Dec 1 Winter Tax send out / Due Feb 14	
TOTAL	617	1061	1551	16s 4t	203	460	176	297	177	169	61	135			
E election															
	Date	1/5/2016													

	2015	Enforcements								
		B	Z	C	T		G	M		V
	Total Enf	Bldg j	Zoning j	Complt j	Gar-Trash-Litter		Grass	Misc		Mot Veh
Jan	65	40	1	5	11		0	1		7
Feb	38	27	4	4	1		0	0		2
Mar	129	87	8	4	8		1	0		21
Apr	97	69	3	4	9		0	0		12
May	294	82	7	5	29		150	4		17
Jun	186	50	25	4	16		69	2		20
July	168	98	4	0	12		45	0		9
Aug	115	49	9	4	19		23	0		11
Sep	153	71	11	0	11		37	1		22
Oct	148	92	7	2	14		11	0		22
Nov	74	45	6	4	11		0	0		8
Dec	86	40	4	0	22		0	0		20
Total	1553	750	89	36	163		336	8		171
Dated:		1/5/2016								

2015 Demolitions

2015	Kzoo Township						2015
Issue Date	Address	Permit #	Type	Finaled	Owner	Contractor	Category
1/13/15	209 W Allen	PB15-06-025	Garage	2/12/15	Deutsche Bank	Splash Dancer Const	Demo garage
1/13/15	209 W Allen	PB15-06-026	Garage	2/18/15	Deutsche Bank	Splash Dancer Const	Demo garage
1/28/15	2014 E Main	PB15-06-046	House	3/20/15	Scott T.	Pitsch Wrecking	Demo house
1/28/15	707 Gayle	PB15-06-047	House	3/20/15	Runyon J.	Pitsch Wrecking	Demo house/partial sewer cap
5/11/15	4215 W Main 18-330-030	PB15-06-227	Comm bldg	6/29/15	Tkiesling Enterprises	Nieuwonhuis	Demo house
5/11/15	4213 W Main 18-330-030	PB15-06-228	Comm bldg	6/28/15	Tkiesling Enterprises	Nieuwonhuis	Comm bldg
6/9/15	2309 W Main 17-410-030	PB15-06-281	Shed	7/2/15	Lekan, J	owner	Demo shed
Issue Date	Kzoo County List Demos	Permit #	Type	Finaled	Owner	Contractor	Category
11/17/14	3600 Nazareth Rd.	PB14-06-729	Demo barn	partial 7/27/15	D Campbell	Owner	Demo of barn
7/29/15	138 W. Allen - Kzoo Cty	PB15-06-444	Demo res/garage	10/5/15	Kzoo County	Kzoo Metal Rec	Demo down Kzoo Cty
7/31/15	505 Fenimore - Kzoo Cty	PB15-06-463	Demo house	9/29/15	Kzoo County	J Schippers	Demo down Kzoo Cty
7/31/15	725 Ira - Kzoo Cty	PB15-06-452	Demo res/garage	9/1/15	Kzoo County	J Schippers	Demo down Kzoo Cty
7/29/15	2815 Lake	PB15-06-443	Demo residence	9/8/15	Kzoo County	Kzoo Metal Rec	Demo down Kzoo Cty
7/31/15	514 Wallace - Kzoo Cty	PB15-06-451	Demo house	9/29/15	Kzoo County	J Schippers	Demo down Kzoo Cty
8/7/15	530 Wallace	PB15-06-470	Demo garage	8/18/15	Jeremy Cole	State Wide	Demo garage
8/14/15	2900 Lake 24-320-011	PB15-06-483	Demo barn	10/22/15	Kzoo Cty Fairgrounds	A & B	Demo barn
8/14/15	2900 Lake 24-320-011	PB15-06-484	Demo barn	10/22/15	Kzoo Cty Fairgrounds	A & B	Demo barn
9/10/15	1004 Fletcher	PB15-06-556	Demo house	9/28/15	Mark Pulver	Mark Pulver Const.	Demo house
10/5/15	2016 N Pitcher 10-205-010	PB15-06-615	Demo Comm Bld	10/29/15 partial	Jones Trading	Bierlein Demolition	Demo Comm Bldg
	Most demo compt/will ret in Spring to clean up debris. Permit extended to 12/31/2016.						
	Demo down to slab of old Checker co. site 10/5/15						
12/7/15	134 Nelson	PB15-06-776	Demo cottage	12/9/15	Carl Weber	Carl Weber - owner	Demo of cottage
12/15/15	1928 Egleston Ave	PB15-06-791	Demo house	Open	Kornmiller, B	Schippers J L	Demo of house
12/15/15	1431 Schuster St.	PB15-06-793	Demo house	Open	Peeks, R	Schippers J L	Demo of house
Dated:	1/5/2016						

ANNUAL REPORT for 2015 PLANNING COMMISSION

Meeting Dates for 2015

(*Special Meeting)

Jan 8 Feb 5 Mar 5 Apr 2 May 7 Jun 4 Jul 2 Aug 6
Sep 3 (Cancelled) Oct 1 Nov 5 Dec 3 Dec 9*

SCHEDULED MINING REVIEWS:

Feb 5 1950 Ravine Rd. – annual review, Superior Gravel – approved.
Jun 4 1100 Nazareth Rd. – annual review, Consumers Concrete-approved.
 1800 Ravine Rd – annual review – Consumers Concrete, inactive,
 approved.
Jun 4 2702 Ravine Rd – annual review -- Hillside Gravel Pit-approved.
Aug 6 3800 Ravine Rd. – annual review -- Stoneco of Michigan, approved.
Dec 3 4274 Ravine Rd. – annual review – Balkema Excavating, Inc., approved.

PUBLIC HEARINGS:

Jan 8 Foster Ave. & Sprinklevue Dr., Chris Pick, request for special exception
Feb 5 For a Fill Permit, in the LD Light Ind. Dist. South east corner of Foster
 Ave. and Sprinklevue Dr.-continued.(Chris Pick not present)
Feb 5 Foster Ave. & Sprinklevue Dr., Chris Pick, req. for spec. excp. for a fill
 Permit, in the LD Light Ind. Dist., denied. (Chris Pick not present)
Apr 2 403 Pinehurst Blvd., Request by Chelsey Wagonmaker for a Special
 Exception Use Permit for a Group Child Daycare Use, approved, subject
 to recommendations.
May 7 Foster Ave. & Sprinklevue Dr. Chris Pick, req. for a Special Exception
 Use review, for a Fill Permit to allow filling activities to occur in the LD
 Light Ind. Dist. At the southeast corner of Foster Ave. & Sprinklevue Dr.
 Tabled until the June 4, 2015 meeting.
Jun 4 Foster Ave. & Sprinklevue Dr. Continued – Chris Pick req. for a Special
 Exception Use review, for a Fill Permit – approved with conditions.

- Jul 2 2900 Lake St. -- Site Plan Review for two proposed 4,224 sq. ft. buildings to replace existing buildings at the Kzoo. County Expo Center in conformance with the approved Multiple Use Dev. Sketch Plan approval. Parcel # 3906-24-320-011. Approved.
- Jul 2 Proposed amendment to the Kzoo Charter Twp Zoning Ord. to allow a combination of residential and non-residential uses in the same structure subject to certain conditions as a special use in the C, C-1, C-2, RB-2, B-2, and B-3 zoning districts.

OLD BUSINESS:

- Jan 8 Review & Recommendation of 2015-2019 Parks & recreation Plan
- Mar 5 Review of Zoning Ordinance Section 20.010 to 20.093 Regarding Definitions.
- Mar 5 Discussion of Proposed Mixed Use Zoning Amendment Language.
- Apr 2 Discussion of proposed mixed use zoning ordinance amendment language.
- Jul 2 Discussion of Zoning Ordinance Update process.
- Aug 6 Review of Capital Improvement Plan 2016-2021
- Aug 6 Report of Zoning Ordinance Update Process
- Dec 3 Text Amendment review re: Chicken Ordinance.
- Dec 9 Zoning Ord. Update: Review of articles 1-5.

OLD BUSINESS: (cont.)

- May 7 Discussion of Proposed Mixed Use Zoning Ordinance Amendment language.
- May 7 Discussion of Zoning Ordinance RFP Process.
- June 4 Discussion of Proposed Mixed Use Zoning Ordinance Amendment language.
- June 4 Discussion of Zoning Ordinance RFP Process.
- Oct 1 Report of Zoning Ordinance Update process and discussion.
- Nov 5 Report of Zoning Ordinance Update process and discussion.
- Nov 5 Report on chicken ordinance examples and continued discussion.
- Nov 5 Chris Pick fill permit status.

NEW BUSINESS:

- Mar 5 Review of RFP for Zoning Ordinance Update

ANNUAL REPORT for 2015 ZONING BOARD of APPEALS

Meeting Dates for 2015 (*Special Meeting) (C-cancelled)

Jan 21 Feb 18 C Mar 18 C Apr 15 C May 20 Jun 17

Jul 15 C Aug 19 C Sep 16 C Oct 21 C Nov 18C Dec 16C

PUBLIC HEARINGS:

May 20 2015 Schippers – for site plan review to establish a lawn care/property maintenance business, located in the "D" Commercial and Industrial District within the Township, requested by Richard Fargo, Property Solutions. (Tax ID # 3906-14-435-030) –Tabled to next meeting June 17, 2015.

Jun 17 2015 Schippers – Continued: Approved with conditions.

May 20 1703 Grove – for a variance to allow construction of a 198 sq. ft. addition on the existing detached garage 1ft. 2 inches from the west property line, 8 inches less than the 1 foot requirement; and for a height of 15 feet 1inch at the mid-point which is a variance request of 1ft. 1 inch taller than the 14 foot maximum for accessory structures. The property is located in the "B" Residence" District within the Township. (Tax ID # 3906-17-435-120) Approved.

REPORTS:

NEW BUSINESS:

ELECTION of OFFICERS:

Jan 21 Election of Officers

ANNUAL REPORT for UNSAFE BUILDINGS 2015

Meeting Dates: Jan 14 Mar 18 May 20 July 15 Sept 16

Nov 18

2015 activities Report of the Unsafe Building Hearings
C-Cancelled * Special Hearing

Hearing Officer – Bruce Fletcher

The Unsafe Building Officer held:	6	Regular Hearings
	0	Special Hearings

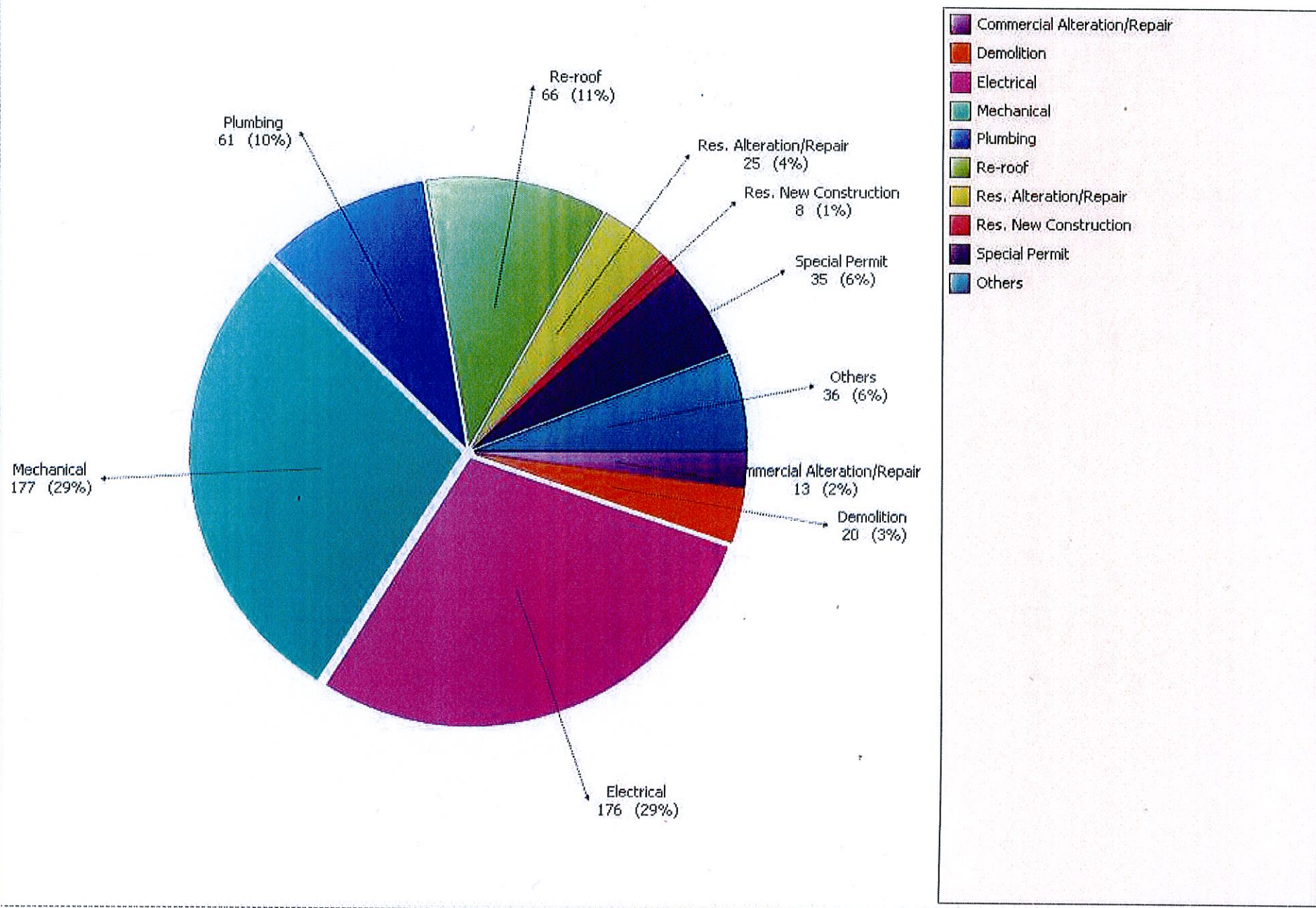
The Hearings were concerning Dangerous and/or Substandard Buildings

- 4 Cases held over from 2014
- 7 Properties that were posted in 2015
- 5 Cases that were referred to the Township Board for Demolition in 2015
- 3 Cases that are continued into 2016

Breakdown of Permits by Category

Permits for 2015

Permits by Category

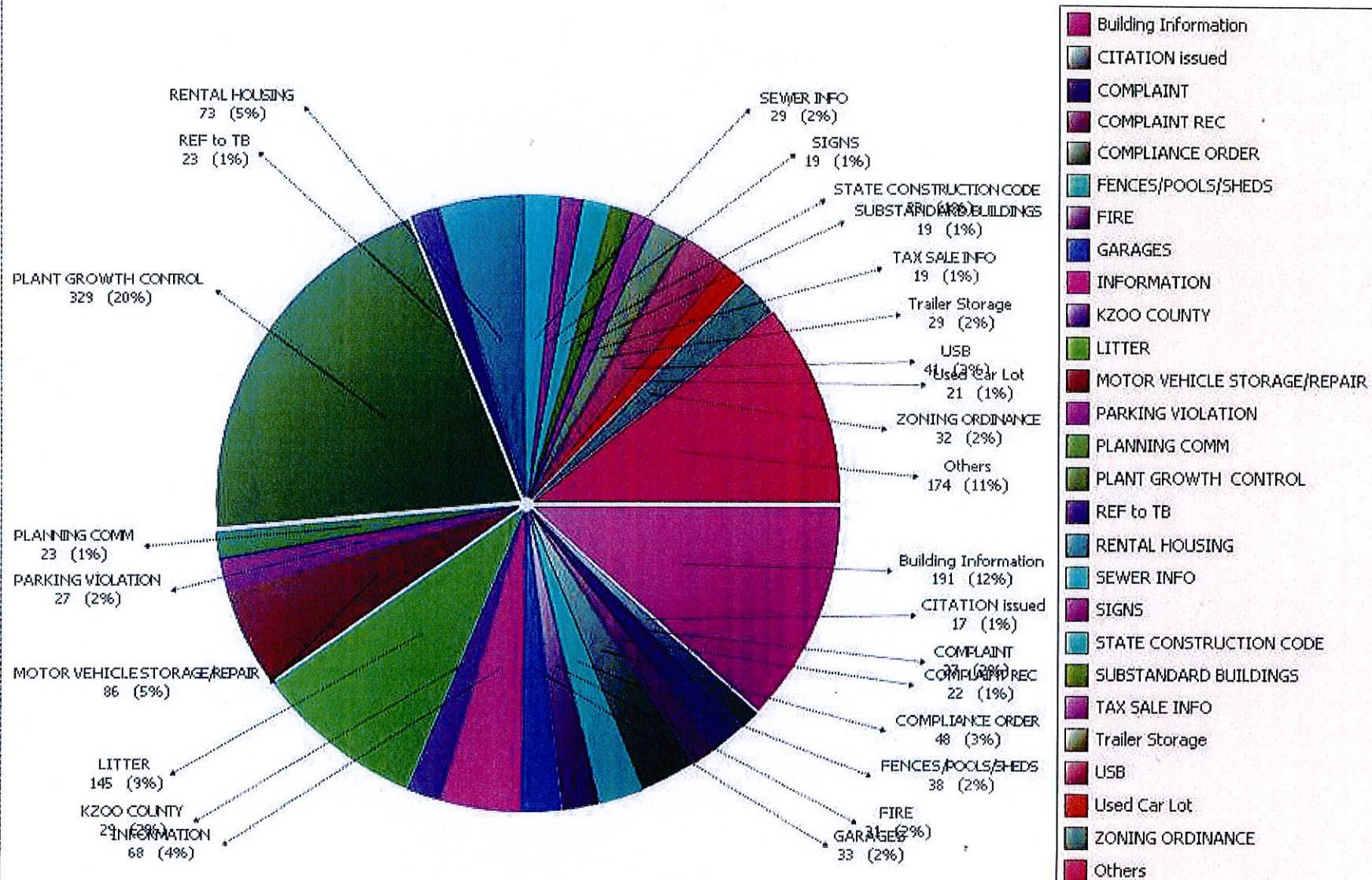


PERMITS FOR 2015

Breakdown of Enforcements by Category

ENFORCEMENTS FOR 2015

Enforcements by Category



ENFORCEMENTS FOR 2015