

**OSHTEMO CHARTER TOWNSHIP BOARD
7275 West Main Street
Kalamazoo, MI 49009
269.375.4260**

**May 10, 2016
BOARD WORK SESSION
6:00 p.m.
AGENDA**

- A. Call to Order
- B. Public Comment
- C. Update from Kalamazoo County
- D. Update on 2016 Road Paser Rating Evaluation
- E. Update on Sanitary Sewer Bond Financing Research
- F. Discussion on Sidewalk Maintenance Policy
- G. Discussion to Schedule Special Meeting (Please Bring Calendars)
- H. Committee Updates and Other Business

**REGULAR MEETING
7:00 p.m.
AGENDA**

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Citizen Comments on Non-Agenda Items
- 4. Consent Agenda
 - a. Approve Minutes April 26th, 2016, Regular Meeting
 - b. Receipts & Disbursements Report
- 5. Consideration of Kalamazoo County Brownfield Redevelopment Authority Request from Kalamazoo Mortgage
- 6. Consideration of Zoning Ordinance Text Amendments, Sections 62.000, 66.000, and 68.000
- 7. Other Township Business
- 8. Board Member Comments
- 9. Adjournment

Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)
(revised 5/14/2013)

Policy for Public Comment
6:00 p.m. "Public Comment"/Portion of Township Board Meetings

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

While this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)
(revised 5/14/2013)

RECEIPTS & DISBURSEMENTS

** GENERAL, FIRE, SEWER & WATER FUNDS **

RECEIPTS 04/22/ thru 5/05/2016

Admin Site Plan/J Allen	250.00
Spec Ex Use/Bishop	300.00
Spec Ex Use/IndyCal	300.00
Planning Escrow/J. Allen	500.00
Escrow/Kaboomers	400.00
DDA Staff/1st qtr	500.00
Sign Permits	300.00
Zoning Maps/Books	5.00
Sidewalk Permit/Inspection	100.00
Ordinance/Parking Violations	4,938.70
Grave Sales	1,200.00
Grave Openings	2,010.00
Rent Deposits	300.00
Grange Rentals	185.00
OCC Rentals	175.00
Twp Park Pavilion Rentals	840.00
Flesher Field Pavilion	200.00
Flesher Field Gazebo	50.00
PEO Mileage/1st qtr	492.20
KABA/Computer Purchase Reimbursement	2,893.62
Water Receipts	13,741.50
Sewer Receipts	34,810.00

Total 64,491.02

DISBURSEMENTS

4/27/2016	Payroll/Office/FF	
4/29/2016	Payables	43,532.89
		36,590.25

Total 80,123.14

BANK CODE: GEN
 Vendor name: Arcadia Benefits Group, Inc
 Address: 612 S. Park Street
 City/State/Zip: Kalamazoo MI, 49007

Vendor Code	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	CK Run Date	PO	Hold		Discount
	Disc. Date	Disc. %	Sep CK		Net Amount
	Due Date		1099		
ab 90047579	04/27/2016	42914	GEN	fsa & hra fees	135.00
	04/29/2016		N		0.00
	/ /	0.0000	N		135.00
	04/29/2016		N		

Paid

GL NUMBER	DESCRIPTION	AMOUNT
101-234-71600	HEALTH & LIFE INSURANCE	104.45
206-336-71600	Health & Life Insurance	30.55
		<u>135.00</u>

Paid

GL NUMBER	DESCRIPTION	AMOUNT
101-249-95900	Trash Collection	80.00

Paid

GL NUMBER	DESCRIPTION	AMOUNT
101-249-82000	Engineering Fees	325.00

Paid

Vendor Code	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	CK Run Date	PO	Hold		Discount
	Disc. Date	Disc. %	Sep CK		Net Amount
	Due Date		1099		
cms 90047582	04/27/2016	99932-002	GEN	consultant / metro act app	325.00
	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

Paid

GL NUMBER	DESCRIPTION	AMOUNT
101-249-82000	Engineering Fees	325.00

Paid

Vendor Code	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	CK Run Date	PO	Hold		Discount
	Disc. Date	Disc. %	Sep CK		Net Amount
	Due Date		1099		
cms 90047582	04/27/2016	99932-002	GEN	consultant / metro act app	325.00
	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

Paid

GL NUMBER	DESCRIPTION	AMOUNT
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	Due Date		1099		
cms 90047582	04/27/2016	99932-002	GEN	consultant / metro act app	325.00
	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

Paid

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	Due Date		1099		
cms 90047582	04/27/2016	99932-002	GEN	consultant / metro act app	325.00
	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

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	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

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Vendor Code	Post Date	Invoice	Bank	Invoice Description	Gross Amount
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	Due Date		1099		
cms 90047582	04/27/2016	99932-002	GEN	consultant / metro act app	325.00
	04/29/2016		N		0.00
	/ /	0.0000	N		325.00
	04/29/2016		N		

Paid

GL NUMBER	DESCRIPTION	AMOUNT
101-249-82000	Engineering Fees	325.00

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Vendor Code	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	CK Run Date	PO	Hold		Discount
	Disc. Date	Disc. %	Sep CK		Net Amount
	Due Date		1099		
cms 90047582	04/27/2016	99932-002	GEN	consultant / metro act app	325.00
	04/29/2016		N		0.00
	/ /	0.0000	N		325.00

Vendor name: Consumers Energy
 Address: Payment Center
 City/State/Zip: PO Box 740309 Cincinnati OH, 45271-0309

Vendor Code: ce-e
 Ref #: 90047583

Bank: GEN
 Hold: N
 Sep CK: N
 1099: N

GL NUMBER	DESCRIPTION	AMOUNT	Post Date	Invoice	Bank	Invoice Description	Gross Amount	Discount	Net Amount
101-218-92100	twp office electric	1,356.99	04/27/2016	various	GEN	electric and gas	4,768.58		
101-218-92300	twp office gas	168.04	04/29/2016		N				
206-340-92100	St 1 electric	1,108.50	/ /	0.0000	N			0.00	
206-340-92300	st 1 gas	279.84	04/29/2016		N				4,768.58
206-340-92100	st 2 electric	995.37							
206-340-92300	st 2 gas	334.48							
101-218-92300	maint bldg	52.14							
101-218-92100	maint/veh bldg	118.32							
107-756-92100	occ electric	150.92							
107-756-92300	occ gas	87.86							
107-756-92100	flesher electric	88.14							
107-756-92100	old town hall electric	27.98							
		4,768.58							

VENDOR TOTAL: 4,768.58

GL NUMBER	DESCRIPTION	AMOUNT	Post Date	Invoice	Bank	Invoice Description	Gross Amount	Discount	Net Amount
ce-sl	Consumers Energy		04/27/2016	203139925912	GEN	street lights	80.59		
90047584	Payment Center		04/29/2016		N				
	PO Box 740309		/ /	0.0000	N			0.00	
	Cincinnati OH, 45274-0309		04/29/2016		N				80.59

VENDOR TOTAL: 80.59

BANK CODE: GEN
 Vendor name: Cornerstone Construction Mgmt
 Address: 450 W Centre Ave
 City/State/Zip: Portage MI, 49024
 Vendor Code: 90047585
 Ref #: 90047585
 Post Date: 04/27/2016
 Invoice: 04292016
 Bank: GEN
 Hold: N
 Sep CK: N
 1099: N
 Invoice Description: refund connection fee
 Gross Amount: 2,050.00
 Discount: 0.00
 Net Amount: 2,050.00

GL NUMBER	DESCRIPTION	AMOUNT
491-000-68100	Curb Box Fees	2,050.00
Paid		
VENDOR TOTAL:		2,050.00

daves	DESCRIPTION	AMOUNT
90047586	Daves Security Corp 8135 Cox's Drive Suite 214 Portage MI, 49002	275.00
Paid		
VENDOR TOTAL:		275.00

bushouse	DESCRIPTION	AMOUNT
90047580	David Bushouse PO Box 84 Oshtemo MI, 49077	1,703.82
Paid		
VENDOR TOTAL:		1,703.82

dell	DESCRIPTION	AMOUNT
90047587	Dell Marketing PO Box 643561 Pittsburgh PA, 15264-3561	4,037.16
Paid		
VENDOR TOTAL:		4,037.16

GL NUMBER	DESCRIPTION	AMOUNT
101-201-93300	COMPUTERS	4,037.16
Paid		
VENDOR TOTAL:		4,037.16

BANK CODE: GEN
 Vendor name: Dr. Hook Inc
 Address: 4504 Stadium Drive
 City/State/Zip: Kalamazoo MI, 49008
 Vendor Code: 90047588
 Ref #: 90047588
 Post Date: 04/27/2016
 CK Run Date: 04/29/2016
 Disc. Date: / /
 Due Date: 04/29/2016
 Invoice: 30911
 PO: 000008371
 Disc. %: 0.0000
 Bank: GEN
 Hold: N
 Sep CK: N
 1099: N
 Invoice Description: FRONT CUBICLE OSHTEMO AND KABA SIGNS
 Gross Amount: 64.00
 Discount: 0.00
 Net Amount: 64.00

Paid

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-249-72800	FRONT CUBICLE OSHTEMO AND KABA SIGNS	64.00	64.00
VENDOR TOTAL:		64.00	

Paid

GL NUMBER	DESCRIPTION	GEN	AMOUNT	AMT RELIEVED
90047589	Emergency Vehicle Products	GEN	521 WINDSHIELD REPLACEMENT	1,271.23
	2975 Interstate Pkwy	N		0.00
	Kalamazoo MI, 49048-9600	N		1,271.23
VENDOR TOTAL:				1,271.23

Paid

GL NUMBER	DESCRIPTION	GEN	AMOUNT	AMT RELIEVED
90047591	Emergency Vehicle Products	GEN	532 FRONT BRAKES	3,902.72
	2975 Interstate Pkwy	N		0.00
	Kalamazoo MI, 49048-9600	N		3,902.72
VENDOR TOTAL:				3,902.72

Paid

GL NUMBER	DESCRIPTION	GEN	AMOUNT	AMT RELIEVED
90047590	Emergency Vehicle Products	GEN	532 HEAD GASKET	3,832.90
	2975 Interstate Pkwy	N		0.00
	Kalamazoo MI, 49048-9600	N		3,832.90
VENDOR TOTAL:				3,832.90

Paid

GL NUMBER	DESCRIPTION	GEN	AMOUNT	AMT RELIEVED
90047590	Emergency Vehicle Products	GEN	532 HEAD GASKET	3,832.90
	2975 Interstate Pkwy	N		0.00
	Kalamazoo MI, 49048-9600	N		3,832.90
VENDOR TOTAL:				3,832.90

Paid

GL NUMBER	DESCRIPTION	GEN	AMOUNT	AMT RELIEVED
90047590	Emergency Vehicle Products	GEN	532 HEAD GASKET	3,832.90
	2975 Interstate Pkwy	N		0.00
	Kalamazoo MI, 49048-9600	N		3,832.90
VENDOR TOTAL:				3,832.90

Paid

GL NUMBER	DESCRIPTION	GEN	AMOUNT	AMT RELIEVED
90047590	Emergency Vehicle Products	GEN	532 HEAD GASKET	3,832.90
	2975 Interstate Pkwy	N		0.00
	Kalamazoo MI, 49048-9600	N		3,832.90
VENDOR TOTAL:				3,832.90

Paid

GL NUMBER	DESCRIPTION	GEN	AMOUNT	AMT RELIEVED
90047590	Emergency Vehicle Products	GEN	532 HEAD GASKET	3,832.90
	2975 Interstate Pkwy	N		0.00
	Kalamazoo MI, 49048-9600	N		3,832.90
VENDOR TOTAL:				3,832.90

Vendor name: Fish Window Cleaning
 Address: PO Box 111, Oshtemo MI, 49077
 City/State/Zip: / /

Vendor Code	Ref #	Post Date	Invoice	Bank	Invoice Description	Gross Amount
90047592		04/27/2016	961940	GEN	VOTING EQUIPMENT ANNUAL MAINT CONTRACT	1,076.40
		04/29/2016	000008362	N		1,076.40
		/ /	0.0000	N		0.00
		04/29/2016		N		1,076.40
Paid						

GL NUMBER: 101-191-97000
 101-191-97000
 101-191-97000

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-191-97000	M100 TABULATORS	792.00	792.00
101-191-97000	ADA AUTOMARK DEVICES	284.40	284.40
Paid		1,076.40	
VENDOR TOTAL:			1,076.40

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-218-93100	PERIODICAL WINDOW CLEANING	550.00	550.00
107-756-93100	PERIODICAL WINDOW CLEANING	175.00	175.00
206-340-93100	PERIODICAL WINDOW CLEANING	290.00	290.00
Paid		1,015.00	
VENDOR TOTAL:			1,015.00

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-218-93100	PERIODICAL WINDOW CLEANING	550.00	550.00
107-756-93100	PERIODICAL WINDOW CLEANING	175.00	175.00
206-340-93100	PERIODICAL WINDOW CLEANING	290.00	290.00
Paid		1,015.00	
VENDOR TOTAL:			1,015.00

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-218-93100	PERIODICAL WINDOW CLEANING	550.00	550.00
107-756-93100	PERIODICAL WINDOW CLEANING	175.00	175.00
206-340-93100	PERIODICAL WINDOW CLEANING	290.00	290.00
Paid		1,015.00	
VENDOR TOTAL:			1,015.00

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-218-93100	PERIODICAL WINDOW CLEANING	550.00	550.00
107-756-93100	PERIODICAL WINDOW CLEANING	175.00	175.00
206-340-93100	PERIODICAL WINDOW CLEANING	290.00	290.00
Paid		1,015.00	
VENDOR TOTAL:			1,015.00

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-218-93100	PERIODICAL WINDOW CLEANING	550.00	550.00
107-756-93100	PERIODICAL WINDOW CLEANING	175.00	175.00
206-340-93100	PERIODICAL WINDOW CLEANING	290.00	290.00
Paid		1,015.00	
VENDOR TOTAL:			1,015.00

BANK CODE: GEN

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

Kansas	Kansas City Life Co	04/27/2016	1208488	GEN	ltd & std	582.88
90047600		04/29/2016		N		
	PO Box 8858	/ /	0.0000	N		0.00
	Carol Stream IL, 60197-8858	04/29/2016		N		582.88

Paid

GL NUMBER	DESCRIPTION	AMOUNT
101-234-71600	Disability Insurance	429.77
206-336-71600	Health & Life Insurance	153.11
		<u>582.88</u>

VENDOR TOTAL: 582.88

Vendor name: Menards
 Address: 6800 West Main Street
 City/State/Zip: Kalamazoo MI, 49009

Post Date: 04/27/2016
 CK Run Date: 04/29/2016
 Disc. Date: / /
 Due Date: 04/29/2016

Invoice: 04132016
 PO: 000008375
 Disc. %: 0.0000

Bank: GEN
 Hold: N
 Sep CK: N
 1099: N

Vendor Code	Ref #	DESCRIPTION	AMOUNT	AMT RELIEVED	Invoice Description	Gross Amount	Discount	Net Amount
menards	90047605	D BATTERIES	29.97	29.97	WIPES AND BATTERIES	43.44	0.00	43.44
		WIPES AND D BATTERIES	13.47	13.47		0.00	0.00	43.44
Paid			43.44	43.44				

Vendor Code	Ref #	DESCRIPTION	AMOUNT	AMT RELIEVED	Invoice Description	Gross Amount	Discount	Net Amount
menards	90047603	PROPANE	35.52	35.52	PROPANE TANK EXCHANGE FOR FIRE DEPARTME	35.52	0.00	35.52
Paid			35.52	35.52				

Vendor Code	Ref #	DESCRIPTION	AMOUNT	AMT RELIEVED	Invoice Description	Gross Amount	Discount	Net Amount
menards	90047601	SUPPLIES FOR NEW FIRE DEPARTMENT	34.67	34.67	SUPPLIES FOR NEW FIRE DEPARTMENT WORKOU	34.67	0.00	34.67
Paid			34.67	34.67				

Vendor Code	Ref #	DESCRIPTION	AMOUNT	AMT RELIEVED	Invoice Description	Gross Amount	Discount	Net Amount
menards	90047602	FLOORING SUPPLIES FOR NEW FIRE DEPARTME	47.97	47.97	FLOORING SUPPLIES FOR NEW FIRE DEPARTME	47.97	0.00	47.97
Paid			47.97	47.97				

Vendor Code	Ref #	DESCRIPTION	AMOUNT	AMT RELIEVED	Invoice Description	Gross Amount	Discount	Net Amount
menards	90047604	SAFETY VESTS	39.88	39.88	SAFETY VESTS	39.88	0.00	39.88
Paid			39.88	39.88				

Vendor Code Vendor name Vendor Address City/State/zip Post Date Invoice Bank Hold Sep CK Invoice Description Gross Amount
 Ref # Address City/State/zip CK Run Date PO Disc. % Disc. Date Due Date 1099 Net Amount

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-218-76000	SAFETY VESTS	13.96	13.96
107-756-76000	SAFETY VESTS	21.93	21.93
206-340-93100	SAFETY VESTS	3.99	3.99
		39.88	

VENDOR TOTAL: 201.48

mer	DESCRIPTION	QVF VOTER ID CARDS	AMOUNT	AMT RELIEVED
90047606	Michigan Election Resources 1616 Construction Drive Kalamazoo MI, 49048	35768 000008357 0.0000	244.73	244.73

Paid 244.73

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-191-72800	QVF VOTER ID CARDS 2500	244.73	244.73

VENDOR TOTAL: 244.73

mta	DESCRIPTION	MTA PUBLICATIONS	AMOUNT	AMT RELIEVED
90047629	Michigan Townships Assoc PO Box 80078 Lansing MI, 48908-0078	269050 000008355 0.0000	215.00	215.00

Paid 215.00

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-249-95800	TOWNSHIP ESSENTIALS PACKAGE	215.00	215.00

VENDOR TOTAL: 215.00

kg	DESCRIPTION	legal notices	AMOUNT	AMT RELIEVED
90047599	MLive Media Group Dept 77571 PO Box 77000 Detroit MI, 48277-0571	03312016 0.0000	4,913.09	4,913.09

Paid 4,913.09

GL NUMBER	DESCRIPTION	AMOUNT
101-249-90300	Legal Notices	1,035.09
101-805-90300	Legal Notices	3,752.86
101-209-90300	Legal Notices	125.14
		4,913.09

BANK CODE: GEN

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

VENDOR TOTAL: 4,913.09

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		
office	Office Depot	04/27/2016	826848714002	GEN	ERASER REFILLS	1.39
90047625	Dept .69-00827020	04/29/2016	000008370	N		
	PO Box 183174	/ /	0.0000	N		0.00
	Columbus OH, 43218	04/29/2016		N		1.39
Paid						
GL NUMBER	DESCRIPTION				AMOUNT	AMT RELIEVED
101-249-72800	ERASER REFILLS				1.39	1.39
office	Office Depot	04/27/2016	829630860	GEN	FD COPY PAPER, POCKET LETTER SZ 3.5 EXP	96.59
90047626	Dept .69-00827020	04/29/2016	000008254	N		
	PO Box 183174	/ /	0.0000	N		0.00
	Columbus OH, 43218	04/29/2016		N		96.59
Paid						
GL NUMBER	DESCRIPTION				AMOUNT	AMT RELIEVED
206-340-72800	COPY PAPER				53.99	53.99
101-249-72800	POCKET LETTER SZ 3.5 EXP. FOLDERS 10				42.60	42.60
					<u>96.59</u>	
office	Office Depot	04/27/2016	829630861	GEN	RED PENCIL LEAD	1.29
90047616	Dept .69-00827020	04/29/2016	000008270	N		
	PO Box 183174	/ /	0.0000	N		0.00
	Columbus OH, 43218	04/29/2016		N		1.29
Paid						
GL NUMBER	DESCRIPTION				AMOUNT	AMT RELIEVED
101-249-72800	RED PENCIL LEAD				1.29	1.29
office	Office Depot	04/27/2016	829634868	GEN	I" BINDERS BOR - 8	48.72
90047624	Dept .69-00827020	04/29/2016	000008260	N		
	PO Box 183174	/ /	0.0000	N		0.00
	Columbus OH, 43218	04/29/2016		N		48.72
Paid						
GL NUMBER	DESCRIPTION				AMOUNT	AMT RELIEVED
101-209-72800	I" BINDERS BOR - 8				48.72	48.72
office	Office Depot	04/27/2016	829806260	GEN		

BANK CODE: GEN
 Vendor name: Dept .69-00827020
 Address: PO Box 183174
 City/State/Zip: Columbus OH, 43218

Vendor Code: 90047623
 Ref #: 90047617
 Post Date: 04/29/2016
 CK Run Date: / /
 Disc. Date: 04/29/2016
 Disc. %: 0.0000
 Due Date: 04/29/2016

Paid
 DESCRIPTION
 BINDER CLIPS
 1/3 CUT LTR HNG'G FILES
 3X3 POST IT POP UPS
 BROWN EXP'G LTR FILES
 LGL BRN ENVELOPES

AMOUNT AMT RELIEVED
 24.57 24.57
 16.19 16.19
 20.29 20.29
 39.99 39.99
 19.09 19.09
 120.13

office
 90047617
 Office Depot
 Dept .69-00827020
 PO Box 183174
 Columbus OH, 43218

Paid
 DESCRIPTION
 PENTEL ERASER REFILL

AMOUNT AMT RELIEVED
 1.33 1.33

office
 90047622
 Office Depot
 Dept .69-00827020
 PO Box 183174
 Columbus OH, 43218

Paid
 DESCRIPTION
 "REVISED" STAMPS 2

AMOUNT AMT RELIEVED
 23.98 23.98

office
 90047621
 Office Depot
 Dept .69-00827020
 PO Box 183174
 Columbus OH, 43218

Paid
 DESCRIPTION
 COPY PAPER 2 CASES

AMOUNT AMT RELIEVED
 59.98 59.98

Gross Amount
 Discount
 Net Amount

BANK CODE: GEN
 Vendor name: Dept .69-00827020
 Address: PO Box 183174
 City/State/Zip: Columbus OH, 43218

Vendor Code	Post Date	Invoice	Bank	Invoice Description	Gross Amount
90047615	04/29/2016	000008309	N		99.96
	/ /	0.0000	N		0.00
	04/29/2016		N		99.96

Paid

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-249-72800	COPY PAPER	49.98	49.98
206-340-72800	COPY PAPER	49.98	49.98
		<u>99.96</u>	

VENDOR TOTAL: 660.69

MISC	DESCRIPTION	GEN	refund rental fee due to cancellation
90047581	Peter Cake	N	50.00
	5234 Green Meadow	Y	0.00
	Kalamazoo MI, 49009	N	50.00

Paid

GL NUMBER	DESCRIPTION	AMOUNT
107-751-47500	Rental Fee - Flesher Pavilion	50.00

VENDOR TOTAL: 50.00

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
	City/State/zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		
pncbank	PNC Bank	04/28/2016	03212016	GEN	conf expense - julie	
90047645	PO Box 856177	04/29/2016		N		125.00
	Louisville KY, 40285	/ /	0.0000	N		0.00
		04/29/2016		N		125.00
Paid						
GL NUMBER	DESCRIPTION	AMOUNT				
101-805-95800	Education/Dues - planning	125.00				
pncbank	PNC Bank	04/28/2016	04062016	GEN	conf expense	
90047643	PO Box 856177	04/29/2016		N		400.00
	Louisville KY, 40285	/ /	0.0000	N		0.00
		04/29/2016		N		400.00
Paid						
GL NUMBER	DESCRIPTION	AMOUNT				
101-249-95800	Education/Dues - general	400.00				
pncbank	PNC Bank	04/28/2016	04112016	GEN	conf expenses	
90047641	PO Box 856177	04/29/2016		N		40.13
	Louisville KY, 40285	/ /	0.0000	N		0.00
		04/29/2016		N		40.13
Paid						
GL NUMBER	DESCRIPTION	AMOUNT				
101-805-95800	Education/Dues - planning	40.13				
pncbank	PNC Bank	04/28/2016	04122016	GEN	cibf exo - wiley	
90047644	PO Box 856177	04/29/2016		N		29.34
	Louisville KY, 40285	/ /	0.0000	N		0.00
		04/29/2016		N		29.34
Paid						
GL NUMBER	DESCRIPTION	AMOUNT				
206-336-95900	Continuing Education - fire department	29.34				
pncbank	PNC Bank	04/28/2016	04172016	GEN	conf expenses / chip	
90047642	PO Box 856177	04/29/2016		N		94.26
	Louisville KY, 40285	/ /	0.0000	N		0.00
		04/29/2016		N		94.26
Paid						
GL NUMBER	DESCRIPTION	AMOUNT				
206-336-95900	Continuing Education - fire department	94.26				

BANK CODE: GEN
 Vendor name PNC Bank
 Address PO Box 856177
 City/State/Zip Louisville KY, 40285
 Vendor Code PNC Bank
 Ref # 90047638
 Post Date 04/28/2016
 CK Run Date 04/29/2016
 Disc. Date / /
 Due Date 04/29/2016
 Invoice 1000 bulbs
 Hold Sep CK 1099
 Invoice Description PHOTO CELLS
 Gross Amount 72.33
 Discount 0.00
 Net Amount 72.33

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-218-76000	PHOTO CELLS	39.78	39.78
107-756-76000	PHOTO CELLS	10.85	10.85
206-340-93100	PHOTO CELLS	21.70	21.70
		<u>72.33</u>	<u>72.33</u>

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
206-340-72800	FUEL	10.00	10.00

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
206-340-76600	STREAMLIGHT 85177 CR123A LITHIUM BATTER	37.32	37.32
206-340-76600	SHIPPING AND HANDLING	8.23	8.23
		<u>45.55</u>	

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-249-96300	PRINT & BIND 45 COPIES OF REPLY TO METC	286.20	286.20
		<u>286.20</u>	

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-249-96300	PRINT & BIND 45 COPIES OF REPLY TO METC	286.20	286.20
		<u>286.20</u>	

BANK CODE: GEN
 Vendor name: PNC Bank
 Address: PO Box 856177
 City/State/Zip: Louisville KY, 40285
 Post Date: 04/29/2016
 CK Run Date: / /
 Disc. Date: / /
 Due Date: 04/29/2016
 Invoice: 000008364
 PO: 0.0000
 Disc. %:
 Sep CK: 1099
 Hold:
 Bank Hold:
 Invoice Description:
 Gross Amount: 259.89
 Discount: 0.00
 Net Amount: 259.89

90047640
 Paid
 GL NUMBER: 101-249-96300
 DESCRIPTION: PRINT/BIND OUR SUPR CT REPLY BRIEF MPSC
 AMOUNT: 259.89
 AMT RELIEVED: 259.89

pncbank: 90047639
 Vendor name: PNC Bank
 Address: PO Box 856177
 City/State/Zip: Louisville KY, 40285
 Post Date: 04/28/2016
 CK Run Date: 04/29/2016
 Disc. Date: / /
 Due Date: 04/29/2016
 Invoice: robs tires
 PO: 000008258
 Disc. %: 0.0000
 Sep CK:
 Hold:
 Bank Hold:
 Invoice Description: FRONT END ALIGNMENT AT ROB'S AUTO CARE
 Gross Amount: 49.95
 Discount: 0.00
 Net Amount: 49.95

90047631
 Paid
 GL NUMBER: 101-249-75100
 DESCRIPTION: FRONT END ALIGN
 AMOUNT: 49.95
 AMT RELIEVED: 49.95

pncbank: 90047631
 Vendor name: PNC Bank
 Address: PO Box 856177
 City/State/Zip: Louisville KY, 40285
 Post Date: 04/28/2016
 CK Run Date: 04/29/2016
 Disc. Date: / /
 Due Date: 04/29/2016
 Invoice: terra bound solut
 PO: 000008294
 Disc. %: 0.0000
 Sep CK:
 Hold:
 Bank Hold:
 Invoice Description: WASTE RECEIPTICLES
 Gross Amount: 218.00
 Discount: 0.00
 Net Amount: 218.00

90047633
 Paid
 GL NUMBER: 107-756-76000
 DESCRIPTION: DOGI WASTE RECEIPTICLES
 AMOUNT: 218.00
 AMT RELIEVED: 218.00

pncbank: 90047633
 Vendor name: PNC Bank
 Address: PO Box 856177
 City/State/Zip: Louisville KY, 40285
 Post Date: 04/28/2016
 CK Run Date: 04/29/2016
 Disc. Date: / /
 Due Date: 04/29/2016
 Invoice: the ups store
 PO: 000008363
 Disc. %: 0.0000
 Sep CK:
 Hold:
 Bank Hold:
 Invoice Description: MAIL TO SUPREME COURT OUR REPLY BRIEF T
 Gross Amount: 62.62
 Discount: 0.00
 Net Amount: 62.62

90047634
 Paid
 GL NUMBER: 101-249-96300
 DESCRIPTION: MAIL TO SUPR CT OUR REPLY BRIEF TO MPSC
 AMOUNT: 62.62
 AMT RELIEVED: 62.62

pncbank: 90047634
 Vendor name: PNC Bank
 Address: PO Box 856177
 City/State/Zip: Louisville KY, 40285
 Post Date: 04/28/2016
 CK Run Date: 04/29/2016
 Disc. Date: / /
 Due Date: 04/29/2016
 Invoice: touch of modern
 PO: 000008310
 Disc. %: 0.0000
 Sep CK:
 Hold:
 Bank Hold:
 Invoice Description: EXERCISE EQUIPMENT
 Gross Amount: 244.98
 Discount: 0.00
 Net Amount: 244.98

206-340-75700
 Paid
 GL NUMBER: 206-340-75700
 DESCRIPTION: PERFORMANCE SET (MEDIUM AND LARGE) SHIPPING
 AMOUNT: 219.98
 AMT RELIEVED: 219.98
 25.00
 244.98

BANK CODE: GEN
 Vendor name: PNC Bank
 Address: PO Box 856177
 City/State/Zip: Louisville KY, 40285
 Vendor Code: 90047635
 Ref #: 90047635
 Post Date: 04/28/2016
 CK Run Date: 04/29/2016
 Disc. Date: / /
 Due Date: 04/29/2016
 Invoice: uline
 PO: 000008286
 Disc. %: 0.0000
 Bank: GEN
 Hold: N
 Sep CK: N
 1099: N
 Invoice Description: CLOCK AND DOGI BAGS
 Gross Amount: 250.35
 Discount: 0.00
 Net Amount: 250.35

244.98

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-218-76000	CLOCK	17.00	17.00
107-756-76600	DOGI BAGS	216.00	216.00
107-756-76600	SHIPPING	17.35	17.35
		<u>250.35</u>	

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
101-209-80700	OVERNIGHT MAIL OF 2 COSTCO MOTS TO TRIBU	23.66	23.66
		<u>23.66</u>	

VENDOR TOTAL: 2,212.26

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
249-371-97600	FURNITURE RELOCATION PARTS/LABOR	2,116.96	2,116.96
		<u>2,116.96</u>	

VENDOR TOTAL: 2,116.96

Vendor name: Sherwin Williams
 Address: 5601 W Main Street
 City/State/Zip: Kalamazoo MI, 49009

Vendor Code: 90047610
 Ref #: 90047610

Post Date: 04/27/2016
 CK Run Date: 04/29/2016
 Disc. Date: / /
 Due Date: 04/29/2016

Invoice: 0756-1
 PO: 000008316
 Disc. %: 0.0000

Bank: GEN
 Hold: N
 Sep CK: N
 1099: N

Invoice Description: PAINT AND SUPPLIES

AMOUNT: 73.69
 AMT RELIEVED: 73.69

Gross Amount: 73.69
 Discount: 0.00
 Net Amount: 73.69

VENDOR TOTAL: 73.69

GL NUMBER: 107-756-76000
 DESCRIPTION: PAINT AND SUPPLIES FOR OCC

slp Steensma Lawn & Power
 7561 Stadium Drive
 Kalamazoo MI, 49009

04/27/2016 4610,3237,2475,20 GEN TRIMMER TUNE UP AND REPAIR PARTS
 04/29/2016 000008374 N 146.45
 / / 0.0000 N 0.00
 04/29/2016 N 146.45

Paid

GL NUMBER: 206-340-93100
 DESCRIPTION: PLUS AND PARTS INV 332004
 PLUS AND PARTS INV 332004
 PLUS AND PARTS INV 332004
 EXCHANGE WRONG PLUGS INV 332475
 EXCHANGE WRONG PLUGS INV 332475
 EXCHANGE WRONG PLUGS INV 332475
 THROTTLE CABLES INV 333237
 THROTTLE CABLES INV 333237
 THROTTLE CABLES INV 333237
 FUEL CONNECTOR INV 334610
 FUEL CONNECTOR INV 334610
 FUEL CONNECTOR INV 334610

AMOUNT: 34.19
 AMT RELIEVED: 34.19
 53.73
 53.73
 9.77
 9.77
 0.14
 0.14
 0.21
 0.21
 0.04
 0.04
 14.76
 14.76
 23.22
 23.22
 4.22
 4.22
 2.16
 2.16
 3.39
 3.39
 0.62
 0.62

146.45

VENDOR TOTAL: 146.45

tf Task Force 1 Inc
 302 7th Street
 Vandling PA, 18421

04/27/2016 1969 GEN BASEMENT FIRE TRAINING
 04/29/2016 000008380 N 250.00
 / / 0.0000 N 0.00
 04/29/2016 N 250.00

Paid

GL NUMBER: 206-340-70700
 DESCRIPTION: BASEMENT FIRE TRAINING

AMOUNT: 250.00
 AMT RELIEVED: 250.00

Gross Amount: 250.00
 Discount: 0.00
 Net Amount: 250.00

VENDOR TOTAL: 250.00

BANK CODE: GEN
 Vendor name Post Date Invoice Bank Invoice Description Gross Amount
 Address CK Run Date PO Hold Discount
 City/State/Zip Disc. Date Disc. % Sep CK Net Amount
 Due Date 1099

VR	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
90047611	Vacation Restorations	04/27/2016	609703	GEN	573 TOP DEPOSIT	250.00
	53889 54th Street	04/29/2016	000008379	N		350.00
	Lawrence MI, 49064	/ /	0.0000	N		0.00
		04/29/2016		N		350.00

Paid
 GL NUMBER DESCRIPTION AMOUNT AMT RELIEVED
 206-340-86700 573 TOP DEPOSIT 350.00 350.00

VW	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
90047613	Verizon Wireless	04/27/2016	9763537878	GEN	fd vehicle computers	304.08
	PO Box 15062	04/29/2016		N		0.00
	Albany NY, 12212-5062	/ /	0.0000	N		304.08
		04/29/2016		N		

Paid
 GL NUMBER DESCRIPTION AMOUNT
 206-340-85300 FD Vehicle Computer Connections 304.08

VW	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
90047612	Verizon Wireless	04/27/2016	9763676151	GEN	fd cell phones	151.83
	PO Box 15062	04/29/2016		N		0.00
	Albany NY, 12212-5062	/ /	0.0000	N		151.83
		04/29/2016		N		

Paid
 GL NUMBER DESCRIPTION AMOUNT
 206-340-85300 FD Cell phones 151.83

viridis	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
90047628	Viridis Design Group	04/28/2016	1424-13	GEN	DRAKE ROAD FROM STADIUM TO W MAIN, NON-	2,179.17
	313 N. Burdick Street	04/29/2016	000006507	N		0.00
	Kalamazoo MI, 49009	/ /	0.0000	N		2,179.17
		04/29/2016		N		

Paid
 GL NUMBER DESCRIPTION AMOUNT AMT RELIEVED
 101-249-97600.WMSTDM PHASE 1B FIN DESIGN & CONST, STDM-DRIFTW 2,179.17 2,179.17

VENDOR TOTAL:						455.91
VENDOR TOTAL:						2,179.17

BANK CODE: GEN
 Vendor name: Wolverine Coach Company
 Address: 56100 S Main Street
 City/State/Zip: Mattawan MI, 49071

Vendor Code	Ref #	Post Date	Invoice	Bank	Invoice Description	Gross Amount
90047614		04/27/2016	1016492	GEN	NEW 502 FIBERGLASS CAP	1,305.00
		04/29/2016	000008356	N		0.00
		/ /	0.0000	N		1,305.00
		04/29/2016		N		

Paid

GL NUMBER	DESCRIPTION	AMOUNT	AMT RELIEVED
206-340-86700	NEW 502 FIBERGLASS CAP	1,305.00	1,305.00
	VENDOR TOTAL:		1,305.00
	TOTAL - ALL VENDORS:		43,532.89

Memo



To: Oshtemo Charter Township Board
From: Julie Johnston, AICP
Date: May 5, 2016
Mtg. Date: May 10, 2016
Subject: Brownfield Plan for 2425 South 11th Street

OBJECTIVE

Kalamazoo West Professional Center, LLC is requesting Township Board approval of the Brownfield Plan for 2425 South 11th Street, which will allow tax capture to assist with the reimbursement of development costs.

BACKGROUND

The owners of 2425 South 11th Street, Kalamazoo West Professional Center, LLC approached the Township in the fall of 2015 with a proposal to redevelop the Pine West Banquet Hall. Their request included the option of declaring the site a brownfield, allowing them to access the tax increment financing options available through the Brownfield Redevelopment Act, Act No. 381 of the Michigan Public Acts of 1996, as amended.

In order to utilize the Act, the property had to be declared a "brownfield." Due to the age and inadequacies of the building, the Oshtemo Township Assessor, following the requirements of the Act, was able to declare the building "functionally obsolete." This allowed the building to be categorized as a brownfield. A functionally obsolete building is defined as:

The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

The Act allows local units of government to facilitate the revitalization of specifically designated distressed properties, permitting the use of tax increment financing for redevelopment. In the case of 2425 South 11th Street, the increase in taxes generated by

the redevelopment of the property will be used to reimburse the property owner's construction activities deemed eligible under the Act.

The Plan anticipates that the investment in the property will occur in 2016 and the tax capture will begin in 2017. The tax capture will be for a total of 20 years; 15 to reimburse the property owner for eligible expenses and five to the County Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund. Per the financial tables provided in the Plan, Oshtemo Township would contribute approximately \$6,347 in taxes over the 20 year period.

The property owners intend to redevelop the existing building into the Kalamazoo West Professional Center, which will contain four units for office space, including the headquarters of Kalamazoo Mortgage and Kalamazoo Insurance Agency. The remaining two units of the building are already under lease by proposed tenants including a financial advisory firm and a residential inspection company. The redevelopment of this site allows for the retention of 32 existing jobs within Oshtemo Township and the creation of an estimated 10 to 20 full time equivalent jobs in the next three years. The total investment expected in the project is \$1.8 million, including land purchase costs.

The project includes the complete demolition of the interior of the building, addressing structural integrity concerns, in order to create the four separate office suites. The building demolition will include removal of interior walls, removal of obsolete electrical and lighting systems, and other interior removals. Façade improvement will also be completed to enhance the exterior of the building.

INFORMATION PROVIDED

Brownfield Plan
Resolution

STATEMENT OF WHAT YOU ARE ASKING BOARD TO APPROVE

Township staff recommends a motion of approval from the Township Board for the Kalamazoo West Professional Center Brownfield Plan for 2425 South 11th Street, as presented in the attached Resolution.

CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN

**RESOLUTION IN SUPPORT OF A BROWNFIELD PLAN PURSUANT TO AND
IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

May 10, 2016

WHEREAS, the Township Board of Oshtemo, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Kalamazoo County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the Oshtemo Township Board, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the Township, relating to the redevelopment of the commercial property located at 2425 South 11th Street, Oshtemo Township, Michigan, (the "Site"), as more particularly described and shown in Figures 1 & 2 and Attachment "A" contained within the attached Plan; and

WHEREAS, the Township Board of Oshtemo Township have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 13(13) of the Act; and

WHEREAS, as a result of its review of the Plan, the Oshtemo Township Board concurs with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Township Board of Oshtemo, by the Act, the Plan is hereby supported in the form attached to this Resolution.

2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

A motion was made by _____, seconded by _____, to adopt the foregoing Resolution.

Upon a roll call vote, the following voted "Aye":

The following voted "Nay":

The following "Abstained":

The Supervisor declared that the Resolution has been adopted.

DEBORAH L. EVERETT, Clerk
Oshtemo Charter Township

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of an Excerpt of the Minutes of a regular meeting of the Oshtemo Charter Township Board, held on May 10, 2016, at which meeting _____ members were present and voted upon the same as indicated in said Minutes; that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

DEBORAH L. EVERETT, Township Clerk



**KALAMAZOO COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**KALAMAZOO WEST PROFESSIONAL CENTER, LLC
2425 S. 11TH STREET
OSHTEMO TOWNSHIP, MICHIGAN**

APRIL 22, 2016

Approved by Kalamazoo County BRA: **April 28, 2016**

Approved by Oshtemo Township: **May 10, 2016**

Approved by Kalamazoo County Board of Commissioners: **June 7, 2016**

Prepared with the assistance of:

**ENVIROLOGIC TECHNOLOGIES, INC.
2960 Interstate Parkway
Kalamazoo, Michigan 49048
(800) 272-7802**

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ATTACHMENTS

- ATTACHMENT A: *Figure 1: Location Map*
Figure 2: Eligible Property Site Plan
- ATTACHMENT B: *Affidavit Regarding Functional Obsolescence*
- ATTACHMENT C: *Notice of Public Hearing*
- ATTACHMENT D: *Notice to Taxing Jurisdictions*
- ATTACHMENT E: *Resolution Supporting a Brownfield Plan – Oshtemo Township*
Resolution Approving a Brownfield Plan – Kalamazoo County

**BROWNFIELD PLAN
KALAMAZOO WEST PROFESSIONAL CENTER, LLC
2425 S. 11TH STREET
OSHTEMO TOWNSHIP, MICHIGAN**

I. GENERAL DEFINITIONS AS USED IN THIS PLAN

The definitions in this plan are as defined in 1996 PA 381 Sec. 2

II. ELIGIBLE PROPERTIES

Introduction and Purpose

The purpose of this plan, to be implemented by the Authority, is to satisfy the requirements for a Brownfield Plan as specified in Act 381 of the Public Acts of the State of Michigan of 1996, as amended, MCL 125.2651 et. seq., which is known as the "Brownfield Redevelopment Financing Act." Terms used in this document are as defined in Act 381.

The focus of this Brownfield Plan is to support the renovation of a functionally obsolete building located at 2425 S. 11th Street in Oshtemo Township, Kalamazoo County, Michigan. A neighboring business (Kalamazoo West Professional Center, LLC) has acquired the site and intends to renovate the existing building into the Kalamazoo West Professional Center, a 4-unit retail commercial space including the headquarters of Kalamazoo Mortgage and Kalamazoo Insurance Agency. The remaining two units of the building are already under lease by proposed tenants including a financial advisory firm and a residential inspection company. The redevelopment of this property supports a business expansion by Kalamazoo Mortgage Company, Kalamazoo Insurance Agency, and the additional tenants and restores the utility of the structure.

The redevelopment of this site allows for the retention of 32 existing jobs within Oshtemo Township and the creation of an estimated 10-20 full time equivalent jobs in the next three years. Total investment expected in the project is \$1.8 Million including land purchase costs.

Due to the age and inadequacies of the building, it has been declared functionally obsolete by the Oshtemo Township Assessor.

The following provides a summary of the redevelopment project and the Brownfield Plan:

Brownfield Project Summary - Kalamazoo West Professional Center, LLC - 2425 S. 11th St., Oshtemo Township	
Project Investment - Kalamazoo West Professional Center, LLC	\$ 1,800,000.00
Number of Jobs Retained in Oshtemo Township	32
Number of New Jobs Created in Oshtemo Township	10-20 over three years
Brownfield Redevelopment Eligible Costs - Kalamazoo West Professional Center, LLC	\$ 175,145.00
Actual Projected Reimbursement to Kalamazoo West Professional Center, LLC	\$ 90,577.24
Brownfield Redevelopment Eligible Costs - Kalamazoo County Brownfield Redevelopment Authority	\$ 9,000.00
Tax Increment Revenue Capture into Local Site Remediation Revolving Loan Fund (LSRRF)	\$ 33,192.41
Total Tax Increment Revenue Tax Capture Over Life of Brownfield Plan	\$ 132,769.65
Term of Brownfield Plan	20 Years (2017-2036)
Continued Tax Capture to All Taxing Jurisdictions During 20 Year Term of Brownfield Plan From Initial Taxable Value	\$ 195,440.39
Taxing Jurisdictions Excluded From Tax Increment Revenue Capture in Brownfield Plan (i.e. Excluded From Tax Capture)	Special Assessment or Debt Millages: School Debt - 6.95000 KRESA = 0.3650 mills allocated for debt service County Juvenile Home - 0.233900 Fire = 2.50000 Police 2004 = 2.50000 Lights = 0.30000 School Millages SET - 6.00000 School Operating - 18.00000
Increased Tax Revenue to Excluded Taxing Jurisdictions During 20 Year Term of Brownfield Plan From Future Taxable Value	\$ 237,382.60

Eligible Property Information

The property is made up of a single parcel of land occupying approximately 2.15 acres commonly identified as 2425 S. 11th Street, Oshtemo Township, Kalamazoo County, Michigan. The tax identification number and legal description, obtained from the Oshtemo Township Assessor's Office, are presented below:

Parcel ID # 05-25-405-012

SEC 25-2-12 BEG IN E&W1/4 LI 243 FT E OF C1/4 POST TH N 89DEG15MIN30SC E THEREON 242.93 FT TH S 48DEG47MIN02SC E 204.58 FT TH S 57DEG30MIN08SC W 472.02 FT TH N 00DEG11MIN56SC E 385.25 FT TO BEG.

The site is developed with a single story approximately 9,100 square foot commercial building resting on a concrete slab on grade. The building is surrounded by asphalt covered drives/parking areas with landscaped lawn space present along the parcel boundaries. Maps showing the

property location and boundaries and property details are included as Figure 1 and Figure 2 in Attachment A.

Proposed Redevelopment

Kalamazoo West Professional Center, LLC has acquired the site and intends to renovate the existing building into the Kalamazoo West Professional Center. The proposed redevelopment will require the complete demolition of the building interior, including addressing structural integrity concerns, in order to create 4 separate commercial suites within the building. One suite will be the headquarters of Kalamazoo Mortgage while a second suite will house the Kalamazoo Insurance Agency. The remaining two suites of the building are already under lease by proposed tenants including a financial advisory firm and a residential inspection company.

The building demolition will include removal of interior walls, removal of obsolete electrical and lighting systems, and other interior removals.

Total investment expected in the project is \$1.8 Million including land purchase costs.

Brownfield Conditions

The building was constructed between 1975-1976 as a restaurant and subsequently utilized for a catering business. The Oshtemo Township Assessor, a Level 3 Assessor, inspected the property and identified the site as functionally obsolete as that term is defined under MCL 125.265(r), indicating the following:

The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

An Affidavit detailing the declaration of functional obsolescence, completed by Oshtemo Township Assessor Ms. Kristine Biddle on November 12, 2015, is presented as Attachment B.

A Phase I Environmental Site Assessment (ASTM E1527-13) was prepared for the property acquisition on November 2, 2015 and the results of the assessment did not identify any Recognized Environmental Conditions.

The Plan

(a) A description of the costs of the plan intended to be paid for with tax increment revenues (Section 13(1)(a))

Michigan Department of Environmental Quality (MDEQ) eligible activities

A Phase I Environmental Site Assessment compliant with the ASTM E1527-13 standard and the standards for All Appropriate Inquiry has been completed. The cost for the Phase I ESA is \$2,300.

This environmental cost is eligible for reimbursement using local tax increment revenues.

Michigan Strategic Fund eligible activities

Non-environmental activities that are eligible for reimbursement with tax increment revenues consist of interior building demolition. Based upon the functionally obsolete state of the building as a former restaurant and catering business it is necessary to demolish the entire interior of the structure, including addressing structural integrity concerns, in order to complete the renovations necessary to create an acceptable 4-unit commercial space capable of housing Kalamazoo Mortgage Company, Kalamazoo Insurance Agency, and two additional commercial tenants. Building demolition costs have been estimated by a contractor to be approximately \$150,000 inclusive of soft costs such as engineering, architectural, and project management.

Contingencies allowed in the Act of up to 15% on all eligible costs are also an eligible expense.

This Brownfield Plan anticipates the capture of real and personal property taxes from local taxes only. No capture of school tax increment revenues is proposed in this Brownfield Plan.

Authority Expenses

Eligible and actual costs incurred by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) are also included in the Plan as an eligible expense. Such expenses include preparation of this Brownfield Plan (\$4,000) and will include costs of public notifications, legal, and other costs to administer the Plan estimated at \$1,000 annually for five years for a cost of \$5,000. These will be reimbursed with local tax increment revenues only.

(b) A brief summary of the eligible activities that are proposed for each eligible property (Section 13(1)(b))

MDEQ Environmental

Eligible environmental activities include BEA activities – specifically, the preparation of the November 1, 2015 Phase I ESA (ASTM E 1527-13) prepared in support of acquisition of the site. No Recognized Environmental Conditions were identified in the Phase I ESA.

MSF Non-Environmental

The eligible non-environmental activities at the site include Building Demolition. *Building demolition* includes but is not necessarily limited to a pre-demolition audit or survey; deconstruction or select demolition of building elements (products or materials) to be reused or recycled; and proper disposal of non-reusable or non-recyclable building elements.

Professional fees directly related to building demolition such as architectural, engineering, design, legal, or other professional services are also eligible activities.

As allowed by 1996 PA 381, a 15% contingency has been included in this Plan as an eligible expense.

Refer to Table 1 for a summarization of eligible activities expected to be incurred in the redevelopment.

(c) An estimate of the captured taxable value and tax increment revenues for each year of the plan from each parcel of eligible property. (Section 13(1)(c))

The Initial Taxable Value for this Plan shall be the taxable value of the eligible property established at the time this Brownfield Plan is adopted (i.e., the 2016 Taxable Value). The property has a 2016 taxable value of \$171,600. The improvements are expected to add approximately \$325,000 in improved taxable value (i.e., \$496,600 taxable value in 2017).

Refer to Tables 2, 3, and 4 for further detail of the tax increment revenues projected in each year of the Brownfield Plan.

(d) The method by which the costs of the plan will be financed, including a description of any advances made or anticipated to be made for the costs of the plan from the municipality. (Section 13(1)(d))

The costs of this Plan are to be borne by the Kalamazoo County Brownfield Redevelopment Authority (KCBRA). At this time, no advances are being made by the municipality to the developer.

(e) The maximum amount of note or bonded indebtedness to be incurred, if any. (Section 13(1)(e))

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) has no plans to incur indebtedness at this time, though such plans could be made in the future, if appropriate to support development of this site.

(f) The duration of the Brownfield Plan, which shall not exceed the lesser of the period authorized under subsections (4) and (5) or 30 years. (Section 13(1)(f))

This Plan anticipates that the investment in the property will occur in 2016. This investment will result in a newly established taxable value beginning in 2017 and this Plan anticipates that 2017 would be the year in which tax capture is initiated. The initial taxable value will be the value of the property established for the 2016 tax year. This Plan is designed to capture 15 years of tax increment revenues to be used to reimburse the eligible activities and an additional 5 years of tax increment revenues captured for placement in the County Brownfield Redevelopment Authority's Local Site Remediation Revolving Fund (LSRRF).

TABLE 1

Table 1

Summary of Eligible Costs

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, Michigan 49009

Eligible Activities	Cost
<u>MDEQ Environmental Activities (Kalamazoo West Professional Center, LLC)</u>	
<u>BEA Activities</u>	
Phase I ESA	\$ 2,300.00
<u>Total - MDEQ Environmental Activities</u>	<u>\$ 2,300.00</u>
CONTINGENCY (15%)	\$ 345.00
<u>TOTAL - MDEQ Environmental Activities with Contingency (Kalamazoo West Professional Center, LLC)</u>	<u>\$ 2,645.00</u>
<u>MSF Non-Environmental Activities (Kalamazoo West Professional Center, LLC)</u>	
<u>Building Demolition</u>	
Demolition of Existing Structure (Interior Demolition)	\$ 150,000.00
<u>Total - MSF Non-Environmental Activities</u>	<u>\$ 150,000.00</u>
CONTINGENCY (15%)	\$ 22,500.00
<u>TOTAL - MSF Non-Environmental Activities with Contingency (Kalamazoo West Professional Center, LLC)</u>	<u>\$ 172,500.00</u>
Brownfield Plan (KCBRA)	\$ 4,000.00
KCBRA Administrative/Operating Costs (estimated)	\$ 5,000.00
<u>SUMMARY OF ELIGIBLE COSTS AND REIMBURSEMENT LIMITS</u>	
TOTAL KCBRA ADMINISTRATIVE/OPERATING COSTS	\$ 5,000.00
TOTAL REIMBURSEMENT TO KCBRA	\$ 4,000.00
TOTAL KALAMAZOO WEST PROFESSIONAL CENTER, LLC ELIGIBLE COSTS	\$ 172,500.00
TOTAL REIMBURSEMENT TO KALAMAZOO WEST PROFESSIONAL CENTER, LLC (15 YEARS)	\$ 90,577.24
TOTAL TO LOCAL SITE REMEDIATION REVOLVING FUND (LSRRF)	\$ 33,192.41
TOTAL REIMBURSEMENT NEEDED FROM CAPTURED TAX INCREMENT	\$ 132,769.65

TABLE 2

Table 2

Estimate of Total Captured Incremental Taxes

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, MI 49009

Year	Annual Available Millage	Initial Taxable Value (Real Property)	Tax Revenues from Initial Taxable Value	Estimated Future Taxable Value	Tax Revenues from Estimated Future Taxable Value	Incremental Tax Revenues	Available for Capture
2017	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2018	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2019	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2020	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2021	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2022	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2023	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2024	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2025	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2026	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2027	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2028	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2029	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2030	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2031	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2032	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2033	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2034	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2035	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
2036	20.4261	\$ 171,600.00	\$ 3,505.12	\$ 496,600.00	\$ 10,143.60	\$ 6,638.48	\$ 6,638.48
Total			\$ 70,102.38		\$ 202,872.03		\$ 132,769.65

- (g) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is located. (Section 13(1)(g))**

Refer to Tables 2, 3, and 4 for details.

- (h) A legal description of each parcel of eligible property to which the plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property and a statement of whether personal property is included as part of the eligible property. (Section 13(1)(h))**

Maps showing the location and dimensions of the property are included as Figure 1 and Figure 2 in Attachment A.

Parcel ID # 05-25-405-012

SEC 25-2-12 BEG IN E&W1/4 LI 243 FT E OF C1/4 POST TH N 89DEG15MIN30SC E THEREON 242.93 FT TH S 48DEG47MIN02SC E 204.58 FT TH S 57DEG30MIN08SC W 472.02 FT TH N 00DEG11MIN56SC E 385.25 FT TO BEG.

The Oshtemo Township Assessor, a Level 3 Assessor, has inspected the property and determined that the property meets the definition of functionally obsolete. A copy of the Affidavit demonstrating functional obsolescence is presented as Attachment B.

- (i) Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. (Section 13(1)(i))**

No persons reside on the eligible property to which the plan applies.

- (j) A plan for establishing priority for the relocation of persons displaced by implementation of the plan. (Section 13(1)(j))**

Not applicable.

- (k) Provision for the costs of relocating persons displaced by implementation of the plan. (Section 13(1)(k))**

Not applicable.

- (l) A strategy for compliance with 1972 PA 227, MCL 213.321 to 213.332. (Section 13(1)(l))**

Not applicable.

(m) A description of proposed use of the local site remediation revolving fund. (Section 13(1)(m))

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) does plan to capture tax increment for five full years into the Local Site Remediation Revolving Fund (LSRRF).

(n) Other material that the authority or governing body considers pertinent. (Section 13(1)(n))

Not applicable.

H:\Projects\Projects_K\Kalamazoo County\Brownfield Redevelopment Authority\Kalamazoo Mortgage Company\Kzoo Mortgage BF Plan.docx

TABLE 3

Table 3

Estimate of Annual Captured Incremental Taxes for Each Affected Taxing Jurisdiction

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, MI 49009

Taxing Jurisdiction	WINTER										Summer
	KRESA-1SD	KVCC	Library - Kalamazoo	County Public Safety	County Transit	County Housing Fund	Oshtemo Twp.	County Operating	Total		
Initial Taxable Value	\$ 171,600.00	\$ 482.80	\$ 679.24	\$ 248.67	\$ 68.64	\$ 17.16	\$ 167.57	\$ 804.31	\$ 20,426.10		
Future Taxable Value - 2017	\$ 496,600.00	\$ 1,397.18	\$ 1,965.69	\$ 719.62	\$ 198.64	\$ 49.66	\$ 484.93	\$ 2,327.61	\$ 3,505.12		
Captured Taxable Value - 2017	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 10,143.60		
Captured Taxable Value - 2018	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2019	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2020	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2021	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2022	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2023	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2024	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2025	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2026	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2027	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2028	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2029	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2030	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2031	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2032	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2033	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2034	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2035	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		
Captured Taxable Value - 2036	\$ 325,000.00	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48		

Excluded Millages:

- Special Assessment or Debt Millages As Identified by Oshtemo Township Assessor:
- School Debt - 6.95000
- KRESA = 6.4066 - 0.3650 mills allocated for debt service = 6.0416
- County Juvenile Home - 0.233900
- Fire = 2.50000
- Police 2004 = 2.5000
- Lights = 0.30000
- School Millages
- SET - 6.00000
- School Operating - 18.00000

TABLE 4

Table 4

Captured Taxable Value and Tax Incremental Revenue by Year and Aggregate for Each Taxing Jurisdiction

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, MI 49009

Year	Captured Taxable Value	KRESA-ISD	KVCC	Library - Kalamazoo	County Public Safety	County Transit	County Housing Fund	Oshtemo Twp.	County Operating	Total
2017	\$ 325,000.00	\$ 1,963.52	\$ 2,813.50	\$ 3,958.90	\$ 1,449.10	\$ 130.00	\$ 32.50	\$ 0.97650	\$ 4,687.11	\$ 20,426.10
2018	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2019	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2020	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2021	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2022	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2023	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2024	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2025	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2026	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2027	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2028	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2029	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2030	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2031	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2032	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2033	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2034	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2035	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
2036	\$ 325,000.00	\$ 1,963.52	\$ 914.39	\$ 1,286.45	\$ 470.96	\$ 130.00	\$ 32.50	\$ 317.36	\$ 1,523.31	\$ 6,638.48
CAPTURED TAXES	\$ 39,270.40	\$ 18,287.75	\$ 25,728.95	\$ 9,419.15	\$ 2,600.00	\$ 650.00	\$ 6,347.25	\$ 30,466.15	\$ 132,769.65	

Excluded Millages:

- Special Assessment or Debt Millages As Identified by Oshtemo Township Assessor:
- School Debt - 6.95000
- KRESA = 6.4066 - 0.3650 mills allocated for debt service = 6.0416
- County Juvenile Home - 0.233900
- Fire = 2.50000
- Police 2004 = 2.5000
- Lights = 0.30000
- School Millages
- SET - 6.00000
- School Operating - 18.00000

TABLE 5

Table 5

Reimbursement Schedule

Kalamazoo West Professional Center, LLC
 2425 S. 11th St.
 Kalamazoo, MI 49009

Local TIR Only

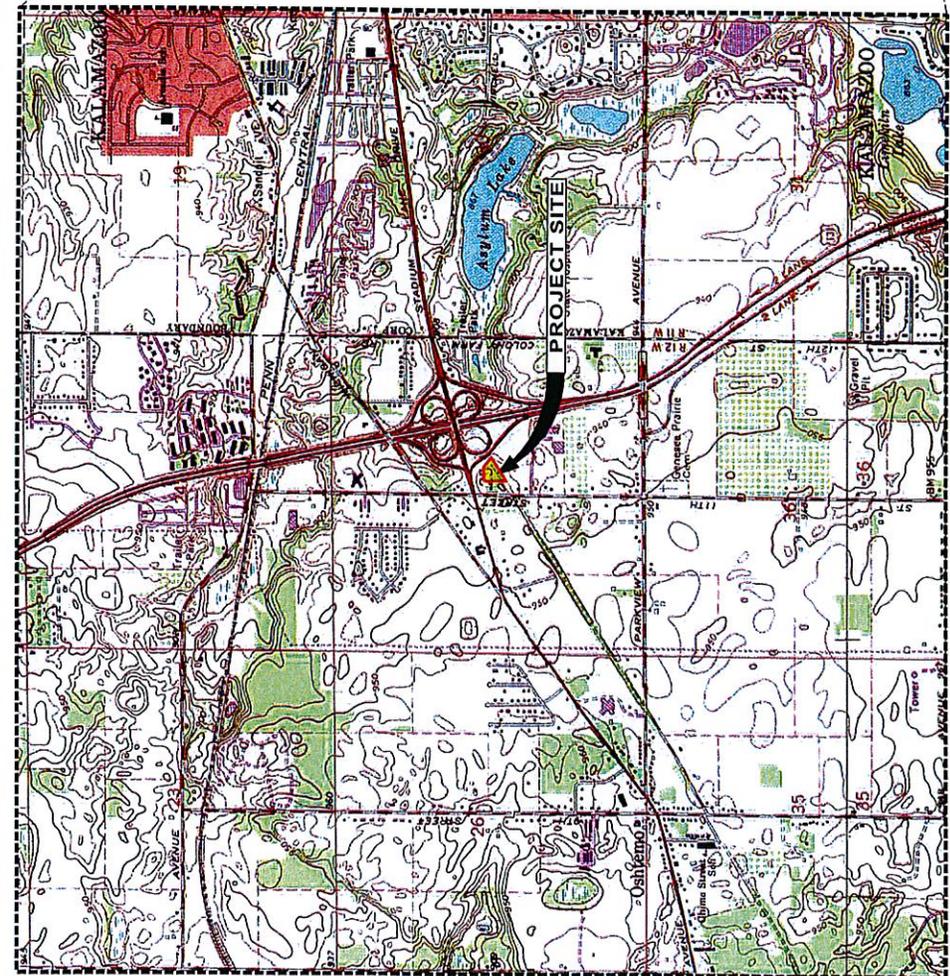
Year	Captured Incremental Taxes	Reimbursement to KCBRA		Reimbursement to No Pine West, LLC						LSRRF Capture
		9,000.00		Total Eligible Costs: \$172,500						
		Annual	Aggregate	Annual	Aggregate	Eligible Principal	Principal Reduction	Principal Reduction		
2017	\$ 6,638.48	\$ 4,000.00	\$ 4,000.00	\$ 2,638.48	\$ 2,638.48	\$ 172,500.00	\$ 169,861.52	\$ 169,861.52		
2018	\$ 6,638.48	\$ 1,000.00	\$ 5,000.00	\$ 5,638.48	\$ 8,276.97	\$ 169,861.52	\$ 164,223.04	\$ 164,223.04		
2019	\$ 6,638.48	\$ 1,000.00	\$ 6,000.00	\$ 5,638.48	\$ 13,915.45	\$ 164,223.04	\$ 158,584.55	\$ 158,584.55		
2020	\$ 6,638.48	\$ 1,000.00	\$ 7,000.00	\$ 5,638.48	\$ 19,553.93	\$ 158,584.55	\$ 152,946.07	\$ 152,946.07		
2021	\$ 6,638.48	\$ 1,000.00	\$ 8,000.00	\$ 5,638.48	\$ 25,192.41	\$ 152,946.07	\$ 147,307.59	\$ 147,307.59		
2022	\$ 6,638.48	\$ 1,000.00	\$ 9,000.00	\$ 5,638.48	\$ 30,830.90	\$ 147,307.59	\$ 141,669.11	\$ 141,669.11		
2023	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 37,469.38	\$ 141,669.11	\$ 135,030.62	\$ 135,030.62		
2024	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 44,107.86	\$ 135,030.62	\$ 128,392.14	\$ 128,392.14		
2025	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 50,746.34	\$ 128,392.14	\$ 121,753.66	\$ 121,753.66		
2026	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 57,384.83	\$ 121,753.66	\$ 115,115.18	\$ 115,115.18		
2027	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 64,023.31	\$ 115,115.18	\$ 108,476.69	\$ 108,476.69		
2028	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 70,661.79	\$ 108,476.69	\$ 101,838.21	\$ 101,838.21		
2029	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 77,300.27	\$ 101,838.21	\$ 95,199.73	\$ 95,199.73		
2030	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 83,938.76	\$ 95,199.73	\$ 88,561.24	\$ 88,561.24		
2031	\$ 6,638.48		\$ 9,000.00	\$ 6,638.48	\$ 90,577.24	\$ 88,561.24	\$ 81,922.76	\$ 81,922.76		
2032	\$ 6,638.48		\$ 9,000.00						\$ 6,638.48	
2033	\$ 6,638.48		\$ 9,000.00						\$ 6,638.48	
2034	\$ 6,638.48		\$ 9,000.00						\$ 6,638.48	
2035	\$ 6,638.48		\$ 9,000.00						\$ 6,638.48	
2036	\$ 6,638.48		\$ 9,000.00						\$ 6,638.48	
Totals	\$ 132,769.65		\$ 9,000.00	\$ 90,577.24					\$ 33,192.41	

**ATTACHMENT A
FIGURES**

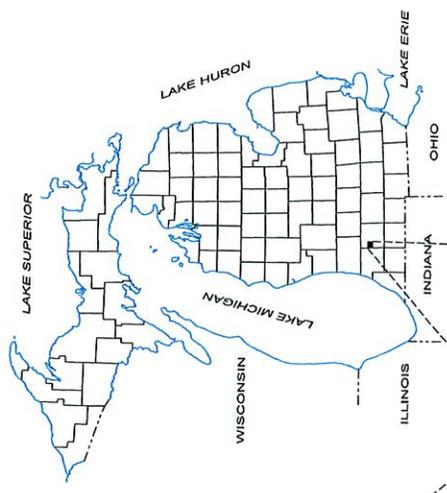
Figure 1: Location Map

Figure 2: Eligible Property Site Plan

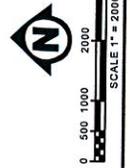




SOURCE: KALAMAZOO SW, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-6500



T 2 S. R. 12 W.
 OTSEGO TOWNSHIP
 KALAMAZOO, MICHIGAN



envirologic
 environmental consulting + services
 3000 KALAMAZOO AVENUE, SUITE 100
 KALAMAZOO, MICHIGAN 49004
 PH: (268) 342-1100 FAX: (268) 342-9945

PINE WEST CATERING
 2425 S. 11th ST.
 KALAMAZOO, MI

LOCATION MAP

PROJECT NO.
 150348

FIGURE NO.

1

ATTACHMENT B

STATEMENT REGARDING FUNCTIONAL OBSOLESCENCE



AFFIDAVIT OF OSHTEMO CHARTER TOWNSHIP ASSESSOR

I, Kristine Biddle, being duly sworn, states that if called upon will testify to the following facts:

1. I am employed by Oshtemo Charter Township as the Township Assessor, and have held that position for approximately one month.
2. I am a certified Michigan Advanced Assessing Officer (3).
3. I am familiar with the property located at 2425 South 11th Street, in the Charter Township of Oshtemo.
4. This affidavit is given in accordance with MCL 125.2663(1)(h) and is made to confirm this property qualifies as "Functionally Obsolete Property" as that term is defined under MCL 125.2652(r). The following facts, without limitation, form the basis for my expert opinion:

The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.



Kristine Biddle, Township Assessor

Subscribed and sworn to before me by Kristine Biddle on November 12, 2015.



Notary Public
Kalamazoo County, Michigan
Acting in Kalamazoo County, Michigan
My commission expires: 03/11/2020

Prepared by:
James W. Porter
Township Attorney
Oshtemo Charter Township
7275 W. Main Street
Kalamazoo, MI 9009
(269) 375-7195

Katherine K. Barnes
Notary Public, State of Michigan
County of Kalamazoo
Commission Expires 3/11/2020

ATTACHMENT C
NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

**THE BROWNFIELD REDEVELOPMENT AUTHORITY
OF KALAMAZOO COUNTY**

**REGARDING INCLUSION INTO A COUNTY'S BROWNFIELD PLAN
OF THE COMMERCIAL PROPERTY SITE
LOCATED AT 2425 S. 11th Street, OSHTEMO TOWNSHP, IN THE
COUNTY OF KALAMAZOO, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE COUNTY OF KALAMAZOO

PLEASE TAKE NOTICE that the County Commissioners of the County of Kalamazoo, Michigan, will hold a Public Hearing on Tuesday, the 7th day of June 2016, at approximately 7p.m., Eastern Daylight time in the Commissioners Chambers within the County Building, 201 West Kalamazoo Avenue, Kalamazoo, Michigan, to receive public comment on a County Brownfield Redevelopment Plan to include therein portions of the commercial property located at 2425 S. 11th Street, Oshtemo Township, Michigan. The following legal parcel is included in the "eligible property":

Parcel ID#
05-25-405-012

The property consists of one parcel of land occupying approximately 2.15 acres, more or less and is commonly described as 2425 S. 11th Street, Oshtemo Township, Michigan.

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at the County Brownfield Redevelopment Authority office, located at 201 West Kalamazoo Avenue, Kalamazoo, Michigan 49007. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from the Brownfield Redevelopment Authority of Kalamazoo County at (269) 384-8112. THIS NOTICE is given by order of the County Board of Commissioners of the County of Kalamazoo, Michigan.

Timothy A. Snow, Clerk
County of Kalamazoo

ATTACHMENT D

NOTICE TO TAXING JURISDICTIONS



NOTICE TO ALL TAXING JURISDICTIONS

The Kalamazoo County Board of Commissioners proposes to approve a Brownfield Plan for the Commercial Property located at 2425 S. 11th Street, Oshtemo Township, Kalamazoo County, Michigan.

The County of Kalamazoo has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act No. 381 Of the Michigan Public Acts of 1996, as amended (the "Act").

The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally distressed (and/or functionally obsolete or blighted) areas. The Authority Board has prepared and approved a Brownfield Plan related to the redevelopment of commercial property located at 2425 S. 11th Street, Oshtemo Township, Kalamazoo County, Michigan. The anticipated future use of the property is commercial. The property has been identified as functionally obsolete by the Oshtemo Township Assessor. This document serves to notify local taxing units of the intent to adopt a Brownfield Plan for the noted property.

The Act permits the use of the tax increment financing in order to provide the Authority with the means of financing the redevelopment projects included in the Brownfield Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of real property located on the "eligible property", which may include certain adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including new construction, rehabilitation, remodeling, alterations, and additions.

The plan will be considered for adoption at the June 7th, 2016 meeting of the Kalamazoo County Board of Commissioners held at 7 pm in the Kalamazoo County Building – 201 West Kalamazoo Avenue, Kalamazoo, Michigan. If you have any questions or comments concerning the Brownfield Redevelopment Authority or adoption of the Plan you may attend the meeting and express those concerns during the public comment period. You may also direct inquiries to Ms. Rachael Grover of the Kalamazoo County Department of Planning and Community Development (269) 384-8112.

Dated: _____, 2016

Mr. Timothy A. Snow
Kalamazoo County Clerk

ATTACHMENT E

**RESOLUTION SUPPORTING A BROWNFIELD PLAN – OSHTEMO TOWNSHIP
RESOLUTION APPROVING A BROWNFIELD PLAN – KALAMAZOO COUNTY**



Memo



To: Oshtemo Charter Township Board
From: Julie Johnston, AICP
Date: May 5, 2016
Mtg. Date: May 10, 2016
Subject: Zoning Ordinance Amendments

OBJECTIVE

The Planning Commission and Township staff recommend amendments to the Township Zoning Ordinance, specifically Sections 62.000: Nonconforming Uses, Structures and Land; 66.201: Schedule of Area, Frontage and/or Width Requirements; and, 68.300: Requirements for Parking Spaces, Parking Lots and Drive Through Windows, for the Township Boards consideration of first reading.

BACKGROUND

Section 62.000: Nonconforming Uses, Structures and Land

The current language of *Section 62: Nonconforming Uses* does not address parcels, lots or building sites that were lawfully recorded but no longer meet our Zoning Ordinance requirements. Instead, these nonconforming lots are regulated by *Section 66.200: Dimensional requirements for parcels, lots and building sites* found in *Section 66.000: Area Requirements*, as follows:

No building permit shall be issued therefore, and no buildings constructed, placed, or moved upon any parcel, lot, or building site less than the area and frontage requirements as specified in this Section; nor where the same would be located upon a parcel, lot, or building site of land with an area of ten acres or less having a depth of greater than four times the width of said parcel, lot or building site.

Often these parcels or lots do not meet the width requirements for frontage on a public right-of-way, making them nonconforming and unbuildable. Many communities provide language within their zoning ordinance to address these types of parcels or lots. In some instances, denying the use of a lawfully recorded property could be considered a "taking." Staff is recommending language be added to this Section to address these types of properties.

In addition, the Section has been reorganized to address more clearly all of the different types of nonconformity: land, uses and structures. The revised language is attached for your consideration.

Schedule of Area, Frontage and/or Width Requirements

The development and approval of the RR: Rural Residential District took place in late 2001 and early 2002. The district was developed in response to a Master Plan update that understood the decline of agricultural needs in the community while still wanting to maintain "rural" character. It also took in to account the areas of the Township where growth and the availability of public infrastructure was most probable. An excerpt from the Planning Commission Public Hearing minutes for the zoning ordinance amendment, which took place on December 6, 2001, reads as follows:

"It was noted that the Agricultural-Rural District is being amended to the Rural Residential District, including an amendment of Statement of Purpose and amendment to some of the permitted and special uses. The District, as amended, would implement the Master Land Use Plan, which envisions a differentiation between residential densities in the western half of the Township versus the eastern half of the Township. The Rural Residential District would facilitate preservation of Oshtemo's rural character by encouraging use of open space community provisions as opposed to the traditional platting process. It was anticipated that 80 percent of the properties now zoned in the AG-Rural zoning district would remain part of the Rural Residential District.

An interesting component of this paragraph includes the encouragement of open space community developments. Section 60.500: Open Space Community of the Special Exception Use ordinances does allow open space development within the RR: Rural Residential District. However, the majority of subdivisions and site condominiums within the RR District are not developed under the open space provisions. From our investigation, there were 13 plats and/or site condominiums approved within the RR District since the inception of the Open Space Community ordinance in 1995. Of these, only four were developed as open space projects.

In addition, the Master Land Use Plan for the Township indicates that the Rural Residential District should be developed at a low density that preserves rural character. The Plan indicates the following:

"The Rural Residential designation includes residential, agricultural, and pre-existing limited commercial land uses. Low density subdivision / neighborhood development is permitted and is encouraged to utilize open space cluster development practices in order to protect and preserve the natural features in this area and the rural character it defines. Other residential use consists of scattered-site development at low density. Units typically are served by private wells and septic systems. (Although public utilities have been extended west into portions of the Rural Residential area, this was done to address environmental concerns and not facilitate development.)"

Desired Future Development Pattern:

- *Low density residential development*
- *Utilization of conservation / open space subdivisions to protect sensitive landscapes*
- *Utilization of programs available – purchase of development rights, transfer of development rights, conservation easements – to protect natural features*

- *Setback from natural features (surface waters, wetlands)*
- *Building pad site selection based on minimal disturbance to natural features*
- *Tree lines and other vegetation along road frontages selectively cleared if at all to minimize impact on rural character along County Roads*
- *Maintenance of existing agricultural and commercial uses with no new agricultural or commercial development"*

The Master Plan very clearly indicates that while public utilities, specifically public water, have been provided in portions of the Rural Residential area (down West Main Street), it was not done to spur development but to resolve a specific environmental problem. But, the Township Zoning Ordinance is contradictory to this statement because density in the RR District depends on whether a site has public water. The current Ordinance language states:

66.201

District	Dimensional Requirements	
RR	Parcels	
	Area Requirements:	1.5 acres
	Minimum Frontage:	200 feet
	Lot, building sites	
	With water:	density of 1.5 dwelling units per acre
	Without water:	density of 1.0 dwelling unit per acre
	Median width:	100 feet

Essentially, if a site has access to public water and the property is either subdivided or a site condominium is developed, a density of 1.5 dwelling units per acre is allowed. As an example, a parcel with a total of 30 acres would be allowed to build 45 units if the site topography allowed. This is a concentration of lots close to what would be allowed in the more dense residential zoning districts. A minimum lot size of 22,000 square feet is allowed in the R-1 through R-5 Districts. The average lot size in the scenario described above is 29,000 square feet.

In an effort to better support the Oshtemo Township Master Land Use Plan and the original intent when the RR: Rural Residential District was first adopted, staff recommends that higher density development must be approved under the Open Space Community Ordinance. The recommended change to Section 66.201 of the Area Requirements is as follows:

66.201

District	Area/Frontage	Dimensional Requirements
RR	Parcels, lots and building sites	
	Area Requirements:	1.5 acres
	Minimum Frontage:	200 feet
	Lots, building sites within an Open Space Community	
	Area Requirements:	Density of 1.0 dwelling unit per acre
	with water:	density of 1.5 dwelling units per acre
	without water:	density of 1.0 dwelling unit per acre
	Minimum Frontage:	400 feet 120 feet

This change would allow subdivisions and site condominiums to develop either as 1.5 acre lots or as an Open Space Community Special Exception Use. Utilizing the same 30 acre hypothetical site, the following development would occur:

- 30 dwelling units allowed
- 40 percent of the 30 acres for open space = 12 acres, 18 acres remaining
- 15 percent of the 18 acres for infrastructure = 3 acres (Staff utilized 15 percent of the site for infrastructure because some elements, like natural swales used for drainage, may be allowed in the acreage set aside as open space.)
- Acreage available for homes = 15 acres
- Average lot size = Approximately 21,780 square feet or half acre lots

Under the recommend changes, the total number of units have been reduced from the maximum allowed number (45 under current regulations) to 30 and 12 acres of land has been saved in its natural setting.

The recommended amendments provide options to a property owner: develop a subdivision or site condominium with 1.5 acre lots or receive greater density on the site by providing 40 percent open space. The trade-off for the higher density is that 40 percent of the site must remain in its natural setting in perpetuity.

Requirements for Parking Spaces, Parking Lots and Drive Through Windows

The current Off-Street Parking Ordinance does not address the number of stacking spaces a drive through window should provide. With the number of facilities the Township has recently reviewed requesting drive through facilities, Planning staff feels that some regulatory control over drive through lanes should be considered. The suggested amendment is below:

68.300 - Requirements for parking spaces, and parking lots and drive-through windows.

Requirements for all parking spaces and parking lots (except those for single- and two-family dwellings, for mobile homes or single- or two-family dwellings in a mobile home subdivision, or for farms) and drive-through windows shall be as follows:

- G. Drive through windows. A minimum of five 10 foot by 20 foot stacking spaces, measured from the serving window, for food service establishments and a minimum of three 10 foot by 20 foot stacking spaces for all other drive-through establishments for vehicles awaiting service shall be on-site and designed and located so as not to block or impede pedestrian and/or vehicle circulation on the site or on any adjacent sidewalk or street. Stacking spaces shall not be considered parking spaces.

The Planning Commission forwarded a recommendation of approval of these amendments at their April 28, 2016 meeting.

INFORMATION PROVIDED

Planning Commission Minutes
Proposed Ordinance

STATEMENT OF WHAT YOU ARE ASKING BOARD TO APPROVE

The Planning Commission and Township staff recommend a motion of approval from the Township Board for the amendments requested to Sections 62.000: Nonconforming Uses, Structures and Land; 66.201: Schedule of Area, Frontage and/or Width Requirements; and, 68.300: Requirements for Parking Spaces, Parking Lots and Drive Through Windows, as presented in the attached Ordinance.

DRAFT

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

MINUTES OF A MEETING HELD APRIL 28, 2016

Agenda

PUBLIC HEARING: STEP 1 SITE CONDOMINIUM REVIEW (MYSTIC HEIGHTS)
PLANNING COMMISSION CONSIDERATION OF AN APPLICATION FROM SCOTT CARLSON, ON BEHALF OF VAN KAL PARTNERSHIP, LLC, FOR A SITE CONDOMINIUM, UNDER STEP 1 TENTATIVE PLAN APPROVAL FOR A 40-UNIT RESIDENTIAL SITE CONDOMINIUM DEVELOPMENT NAMED MYSTIC HEIGHTS. THE SUBJECT PROPERTY IS LOCATED AT 3839 SOUTH VAN KAL AVENUE IN THE RR: RURAL RESIDENTIAL DISTRICT. (PARCEL # 3905-31-155-030)

PUBLIC HEARING: NON-CONFORMING USES, STRUCTURES AND LAND
PLANNING COMMISSION REVIEW OF PROPOSED AMENDMENTS TO CHAPTER 62 OF THE TOWNSHIP ZONING ORDINANCE REGARDING THE REGULATION OF NON-CONFORMING USES, STRUCTURES AND LAND.

PUBLIC HEARING: DRIVE-THROUGH STACKING SPACES
PLANNING COMMISSION REVIEW OF PROPOSED AMENDMENTS TO CHAPTER 68 OF THE TOWNSHIP ZONING ORDINANCE REGARDING OFF-STREET PARKING OF MOTOR VEHICLES, SPECIFICALLY SECTION 68.300, PARAGRAPH G, CONCERNING DRIVE-THROUGH STACKING SPACES.

PUBLIC HEARING: AREA REQUIREMENTS
PLANNING COMMISSION REVIEW OF PROPOSED AMENDMENTS TO CHAPTER 66 OF THE TOWNSHIP ZONING ORDINANCE REGARDING AREA REQUIREMENTS, DWELLING STANDARDS, AND RESIDENTIAL OCCUPANCY, SPECIFICALLY SECTION 66.201: DIMENSIONAL REQUIREMENTS FOR PARCELS, LOTS AND BUILDINGS SITES IN THE RR: RURAL RESIDENTIAL DISTRICT.

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, April 28, 2016, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Millard Loy, Chair

Fred Antosz
Kimberly Avery
Wiley Boulding Sr.
Dusty Farmer
Mary Smith
MEMBER ABSENT: Pam Jackson

Also present were Julie Johnston, Planning Director, James Porter, Attorney, and Martha Coash, Meeting Transcriptionist. Approximately 40 other persons were in attendance.

Call to Order and Pledge of Allegiance

The meeting was called to order by Chairperson Loy at approximately 7:00 p.m., and the "Pledge of Allegiance" was recited.

Agenda

Chairperson Loy asked if there were any additions, deletions or corrections to the Agenda. Hearing none, he asked for a motion for approval.

Mr. Antosz made a motion to approve the agenda as presented. Ms. Smith supported the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

Chairperson Loy asked if anyone from the audience cared to comment on non-agenda items. Hearing no one, he moved to the next item on the agenda.

Approval of the Minutes of April 14, 2016

The Chairperson asked if there were any additions, deletions or corrections to the minutes of April 14, 2016.

Hearing none, Chairperson Loy asked for a motion to approve the minutes as presented.

Mr. Antosz made a motion to approve the minutes of April 14, 2016. Ms. Smith supported the motion. The motion was approved unanimously.

PUBLIC HEARING: NON-CONFORMING USES, STRUCTURES AND LAND
PLANNING COMMISSION TO REVIEW PROPOSED AMENDMENTS TO CHAPTER 62
OF THE TOWNSHIP ZONING ORDINANCE REGARDING THE REGULATION OF
NON-CONFORMING USES, STRUCTURES AND LAND.

Chairperson Loy moved to the next item on the agenda and asked Ms. Johnston to review the proposed amendments to Chapter 62 of the Township Zoning Ordinance regarding the regulation of non-conforming uses, structures and land for the Board.

Ms. Johnston noted the Planning Commission reviewed the proposed amendments at previous meetings.

She said currently, *Section 62: Nonconforming Uses* does not address parcels or lots that were lawfully recorded but no longer meet out Zoning Ordinance requirements. Instead, these nonconforming lots are regulated by *Section 66.200: Dimensional requirements for parcels, lots and building sites* found in *Section 66.000: Area Requirements*.

Often these parcels or lots do not meet the width requirements for frontage on a public right-of-way, making them nonconforming and unbuildable. Many communities provide language within their zoning ordinance to address these types of parcels or lots. In some instances, denying the use of a lawfully recorded property could be considered a "taking." Staff recommended language be added to this Section to address these types of properties.

In addition, she said, the Section has been reorganized to address more clearly all of the different types of nonconformity: land, uses and structures. She recommended the Commission recommend approval to the Township Board of the proposed amendment to Chapter 62 of the Township Ordinance concerning regulation of Non-Conforming Uses, Structures and Land.

Chairperson Loy asked if there were any comments from the public. Hearing none, he moved to Board Deliberations. Hearing no comments from Commissioners, the Chair asked for a motion.

Mr. Antosz made a motion to recommend approval to the Township Board of the amendments to Chapter 62 of the Township Ordinance regarding the regulation of non-conforming uses, structures and land as proposed. Ms. Smith supported the motion. The motion was approved unanimously.

PUBLIC HEARING: DRIVE-THROUGH STACKING SPACES
PLANNING COMMISSION REVIEW OF PROPOSED AMENDMENTS TO CHAPTER 68
OF THE TOWNSHIP ZONING ORDINANCE REGARDING OFF-STREET PARKING OF

MOTOR VEHICLES, SPECIFICALLY SECTION 68.300, PARAGRAPH G CONCERNING DRIVE-THROUGH STACKING SPACES.

Chairperson Loy moved to the next item on the agenda and asked Ms. Johnston to review the proposed amendments to Chapter 68 of the Township Zoning Ordinance.

Ms. Johnston said the current Off-Street Parking Ordinance does not address the number of stacking spaces a drive through window should provide. Given the number of facilities recently reviewed requesting drive through facilities, Planning Staff felt some regulatory control over drive-through lanes should be considered.

She said at the March 24 meeting, the suggested amendment was presented to require five stacking spaces for each drive through window, each space measuring 10 feet by 20 feet. During discussion, a suggestion was made to delineate between restaurants and all other establishments that might utilize a drive through lane. The requested change was made to include a minimum of five 10 foot by 20 foot stacking spaces, measured from the serving window for food establishments and a minimum of three 10 foot by 20 foot stacking spaces for all other drive through establishments.

Ms. Johnston requested the Commission recommend approval to the Township Board of the proposed amendment to Chapter 68 of the Township Zoning Ordinance regarding off-street parking, specifically Section 68.300, paragraph G, concerning drive-through stacking spaces.

Chairperson Loy asked if there were any comments from the public. Hearing none, he moved to Board Deliberations.

Ms. Smith asked Ms. Johnston to clarify from where the stacking spaces at drive-through windows are measured.

Ms. Johnston said they are measured back from the food service window and can typically hold seven cars.

Chairperson Loy felt that would help relieve the pressure. Hearing no further comments from Commissioners, the Chair asked for a motion.

Ms. Smith made a motion to recommend approval to the Township Board of the proposed amendments to Chapter 68 of the Township Ordinance regarding off-street parking of motor vehicles, specifically section 68.300, Paragraph G concerning drive-through stacking spaces. Ms. Avery supported the motion. The motion was approved unanimously.

**PUBLIC HEARING: AREA REQUIREMENTS
PLANNING COMMISSION TO REVIEW PROPOSED AMENDMENTS TO CHAPTER 66
OF THE TOWNSHIP ZONING ORDINANCE REGARDING AREA REQUIREMENTS,**

DWELLING STANDARDS, AND RESIDENTIAL OCCUPANCY, SPECIFICALLY SECTION 66.201: DIMENSIONAL REQUIREMENTS FOR PARCELS, LOTS AND BUILDINGS SITES IN THE RR: RURAL RESIDENTIAL DISTRICT.

Chairperson Loy moved to the next item on the agenda and asked Ms. Johnston to review the proposed amendments to Chapter 66 of the Township Zoning Ordinance.

Ms. Johnston said the Plan very clearly indicates that while public utilities, specifically public water, have been provided in portions of the Rural Residential area down West Main Street, it was not done to spur development but to resolve a specific environmental problem. But the Township Zoning Ordinance is contradictory to this statement because density in the RR District depends on whether a site has public water.

The current Ordinance language essentially states that if your site has public water and you either subdivide or develop a site condominium, a density of 1.5 dwelling units per acre is allowed. As an example, a parcel with a total of 30 acres would be allowed to build 45 units if the site topography allowed. This calculation is based on gross acreage for the site.

Ms. Johnston said in an effort to better support the Oshtemo Township Master Land Use Plan and the original intent when the RR: Rural Residential District was first adopted, Staff recommended the area requirements be amended to require any density higher than 1.5 acre lots be required to develop under the open Space Community Special Exception Use.

She noted the Planning Commission will have an opportunity to make any final changes to the requested amendments at the public hearing and requested the amendment be forwarded to the Township Board with a recommendation of approval.

Chairperson Loy asked if there were questions for Ms. Johnston.

Ms. Smith thought there should be different standards for the east vs. west side of the Township to acknowledge the different rural residential density on the west side. She wondered if it could be by street delineation or tied to the presence of a sewer system.

Ms. Johnston said something could be included as part of the Master Plan update in the next 12 months. This issue can be a focus of the update. She said it might be necessary to create a RR1 and RR2, depending on lot and parcel sizes, character of area and septic/city water.

Attorney Porter agreed with Ms. Johnston that the issue needs to be looked at as a community and urged a careful look at what other communities do. He felt the Township is moving in the right direction – this change in the Ordinance helps in the

interim while we do an investigation. This can be one of the main topics in the Master Plan update.

Ms. Smith asked how we can assure our Ordinances keep up with the Master Plan since they are the law that must be followed and wondered if this change will be in effect temporarily.

Ms. Johnston said we have to make sure any Ordinance that needs to be changed so that the Master Plan translates to code is done – we have to rely on code. This change will allow development but in a way that is sensitive.

Ms. Smith wondered if RR1 and RR2 should be done first.

Ms. Johnston said we need to investigate and be very thoughtful – we cannot be too onerous in regulations in order to avoid lawsuits. More than density and number of units is involved.

Ms. Smith asked if the Ordinance could be changed after Phase 1 of a project.

Attorney Porter said if a total development of four phases was approved it would lock in to current law. If the phases were approved separately, then it would depend on what Ordinance requirements were in effect at the time of approval of each phase, although there may be established rights with continued development.

Ms. Avery wondered about higher density if a well is present.

Ms. Johnston said cautiousness would be needed assigning density and infrastructure. A future land use plan would need to work well with the code.

Attorney Porter agreed and said whatever is developed would need to be affordable and dependable.

Chairperson Loy asked for public comment.

Mr. Chad Houston, 1814 Van Kal, said it was unfortunate others in the audience did not stay since this item directly impacts the previous topic. He wagered if the residents in the western third of the Township were polled, most would be in favor of a larger minimum lot size. He liked the idea of two RR districts as you travel east to west in the Township and thought utility availability as a criterion made sense. He would like to see a better grasp in the Ordinance of what a “natural feature” is. Rather than saving trees in isolation he would like more focus on terms such as “Forest Community” or “Oak Savannah” or “Beech Natural Forest.”

Hearing no further public or Board comments, Chairperson Loy asked for a motion.

Mr. Antosz made a motion to recommend approval to the Township Board of the proposed amendments to Chapter 66 of the Township Ordinance regarding area requirements, dwelling standards, and residential occupancy, specifically Section 66.201, dimensional requirements for parcels, lots and building sites in the RR: Rural Residential District. Mr. Boulding, Sr. supported the motion. The motion was approved unanimously.

ADJOURNMENT

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Loy adjourned the Planning Commission meeting at approximately 9:46 p.m.

Minutes prepared:
April 30, 2016

Minutes approved:
_____, 2016

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

RECOMMENDATION OF THE OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION RESULTING FROM A PUBLIC HEARING
CONDUCTED APRIL 28, 2016.

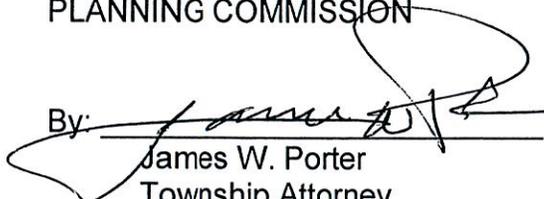
The Oshtemo Charter Township Planning Commission hereby recommends
APPROVAL of the following amendments to Section 62.000, Non-Conforming Uses,
Structures and Land, Subsection 62.150 Intent:

(See Attachment)

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

Date: April 28, 2016

By: _____


James W. Porter
Township Attorney

Final Action by Oshtemo Charter Township Board

_____ APPROVED _____

_____ DENIED _____

_____ REFERRED BACK TO PLANNING COMMISSION

62.000 NON-CONFORMING USES, STRUCTURES AND LAND

62.150 Intent.

Upon the adoption of this Ordinance or subsequent amendments, there may exist lots, buildings, structures and uses of land which were lawful prior to the enactment of this Ordinance, but which are not in conformance with the provisions of this Ordinance, or amendment thereto. It is the intent of this Ordinance to permit such nonconformities to remain until they are discontinued or removed, but not to encourage their survival or, where discontinuance or removal is not feasible, to gradually upgrade such nonconformities to conforming status. Because nonconforming lots, structures and uses, so long as they exist, prevent the full realization of the goals and objectives of the Township Master Plan, the spirit of this Section is to reduce, rather than increase, such nonconformances.

The following regulations shall control lawful non-conforming uses in existence at the time of passage of this Ordinance.

62.151 Nonconforming parcels, lots or building sites.
In any zoning district, notwithstanding limitations imposed by other provisions of this Ordinance, where a nonconforming lot, parcel or building site of record, lawful at the time of its creation, fails to meet the requirements for minimum area, minimum width, minimum frontage or exceeds the allowable depth to width ratio of 4 to 1, such lot, parcel or building site may be used for the permitted uses of the zoning district, provided that all other applicable minimum requirements are met.

62.152 Nonconforming uses of land or structure.
The use of any land or structure, existing and lawful at the time the use commenced, may be continued, even though such use does not conform to the provisions of this Ordinance, or amendment hereto, subject to the following provisions:

1. No nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land or structure.
2. No nonconforming use shall be moved in whole or in part to any other portion of the land or structure occupied by such use.

3. If any nonconforming use of land or structure ceases for any reason for a period of more than 12 months, any subsequent use of such land or structure shall conform to the requirements of this Ordinance.
4. If a nonconforming use of land or structure is changed to a permitted or more restrictive use in the district in which it is located, it shall not revert or be changed back to a nonconforming less restrictive use.

62.153

Nonconforming structures.

Structures which are existing and lawful at the time of construction may be continued, even though such structures do not conform to the provisions of this Ordinance, or amendment thereto, subject to the following provisions:

1. No nonconforming structure may be enlarged or altered in a way which increases its nonconformity.
2. If any nonconforming structure is damaged, by any means or in any manner, to the extent that the cost of reconstruction or restoration exceeds one-half the value of such structure prior to the damaging occurrence, as determined by the most recent assessment of the market value of the structure, exclusive of the market value of land, such reconstruction or restoration shall only be permitted in conformity with the provisions of this Ordinance.
3. If any nonconforming structure is damaged, by any means or in any manner, to the extent that the cost of reconstruction or restoration is equal to or less than one-half the value of such structure prior to the damaging occurrence, as determined by the most recent assessment of the market value of the structure, exclusive of the market value of land, such reconstruction or restoration shall be permitted, provided a building permit for such reconstruction or restoration is issued within one year of the occurrence of such damage.

4. If a nonconforming structure is altered or modified so as to eliminate, remove or lessen any or all of its nonconforming characteristics, then such nonconforming characteristics shall not be later reestablished or increased.

62.154 Single-family and two-family dwellings.

Notwithstanding the foregoing, a single-family or two-family dwelling located in a zoning district, which does not permit the same, may be altered, expanded and/or rebuilt. In addition, one accessory building not exceeding 600 square feet in area may be erected for a nonconforming single-family or two-family dwelling lacking an existing accessory building.

62.155 Change of tenancy or ownership

There may be a change of tenancy, ownership, or management of any existing nonconforming uses of land, structures, and premises provided there is no change in the nature or character of such nonconforming uses except in conformity with the provisions of this Ordinance.

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

**RECOMMENDATION OF THE OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION RESULTING FROM A PUBLIC HEARING
CONDUCTED APRIL 28, 2016.**

The Oshtemo Charter Township Planning Commission hereby recommends APPROVAL of the following amendments to Section 66.000, Area Requirements, Dwelling Standards and Residential Occupancy, Subsection 66.200 Dimensional Requirements for Parcels, Lots and Building Sites, Subsection 66.201 Schedule of Area, Frontage and/or Width Requirements for the "RR" Rural Residential District:

66.201 SCHEDULE OF AREA, FRONTAGE, AND/OR WIDTH REQUIREMENTS

District	Area/Frontage	Dimensional Requirements
RR	Parcels, lots and building sites	
	Area Requirements:	1.5 acres
	Minimum Frontage:	200 feet
	Lot, building sites within an Open Space Community:	
	Area Requirements:	Density of 1.0 dwelling unit per acre
	Minimum Frontage:	120 feet

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

Date: April 28, 2016

By: _____

James W. Porter
Township Attorney

Final Action by Oshtemo Charter Township Board

_____ APPROVED _____

_____ DENIED _____

_____ REFERRED BACK TO PLANNING COMMISSION

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

RECOMMENDATION OF THE OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION RESULTING FROM A PUBLIC HEARING
CONDUCTED APRIL 28, 2016.

The Oshtemo Charter Township Planning Commission hereby recommends APPROVAL of the following amendments to Section 68.000, Off-Street Parking of Motor Vehicles, the heading of Subsection 68.300 Requirements for parking spaces and parking lots and Paragraph G:

68.000 OFF-STREET PARKING OF MOTOR VEHICLES

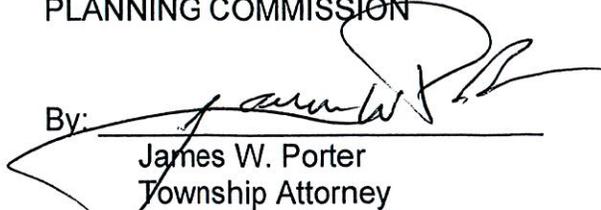
68.300 Requirements for parking spaces, parking lots and drive-through windows.

Requirements for all parking spaces and parking lots (except those for single- and two-family dwellings, for mobile homes or single- or two-family dwellings in a mobile home subdivision, or for farms) and drive-through windows shall be as follows:

- G. Drive through windows. A minimum of five 10 foot by 20 foot stacking spaces, measured from the serving window, for food service establishments and a minimum of three 10 foot by 20 foot stacking spaces for all other drive-through establishments for vehicles awaiting service shall be on-site and designed and located so as not to block or impede pedestrian and/or vehicle circulation on the site or on any adjacent sidewalk or street. Stacking spaces shall not be considered parking spaces.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

Date: April 28, 2016

By: 

James W. Porter
Township Attorney

Final Action by Oshtemo Charter Township Board

_____ APPROVED _____

_____ DENIED _____

_____ REFERRED BACK TO PLANNING COMMISSION

OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. ____

Adopted: _____, 2016

Effective: _____, 2016

OSHTEMO CHARTER TOWNSHIP ORDINANCE

An Ordinance to amend the Oshtemo Charter Township Zoning Ordinance by the amendment of Section 62.000 Non-Conforming Uses; Section 66.000 Area Requirements, Dwelling Standards and Residential Occupancy, Subsection 66.200 Dimensional Requirements for parcels, lots and building sites, Subsection 66.201 Schedule of Area, Frontage, and/or Width Requirements and the amendment of Section 68.000 Off-Street Parking of Motor Vehicles, the heading of Subsection 68.300 Requirements for parking spaces and parking lots and Paragraph G. This Ordinance repeals all Ordinances or parts of Ordinances in conflict.

THE CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN
ORDAINS:

SECTION I. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION 62.000 NON-CONFORMING USES. Section 62.000 Non-Conforming Uses is amended to read as follows:

62.000 **NON-CONFORMING USES, STRUCTURES AND LAND**

62.150 **Regulations. Intent.**

Upon the adoption of this Ordinance or subsequent amendments, there may exist lots, buildings, structures and uses of land which were lawful prior to the enactment of this Ordinance, but which are not in conformance with the provisions of this Ordinance, or amendment thereto. It is the intent of this Ordinance to permit such nonconformities to remain until they are discontinued or removed, but not to encourage their survival or, where discontinuance or removal is not feasible, to gradually upgrade such nonconformities to conforming status. Because nonconforming lots, structures and uses, so long as they exist, prevent the full realization of the goals and objectives of the Township Master Plan, the spirit of this Section is to reduce, rather than increase, such nonconformances.

The following regulations shall control lawful non-conforming uses in existence at the time of passage of this Ordinance.

62.151 Nonconforming parcels, lots or building sites.

In any zoning district, notwithstanding limitations imposed by other provisions of this Ordinance, where a nonconforming lot, parcel or building site of record, lawful at the time of its creation, fails to meet the requirements for minimum area, minimum width, minimum frontage or exceeds the allowable depth to width ratio of 4 to 1, such lot, parcel or building site may be used for the permitted uses of the zoning district, provided that all other applicable minimum requirements are met.

62.152 Nonconforming uses of land or structure.

The use of any land or structure, existing and lawful at the time the use commenced, may be continued, even though such use does not conform to the provisions of this Ordinance, or amendment hereto, subject to the following provisions:

1. No nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land or structure.
2. No nonconforming use shall be moved in whole or in part to any other portion of the land or structure occupied by such use.
3. If any nonconforming use of land or structure ceases for any reason for a period of more than 12 months, any subsequent use of such land or structure shall conform to the requirements of this Ordinance.
4. If a nonconforming use of land or structure is changed to a permitted or more restrictive use in the district in which it is located, it shall not revert or be changed back to a nonconforming less restrictive use.

62.153 Nonconforming structures.

Structures which are existing and lawful at the time of construction may be continued, even though such structures do not conform to the provisions of this Ordinance, or amendment thereto, subject to the following provisions:

1. No nonconforming structure may be enlarged or altered in a way which increases its nonconformity.

2. **If any nonconforming structure is damaged, by any means or in any manner, to the extent that the cost of reconstruction or restoration exceeds one-half the value of such structure prior to the damaging occurrence, as determined by the most recent assessment of the market value of the structure, exclusive of the market value of land, such reconstruction or restoration shall only be permitted in conformity with the provisions of this Ordinance.**
3. **If any nonconforming structure is damaged, by any means or in any manner, to the extent that the cost of reconstruction or restoration is equal to or less than one-half the value of such structure prior to the damaging occurrence, as determined by the most recent assessment of the market value of the structure, exclusive of the market value of land, such reconstruction or restoration shall be permitted, provided a building permit for such reconstruction or restoration is issued within one year of the occurrence of such damage.**
4. **If a nonconforming structure is altered or modified so as to eliminate, remove or lessen any or all of its nonconforming characteristics, then such nonconforming characteristics shall not be later reestablished or increased.**

62.154 Single-family and two-family dwellings.

Notwithstanding the foregoing, a single-family or two-family dwelling located in a zoning district, which does not permit the same, may be altered, expanded and/or rebuilt. In addition, one accessory building not exceeding 600 square feet in area may be erected for a nonconforming single-family or two-family dwelling lacking an existing accessory building.

62.155 Change of tenancy or ownership

There may be a change of tenancy, ownership, or management of any existing nonconforming uses of land, structures, and premises provided there is no change in the nature or character of such nonconforming uses except in conformity with the provisions of this Ordinance.

~~62.151 Lawful non-conforming uses or structures in existence at the time of passage of this Ordinance may be continued but shall not be extended, added to or altered unless such extension, alterations or additions are in conformity with the provisions of this Ordinance.~~

~~62.152 If the cost of repair or replacement of a non-conforming use or structure which has been destroyed by reason of windstorm, fire, explosion or any act of God or the public~~

enemy exceeds 50 percent of the total replacement cost of the use or structure, such use or structure shall not be continued or rebuilt except in conformity with the provisions of this Ordinance.

- 62.153 — If the non-conforming use of any land or structure shall terminate for a continuous period of time exceeding one year, such use shall not be re-established and any future use of land and structure shall be in conformity with this ordinance.
- 62.154 — If a non-conforming use is changed to a permitted or more restrictive use in the district in which it is located, it shall not revert or be changed back to a non-conforming less restrictive use.
- 62.155 — Notwithstanding the foregoing, a single-family or two-family dwelling located in a Zoning District which does not permit the same may be altered, expanded and/or rebuilt. In addition, one accessory building not exceeding 600 square feet in area may be erected for a nonconforming single-family or two-family dwelling lacking an existing accessory building.

SECTION II.

AMENDMENT OF ZONING ORDINANCE COMPILED SECTION 66.000 AREA REQUIREMENTS, DWELLING STANDARDS AND RESIDENTIAL OCCUPANCY, SUBSECTION 66.200 DIMENSIONAL REQUIREMENTS FOR PARCELS, LOTS AND BUILDING SITES, SUBSECTION 66.201 SCHEDULE OF AREA, FRONTAGE, AND/OR WIDTH REQUIREMENTS. Section 66.000 Area Requirements, Dwelling Standards and Residential Occupancy, Subsection 66.200 Dimensional Requirements for parcels, lots and building sites, Subsection 66.201 Schedule of Area, Frontage, and/or Width Requirements for the “RR” Rural Residential District is amended to read as follows:

66.201 SCHEDULE OF AREA, FRONTAGE, AND/OR WIDTH REQUIREMENTS

District	Area/Frontage	Dimensional Requirements
RR	Parcels, lots and building sites	
	Area Requirements:	1.5 acres
	Minimum Frontage:	200 feet
	Lot, building sites within an Open Space Community:	
	Area Requirements:	Density of 1.0 dwelling unit per acre
	—with water:	density of 1.5 dwelling units per acre
	—without water:	density of 1.0 dwelling unit per acre
	Minimum Width Frontage:	100 120 feet

SECTION III. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION 68.000 OFF-STREET PARKING OF MOTOR VEHICLES. Section 68.000 Off-Street Parking of Motor Vehicles, the heading of Subsection 68.300 Requirements for parking spaces and parking lots and Paragraph G are hereby amended to read as follows:

68.000 OFF-STREET PARKING OF MOTOR VEHICLES

68.300 Requirements for parking spaces, and parking lots and drive-through windows.

Requirements for all parking spaces and parking lots (except those for single- and two-family dwellings, for mobile homes or single- or two-family dwellings in a mobile home subdivision, or for farms) **and drive-through windows** shall be as follows:

- G. Drive through windows. **A minimum of five 10 foot by 20 foot stacking spaces, measured from the serving window, for food service establishments and a minimum of three 10 foot by 20 foot stacking spaces for all other drive-through establishments** for vehicles awaiting service shall be on-site and designed and located so as not to block or impede pedestrian and/or vehicle circulation on the site or on any adjacent sidewalk or street. Stacking spaces shall not be considered parking spaces.

SECTION IV. EFFECTIVE DATE AND REPEAL. All Ordinances or parts of Ordinances inconsistent with this amendment are hereby repealed. This Ordinance shall take effect upon publication after adoption in accordance with State law.

DEBORAH L. EVERETT, CLERK
OSHTEMO CHARTER TOWNSHIP

Oshtemo Police Report

April 2016

1. Oshtemo Township Trends and Analysis
2. Oshtemo Statistics Break Down
3. Calls for Service Statistics and Charts
4. Calls for Service with Comparable Townships
5. Oshtemo UCR Report 2011-2016

Oshtemo Township Trends and Analysis

April 2016

April saw a decrease in calls for service for officers in Oshtemo Township. Down from 1365 in March to 1260 in April. Assaults were up slightly from 33 in March to 36 in April. All other violent crimes saw a slight increase except for robbery which saw 0 for the month of April.

Property Crimes show an increase in Retail Frauds from 25 in March to 39 in April. Larcenies were down from 26 in March to 21 in April. Home Invasions were also up from 4 in March to 10 for April.

Non Criminal Calls were down from 429 in March to 397 in April.

Miscellaneous Calls and Frauds were down from 63 in March to 42 for April.

Vehicle Crashes showed a slight decline from 84 in March to 83 in April.

Traffic Summary reported a slight decrease in traffic stops, citations issued, and other traffic related calls for service down from 961 in March to 872 in April.

Detective Bureau Trends

The Detective Bureau reported several incidents involving citizens throughout the county reporting their social security number was already used to file tax returns for the 2015 tax year.

The Detective Denoon reports the county will be initiating a new fraud program for citizens to report home repair businesses that try and solicit home repair by going door to door. The home owners will document the solicitors name and report it to the Sheriff Office for a back ground check on the business.

Oshtemo Statistics break down

Statistics are retrieved from KCSO Statistics compiled by the Operations Division
at KCSO

The complaints break down into 7 categories of Calls for Service. All calls are taken from the complaints final disposition.

- 1. Violent Crimes**
- 2. Property Crimes**
- 3. Non Criminal**
- 4. Misc. Crimes**
- 5. Vehicle Crashes**
- 6. Traffic Related**
- 7. Fire and Rescue**

*Each category has several main nature categories and the remainder of the complaints which don't fall into one of these categories are placed into all others.

- 1. Violent Crimes**
 - a. Murder
 - b. Assaults (Assault and Batteries, Domestic Assaults, Felonious Assaults, Fights)
 - c. Rape (All Criminal Sexual Conduct cases and Indecent Exposure cases)
 - d. Robbery
 - e. Child Abuse (Includes Child Protective Service referrals)
 - f. All other violent crimes including Violation of Controlled Substance Act and Resisting and Obstructing an Officer.
- 2. Property Crimes**
 - a. Breaking & Entering (Non Dwelling)
 - b. Home Invasions (Residential Dwellings)
 - c. Retail Frauds
 - d. Larcenies (Includes Larceny from Vehicle)
 - e. Unlawful Driving Away of a Automobile

- d. All Other Property Crimes related including Malicious Destruction of Property calls

3. Non Criminal Complaints

- a. Alarms (Includes False Alarms and Fire Alarms)
- b. Noise Complaints
- c. Suspicious Occurrence
- d. All other crimes which don't fit into other categories

4. Miscellaneous Criminal Complaints

- a. Frauds, Embezzlement
- b. Other

5. Vehicle Crashes

- a. Fatal
- b. Personal Injury Crashes
- c. Property Damage Crashes
- d. Hit and Run Crashes
- e. Private Property Crashes
- f. Private Property Injury Crashes
- g. All Other Crashes

6. Traffic Related

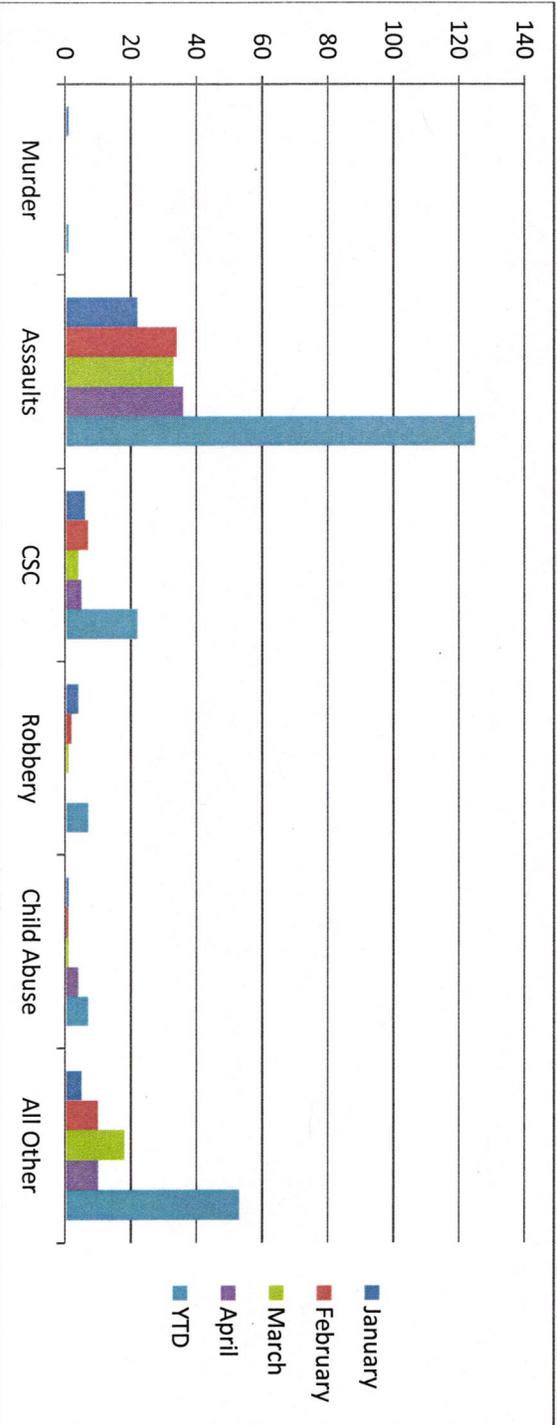
- a. Traffic Stops (Traffic Stops are only traffic stops made by KCSO Officers)
Contracted Deputies:
General County Deputies:
Citations issued: (This includes all traffic crash and traffic stop citations)
- b. Drunk Driving (OWI)
- c. Suspended License (DWLS)
- d. Reckless Driving
- e. All other traffic related CFS's including wire down, vehicle inspection, directed patrols, tree down, parking, traffic hazards, etc.)

7. Fire and Rescue (The only two categories which go into this are Fire and Rescue CFS)

Oshtemo Police Incidents Chart 2016

Violent Crimes

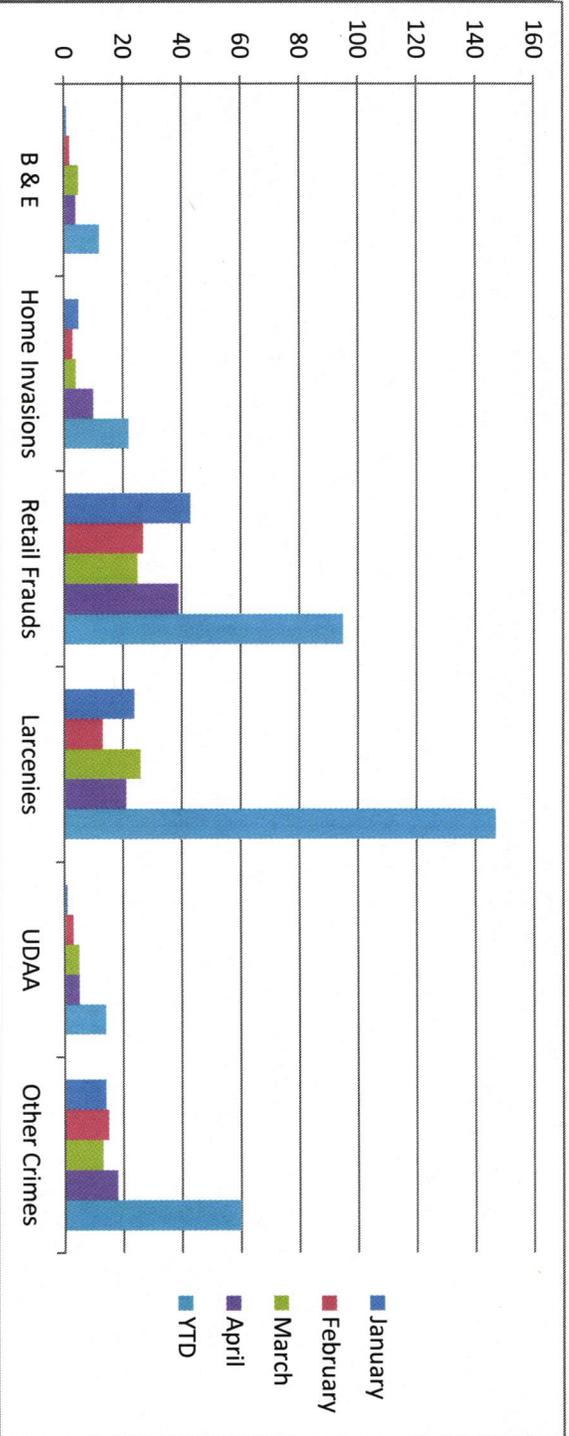
	January	February	March	April	YTD
Murder	1	0	0	0	1
Assaults	22	34	33	36	125
CSC	6	7	4	5	22
Robbery	4	2	1	0	7
Child Abuse	1	1	1	4	7
All Other	5	10	18	10	53



Oshtemo Police Incidents Chart 2016

Property Crimes

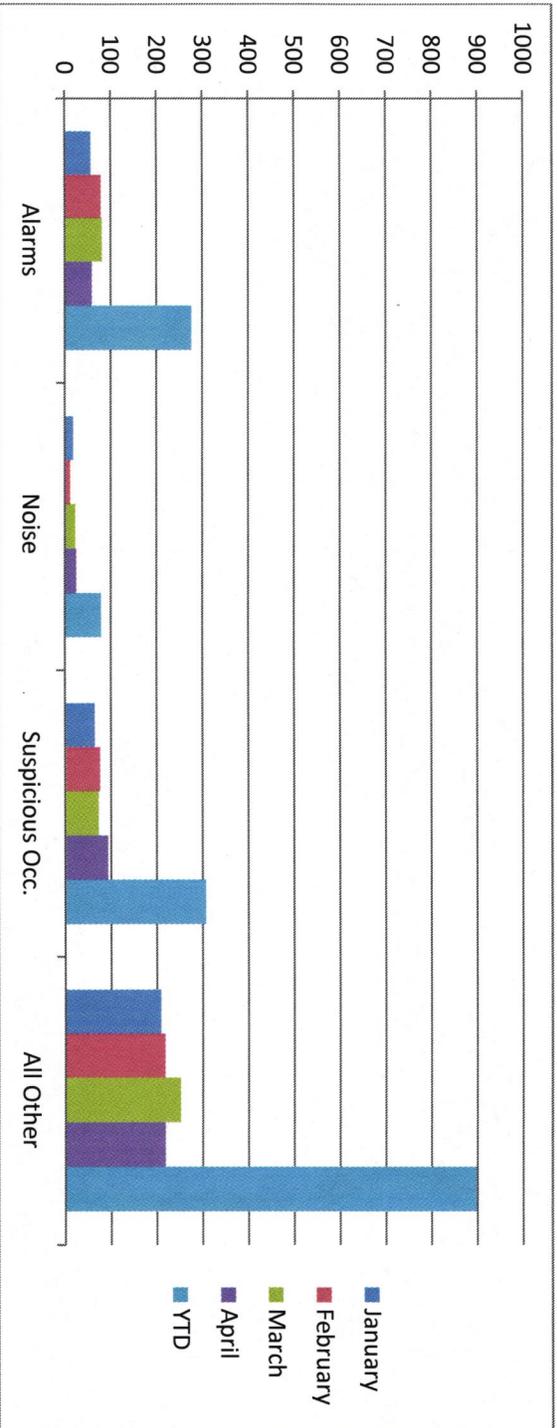
	January	February	March	April	YTD
B & E	1	2	5	4	12
Home Invasions	5	3	4	10	22
Retail Frauds	43	27	25	39	95
Larcenies	24	13	26	21	147
UDAA	1	3	5	5	14
Other Crimes	14	15	13	18	60



Oshtemo Police Incidents Chart 2016

Non Criminal

	January	February	March	April	YTD
Alarms	57	79	81	60	277
Noise	19	12	23	25	79
Suspicious Occ.	65	76	73	93	307
All Other	209	218	252	219	898

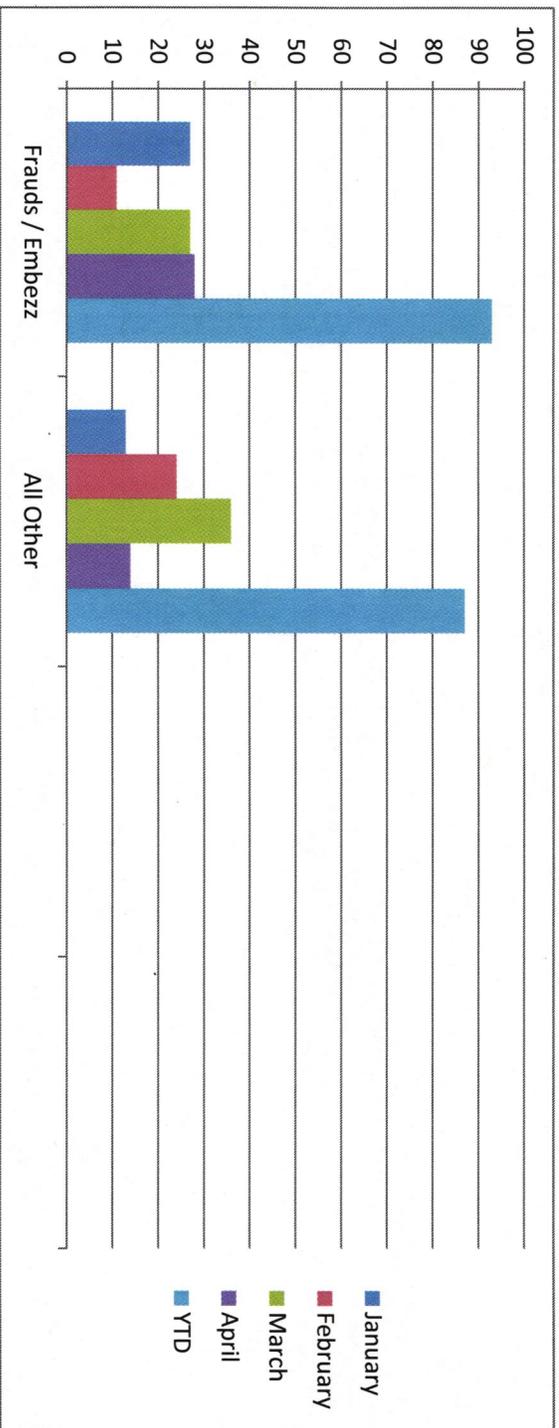


Oshtemo Police Incidents Chart

2016

Miscellaneous Criminal Calls

	January	February	March	April	YTD
Frauds / Embezz	27	11	27	28	93
All Other	13	24	36	14	87

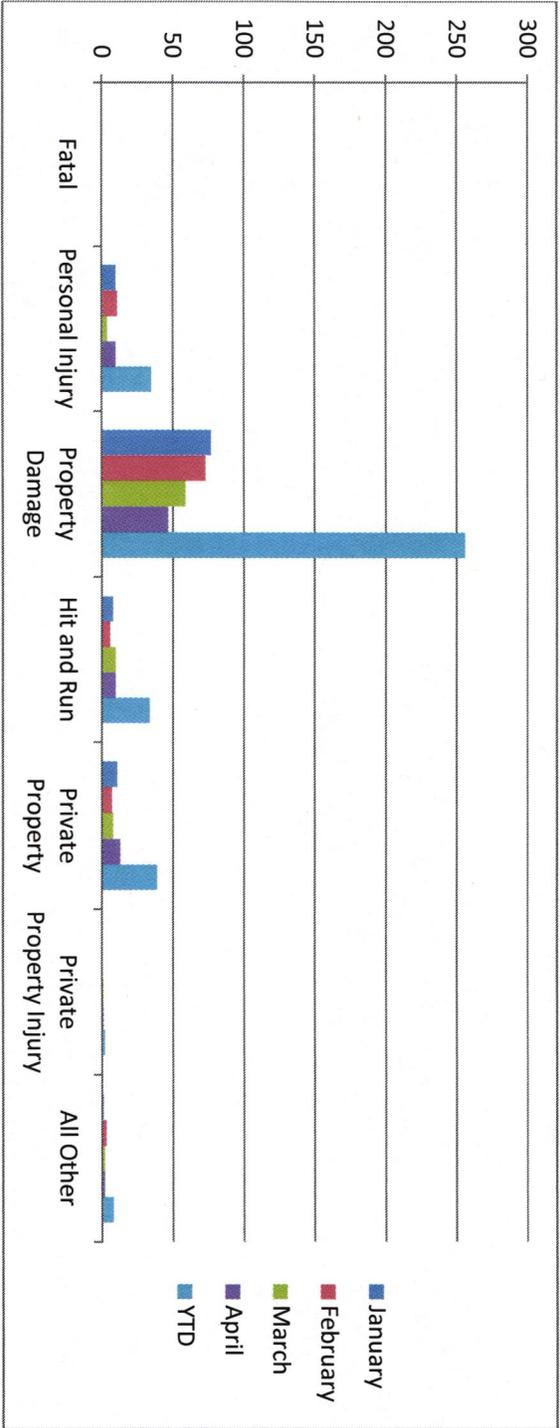


Oshtemo Police Incidents Chart

2016

Vehicle Crashes

	January	February	March	April	YTD
Fatal	0	0	0	0	0
Personal Injury	10	11	4	10	35
Property Damage	77	73	59	47	256
Hit and Run	8	6	10	10	34
Private Property	11	7	8	13	39
Private Property Injury	0	0	1	1	2
All Other	1	3	2	2	8

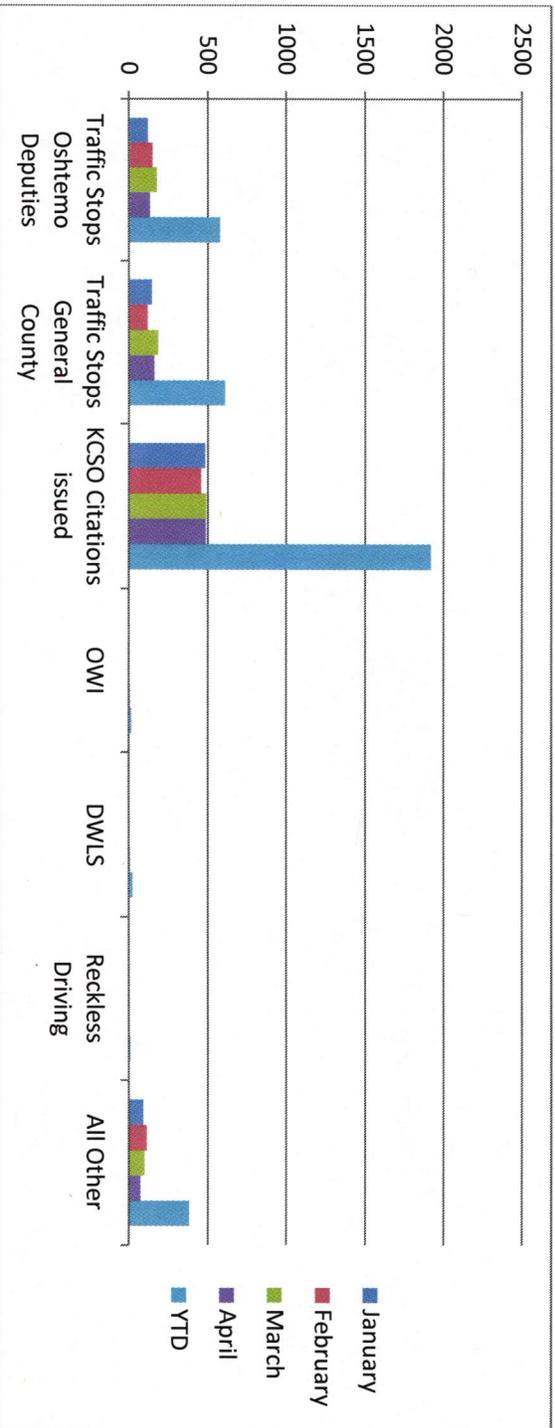


Oshtemo Police Incidents Chart

Traffic Summary

2016

	January	February	March	April	YTD
Traffic Stops Oshtemo Deputies	120	149	177	132	578
Traffic Stops General County	145	118	185	161	609
KCSO Citations issued	484	459	491	488	1922
OWI	5	3	1	7	16
DWLS	5	6	5	7	23
Reckless Driving	4	3	1	2	10
All Other	93	115	101	75	384

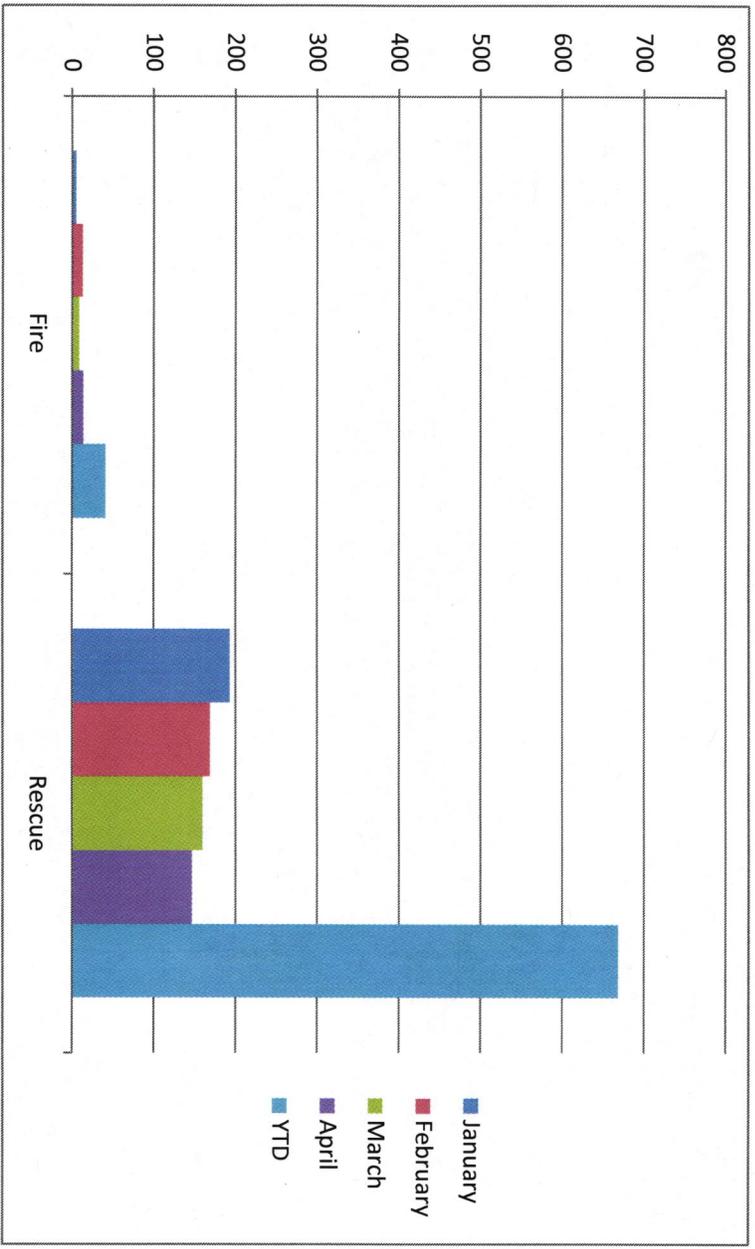


Oshtemo Police Incidents Chart

Fire and Rescue

2016

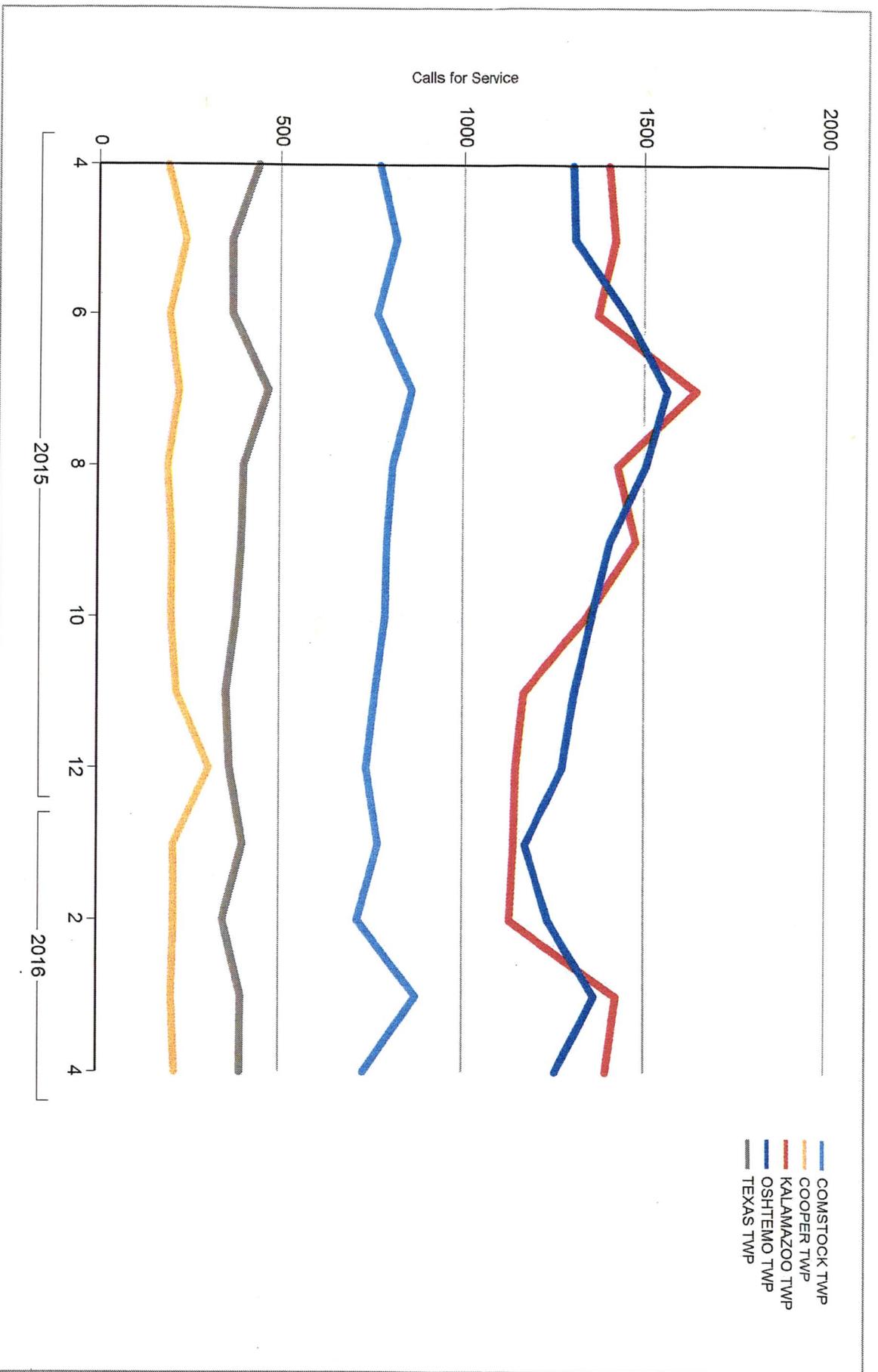
	January	February	March	April	YTD
Fire	5	13	9	14	41
Rescue	193	169	160	147	669



Note 1: Fire response is primary on Fire and Rescue calls: Police response is secondary if utilized.

Note 2: Please refer to the Oshtemo Fire Department reports for total fire calls and response which include all fire responses to personal injury and property damage accidents.

Calls for Service by Municipality



KCSO UCR Report

Offenses between 2011 and 2016 for the the following area: OSHTMO TWP

UCRPart	UCR Offense	2011	2012	2013	2014	2015	2016	Total
Part 1	Criminal Homicide - Murder	0	1	0	0	2	1	4
	Forcible Rape	15	12	18	22	34	8	109
	Robbery	9	22	16	22	19	9	97
	Aggravated Assault	20	34	35	38	47	14	188
	Burglary	79	148	127	183	130	41	708
	Larceny-Theft	327	627	520	645	755	207	3081
	Motor Vehicle Theft	10	21	26	27	32	9	125
	Arson	0	1	4	2	2	0	9
Part 2	Forgery/Counterfeiting	2	14	12	18	9	12	67
	Fraud	68	110	95	102	162	75	612
	Embezzlement	12	12	15	24	15	8	86
	Stolen Property	1	1	7	1	4	2	16
	Vandalism	69	121	110	146	123	47	616
	Weapons	1	1	4	2	4	0	12
	Sex Offenses	0	0	2	0	3	0	5
	Drug Abuse Violations	23	38	34	41	65	28	229
	Gambling	0	0	1	0	0	0	1
	Offenses Against Family	10	18	19	16	13	6	82
	Driving Under the Influence	25	45	34	21	37	13	175
	Liquor Laws	7	9	2	6	5	4	33
	Disorderly Conduct	28	54	45	32	21	7	187
	All Other Offenses	107	152	136	160	219	55	829
	Curfew and Loitering (under 18)	0	1	2	0	0	0	3
	Runaways (under 18)	9	31	25	35	35	12	147
	Other Assaults (Simple)	134	176	226	243	255	98	1132
Total		956	1649	1515	1786	1991	656	8553

This report includes all KCSO Incidents, classified by primary offense (1st offense in the offense list). The year specified is the year reported.

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