

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

July 10, 2018
BOARD WORK SESSION
6:00 p.m.
AGENDA

- A. Call to Order
- B. Public Comment
- C. Update from Kalamazoo County
- D. Discussion on External Boards Representation
- E. Other Updates & Business

REGULAR MEETING
7:15 p.m.
AGENDA

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Public Comment on Non-Agenda Items
- 4. Consent Agenda
 - a. Approve Minutes – June 25th Special Meeting & June 26th, 2018 Regular Meeting
 - b. Receipts & Disbursements Report
 - c. Ordinance Amendments Second Reading
 - Section 66.200 Area Requirements
 - Section 68.300 Drive Aisle Widths
 - d. Blight Elimination Ordinance – Second Reading
 - e. Anti-Noise Ordinance – Second Reading
- 5. Consideration of Ashbrook, 7110 West Main Street, Conditional Rezoning Request
- 6. Consideration of Advanced Poured Walls, 3425 South 6th Street, Rezoning Request
- 7. Consideration of 25 South 4th St, Rezoning Request
- 8. Consideration of Addressing Ordinance
- 9. Consideration of Revenue and Expenditure Report & Second Quarter Budget Amendments
- 10. Other Township Business
- 11. Public Comment
- 12. Board Member Comments
- 13. 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)

TITLE	# / Mtgs.	Members	Dates	Term/End Date
Board of Review	TBD	Fred Gould	March,	12.31.2019
Two Year Term, Start Jan 1, Odd Years		Kitty Gelling	July &	12.31.2019
		Neil Sikora	December	12.31.2019
		Kim Bourner (1st Alternate)		12.31.2018
		Fred Antosz (2nd Alternate)		12.31.2018
		Libby Heiny-Cogswell		
		Kristine Biddle (Staff)		
Corridor Improvement Authority (SoDA)		Galen Rike (Resident)		12.31.2019
5 to 9 members		Cheri Jodoin (Resident)		12.31.2019
Majority with ownership or bus int		Joe Gesmundo, AVB (Developer)		12.31.2020
At least 1 resident (w/in 1/2 mile)		Dale Shugars (County Rep)		12.31.2020
Four year term staggered terms		Corey Ashley, Grp. Mktg. Cvcs., (Business Rep)		12.31.2021
		Kelly Bringman, Nottingham Apts. (Mgr)		12.31.2021
		Dennis Patzer, At Large (School Admin)		12.31.2018
		Theresa Spurr, (Spurr Dental)		12.31.2018
		Libby Heiny-Cogswell (TB Liason)		
		Julie Johnston (Staff)		
DDA		Jack Siegel (Interest)	3rd Thurs, every other	12.31.2021
Four Year Terms		Bruce Betzler	month, starting Jan	12.31.2021
		Grant Taylor	@ noon	12.31.2021
		Ethan Sivewright (Resident)		12.31.2020
		Dana Slocum		12.31.2020
		Dick Skalski		12.31.2020
		Maria Dacoba (Interest)		12.31.2019
		Themi Corakis (Interest)		12.31.2019
		Rich McDonald (Interest)		12.31.2019
		Ryan Wieber (KPL Rep; Member at Large)		12.31.2018
		Mike Lutke (Interest)		12.31.2018
		Julie Hite (Interest)		12.31.2018
		Libby Heiny-Cogswell (Twp Supervisor)		
		Julie Johnston (Staff)		
Environmental Board		Chad Hughson	As needed	12.31.2020
Three Year Terms		Druba Bhattari		12.31.2019
		Neil Sikora		12.31.2018
Oshtemo Election Commission		Dusty Farmer		
		Deb Everett	As needed	2.21.2017 to 11.20.2020
		Zak Ford		
Friends of the Parks		David Walsh	2nd Wednesday of	12.31.2020
Two Year Term		Bruce Dannenhauer	Jan, Mar, May, Ju, Se, Nov	12.31.2019
		Matthew Hunt	@ 4:30 pm	12.31.2018
		Kathryn Bergeron		12.31.2020
		Dennis Patzer	1	12.31.2019

TITLE	# / Mtgs.	Members	Dates	Term/End Date
		Libby Heiny-Cogswell (TB Liason)		12.31.2018
		Deb Everett (TB Liason)		12.31.2020
IT Board Work Group		Nancy Culp	Board Meeting w/subgroups	
		Zak Ford	Day & Time TBD	
		Grant Taylor	Refer to TB Mtg. Schedule	
		Dusty Farmer		
		Libby Heiny-Cogswell		
		Kenneth Hudok Jr.		
		Richard Burton (Citizen)		
		Fred Antosz (Citizen)		
		Jon Gibson (IT Consultant)		
		Matt Tomczak (Member at Large)		
		Marc Elliott		
		Amanda McMillon		
		Mark Barnes (Staff)		
IT Sub-committees		Zak Ford, Chair		
Social Media		Deb Everett		
		Ben Clark		
		Ken Hudok		
		Grant Taylor		
		Richard Burton		
		Jon Gibson		
		Fred Antosz		
Records Management		Dusty Farmer, Chair		
		Marc Elliott		
		Nancy Culp		
		Libby Heiny-Cogswell		
		Matt Tomczak		
		Richard Burton		
		Mark Barnes		
		Greg McComb (as needed)		
		Jon Gibson		
		Jeff Howe		
		Fred Antosz		
		Amanda McMillon		
		Deb Everett		
		Karen High (Staff, as needed)		
Joint Boards Meetings	3	Township Board	3rd Tuesday, 6 pm	
		Zoning Board of Appeals		
		DDA & SoDA		
		Friends of the Parks		
		Julie Johnston (Staff)		
SMBA (Southwest Michigan Building Authority)		Deb Everett		

TITLE	# / Mtgs.	Members	Dates	Term/End Date	
		Nancy Culp			
KATS Policy (Kalamazoo Area Transportation Study (2 votes)	12	Libby Heiny-Cogswell (Primary) Deb Everett (Alternate)	4th Wed @ 9am (or as scheduled)		
KATS Technical (2 votes)	12	Julie Johnston (Staff) Marc Elliott, (Staff) Jamie Baker (Staff)	2nd Thursday @ 9:00 a.m.		
Kalamazoo Regional Water & Wastewater Commission		Libby Heiny-Cogswell, Regional Chair Nancy Culp (Alternate) Jim Porter (Staff)			
Planning Commission Three Year Term	22	Cheri Bell Bruce Vanderweele Mary Smith Micki Maxwell Ollie Chambers Fred Antosz Dusty Farmer (TB Liason, Ex Officio) Julie Johnston (Staff) Jim Porter (Staff Attorney)	2nd & 4th Thursday@7pm (typically)(& any special meetings)	12.31.2020 12.31.2020 12.31.2020 12.31.2020 12.31.2018 12.31.2018	1st term 1st term 2nd term 1st term 1st term 2nd term
Public Media Network		Dave Bushouse Grant Taylor (Citizen Rep)			
Township Board	21	Libby Heiny-Cogswell (Supervisor) Dusty Farmer (Clerk) Nancy Culp (Treasurer) Deb Everett, Trustee Dave Bushouse, Trustee Zak Ford, Trustee Ken Hudok, Trustee Jim Porter (Staff Attorney) Marc Elliott, Public Utilities Dir.			
Zoning Board of Appeals Three Year Terms	24	OPEN POSITION (Alternate) Jim Sterenberg Anita Smith (To Complete MS's Term) Bruce Vanderweele (PC Liason) Bob Anderson (Alternate) Nancy Culp (TB Liason) Julie Johnston (Staff) Jim Porter (Attorney)	4th Tues @ 3 pm As needed	12.31.2019 12.31.2019 12.31.2020	 2nd term NA 1st term NA
911 Consolidated Dispatch		Mark Barnes	Technical Committee		

*Bold Font Indicates Proposed Changes. Others are Continuing

TITLE	# Mtgs	Members	Dates	Term/End Date
Board & Committee		Libby Heiny-Cogswell	As needed	
Appointments		Nancy Culp		
		Dusty Farmer		
Buildings and Grounds	12	Libby Heiny-Cogswell	Quarterly @ 8:00 a.m.	
		Nancy Culp		
		Rick Everett (Staff)		
		Carl Benson (Resident)		
Capital Improvement (CIC)	4	Dave Bushouse	Quarterly, Jan, Apr, July, Oct	
		Nancy Culp	3rd Tues. @ 1pm	
		Libby Heiny-Cogswell		
		Tim Mallett (Resident)		
		Dick Hertzell (Resident)		
		Bernie Mein		
		Kristine Biddle (Staff)		
		Marc Elliott (Staff)		
Central County Transit Authority (CCTA)		Dusty Farmer	2nd Monday @ 11:30am	
"Listening Post" (Co-Hosts COG & Chamber of Commerce)		Dusty Farmer (Primary)	Monthly	n/a
		Open to Entire Board	4th Friday, 8am - 9am	
Kalamazoo Brownfield Authority		Julie Johnston (Staff)	4th Thursday of each Month @ 4:00pm	NA
Kalamazoo County Transit Authority	12	Dusty Farmer, Attendee	2nd & 4th Monday, 5:30 p.m.	
HR (Human Resources)	6	Dusty Farmer	Bi-monthly (Jan, Mar, May, July, Sept, Nov)	
Work Group		Libby Heiny-Cogswell	2nd Thursday @ 8:30 a.m.	
		Deb Everett		
		Ben Clark (Office Staff Representative)		
		John Godush (24 Hour Fire Representative)		
		Ed Hellwege (HR Specialist)		
Board Group		Libby Heiny-Cogswell	As needed	
		Dusty Farmer		
		Deb Everett		
Metro Transit (City)/		Dusty Farmer	3rd Wed, bi-monthly, 2:30 pm	
Local Advisory Committee (LAC)			Jan, Mar, May, Ju, Se, Nov	

*Bold Font Indicates Proposed Changes. Others are Continuing

TITLE	# Mtgs	Members	Dates	Term/End Date
Parks	12	Deb Everett	3rd Thursday @ 7:30 a.m.	
		Libby Heiny-Cogswell		
		Cheri Bell (Resident)		
		Paul Sotherland (At Large)		
		Karen High (Staff)		
Police		Libby Heiny-Cogswell	Quarterly as needed	
		Deb Everett		
		Zak Ford		
		Mark Barnes (Staff Fire Chief)		
		Jack Shepperly (Staff Police Specialist)		
		Jim Sterenberg (Resident)		
		Malcolm Blair (Resident)		
		Jim Taylor (Resident)		
		Nick Pollich (MSP-Primary, Resident)		
		Scott Ernstes (MSP-Alternate)		
		Jim Porter (Staff Attorney)		
Safety		Mark Barnes (Staff)	As needed	
		Kristine Biddle (Staff)		
		Jennifer Woodstock		
		Linda Ignasiak (Staff)		
		Ed Hellwege		
Wellhead Protection Team		Jamie Baker (Staff)	Quarterly (approximately)	
GO! Green Oshtemo Ad Hoc Advisory (Greenways, Open Space, Non-motorized, Parks & Recreation, Conservation, Cemeteries, Master Planning, Schematic Planning, and Any Policy and Implementation Strategies Therein)				
1) GO! Green Oshtemo STEERING COMMITTEE				
<i>The Steering Committee will assist with coordinating the work of the study groups, as needed.</i>				
<i>Study groups are targeted for 8-12 Board, Staff, & Citizen Reps.</i>				
2) CEMETERIES STUDY GROUP				
3) CONSERVATION STUDY GROUP				
4) NON-MOTORIZED STUDY GROUP				
5) PARKS & RECREATION STUDY GROUP				

Memo



To: Oshtemo Charter Township Board
From: Julie Johnston, AICP
Date: June 28, 2018
Mtg. Date: July 10, 2018
Subject: Zoning Ordinance Amendments – Area Requirements and Drive Aisle Widths

OBJECTIVE

Second reading and final approval for amendments to Section 66.200: Dimensional Requirements for Parcels, Lots, and Building Sites and Section 68.300: Off-Street Parking and Site Circulation Requirements.

BACKGROUND

First reading of the requested ordinance amendments was approved by the Township Board at their regular meeting on June 26, 2018.

Area Requirements

Currently, Section 66.200 outlines different area requirements for one and two-family dwellings. For example, if a project has public water and sewer, a single-family dwelling requires 10,560 square feet where a two-family dwelling requires 13,200 square feet. In a platted subdivision or site condominium, this ordinance actually incentivizes two-family dwellings. The density in a R-2 District single-family subdivision or site condominium would equate to 4.12 dwelling units per acre. In this same subdivision or site condominium, two-family construction increases the density to 6.60 dwelling units per acre.

Density is determined by dividing the total required square footage per lot into an acre (43,560 square feet). The increase in density realized for two-family developments is that on every 13,200 square foot lot or building site, two dwelling units are permitted.

Staff recommended changing the name of the table that outlines these requirements from “*Area Requirements*” to “*Area Requirements per Dwelling Unit*.” This would stipulate that each individual residential unit have the same amount of property square footage, regardless of the number of units planned for the parcel or lot. This recommended change aligns with the densities allowed in the recently approved Section 61.000: Residential Condominium Development Standards ordinance and ensures a level playing field for density regardless of the number of attached or detached units planned.

Circulation Aisle Widths

In December of 2017, the Planning Commission forwarded amendments to the Township Board for changes to the Off-Street Parking Ordinance. The amendments primarily centered on ensuring ADA compliance for accessible spaces and regulating circulation aisles. As part of the discussion with the Township Board, a request was forwarded back to the Planning Commission that circulation aisle widths be reviewed. The overall intent of the request was to determine if there were certain circumstances when drive aisle widths could be reduced to help decrease asphalt on site.

There are several types of circulation aisles that can be found on a non-residential site, such as within parking lots, dedicated fire lanes, to get to loading/unloading facilities, to ensure access around the entirety of the building, etc. The recently approved changes to the Off-Street Parking Ordinance would require all circulation aisles be 24-feet in width for two-way traffic and 20-feet in width for one-way traffic.

The Planning Commission spent around three months reviewing research from other communities and amending ordinance language provided by staff. Based on the Planning Commission discussions during this time period, the recommended amendments to Section 68.300.C: Circulation Aisle Width allows the reviewing body (Planning Commission or Zoning Board of Appeals) to reduce drive aisle widths based on the applicants' request. Each request will be evaluate based on a set of criteria as they apply to the individual site. This allows each reviewing body an opportunity to assess every request separately based on the merits of the site. The criteria for review are as follows:

1. overall circulation of the site,
2. access to public rights-of-way,
3. public safety,
4. volume of traffic,
5. visibility,
6. location of nonmotorized traffic,
7. grade or slope of the drive,
8. other site considerations which may impact general circulation.

INFORMATION PROVIDED

Ordinance Amendments

OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. _____

Adopted: _____, 2018

Effective: _____, 2018

OSHTEMO CHARTER TOWNSHIP ORDINANCE

An Ordinance to amend the Oshtemo Charter Township Zoning Ordinance by the revision of Section 66.000 Area Requirements, Dwelling Standards and Residential Occupancy, Subsection 66.200 Dimensional Requirements for Parcels, Lots, and Building Sites; and the amendment of Section 68.000 Off-Street Parking of Motor Vehicles, Subsection 68.300 Off-Street Parking and Site Circulation Requirements. 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 66.000 AREA REQUIREMENTS, DWELLING STANDARDS AND RESIDENTIAL OCCUPANCY, SUBSECTION 66.200 DIMENSIONAL REQUIREMENTS FOR PARCELS, LOTS, AND BUILDING SITES.

Section 66.000, Subsection 66.200 is amended to read as follows:

66.000 AREA REQUIREMENTS, DWELLING STANDARDS AND RESIDENTIAL OCCUPANCY

66.200 Dimensional requirements for parcels, lots, and building sites.

Minimum Required Area per Dwelling Unit	R-1, R-2, R-3, R-4, and R-C	R-5
Parcels (unplatted)	50,000 sq. ft.	Refer to Section 25.401(C)
Lots (platted) / Building sites:		
None	22,000 sq. ft. (Single Family) and 30,000 sq. ft. (Two-Family)	
Sewer or Water	15,000 sq. ft. (Single Family) and 18,000 sq. ft. (Two-Family)	
Sewer and Water	10,560 sq. ft. (Single Family) and 13,200 sq. ft. (Two-Family)	

Minimum Required Frontage or Width Required	R-1, R-2, R-3, R-4, and R-C	R-5
Parcels Frontage (unplatted)	200 ft.	Refer to Section 25.401(B)
Lots (platted) / Building Sites (Width at Building Setback)	100 ft. (Single Family) and 160 ft. (Two-Family)	

SECTION II. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION 68.000 OFF-STREET PARKING OF MOTOR VEHICLES, SUBSECTION 68.300 OFF-STREET PARKING AND SITE CIRCULATION REQUIREMENTS. Section 68.000, Subsection 68.300 is amended to read as follows:

68.000 OFF-STREET PARKING OF MOTOR VEHICLES

68.300 Off-Street Parking and Site Circulation Requirements.

Requirements for all parking spaces, parking lots, and circulation aisles (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) shall be as follows:

- A. *Space size.* Each automobile parking space shall not be less than 200 square feet nor less than ten feet wide exclusive of driveway and aisle space. For parking lots with over 100 spaces, minor adjustments of the dimensions prescribed in this Section may be authorized by the reviewing body for up to 25 percent of the required spaces, provided the design remains consistent with generally recognized design standards for off-street parking facilities.
- B. ~~*Circulation and Parking Aisle Width.*~~ Aisles shall be 24 feet wide for two-way traffic and 20 feet wide for one-way traffic. Consideration will be given to alternate widths for one-way aisles in conjunction with angled parking other than 75 to 90 degrees.
- C. ***Circulation Aisle Width.*** Aisles for the general vehicular circulation of the public shall be 24 feet wide for two-way traffic and 20 feet wide for one-way traffic. The reviewing body may grant, upon request, reduced widths for circulation aisles. The reviewing body will consider the following before making a determination if drive aisles may be reduced:
 - 1. overall circulation of the site,
 - 2. access to public rights-of-way,
 - 3. public safety,
 - 4. volume of traffic,
 - 5. visibility,
 - 6. location of nonmotorized traffic,
 - 7. grade or slope of the drive,
 - 8. other site considerations which may impact general circulation.
- ~~C.~~D. *Pavement.* All off-street parking facilities **and site circulation**, including private drives thereto, shall be constructed of materials which will have a paved surface resistant to erosion. Use of permeable materials, similar to a paved surface, is encouraged.
- ~~D.~~ E. *Accessible accommodations.* Any barrier free parking spaces or accessible loading aisles between said spaces shall be designed and constructed in accordance with the Americans with Disabilities Act of 1990, using the 2010 or most recent design standards. Barrier free parking spaces, accessible loading aisles between said spaces, and ramps shall be constructed of aggregate cement concrete or a similar, pre-approved hard-surface alternate, subject to Township Staff approval. Flexible paving is not allowed.
- ~~E.~~ F. *Backing into or from a street is prohibited.* All trucks and vehicles shall enter and exit the lot, parcel, or site using forward movement from and to the abutting street.

- F. **G.** *Bicycle parking.* Provision of parking facilities for bicycles is strongly encouraged and may be required as part of Special Exception Use approval.
- G. **H.** *Maximum number of spaces.* To minimize excessive areas of pavement which detract from the aesthetics of an area and contribute to high rates of storm water runoff, no parking lot shall have parking spaces totaling more than 110% of the minimum parking space requirements except as may be approved by the reviewing body
- H. **I.** *Additional Parking Allowance.* In granting any additional space, the reviewing body shall determine that the parking is necessary, based upon documented evidence of actual use and demand provided by the applicant. The reviewing body shall also consider impacts on the property and surrounding properties including any natural features thereon. Use of pervious pavement is encouraged. This allowance shall apply only to those parcels, lots or building sites with a minimum of 50 parking spaces as required by Sections 68.302 and 68.400.

SECTION III. 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.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

CHARTER TOWNSHIP OF OSHTEMO ORDINANCE NO. ____

BLIGHT ELIMINATION ORDINANCE

Adopted: _____, 2018

Effective: _____, 2018

An Ordinance to prevent, reduce or eliminate blight, blighting factors, or causes of blight within Oshtemo Charter Township; to provide for the enforcement thereof; to provide penalties for the violation thereof; and to repeal existing Ordinances or parts of Ordinances in conflict herewith.

THE CHARTER TOWNSHIP OF OSHTEMO

KALAMAZOO COUNTY, MICHIGAN,

ORDAINS:

SECTION I. NAME.

This Ordinance shall be known and cited as the "Oshtemo Charter Township Blight Elimination Ordinance."

SECTION II. PURPOSE.

The purpose of this Ordinance is to prevent, reduce, or eliminate blight, or potential blight, in Oshtemo Charter Township by the prevention or elimination of certain environmental causes of blight, or blighting factors, which exist, or which may exist in the future, in the Township.

SECTION III. DEFINITIONS OF BLIGHT

- A. Any inoperable or unlicensed vehicle upon premises not zoned for such activities (except for vehicles or trailers that are temporarily inoperable because of minor mechanical failure but which are not, in any manner, dismantled and have substantially all main component parts attached), which may remain upon such

private property for no more than consecutive 14 days, unless otherwise stored in a fully-enclosed building which does not violate any zoning or building laws of the Township.

- B. Any inoperable or unlicensed motor vehicle, recreational vehicle, house trailer, travel trailer, cargo or utility trailer parked on a public street (except for cargo or utility trailers if there is, in force, a valid building permit issued by Oshtemo Charter Township for construction upon said property, and only when said cargo or utility trailer is intended for use in connection with such authorized/permitted construction).

- C. Any "junk" which term shall be read to include, but not to be limited to: dismantled motor vehicles; parts of machinery or motor vehicles; unlicensed, inoperative, or inoperable trailers; unused, disused, or inoperable stoves, refrigerators, water heaters, or other appliances; discarded scrap metal; discarded scrap building materials; garbage, trash, or other cast-off material; organic refuse not including managed compost bins; food waste ashes; fish; dead animals, offal, animal bones and/or hides; rotten soap, grease tallow; shells; food containers or wrappings, cans, bottles, jars, or crockery; discarded furniture; cartons; boxes; crates; rags; discarded clothing; bedding; floor coverings or carpets; wallpaper; sweepings; waste paper, newspaper, or magazines; animal excrement; rotten materials; construction debris (including, but not limited to: lumber, bricks, blocks, plumbing or heating materials, concrete, cement, electrical materials, roofing, or siding); piled yard debris or rubbish (including, but not limited to: grass and/or hedge clippings, detached shrub or tree branches, and discarded planting materials within lawn areas); industrial waste; unclean or nauseous fluids or gas; and any other materials deemed to be noxious, a blight, or detrimental to the health, safety, or welfare of Township residents.

- D. Any exterior storage of "building materials" which term shall be read to include, but not to be limited to: lumber, bricks, concrete or cinder blocks; plumbing

materials; electrical wiring or equipment; heating ducts or equipment; shingles, mortar, concrete, or cement; nail screws or any other materials used in constructing any structures (unless there is in enforce a valid building permit issued by Oshtemo Charter Township for construction upon said property and the subject materials are intended for use only in connection with said authorized construction).

- E. Any exterior storage of "Landscaping Materials" which term shall be read to include, but not to be limited to: lumber, timbers, lattice, woodchips, bricks, mortar, rocks, pavers, sand, stones, plants, top soil, fertilizer, lawn or garden edging, or weed killing fabric used in landscaping; unless the materials are for use in a landscaping project upon said property and the subject materials are intended for use only in connection with said landscaping project. However, storage of such landscaping materials shall at no time exceed a thirty (30) day period.

- F. Any "litter" which term shall be read to include, but not to be limited to: all rubbish, refuse, waste materials (including liquid waste), garbage, offal, paper, boxes, wood, scrap lumber or building materials, tree branches and yard trimmings within lawn areas, rubber tires, plastics, glass, bottles, cans, metal, motor vehicle parts, household appliances, furniture not designed for outdoor use, trash, debris or other foreign substances detrimental to the health, safety, or welfare of Township residents.

- G. Any "blighted structure" which term shall be read to include, but not to be limited to: any dwelling, garage or outbuilding, or any factory, shop, store, office building, warehouse, or any other structure or part of a structure which, because of fire, wind or other natural disaster or physical deterioration, is no longer habitable as a dwelling or useful for the purpose for which it was intended.

- H. Any vacant dwelling, garage, or other outbuilding unless such buildings are kept securely locked, windows kept glazed or neatly boarded up, and are otherwise protected to prevent entrance thereto by vandals or other unauthorized persons.
- I. Any partially-completed structure, unless said structure is in the course of construction in accordance with a valid and existing building permit issued by the Township, and unless such construction is completed within a reasonable time.
- J. Any "inoperable motor vehicle," meaning a vehicle which does not mechanically operate, or which does not have sufficient body components to operate legally upon a public highway.
- K. Any unlicensed motor vehicles not having a valid license plate shall be presumed inoperable for the purposes of this Ordinance.

SECTION IV. REGULATIONS.

It shall be unlawful for any person, firm or corporation, either as the owner or occupant of any property, to cause, permit, or allow blight to exist upon any property, public or private, within the Township, and the same is declared a blight which may be enjoined or subject the violator to civil charges, fines, and penalties as provided for in this Ordinance; except that the following additional restrictions shall apply:

- A. Not more than one vehicle in fully operating condition (such as a stock car, modified car that has been re-designed or reconstructed for a purpose other than that for which it was manufactured) may be stored on the property outside a fully enclosed building, provided no building or garage is located upon the premises in which the same could be parked or stored, any such vehicle may not be parked in the front or side yard area of a residential premises.
- B. No repairing, re-designing, modifying or dismantling work or operations shall be allowed upon any vehicle, trailer, or parts thereof, upon any public right-of-way, public property, or upon any property not zoned for such activities for a period in excess of 24 hours (except such as shall be accomplished within fully enclosed buildings; will not constitute a blight or annoyance to adjoining property owners

or occupants; and does not violate any provisions of the Oshtemo Charter Township Zoning Ordinance). Any such work within such 24-hour period allowed shall not, however, consist of any major repair, re-designing, modifying, or dismantling work, but only such occasional minor work as may infrequently be required to maintain a vehicle, trailer, or parts thereof in normal operating condition.

The foregoing regulations contained in this section shall not apply to litter which is being neatly and properly stored between regular public litter collections from the premises or otherwise by the Township or its licensed agents, if the same are scheduled not less frequently than monthly, nor to natural fertilizers customarily used by agriculturists or by farmers for nutrients to their crops in the reasonable normal cultivation of their produce. Any refrigerator, cooker, chest of cabinets, or other similar items awaiting disposal shall first have the doors, levers, or latches removed to prevent anyone from inadvertently being locked inside them.

In the event the foregoing regulations create any special or particular hardship beyond the control of a particular violator thereof because of unforeseen circumstances, the Ordinance Enforcement Officer is given authority to grant permission to an applicant to operate, contrary to the provisions of the regulations, for a period not to exceed 14 days, provided no adjoining property owner or occupant is unreasonably and adversely affected thereby, and the spirit and purpose of the Ordinance are still observed.

SECTION V. CONSTRUCTION.

This Ordinance shall not prevent the operation of any licensed junk yard, salvage yard, garage, body or paint shop legally operating within a proper zone as defined in the Oshtemo Charter Township Zoning Ordinance, and shall be in addition to any other laws or Ordinances respecting rubbish, refuse, litter, trash or junk control and regulations.

SECTION VI. ABATEMENT OF BLIGHT— PENALTIES.

- A. Notice to abate blight. Whenever a blight condition described above shall exist on a private premises within the Township, the Ordinance Enforcement Officer shall give notice in writing, in person, by posting or by first class mail addressed to the owner or occupant of record of the property where the blight exists or to the

person(s) otherwise responsible for the blight condition. The notice shall specify the location and nature of the blight, and shall indicate that such owner, occupant, or person otherwise responsible is required to abate or otherwise remove the blight condition within 14 days of the mailing of the notice. The Notice shall further state that if the blight condition is not abated or otherwise removed, the Township Ordinance Enforcement Officer shall charge the owner or occupant as specified herein. If the actual owner or occupant of the premises is unknown, or cannot be located through reasonable means, notice may be given by posting a copy upon a conspicuous part of the property where the blight is located, or by mailing a copy by first class mail to the owner or party of interest at the address show in the Township tax records at least 14 days before further action by the Township will occur.

- B. Violation of any of the provisions of this Ordinance or failure to comply with any of its requirements shall constitute a municipal civil infraction.
- C. Upon determination of responsibility, the person, corporation, firm or other entity shall pay a fine according to the following schedule:

	<u>Minimum Fine</u>
First Offense	\$ 75.00
Second Offense within three years of first offense	\$ 150.00
Third Offense within three-year period	\$ 325.00
Fourth and each subsequent offense within three-year period are each	\$ 500.00

Each day during which a violation continues shall be deemed a separate offense. The imposition of a fine shall not exempt an offender from compliance with the provisions of this Ordinance.

SECTION VII. ENFORCEMENT.

The Township Ordinance Enforcement Officer is hereby authorized to enforce this Ordinance in accordance with the terms herein. Nothing contained within the construction of this

Ordinance shall be construed as preventing the Township Board, a public official, or private citizen from taking such lawful action as is necessary to restrain, or prevent, any violation of this Ordinance.

The Township may seek abatement of a nuisance, and such other relief as may be obtained by civil proceedings in court, in addition to the fines listed under Section IV (C) of this Ordinance. If a determination is made by a court having jurisdiction over this matter, the court may impose fines as provided for by law in addition to the fines imposed by the Township in accordance with the schedule listed under Section IV of this Ordinance.

SECTION. VIII. VALIDITY.

Should any section, clause, or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof other than the part or portion thereof so declared to be invalid.

SECTION IX. REPEAL.

All Ordinances or parts of Ordinances in conflict with any provisions of this Ordinance are hereby repealed.

SECTION X. EFFECTIVE DATE.

This Ordinance shall take effect upon publication after adoption in accordance with State law.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

MEMORANDUM

TO: Township Board

FROM: James W. Porter *JWP*

DATE: June 20, 2018

SUBJECT: Revised Anti-Noise Ordinance, and new Blight Elimination Ordinance

OBJECTIVE

At the behest of our Ordinance Enforcement Officer, and with the help of other Township Officials- including those in Planning and Zoning, we met and reworked what was previously referred to as the Township Anti-Noise and Public Nuisance Ordinance. After revising the provision regarding noise, at the recommendation of legal counsel, we separated the blight provisions from the ordinance, and created a separate Blight Elimination Ordinance. The purpose of this change, was to add clarity for ordinance enforcement purposes.

BACKGROUND

The Township has had an Anti-Noise and Public Nuisance Ordinance for years, but it was determined that additional clarification was needed. Perhaps one of the most significant changes was in Section IV, eliminating an exception for firearm noise. Noise from firearms will now be treated as any other nuisance in the Township. The Blight Elimination Ordinance added a great deal of clarity regarding nuisances which might not normally fall under the provisions of our Plant Growth Ordinance, or the previous provisions of our Public Nuisance Ordinance.

INFORMATION PROVIDED

I have attached a copy of the redlined versions of the proposed Anti-Noise Ordinance and the new Blight Elimination Ordinances.

STATEMENT OF ASKING BOARD TO APPROVE

Accept the Anti-Noise and Blight Elimination Ordinances for first reading, and set the second reading for the next Township Board meeting.

OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. _____

Adopted: _____, 2018

Effective: _____, 2018

OSHTEMO CHARTER TOWNSHIP ORDINANCE

An Ordinance to amend the Oshtemo Charter Township Anti-Noise and Public Nuisance Ordinance No. 176, specifically Compiled Sections 214.001; 214.003, Subsection B, Paragraphs 4, 8 and 14; Subsection C, the addition of Paragraph 7; the deletion of 214.004, Subsection A, Paragraph 4, the amendment and renumbering of Paragraphs 5 and 6; the deletion of 214.005; the renumbering of 214.006, the amendment and renumbering of 214.007; the addition of 214.007; the amendment of 214.008 and to repeal all Ordinances or parts of Ordinances in conflict.

THE CHARTER TOWNSHIP OF OSHTEMO
ORDAINS:

SECTION I. AMENDMENT OF COMPILED SECTION 214.001, TITLE.
Compiled Section 214.001 Title is hereby amended to read as follows:

214.001 Title.

Sec. I. This Ordinance shall be known and cited as the Township Anti-Noise ~~and Public Nuisance~~ Ordinance.

SECTION II. AMENDMENT OF COMPILED SECTION 214.003, SUBSECTION B, PARAGRAPHS 4, 8 AND 14 AND ADDITION OF SUBSECTION C, PARAGRAPH 7. Subsection B of Section 214.003 Anti-Noise Regulations, Paragraphs 4, 8 and 14 are hereby amended and Subsection C, Paragraph 7 is added to read as follows:

214.003 Anti-Noise Regulations.

Sec. III.

B. Specific violations. The following noises and disturbances are hereby declared to be a violation of this Ordinance; provided, however, that the specification of the same is not thereby to be construed to exclude other violations of this Ordinance not specifically enumerated:

4. Domestic animals. The keeping, ~~permitting or allowing~~ of any domestic animal which emanates noise for an extended period of time (60 minutes or more) which shall unreasonably disturb the quiet, comfort and repose of any person in the vicinity, and can be clearly heard from any nearby property. When investigated by the Ordinance Enforcement Officer or Animal Control Authority, if reasonable cause to believe a violation has occurred, a municipal civil infraction citation may be issued. If the officer cannot establish reasonable cause based solely upon his/her personal investigation, further investigation shall be pursued, and if, based upon witnesses' statements, there is reasonable cause to believe a violation has occurred, the matter shall be referred to the Township Attorney's office for a determination as to whether a citation shall be issued.

8. Construction projects. ~~Construction in the following Zoning Districts can occur from 07:00 a.m. through 10:00 p.m. on any day:~~

~~All Zoning Districts that require a minimum of a 20-foot side line and a rear property line setback.~~

Construction activities may occur between the hours of 07:00 a.m. and 10:00 p.m. However, when a residentially-zone and occupied dwelling is within 1,000 feet of the active area of a nonresidential construction site, all construction activities within that area of the site must cease by 7:00 p.m. each day.

~~Construction in the following Zoning Districts can occur from 07:00 a.m. until 7:00 p.m. on each day:~~

~~a. All Zoning Districts that require a minimum of a 10-foot side line and a rear property line setback.~~

~~14. Farm animals. Pigs, cows, horses and other "farm" animals fall under the Right-to-Farm Act and shall be referred to and enforced by the Department of Agriculture.~~

14. Roosters. The keeping of roosters is prohibited except in the Rural Residential and Agricultural Districts.

C. Exceptions. None of the prohibitions hereinbefore enumerated shall apply to the following:

7. Farm animals protected under the Right-to-Farm Act.

SECTION III. DELETION COMPILED SECTION 214.004, SUBSECTION A, PARAGRAPH 4, AND RENUMBERING OF PARAGRAPHS 5 AND 6. Subsection A, Paragraph 4 of Section 214.004 Anti-noise regulations based upon dB(A) criteria is hereby deleted and Paragraphs 5 and 6 are hereby amended and renumbered to read as follows:

214.004 Anti-Noise Regulations.

Sec. IV.

A.

~~4. Noises emanating from the discharge of firearms are excluded, providing the discharge of the firearms was authorized under Michigan law and all local ordinances.~~

5. 4. Any commercial, agricultural or industrial use of property which ~~exists now or in the future as is~~ a legal non-conforming use (as defined in the Township Zoning Ordinance) ~~in a higher zoning classification~~ shall be allowed to emit noise in excess of these limitations for the particular zoning classification where such use is located, providing that such noise does not exceed either of the following limitations:

a. The noise level emitted by such use at the time it became a legal non-conforming use as a result of the enactment of an amendment of the Township Zoning Ordinance if available.

b. The limitations contained herein based upon such a use being located in the highest zoning district (either commercial or agricultural or industrial) where such a use is specifically allowed as a permissible use.

6. 5. Noises emanating from any vehicle or equipment designed and used for the purpose of snow and/or ice removal when in use for such purposes.

SECTION IV. DELETION OF COMPILED SECTION 214.005. Compiled Section 214.005 Public nuisance regulations is hereby deleted.

~~214.005 Public nuisance regulations.~~

~~Sec. V.~~

~~No person, firm or corporation shall create, cause or maintain any public nuisance within the Township by the unreasonable emission of dust, smoke, fly ash or noxious odors which are offensive or disturbing to adjacent property owners and residents or persons in the area.~~

SECTION V. COMPILED SECTION 214.006 VALIDITY IS RENUMBERED TO AS COMPILED SECTION 214.005.

SECTION VI. AMENDMENT OF COMPILED SECTION 214.007 PENALTIES.
Compiled Section 214.007 Penalties is renumbered and amended to read as follows:

214.006 Penalties.

Sec. VI.

Violation of any of the provisions of this Ordinance or failure to comply with any of its requirements shall constitute a municipal civil infraction.

Upon determination of responsibility, the person, corporation, firm or other entity shall pay a fine according to the following schedule:

- First offense ...\$75.00
- Second offense within three years of first offense ...150.00
- Third offense within three-year period ...325.00
- Fourth and each subsequent offense within three-year period are each ...500.00

~~If a determination of responsibility is made by the Court, the Court may impose costs as provided for by law in addition to the fines called for above.~~

Each day during which a violation continues shall be deemed a separate offense. The imposition of a fine shall not exempt an offender from compliance with the provisions of this Ordinance.

~~Nothing herein contained shall prevent the Township Board, public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this Ordinance.~~

SECTION VII. ADDITION OF COMPILED SECTION 214.007. Compiled Section 214.007 Enforcement is hereby added as follows:

214.007 Enforcement.

Sec. VII.

The Township Ordinance Enforcement Officer is hereby authorized to enforce this Ordinance in accordance with the terms herein. Nothing contained within the construction of this Ordinance shall be construed as preventing the Township Board, a public official, or private citizen from taking such lawful action as is necessary to restrain, or prevent, any violation of this Ordinance.

The Township may seek abatement of a nuisance, and such other relief as may be obtained by civil proceedings in court, in addition to the fines listed under Section IV (C) of this Ordinance. If a determination is made by a court having jurisdiction over this matter, the court may impose fines as provided for by law in addition to the fines imposed by the Township in accordance with the schedule listed under Section IV of this Ordinance.

SECTION VIII. AMENDMENT OF COMPILED SECTION 214.008. Compiled
Section 214.008 is hereby amended to read as follows:

214.008. Effective date; repeal.

Sec. VIII.

This Ordinance shall take effect ~~on October 4, 1984~~ upon publication after
adoption in accordance with State law. All Ordinances or parts of
Ordinances in conflict herewith are hereby repealed.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

Memo



To: Oshtemo Charter Township Board
From: Julie Johnston, AICP
Date: June 27, 2018
Mtg. Date: July 10, 2018
Subject: Conditional Rezoning Request from Simon Ashbrook

OBJECTIVE

First reading of a request from Simon Ashbrook to rezone approximately 4.3 acres of a 20-acre property located at 7110 West Main Street from the R-2: Residence District to the C: Local Business District, with conditions. Parcel number: 3905-15-285-010.

BACKGROUND

The owner/applicant is requesting rezoning of approximately 4.3-acres of a 20-acre parcel addressed as 7110 West Main Street to the C: Local Business District with conditions. The rezoning request is to allow for the development of a specialty meat and produce market. The applicant has provided specific conditions related to the rezoning request, which are attached and outlined below. The parcel is currently located in the R-2: Residence District and has approximately 720 feet of frontage on West Main Street.

The unique element of the request is that the property owner has submitted conditions associated with the rezoning application. The conditional rezoning process follows the same procedures as a traditional rezoning request with the exception that the applicant may offer conditions that place additional restrictions on their property. Conditional rezoning is provided as a mechanism to allow an applicant the opportunity to address anticipated concerns that may be raised by the rezoning request.

The applicant purchased the property in 2015 with the hope of developing the store. At that time, the property was Future Land Use Planned as Transitional Mixed-Use, which stated the following:

“There are several areas in the Township that contain a mix of uses and are located along busy corridors. Most are also located between areas of very high intensity development and areas of lower intensity development. Because of the standards established and the mix of uses, these areas are envisioned as providing smooth transitions between the areas of development on either side. Some of the areas may accomplish this by acting as a type of buffer between the areas. In other instances, this may mean serving as a respite of lower intensity development along a corridor of high intensity uses.”

Uses envisioned for the Transitional Mixed-Use areas include primarily office, local commercial (see Local Commercial designation for a description of applicable uses), and institutional uses. It may also include medium density residential uses, such as duplexes and senior-oriented complexes.

West Main Street just west of 8th Street: This area is located just to the west of the heavily developed commercial corners West Main Street and 9th Street. It currently consists of single family residential uses (both owner-occupied and rental), and vacant land. Transitional Mixed-Use development would help ease the transition from the intense development to the east to the rural countryside to the west and the five-lane West Main Street corridor and nearby residences especially along South 8th Street.

While retail and commercial uses were indicated in the Transitional Mixed-Use District of the Future Land Use Plan, there was no corresponding zoning ordinance to regulate these areas of the Township. The applicant reached out to staff in 2015 requesting options for development. At that time, staff hoped to work with the Planning Commission to develop a Transitional Mixed-Use Zoning District and suggested the applicant wait for the regulations to come to fruition.

Approximately a year later, it was decided that an update to the Township's Master Plan was warranted. The applicant approached staff again towards the end of 2016 requesting options to possibly move forward with their request. Staff again recommended holding off on any application while the Master Plan Update was underway.

With the update to the Master Plan complete, the new Future Land Use category for the first 300 feet of the subject property moving north from West Main Street is now Local Commercial. Staff has discussed with the Planning Commission the need to develop corresponding zoning districts to the three commercial categories outlined in the Future Land Use Plan; Neighborhood Commercial, Local Commercial, and General Commercial. However, at this time, the Township only has one commercial zoning district, the C: Local Business District. The Local Commercial Future Land Use designation of the 2017 Master Plan indicates the following:

"The purpose of the Local Commercial designation is to provide low volume commercial businesses that mix well with a variety of land uses including residential, industrial, and general commercial. These uses are not high-volume / high-traffic uses with a significant number of cars coming and going, drive-through service, and/or automobile service. (These elements or characteristics can detract from the rural character or pedestrian orientation of the surrounding area and are therefore not present in the Local Commercial designation). Examples of uses that could be found in a Local Commercial designation include professional offices, unique shops such as antique shops and specialty food shops, and generally low volume enterprises that do not operate 24 hours a day."

In conversations with the applicant, staff indicated that the likelihood of a rezoning to the C: Local Business District, the only available zoning district for retail uses, was not high. The intensity and possible scale of allowable uses within this district would not meet the intent of the Local Commercial District outlined in the Master Plan. With that said, the applicant suggested a conditional rezoning to limit the size of the development, more in keeping with the Local Commercial District as described in the Master Plan.

The applicants offer of conditions are as follows:

1. The conditional rezoning request is from the West Main right-of-way north 300 feet for a total of approximately 4.0 acres, which is the area planned for Local Commercial in the Township's Future Land Use Map.
2. The size of the commercial building will be limited to 5,000 square feet or less in keeping with the intent of the Local Commercial District outlined in the Master Plan.
3. The commercial building will house a specialty market for the sale of meat, dairy, and produce.
4. To assist the Township with access management, we will enter into cross-access agreements with adjacent properties, when they develop, to consolidate curb cuts in this area and limit additional driveway entrances off of West Main Street.
5. When the Local Commercial zoning district, as defined in the Master Plan, is created by the Township, we will work with the Township to remove the conditional rezoning and zone the property as outlined in the Future Land Use Map.

With these conditions in mind, the Planning Commission reviewed the requested C: Local Business District for a specialty market based on the considerations outlined below.

Rezoning Considerations

The Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that must be consider when reviewing a rezoning request. However, there are some generally recognized factors that should be deliberated before a rezoning decision is made. The Planning Commission considered the following:

1. Master Plan Designation

As stated, the Future Land Use Plan for this area indicates Local Commercial District for the first 300 feet moving north from West Main Street. The Master Plan indicates uses in this district should be professional offices, unique shops such as antique stores and specialty foods, and generally low volume enterprises. The requested Red Barn Market is intended to be a specialty food store.

The Future Land Use Plan also indicates shared access and parking, particularly along primary roads and highways. The added condition regarding cross-access to adjacent properties is in compliance with the Local Commercial designation, hopefully reducing the need for additional curb cuts on West Main Street.

2. Consistency of the Zoning Classification in the General Area

The properties on the north side of West Main between 7th and 9th Streets are zoned R-2: Residence District and C: Local Business District. The R-2 District is located from the northeast corner of 7th

Street through the subject property, where it changes to C: Local Business District at the eastern property line.

On the south side of West Main Street, properties have the same zoning pattern with RR: Rural Residential at 7th Street moving east approximately 500 feet where the R-2: Residence District is located to C: Local Business District at the southeast corner of West Main and 8th Streets.

The limited size of the requested rezoning allows for a transition in intensity from the properties to the east. The commercial zoning of those properties has a depth of over 1,200 linear feet from West Main Street and allow significant local and regional commercial uses. The scope of the rezoning request allows for a step-down evolution of commercial uses moving west.

3. Consistency and Compatibility with General Land Use Patterns in the Area

The general land use pattern in this area changes from large big-box stores like Menards at the corner of 9th and West Main Street to smaller scale commercial and service establishments like Golf Services, to single-family residential homes.

As stated in the Future Land Use Plan, the intent in this area is to transition from large, regional market commercial uses to more local establishments. This was true for both the previous Transitional Mixed-Use District and the current Local Commercial District. In addition, the Plan clearly demarcates this area as the western boundary of the commercial land use pattern. The establishment of the C: Local Business District, with the conditions provided, fits the current and planned general land use pattern of this area.

4. Utilities and Infrastructure

Water is available on the south side of West Main Street, with a public stub leading to the north side of the street at the far eastern property line of the subject site (extended from 8th Street). Sanitary sewer is currently unavailable in this area. However, sanitary sewer is planned along West Main from 8th to 7th Street in 2019 according to the Township's Capital Improvement Plan. As engineering design and funding is still pending, this date is not definitive.

5. Reasonable Use under Current Zoning Classification

The current zoning classification for this property is R-2: Residence District. A subdivision, site condominium or residential planned unit development could be established on this site. However, the prospect of a new residential development occurring immediately adjacent to West Main Street is not high. Any new residential construction would likely consider a setback from West Main to provide a buffer for new owners. The probable scenario for this property due to its location along a major thoroughfare of Kalamazoo County would be a planned unit development, which would allow nonresidential uses to serve as a buffer between the residential uses and West Main Street.

6. Effects on Surrounding Property

There would be effects to the surrounding properties and travel on West Main Street if the property is rezoned. This 20-acre property is largely vacant, with an unoccupied single-family home. The placement of a specialty market will intensify the use of the parcel, predominately impacting the existing single-family homes to the west. The limited depth of the rezoning, 300-feet, helps to lessen these impacts. But, the rezoning would share a boundary with one single-family home side yard and two rear yards.

Careful consideration to site development will be needed for this use to transition effectively and be compatible with adjacent properties. The Landscape Ordinance currently regulates a 35-foot landscape buffer between commercial and residentially zoned properties. This buffer requires canopy and understory trees, shrubs and evergreen trees, which will help to screen any new construction, assisting with compatibility concerns.

An additional curb cut on West Main Street will also have some impacts to traffic flow in this area. The Michigan Department of Transportation will ultimately determine the configuration of this access point.

Planning Commission Public Hearing

The Planning Commission held their public hearing for this request on June 14, 2018. Two interested residents spoke at the public hearing. One resident spoke in favor of the rezoning and one indicated concerns that the rezoning would result in additional traffic safety issues for the area. The Planning Commission made a motion to recommend approval of the rezoning request with the conditions provided by the applicant to the Township Board, which received unanimous support. The recommendation was based on the following factors:

1. The request is in keeping with the current Future Land Use Plan for the Township, which indicates Local Commercial and specifically details specialty food markets.
2. The rezoning conditions provided by the applicant ensures a development that fits the scale and intensity for local commercial uses recommended in the Future Land Use Plan.
3. The conditional rezoning will serve as a transition between the more residential/rural areas and the general commercial areas of West Main Street.

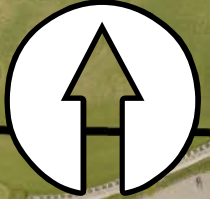
INFORMATION PROVIDED

- Rezoning Conditions offered by the Applicant
- Aerial map
- Current zoning map
- Future Land Use map
- Planning Commission Minutes excerpt
- Township Ordinance

Conditions offered for the Rezoning:

1. The conditional rezoning request is from the West Main right-of-way north 300 feet for a total of approximately 4.0 acres, which is the area planned for Local Commercial in the Township's Future Land Use Map.
2. The size of the commercial building will be limited to 5,000 square feet or less in keeping with the intent of the Local Commercial District outlined in the Master Plan.
3. The commercial building will house a specialty market for the sale of meat, dairy, and produce.
4. To assist the Township with access management, we will enter into cross-access agreements with adjacent properties, when they develop, to consolidate curb cuts in this area and limit additional driveway entrances off of West Main Street.
5. When the Local Commercial zoning district, as defined in the Master Plan, is created by the Township, we will work with the Township to remove the conditional rezoning and zone the property as outlined in the Future Land Use Map.

ASHBROOK REZONING
Aerial Map



N 7TH ST

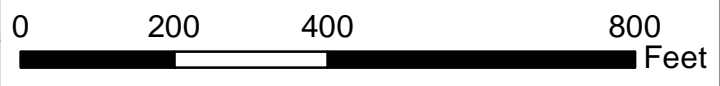


W MAIN ST

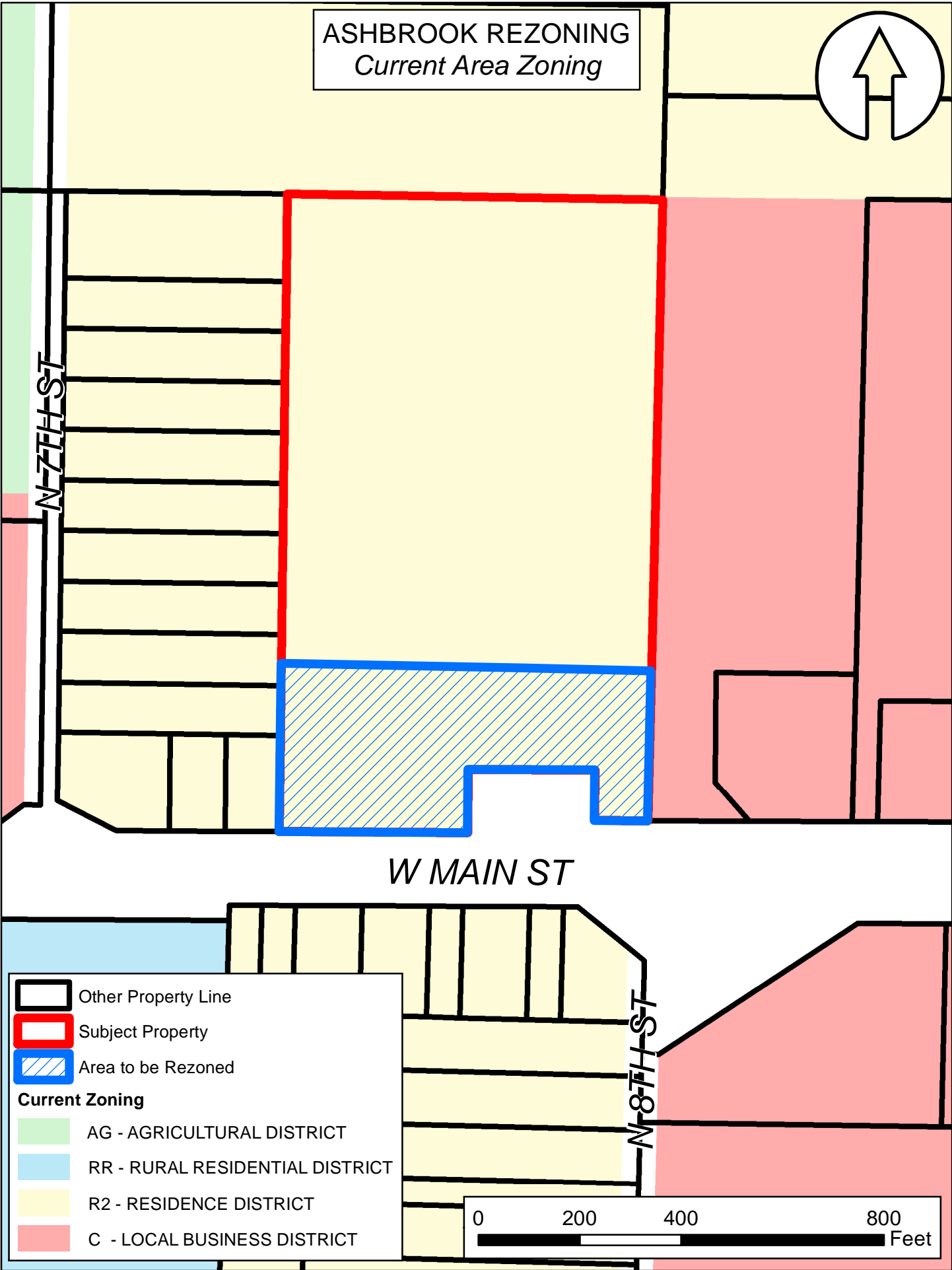
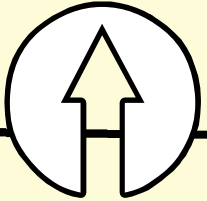
N 8TH ST



- Other Property Line
- Subject Property
- Area to be Rezoned



ASHBROOK REZONING
Current Area Zoning



N 7TH ST

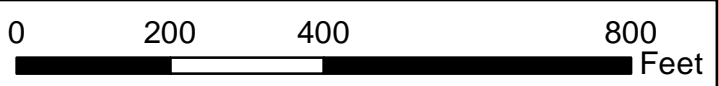
W MAIN ST

N 8TH ST

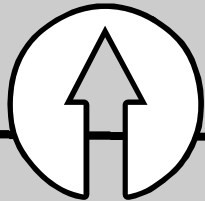
Other Property Line
 Subject Property
 Area to be Rezoned

Current Zoning

AG - AGRICULTURAL DISTRICT
 RR - RURAL RESIDENTIAL DISTRICT
 R2 - RESIDENCE DISTRICT
 C - LOCAL BUSINESS DISTRICT



ASHBROOK REZONING
Future Land Use



 Other Property Line

 Subject Property

 Area to be Rezoned

Future Land Use

 Rural Residential

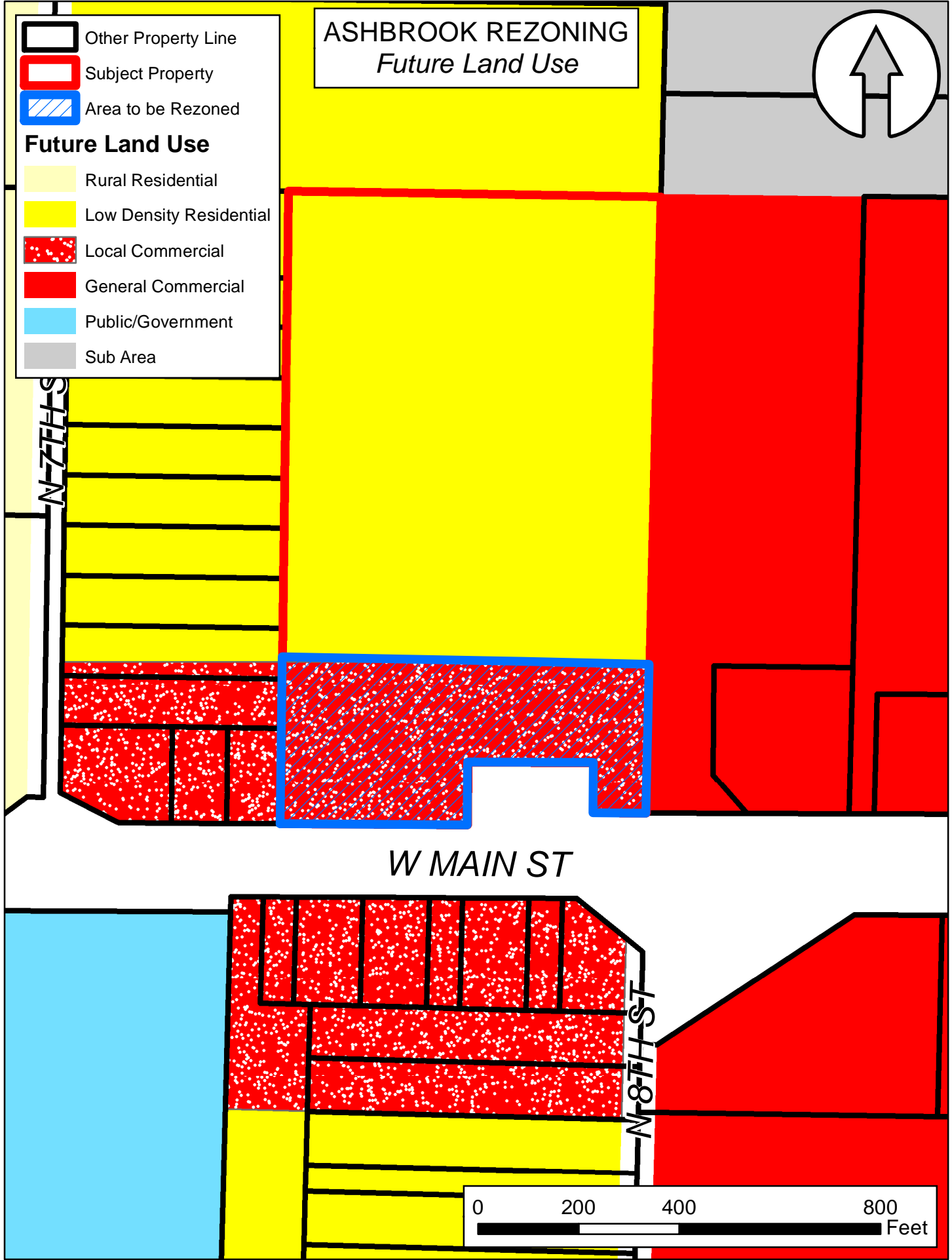
 Low Density Residential

 Local Commercial

 General Commercial

 Public/Government

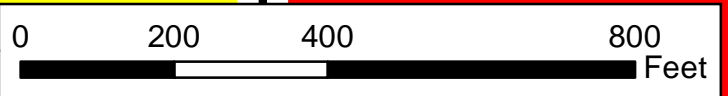
 Sub Area



N 7TH ST

W MAIN ST

N 8TH ST



**Planning Commission Minutes except
June 14, 2018**

Ms. Johnston added the Master Plan says I-3 should be on large parcels with significant set-back, away from residential property. The State of Michigan planning and zoning acts indicate a Township should accommodate all types of uses. The Master Plan tries to find the best locations for those types of uses. Each individual jurisdiction has to decide how to accommodate the various uses.

In response to a question from Ms. Smith, Ms. Johnston said this type of business is permitted by right in the I-3 District. Anything not permitted by right would have to come before the Planning Commission for special exception use and would be subject to meeting the standards for approval. If not met, the request could be denied.

Mr. VanderWeele asked if the applicant would have to come back for site plan approval.

Ms. Johnston indicated a site plan will be necessary despite no building construction. Requirements are that it would be screened by a solid fence, provide a 100 ft. set-back, no storage would be allowed within the 100 ft., and all activities would need to be screened by fence from neighbors.

Hearing no further comments, Ms. Bell asked for a motion.

Mr. Chambers made a motion to forward a recommendation of approval to the Township Board to rezone the property in question from I-1 to I-3 for the three reasons provided by Staff. Mr. VanderWeele supported the motion. The motion was approved unanimously.

7. PUBLIC HEARING: REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM SIMON ASHBROOK FOR THE CONDITIONAL REZONING OF APPROXIMATELY 4.3 ACRES OF A 20-ACRE PARCEL LOCATED AT 7110 WEST MAIN STREET TO ALLOW FOR THE DEVELOPMENT OF A SPECIALTY MARKET. THE REQUEST IS FROM THE R-2: RESIDENCE DISTRICT TO THE C: LOCAL COMMERCIAL DISTRICT WITH A VOLUNTARY OFFER OF CONDITIONS. PARCEL NO. 3905-15-285-010.

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston reported the owner/applicant was requesting rezoning of approximately 4-acres of a 20-acre parcel addressed as 7110 West Main Street to the C: Local Business District with conditions. The rezoning request is to allow for the development of a specialty meat and produce market. The applicant has provided specific conditions related to the rezoning request. The parcel is currently located in the R-2: Residence District and has approximately 720 feet of frontage on West Main Street.

She explained the unique element of the request is that the property owner has submitted conditions associated with the rezoning application. The conditional rezoning process follows the same procedures as a traditional rezoning request with the exception that the applicant may offer conditions that place additional restrictions on their property. Conditional rezoning is provided as a mechanism to allow an applicant the opportunity to address anticipated concerns that may be raised by the rezoning request. Per Section 53.300.A, the Planning Commission may recommend approval, approval with recommended changes, or denial of the conditional rezoning; provided, however that any recommended changes to the offer of conditions are acceptable to the owner.

With the update to the Master Plan complete, the new Future Land Use category for the first 300 feet of the subject property moving north from West Main Street is now Local Commercial. In conversations with the applicant, staff indicated that the likelihood of a rezoning to the C: Local Business District, the only available zoning district for retail uses, was not high. The intensity and possible scale of allowable uses within this district would not meet the intent of the Local Commercial District outlined in the Master Plan. With that said, the applicant suggested a conditional rezoning to limit the size of the development, more in keeping with the Local Commercial District as described in the Master Plan.

She described the applicants' offer of conditions:

1. The conditional rezoning request is from the West Main right-of-way north 300 feet for a total of approximately 4.0 acres, which is the area planned for Local Commercial in the Township's Future Land Use Map.
2. The size of the commercial building will be limited to 5,000 square feet or less in keeping with the intent of the Local Commercial District outlined in the Master Plan.
3. The commercial building will house a specialty market for the sale of meat, dairy, and produce.
4. To assist the Township with access management, we will enter into cross-access agreements with adjacent properties, when they develop, to consolidate curb cuts in this area and limit additional driveway entrances off of West Main Street.
5. When the Local Commercial zoning district, as defined in the Master Plan, is created by the Township, we will work with the Township to remove the conditional rezoning and zone the property as outlined in the Future Land Use Map.

Ms. Johnston said with these conditions in mind, the Planning Commission needed to determine if the requested C: Local Business District for a specialty market is supported by the generally recognized factors that should be deliberated before a rezoning decision is made. She specifically highlighted shared access and parking, the

impact on traffic flow with an additional curb cut on West Main Street, and site development needed for this use to transition effectively and be compatible with adjacent properties.

Based on the considerations noted above, Ms. Johnston said Staff endorsed the Planning Commission forwarding a recommendation of approval to the Township Board for conditional rezoning to the C: Local Business District to include the five conditions offered by the applicant. This recommendation was based on the following:

1. The request is in keeping with the current Future Land Use Plan for the Township, which indicates Local Commercial and specifically details specialty food markets.
2. The rezoning conditions provided by the applicant ensure a development that fits the scale and intensity for local commercial uses recommended in the Future Land Use Plan.
3. The conditional rezoning will serve as a transition between the more residential/rural areas and the general commercial areas of West Main Street.

In response to questions, Ms. Johnston said the property, a little over 20 acres, is not in the West Main Street overlay zone and that the cut out shown on the aerial map is an MDOT retention basin. There is one single family home on the property.

Chairperson Bell asked if the applicant wished to speak.

Mr. Mark Ashbrook spoke on behalf of Mr. Simon Ashbrook, 41297 County Road 380, Bloomingdale, who said the property was purchased about three years ago with the aim of establishing a market. The desire is to develop a small enclosed Red Barn Market in a populous area, operating year-round in order to increase business for their family farm.

Chairperson Bell asked if there were public comment.

Mr. Dave Bushhouse, 992 N. 7th Street, said he had no problem with a market, but is very concerned about traffic safety currently, and felt problems would only increase with an additional business and resulting increased traffic turning on and off West Main Street. He encouraged the Township to look at the traffic situation with the Sheriff's Department.

Mr. Ken Wichtman, 7194 West Main Street, next to the Ashbrook property, said he is glad this is zoned local commercial and believed the rezoning should be approved, that the business proposed will be good for the community. He said he also struggles with traffic control issues and what this development will add to them. He suggested working with MDOT regarding access and safety. He also encouraged continued work with neighbors on screening.

Hearing no further comments, Chairperson Bell moved to Board Deliberations.

Responding to questions from Mr. VanderWeele and Ms. Maxwell, Ms. Johnston said the goal is to limit curb cuts through cross-access. Some conversation was had with the applicant about possibly connecting with neighboring existing commercial uses. Recently area curb cuts have been approved by MDOT with no left turns. The Township can ask for a speed study from MDOT.

Chairperson Bell wondered whether livestock is permitted in R-2.

Attorney Porter said it is not permitted for commercial purposes; it is limited to hobby use.

Several Board Members expressed their support for the application as well as their concern regarding traffic safety and their desire to address the problems.

Chairperson Bell asked for a motion.

Ms. Smith made a motion to forward a recommendation of approval to the Township Board for conditional rezoning to the C: Local Business District with the inclusion of the five conditions offered by the applicant. Ms. Farmer supported the motion. The motion was approved unanimously.

Ms. Farmer reiterated the traffic issue needs to be addressed.

8. PUBLIC HEARING: REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM OSHTEMO CHARTER TOWNSHIP FOR THE REZONING OF APPROXIMATELY 9.11 ACRES OF A 11.71-ACRE PARCEL LOCATED AT 25 SOUTH 4TH STREET FROM THE C: LOCAL BUSINESS DISTRICT TO THE RR: RURAL RESIDENTIAL DISTRICT. PARCEL NO. 3905-16-355-071.

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston explained this was a Planning Department initiated request to rezone the subject parcel from the C: Local Business District to the RR: Rural Residential District. Staff's ongoing concern with the current zoning of this property is its incompatibility with surrounding land uses and zoning. In addition, the request to rezone the subject property is a step towards implementation of the Township's Future Land Use Map.

She said the property in question is 11.71 acres and 9.11 acres is currently zoned C: Local Business District. From aerial photography, most of the site is wooded and undeveloped. Only about the first 140 feet east from the 4th Street right-of-way line has been developed (approximately one acre) and contains both a commercial

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

RECOMMENDATION OF THE OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION RESULTING FROM A PUBLIC HEARING CONDUCTED JUNE 14, 2018.

The Oshtemo Charter Township Planning Commission hereby recommends APPROVAL of the following amendment of the Oshtemo Charter Township Zoning Ordinance:

The conditional rezoning of a depth of 300 feet from the West Main Street right-of-way, for a total of approximately 4.3 acres of a 22-acre parcel of land, to allow the development of a specialty market at 7110 West Main Street, being Parcel No. 3905-15-285-010, from "R-2" Residence District zoning classification to "C" Local Business District zoning classification, with conditions, in compliance with Sections 22.000 and 30.000 of the Oshtemo Charter Township Zoning Ordinance. This voluntary offer, and the conditions and limitations of the offer, may be obtained from the Township Planning Department.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

Date: June 14, 2018

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: _____, 2018

Effective: _____, 2018

OSHTEMO CHARTER TOWNSHIP ORDINANCE

An Ordinance to amend the Oshtemo Charter Township Zoning Ordinance, by the conditional rezoning of a portion of land located in Land Section 15 from the "R-2" Residence District to the "C" Local Business District zoning classification. The Ordinance repeals all Ordinances or parts of Ordinances in conflict.

THE CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN
ORDAINS:

SECTION I.

AMENDMENT OF LAND SECTION 15. The Oshtemo Charter Township Zoning Ordinance is hereby amended to conditionally rezone a parcel having a depth of 300 feet from the West Main Street right-of-way, for a total of approximately 4.3 acres of a 22-acre parcel of land, located at 7110 West Main Street, Parcel No. 3905-15-285-010, pursuant to Section 22 and 30 of the Oshtemo Charter Township Zoning Ordinance, from the "R-2" Residence District to the "C" Local Business District described as follows and subject to subject to the condition that the land uses will be limited to a specialty market:

That part of the South 400.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 15, T. 2 S., R. 12 W., lying Easterly of The Meadows Plat and Northerly of the Northerly right-of-way line of West Main Street.

SECTION II.

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.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

Memo



To: Oshtemo Charter Township Board
From: Julie Johnston, AICP
Date: June 27, 2018
Mtg. Date: July 10, 2018
Subject: Rezoning Request from Advanced Poured Walls

OBJECTIVE

First reading of a request from Advanced Poured Walls, located at 3425 South 6th Street, to rezone approximately 3.7 acres of a 17.48-acre property from the I-1: Industrial District, Manufacturing/Serviceing to the I-3: Industrial District, Special. Parcel number: 3905-34-155-018.

BACKGROUND

For the past several years, Advanced Poured Walls has been placing large quantities of concrete debris on their property at the northeast corner of Stadium Drive and 6th Street. This concrete is then milled about every 18 months or so. Both the location of the stored materials and the milling process are in violation of the I-1: Industrial District. The Township began enforcement actions to request the removal of the storage and milling operation. Staff has been working with the applicant for a little over a year to try and find a solution to the zoning concerns related to their business.

The Township has had several meetings with the applicant to review options related to the zoning and compatibility issues while still allowing the business to operate. Milling operations are only permitted within the I-3: Industrial District. To that end, staff recommended finding a location on the subject property for this District that would meet both the applicants needs as well as the criteria of the Township's Master Plan.

The property in question is a total of 17.48 acres zoned I-1: Industrial District, Manufacturing/Serviceing. Of this total acreage, the applicant wishes to rezone just under four acres in the northeast corner of the parcel to I-3: Industrial District, Special. Please see the attached map for the location of the proposed rezoning.

Rezoning Considerations

The Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that must be consider when reviewing a rezoning request. However, there are some generally

recognized factors that should be deliberated before a rezoning decision is made. The Planning Commission considered the following:

1. Master Plan Designation

The Future Land Use Map does not specifically delineate locations for heavy industrial uses. Instead, it provides areas within the Township where general industrial uses should be permitted, and then details criteria for the allowance of heavy industrial uses. The Future Land Use Plan states the following:

“The General Industrial designation is the primary designation for industrial development in the Township and a source for many important higher wage jobs in the community. The designation includes both light and general industrial uses (including those industrial uses described in the Research Office Industrial designation above), warehouse and distribution facilities, heavy commercial, and storage facilities. They are in various locations around the Township where such development has already occurred, such as along KL Avenue, Stadium Drive, and 8th Street. It is intended that future development be consistent with the development that already exists. **Heavy industrial uses should be located on large parcels where significant setbacks from property lines, particularly from street rights-of-way and residential properties can be achieved to effectively screen these uses from view.**”

The property in question is designated as General Industrial, meeting the first standard for a rezoning. The location of the proposed rezoning in the far northeast corner of the parcel also meets the criteria outlined above in the Master Plan. The request will be as far from both Stadium Drive and 6th Street as possible, distances of approximately 600 and 460 linear feet, respectively. In addition, it is surrounded on all sides by other properties zoned and use for industrial purposes, eliminating the need to screen from residential uses.

2. Consistency of the Zoning Classification in the General Area

All of the properties surrounding the subject site are zoned I-1: Industrial District, except for the residential properties found approximately 900 feet north of Stadium Drive. These properties are zoned RR: Rural Residential. The distance from these residential properties to the requested location of the I-3: Industrial District is approximately 650 linear feet.

The permitted uses allowed in the I-3 District are grain equipment and processing, fuel and feed yards, storage of gasoline, and automobile and other salvage yards, which has some specific conditions related to the outdoor storage of materials. Staff has determined that the concrete storage and milling of Advanced Poured Walls is analogous to a salvage yard.

Based on the distances from the adjacent Rural Residential properties, the placement of the I-3 zoning in the proposed location will provide some protections to these homes. In addition, the limited size of the requested rezoning should mitigate the impact of the rezoning. If other permitted I-3 uses were carried out in the future, their scope would be limited to the 4-acre size of the I-3 request, which is fully

encompassed by I-1 zoning. If approved, this will be the only location in the Township where I-3 zoning exists.

3. Consistency and Compatibility with General Land Use Patterns in the Area

The predominate land use pattern along Stadium Drive in this area is industrial. The Stadium Park Way industrial park is in the process of being completely built out. Recently, National Flavors completed their new facility at the northwest corner of Stadium Drive and Stadium Park Way. Across the street to the east, a new mini storage facility was recently constructed. Finally, the 17-acre parcel at the terminus of Stadium Park Way was sold for a new manufacturing facility for Select Hinges.

For a certain distance along 6th Street north of Stadium Drive is also industrial or government uses. At the northwest corner of Stadium and 6th Street is the Spartan Paperboard Company. Immediately north of that facility is Oshtemo Fire Station 2 and then the large ITC electrical easement, which is around 200 linear feet in width. At this point on the west side of 6th Street, the residential land uses begin.

On the east side of 6th Street moving north is Advanced Poured Walls, then S & T Lawn Service, and a long-standing contractors yard. At that point, land uses change to residential, which is just over 2,000 linear feet north of Stadium Drive.

4. Utilities and Infrastructure

Utilities and infrastructure are often considered in a request for rezoning to ensure that public facilities can service any possible development that would occur on the site. Public water is available along 6th Street and sanitary sewer is currently available on 6th for approximately 500 feet from Stadium Drive.

5. Reasonable Use under Current Zoning Classification

The uses permitted under the current zoning classification are myriad, but the District is primarily designed for manufacturing, warehousing, contractors yards, automotive repair, and outdoor storage. While the contractor component of the Advance Poured Walls business is permitted under the I-1 District, the storage and milling of salvageable materials, specifically concrete, is not permitted.

6. Effects on Surrounding Property

Allowing the rezoning to the I-3 District and moving the milling operation from the corner of Stadium and 6th Street will have a positive effect on neighboring properties and the visual aesthetics of this area. With that said however, the milling operation is not a permitted use. If the I-3 rezoning is not approved, the Township will require the storage and milling of concrete to cease in this area.

Moving the operation to the northeast corner of the subject parcel places it further away from 6th Street and Stadium drive, centering it between existing industrial uses. In addition, the tree cover in this extent will also provide some screening to both the residential and industrial uses in the area. Finally,

as stated above, the size of the requested 1-3 zoning should limit the impacts of future uses on adjacent properties.

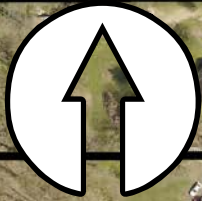
Planning Commission Public Hearing

The Planning Commission held their public hearing for this request on June 14, 2018. No interested residents spoke at the public hearing. The Planning Commission made a motion to recommend approval to the Township Board, which received unanimous support. The recommendation was based on the following factors:

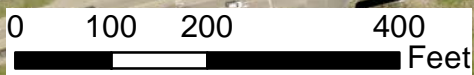
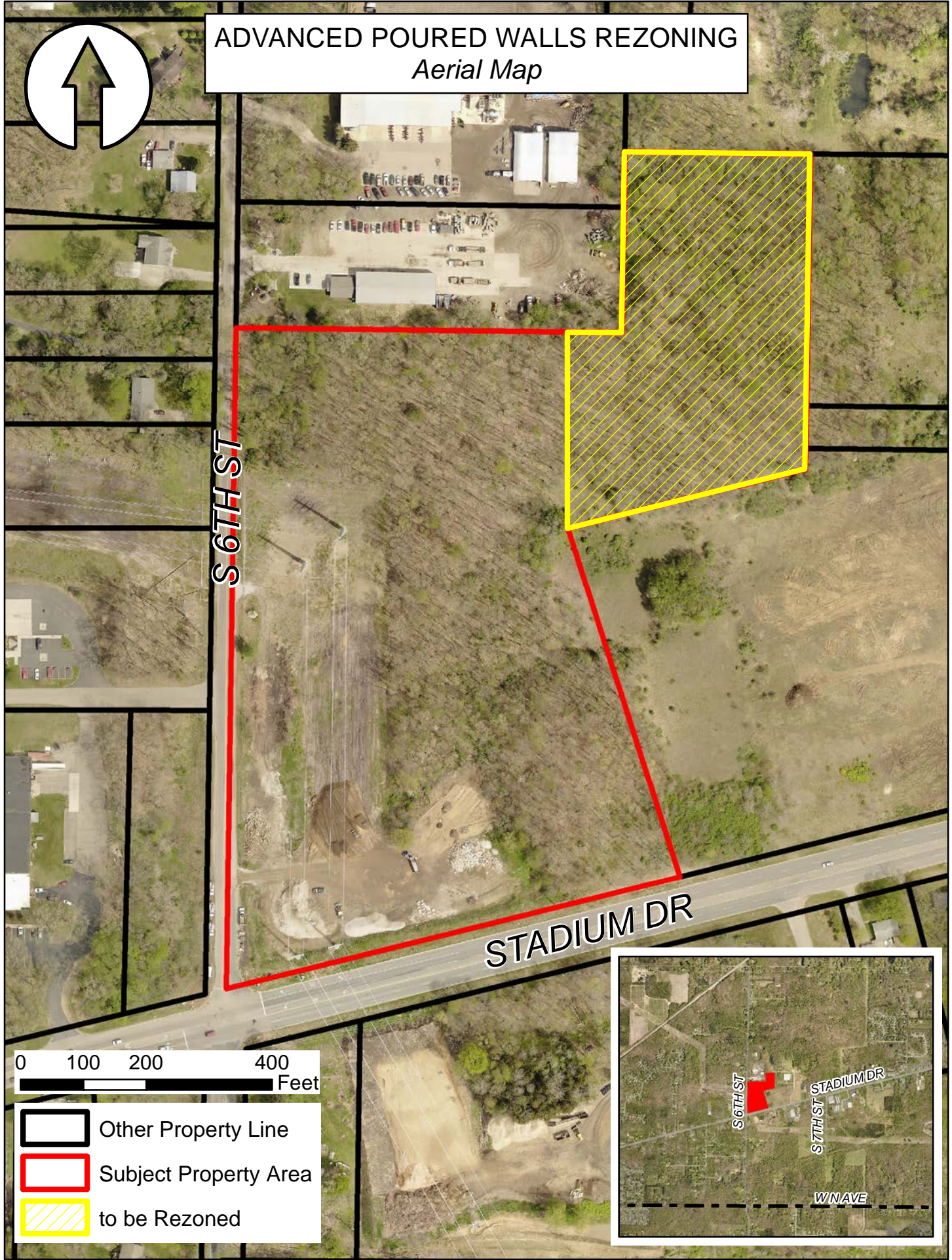
1. The proposed rezoning is consistent with the Township's Future Land Use Plan.
2. The requested location of the I-3 District helps to manage compatibility concerns with adjacent zoned and used industrial and residential properties.
3. The limited acreage of the I-3 District rezoning request will ensure future impacts are minimized.

INFORMATION PROVIDED

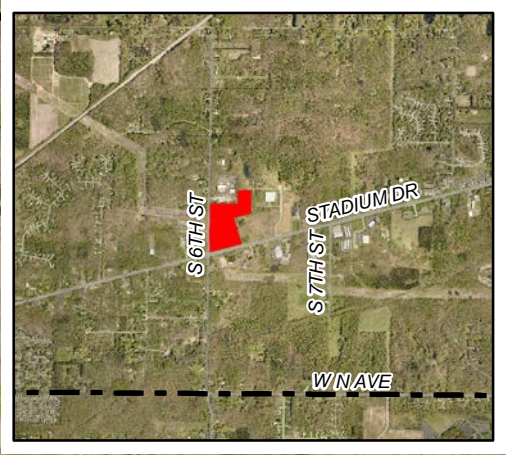
- Aerial map
- Current zoning map
- Future Land Use map
- Planning Commission Minutes excerpt
- Township Ordinance

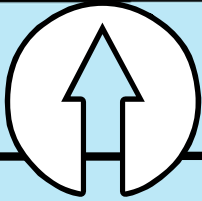


ADVANCED POURED WALLS REZONING Aerial Map



- Other Property Line
- Subject Property Area
- to be Rezoned

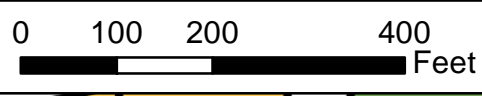




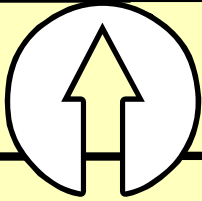
ADVANCED POURED WALLS REZONING
Current Area Zoning

S 6TH ST

STADIUM DR



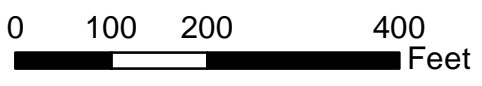
Other Property Line	Current Zoning
Subject Property Area	RR - RURAL RESIDENTIAL DISTRICT
to be Rezoned	R3 - RESIDENCE DISTRICT
	I-R - INDUSTRIAL DISTRICT RESTRICTED
	I-1 - INDUSTRIAL DISTRICT MANUFACTURING & SERVICE



ADVANCED POURED WALLS REZONING
Future Land Use

S 6TH ST

STADIUM DR



	Other Property Line	Future Land Use
	Subject Property Area	Rural Residential
	to be Rezoned	General Industrial

6. PUBLIC HEARING: REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM ADVANCE POURED WALLS, ON BEHALF OF ROBERT REDMON, FOR THE REZONING OF APPROXIMATELY 3.7 ACRES OF A 17.39-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF SOUTH 6TH STREET AND STADIUM DRIVE FROM THE I-1: INDUSTRIAL DISTRICT, MANUFACTURING/SERVICING TO THE I-3: INDUSTRIAL DISTRICT, SPECIAL. PARCEL NO. 3905-34-155-018.

The Chair asked Ms. Johnston to present the Staff report regarding this application.

She indicated for the past several years, Advanced Poured Walls has been placing large quantities of concrete debris on their property at the northeast corner of Stadium Drive and 6th Street. This concrete is then milled generally once a year. Both the location of the stored materials and the milling process are in violation of the I-1: Industrial District. The Township began enforcement actions to request the removal of the storage and milling operation. Staff has been working with the applicant for a little over a year to try and find a solution to the zoning concerns related to their business.

Township Staff had several meetings with the applicant to review options related to the zoning and compatibility concerns while still allowing the business to operate. Milling operations are only permitted within the I-3: Industrial District. To that end, staff recommended finding a location on the subject property for this District that would both meet the applicants' needs as well as the criteria of the Township's Master Plan.

The property in question is a total of 17.48 acres zoned I-1: Industrial District, Manufacturing/Servicing. Of this total acreage, the applicant wished to rezone a little over four acres in the northeast corner of the parcel to I-3: Industrial District, Special.

Ms. Johnston indicated the Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that a Planning Commission must consider when reviewing a rezoning request. However, there are some generally recognized factors that should be deliberated before a rezoning decision is made. She walked through the factors and explained how the rezoning request meets these considerations.

Ms. Johnston said Staff suggests the Planning Commission forward a recommendation of approval to the Township Board for the rezoning of approximately 4-acres on the subject property from the I-1: Industrial District, Manufacturing/Servicing to the I-3: Industrial District, Special for the following reasons:

1. The proposed rezoning is consistent with the Township's Future Land Use Plan.
2. The requested location of the I-3 District helps to manage compatibility concerns with adjacent zoned and used industrial and residential properties.

3. The limited acreage requested for the I-3 District rezoning will ensure future impacts are minimized.

Board Member questions for Ms. Johnston centered on screening/fencing and possible noise and milling dust concerns for neighbors.

Ms. Johnston indicated the applicant has not received any noise or dust complaints. Complaints received have been regarding truck traffic. Concrete is milled once a year with leased equipment.

Attorney Porter urged the Planning Commission to focus on whether the proposal is a suitable place for the requested rezoning under the Land Use Plan. The applicant is currently operating and asked about a suitable location to rezone. Site review issues are not relevant at this time.

Ms. Johnston explained other uses are allowed in I-3 and noted this will be the first area of the Township to be zoned I-3 if approved by the Planning Commission.

Hearing no further questions, Chairperson Bell asked if the applicant wished to speak.

Mr. Adam Barker, 3425 S. 6th Street, explained the milling takes place once about every three years. The noise and dust are controlled by the company that comes to do the work. They are required to hold a permit and to abide by set rules and regulations. The actual process takes three to four weeks. Trucks on 6th Street are a concern, but do not have a lot to do with the rezoning. A neighboring business also has trucks that use 6th Street. He noted truck traffic consists of perhaps 1-2 trucks per hour and does not go past 4-5 p.m.

In response to a question from Ms. Maxwell, Mr. Barker said he recycles the milled concrete generated by his business for other uses and has no intention to mill other people's concrete.

Chairperson Bell asked if there were public comment on this item. Hearing none, she moved to Board Deliberations.

The Chair said she thought the rezoning is appropriate given the industrial zoning around this pocket but does not want to see a lot of trees removed.

Ms. Farmer was appreciative of the Staff's willingness to work this out. She said all permitted I-3 uses seem appropriate there.

Attorney Porter said I-3 should be tucked back on property based on the criteria established in the Master Plan. This request meets those criteria.

Ms. Johnston added the Master Plan says I-3 should be on large parcels with significant set-back, away from residential property. The State of Michigan planning and zoning acts indicate a Township should accommodate all types of uses. The Master Plan tries to find the best locations for those types of uses. Each individual jurisdiction has to decide how to accommodate the various uses.

In response to a question from Ms. Smith, Ms. Johnston said this type of business is permitted by right in the I-3 District. Anything not permitted by right would have to come before the Planning Commission for special exception use and would be subject to meeting the standards for approval. If not met, the request could be denied.

Mr. VanderWeele asked if the applicant would have to come back for site plan approval.

Ms. Johnston indicated a site plan will be necessary despite no building construction. Requirements are that it would be screened by a solid fence, provide a 100 ft. set-back, no storage would be allowed within the 100 ft., and all activities would need to be screened by fence from neighbors.

Hearing no further comments, Ms. Bell asked for a motion.

Mr. Chambers made a motion to forward a recommendation of approval to the Township Board to rezone the property in question from I-1 to I-3 for the three reasons provided by Staff. Mr. VanderWeele supported the motion. The motion was approved unanimously.

7. PUBLIC HEARING: REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM SIMON ASHBROOK FOR THE CONDITIONAL REZONING OF APPROXIMATELY 4.3 ACRES OF A 20-ACRE PARCEL LOCATED AT 7110 WEST MAIN STREET TO ALLOW FOR THE DEVELOPMENT OF A SPECIALTY MARKET. THE REQUEST IS FROM THE R-2: RESIDENCE DISTRICT TO THE C: LOCAL COMMERCIAL DISTRICT WITH A VOLUNTARY OFFER OF CONDITIONS. PARCEL NO. 3905-15-285-010.

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston reported the owner/applicant was requesting rezoning of approximately 4-acres of a 20-acre parcel addressed as 7110 West Main Street to the C: Local Business District with conditions. The rezoning request is to allow for the development of a specialty meat and produce market. The applicant has provided specific conditions related to the rezoning request. The parcel is currently located in the R-2: Residence District and has approximately 720 feet of frontage on West Main Street.

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

RECOMMENDATION OF THE OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION RESULTING FROM A PUBLIC HEARING CONDUCTED JUNE 14, 2018.

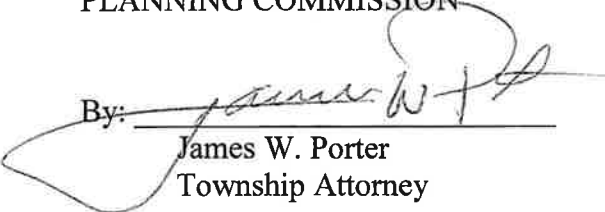
The Oshtemo Charter Township Planning Commission hereby recommends APPROVAL of the following amendment of the Oshtemo Charter Township Zoning Ordinance:

The rezoning of approximately 3.7 acres in the northeast portion of a 17.39-acre parcel of land located on S. 6th Street, from the "I-1" Industrial District, Manufacturing/Service zoning classification to "I-3" Industrial District, Special zoning classification, in compliance with Sections 41.000 and 43.000 of the Oshtemo Charter Township Zoning Ordinance. Parcel No. 3905-34-155-018.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

Date: June 14, 2018

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: _____, 2018

Effective: _____, 2018

OSHTEMO CHARTER TOWNSHIP ORDINANCE

An Ordinance to amend the Oshtemo Charter Township Zoning Ordinance, by the rezoning of a portion of land located in Land Section 34 from the "I-1" Industrial District, Manufacturing/Serviceing to the "I-3" Industrial District, Special zoning classification. The Ordinance repeals all Ordinances or parts of Ordinances in conflict.

THE CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN
ORDAINS:

SECTION I.

AMENDMENT OF LAND SECTION 34. The Oshtemo Charter Township Zoning Ordinance is hereby amended to rezone approximately 3.7 acres in the northeast portion of 17.39-acre parcel of land located on S. 6th Street, Parcel No. 3905-34-155-018, from the "I-1" Industrial District, Manufacturing/Serviceing to the "I-3" Industrial District, Special described as follows:

Commencing on the West line of Section 34, T. 2 S., R. 12 W., 1151.00 feet South 00°-36'-30" West of the Northwest corner; thence South 89°-32'-10" East parallel with the North Section line, 530.48 feet for the place of beginning; thence continuing South 89°-32'-10" East, 82.52 feet; thence North 00°-36'-30" East, 287.97 feet; thence South 89°-32'-10" East, 295.00 feet; thence South 00°-42'-21" West, 498.59 feet; thence South 75°-40'-53" West, 389.82 feet; thence North 00°-36'-30" East, 310.08 feet to the place of beginning.

SECTION II.

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.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

Memo



To: Oshtemo Charter Township Board
From: Julie Johnston, AICP
Date: June 26, 2018
Mtg. Date: July 10, 2018
Subject: Rezoning of 25 South 4th Street

OBJECTIVE

First reading of Planning Department initiated rezoning request from the C: Local Business District to the RR: Rural Residential District at 25 South 4th Street. Parcel number: 3905-16-355-071.

BACKGROUND

This is a Planning Department initiated request to rezone the subject parcel from the C: Local Business District to the RR: Rural Residential District. Staff's ongoing concern with the current zoning of this property is its incompatibility with surrounding land uses and zoning. In addition, the request to rezone the subject property is a step towards implementation of the Township's Future Land Use Map.

The property in question is 11.71 acres, of which 9.11 acres is zoned C: Local Business District. From aerial photography, most of the site is wooded and undeveloped. Only about the first 140 feet east from the 4th Street right-of-way line has been developed (approximately one acre) and contains both a commercial building and single-family home (with detached pole building), which is presently being used as a residential rental. It appears that access to the site, both for the single-family home, and commercial building is unpaved. There is a concrete pad in front of the commercial building, but parking and drive aisles around the building are unpaved.

Property History

Staff was unable to locate the exact date this property was rezoned, but we do know that it occurred prior to the current Zoning Ordinance, which was codified in 1984. Without those records, it is unclear as to why this property was granted commercial zoning, but it was likely to accommodate a gas/service station.

Records were found from the following years:

1985 – A variance was approved for relief from the required 3:1 depth to width ratio for parcels. The applicant desired to re-describe the property lines of two parcels and requested the variances to allow

for a depth greater than three times the parcel width. The minutes of this meeting indicate one of the parcels is zoned C: Local Business District but no mention was made of the type of business onsite.

1986 – A site plan application was approved to allow the existing service station building be converted to an auto repair shop. Some site changes were approved to allow on-site parking of cars waiting for service or pick-up.

1999 – A site plan amendment was requested to allow parking of seasonal vehicles and to alter a previous condition on the property that limited the length of time a vehicle could wait for repair. The Zoning Board of Appeals approved a 15-day waiting period for vehicle repair but denied the storage of seasonal vehicles.

Staff understands that since that time, an auto repair shop has been operating sporadically at this location. We are unclear as to its current operation, but we believe it is either related to automotive repair or auto detailing. There have been approximately three Township interventions over the last three years, the most recent being February of 2018, when Ordinance Enforcement was called to the site due to litter and vehicles that were either inoperable or without proper licensing.

Property Owner Notification

On May 4, 2018, staff mailed a letter to the property owner, informing him of the Planning Department's intent to forward the rezoning request to the Planning Commission for consideration. The notification letter detailed why staff wished to rezone the property, the rezoning process, and where to find information regarding the Planning Commission agenda, staff report, etc. Shortly thereafter, the property owner visited Township Hall to discuss the notification. Staff went over the reasons for the request and the implications to his property. The Planning Commission staff report was then mailed to the property owner prior to the public hearing. A second conversation was had with a representative of the property owners at the Township Hall. The property owner decided not to attend the public hearing.

Rezoning Considerations

The Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that must be considered when reviewing a rezoning request. However, there are some generally recognized factors that should be deliberated before a rezoning decision is made. The Planning Commission considered the following:

1. Master Plan Designation

The Future Land Use Map designation for this property and all surrounding properties is Rural Residential. This designation plans for predominately low density single-family residential with some agricultural uses that engender rural character. The Future Land Use Plan does recognize some small long-standing commercial uses within the Rural Residential area, but references farm stands and other commercial uses serving the local and regional markets. For example, Husted's Market on West Main Street.

The overall intent of this District is to promote a rural lifestyle for residential and agricultural uses. Strategic locations for commercial development were carefully planned to provide opportunities for residents to meet convenience needs. The Neighborhood Commercial District, which was designed to service the western portion of the Township, indicates commercial uses should maintain rural character and provide services, like small convenience stores, that will support and be compatible with nearby residential developments.

A 9.11-acre property zoned commercial is not compatible with the overall intent of the Rural Residential district or the rural character of this area.

2. Consistency of the Zoning Classification in the General Area

All of the properties surrounding the subject site are zoned RR: Rural Residential. The C: Local Business District is essentially “spot” zoning at this location. According to an article published by the Michigan State University Extension on June 17, 2016, there are four criteria that indicate spot zoning, as follows:

“One illegal form of rezoning is spot zoning. This practice gets its name from the appearance of small spots of different zoning districts on a zoning map that otherwise has large contiguous areas in the same zoning district around the spots. To be considered a spot zone, the property, in most cases, must meet the following four criteria:

- *The area is small compared to districts surrounding the parcel in question.*
- *The new district allows land uses inconsistent with those allowed in the vicinity.*
- *The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.*
- *The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.*

Rezoning that have the four characteristics of spot zoning listed above run a high risk of invalidation if challenged in court and not consistent with the master plan. In some cases, master plans anticipate these relationships and provide for them (for example, a small commercial area may serve a residential neighborhood). In those cases where the master plan supports a relatively small zoning district that is dissimilar to the zoning that surrounds it, this is probably not a spot zone.”

The subject site meets all four of these criteria. While 9.11 acres, the commercially zoned area is still small in comparison to the acres of property surrounding the site which are zoned Rural Residential. The uses permitted within the C: Local Business District are generally incompatible with the Rural Residential uses, which is why the Master Plan outlines the need for a Neighborhood Commercial District. The commercial zoning confers a benefit on this individual property which is not enjoyed by adjacent properties, namely the right to develop large commercial uses. Finally, the commercial zoning is not supported by the Future Land Use Map, as previously stated.

3. Consistency and Compatibility with General Land Use Patterns in the Area

Properties surrounding the subject site are residential in nature and are generally large parcels. The smallest parcel is located about 1,000 linear feet to the south of the subject site and is 0.75 acres. The largest parcel is directly across 4th Street from the subject site, which is 70 acres in size and is owned by the Fetzer Institute. Most of the parcels are heavily wooded with little to no development.

The residential component of the subject parcel is more in keeping with the surrounding land use pattern than the commercial use.

4. Utilities and Infrastructure

Utilities and infrastructure are often considered in a request for rezoning to ensure that public facilities can service any possible development that would occur on the site. Public utilities are particularly important when considering a large commercial zoned parcel. At this time, the Township has no plans to provide sanitary sewer to this area of the community. However, public water is available down 4th Street.

5. Reasonable Use under Current Zoning Classification

The current zoning classification allows for more diversity of uses than experienced by adjacent properties, which is included in the criteria for spot zoning. However, it is important to note that this property has enjoyed this use district for over 30 years. Rezoning the property to the RR: Rural Residential District will instigate the “grandfathered” clause. This clause essentially states that if a use is already established before a zoning change, and the use is lawful under the old zoning, it’s status under the new zoning is legal nonconforming.

Therefore, if the auto shop is currently in operation, it would be allowed to continue under a legal nonconforming use status. The restrictions placed on the property, per Section 62.152 of the Nonconforming Uses ordinance, would be as follows:

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.*

6. Effects on Surrounding Property

Depending on whether the auto shop business is in use, the effects on surrounding properties will either be negligible or positive. As the use has been in operation for some time, continuing as an automotive servicing center will be status quo for neighboring properties. However, the rezoning will curtail any expansion of the use or other new commercial operations, which could further effect compatibility. Removing the possibility of a large commercial operation in this area will support the rural and residential character of the area.

Planning Commission Public Hearing

The Planning Commission held their public hearing for this request on June 14, 2018. There were two interested residents in attendance who spoke in favor of the rezoning. The Planning Commission made a motion to recommend approval to the Township Board, which received unanimous support. The recommendation was based on the following factors:

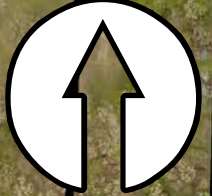
1. The proposed rezoning is consistent with the Township's Future Land Use Plan.
2. The requested RR: Rural Residential zoning is compatible with the surrounding land uses and zoning classifications.
3. Rezoning the property will eliminate an area of "spot" zoning in the Township.

INFORMATION PROVIDED

- Aerial map
- Current zoning map
- Future Land Use map
- Planning Commission Minutes excerpt
- Township Ordinance



ALMENA DR

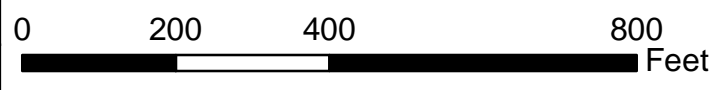
25 SOUTH 4TH STREET REZONING
Aerial Map



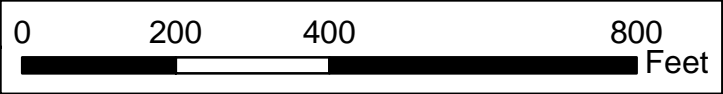
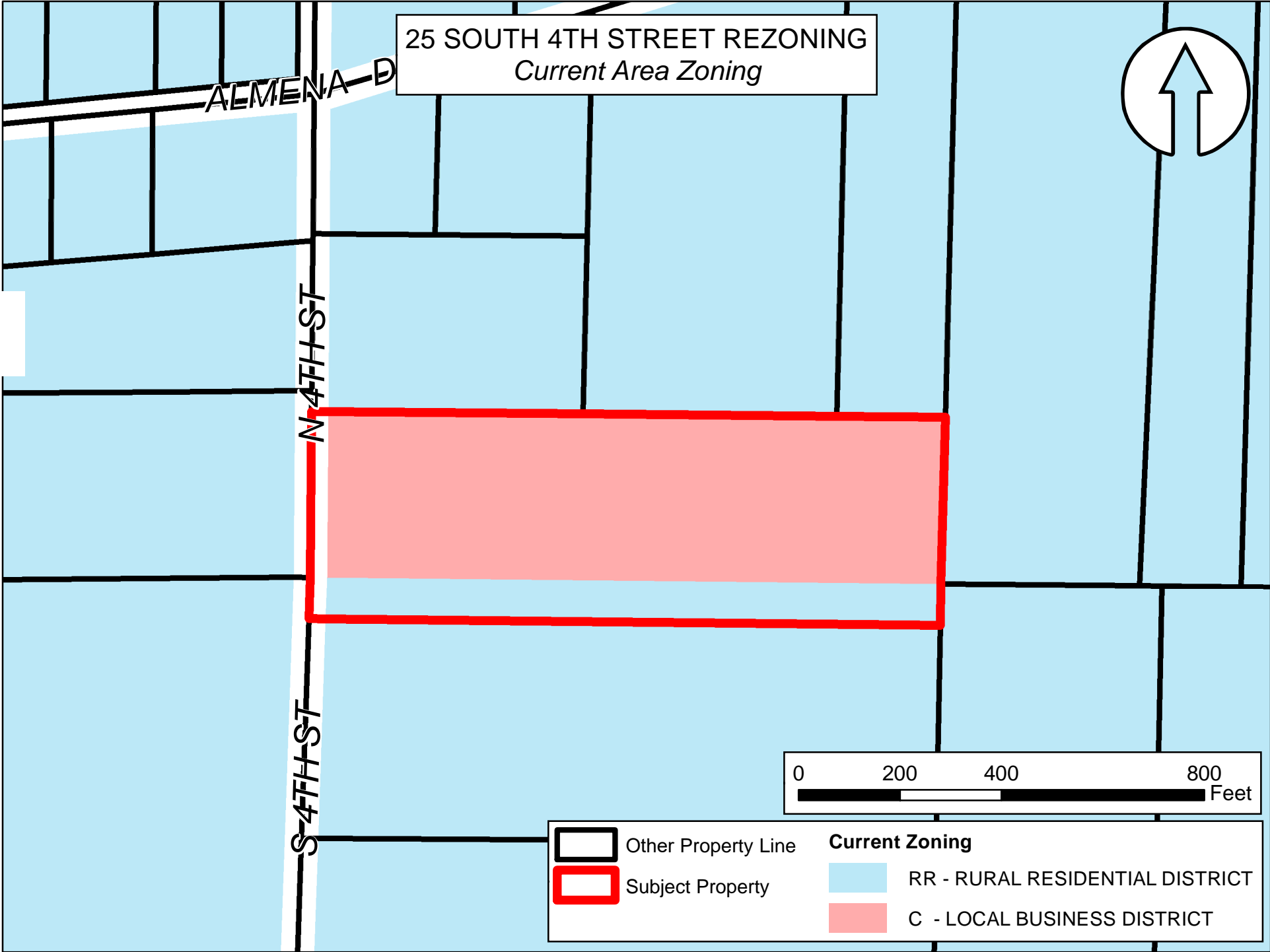
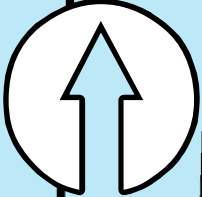
N 4TH ST







-  Other Property Line
-  Subject Property

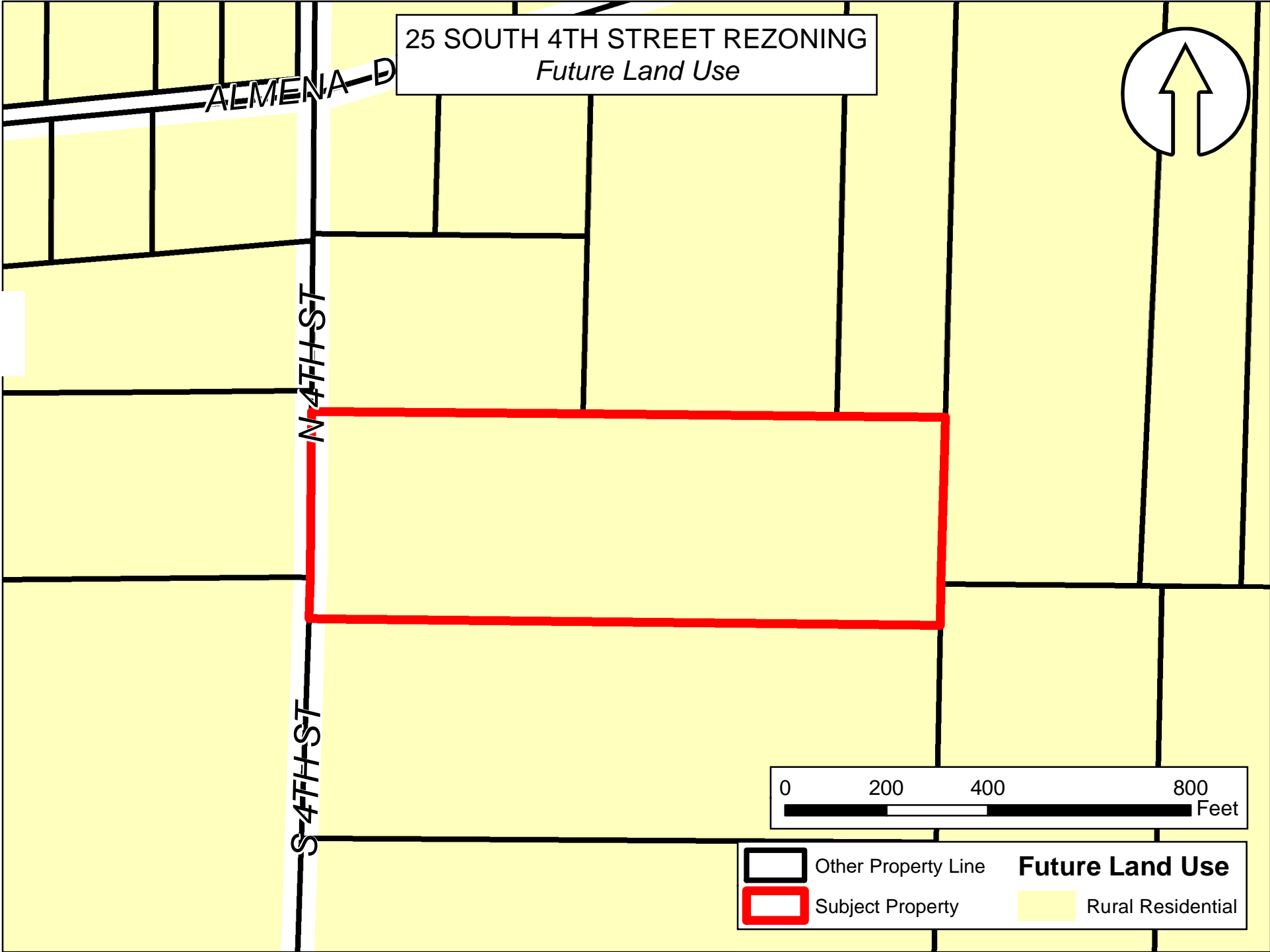
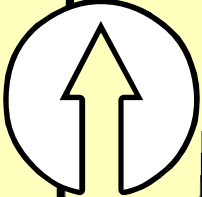


25 SOUTH 4TH STREET REZONING
Current Area Zoning



	Other Property Line	Current Zoning	
	Subject Property		RR - RURAL RESIDENTIAL DISTRICT
			C - LOCAL BUSINESS DISTRICT

25 SOUTH 4TH STREET REZONING
Future Land Use



ALMENA D

N 4TH ST

S 4TH ST

0 200 400 800 Feet

Other Property Line **Future Land Use**
Subject Property Rural Residential

**Planning Commission Minutes Excerpt
June 14, 2018**

Hearing no further comments, Chairperson Bell moved to Board Deliberations.

Responding to questions from Mr. VanderWeele and Ms. Maxwell, Ms. Johnston said the goal is to limit curb cuts through cross-access. Some conversation was had with the applicant about possibly connecting with neighboring existing commercial uses. Recently area curb cuts have been approved by MDOT with no left turns. The Township can ask for a speed study from MDOT.

Chairperson Bell wondered whether livestock is permitted in R-2.

Attorney Porter said it is not permitted for commercial purposes; it is limited to hobby use.

Several Board Members expressed their support for the application as well as their concern regarding traffic safety and their desire to address the problems.

Chairperson Bell asked for a motion.

Ms. Smith made a motion to forward a recommendation of approval to the Township Board for conditional rezoning to the C: Local Business District with the inclusion of the five conditions offered by the applicant. Ms. Farmer supported the motion. The motion was approved unanimously.

Ms. Farmer reiterated the traffic issue needs to be addressed.

8. PUBLIC HEARING: REZONING REQUEST CONSIDERATION OF AN APPLICATION FROM OSHTEMO CHARTER TOWNSHIP FOR THE REZONING OF APPROXIMATELY 9.11 ACRES OF A 11.71-ACRE PARCEL LOCATED AT 25 SOUTH 4TH STREET FROM THE C: LOCAL BUSINESS DISTRICT TO THE RR: RURAL RESIDENTIAL DISTRICT. PARCEL NO. 3905-16-355-071.

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston explained this was a Planning Department initiated request to rezone the subject parcel from the C: Local Business District to the RR: Rural Residential District. Staff's ongoing concern with the current zoning of this property is its incompatibility with surrounding land uses and zoning. In addition, the request to rezone the subject property is a step towards implementation of the Township's Future Land Use Map.

She said the property in question is 11.71 acres and 9.11 acres is currently zoned C: Local Business District. From aerial photography, most of the site is wooded and undeveloped. Only about the first 140 feet east from the 4th Street right-of-way line has been developed (approximately one acre) and contains both a commercial

building and single-family home (with detached pole building), which is presently being used as a residential rental. It appears that access to the site, both for the commercial building and single-family home, is unpaved. There is a concrete pad in front of the commercial building, but parking and drive aisles around the building are unpaved.

Staff was unable to locate the exact date this property was rezoned to the C District but do know it occurred prior to the current Zoning Ordinance, which was codified in 1984. Without those records, it is unclear as to why this property was granted commercial zoning, but it was likely to accommodate a gas/service station.

She said Staff understands since that time an auto repair shop has operated sporadically at this location. It is unclear as to its current operation but believe it is either related to automotive repair or detailing. There have been approximately three Township interventions over the last three years, the most recent being February of 2018, when Ordinance Enforcement was called to the site due to litter and vehicles that were either inoperable or without proper licensing.

Ms. Johnston noted the application is consistent with the six generally recognized factors that should be deliberated before a rezoning decision is made. In addition, the change to the RR: Rural Residential District would eliminate a case of “spot” zoning in the Township.

Staff recommended the Planning Commission forward a recommendation of approval to the Township Board for the rezoning of the subject property from the C: Local Business District to the RR: Rural Residential District for the following reasons:

4. The proposed rezoning is consistent with the Township’s Future Land Use Plan.
5. The requested RR: Rural Residential zoning is compatible with the surrounding land uses and zoning classifications.
6. Rezoning the property will eliminate an area of “spot” zoning in the Township.

Ms. Johnston noted the effects of rezoning are that the commercial use becomes “grandfathered” making it a legal non-conforming use. The current use will be allowed to continue and can be improved but cannot be expanded. If it ceases for 12 months, the grandfathered allowance goes away.

Chairperson Bell asked whether there were questions for Ms. Johnston from the Board.

Ms. Smith asked about land owned by a person that the Township wishes to rezone.

Attorney Porter said a local unit has the right to rezone without a request from the property owner. There are no vested rights regarding zoning in Michigan. This is a case of spot zoning which will never fit – the Township is well within its rights.

Ms. Johnston added it is not common practice but that it is allowed. She said she talked with the property owner as well as a representative of the owner. Staff also sent the written report to them.

Hearing no further Board questions, the Chair asked for public comment.

Mr. Dave Nugent, 8759 Almena Drive, said his property backs up to this property and was appreciative of the rezoning which he said will protect his property.

Ms. Chris Hornbeck, 54 N. 4th Street, across from the property to be rezoned was unaware that the entire parcel was zoned commercial and wondered why. Ms. Hornbeck said the property is in bad shape and includes a pool without fencing.

Attorney Porter said someone will be sent to look at the site.

Hearing no further public comment, Chairperson Bell closed the public hearing and moved to Board Deliberations.

Ms. Maxwell stated the property is an eyesore and not in character with the rest of the neighborhood.

There being no further comments from Board Members, the Chair asked for a motion.

Ms. Farmer made a motion to forward a recommendation of approval to the Township Board for the rezoning of the subject property from the C: Local Business District to the RR: Rural Residential District for the three reasons as presented by Staff. Ms. Maxwell supported the motion. The motion was approved unanimously.

9. PUBLIC HEARING: SPECIAL EXCEPTION USE/SITE PLAN REVIEW - WESTGATE PUD PRIVATE ROAD CONSIDERATION OF AN APPLICATION FROM TWO SQUARED DEVELOPMENT, LLC FOR THE CONSTRUCTION OF AN ACCESS DRIVE FROM WEST MAIN STREET, WITHIN THE WESTGATE PLANNED UNIT DEVELOPMENT, LOCATED IN THE NORTHEAST CORNER OF U.S. 131 AND WEST MAIN STREET, IN THE C: LOCAL BUSINESS DISTRICT. PARCEL NOS. 3905-13-80-029 AND 3905-13-130-022.

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston to review this item for the Board.

Ms. Johnston explained the applicant was requesting the approval of an access drive within the Westgate Planned Unit Development (PUD). Per the requirements of Section 60.450: Approval Process that were a part of the PUD ordinance when

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

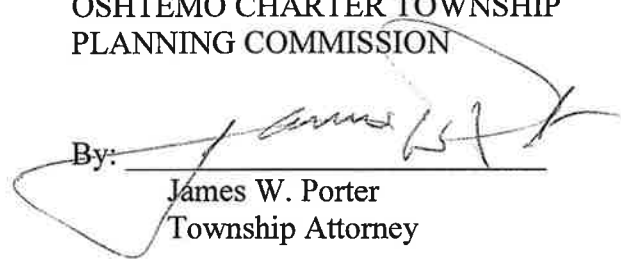
RECOMMENDATION OF THE OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION RESULTING FROM A PUBLIC HEARING CONDUCTED JUNE 14, 2018.

The Oshtemo Charter Township Planning Commission hereby recommends APPROVAL of the following amendment of the Oshtemo Charter Township Zoning Ordinance:

The rezoning of approximately 9.11 acres of a 11.71-acre parcel of land located at 25 South 4th Street, from "C" Local Business District zoning classification to the "RR" Rural Residential District zoning classification, in compliance with Sections 30.000 and 20.000 of the Oshtemo Charter Township Zoning Ordinance. Parcel No. 3905-16-355-071.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

Date: June 14, 2018

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: _____, 2018

Effective: _____, 2018

OSHTEMO CHARTER TOWNSHIP ORDINANCE

An Ordinance to amend the Oshtemo Charter Township Zoning Ordinance, by the rezoning of a portion of land located in Land Section 16 from the "C" Local Business District to the "RR" Rural Residential District zoning classification. The Ordinance repeals all Ordinances or parts of Ordinances in conflict.

THE CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN
ORDAINS:

SECTION I. AMENDMENT OF LAND SECTION 16. The Oshtemo Charter Township Zoning Ordinance is hereby amended to rezone approximately 9.11 acres of a 11.71-acre parcel of land located at 25 South 4th Street, Parcel No. 3905-16-355-071, from the "C" Local Business District to the "RR" Rural Residential District described as follows:

SEC 16&21-2-12 S1/4 SW1/4 SW1/4 ALSO N 82.5 FT
W1/2 NW1/4 SEC 21 * **2-86 1985 SPLIT FROM 16-
3550-070 & 21-105-010

SECTION II. 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.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

Memo



To: Oshtemo Charter Township Board
From: Julie Johnston, AICP
Date: June 28, 2018
Mtg. Date: July 10, 2018
Subject: Zoning Ordinance Amendments – Addressing Requirements for Structures

OBJECTIVE

Consideration of first reading of a new Zoning Ordinance designated Section 77.000: Addressing Requirements for Structures, which is intended to provide regulatory requirements for the placement of addresses on nonresidential structures.

BACKGROUND

The importance of requiring addresses on non-residential buildings for public safety was brought to the Planning Departments attention by Chief Mark Barnes and Fire Marshal Jim Wiley. Currently, the Township does not have an ordinance or policy that manages the placement of addresses on buildings in a systematic way. This has led to a variety of addressing types, sizes, fonts, etc. on commercial and industrial buildings, causing confusion and possibly reduced emergency response times.

The crafting of the draft ordinance was developed through a coalition of the Fire Department, Planning Department, Public Works Department and Legal Department. Ben Clark, Zoning Administrator, reviewed ordinances from other communities and spoke with a representative from a sign company to learn if there were existing conventions related to distance, address size and legibility. Based on his research, internal discussions among the departments noted above, and final staff review, a draft ordinance was developed for the Planning Commissions review.

The Planning Commission spent several months reviewing and refining the ordinance and held a public hearing on December 14, 2017, when a recommendation of approval was forwarded to the Township Board. The Ordinance was placed on the Board's January 9, 2018 agenda for first reading. There were some concerns regarding the size of the required addressing and their impacts on the visual aesthetics of the Township. Additional information was requested of staff, particularly visuals on existing building addresses that might meet the ordinance requirements. First reading was not approved at that meeting.

Staff returned to the Township Board's work session on May 15, 2018 to provide the requested information. Additional discussion was had regarding the size of the numbering required for the addressing, the placement of addressing near the road-right-of-way for buildings a certain distance from the road, and alternative ways to meet public safety concerns. Staff returned to the June 26th work session with additional ordinance changes, reducing the overall size of the addressing requirements and allowing buildings that are 200 feet or more away from the road to place their addressing at the right-of-way. The Board indicated at the June 26th meeting that they were amenable to placing the ordinance on the regular agenda for consideration of first reading.

INFORMATION PROVIDED

Ordinance Amendments

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

RECOMMENDATION OF THE OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION RESULTING FROM A PUBLIC HEARING
CONDUCTED DECEMBER 14, 2017.

The Oshtemo Charter Township Planning Commission hereby recommends
APPROVAL of the following addition of Section 77.000 – Addressing Requirements for
Structures.

See Attachment

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

Date: December 14, 2017

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: _____, 2018

Effective: _____, 2018

OSHTEMO CHARTER TOWNSHIP ORDINANCE

An Ordinance to amend the Oshtemo Charter Township Zoning Ordinance by the addition of Section 77.000 Addressing Requirements for Structures. This Ordinance repeals all Ordinances or parts of Ordinances in conflict.

THE CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN
ORDAINS:

SECTION I. ADDITION OF ZONING ORDINANCE COMPILED SECTION 77.000 ADDRESSING REQUIREMENTS FOR STRUCTURES. Section 77.000 Addressing Requirements for Structures is hereby added to read as follows:

77.000 ADDRESSING REQUIREMENTS FOR STRUCTURES

77.100 Intent.

To help ensure that emergency service responders are able to locate buildings in a timely manner, any structure or individual tenant space erected or established in the Township shall be subject to the following street address display standards.

77.200 Applicability.

1. The addressing standards of this section shall apply to any structure or tenant space erected or established in the Township that is subject to site plan review, per Section 82.000 of the Zoning Ordinance, unless expressly exempted herein.
2. Single-family homes, duplexes, triplexes, and fourplexes shall be exempt from this section.
3. Any existing applicable structures or individual tenant spaces that do not meet the standards of this section shall be considered legally non-conforming.

size and placement based on its distance from and orientation to the higher-level roadway, per Table 77.1.

77.400 Character size and placement.

1. The following Table shall be used to determine the minimum address display standards:

Table 77.1

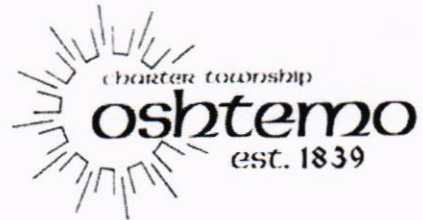
DISTANCE FROM RIGHT-OF-WAY, EASEMENT BOUNDARY, OR DRIVEWAY TO STRUCTURE OR DISPLAY DEVICE		CHARACTER SIZE AND PLACEMENT		
From	To	Minimum Height	Minimum Width	Maximum Building Placement Height Above Grade
0'	39'	8"	4"	15'
40'	69'	10"	5"	20'
70'	199'	12"	6"	25'

2. Address characters for structures shall be mounted on the wall of the subject structure at least ten feet above the adjacent road grade, unless this requirement cannot be met, then addressing shall be placed on a freestanding sign between the structure and the road and visible from the road.

SECTION II.

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.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP



Memorandum

Date: 7/10/2018

To: Township Board

From: Dusty Farmer, Clerk

Subject: Departmental Budget Amendments

Objective:

To receive approval to move forward with 2018 2nd Quarter budget amendments.

Background:

After administrative review, each Department Head submitted corrections and adjustments for expenditure line items within their department. The process of amending the budget on a quarterly basis allows us to fulfill the statutory obligations of the Township to the State of Michigan. In addition, this review provides greater oversight and accountability of Township staff and Board in spending public dollars.

The majority of requests for new dollars is from settled tax appeal cases of the Board of Review/Michigan Tax Tribunal (which is not budgeted and only amended as needed), and departmental legal fees (which are actually billed internally for all departments except the legal department, and vary year-to-year depending on litigation and property sales).

Please note that corresponding revenue amendments should be expected from the Treasurer's Department later this month. This will significantly clarify requests from reserves (labeled as Carryover in the General Ledger).

Information Provided:

Departmental budget amendment forms and summary

Core Values Recognized:

Integrity, Public Service

Oshtemo Township 1st QTR Budget Amendment Request Summary

General 101-001-40100	\$ 32,800.00
Parks 107-001-40100	\$ -
Fire Operations 206-001-40100	\$ 10,534.00
Police 207-001-40100	\$ 600.00
Fire Equipment 211-001-40100	\$ 1,000.00
SoDA 247-725-97500 *\$30,000 requested; not new as it was budgeted in 2017	\$ -
Building 249-001-40100	\$ -
Sewer 490-000-40100	\$ 1,500.00
Water 491-000-40100	\$ 1,500.00
Total New Expenditure	\$ 47,934.00

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/03/2018

Department Head Name: Rick S (LHC)

Fund Name: 249 Building

		Amount
Additional Funds Request for: <u>249-371-82500</u>	<u>Accounting Fees</u>	\$ 1,000.00
(description and GL number) _____	_____	
_____	_____	\$ 1,000.00
Funds requested from: <u>249-371-82600</u>	<u>Legal Fees</u>	\$ 1,000.00
(description and GL number) _____	_____	
_____	_____	
_____	_____	
_____	_____	\$ 1,000.00

Explanation of request:

Additional expense for 2018 accounting fees.

Supervisor Review: 3 July 2018
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 04/30/2018

Department Head Name: James Porter

Fund Name: 101 General

			Amount
Additional Funds Request for: (description and GL number)	<u>legal fees</u>	<u>101-223-82600</u>	\$ 20,000.00
	<hr/>	<hr/>	
	<hr/>	<hr/>	\$ 20,000.00
Funds requested from: (description and GL number)	<u>general fund</u>	<u>101-001-40100</u>	\$ 20,000.00
	<hr/>	<hr/>	
	<hr/>	<hr/>	
	<hr/>	<hr/>	\$ 20,000.00

Explanation of request:

Due to the Solercks filing their first party complaint (now in federal court) we need to add additional funds to the legal fees for outside council - this is due in part because of the nature of the claims filed and the need to have independent advice separate from insurance council. (Kellison Woods Development Company LLC v Solarek)

Supervisor Review: 4/30/2018
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/02/2018

Department Head Name: Kristine Biddle (Assessor)

Fund Name:

		Amount	
Additional Funds Request for:	<u>101-209-82600</u>	Legal Fees	<input type="text" value="\$ 10,000.00"/>
(description and GL number)	<hr/>		<input type="text"/>
	<hr/>		<input type="text" value="\$ 10,000.00"/>
Funds requested from:	<u>101-250-83000</u>	Departmental Billings	<input type="text" value="\$ 10,000.00"/>
(description and GL number)	<hr/>		<input type="text"/>
	<hr/>		<input type="text"/>
	<hr/>		<input type="text" value="\$ 10,000.00"/>

Explanation of request:

Budget amendment to cover interdepartmental billings.

Supervisor Review:
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/01/2018

Department Head Name: M. Barnes

Fund Name:

			Amount
Additional Funds Request for:	<u>206-340-96100</u>	BOR/MTT Refunds	<input type="text" value="\$ 6,934.00"/>
(description and GL number)	<u></u>		<input type="text"/>
	<u></u>		<input type="text" value="\$ 6,934.00"/>
Funds requested from:	<u>206-001-40100</u>	Fund Balance	<input type="text" value="\$ 6,934.00"/>
(description and GL number)	<u></u>		<input type="text"/>
	<u></u>		<input type="text"/>
	<u></u>		<input type="text" value="\$ 6,934.00"/>

Explanation of request:

Special Assessment refund.

Supervisor Review:
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 04/02/2018

Department Head Name: M. Barnes, Fire Chief

Fund Name: 206 Fire Operations

			Amount
Additional Funds Request for: (description and GL number)	Computer Operations	206-340-80900	\$ 3,600.00
			\$ 3,600.00
Funds requested from: (description and GL number)	Carryover	206-001-40100	\$ 3,600.00
			\$ 3,600.00

Explanation of request:

Because our previous records management system (RMS) failed to meet new state reporting protocols for 2018, we were forced to change from FireHouse software to Emergency Reporting. That change has been beneficial. We recognized that there would be one year of overlap which was necessary to meet the new state standard and to insure continuity of data. Unfortunately, budgeting for the final year of FireHouse (3/1/2018 – 3/1/2019) was missed. Our contingency of \$5,000 is not sufficient to cover this contracted expenditure. See invoice #78715-1 from ESO Solutions, Inc.

Supervisor Review: 3 July 2018
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 06/30/2018

Department Head Name: Barnes

Fund Name: 211 Fire Equipment

		Amount
Additional Funds Request for:	<u>211-344-96100</u>	
(description and GL number)	<u>BOR/MTT</u>	\$ 1,000.00
	<u></u>	
	<u></u>	\$ 1,000.00
Funds requested from:	<u>211-001-40100</u>	
(description and GL number)	<u>Carryover</u>	\$ 1,000.00
	<u></u>	
	<u></u>	
	<u></u>	\$ 1,000.00

Explanation of request:

Board of Review and Michigan Tax Tribunal

Supervisor Review: 6/3/18
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/03/2018

Department Head Name: Julie Johnston

Fund Name:

			Amount
Additional Funds Request for: (description and GL number)	<u>Supplies</u> _____ _____	<u>101-805-72800</u> _____ _____	<input type="text" value="\$ 6,300.00"/> <input type="text"/> <input type="text" value="\$ 6,300.00"/>
Funds requested from: (description and GL number)	<u>GF Carryover</u> _____ _____ _____ _____	<u>101-001-40100</u> _____ _____ _____ _____	<input type="text" value="\$ 6,300.00"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text" value="\$ 6,300.00"/>

Explanation of request:

Remaining costs (2/3rds of total \$9,450 share - 1/3rd paid in 2016) for County Pictometry/Eagle View, which was originally planned in 2016 but was not successfully completed until 2018.

Supervisor Review:
 (pending or date reviewed)

Board Authorization:
 (pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/03/2018

Department Head Name: Nancy Culp

Fund Name: 101 General

		Amount
Funds Requested to: (description and GL number)	<u>101-201-805</u> _____ _____	<u>Computer Support</u> _____ _____
		\$ 5,000.00
		\$ 5,000.00
Funds requested from: (description and GL number)	<u>101-001-40100</u> _____ _____ _____ _____	<u>Carryover</u> _____ _____ _____ _____
		\$ 5,000.00
		\$ 5,000.00

Explanation of request:

VEEM License needed to be renewed this year and won't come due again until 2021

Supervisor Review: 7/3/2018
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/03/2018

Department Head Name: Libby HC

Fund Name:

		Amount
Additional Funds Request for: (description and GL number)	<u>New Hire Expenses</u> <u>101-249-87200</u>	<input type="text" value="\$ 1,000.00"/>
	_____	<input type="text"/>
	_____	<input type="text" value="\$ 1,000.00"/>
Funds requested from: (description and GL number)	<u>Contingency</u> <u>101-249-96300</u>	<input type="text" value="\$ 1,000.00"/>
	_____	<input type="text"/>
	_____	<input type="text"/>
	_____	<input type="text"/>
	_____	<input type="text" value="\$ 1,000.00"/>

Explanation of request:

Additional expenses for background checks, for hire searches for parks, etc.

Supervisor Review:
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/03/2018

Department Head Name: Karen High (LHC)

Fund Name: 107 Parks

		Amount												
Additional Funds Request for: (description and GL number)	<table border="0" style="width: 100%;"> <tr> <td style="border-bottom: 1px solid black;">Acctg & Audit Fees</td> <td style="border-bottom: 1px solid black;">107-756-82500</td> </tr> <tr><td style="border-bottom: 1px solid black;"> </td><td style="border-bottom: 1px solid black;"> </td></tr> <tr><td style="border-bottom: 1px solid black;"> </td><td style="border-bottom: 1px solid black;"> </td></tr> </table>	Acctg & Audit Fees	107-756-82500					<table border="0" style="width: 100%;"> <tr><td style="border: 1px solid black; padding: 2px;">\$ 1,500.00</td></tr> <tr><td style="border: 1px solid black; padding: 2px;"> </td></tr> <tr><td style="border: 1px solid black; padding: 2px;"> </td></tr> </table>	\$ 1,500.00					
Acctg & Audit Fees	107-756-82500													
\$ 1,500.00														
		\$ 1,500.00												
Funds requested from: (description and GL number)	<table border="0" style="width: 100%;"> <tr> <td style="border-bottom: 1px solid black;">Carryover</td> <td style="border-bottom: 1px solid black;">107-751-40100</td> </tr> <tr><td style="border-bottom: 1px solid black;"> </td><td style="border-bottom: 1px solid black;"> </td></tr> <tr><td style="border-bottom: 1px solid black;"> </td><td style="border-bottom: 1px solid black;"> </td></tr> <tr><td style="border-bottom: 1px solid black;"> </td><td style="border-bottom: 1px solid black;"> </td></tr> </table>	Carryover	107-751-40100							<table border="0" style="width: 100%;"> <tr><td style="border: 1px solid black; padding: 2px;">\$ 1,500.00</td></tr> <tr><td style="border: 1px solid black; padding: 2px;"> </td></tr> <tr><td style="border: 1px solid black; padding: 2px;"> </td></tr> <tr><td style="border: 1px solid black; padding: 2px;"> </td></tr> </table>	\$ 1,500.00			
Carryover	107-751-40100													
\$ 1,500.00														
		\$ 1,500.00												

Explanation of request:

Additional 2018 accounting fees.

Supervisor Review: 3 July 2018
 (pending or date reviewed)

Board Authorization:
 (pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 06/19/2018

Department Head Name: Karen High

Fund Name:

			Amount
Additional Funds Request for:	<u>Donations-Restricted</u>	<u>107-751-46000</u>	<input type="text" value="\$ 207,078.94"/>
(description and GL number)	_____	_____	<input type="text"/>
	_____	_____	<input type="text" value="\$ 207,078.94"/>
Funds requested from:	<u>New revenue</u>	_____	<input type="text"/>
(description and GL number)	_____	_____	<input type="text"/>
	_____	_____	<input type="text"/>
	_____	_____	<input type="text"/>
	_____	_____	<input type="text" value="\$ 0.00"/>

Explanation of request:

New revenue from the following sources:
1) Proceeds from sale of Stadium Park Way Park - \$204,264.31
2) Revenue from tennis lessons received from Warner Offord - \$400
3) Reimbursement from Oshtemo Rotary for tree planting along Millard's Way - \$2,414.59

Supervisor Review:
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 06/20/2018

Department Head Name: Karen High

Fund Name: 107 Parks

			Amount
Additional Funds Request for: (description and GL number)	<u>Capital Outlay/Improvements</u>	<u>107-756-97400</u>	<u>\$ 2,414.59</u>
	_____	_____	_____
	_____	_____	<u>\$ 2,414.59</u>
Funds requested from: (description and GL number)	<u>Donations-Restricted</u>	<u>107-751-46000</u>	<u>\$ 2,414.59</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	<u>\$ 2,414.59</u>

Explanation of request:

Rotary Club donated funds for tree planting along Millards Way. Neither the revenue nor the expenditure was included in the 2018 budget.

Funds were deposited in Donations-Restricted. Expenditures were made from Capital Outlay/Improvements.

Supervisor Review:
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 06/19/2018

Department Head Name: Karen High

Fund Name:

		Amount	
Additional Funds Request for: (description and GL number)	<u>Legal fees</u>	<u>107-756-82600</u>	<u>\$ 3,000.31</u>
	<u>Capital Outlay/Improvements</u>	<u>107-756-97400</u>	<u>\$ 193,000.00</u>
	<u>General Fund - Reimbursement Revenue</u>	<u>101-001-47600</u>	<u>\$ 8,264.00</u>
			<u>\$ 204,264.31</u>
Funds requested from: (description and GL number)	<u>Donations - Restricted</u>	<u>107-751-46000</u>	<u>\$ 204,264.31</u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u>\$ 204,264.31</u>

Explanation of request:

Allocation of proceeds of Stadium Park Way property sale.

Supervisor Review:

(pending or date reviewed)

Board Authorization:

(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 06/30/2018

Department Head Name: Farmer

Fund Name: 207 Police

		Amount	
Additional Funds Request for: (description and GL number)	207-310-96100	BOR/MTT	\$ 600.00
			\$ 600.00
Funds requested from: (description and GL number)	207-001-40100	Carryover	\$ 600.00
			\$ 600.00

Explanation of request:

Board of Review and Michigan Tax Tribunal

Supervisor Review: 6/3/18
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/02/2018

Department Head Name: M Elliott (Public Works)

Fund Name: 101 General

		Amount																
Additional Funds Request for: (description and GL number)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Legal Fees</td> <td style="border-bottom: 1px solid black;">101-506-82600</td> <td style="border-bottom: 1px solid black; text-align: right;">\$ 8,000.00</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">\$ 8,000.00</td> </tr> </table>	Legal Fees	101-506-82600	\$ 8,000.00						\$ 8,000.00	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; text-align: right;">\$ 8,000.00</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: right;">\$ 8,000.00</td> </tr> </table>	\$ 8,000.00		\$ 8,000.00				
Legal Fees	101-506-82600	\$ 8,000.00																
		\$ 8,000.00																
\$ 8,000.00																		
\$ 8,000.00																		
Funds requested from: (description and GL number)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Departmental Billings (Legal)</td> <td style="border-bottom: 1px solid black;">101-250-83000</td> <td style="border-bottom: 1px solid black; text-align: right;">\$ 8,000.00</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">\$ 8,000.00</td> </tr> </table>	Departmental Billings (Legal)	101-250-83000	\$ 8,000.00									\$ 8,000.00	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; text-align: right;">\$ 8,000.00</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: right;">\$ 8,000.00</td> </tr> </table>	\$ 8,000.00			\$ 8,000.00
Departmental Billings (Legal)	101-250-83000	\$ 8,000.00																
		\$ 8,000.00																
\$ 8,000.00																		
\$ 8,000.00																		

Explanation of request:

This is a reallocation of a budgeted Legal Fund expense to a Public Works departmental expense. As a new Department, this line item expense was not initially budgeted/allocated as a departmental cost.

Supervisor Review: 7/2/2018
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/03/2018

Department Head Name: M Elliott (Public Works)

Fund Name:

			Amount
Additional Funds Request for: (description and GL number)	Mileage	101-506-87000	<input type="text" value="\$ 250.00"/>
			<input type="text"/>
			<input type="text" value="\$ 250.00"/>
Funds requested from: (description and GL number)	Mileage	101-249-87000	<input type="text" value="\$ 250.00"/>
			<input type="text"/>
			<input type="text"/>
			<input type="text"/>
			<input type="text" value="\$ 250.00"/>

Explanation of request:

This is a reallocation of a budgeted General Township Operations expense to a Public Works departmental expense. As a new Department, this line item expense was not initially budgeted/allocated as a departmental cost.

Supervisor Review:
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/02/2018

Department Head Name: M Elliott (Public Works)

Fund Name:

			Amount
Additional Funds Request for: (description and GL number)	<u>Payment In Lieu of Insurance</u>	<u>101-506-70400</u>	<input type="text" value="\$ 1,200.00"/>
	<u>_____</u>	<u>_____</u>	<input type="text"/>
	<u>_____</u>	<u>_____</u>	<input type="text" value="\$ 1,200.00"/>
Funds requested from: (description and GL number)	<u>Health & Life Insurance</u>	<u>101-234-71600</u>	<input type="text" value="\$ 1,200.00"/>
	<u>_____</u>	<u>_____</u>	<input type="text"/>
	<u>_____</u>	<u>_____</u>	<input type="text"/>
	<u>_____</u>	<u>_____</u>	<input type="text" value="\$ 1,200.00"/>

Explanation of request:

This is a reallocation of a budgeted General Fund expense to a Departmental expense. As a new Department, this line item expense was not initially budgeted/allocated as a departmental cost.

Supervisor Review:
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/02/2018

Department Head Name: M Elliott (Public Works)

Fund Name: 490 Sewer

			Amount
Additional Funds Request for: (description and GL number)	<u>Audit (Accounting Services)</u>	<u>490-000-80800</u>	<u>\$ 1,500.00</u>
	<u></u>	<u></u>	<u></u>
	<u></u>	<u></u>	<u>\$ 1,500.00</u>
Funds requested from: (description and GL number)	<u>Carryover (490)</u>	<u>490-000-40100</u>	<u>\$ 1,500.00</u>
	<u></u>	<u></u>	<u></u>
	<u></u>	<u></u>	<u></u>
	<u></u>	<u></u>	<u>\$ 1,500.00</u>

Explanation of request:

Overall accounting services have exceeded initial 2018 budget amounts. This amendment captures the estimated portion of costs to be distributed as an expense to the Sewer Fund.

Supervisor Review: 7/2/2018
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 06/27/2018

Department Head Name: Julie Johnston

Fund Name:

		Amount	
Additional Funds Request for: (description and GL number)	<u>Capital Outlay/Obligated Projects</u>	<u>247-728-97500</u>	<input type="text" value="\$ 30,000.00"/>
	<hr/>	<hr/>	<input type="text"/>
	<hr/>	<hr/>	<input type="text" value="\$ 30,000.00"/>
Funds requested from: (description and GL number)	<u>Carryover</u>	<u>247-001-40100</u>	<input type="text" value="\$ 30,000.00"/>
	<hr/>	<hr/>	<input type="text"/>
	<hr/>	<hr/>	<input type="text"/>
	<hr/>	<hr/>	<input type="text"/>
	<hr/>	<hr/>	<input type="text" value="\$ 30,000.00"/>

Explanation of request:

The SoDA Board authorized a \$30,000 payment in 2017 to the Township for the Drake Road Non-motorized Path. This payment was never made. At the June 27, 2018 SoDA meeting, the Board approved a revenue increase from their fund balance and a budget increase to the Capital Outlay line item (247-728-97500) in the amount of \$30,000. The appropriate general revenue line item should also be increased.

Supervisor Review:
(pending or date reviewed)

Board Authorization:
(pending or date authorized)

BUDGET AMENDMENT REQUEST

(Requesting funds for a line item in addition to the approved budget)

Date: 07/02/2018

Department Head Name: M Elliott (Public Works)

Fund Name: 491 Water

		Amount
Additional Funds Request for: (description and GL number)	<u>Audit (Accounting Services)</u> <u>491-000-80800</u>	\$ 1,500.00
	_____	_____
	_____	\$ 1,500.00
Funds requested from: (description and GL number)	<u>Carryover (491)</u> <u>491-000-40100</u>	\$ 1,500.00
	_____	_____
	_____	_____
	_____	_____
	_____	\$ 1,500.00

Explanation of request:

Overall accounting services have exceeded initial 2018 budget amounts. This amendment captures the estimated portion of costs to be distributed as an expense to the Water Fund.

Supervisor Review: 7/2/2018
(pending or date reviewed)

Board Authorization: _____
(pending or date authorized)

ACCOUNT DESCRIPTION	2018	YTD BALANCE	AVAILABLE	% BDGT USED	
	AMENDED BUDGET	06/30/2018 NORMAL (ABNORMAL)	BALANCE NORMAL (ABNORMAL)		
Fund 101 - General Fund					
Revenues					
Function: Unclassified					
Dept 001 - Revenue					
40100	Carryover	1,353,547.00	0.00	1,353,547.00	0.00
40300	Current Real Property Tax	779,470.00	753,603.32	25,866.68	96.68
40400	Street Lights Tax	147,412.00	146,680.54	731.46	99.50
40900	Act 198 Tax Collection	2,500.00	0.00	2,500.00	0.00
43000	Payments in Lieu of Taxes	2,000.00	0.00	2,000.00	0.00
44500	Other Tax Related Revenue	0.00	1,488.62	(1,488.62)	100.00
44700	Property Tax Admin Fee	330,671.00	326,325.82	4,345.18	98.69
45200	Animal Licenses	200.00	0.00	200.00	0.00
45300	Manufactured Home Comm Fees	3,000.00	7,023.50	(4,023.50)	234.12
45400	Hawkers/Peddlers	100.00	100.00	0.00	100.00
47500	Miscellaneous	10,000.00	11,518.15	(1,518.15)	115.18
47600	Reimburse Revenue	13,000.00	0.00	13,000.00	0.00
47700	SRS-Right of Way	16,000.00	0.00	16,000.00	0.00
57400	SRS-Sales Tax Statutory	75,068.00	0.00	75,068.00	0.00
57500	SRS-Sales Tax Constitutional	1,758,164.00	15,390.49	1,742,773.51	0.88
57600	Other Grants	929,030.00	0.00	929,030.00	0.00
60300	FOIA Payment	0.00	150.41	(150.41)	100.00
60500	Cable Fees	200,000.00	43,840.10	156,159.90	21.92
60700	Election Reimbursement	10,000.00	0.00	10,000.00	0.00
61400	Planning Escrow	0.00	(350.00)	350.00	100.00
61500	Planning Fees	40,000.00	19,750.00	20,250.00	49.38
61700	Metal Recycling Revenue	3,400.00	1,849.60	1,550.40	54.40
63400	Grave Openings	10,000.00	13,519.72	(3,519.72)	135.20
64300	Sales of Lots	3,000.00	1,520.00	1,480.00	50.67
64500	Monument Installations	0.00	(525.84)	525.84	100.00
66500	Interest Earned	6,000.00	3,462.80	2,537.20	57.71
69900	SMBA Facility Fee	20,000.00	20,000.00	0.00	100.00
<hr/>					
Total Dept 001 - Revenue		5,712,562.00	1,365,347.23	4,347,214.77	23.90
<hr/>					
Total - Function Unclassified		5,712,562.00	1,365,347.23	4,347,214.77	23.90
<hr/>					
TOTAL REVENUES		5,712,562.00	1,365,347.23	4,347,214.77	23.90
<hr/>					
Expenditures					
Function: Unclassified					
Dept 110 - Transfer to Other Funds					
96540	Transfer to Police Fund	38,400.00	0.00	38,400.00	0.00
96550	Transfer to Other Funds	5,000.00	0.00	5,000.00	0.00
96560	Transfer to Parks Fund	220,000.00	0.00	220,000.00	0.00
<hr/>					
Total Dept 110 - Transfer to Other Funds		263,400.00	0.00	263,400.00	0.00
<hr/>					
Dept 171 - Supervisor					
70200	Salaries	146,026.00	64,534.51	81,491.49	44.19
71500	Payroll Taxes - FICA	11,101.00	4,771.96	6,329.04	42.99
72200	Pension Plan	11,608.00	2,851.72	8,756.28	24.57
<hr/>					
Total Dept 171 - Supervisor		168,735.00	72,158.19	96,576.81	42.76
<hr/>					
Dept 173 - Clerk					
70200	Salaries	115,679.00	49,603.84	66,075.16	42.88
71500	Payroll Taxes - FICA	8,929.00	3,530.94	5,398.06	39.54
72200	Pension Plan	9,264.00	2,206.05	7,057.95	23.81
<hr/>					
Total Dept 173 - Clerk		133,872.00	55,340.83	78,531.17	41.34
<hr/>					
Dept 174 - Treasurer					
70200	Salaries	91,848.00	44,282.19	47,565.81	48.21
71500	Payroll Taxes - FICA	6,902.00	3,221.79	3,680.21	46.68
72200	Pension Plan	7,218.00	1,879.59	5,338.41	26.04
73000	Postage	4,500.00	2,014.31	2,485.69	44.76
<hr/>					
Total Dept 174 - Treasurer		110,468.00	51,397.88	59,070.12	46.53
<hr/>					
Dept 175 - Trustees					
70200	Salaries	28,000.00	10,840.00	17,160.00	38.71
71500	Payroll Taxes - FICA	2,142.00	829.26	1,312.74	38.71

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018 NORMAL (ABNORMAL)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - General Fund Expenditures				
Total Dept 175 - Trustees	30,142.00	11,669.26	18,472.74	38.71
Dept 191 - Elections				
72200 Pension Plan	0.00	3.00	(3.00)	100.00
72800 Supplies	8,400.00	753.04	7,646.96	8.96
73000 Postage	9,500.00	2,022.75	7,477.25	21.29
80800 Precinct Workers	40,000.00	8,150.00	31,850.00	20.38
90300 Legal Notices	3,000.00	0.00	3,000.00	0.00
Total Dept 191 - Elections	60,900.00	10,928.79	49,971.21	17.95
Dept 201 - Information Technology				
72800 Supplies	3,000.00	1,460.88	1,539.12	48.70
80500 Computer Support	60,000.00	48,685.26	11,314.74	81.14
97000 Capital Outlay	30,275.00	11,896.55	18,378.45	39.29
Total Dept 201 - Information Technology	93,275.00	62,042.69	31,232.31	66.52
Dept 209 - Assessing/Tax Records				
70200 Salaries	118,095.00	49,779.05	68,315.95	42.15
70300 Board of Review Salaries	2,500.00	1,560.00	940.00	62.40
71500 Payroll Taxes - FICA	9,033.00	3,882.70	5,150.30	42.98
72200 Pension Plan	9,449.00	2,165.80	7,283.20	22.92
72800 Supplies	4,000.00	1,811.01	2,188.99	45.28
73000 Postage	6,000.00	2,982.57	3,017.43	49.71
80700 Contracted Appeals	55,000.00	26,167.34	28,832.66	47.58
82000 Engineering Fees	15,000.00	8,016.00	6,984.00	53.44
82600 Legal Fees	2,200.00	3,787.50	(1,587.50)	172.16
87000 Mileage	800.00	0.00	800.00	0.00
90300 Legal Notices	1,200.00	864.88	335.12	72.07
95800 Education/Dues	5,500.00	1,161.99	4,338.01	21.13
97000 Capital Outlay-Equipment	14,000.00	0.00	14,000.00	0.00
Total Dept 209 - Assessing/Tax Records	242,777.00	102,178.84	140,598.16	42.09
Dept 218 - Cemetery, Bldgs & Grounds				
72800 Supplies	1,500.00	0.00	1,500.00	0.00
75100 Vehicle Maintenance	3,000.00	301.85	2,698.15	10.06
75300 Grounds Maint Equipment	3,200.00	885.50	2,314.50	27.67
75700 Tools & Supplies	1,500.00	72.56	1,427.44	4.84
76000 Facility Supplies	3,200.00	997.37	2,202.63	31.17
76600 Expendable Supplies	3,800.00	751.25	3,048.75	19.77
80500 Contracted Snow Removal	1,000.00	0.00	1,000.00	0.00
80600 Contracted Lawn Maintenance	11,000.00	1,400.00	9,600.00	12.73
80700 Weed Ordinance Mowing	500.00	0.00	500.00	0.00
80800 Contracted Grave Openings	10,000.00	10,490.00	(490.00)	104.90
86800 Fuel, Oil & Grease	1,800.00	407.98	1,392.02	22.67
92000 Water	2,000.00	958.99	1,041.01	47.95
92100 Electric	22,000.00	9,195.02	12,804.98	41.80
92300 Heat	7,000.00	2,124.66	4,875.34	30.35
93100 Maintenance Services	23,000.00	5,173.13	17,826.87	22.49
97400 Capital Outlay	160,500.00	12,065.10	148,434.90	7.52
Total Dept 218 - Cemetery, Bldgs & Grounds	255,000.00	44,823.41	210,176.59	17.58
Dept 223 - Finance & Legal				
82500 Accounting & Audit Fees	58,000.00	25,780.00	32,220.00	44.45
82600 Legal Fees	10,000.00	11,197.00	(1,197.00)	111.97
Total Dept 223 - Finance & Legal	68,000.00	36,977.00	31,023.00	54.38
Dept 234 - Insurance & Bonds				
71600 Health & Life Insurance	191,500.00	93,466.41	98,033.59	48.81
72500 Retiree Health Care	54,000.00	0.00	54,000.00	0.00
91100 Worker's Compensation	16,000.00	4,755.03	11,244.97	29.72
91200 General Insurance	36,400.00	9,999.26	26,400.74	27.47
Total Dept 234 - Insurance & Bonds	297,900.00	108,220.70	189,679.30	36.33

User: DFARMER

PERIOD ENDING 06/30/2018

DB: Oshtemo

% Fiscal Year Completed: 49.59

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE (ABNORMAL)	% BDGT USED
		NORMAL	(ABNORMAL)		
Fund 101 - General Fund					
Expenditures					
Dept 249 - General Twp Operations					
70200 Salaries	119,304.00	44,606.80		74,697.20	37.39
70400 In Lieu Of Insurance	6,000.00	2,250.00		3,750.00	37.50
71500 Payroll Taxes - FICA	9,333.00	3,346.89		5,986.11	35.86
72200 Pension Plan	9,555.00	1,987.68		7,567.32	20.80
72800 Supplies	12,000.00	2,418.42		9,581.58	20.15
73000 Postage	12,000.00	3,500.00		8,500.00	29.17
75100 Vehicle Maintenance	1,500.00	436.10		1,063.90	29.07
80800 Contracted Services	67,500.00	28,635.92		38,864.08	42.42
82000 Engineering Fees	12,000.00	1,536.85		10,463.15	12.81
85300 Telephone	8,000.00	2,793.58		5,206.42	34.92
86800 Fuel, Oil & Grease	1,000.00	216.11		783.89	21.61
87000 Mileage	1,200.00	608.26		591.74	50.69
87200 New Hire Expenses	1,000.00	1,290.19		(290.19)	129.02
90300 Legal Notices	15,000.00	12,605.21		2,394.79	84.03
93300 Equipment Maintenance	6,000.00	2,236.39		3,763.61	37.27
95600 Household Hazard Waste	15,170.00	8,621.08		6,548.92	56.83
95700 Newsletter	16,000.00	8,630.08		7,369.92	53.94
95800 Education/Dues	20,000.00	7,217.38		12,782.62	36.09
95900 Trash Collection	46,750.00	18,860.68		27,889.32	40.34
96100 BOR/MTT Refunds	0.00	5,142.55		(5,142.55)	100.00
96300 Contingency Items	8,136.00	120.00		8,016.00	1.47
97600 Capital Outlay	20,000.00	90,768.17		(70,768.17)	453.84
97700 Capital Outlay / Equipment	5,000.00	0.00		5,000.00	0.00
Total Dept 249 - General Twp Operations	412,448.00	247,828.34		164,619.66	60.09
Dept 250 - Legal					
70200 Salaries	256,978.00	118,714.52		138,263.48	46.20
71500 Payroll Taxes - FICA	15,955.00	8,365.20		7,589.80	52.43
72200 Pension Plan	20,559.00	5,134.40		15,424.60	24.97
72800 Supplies	1,000.00	32.97		967.03	3.30
80800 Contracted Legal Counsel/Temp Paralegal	1,000.00	0.00		1,000.00	0.00
83000 Departmental Billings	(120,000.00)	35,064.57		(155,064.57)	(29.22)
87000 Mileage	250.00	79.25		170.75	31.70
95500 Law Library/Archives	12,000.00	5,179.47		6,820.53	43.16
95800 Education/Dues	1,000.00	539.26		460.74	53.93
97000 Capital Outlay	8,000.00	0.00		8,000.00	0.00
Total Dept 250 - Legal	196,742.00	173,109.64		23,632.36	87.99
Dept 506 - Public Works					
70200 Salaries	44,774.00	23,011.63		21,762.37	51.40
70400 In Lieu Of Insurance	0.00	495.00		(495.00)	100.00
71500 Payroll Taxes - FICA	3,471.00	1,695.69		1,775.31	48.85
72200 Pension Plan	3,736.00	921.42		2,814.58	24.66
72800 Supplies	6,000.00	0.00		6,000.00	0.00
73000 Postage	500.00	245.74		254.26	49.15
82600 Legal Fees	0.00	1,672.50		(1,672.50)	100.00
92600 Street Lighting	145,000.00	54,727.71		90,272.29	37.74
95200 Road Project Costs	656,444.00	5,947.77		650,496.23	0.91
95300 Storm Sewer Costs	11,000.00	0.00		11,000.00	0.00
95800 EDUCATION/DUES	1,000.00	436.20		563.80	43.62
97600 Capital Outlay	2,237,000.00	58,454.79		2,178,545.21	2.61
Total Dept 506 - Public Works	3,108,925.00	147,608.45		2,961,316.55	4.75
Dept 805 - Planning Dept					
70200 Salary	125,961.00	58,537.08		67,423.92	46.47
70300 SALARY-PC/ZBA	12,000.00	3,145.00		8,855.00	26.21
71500 Payroll Taxes - FICA	8,501.00	4,304.26		4,196.74	50.63
72200 Pension Plan	8,876.00	2,126.04		6,749.96	23.95
72800 Supplies	4,500.00	232.94		4,267.06	5.18
73000 Postage	3,000.00	0.00		3,000.00	0.00
80100 GIS Expense	6,000.00	4,552.47		1,447.53	75.87
80800 Consultants	31,840.00	2,863.59		28,976.41	8.99
82000 Engineering Fees	5,000.00	467.50		4,532.50	9.35
82600 Legal Fees	35,000.00	7,627.50		27,372.50	21.79
87000 Mileage	300.00	0.00		300.00	0.00
90300 Legal Notices	25,000.00	4,517.60		20,482.40	18.07
95800 Education/Dues	4,000.00	1,143.55		2,856.45	28.59
Total Dept 805 - Planning Dept	269,978.00	89,517.53		180,460.47	33.16

ACCOUNT DESCRIPTION	2018	YTD BALANCE	AVAILABLE	% BDGT USED
	AMENDED BUDGET	06/30/2018 NORMAL (ABNORMAL)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - General Fund Expenditures				
Total - Function Unclassified	5,712,562.00	1,213,801.55	4,498,760.45	21.25
TOTAL EXPENDITURES	5,712,562.00	1,213,801.55	4,498,760.45	21.25
Fund 101 - General Fund:				
TOTAL REVENUES	5,712,562.00	1,365,347.23	4,347,214.77	23.90
TOTAL EXPENDITURES	5,712,562.00	1,213,801.55	4,498,760.45	21.25
NET OF REVENUES & EXPENDITURES	0.00	151,545.68	(151,545.68)	100.00

ACCOUNT DESCRIPTION	2018	YTD BALANCE	AVAILABLE	% BDGT USED
	AMENDED BUDGET	06/30/2018 NORMAL (ABNORMAL)	BALANCE NORMAL (ABNORMAL)	
Fund 107 - Parks				
Revenues				
Function: Unclassified				
Dept 751 - Parks Revenue				
40100 Carryover	141,018.00	0.00	141,018.00	0.00
46000 Donations - Restricted	0.00	207,078.90	(207,078.90)	100.00
46200 Grant Revenues	288,000.00	16,350.00	271,650.00	5.68
46300 Drake Farmstead Capital Campaign	150,000.00	0.00	150,000.00	0.00
47200 Rental Fee - Grange	4,000.00	2,935.00	1,065.00	73.38
47300 Rental Fee - Oshtemo Community Center	9,000.00	8,100.00	900.00	90.00
47400 Rental Fee - Twp Park Pavilion	6,000.00	3,410.00	2,590.00	56.83
47500 Rental Fee - Flesher Pavilion	2,500.00	2,335.00	165.00	93.40
47600 Rental Fee - Flesher Gazebo	200.00	400.00	(200.00)	200.00
66500 Interest Earned	7,000.00	234.72	6,765.28	3.35
67500 Transfer from General Fund	220,000.00	0.00	220,000.00	0.00
Total Dept 751 - Parks Revenue	827,718.00	240,843.62	586,874.38	29.10
Total - Function Unclassified	827,718.00	240,843.62	586,874.38	29.10
TOTAL REVENUES	827,718.00	240,843.62	586,874.38	29.10
Expenditures				
Function: Unclassified				
Dept 756 - Parks Facilities				
70210 Salaries	77,572.00	29,976.37	47,595.63	38.64
71500 Payroll Taxes - FICA	6,045.00	2,288.12	3,756.88	37.85
72200 Pension Plan	5,501.00	1,217.50	4,283.50	22.13
72800 Program/Marketing Supplies	1,600.00	60.48	1,539.52	3.78
75100 Vehicle Maintenance	1,000.00	370.10	629.90	37.01
75300 Grounds Maint Equipment	3,800.00	1,838.15	1,961.85	48.37
75700 Tools & Supplies	300.00	44.42	255.58	14.81
76000 Facility Supplies	3,900.00	1,153.27	2,746.73	29.57
76600 Expendable Supplies	3,800.00	707.67	3,092.33	18.62
80500 Contracted Snow Removal	1,000.00	0.00	1,000.00	0.00
80800 Consultant	75,200.00	15,664.02	59,535.98	20.83
82500 Accounting & Audit Fees	2,500.00	1,900.00	600.00	76.00
82600 Legal Fees	2,000.00	4,185.00	(2,185.00)	209.25
86800 Fuel, Oil & Grease	1,500.00	646.35	853.65	43.09
92000 Water	800.00	285.07	514.93	35.63
92100 Electric	9,700.00	4,448.28	5,251.72	45.86
92300 Heat	2,000.00	1,126.40	873.60	56.32
93100 Maintenance Services	23,500.00	11,479.83	12,020.17	48.85
95800 Education/Dues	1,200.00	916.40	283.60	76.37
97400 Capital Outlay/Improvements	578,800.00	13,416.99	565,383.01	2.32
97700 Capital Outlay/Equipment	15,000.00	0.00	15,000.00	0.00
98100 Capital Outlay/Drake House	8,000.00	4,753.08	3,246.92	59.41
98400 ROW Projects/Maint	3,000.00	0.00	3,000.00	0.00
Total Dept 756 - Parks Facilities	827,718.00	96,477.50	731,240.50	11.66
Total - Function Unclassified	827,718.00	96,477.50	731,240.50	11.66
TOTAL EXPENDITURES	827,718.00	96,477.50	731,240.50	11.66
Fund 107 - Parks:				
TOTAL REVENUES	827,718.00	240,843.62	586,874.38	29.10
TOTAL EXPENDITURES	827,718.00	96,477.50	731,240.50	11.66
NET OF REVENUES & EXPENDITURES	0.00	144,366.12	(144,366.12)	100.00

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
		NORMAL	(ABNORMAL)		
Fund 206 - Fire					
Revenues					
Function: Unclassified					
Dept 001 - Revenue					
40100	Carryover	359,873.00	0.00	359,873.00	0.00
40200	Current Property Tax Levy	1,461,947.00	1,485,196.97	(23,249.97)	101.59
40900	Act 198 Tax Collection	540.00	7.25	532.75	1.34
43000	Payments in Lieu of Taxes	27,000.00	0.00	27,000.00	0.00
46000	Donations	0.00	300.00	(300.00)	100.00
47500	Miscellaneous	25.00	286.89	(261.89)	1,147.56
47700	False Alarm Fines	500.00	0.00	500.00	0.00
47800	PEO Mileage Reimbursement	1,000.00	0.00	1,000.00	0.00
66500	Interest Earned	2,000.00	470.69	1,529.31	23.53
67300	Transfer from Other Funds	5,000.00	0.00	5,000.00	0.00
Total Dept 001 - Revenue		1,857,885.00	1,486,261.80	371,623.20	80.00
Total - Function Unclassified		1,857,885.00	1,486,261.80	371,623.20	80.00
TOTAL REVENUES		1,857,885.00	1,486,261.80	371,623.20	80.00
Expenditures					
Function: Unclassified					
Dept 336 - Administration					
70200	Salaries	634,026.00	300,491.08	333,534.92	47.39
70400	In Lieu Of Insurance	2,340.00	1,170.00	1,170.00	50.00
71500	Payroll Taxes - FICA	50,722.00	22,318.92	28,403.08	44.00
71600	Health & Life Insurance	100,570.00	50,771.89	49,798.11	50.48
72200	Pension Plan	50,722.00	14,825.82	35,896.18	29.23
72500	Clothing Allowance	19,764.00	5,173.18	14,590.82	26.17
72600	Retiree Health Care	39,600.00	0.00	39,600.00	0.00
82500	Accounting & Audit Fees	5,000.00	2,900.00	2,100.00	58.00
82600	Legal Fees	3,000.00	750.00	2,250.00	25.00
87000	Mileage	500.00	143.12	356.88	28.62
95500	Education Reimbursement	2,000.00	0.00	2,000.00	0.00
95900	Continuing Education	35,185.00	13,215.22	21,969.78	37.56
96300	Admin Contingency	5,000.00	0.00	5,000.00	0.00
Total Dept 336 - Administration		948,429.00	411,759.23	536,669.77	43.41
Dept 340 - Dept Operations					
70500	Fire Pay - On Call	70,238.00	26,172.23	44,065.77	37.26
70600	Relief Driver Pay	102,201.00	37,973.82	64,227.18	37.16
70700	Education & Training	34,879.00	6,797.38	28,081.62	19.49
70800	Work Detail Pay	4,955.00	870.96	4,084.04	17.58
70900	Station Staffing/Part Time	125,603.00	57,944.63	67,658.37	46.13
71500	Payroll Taxes - FICA	4,972.00	1,375.88	3,596.12	27.67
71800	Fire Dept Maintenance	5,000.00	4,018.11	981.89	80.36
72200	Pension Plan	34,287.00	14,546.68	19,740.32	42.43
72800	Supplies	8,000.00	2,205.80	5,794.20	27.57
72900	Petty Cash	500.00	0.00	500.00	0.00
75500	EMS Supplies	6,246.00	2,603.88	3,642.12	41.69
75700	Tools & Supplies	3,000.00	22.82	2,977.18	0.76
76000	Training Supplies	6,700.00	640.71	6,059.29	9.56
76100	Public Education	6,211.00	0.00	6,211.00	0.00
76600	Equipment	17,128.00	12,075.48	5,052.52	70.50
80900	Computer Operations	61,805.00	14,873.57	46,931.43	24.07
85100	Radio Maintenance	4,760.00	631.70	4,128.30	13.27
85300	Telephone	13,040.00	3,770.68	9,269.32	28.92
86700	Vehicle Operations	105,420.00	54,160.93	51,259.07	51.38
86800	Fuel	30,000.00	13,999.44	16,000.56	46.66
87100	Physical Exams	28,850.00	197.00	28,653.00	0.68
87200	New Hire Expenses	2,500.00	784.00	1,716.00	31.36
91200	General Insurance	138,961.00	44,456.47	94,504.53	31.99
92000	Water	1,500.00	853.90	646.10	56.93
92100	Electric	25,000.00	12,426.46	12,573.54	49.71
92300	Heat	16,000.00	7,337.08	8,662.92	45.86
93100	Building Maintenance	24,700.00	10,993.26	13,706.74	44.51
93300	Equipment Maintenance	22,000.00	665.21	21,334.79	3.02
96100	BOR/MTT Refunds-Operations Fund	0.00	6,933.53	(6,933.53)	100.00
96300	Operations Contingency	5,000.00	0.00	5,000.00	0.00
Total Dept 340 - Dept Operations		909,456.00	339,331.61	570,124.39	37.31

ACCOUNT DESCRIPTION	2018	YTD BALANCE	AVAILABLE	% BDGT USED
	AMENDED BUDGET	06/30/2018 NORMAL (ABNORMAL)	BALANCE NORMAL (ABNORMAL)	
Fund 206 - Fire Expenditures				
Total - Function Unclassified	1,857,885.00	751,090.84	1,106,794.16	40.43
TOTAL EXPENDITURES	1,857,885.00	751,090.84	1,106,794.16	40.43
Fund 206 - Fire:				
TOTAL REVENUES	1,857,885.00	1,486,261.80	371,623.20	80.00
TOTAL EXPENDITURES	1,857,885.00	751,090.84	1,106,794.16	40.43
NET OF REVENUES & EXPENDITURES	0.00	735,170.96	(735,170.96)	100.00

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
		NORMAL	(ABNORMAL)		
Fund 207 - Police					
Revenues					
Function: Unclassified					
Dept 001 - Revenue					
40100	Carryover	2,135.00	0.00	2,135.00	0.00
40200	Current Property Tax Levy	1,289,272.00	1,286,698.77	2,573.23	99.80
45200	Liquor License Fees	18,000.00	500.00	17,500.00	2.78
65000	Ordinance Violations-8th District Cou:	40,000.00	21,238.79	18,761.21	53.10
65100	General Ordinance Violations	1,500.00	1,163.00	337.00	77.53
65300	False Fire Alarm Fines	0.00	615.59	(615.59)	100.00
65400	False Security Alarm Fines	0.00	4,875.00	(4,875.00)	100.00
65600	Parking Violations	5,000.00	2,495.00	2,505.00	49.90
65700	Rental Housing Inspection Application:	3,000.00	870.00	2,130.00	29.00
65800	Sidewalk Permit/Inspection	1,500.00	700.00	800.00	46.67
66500	Interest Earned	600.00	85.73	514.27	14.29
67500	Transfer from General Fund	38,400.00	0.00	38,400.00	0.00
Total Dept 001 - Revenue		1,399,407.00	1,319,241.88	80,165.12	94.27
Total - Function Unclassified		1,399,407.00	1,319,241.88	80,165.12	94.27
TOTAL REVENUES		1,399,407.00	1,319,241.88	80,165.12	94.27
Expenditures					
Function: Unclassified					
Dept 310 - POLICE CONTRACT ADMIN					
70200	Salary/Contract Administrator	1,000.00	0.00	1,000.00	0.00
71500	Payroll Taxes - FICA	77.00	0.00	77.00	0.00
72200	Pension Plan	80.00	0.00	80.00	0.00
72800	Supplies	1,000.00	0.00	1,000.00	0.00
80200	Protection Contract - KC	1,182,936.00	690,046.00	492,890.00	58.33
80300	KCSD Satellite Office	11,000.00	0.00	11,000.00	0.00
82500	Accounting & Audit Fees	3,100.00	2,465.75	634.25	79.54
82600	Legal Fees-8th District Court	40,000.00	6,832.50	33,167.50	17.08
96100	BOR/MTT Refunds	0.00	510.40	(510.40)	100.00
97000	Capital Outlay	25,000.00	0.00	25,000.00	0.00
Total Dept 310 - POLICE CONTRACT ADMIN		1,264,193.00	699,854.65	564,338.35	55.36
Dept 320 - PARKING VIOLATIONS ENFORCEMENT					
71500	Payroll Taxes - FICA	400.00	7.22	392.78	1.81
72200	Pension Plan	500.00	49.87	450.13	9.97
72800	Supplies	500.00	0.00	500.00	0.00
80900	Parking Enforcement Officers	5,000.00	498.66	4,501.34	9.97
87000	PEO Mileage	1,000.00	95.38	904.62	9.54
Total Dept 320 - PARKING VIOLATIONS ENFORCEMENT		7,400.00	651.13	6,748.87	8.80
Dept 330 - GEN ORDINANCE ENFORCEMENT					
70200	Salaries	33,854.00	15,382.90	18,471.10	45.44
71500	Payroll Taxes - FICA	2,589.00	1,170.53	1,418.47	45.21
72200	Pension Plan	2,708.00	652.79	2,055.21	24.11
72800	Supplies	1,500.00	167.06	1,332.94	11.14
82600	Legal Fees	7,500.00	2,152.50	5,347.50	28.70
Total Dept 330 - GEN ORDINANCE ENFORCEMENT		48,151.00	19,525.78	28,625.22	40.55
Total - Function Unclassified		1,319,744.00	720,031.56	599,712.44	54.56
TOTAL EXPENDITURES		1,319,744.00	720,031.56	599,712.44	54.56
Fund 207 - Police:					
TOTAL REVENUES		1,399,407.00	1,319,241.88	80,165.12	94.27
TOTAL EXPENDITURES		1,319,744.00	720,031.56	599,712.44	54.56
NET OF REVENUES & EXPENDITURES		79,663.00	599,210.32	(519,547.32)	752.18

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 211 - Fire Equipment						
Revenues						
Function: Unclassified						
Dept 001 - Revenue						
40100	Carryover	154,613.00	0.00	154,613.00		0.00
40200	Current Property Tax Levy	365,487.00	364,630.68	856.32		99.77
43000	Payments in Lieu of Taxes	8,000.00	6,904.90	1,095.10		86.31
47500	Miscellaneous	0.00	28,645.02	(28,645.02)		100.00
66500	Interest Earned	1,500.00	1,574.87	(74.87)		104.99
67300	Sales-Fixed Assets	200,000.00	0.00	200,000.00		0.00
Total Dept 001 - Revenue		729,600.00	401,755.47	327,844.53		55.07
Total - Function Unclassified		729,600.00	401,755.47	327,844.53		55.07
TOTAL REVENUES		729,600.00	401,755.47	327,844.53		55.07
Expenditures						
Function: Unclassified						
Dept 344 - Expenditures						
76600	Personal Protective Equipment	42,225.00	36,385.68	5,839.32		86.17
82500	Accounting & Audit Fees	1,000.00	900.00	100.00		90.00
96100	BOR/MTT Refunds	0.00	862.94	(862.94)		100.00
97600	Vehicle	575,000.00	0.00	575,000.00		0.00
98000	Equipment & Facilities	106,375.00	10,753.00	95,622.00		10.11
98800	Contingency	5,000.00	0.00	5,000.00		0.00
Total Dept 344 - Expenditures		729,600.00	48,901.62	680,698.38		6.70
Total - Function Unclassified		729,600.00	48,901.62	680,698.38		6.70
TOTAL EXPENDITURES		729,600.00	48,901.62	680,698.38		6.70
Fund 211 - Fire Equipment:						
TOTAL REVENUES		729,600.00	401,755.47	327,844.53		55.07
TOTAL EXPENDITURES		729,600.00	48,901.62	680,698.38		6.70
NET OF REVENUES & EXPENDITURES		0.00	352,853.85	(352,853.85)		100.00

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE		% BGD USED
		NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 247 - TAX INCREMENT FINANCE AUTHORITY (SoDA)						
Revenues						
Function: Unclassified						
Dept 001 - Revenue						
40100 Carryover	600.00		0.00	600.00		0.00
40300 Current Real Property Tax	32,500.00		30,265.25	2,234.75		93.12
66500 Interest Earned	200.00		51.06	148.94		25.53
Total Dept 001 - Revenue	33,300.00		30,316.31	2,983.69		91.04
Total - Function Unclassified	33,300.00		30,316.31	2,983.69		91.04
TOTAL REVENUES	33,300.00		30,316.31	2,983.69		91.04
Expenditures						
Function: Unclassified						
Dept 728 - Economic Development						
82500 Accounting & Audit Fees	300.00		0.00	300.00		0.00
93300 Repairs/Maintenance	3,000.00		0.00	3,000.00		0.00
97500 Capital Outlay/Obligated Projects	30,000.00		0.00	30,000.00		0.00
Total Dept 728 - Economic Development	33,300.00		0.00	33,300.00		0.00
Total - Function Unclassified	33,300.00		0.00	33,300.00		0.00
TOTAL EXPENDITURES	33,300.00		0.00	33,300.00		0.00
Fund 247 - TAX INCREMENT FINANCE AUTHORITY (SoDA)						
TOTAL REVENUES	33,300.00		30,316.31	2,983.69		91.04
TOTAL EXPENDITURES	33,300.00		0.00	33,300.00		0.00
NET OF REVENUES & EXPENDITURES	0.00		30,316.31	(30,316.31)		100.00

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 249 - Building						
Revenues						
Function: Unclassified						
Dept 001 - Revenue						
40100 Carryover	70,451.00		0.00	70,451.00		0.00
66400 Interest on Investments	700.00		485.81	214.19		69.40
Total Dept 001 - Revenue	71,151.00		485.81	70,665.19		0.68
Total - Function Unclassified	71,151.00		485.81	70,665.19		0.68
TOTAL REVENUES	71,151.00		485.81	70,665.19		0.68
Expenditures						
Function: Unclassified						
Dept 371 - Bldg Dept						
70200 Salaries/Clerical	33,854.00		15,383.76	18,470.24		45.44
71500 Payroll Taxes - FICA	2,589.00		1,170.65	1,418.35		45.22
72200 Pension Plan	2,708.00		652.81	2,055.19		24.11
82400 Contracted Bldg Plan Review	1,800.00		1,800.00	0.00		100.00
82500 Accounting & Audit Fees	1,200.00		1,000.00	200.00		83.33
82600 Legal Fees	7,500.00		0.00	7,500.00		0.00
95800 Education/Dues	1,500.00		230.90	1,269.10		15.39
97600 Capital Outlay	20,000.00		0.00	20,000.00		0.00
Total Dept 371 - Bldg Dept	71,151.00		20,238.12	50,912.88		28.44
Total - Function Unclassified	71,151.00		20,238.12	50,912.88		28.44
TOTAL EXPENDITURES	71,151.00		20,238.12	50,912.88		28.44
Fund 249 - Building:						
TOTAL REVENUES	71,151.00		485.81	70,665.19		0.68
TOTAL EXPENDITURES	71,151.00		20,238.12	50,912.88		28.44
NET OF REVENUES & EXPENDITURES	0.00		(19,752.31)	19,752.31		100.00

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 490 - Sewer						
Revenues						
Function: Unclassified						
Dept 000 - General						
40100	Carryover	147,355.00	0.00	147,355.00		0.00
65000	Mortgage/Contract/SAD/FF	660,000.00	51,924.97	608,075.03		7.87
66400	Interest on Investments	2,000.00	397.83	1,602.17		19.89
68000	Benefit Fees	182,000.00	250,232.87	(68,232.87)		137.49
68200	Debt Proceeds	425,000.00	0.00	425,000.00		0.00
68300	Debt Service Connection Charges	42,746.00	0.00	42,746.00		0.00
68500	Surcharge	30,000.00	0.00	30,000.00		0.00
69600	Miscellaneous Revenue	360,000.00	11,578.87	348,421.13		3.22
Total Dept 000 - General		1,849,101.00	314,134.54	1,534,966.46		16.99
Total - Function Unclassified		1,849,101.00	314,134.54	1,534,966.46		16.99
TOTAL REVENUES		1,849,101.00	314,134.54	1,534,966.46		16.99
Expenditures						
Function: Unclassified						
Dept 000 - General						
70200	Salaries/Clerical	63,825.00	28,956.85	34,868.15		45.37
71500	Payroll Taxes - FICA	4,802.00	2,112.28	2,689.72		43.99
72200	Pension Plan	5,001.00	1,192.24	3,808.76		23.84
80800	Audit Fees	1,500.00	1,500.00	0.00		100.00
81000	Legal Fees	10,000.00	1,237.50	8,762.50		12.38
82000	Engineering Fees	853,000.00	172,953.44	680,046.56		20.28
95800	Professional Fees	26,000.00	16,000.00	10,000.00		61.54
96300	Refunds to Developers	90,000.00	0.00	90,000.00		0.00
96400	Construction Costs	218,000.00	38,594.96	179,405.04		17.70
99600	Debt Service	255,000.00	0.00	255,000.00		0.00
Total Dept 000 - General		1,527,128.00	262,547.27	1,264,580.73		17.19
Total - Function Unclassified		1,527,128.00	262,547.27	1,264,580.73		17.19
TOTAL EXPENDITURES		1,527,128.00	262,547.27	1,264,580.73		17.19
Fund 490 - Sewer:						
TOTAL REVENUES		1,849,101.00	314,134.54	1,534,966.46		16.99
TOTAL EXPENDITURES		1,527,128.00	262,547.27	1,264,580.73		17.19
NET OF REVENUES & EXPENDITURES		321,973.00	51,587.27	270,385.73		16.02

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 491 - Water						
Revenues						
Function: Unclassified						
Dept 000 - General						
40100	Carryover	82,273.00	0.00	82,273.00		0.00
65000	Mortgage/Contract/SAD/FF	40,000.00	12,119.44	27,880.56		30.30
66400	Interest on Investments	2,000.00	1,469.34	530.66		73.47
68000	Benefit Fees	45,000.00	45,220.00	(220.00)		100.49
68100	Curb Box Fees	30,000.00	18,700.00	11,300.00		62.33
68500	Surcharge	70,000.00	0.00	70,000.00		0.00
69000	Water Extension	350,000.00	14,804.76	335,195.24		4.23
Total Dept 000 - General		619,273.00	92,313.54	526,959.46		14.91
Total - Function Unclassified		619,273.00	92,313.54	526,959.46		14.91
TOTAL REVENUES		619,273.00	92,313.54	526,959.46		14.91
Expenditures						
Function: Unclassified						
Dept 000 - General						
70200	Salaries/Clerical	17,102.00	6,199.84	10,902.16		36.25
71500	Payroll Taxes - FICA	1,306.00	473.83	832.17		36.28
72200	Pension Plan	1,365.00	271.80	1,093.20		19.91
80800	Audit Fees	1,500.00	1,500.00	0.00		100.00
82000	Engineering Fees	4,000.00	723.65	3,276.35		18.09
82600	Legal Fees	10,000.00	0.00	10,000.00		0.00
95800	Professional Fees	26,000.00	16,000.00	10,000.00		61.54
96200	Miscellaneous	0.00	56.27	(56.27)		100.00
96400	Construction Costs	528,000.00	(273,835.71)	801,835.71		(51.86)
96600	Curb Box Installations	30,000.00	14,323.47	15,676.53		47.74
Total Dept 000 - General		619,273.00	(234,286.85)	853,559.85		(37.83)
Total - Function Unclassified		619,273.00	(234,286.85)	853,559.85		(37.83)
TOTAL EXPENDITURES		619,273.00	(234,286.85)	853,559.85		(37.83)
Fund 491 - Water:						
TOTAL REVENUES		619,273.00	92,313.54	526,959.46		14.91
TOTAL EXPENDITURES		619,273.00	(234,286.85)	853,559.85		37.83
NET OF REVENUES & EXPENDITURES		0.00	326,600.39	(326,600.39)		100.00

ACCOUNT DESCRIPTION	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018		AVAILABLE BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 900 - DDA Fund						
Revenues						
Function: Unclassified						
Dept 001 - Revenue						
40100 Carryover	88,000.00		0.00	88,000.00		0.00
40300 Current Real Property Tax	132,000.00		101,228.21	30,771.79		76.69
66500 Interest Earned	400.00		809.64	(409.64)		202.41
Total Dept 001 - Revenue	220,400.00		102,037.85	118,362.15		46.30
Total - Function Unclassified	220,400.00		102,037.85	118,362.15		46.30
TOTAL REVENUES	220,400.00		102,037.85	118,362.15		46.30
Expenditures						
Function: Unclassified						
Dept 728 - Economic Development						
70300 Salaries-Staff	2,000.00		500.00	1,500.00		25.00
72800 Supplies	500.00		0.00	500.00		0.00
73000 Postage	500.00		0.00	500.00		0.00
80100 Community Events	750.00		750.00	0.00		100.00
80800 Consultants	72,000.00		5,392.95	66,607.05		7.49
82500 Accounting & Audit Fees	2,000.00		900.00	1,100.00		45.00
82600 Legal Fees	2,000.00		0.00	2,000.00		0.00
90300 Legal Notices	500.00		0.00	500.00		0.00
93300 Repairs and Maintenance	6,000.00		1,168.00	4,832.00		19.47
97500 Capital Outlay/Obligated Projects	134,150.00		28,867.92	105,282.08		21.52
Total Dept 728 - Economic Development	220,400.00		37,578.87	182,821.13		17.05
Total - Function Unclassified	220,400.00		37,578.87	182,821.13		17.05
TOTAL EXPENDITURES	220,400.00		37,578.87	182,821.13		17.05
Fund 900 - DDA Fund:						
TOTAL REVENUES	220,400.00		102,037.85	118,362.15		46.30
TOTAL EXPENDITURES	220,400.00		37,578.87	182,821.13		17.05
NET OF REVENUES & EXPENDITURES	0.00		64,458.98	(64,458.98)		100.00
TOTAL REVENUES - ALL FUNDS	13,320,397.00		5,352,738.05	7,967,658.95		40.18
TOTAL EXPENDITURES - ALL FUNDS	12,918,761.00		2,916,380.48	10,002,380.52		22.57
NET OF REVENUES & EXPENDITURES	401,636.00		2,436,357.57	(2,034,721.57)		606.61