

CITY OF MUSKEGON

CITY COMMISSION MEETING

JULY 12, 2022 @ 5:30 P.M.

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

AGENDA

- ☐ **CALL TO ORDER:**
- ☐ **PRAYER:**
- ☐ **PLEDGE OF ALLEGIANCE:**
- ☐ **ROLL CALL:**
- ☐ **HONORS, AWARDS, AND PRESENTATIONS:**
- ☐ **A. Fannie Mae Settlement Community & Neighborhood Services**
- ☐ **PUBLIC COMMENT ON AGENDA ITEMS:**
- ☐ **CONSENT AGENDA:**
 - A. Approval of Minutes City Clerk**
 - B. Lift Station Pump Replacements DPW/Water & Sewer**
 - C. DPW Roofing – 2B & 2C Public Works**
 - D. Special Event Fee Waiver – Rebel Road Public Works**
 - E. Musketawa Trail Project – Change Order #004 Engineering**
 - F. DPW Vehicle Change Order DPW – Equipment**
 - G. Sale – 213 Myrtle Planning**
 - H. Amendment to the Zoning Ordinance – Critical Dunes Planning**
 - I. Arena Seats Arena**
 - J. Arena Floors (Lower Level) Arena**
 - K. Lawrence Baker Lot Sale Amendment Planning/Economic Development**
 - L. Polling Location Change – Precinct 13 City Clerk**
- ☐ **PUBLIC HEARINGS:**

☐ **UNFINISHED BUSINESS:**

☐ **NEW BUSINESS:**

A. Final PUD Approval at 2801 Lakeshore Drive Planning

B. Amendment to the PUD at 1148 & 1204 W Western Ave (Adelaide Point)
Planning

☐ **ANY OTHER BUSINESS:**

☐ **PUBLIC COMMENT ON NON-AGENDA ITEMS:**

- ▶ **Reminder: Individuals who would like to address the City Commission shall do the following:**
- ▶ Fill out a request to speak form attached to the agenda or located in the back of the room.
- ▶ Submit the form to the City Clerk.
- ▶ Be recognized by the Chair.
- ▶ Step forward to the microphone.
- ▶ State name and address.
- ▶ Limit of 3 minutes to address the Commission.
- ▶ (Speaker representing a group may be allowed 10 minutes if previously registered with City Clerk.)

☐ **CLOSED SESSION:**

☐ **ADJOURNMENT:**

ADA POLICY: THE CITY OF MUSKEGON WILL PROVIDE NECESSARY AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WHO WANT TO ATTEND THE MEETING UPON TWENTY-FOUR HOUR NOTICE TO THE CITY OF MUSKEGON. PLEASE CONTACT ANN MARIE MEISCH, CITY CLERK, 933 TERRACE STREET, MUSKEGON, MI 49440 OR BY CALLING (231) 724-6705 OR TTY/TDD DIAL 7-1-1-22 TO REQUEST A REPRESENTATIVE TO DIAL (231) 724-6705.

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: July 12, 2022	Title: Approval of Minutes
Submitted By: Ann Marie Meisch, MMC	Department: City Clerk
Brief Summary: To approve the minutes of the May 20, 2022 Special Meeting, May 25, 2022 Special Meeting, June 13, 2022 Worksession, and June 14, 2022 Regular Meeting.	
Detailed Summary: N/A	
Amount Requested: N/A	Amount Budgeted: N/A
Fund(s) or Account(s): N/A	Fund(s) or Account(s): N/A
Recommended Motion: To approve the minutes.	
For City Clerk Use Only: Commission Action:	

CITY OF MUSKEGON
SPECIAL CITY COMMISSION MEETING

May 20, 2022 @ 2:30 pm
Muskegon City Hall, 933 Terrace Street, Muskegon, MI 49440
In the Commission Chambers, Room 107

MINUTES

Present: Mayor Johnson, Commissioners Ramsey, Emory, St.Clair, Hood, and Gorman.

Absent: Vice Mayor German.

City Manager Executive Search Proposals

A request for proposals went out to several companies to conduct an executive search for a new City Manager.

Proposals were received from Amy Cell, LLC, Collin Baengizer & Associates, Michigan Municipal League, PoliHire, Public Advisory Group, Sid Simone, Inc., and WBCP, Inc.

Commissioners evaluated each proposal and narrowed it down to three companies to conduct a zoom interview with. Those companies are: Amy Cell, LLC, Michigan Municipal League, and Sid Simone, Inc.

The zoom meeting will be scheduled on May 25, 2022 at 4 pm with a three to five minute introduction and three to four questions given to each applicant for 20 minutes.

Motion by Commissioner Ramsey, seconded by Commissioner St. Clair to interview Amy Cell, LLC, Michigan Municipal League, and Sid Simone, Inc. as potential candidates as an Executive Recruiter for the vacant City Manager's position.

Roll Call Vote:

Ayes: Gorman, Emory, Hood, St. Clair, Johnson, and Ramsey.

Nays: None.

Absent: German

MOTION PASSES.

PUBLIC PARTICIPATION

None.

ADJOURN

Motion by Vice Mayor German, seconded by Commissioner St. Clair to adjourn the meeting at 2:50 pm.

MOTION PASSES.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk

CITY OF MUSKEGON
SPECIAL CITY COMMISSION MEETING

May 25, 2022 @ 4:20 pm
Muskegon City Hall, 933 Terrace Street, Muskegon, MI 49440
In the Commission Chambers, Room 107

MINUTES

Present: Mayor Johnson, Vice Mayor German, Commissioners Ramsey, Emory, St.Clair, Hood, and Gorman (arrived at 4:45 pm).

Absent: None.

City Manager Executive Search Proposals

A zoom meeting was held with four companies that submitted proposals to conduct the executive recruitment for a City Manager. Those companies were Sid Simone, LLC, Michigan Municipal League, and Amy Cell.

Each company had 20 minutes to make a presentation to the City Commission including what a typical recruitment looks like, what is their most difficult placement and how it was handled, and what other cities have the companies worked with that were comparable to the City of Muskegon.

After the interviews, the Commission discussed the qualifications of each company.

Motion by Commissioner Ramsey, seconded by Commissioner Emory to authorize the City to enter into an agreement with Michigan Municipal League to conduct the recruitment of a new City Manager for the City of Muskegon.

Roll Call Vote:

Ayes: Gorman, Emory, St. Clair, Johnson, Ramsey, and German.

Nays: None.

Absent: Hood.

MOTION PASSES.

PUBLIC PARTICIPATION

None.

ADJOURN

Motion by Vice Mayor German, seconded by Commissioner St. Clair to adjourn the meeting at 5:25 pm.

MOTION PASSES.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk

CITY OF MUSKEGON
CITY COMMISSION WORKSESSION

Monday, June 13, 2022
5:30 p.m.
City Commission Chambers
933 Terrace Street, Muskegon, MI 49440

MINUTES

2022-53

Present: Mayor Johnson, Vice Mayor German, Commissioners Gorman, St.Clair, Emory, and Ramsey

Absent: Commissioner Hood

2022 Long Term Goals Presentation

Staff and Commissioner s met on April 15, 2022 to create a shared vision of the future with major goals, key objectives, and one-year tasks. After receiving the report from our facilitator, Lew Bender, city division and department heads developed a draft City Commission Vision for 2022-2027. The vision includes four major goals:

2027 Goal 1 - Destination Community & Quality of Life

2027 Goal 2 - Economic Development, Housing, and Business

2027 Goal 3 - Community Connection

2027 Goal 4 - Financial Infrastructure

Staff is seeking input on the draft vision and will bring a final version to commission for approval at a later date.

The leadership team will discuss the plan at regular intervals and confirm that the plan is guiding decision making. After a 6-7- month time frame, staff will discuss the vision at a work session to determine if changes are needed. A year after adoption, the group will reconvene to consider progress made and develop action items for the next year. Future decisions should be reviewed in light of this vision/strategic plan.

Discussion took place.

Transmittal of 2022-2023 Proposed Budget

Staff is transmitting to the City Commission the proposed budget for fiscal year 2022-23 which starts July 1, 2022. Both hardcopy and electronic versions of the budget have

been distributed to Commissioners. Additionally, the budget is available for inspection on the City's website and at the City Clerk's office.

The proposed budget was reviewed in detail with staff at the June 13, 2022 work session. A public hearing on the budget was held at the regular Commission meeting on June 14, 2022. City ordinance requires that the budget be adopted by the Commission on or before the second Commission meeting in June.

Finance Director, Ken Grant and Interim City Manager, LeighAnn Mikesell presented information on the proposed 2022-23 FY Budget.

Discussion took place, some changes will be made before the Public Hearing presentation taking place on Tuesday, June 14, 2022.

Traffic Studies

Staff is looking to inform Commission and the Public on two corridors proposed for traffic studies during 2022.

Staff is working towards soliciting proposals from engineering firms to provide a comprehensive traffic study on the Apple Avenue and Getty Street corridors within the City. The focus of the traffic studies will be to assess the corridors for potential road dieting in the future.

The studies will be empirically based and will primarily consist of data collection, computer modeling, conceptual renderings, and cost estimates. The end report will be presented back to the Commission and public upon completion.

City staff has had preliminary discussions with Muskegon Heights and Norton Shores regarding potentially extending the Getty Street road diet to cover the entire corridor south to US-31 BR (Seaway Drive) though those discussions are still ongoing.

MDOT has a major reconstruction project planned for Apple Avenue in 2026 which will provide an opportunity for implementing any recommendations from this study. Getty Street is a corridor within the city that would be a good candidate for a future Safety funded project to help reduce crashes.

Both routes are traditional examples of road diets with the 4-lane to 3-lane conversion being a widely utilized and broadly proved method to increase the operational capacity of a roadway and improve the safety simultaneously. Included below are a couple of links pulled for the Iowa DOT that cover the common questions, and information on the benefits for these projects:

<https://iowadot.gov/traffic/4-to-3-lane-conversion/4-to-3-lane-conversion-myths>

<https://www.desmoinesregister.com/videos/news/2019/01/16/iowa-department-transportation-explains-4-3-lane-conversion/2596034002/>

Staff intends to post the RFP's later this month and bring them back for award at the City Commission (if necessary) in July to allow for work on the studies to commence later this summer.

Discussion took place regarding this item.

Beach Parking Neighboring Community Proposal

Staff are seeking approval of a proposal to offer discounted parking passes to neighboring CDBG entitlement communities.

Last year, a proposal was made to neighboring communities that allowed them to offer discounted beach parking passes to their residents if the community participated with Muskegon on the discount. The City Manager for Muskegon Height disagreed with the proposal, and the city instead provided a number of free parking passes to the City of Muskegon Heights. At the time, commissioners and staff offered the passes in an effort to assist our low-income neighbors and provide them time to develop a program to aid their own residents. The new proposal offers discounted passes and phases out the program over the next 2 years.

Discussion took place regarding this item – it will be removed from the June 14, 2022 agenda and may be considered at a later date.

Public Comment: No public comments were received.

Adjournment: The City Commission Worksession Meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC – City Clerk

CITY OF MUSKEGON

CITY COMMISSION MEETING

JUNE 14, 2022 @ 5:30 P.M.

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

MINUTES

The Regular Commission Meeting of the City of Muskegon was held at City Hall, 933 Terrace Street, Muskegon, Michigan at 5:30 p.m., Tuesday, June 14, 2022. Pastor Matt Eenigenburg, Celebration Community Church, opened the meeting with prayer, after which the Commission and public recited the Pledge of Allegiance to the Flag.

Present: Mayor Ken Johnson, Vice Mayor Willie German, Jr., Commissioners, Teresa Emory, Rachel Gorman, Rebecca St.Clair, and Michael Ramsey, Interim City Manager LeighAnn Mikesell, City Attorney John Schrier, and City Clerk Ann Meisch.

Absent: Commissioner Eric Hood

2022-54 HONORS, AWARDS, AND PRESENTATIONS:

A. Juneteenth Independence Day Resolution City Commission

Motion by Vice Mayor German, second by Commissioner Emory, to adopt the Juneteenth National Independence Day Resolution.

ROLL VOTE: Ayes: Johnson, Ramsey, German, Gorman, Emory, and St. Clair

Nays: None

MOTION PASSES

PUBLIC COMMENT ON AGENDA ITEMS: Public comments received.

2022-55 CONSENT AGENDA:

A. Approval of Minutes City Clerk

SUMMARY OF REQUEST: To approve the minutes of the May 9, 2022 Work Session Meeting and May 10, 2022 Regular meeting.

STAFF RECOMMENDATION: To approve the minutes.

B. Fair Housing Services Agreement Community & Neighborhood Services

SUMMARY OF REQUEST: The cities of Muskegon, Muskegon Heights and Norton Shores are currently in agreement with the Fair Housing Center of West Michigan (FHCWM) that ends June 30, 2022. The work that is performed by FHCWM is vital to show that we are furthering further fair housing initiatives in our community/region.

The proposed agreement will continue to offer education, testing, trainings and reports of each community's practice and inquiries received of fair housing complaints. The 3-year agreement will begin July 1, 2022 and expire June 20, 2025.

AMOUNT REQUESTED: \$28,620 AMOUNT BUDGETED: \$182,578
FUND OR ACCOUNT: CDBG FUND OR ACCOUNT: CDBG FY22

STAFF RECOMMENDATION: To approve the partnership agreement with Fair Housing Center of West Michigan for the furtherance of fair housing in Muskegon.

C. 1761 Clinton – House Move City Manager

SUMMARY OF REQUEST: City staff was approached by the Muskegon Public School District with a proposal to obtain the house located at 1761 Clinton Street on the campus for the new middle school and move the home to a city owned vacant lot in an adjacent neighborhood. Staff is seeking approval of the agreement and bill of sale.

The home was purchased by the school district, and the former owner has moved. Staff have reviewed the structure and found it to be worth salvaging. A vacant lot at 1728 Terrace Street in the McLaughlin neighborhood was selected to minimize moving costs and keep the home in a location that serves the neighborhood and school district. Estimated costs to move and renovate the house are \$173,000, and it is anticipated that the completed house will sell for \$180,000. The project will be included in our scattered site brownfield program and contribute to the TIF capture funding other projects where the purchase price was less than the cost of construction.

AMOUNT REQUESTED: \$173,000 AMOUNT BUDGETED: \$173,000 in FY 22/23
FUND OR ACCOUNT: Public Improvement

STAFF RECOMMENDATION: To approve the agreement and bill of sale, authorize the Mayor and Clerk to sign both and to authorize the City Manager to expend up to \$173,000 to move and renovate the home.

E. MDOT Agreement for Terrace Street Public Works

SUMMARY OF REQUEST: Staff is requesting approval of the contract with MDOT for the reconstruction of Terrace Street from Apple Avenue to Shoreline Drive and approval of the resolution authorizing the Mayor and Clerk to sign the Contract.

This is the standard contract governing projects that are constructed using federal funds through MDOT. The estimated cost for the project construction is \$1,509,000 with \$764,904 of that being federal surface transportation funding, \$88,593 being federal highway infrastructure program COVID funds, and the remainder being funded through the City's Major Street Budget in the FY23 Budget year.

Work is expected to begin in August and take approximately 15 weeks to complete.

AMOUNT REQUESTED: \$744,503(FY23) AMOUNT BUDGETED: \$946,503 (FY23)

FUND OR ACCOUNT: 202 (Major Streets)

STAFF RECOMMENDATION: To approve the contract with MDOT for the reconstruction of Terrace Street from Apple Avenue to Shoreline Drive and approve the resolution authorizing the mayor and clerk to sign.

F. Arena Roof Lease and Power Purchase Agreement Public Works

SUMMARY OF REQUEST: Staff is seeking to void the previously approved (June 8, 2001) Rooftop System Site Lease Agreement and the Power Purchase Agreement with New Energy Equity related to the installation of a solar array on the roof to the Trinity Health Arena.

This topic was previously discussed at the July 2020 work session meeting, and again at a meeting on April 27th to recommend a property tax exemption for the site. The roof lease and the power purchase agreement were approved by the Commission at their June 8, 2021 meeting.

Since that time New Energy Equity has not signed and returned those agreements and staff has recommended that the agreements be voided by the City Commission.

New Energy Equity has been unable to sign the agreements due to complications with the governing tax laws. State laws are unclear and the County Assessor has taken the position that the investment should be taxed for County purposes. Payment for the taxes was not factored into the pro forma for the development and negates any savings that could be realized from the installation. Staff, Charthouse Energy and New Energy Equity remain committed to finding a route forward for this project when there is an opportunity for it to be done in a way that is financially viable.

STAFF RECOMMENDATION: To void the previously approved Rooftop System Site Lease Agreement and void the Power Purchase Agreement that were previously approved at the June 8, 2021 Commission Meeting.

G. City of Muskegon Housing Study and Needs Assessment Firm Recommendation Development Services

SUMMARY OF REQUEST: Staff disseminated the Commission-endorsed Housing

Study and Needs Assessment RFP to qualified firms credited by MSHDA, and received two proposals. Staff has reviewed the proposals and is prepared to recommend contracting with Bowen National Research to conduct this important work.

As we scale our efforts to deliver more housing units to combat the nationwide housing shortage, we require more and higher quality data to direct these efforts. There has not been a formal study compiled for our market since 2016, and our neighboring areas such as Ottawa County and the greater Grand Rapids area have recently commissioned similar studies, which have had great effect in their efforts to infill housing units of all types. After the April 12th City Commission Meeting, staff sent the FRP to the seven firms on MSHDA's "Approved Market Analyst" list as well as one firm that has been contracted by CNS to conduct our Analysis of Impediments study. That firm, RKG Associates, and one other, Bowen National Research submitted proposals for your consideration. Both clearly carefully read the RFP document and tailored their proposed services to our needs. Both firms also propose using very qualified teams and similar methodology to deliver the product, so staff's recommendation comes down to price and relevant experience. RKG was the high-priced proposal at \$74,500, while the price from Bowen for equivalent services was \$33,500, with optional add-ons exceeding the requested scope that total an additional \$12,600. Additionally, Bowen conducted Ottawa County and the City of Grand Rapids/Kent County needs assessment, and demonstrated more experience in our region. Some of the add-ons Bowen offered may prove beneficial following additional conversation with the vendor, and so staff is recommending the City Commission approve Bowen National Research's proposal not-to-exceed \$46,100.

AMOUNT REQUESTED: \$46,100 AMOUNT BUDGETED: \$50,000

FUND OR ACCOUNT: 101-80400-5300

STAFF RECOMMENDATION: To allow staff to contract with Bowen National Research to conduct a 5-year Housing Study and Needs Assessment for an amount not-to-exceed \$46,100.

H. Sanitation Fee Resolution Finance

SUMMARY OF REQUEST: The FY 2022-23 budget calls for the Sanitation Fee to be increased from \$2.50 per month to \$3.50 per month, this resolution established the Sanitation Fee for FY 2022-23. Staff is recommending that the City Commission adopt the resolution charting a sanitation fee of \$3.50 per month to cover the shortfall between the sanitation charges and the millage collected for sanitation.

STAFF RECOMMENDATION: To adopt the Sanitation Fee Resolution for FY 2022-23.

I. Beach Parking – Neighboring Community Proposal

City Manager

REMOVED

Motion by Vice Mayor German, second by Commissioner Gorman, to accept the consent agenda as presented, minus item D and J.

ROLL VOTE: Ayes: Ramsey, German, Gorman, Emory, St.Clair, Johnson

Nays: None

MOTION PASSES

2022-56 REMOVED FROM CONSENT AGENDA:

D. CSX Salvage Plan City Manager

SUMMARY OF REQUEST: Staff is seeking approval to proceed with a cost share for developing a salvage plan for the removal of the CSXT owned track.

CSXT is hiring a consultant to assist them in developing permitting materials necessary for the removal of the track. Items needed for the plan include a wetland and waterway delineation report, and MDEQ joint permit application, and a health and safety plan. The costs for this salvage plan work are higher than CSXT anticipated, and the city is being asked to share in the expense.

AMOUNT REQUESTED: \$28,000 AMOUNT BUDGETED: \$2 Million

FUND OR ACCOUNT: State/Federal Grants

STAFF RECOMMENDATION: To authorize expenditures not to exceed \$28,800 for consultant fees associated with the removal of the CSXT owned track.

Motion by Commissioner Emory, second by Commissioner St.Clair, to authorize expenditures not to exceed \$28,000 for consultant fees associated with the removal of the CSXT owned track.

ROLL VOTE: Ayes: Ramsey, German, Gorman, Emory, St.Clair, Johnson

Nays: None

MOTION PASSES

J. Request to Fly Juneteenth Flag

City Clerk

SUMMARY OF REQUEST: Juneteenth honors the end to slavery in the United States and is considered the longest-running African American holiday. On June 17, 2021, it officially became a federal holiday. This is to request that the City of Muskegon fly the Juneteenth Flag from June 17 through June 20, 2022.

STAFF RECOMMENDATION: To approve the request.

Motion by Commissioner Ramsey, second by Vice Mayor German, to fly the Juneteenth Flag from June 17, 2022 through the end of June.

ROLL VOTE: Ayes: Gorman, Emory, St.Clair, Johnson, Ramsey, and German

Nays: None

MOTION PASSES

2022-57 PUBLIC HEARINGS:

A. FY 2022-2023 Budget Transmittal Finance

SUMMARY OF REQUEST: At this time staff is transmitting to the City Commission the proposed budget for fiscal year 2022-23 which starts July 1, 2022. Electronic versions of the budget have been distributed to the Commissioners. Additionally, the budget is available for inspection on the City's website and at the City Clerk's office.

The proposed budget was reviewed in detail with staff at the June 13, 2022 work session. A public hearing on the budget was held at the regular Commission meeting on June 14, 2022. City ordinance requires that the budget be adopted by the Commission on or before the second Commission meeting in June.

STAFF RECOMMENDATION: To close the public hearing and approve the proposed budget for fiscal year 2022-23.

PUBLIC HEARING COMMENCED: Chuck Modd, 59 E. Giles Road – addressed the topic of softball fields at Buekema Park and wanted to make it known that the fields are used regularly.

Motion by Commissioner Ramsey, second by Commissioner St.Clair, to close the Public Hearing

ROLL VOTE: Ayes: Emory, St.Clair, Johnson, Ramsey, German, and Gorman

Nays: None

MOTION PASSES

2022-58 NEW BUSINESS:

A. Concession Agreement – B & S Bikes Public Works

SUMMARY OF REQUEST: Staff is asking permission to enter into a contractual agreement with Benny Edwards of "B&S Bikes" at the restroom building in Pere Marquette Park for a bike rental concession.

Staff is asking permission to enter into a Concession Agreement for 2022 with Benny Edwards of "B&S Bikes" at the restroom building in Pere Marquette Park for a bike rental concession. Mr. Edwards' proposal is included, and shows the specific location for the bikes, the style of bike and rental station Mr. Edwards owns and proposes, and other details.

STAFF RECOMMENDATION: Authorize staff to enter into Concession Agreement with Benny Edwards of "B&S Bikes" at the restroom building in Pere Marquette Park for a bike rental concession for 2022.

Motion by Commissioner Ramsey, second by Commissioner Emory, to authorize

staff to enter into a Concession Agreement with Benny Edwards of “B&S Bikes” at the restroom building in Pere Marquette Park for a bike rental concession for 2022.

ROLL VOTE: Ayes: St.Clair, Johnson, Ramsey, German, Gorman, and Emory

Nays: None

MOTION PASSES

B. Rezoning 930 W. Sherman Planning

SUMMARY OF REQUEST: Request to rezone the property at 930 W Sherman Boulevard from B-2, Convenience and Comparison Business to B-4, General Business, by 930 Sherman, LLC.

The Planning Commission unanimously recommended approval of the rezoning.

STAFF RECOMMENDATION: To approve the request to rezone the property at 930 W Sherman Boulevard from B-2, Convenience and Comparison Business to B-4, General Business.

Motion by Commissioner St.Clair, second by Commissioner Ramsey, to approve the request to rezone the property at 930 W. Sherman Boulevard from B-2, Convenience and Comparison Business to B-4, General Business.

ROLL VOTE: Ayes: Johnson, Ramsey, German, Gorman, Emory, and St.Clair

Nays: None

MOTION PASSES

C. Zoning Ordinance Amendment – Height Overlay District Planning

SUMMARY OF REQUEST: Staff initiated request to amend Section 404 of the zoning ordinance to create a height overlay district that would allow certain principal structures near or on Nelson Street to be built up to three stories or 45 feet in height.

The Planning Commission unanimously voted to deny the request.

STAFF RECOMMENDATION: To deny the request to amend Section 404 of the zoning ordinance to create a height overlay district that would allow certain principal structures near or on Nelson Street to be built up to three stories or 45 feet in height.

Motion by Commissioner Emory, second by Commissioner Ramsey, to deny the request to amend Section 404 of the zoning ordinance to create a height overlay district that would allow certain principal structures near or on Nelson Street to be built up to three stories and 45 feet in height.

ROLL VOTE: Ayes: Ramsey, German, Gorman, Emory, St.Clair, and Johnson

Nays: None

MOTION PASSES

D. West Urban ARP Agreement Amendment Development Services/Economic Development

SUMMARY OF REQUEST: Staff is seeking approval of the listed amendments to West Urban Properties Development Agreement for the ARP Infill Housing Program.

West Urban Properties was selected as one of four contractors for the ARPA-funded infill housing program. The goal of the program is to continue in-filling vacant lots in our core neighborhoods while ensuring the housing units are offered in a more-affordable manner.

Two of the four awardees have had to decline their agreements for various reasons, leaving \$1.15 million of the commission-approved funds unallocated to a builder. West Urban Properties initially was not assigned specific lots in their agreement, which has proven a difficulty when attempting to implement the project as there are other smaller scale builders interested in lots to build homes on as well. With no defined legal right to any buildable lots for this program by virtue of an exhibit to the ARP Agreement, staff are left in a difficult position when more than one builder wants a specific lot.

To that end, West Urban also has an infill housing agreement through the city to build rental housing units in residential neighborhoods, which contains an exhibit with some lots, though not enough to fulfill the builder's obligations to build 100 homes. In that exhibit, the builder and city inadvertently selected lots that builders on the east side of the city had been interested in for some time to infill owner occupied housing. West Urban, the interested builders, and the city have been working together very effectively to correct these implementation issues and to make space for other builders in their own neighborhoods.

We have mutually agreed that it makes sense to amend both agreements, adding an exhibit of lots to West Urban's ARP agreement and increasing their allocation by \$1.15 million to ensure that we continue to infill lots on schedule, while removing the lots desired by the smaller builders on the rental construction agreement side. This item is in tandem with the other contract amendment on the agenda and staff only recommends passing this one if there is support for the other.

AMOUNT REQUESTED: \$1.15 million AMOUNT BUDGETED: \$1.15 million

FUND OR ACCOUNT: Federal ARPA

STAFF RECOMMENDATION: Motion to approve the amendments to the West Urban ARP Agreement by increasing the infill housing allocation by \$1.15 million dollars, including the lot list exhibit as presented and authorize the Mayor and Clerk to sign.

E. West Urban PILOT Agreement Amendment Development Services/Economic Development

SUMMARY OF REQUEST: Staff is seeking approval of the listed amendments to West Urban Properties Development Agreement for the PILOT Infill Housing Program.

The City has previously entered into an agreement with West Urban Properties to construct 100 homes for rental and potential owner-occupied stock in our residential neighborhoods. Some of the lots in the exhibit have been requested by other builders for some time and were inadvertently included in this agreement. We have worked out an agreement with West Urban for them to remove these lots from their development agreement by increasing their ARP agreement allotment, and by working with them to identify lots to add to the PILOT with clear title to ensure that they can fulfill their obligations in this agreement.

This item proposes to remove 266 Meeking, 279 Meeking, 280 Meeking, 290 Meeking, 1057 Leonard, 1067 Leonard, 1077 Leonard, 1087 Leonard, 527 Herrick, and 530 Herrick from the approved PILOT Agreement, and add 2043 Dowd, 2051 Dowd, 2065 Dowd, 2250 Dowd, 2358 Dowd, 846 Wilson, and 1256 Fifth Street. Staff may return with additional lots to add to this agreement exhibit as we clear title and assess buildability.

STAFF RECOMMENDATION: To approve the amendments to the West Urban PILOT Agreement as presented and authorize the Mayor and Clerk to sign.

Motion by Commissioner Ramsey, second by Commissioner Gorman, to approve the amendments to the West Urban ARP Agreement by increasing the infill housing allocation by \$1.15 million dollars, including the lot list exhibit as presented and authorize the Mayor and Clerk to sign and to approve the amendments to the West Urban PILOT Agreement as presented and authorize the Mayor and Clerk to sign.

ROLL VOTE: Ayes: Ramsey, German, Gorman, Emory, St.Clair, and Johnson

Nays: None

MOTION PASSES

F. Sale – 1375 James, 1284 James, 1057 Leonard, 1067 Leonard, 1077 Leonard, 1087 Leonard Planning

SUMMARY OF REQUEST: City staff is seeking authorization to sell five of the City owned vacant lot to Lawrence Baker.

Lawrence Baker will be constructing six single family homes on the lots owned by the City of Muskegon. The property is zoned R-1 (Single Family Residential). The lots will be sold for 75% of the True Cash Value (TCV) per policy. The property is in the Brownfield Development area. The homes will be constructed within

eighteen (18) months.

STAFF RECOMMENDATION: Authorize the Code Coordinator to work with the developer and complete the sale of the vacant lots to build six single family homes on the City owned buildable lots as described and to have the Mayor and Clerk sign the purchase agreement and deed.

Motion by Vice Mayor German, second by Commissioner Ramsey, to authorize the Code Coordinator to work with the developer and complete the sale of the vacant lots to build six single family homes on the City owned buildable lots as described and to have the Mayor and Clerk sign the purchase agreement and deed.

ROLL VOTE: Ayes: German, Gorman, Emory, St.Claire, Johnson, and Ramsey

Nays: None

MOTION PASSES

2022-59 ANY OTHER BUSINESS:

A. Community Relations Committee Recommendations City Clerk

SUMMARY OF REQUEST: To concur with the CRC Recommendations to make appointments.

The CRC recommends appointing Johna Willis to the Housing Code Board of Appeals – Citizen – Term expiring 1/31/2024

The CRC recommends appointing Gregory Borgman – person who resides in a historic district – Term expiring 1/31/2025 to the Historic District Commission.

STAFF RECOMMENDATION: To concur with the recommendation of the CRC to accept the appointments to the Housing Code Board of Appeals and Historic District Commission.

Motion by Commissioner St.Claire, second by Vice Mayor German, to concur with the recommendation of the Community Relations Committee to accept the appointments of Johna Willis to the Housing Code Board of Appeals, and Gregory Borgman to the Historic District Commission.

ROLL VOTE: Ayes: Gorman, Emory, St.Claire, Johnson, Ramsey, and German

Nays: None

MOTION PASSES

Commissioners provided information about Pride and Juneteenth events happening in the area this weekend. Mayor Johnson talked about the Lakeshore Innovator of the Year.

Commissioner Emory asked Public Works Director, Leo Evans, about the progress at Pere Marquette Park with parking expansion and sidewalk expansion and removal of barrels.

Commissioner Gorman asked Dave Alexander, Downtown Development Authority Manager, for information about previous United Way bicycles that were built by Jaycee's.

PUBLIC COMMENT ON NON-AGENDA ITEMS: Public comments received.

ADJOURNMENT: The City Commission meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC - City Clerk



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: 7/12/22	Title: Lift Station Pump Replacements
Submitted By: Dave Baker	Department: DPW/Water & Sewer
Brief Summary: Authorize Staff to purchase a replacement pump for Apple Lift Station \$41,645 and a replacement for Beach Lift Station \$37,874 from Kennedy Industries (sole supplier).	
Detailed Summary: Apple Lift Station was upgraded in 1999 and has two pumps with one being replaced in 2009 and the original pump is 23 years old. Apple Lift Station is one of our busiest stations and we recommend replacing the original pump with a new Flygt pump from Kennedy Industries. This will increase the efficiency and reliability of this station and the old pump will be cleaned up and stored for use as a back up in emergency situations. Beach Lift Station has had both pumps replaced with the first replacement in 2009 and the second replacement in 2013. This station has limited storage and high hourly usage throughout the year. The new Flygt pump from Kennedy Industries would serve as a back up to improve reliability in emergency situations.	
Amount Requested: \$79,519	Amount Budgeted: \$150,000
Fund(s) or Account(s): Sewer CIP fund	Fund(s) or Account(s): 590-91828
Recommended Motion: Authorize staff to move forward with purchase.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

QUOTATION		
DATE	NUMBER	PAGE
6/28/2022	0047306	1 of 1

B MUS500
 L CITY OF MUSKEGON
 L joe.buthker@shorelinecity.com
 T 1900 BEACH STREET
 O MUSKEGON, MI 49441

Accepted By: _____
 Company: _____
 Date: _____
 PO#: _____

ATTENTION:
 WYATT EGGLETON 231-724-6988 wyatt.eggleson@shorelinecity.com

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

CUSTOMER REF/PO#		JOB TITLE	SLP	SHIPPING TYPE
QUOTE		CITY OF MUSKEGON, BEACH AND APPLE LIFT STATIONS, FLYGT, WASTE WATER	TJC/EMG	FREIGHT ALLOWED
QTY	DESCRIPTION			

BEACH ST LIFT STATION

(1) FLYGT EXPLOSION PROOF SUBMERSIBLE SEWAGE PUMP, MODEL NP 3171.095 - 454 WITH HIGH CHROME IMPELLER AND INSERT RINGS. RATED FOR 30 HP, 3 PHASE, 460 VOLT, WITH 4" DISCHARGE AND 50' MOTOR AND SENSOR CABLES. PUMPS EQUIPPED WITH SEAL FAIL/HIGH TEMP CABLE.

NET PRICE INCLUDING FREIGHT, BUT NO TAXES: \$ 37,874.00 TOTAL (1) PUMP

APPLE LIFT STATION

(1) FLYGT EXPLOSION PROOF SUBMERSIBLE SEWAGE PUMP, MODEL NP 3171.095 - 615 WITH HIGH CHROME IMPELLER AND INSERT RINGS. RATED FOR 25 HP, 3 PHASE, 460 VOLT, WITH 10" DISCHARGE AND 50' MOTOR AND SENSOR CABLES. PUMPS EQUIPPED WITH SEAL FAIL/HIGH TEMP CABLE.

NET PRICE INCLUDING FREIGHT, BUT NO TAXES: \$ 41,645.00 TOTAL (1) PUMP

WE DO NOT INCLUDE: INSTALL, SITE WORK, CONCRETE, SPARE PARTS, CERTIFIED TESTS, ANCHOR BOLTS, PIPING, COVER, CONDUIT, WIRING, JUNCTION BOXES, PADLOCKS, KEYS, OR START-UP UNLESS LISTED ABOVE.

WE APPRECIATE THIS OPPORTUNITY TO QUOTE AND LOOK FORWARD TO BEING OF FUTURE SERVICE.

SINCERELY - TRAVIS COLE

This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 4/2019) and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Kennedy reserves the right to change the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.

**QUOTE VALID FOR 30 DAYS. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3 %
CHARGE NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL. PAYMENT TERMS: NET 30**

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: July 12 th , 2022	Title: DPW Roofing – 2B & 2C
Submitted By: Joel Brookens	Department: Public Works
Brief Summary: Staff is seeking approval of a contract with Ostrander Roofing (Contracting) and Garland (Materials) in the amount of \$185,614 to repair sections 2B and 2C of the roofing at DPW.	
Detailed Summary: Staff solicited bids for roofing work at DPW and included funds in the 22/23 budget for this item of work. Included in the bids were sections 2B and 2C of the roofing at DPW. Section 1 was completion in 2019, and section 2A has been approved but was delayed starting so the work could coordinate with 2B and 2C to minimize impact on the building. Section 3 (last section) will not require any work for a few years. Staff is recommending that we accept the low bid from Ostrander Roofing and Garland Materials.	
Amount Requested: \$185,614	Amount Budgeted: \$185,000
Fund(s) or Account(s): 642-60442-5790	Fund(s) or Account(s): 642-60442-5790
Recommended Motion: Authorize staff to contract with Ostrander Roofing and Garland in the amount of \$185,614 for the roofing repairs at DPW.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

CITY OF MUSKEGON

BID TABULATION: DEPARTMENT OF PUBLIC WORKS

2022 ROOFING - SECTION #2B & #2C

3/23/2022

	NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER	
VENDOR	VANDOORN ROOFING		HOEKSTRA ROOFING		OSTRANDER ROOFING		EXCEL ROOFING	
TELEPHONE	847-243-7625		269-720-3004		616-240-0553		616-446-5430	
QUOTED BY	PHIL LIETHERER		PHIL WOOD		RICHARD OSTRANDER		JUAN MUNOZ	
DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
DPW - SECTION #2 LABOR QUOTES								
BASE BID: SECTION #2B & #2C		\$ 89,975		\$ 118,400		\$ 76,500		\$ 85,000
DPW - MATERIAL PRICING								
BASE BID: SECTION #2B & #2C		\$119,267.00		\$111,653.00		\$106,114.00		\$ 106,893.00
LINE ITEM PRICING:								
REPLACEMENT OF WET INSULATION (ADDITIONAL)	SQ. FT.	\$ 6.50	SQ. FT.	\$ 8.50	SQ. FT.	\$ 12.00	SQ. FT.	\$ 4.50
REPLACEMENT OF METAL DECK	SQ. FT.	\$ 10.50	SQ. FT.	\$ 10.50	SQ. FT.	\$ 12.00	SQ. FT.	\$ 6.00
DRAIN REPLACEMENT	PER UNIT	\$ 3,000.00	PER UNIT	\$ 2,500	PER UNIT	\$ 1,500	PER UNIT	\$ 2,500
ESTIMATED FREIGHT FEES	\$	3,000.00	\$	3,000.00	\$	3,000.00	\$	3,000.00
DPW: BASE BID	\$	212,242	\$	233,053	\$	185,614	\$	194,893



THE GARLAND COMPANY, INC.

HIGH PERFORMANCE ROOFING AND FLOORING SYSTEMS

3800 EAST 91ST. STREET • CLEVELAND, OHIO 44105-2197

PHONE: (216) 641-7500 • FAX: (216) 641-0633

NATIONWIDE: 1-800-321-9336

March 23, 2022

TJ Morris

The Garland Company

(616) 502-6817

tmorris@garlandind.com

www.garlandco.com

2022 City of Muskegon Roofing Bids Recommendation

Attn: Department of Public Works – Section #2B & #2C

Thank you again for allowing The Garland Company the opportunity to assist the City of Muskegon with the 2022 Roofing Projects at Department of Public Works – Section #2B & #2C.

Bids were solicited for during the week of March 7th and a pre-bid conference was held on March 15. Bid were due back to City Hall on March 22. The City of Muskegon received 4 bids on work to start after July 1, 2022, when the Cities budget year turns over.

The contractors bid on Sections #2B & #2C which are 2/3 of the 2nd level roof area at DPW. Ostrander Roofing was awarded the contract for Section #2A in 2021 and will be starting that work later this spring.

Bid Review / Results:

Ostrander Roofing	\$185,614
Excel Roofing	\$194,893
Van Doorn Roofing	\$212,242
Hoekstra Roofing	\$233,053

It would be our recommendation that the roofing bid be awarded to Ostrander Roofing as they were the low, qualified bidder. Along with that, since they are already planning on completing Section #2A, scheduling can be adjusted and essentially complete the entire Section #2 roof area at once by starting Section #2A in June, and immediately rolling into Section #2B & #2C on July 1. By doing this, the city is ensuring a much faster and cost-effective project, and once completed, Section #2A - #2B - #2C will all be under the same warranty.

Please feel free to ask us any questions that you may have when reviewing not only the bid tabulation form, but also during review of this recommendation.

Sincerely,

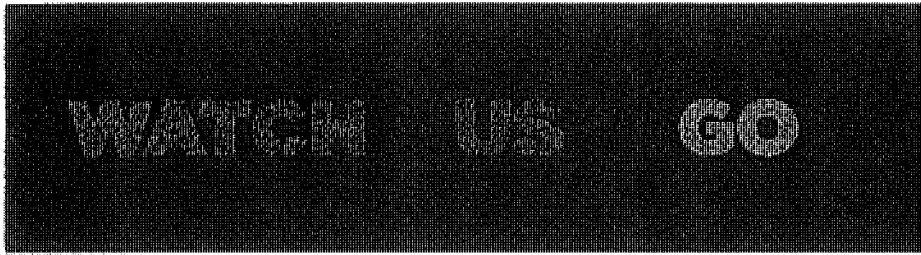
TJ Morris

WATCH MUSKEGON

Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: July 12, 2022	Title: Special Event Fee Waiver-Rebel Road
Submitted By: Jacqui Erny	Department: Public Works
Brief Summary: Child Abuse Council submitted a Special Event Fee Waiver Application for Rebel Road on July 13-17, 2022.	
Detailed Summary: Rebel Road is returning to Western Ave for 2022. The estimated fee total for this event is \$28,000. • \$25,000 Police Services (There are additional costs in police services that the City incurs and are not billed to the event. An example would be the staffing on Western Ave from 11 pm when the event ends until 2:30 am when the crowd dissipates.) • \$2,300 DPW Services to move picnic tables and close streets • \$200 Picnic table rental • \$500 Fire hydrant setup and use Based on the point system on the last page of the fee waiver application, Rebel Road would qualify for a 25% waiver, equivalent to approximately \$7,000 if approved.	
Amount Requested:	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To waive up to \$7,000 in special event fees for Rebel Road 2022.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	



**CITY OF MUSKEGON
SPECIAL EVENT
FEE WAIVER
APPLICATION**

Department of Public Works • 1350 E Keating Ave • Muskegon, MI 49440 • 231-724-6907

This form must be submitted at least 30 days before your event date. In rare cases the City Commission may consider an application up to 30 days after the invoice is sent.

ORGANIZATION'S INFORMATION

EVENT TITLE: Rebel Road

Applicant Name: Kyleen Gee

Organization Name: Child Abuse Council of Muskegon County

Non-Profit I.D. or Tax Exempt #: 38-2195091

Address: 1781 Peck Street
Muskegon
City

MI 49441
State Zip

Phone: (231) 728-6410

Cell: (231) 740-0232

Email Address: kyleengee@childabusecouncil.org

Fax: (231) 375-5307

EVENT INFORMATION

Event Type (please select all that apply):

- ☐ Race (run, walk, bike, etc.)
- ☐ Parade
- ☒ Street Fair/Festival
- ☐ Concert

- ☐ Tournament Type: _____
- ☐ Pass-Through
- ☒ Fundraiser Benefitting: Child Abuse Council
- ☐ Other _____

Event Location: _____

Why are you requesting to waive the Special Event Fee?

Rebel Road is put on by a small group of volunteers. The Child Abuse Council pays for all of the costs associated with putting the event on. After expenses are paid, every penny goes back to the Child Abuse Council and the over 21,000 children we serve every year in Muskegon County.

Please identify the hardship incurred (please attach additional pages, if necessary):

The Child Abuse Council is estimating expenses to put on Rebel Road this year to be \$187,000. Because we are a nonprofit and all of our services are free to the children and their families, any reduction in fees is greatly appreciated and much needed.

Please identify how your organization benefits the community as outlined in the criteria below.

Please be specific (attach additional pages, if necessary):

The Child Abuse Council has been serving the Muskegon community since 1975. Our mission is to prevent and treat child abuse and neglect through education, child advocacy and community collaboration. We serve the entire county of Muskegon.

CRITERIA CONSIDERED

The City will consider the following when reviewing a special event fee waiver request:

- | | | | |
|---|----------------------------------|---|-------|
| • Does the event promote/support a minority/disadvantaged group? | ☒ | N | (Y+2) |
| • Is the event coordinated by a non-profit organization? | ☒ | N | (Y+1) |
| • Is the non-profit located in the City of Muskegon? | ☒ | N | (Y+1) |
| • Does the non-profit provide services to residents of the City of Muskegon? | ☒ | N | (Y+1) |
| • Is the event free to the public? | ☒ | N | (Y+1) |
| • Are you willing to provide an income statement for the previous year's event? | ☒ | N | (Y+1) |
| • Does the event generate revenue? | ☒ | N | (N+1) |
| • Has this event had City fees waived in the last 2 years? | ☒ | N | (N+2) |

Staff can approve up to \$2,500 in fee waivers based on a point system using the answers above and the detailed descriptions. The first and last questions are worth 2 points; the rest are worth 1 point. Events will be given 100% waiver for 10 points, 50% waiver for 7-9 points, and 25% waiver for 5-6 points.

Amounts over \$2,500 must go before Commission and have at least 5 points to be considered.

Kyleen Cee
Event Representative (signature)

6-20-2022
Date

Group identified is
not in Code of Fed.
Regulations Title 13
Chapter 1
Part 101.103

WATCH MUSKEGON

Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: 7/12/2022	Title: Musketawa Trail project – Change Order #004
Submitted By: Joel Brookens	Department: DPW, Engineering
Brief Summary: Staff is requesting approval of Change Order #004 on the Musketawa Trail Connector project as the overall project has exceeded staff approval levels for change orders.	
Detailed Summary: The majority of Change Order #004 represents the quantity balance of all pay items and the addition of one pay item to bring the project to final completion. Change Order #004 requests a net increase to the project of \$18,862.64 above the previously approved requests. This change order will result in the following final values for the project: As-Bid Cost = \$ 518,602.35 Current Cost = \$ 580,736.90 Net Change = \$ 62,134.55 (11.98 % Increase) Even with the approval of Change Order #004 the project is expected to finalize below the budgeted amount and not require any adjustments save for a potential to shift any unspent 21/22 funds to 22/23 due to delays in the MDOT billing and payment process.	
Amount Requested: \$ 18,862.64	Amount Budgeted: \$650,000.00
Fund(s) or Account(s): 202-99118	Fund(s) or Account(s): 202-99118
Recommended Motion: Authorize staff to approve Change Orders #004 to Project 99118 in the amount of \$18,862.64 for the additional work as noted.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐	



Michigan Department of Transportation

Contract Modification

6/24/2022 2:11 PM

FieldManager 5.3c

Contract: 61000-208592, Hot mix asphalt shared use path.

Cont. Mod. Number	Revision Number	Cont. Mod. Date	Electronic File Created	Net Change	Awarded Contract Amount
4	1	6/24/2022	Yes	\$18,862.64	\$518,602.35
Route		Managing Office City of Muskegon		District 03027	Entered By Joel Brookens
Contract Location Port City Boulevard/Latimer Drive/Black Creek Road from Keat					

Short Description

Balance of ALL items, add one item and add extension of time

Description of Changes

- A. Original Contract Amount: \$ 518,602.35
 B. Current Contract Value (including this revision): \$ 580,736.90
 C. Net Total Change (B-A): \$ 62,134.55
 D. Net Percent Change (C/A*100): 11.98%
 E. MDOT Oversight Project: Yes
 F. Revision Summary: This Contract Modification requires Tier III approval.

There IS an extension of time, no liquidated damages will be assessed. There will be no Traffic Control Adjustment allowed for this Contract Modification.

In addition, authorization is requested to add the following extra pay items to the contract:

Sidewalk, Conc., 4 inch 155 SFT at \$5.73 per SFT = \$888.15

Total \$ 888.15

By mutual agreement, these listed unit price costs are full compensation for all labor, equipment and materials necessary to construct these items of work in accordance with the 2012 MDOT Standard Specifications for Construction, contract Special Provisions, MDOT Standard Plans and/or as directed by the Engineer.

Increases / Decreases

Item Description	Item Code	Prop. Line	Proj. Line	Project	Catg.	Item Type	Quantity Change	Unit	Unit Price	Dollar Value
_ Catch Basin 2 Ft ID Special Detail	4037050	0190	0190	208592A	0001	Original	1.000	Ea	1,620.00000	\$1,620.00
_ Curb and Gutter, Conc, with BFRP Reinf, Det F4	8027001	0700	0700	208592A	0001	Modified	271.500	Ft	15.75000	\$4,276.13
_ Dr Structure Cover, Adj, Case 1, Modifie d	4037050	0200	0200	208592A	0001	Original	3.000	Ea	680.00000	\$2,040.00



Michigan Department of Transportation

Contract Modification

6/24/2022 2:11 PM

FieldManager 5.3c

Increases / Decreases

Item Description	Item Code	Prop. Line	Proj. Line	Project	Catg.	Item Type	Quantity Change	Unit	Unit Price	Dollar Value
_ Dr Structure Cover, Type K, Modified	4037050	0210	0210	208592A	0001	Original	-3.000	Ea	565.00000	\$-1,695.00
_ Dr Structure, Rem, Modified	2037050	0060	0060	208592A	0001	Original	-1.000	Ea	565.00000	\$-565.00
_ Pavt, Rem, Modified	2047011	0090	0090	208592A	0001	Original	478.700	Syd	6.60000	\$3,159.42
_ Seal, Fog	5057011	0240	0240	208592A	0001	Original	-455.000	Syd	3.80000	\$-1,729.00
_ Sign, Relocate	8107050	0420	0420	208592A	0001	Original	-1.000	Ea	950.00000	\$-950.00
_ Underground Sprinkling Systems, Restore	8507060	0660	0620	208592A	0003	Original	2,757.500	Dlr	1.00000	\$2,757.50
Aggregate Base	3020001	0160	0160	208592A	0001	Original	-60.000	Ton	32.60000	\$-1,956.00
Aggregate Base, Conditioning	3020050	0170	0170	208592A	0001	Original	-907.000	Syd	3.85000	\$-3,491.95
Barr,TypeIII,HighInten,I	8120012	0510	0630	208592A	0001	Original	-2.000	Ea	49.50000	\$-99.00
Barr,TypeIII,HighInten,I	8120013	0520	0640	208592A	0001	Original	-2.000	Ea	1.00000	\$-2.00



Contract Modification

Increases / Decreases

Item Description	Item Code	Prop. Line	Proj. Line	Project	Catg.	Item Type	Quantity Change	Unit	Unit Price	Dollar Value
Cement	6030005	0720	0720	208592A	0001	Modified	-3.500	Ton	262.50000	\$-918.75
Channelizing Device, 42 in, Fluor, Furn	8120035	0530	0650	208592A	0001	Original	30.000	Ea	13.50000	\$405.00
Channelizing Device, 42 in, Fluor, Oper	8120036	0540	0660	208592A	0001	Original	1.000	Ea	1.00000	\$1.00
Curb and Gutter, Rem	2040020	0070	0070	208592A	0001	Original	310.000	Ft	5.05000	\$1,565.50
Curb Ramp Opening, Conc	8030030	0280	0280	208592A	0001	Original	-100.000	Ft	17.60000	\$-1,760.00
Delineator, Reflec Sheet, 3"X12", White	8100145	0340	0340	208592A	0001	Original	-22.000	Ea	5.00000	\$-110.00
Detectable Warning Surface	8030010	0270	0270	208592A	0001	Original	14.000	Ft	30.00000	\$420.00
Dr Structure, Tap, 12 inch	4030312	0705	0705	208592A	0001	Extra	1.000	Ea	500.00000	\$500.00
Driveway, Nonreinf Conc, 6 inch	8010005	0250	0250	208592A	0001	Original	-106.000	Syd	38.00000	\$-4,028.00
Driveway, Nonreinf Conc, 8 inch	8010007	0710	0710	208592A	0001	Extra	22.300	Syd	60.35000	\$1,345.81



Michigan Department of Transportation

Contract Modification

6/24/2022 2:11 PM

FieldManager 5.3c

Increases / Decreases

Item Description	Item Code	Prop. Line	Proj. Line	Project	Catg.	Item Type	Quantity Change	Unit	Unit Price	Dollar Value
Ero Con, Inlet Protection, Sediment Trap	2080024	0140	0140	208592A	0001	Original	-5.000	Ea	100.00000	\$-500.00
Erosion Control, Gravel Access Approach	2080016	0120	0120	208592A	0001	Original	-1.000	Ea	1,000.00000	\$-1,000.00
Erosion Control, Silt Fence	2080036	0150	0150	208592A	0001	Original	325.000	Ft	2.50000	\$812.50
Excavation, Earth	2050016	0100	0100	208592A	0001	Original	-54.000	Cyd	15.00000	\$-810.00
Granular Material, CI III	2050024	0110	0110	208592A	0001	Original	-40.000	Cyd	15.00000	\$-600.00
Hand Patching	5010025	0220	0220	208592A	0001	Original	6.920	Ton	100.00000	\$692.00
HMA Approach	5010061	0230	0230	208592A	0001	Original	75.170	Ton	173.00000	\$13,004.41
Lighted Arrow, Type C, 8120140 Furn	0550	0510		208592A	0001	Original	-1.000	Ea	500.00000	\$-500.00
Lighted Arrow, Type C, 8120141 Oper	0560	0520		208592A	0001	Original	-1.000	Ea	1.00000	\$-1.00
Maintenance Gravel, LM	3060021	0685	0685	208592A	0001	Extra	47.550	Cyd	26.00000	\$1,236.30



Michigan Department of Transportation

Contract Modification

6/24/2022 2:11 PM

FieldManager 5.3c

Increases / Decreases

Item Description	Item Code	Prop. Line	Proj. Line	Project	Catg.	Item Type	Quantity Change	Unit	Unit Price	Dollar Value
Pavt Mrkg, Longit,6in or Less Width, Rem	8120210	0580	0540	208592A	0001	Original	5,412.000	Ft	0.35000	\$1,894.20
Pavt Mrkg, Ovly Cold Plastic, 12in,X-Walk	8110041	0440	0440	208592A	0001	Original	-26.000	Ft	4.40000	\$-114.40
Pavt Mrkg, Waterborne, 4 inch, White	8110231	0470	0470	208592A	0001	Original	-1,413.000	Ft	0.10000	\$-141.30
Pavt Mrkg, Waterborne, 4 inch, Yellow	8110232	0480	0480	208592A	0001	Original	1,364.000	Ft	0.10000	\$136.40
Pavt Mrkg, Waterborne, 6 inch, White	8110233	0490	0490	208592A	0001	Original	3,585.000	Ft	0.15000	\$537.75
Pavt Mrkg,Ovly Cld Plas, 12in,X-Hat,White	8110039	0430	0430	208592A	0001	Original	-424.000	Ft	4.40000	\$-1,865.60
Pavt Mrkg,Ovly ColdPlastic, 18in,Stop Bar	8110044	0450	0450	208592A	0001	Original	-2.000	Ft	6.20000	\$-12.40
PavtMrkg,Wt Ref,TypeNR,Paint,4in,Y	8120236	0690	0690	208592A	0001	Extra	113.000	Ft	0.89000	\$100.57
Plastic Drum, Fluorescent, Furn	8120252	0665	0665	208592A	0001	Extra	4.000	Ea	18.00000	\$72.00
Plastic Drum, Fluorescent, Oper	8120253	0670	0670	208592A	0001	Extra	4.000	Ea	1.00000	\$4.00



Contract Modification

Increases / Decreases

Item Description	Item Code	Prop. Line	Proj. Line	Project	Catg.	Item Type	Quantity Change	Unit	Unit Price	Dollar Value
Post, Flexible, Delineator	8100360	0350	0350	208592A	0001	Original	-11.000	Ea	55.00000	\$-605.00
Post, Steel, 3 lb	8100371	0360	0360	208592A	0001	Original	11.000	Ft	7.15000	\$78.65
Rem Spec Mrkg	8110343	0500	0500	208592A	0001	Original	-122.000	Sft	2.10000	\$-256.20
Riprap, Plain	8130010	0640	0600	208592A	0001	Original	-216.000	Syd	54.50000	\$-11,772.00
Sewer, CI E, 12 inch, Tr Det B	4020600	0180	0180	208592A	0001	Original	11.000	Ft	82.50000	\$907.50
Sewer, Rem, Less than 24 inch	2030015	0050	0050	208592A	0001	Original	-10.000	Ft	18.20000	\$-182.00
Shared use Path, Aggregate	8060010	0300	0300	208592A	0001	Original	507.050	Ton	35.00000	\$17,746.75
Shared use Path, HMA	8060040	0320	0320	208592A	0001	Original	30.560	Ton	132.60000	\$4,052.26
Sidewalk Ramp, Conc, 6 inch	8030036	0290	0290	208592A	0001	Original	167.400	Sft	6.55000	\$1,096.47
Sign, Portable, Changeable Message, Furn	8120330	0590	0550	208592A	0001	Original	-1.000	Ea	2,430.00000	\$-2,430.00



Contract Modification

Increases / Decreases

Item Description	Item Code	Prop. Line	Proj. Line	Project	Catg.	Item Type	Quantity Change	Unit	Unit Price	Dollar Value
Sign, Portable, Changeable Message, Oper	8120331	0600	0560	208592A	0001	Original	-1.000	Ea	250.00000	\$-250.00
Sign, Type B, Temp, Prismatic, Furn	8120350	0610	0570	208592A	0001	Original	94.000	Sft	3.00000	\$282.00
Sign, Type B, Temp, Prismatic, Oper	8120351	0675	0675	208592A	0001	Extra	16.500	Sft	1.00000	\$16.50
Sign, Type B, Temp, Prismatic, Spec Furn	8120352	0680	0680	208592A	0001	Extra	28.000	Sft	9.00000	\$252.00
Sign, Type B, Temp, Prismatic, Spec Oper	8120353	0620	0580	208592A	0001	Original	-440.000	Sft	1.00000	\$-440.00
Sign, Type IIIB	8100405	0390	0390	208592A	0001	Original	-4.500	Sft	20.00000	\$-90.00
Stump, Rem, 37 inch or Larger	2020007	0030	0030	208592A	0001	Original	-1.000	Ea	245.00000	\$-245.00
Stump, Rem, 6 inch to 18 inch	2020008	0040	0040	208592A	0001	Original	-3.000	Ea	89.00000	\$-267.00
Subbase, CIP	3010002	0715	0715	208592A	0001	Extra	-177.950	Cyd	20.52000	\$-3,651.53

Total Dollar Value: \$17,974.49



Contract Modification

New Items

Item Description	Item Code	Prop. Line	Proj. Line	Project	Catg.	ItemType	Proposed Quantity	Unit	Unit Price	Dollar Value
Sidewalk, Conc, 4 inch	8030044	0725	0725	208592A	0001	Extra	155.000	Sft	5.73000	\$888.15

Reason: Extra sidewalk was needed to a adjust grade for existing adjacent sidewalks. The unit cost of \$5.73 per SFT was deemed reasonable since the MDOT Weighted Average Price report for 2021 has an average award unit cost price for this item from \$ 3.41 to \$ 6.02 per SFT.

Total Dollar Value: **\$888.15**

Time Extensions

Site	Site Description	Site Type	Original Compl. Date/Days	Additional No. of Days	New Compl. Date/Days
00	Contract Time 00	Completion Date	6/3/2022		6/17/2022

Reason: See attached EOT

Project / Category Summary

Project/Catg	Project/Category Description	Federal Number	Project Status	Finance System	Control Section	Dollar Value
208592A	Hot mix asphalt shared use path and timber boardwalk.	21A0562	MDOT Oversight	NRT	61000	
0001	Road Work Federal 88%/City of Muskegon 12%					\$16,105.14
0003	Road Work City of Muskegon 100%					\$2,757.50

Total: **\$18,862.64**

Total Net Change Amount: **\$18,862.64**

**Contract Modification**

If authorized, the contractor agrees to do the work outlined above under the direction of the Engineer, and to accept as payment in full the basis of payment as indicated. Prime Contractor, you are authorized and instructed as the contractor to do the work described herein in accordance with the terms of your contract.

Prime Contractor: Kamminga & Roodvoets, Inc.		Recommended by Construction Engineer: Gregg Zack - Muskegon TSC	
_____	_____	_____	_____
Signature	Date	Signature	Date
Prepared by Project Engineer: Leo Evans		Authorized by Managing Office Manager:	
_____	_____	_____	_____
Signature	Date	Signature	Date
Prepared by Consultant Project Manager:		Authorized by Region Construction Engineer:	
_____	_____	_____	_____
Signature	Date	Signature	Date
Recommended by Local Agency:		Authorized by Bureau of Field Services:	
_____	_____	_____	_____
Signature	Date	Signature	Date
Authorized by Airport Sponsor:		Authorized by Airports Division:	
_____	_____	_____	_____
Signature	Date	Signature	Date
FEDERAL PARTICIPATION - ACTION BY F.H.W.A.			
___ Approved ___ Not Eligible		_____	
___ See Letter Dated _____		(Signature)	(Date)
FEDERAL PARTICIPATION - ACTION BY F.A.A.			
___ Approved ___ Not Eligible		_____	
___ See Letter Dated _____		(Signature)	(Date)



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: July 12 th , 2022	Title: DPW Vehicle Change Order
Submitted By: Joe Buckingham	Department: DPW - Equipment

Brief Summary: The Equipment Division is requesting permission to amend the price of the previously approved DPW Vehicle Replacement purchase.

Detailed Summary:

At the 8/24/2021 Commission Meeting the Commission approved the purchase of 15 (fifteen) replacement vehicles in the amount of \$476,131 for various DPW vehicles as follows:

- F-350 Construction Trucks (3 EA - 1 Highway / 1 Traffic / 1 Water & Sewer)
- F-450 Dump Trucks (2 EA - 1 Highway / 1 General Use)
- F-250 Water/Sewer Dept. (4 EA - 4 Water & Sewer)
- F-250 Parks Dept. (3 EA - Parks)
- 2500 HD Fleet Vehicles (3 EA - DPW Supervisor Vehicles)

We are just starting to receive the bulk of these vehicles and finding that the approved price will require adjustment for two reasons:

- First, is staff error in that the original approval amount of \$476,131 was based on the estimated vehicle cost and did not include the anticipated build costs which are in addition to the base vehicle costs. Had that been corrected at the time of the 8/24/21 action the staff request would have been for \$571,000 as shown in the attached. (Item #1 = \$94,869 and was included in the original budget)
- Second, is the inflationary pressure on build pricing and the fact that several of these vehicles will be rolled from one model year to the next before they can be fulfilled carrying a price increase. Also included in this revision is a change in need wherein one of the F-350 vehicles is being changed from a Construction Truck to a Lift Station truck which is a substantially more expensive build cost to equip the vehicle with a crane. This is due to the condition of our existing lift station truck moving up in priority. (Item #2 = \$78,164 and represents a net cost increase)

A summary of the originally budgeted amounts and the revised amounts per vehicle is attached to summarize the change.

There are sufficient funds in the equipment budget to support this revision and it will be addressed via a future reforecast if needed, further delays in delivery may negate the need for a reforecast. If necessary a reforecast would likely be addressed at the 2nd or 3rd quarter of 22/23.

Amount Requested: \$173,033
(\$649,164 Final Price - \$476,131 Approved)

Amount Budgeted: \$94,869
(\$571,000 Budget - \$476,131 Approval)

Fund(s) or Account(s): 661-60932-5730

Fund(s) or Account(s): 661-60932-5730

Recommended Motion: Authorize a change in the overall purchase price for the 15 DPW replacement vehicles from \$476,131 to \$649,164.

Check if the following Departments need to approve the item first:

Police Dept. ☐

Fire Dept. ☐

IT Dept. ☐

For City Clerk Use Only:

Commission Action:

<i>Vehicle</i>	<i>Department</i>	<i>Actual Vehicle Cost (Original Approval)</i>	<i>Actual Vehicle Cost With Build</i>	<i>Original Budget</i>	<i>Difference Over Current Approval</i>	<i>Difference Over Original Budget</i>	<i>Explanation</i>
F-350 4x2	Highway	\$30,889	\$38,746.63	\$42,000	\$7,857.63	(\$3,253.37)	
F-350 4x2	Traffic	\$30,889	\$37,513.63	\$42,000	\$6,624.63	(\$4,486.37)	
F-350 4x4	Water/Sewer	\$34,034	\$68,355.26	\$40,000	\$34,321.26	\$28,355.26	Changed from Construction Build to Lift Station
F-450 4x2	Highway w/Dump Bed	\$34,880	\$50,292	\$42,000	\$15,412.00	\$8,292.00	Build Costs Inflated Since Original Budget
F-450 4x4	General w/Dump Bed	\$37,470	\$52,882	\$45,000	\$15,412.00	\$7,882.00	Build Costs Inflated Since Original Budget
F-250 4x2	Water Dept.	\$28,284	\$39,772	\$33,000	\$11,488.00	\$6,772.00	Build Costs Inflated Since Original Budget
F-250 4x2	Water Dept.	\$28,284	\$39,772	\$33,000	\$11,488.00	\$6,772.00	Build Costs Inflated Since Original Budget
F-250 4x2	Water Dept.	\$28,284	\$39,772	\$33,000	\$11,488.00	\$6,772.00	Build Costs Inflated Since Original Budget
F-250 4x2	Water Dept.	\$28,284	\$39,772	\$33,000	\$11,488.00	\$6,772.00	Build Costs Inflated Since Original Budget
F-250 4x4	Parks Dept.	\$29,274	\$40,762	\$37,500	\$11,488.00	\$3,262.00	Build Costs Inflated Since Original Budget
F-250 4x4	Parks Dept.	\$29,274	\$40,762	\$37,500	\$11,488.00	\$3,262.00	Build Costs Inflated Since Original Budget
F-250 4x4	Parks Dept.	\$29,274	\$40,762	\$33,000	\$11,488.00	\$7,762.00	Switched from Supervisor truck to Maint. Truck
2500 HD	Supervisor	\$35,670	\$40,000	\$40,000	\$4,329.67	\$0.00	
2500 HD	Supervisor	\$35,670	\$40,000	\$40,000	\$4,329.67	\$0.00	
2500 HD	Supervisor	\$35,670	\$40,000	\$40,000	\$4,329.67	\$0.00	
TOTALS		\$476,131	\$649,164	\$571,000	\$173,033	\$78,164	

\$94,869

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: July 12, 2022	Title: Sale – 213 Myrtle
Submitted By: Hope Griffith	Department: Planning Department
Brief Summary: City staff is seeking authorization to sell the City owned vacant lot to Franchelle Crowley.	
Detailed Summary: Franchelle Crowley will be constructing a single-family home on the lot owned by the City of Muskegon. The property is zoned R-3 (Single Family Residential). The parcel will be sold for 75% of the True Cash Value (TCV) per policy. The selling price will be \$2,025. The property is in the Brownfield Development area. The home will be constructed within eighteen (18) months.	
Amount Requested: None.	Amount Budgeted: \$0
Fund(s) or Account(s): Public Improvement	Fund(s) or Account(s): N/A
Recommended Motion: Authorize the Code Coordinator to work with the developer and complete the sale of the City owned buildable lot as described and to have the Mayor and Clerk sign the purchase agreement and deed.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

REAL ESTATE PURCHASE AGREEMENT

THIS AGREEMENT is made June ___, 2022 ("Effective Date"), by and between the **CITY OF MUSKEGON**, a municipal corporation, with offices at 933 Terrace, Muskegon, Michigan 49440 ("Seller"), and **FRANCHELLE CROWLEY**, of 222 Amity Ave., Muskegon, MI ("Buyer").

1. **General Agreement and Description of Premises.** Seller agrees to sell, and Buyer agrees to buy, the real estate, and all improvements thereon, with all beneficial easements, and with all of Seller's right, title and interest in all adjoining public ways, located in the City of Muskegon, Muskegon County, Michigan ("Premises"), and specifically described as:

CITY OF MUSKEGON REVISED PLAT 1903 LOT 4 BLOCK 205.
Parcel #: 61-24-205-205-0004-00

Subject to the reservations, restrictions and easements of record, provided said reservations, restrictions and easements of record are acceptable to Buyer upon disclosure and review of the same, and subject to any governmental inspections required by law.

2. **Purchase Price and Manner of Payment.** The purchase price for the Premises shall be Two Thousand Twenty-Five and no/100 Dollars (\$2,025), payable in cash, money order, bank certified check, wiring at the closing.

3. **Taxes and Assessments.** All taxes and assessments that are due and payable at the time of Closing shall be paid by Seller prior to or at Closing. All taxes and special assessments that become due and payable after Closing shall be the responsibility of Buyer.

4. **Title Insurance.** Seller agrees to deliver to Buyer, on or before the closing date, a commitment for title insurance, issued by Transnation Title Insurance Company, for an amount not less than the purchase price stated in this Agreement, guaranteeing title on the conditions required herein. In the event the reservations, restrictions or easements of record disclosed by said title commitment is, in the sole discretion of Buyer, deemed unreasonable, Seller shall have forty-five (45) days from the date Seller is notified in writing of such unreasonableness of restriction and such unmarketability of title, to remedy such objections. If Seller resolves such restrictions and remedies the title (by obtaining satisfactory title insurance or otherwise) within the time specified, Buyer agrees to complete this sale as herein provided, within ten (10) days of written notification thereof. If Buyer closes on the Premises, any objections to the title are deemed waived. If Seller fails to resolve such restrictions or remedy the title within the time above specified or fails to obtain satisfactory title insurance, this Agreement will be terminated at Buyer's option. The premium for the owner's title policy shall be paid by Seller.

5. **Covenant to Construct Improvements and Use.** Buyer acknowledges that, as part of the consideration inuring to the City, Buyer covenants and agrees to construct on the premises one (1) single-family home, up to all codes, within eighteen (18) months of the closing

of this transaction. The home shall be substantially completed within eighteen (18) months and, in the event said substantial completion has not occurred, or the restriction of this paragraph relating to tree removal is violated, in the sole judgment of the City, the property and all improvements then installed shall revert in title to the City, without any compensation or credit to Buyer, and free of all liens. The covenants in this paragraph shall survive the closing and run with the land.

6. **Survey.** Buyer at its own expense may obtain a survey of the Premises, and Buyer or its surveyor or other agents may enter the Premises for that purpose prior to Closing. If no survey is obtained, Buyer agrees that Buyer is relying solely upon Buyer's own judgment as to the location, boundaries and area of the Premises and improvements thereon without regard to any representations that may have been made by Seller or any other person. In the event that a survey by a registered land surveyor made prior to closing discloses an encroachment or substantial variation from the presumed land boundaries or area, Seller shall have the option of effecting a remedy within thirty (30) days after disclosure, or tendering Buyer's deposit in full termination of this Purchase Agreement and paying the cost of such survey. Buyer may elect to purchase the Premises subject to said encroachment or variation.

7. **Condition of Premises and Examination by Buyer.** NO IMPLIED WARRANTIES OF HABITABILITY, QUALITY, CONDITION, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER IMPLIED WARRANTIES SHALL OPERATE BETWEEN SELLER AND BUYER, AND BUYER EXPRESSLY WAIVES ANY AND ALL SUCH IMPLIED WARRANTIES. BUYER UNDERSTANDS AND AGREES THAT THE PREMISES ARE TAKEN "AS IS," SUBJECT TO THE EXPRESS COVENANTS, CONDITIONS AND/OR EXPRESS WARRANTIES CONTAINED IN THIS PURCHASE AGREEMENT. BUYER FURTHER SAYS THAT HE HAS PERSONALLY INSPECTED THE PREMISES AND IS SATISFIED WITH THE CONDITION OF THE LAND, AND THE BUILDINGS AND IMPROVEMENTS THEREON, AND THAT THE PROPERTY IS BEING PURCHASED AS A RESULT OF SUCH INSPECTION AND INVESTIGATION AND NOT DUE TO ANY REPRESENTATIONS MADE BY OR ON BEHALF OF SELLER. SELLER KNOWS OF NO HAZARDOUS SUBSTANCES OR CONTAMINATION, AND BUYER WAIVES ANY CLAIM AGAINST SELLER IN THE EVENT SUCH SUBSTANCES ARE FOUND.

8. **Closing.** The closing date of this sale shall be on or before 90 days after the Effective Date ("Closing"). The Closing shall be conducted at Transnation Title Insurance Company, 570 Seminole Road, Ste. 102, Muskegon, MI 49444. If necessary, the parties shall execute an IRS closing report at the Closing.

9. **Delivery of Deed.** Seller shall execute and deliver a quit claim deed to Buyer at Closing for the Premises.

10. **Affidavit of Title.** At the Closing, Seller shall deliver to Buyer an executed Affidavit of Title.

11. **Date of Possession.** Possession of Premises is to be delivered to Buyer by Seller on the date of Closing.

12. **Costs.** Seller shall be responsible to pay the Michigan transfer tax, if any, in the amount required by law. In addition, Seller shall be responsible to pay for the recording of any instrument that must be recorded to clear title to the Premises, to the extent required by this Agreement. Buyer shall pay for the cost of recording the deed to be delivered at Closing as well as half of the closing costs.

13. **General Provisions.**

a. **Paragraph Headings.** The paragraph headings are inserted in this Agreement only for convenience.

b. **Pronouns.** When applicable, pronouns and relative words shall be read as plural, feminine or neuter.

c. **Merger.** It is understood and agreed that all understandings and agreements previously made between Buyer and Seller are merged into this Agreement, which alone fully and completely expresses the agreement of the parties.

d. **Governing Law.** This Agreement shall be interpreted and enforced pursuant to the laws of the State of Michigan.

e. **Successors.** All terms and conditions of this Agreement shall be binding upon the parties, their successors and assigns.

f. **Severability.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision(s) had never been contained herein.

g. **Survival of Representations and Warranties.** The representations, warranties, covenants and agreements contained in this Agreement and in any instrument provided for herein shall survive the Closing and continue in full force and effect after the consummation of this purchase and sale.

h. **Modification of the Agreement.** This Agreement shall not be amended except by a writing signed by Seller and Buyer.

The parties have executed this Real Estate Purchase Agreement on the date written below their names, to be effective as of the day and year first above written.

WITNESSES:

SELLER: CITY OF MUSKEGON

By _____

Ken Johnson, Mayor

Date: _____

By _____

Ann Marie Meisch, MMC, Clerk

Date: _____

BUYER: Franchelle Crowley.

Witness Name: _____

Date: _____



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: July 12, 2022	Title: Amendment to the zoning ordinance – critical dunes
Submitted By: Mike Franzak	Department: Planning
Brief Summary: Staff-initiated request to revoke Section 2310 (Critical Dunes) of the zoning ordinance.	
Detailed Summary: The Planning Commission unanimously recommended in favor of revoking the ordinance.	
Amount Requested:	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To approve the request to request to revoke Section 2310 of the zoning ordinance.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action	

Planning Commission Excerpt:

SUMMARY

1. The City took control of critical dune enforcement (from EGLE) in 2019 in an effort to speed up review times for applicants and to reduce their fees.
2. The City accepts critical dune permit applications and forwards them to our consultant, Point Blue, for review. Point Blue then makes a recommendation on the issuance of the permit.
3. The State (EGLE) allows themselves up to 90 days to respond to critical dune applications. In talking with previous applicants, staff has learned that EGLE often approves applications well before that deadline, but sometimes may wait until the deadline to respond.
4. The City usually processes critical dune applications in about 20-30 days.
5. Under an EGLE review, fees for a new home appear to cost about \$1,100, but fees for a deck addition range from \$150-\$250.
6. The City charges \$1,500 for a critical dune permit. This was recently increased from \$1,100 because EGLE is now requiring that we conduct post-construction inspections, which will need to be done with our consultant. Refunds may be given if the consultant fees are not as much as anticipated, but that is a rare occurrence. Sometimes the consultant fees exceed the amount of the application fee. The Deck expansion in 2019 cost \$2,100, but the applicant was only charged \$1,500. The consultant fees for the project at 3561 Woodlawn Ct in 2021 to bury power lines were \$1,168, but the application fee was only \$1,100.
7. Consulting fees for smaller projects appear to cost a lot more than they would if reviewed by EGLE. The consulting fee for a fence addition at 1550 Nelson was \$431.
8. Staff has processed 20 applications since 2019.
9. Each application takes approximately 3-4 hours of staff time.
10. Additional calls about potential projects take approximately 1 hour of staff time per week.
11. We have been audited twice since 2019 and anticipate that we will be audited every year from now on. Each audit takes about 40 hours of staff time and additional costs from the consultant.
12. We have just completed the second audit and are no longer in violation.
13. Revoking the ordinance would return critical dune enforcement to EGLE.

Permits Issued			
Year	Public	Private	Total
2019	3	3	6
2020	0	2	2
2021	1	5	6
2022	0	6	6
Total	4	16	20

CITY OF MUSKEGON
MUSKEGON COUNTY, MICHIGAN

ORDINANCE NO. _____

An ordinance to revoke Section 2310 (Critical Dunes) of the zoning ordinance.

THE CITY COMMISSION OF THE CITY OF MUSKEGON HEREBY ORDAINS:

Section 2310 of the zoning ordinance is hereby revoked.

This ordinance adopted:

Ayes: _____

Nays: _____

Adoption Date: _____

Effective Date: _____

First Reading: _____

Second Reading: _____

CITY OF MUSKEGON

By: _____
Ann Meisch, MMC, City Clerk

CERTIFICATE

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 12th day of July 2022, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted and public notice was given pursuant to and in full compliance with the Michigan Zoning Enabling Act, Public Acts of Michigan No. 33 of 2006, and that minutes were kept and will be or have been made available as required thereby.

DATED: _____, 2022.

Ann Meisch, MMC

Clerk, City of Muskegon

Publish: Notice of Adoption to be published once within ten (10) days of final adoption.

CITY OF MUSKEGON
NOTICE OF ADOPTION

Please take notice that on July 12, 2022, the City Commission of the City of Muskegon adopted an ordinance to revoke Section 2310 (Critical Dunes) of the zoning ordinance.

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten days from the date of this publication.

Published _____, 2022.

CITY OF MUSKEGON

By _____

Ann Meisch, MMC

City Clerk

PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE.

Account No. 101-80400-5354

From: [Mike Franzak](#)
To: [Kimberly Young](#)
Subject: FW: Resolution completed of EGLE-WRD audit of Muskegon's CDA program
Date: Wednesday, June 29, 2022 3:12:55 PM

Please put a copy of this email with the Critical Dune agenda item. Thanks

From: Lederle, Kate (EGLE) <LEDERLEK@michigan.gov>
Sent: Wednesday, June 29, 2022 2:21 PM
To: Mike Franzak <mike.franzak@shorelinecity.com>
Cc: LeighAnn Mikesell <leighann.mikesell@shorelinecity.com>; Lounds, Amy (EGLE) <LOUNDSA@michigan.gov>
Subject: Resolution completed of EGLE-WRD audit of Muskegon's CDA program

Hello Mike,
Muskegon has provided the assurances and information requested because of the audit conducted by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Water Resources Division (WRD) dated November 1, 2021. All issues regarding the audit have been resolved to date.

Sincerely,

Kate Lederle

Environmental Quality Specialist
517-290-2757 | LederleK@Michigan.gov
Water Resources Division | Great Lakes Shorelands
High Risk Erosion Areas [Michigan.gov/Shorelands](https://michigan.gov/Shorelands)
Critical Dune Areas [Michigan.gov/CriticalDunes](https://michigan.gov/CriticalDunes)



WARNING: This email originated outside of the City of Muskegon email system!
DO NOT CLICK links if the sender is unknown.
NEVER provide your User ID or Password.

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date:	Title: Arena Seats
Submitted By: Jake Laime	Department: Arena
Brief Summary: The arena has added seating with the expansion of Suite 6 and Party Deck 3. We look to add seating to these areas as well as replacing lost, stolen, and or damaged seats.	
Detailed Summary: Trinity Health Arena is requesting the approval to purchase new seating to fill the newly expanded areas. The arena is operating the Suites, Loges and Party Decks with the original seating purchased during the initial remodel. Arena management would like to consolidate all current seating to one area and purchase new seating more friendly to the budget. The goal would be to cycle out the old and transition everything to the new over a period of time to ensure that the city wont be responsible to replace everything all at once.	
Amount Requested: \$10,000	Amount Budgeted: \$10,000
Fund(s) or Account(s):	Fund(s) or Account(s): 254-5700
Recommended Motion: Approval of expense...	
For City Clerk Use Only: Commission Action:	



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: July 12, 2023	Title: Arena Floors (Lower Level)
Submitted By: Jake Laime	Department: Arena
Brief Summary: The arena is in desperate need of new rubber flooring. We are requesting that the lower level (tunnel, locker-rooms) be fitted for arena grade vulcanized rubber with a 20yr life span.	
Detailed Summary: Trinity Health Arena is requesting the approval of new vulcanized rubber flooring throughout the lower level. We have roughly 10,000 square feet of hallway and locker-room space that needs a complete overhaul. The deterioration of the current rubber floor is full of bacteria and MRSA. It is becoming more difficult to clean, maintain, and keep sanitary. The vulcanized rubber floor we wish to install has many benefits to it including: Non porous, easy to clean, Green Guard Gold certified, 100% recyclable, Fire resistant, Fungal...bacterial and microbial resistance throughout. The cost is \$150,000 and we would look to install the new flooring while the ice is out during the month of July. This completed project will put the arena in good standing for 20+ years and continue to add value to the recruitment of top programs, teams, and players from around the country.	
Amount Requested: \$123,580	Amount Budgeted: \$150,000
Fund(s) or Account(s):	Fund(s) or Account(s): 254-9000
Recommended Motion: Approval of expense...	
For City Clerk Use Only: Commission Action:	



INVOICE

2910 Falling Waters Blvd
Lindenhurst, IL 60046
(847) 245-8450

Mercy Health Arena
470 W. Western Ave
Muskegon, MI 49440

Invoice Number : 000559-IN

Invoice Date: 7/8/2022

Salsperson: KWIN

Customer #: MERC18
Job Number: 12-0044

Terms: DUE UPON RECEIPT

Job Desc: Mercy Health Arena
Comment: Per Signed Proposal

Bill Method: Fixed Contract

ORIGINAL CONTRACT AMOUNT:	\$	123,580.00
CHANGE ORDER:	\$	-
REVISED CONTRACT AMOUNT:	\$	123,580.00

PERCENTAGE COMPLETED TO DATE:	50.00%
BILLABLE CONTRACT AMOUNT:	61,790.00
LESS PREVIOUSLY INVOICED:	0.00

AMOUNT BILLED THIS INVOICE:	<u>61,790.00</u>
INVOICE TOTAL:	<u><u>\$ 61,790.00</u></u>

Thank you for your business!

WATCH MUSKEGON

Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: July 12, 2022	Title: Lawrence Baker Lot Sale Amendment
Submitted By: Jake Eckholm	Department: Planning/Economic Dev.
Brief Summary: Staff is seeking approval of the attached amendment to the attached Lot Sale Agreement.	
Detailed Summary. Mr. Baker has requested to purchase a lot at 1341 Ducey instead of 1328 James Street as originally approved by the Commission. The number of constructed homes and the lot purchase amount remains unchanged.	
Amount Requested: N/A	Amount Budgeted: N/A
Fund(s) or Account(s): State/Federal Grants	Fund(s) or Account(s): N/A
Recommended Motion: Motion to approve the Amendment to the Lot Sale Agreement as presented, and authorize the mayor and clerk to sign.	

PURCHASE AND DEVELOPMENT AGREEMENT

This Purchase and Development Agreement ("Agreement") is made June 14, 2022 ("Effective Date"), between the **City of Muskegon**, a Michigan municipal corporation, of 933 Terrace Street, Muskegon, Michigan 49440 ("City"), and **Lawrence Baker**, a married man, of 1346 Hillcrest Drive, Muskegon, Michigan 49442 ("Developer"), with reference to the following facts:

Background

A. Developer proposes to purchase and develop seven (7) vacant properties owned by City, which are located in the City of Muskegon, Muskegon County, Michigan, and commonly known and legally described on the attached **Exhibit A** (each property is, a "Parcel" and collectively "Project Property").

B. City and Developer desire to establish the terms, covenants, and conditions upon which City will sell and Developer will purchase and develop the Project Properties. Developer intends to develop on the Project Property six (6) single-family homes (the "Project").

Therefore, for good and valuable consideration, the parties agree as follows:

1. **Sale and Purchase of Project Properties.** City agrees to sell to Developer, and Developer agrees to purchase from City, on the terms and subject to the conditions set forth in this Agreement, the Project Properties, subject to reservations, restrictions, and easements of record.

2. **Purchase Price.** The total purchase price for the Project Properties shall be \$30,000, which shall be paid in cash or other immediately available funds at Closing (defined below). The total purchase price for the Project Property shall be allocated to the Parcel as provided on Exhibit A.

Pursuant to Paragraph 3(b) below, the parties acknowledge and agree that Developer shall be eligible to be reimbursed all or a portion of the purchase price for the Parcel upon the completion of certain design standards as further described herein.

3. **Construction and Development Requirements.**

a. **Construction Dates.** The parties acknowledge and agree that Developer shall have a period of eighteen (18) months from the date of Closing to complete the Project ("Construction Period"), except as otherwise provided in this Agreement or as otherwise mutually agreed upon by the parties in writing.

b. **Construction Details; Purchase Price Reimbursement.** Developer's construction and development of the Project Properties shall be in substantial conformance with its plans and specifications provided to City by Developer or as otherwise agreed upon in writing between City and Developer. As referenced above, Developer shall be eligible for reimbursement of all or a portion of the purchase price for the Project Property upon Developer's satisfaction of the following design standards for each single-family home it constructs on the Project Property:

Design Standard	Purchase Price Reimbursement for Parcel
Open front porch of at least 60 sq. ft.	25%
Picture or bay window	25%
Shutter or other acceptable window treatments	25%
Underground Sprinkling	25%

(By way of example only: If Developer completes three of the design standards listed above for the construction at the Parcel located at 1375 James Avenue, Developer would be reimbursed \$4,556.25, which is 75% of the \$6,075 purchase price for this Parcel. If Developer completes all four design standards, Developer would be reimbursed the entire purchase price for this Parcel.)

4. ***Right of Reversion.*** Notwithstanding anything herein to the contrary, and as security for Developer's obligation to commence and complete construction of a single-family house on each of the Project Properties, the quit claim deed conveying the Project Properties to Developer shall contain a right of reversion in all of the Project Properties ("City's Reversionary Right"), which may be exercised by City, in its sole and absolute discretion, if any of the following conditions occur:

a. Developer does not commence construction within sixty (60) days after the date of Closing, in which case title to all of the Project Properties shall automatically revert to City upon the terms and conditions further provided in this Paragraph 4 below. For purposes of this Paragraph 4(a), commencing construction means furnishing labor and materials to at least one Parcel of the Project Properties and beginning installation of the approved single-family home(s).

b. Developer does not complete construction of all Project Properties prior to expiration of the Construction Period, in which case title to any of the Project Properties that are not complete by the end of the Construction Period shall automatically revert to City upon the terms and conditions further provided in this Paragraph 4 below. For purposes of this Paragraph 4(b), completing construction means the issuance of an occupancy permit by City for all of the Project Properties. Provided, however, the parties agree to reasonably negotiate an extension of the Construction Period up to a period of six (6) months for any of the Project Properties that have a completed foundation before the expiration of the initial Construction Period.

If any of the above conditions occur, City shall automatically have City's Reversionary Right to reacquire title to any or all of the Project Properties, as the case may be. To exercise City's Reversionary Right described herein, City must provide written notice to Developer (or its permitted successors, assigns, or transferees) within thirty (30) days of Developer's failure under this Agreement, but in any event prior to Developer satisfying the conditions set forth in Paragraph 4(a) or Paragraph 4(b) above, as the case may be, and record such notice with the Muskegon County Register of Deeds. Upon request of City, Developer shall take all reasonable steps to ensure City acquires marketable title to any or all of the Project Properties, as the case may be, through its exercise of its rights under this Paragraph within thirty (30) days of City's demand, including without limitation, the execution of appropriate deeds and other documents.

In addition, if any or all of the Project Properties revert to City, City may retain the purchase price for such Project Properties free and clear of any claim of Developer or its assigns. In the event of reversion of title of any or all of the Project Properties, improvements made on such Project Properties shall become the property of City. In no event shall the Project Properties be in a worse condition than upon the date of

Closing. These covenants and conditions shall run with the land and be recorded in the quit claim deed from City to Developer.

5. **Waiver of Water/Sewer Connection Fee.** Upon the condition that all Project Properties are completed no later than the Construction Completion Date, City agrees to waive the water/sewer connection fee for all Project Properties.

6. **Title Insurance.** Within five (5) days after the Effective Date, Developer shall order a title commitment for an extended coverage ALTA owner's policy of title insurance issued by Transnation Title Agency (the "Title Company") for the Project Properties in the amount of the total purchase price for the Project Properties and bearing a date later than the Effective Date, along with copies of all of the underlying documents referenced therein (the "Title Commitment"). Developer shall cause the Title Company to issue a marked-up commitment or *pro forma* owner's policy with respect to the Project Properties at the Closing naming Developer as the insured and in form and substance reasonably satisfactory to Developer, but subject to Permitted Exceptions (defined below). As soon as possible after the Closing, Developer shall cause the Title Company to furnish to Developer an extended coverage ALTA owner's policy of title insurance with respect to the Project Properties (the "Title Policy"). City shall be responsible for the cost of the Title Policy; provided, however, Developer shall be solely responsible for the cost of any endorsements to the Title Policy that Developer desires.

7. **Title Objections.** Developer shall have until the end of the Inspection Period (as defined below) within which to raise objections to the status of City's title to the Project Properties. If objection to the title is made, City shall have seven (7) days from the date it is notified in writing of the particular defects claimed to either (a) remedy the objections, or (b) notify Developer that it will not remedy the objections. If Developer does not notify City in writing as to any title or survey objections, then Developer will be deemed to have accepted the condition of title as set forth in the Title Commitment. If City is unwilling or unable to remedy the title or obtain title insurance over such defects within the time period specified, then notwithstanding anything contained herein to the contrary, Developer may, at its option, upon written notice to City, either (i) terminate this Agreement and neither City nor Developer shall have any further obligation to the other pursuant to this Agreement, except as otherwise provided herein, or (ii) waive such objection, in which case such objection shall become a Permitted Exception, and thereafter proceed to the Closing according to the terms of this Agreement. Any matter disclosed on the Title Commitment that is waived or not objected to by Developer shall be deemed a "Permitted Exception."

8. **Property Taxes and Assessments.** City shall be responsible for the payment of all real estate taxes and assessments that become due and payable prior to Closing, without proration. Developer shall be responsible for the payment of all real estate taxes and assessments that become due and payable after Closing, without proration.

9. **Survey.** Developer at its own expense may obtain a survey of any or all of the Project Properties, and Buyer or its surveyor or other agents may enter any of the Project Properties for that purpose prior to Closing. If no survey is obtained, Developer agrees that Developer is relying solely upon Developer's own judgment as to the location, boundaries, and area of the Project Properties and improvements thereon without regard to any representations that may have been made by City or any other person. In the event that a survey by a registered land surveyor made prior to Closing discloses an encroachment or substantial variation from the presumed land boundaries or area, City shall have the option of affecting a remedy within seven (7) days after disclosure, or terminate this Agreement. Developer may elect to purchase the Project Properties subject to said encroachment or variation.

10. **Inspection Period.** At Developer's sole option and expense, Developer and Developer's agents may conduct inspections of each of the Project Properties within thirty (30) days after the Effective

Date ("Inspection Period"). Developer's inspection under this Paragraph may include, by way of example but not limitation, inspections of any existing improvements to each Parcel, other systems servicing the Parcel, zoning, and the suitability for Developer's intended purposes for each Parcel. If Developer, in Developer's reasonable discretion, is not satisfied with the results of the inspections for any reason, Developer shall notify City in writing of Developer's prior to expiration of the 30-day Inspection Period. If Developer so notifies City, this Agreement shall be terminated and have no further force and effect. If no written objection is made by Developer within the stated period, this inspection contingency shall be deemed to be waived by Developer and the parties shall proceed to Closing in accordance with the terms of this Agreement.

11. **Condition of Project Properties.** City and Developer acknowledge and agree that each Parcel in the Project Properties is being sold and delivered "**AS IS**", "**WHERE IS**" in its present condition. Except as specifically set forth in this Agreement or any written disclosure statements, City has not made, does not make, and specifically disclaims any and all representations, warranties, or covenants of any kind or character whatsoever, whether implied or express, oral or written, as to or with respect to (i) the value, nature, quality, or condition of any of the Project Properties, including without limitation, soil conditions, and any environmental conditions; (ii) the suitability of the Project Properties for any or all of Developer's activities and uses; (iii) the compliance of or by the Project Properties with any laws, codes, or ordinances; (iv) the habitability, marketability, profitability, or fitness for a particular purpose of the Project Properties; (v) existence in, on, under, or over the Project Properties of any hazardous substances; or (vi) any other matter with respect to the Project Properties. Developer acknowledges and agrees that Developer has or will have the opportunity to perform inspections of the Project Properties pursuant to this Agreement and that Developer is relying solely on Developer's own investigation of the Project Properties and not on any information provided to or to be provided by City (except as specifically provided in this Agreement). If the transaction contemplated herein closes, Developer agrees to accept the respective Project Properties acquired by Developer and waive all objections or claims against City arising from or related to such Project Properties and any improvements thereon except for a breach of any representations or warranties or covenants specifically set forth in this Agreement. In the event this transaction closes, then subject to City's express representations, warranties, and covenants in this Agreement, Developer acknowledges and agrees that it has determined that the respective Project Properties it has acquired and all improvements thereon are in a condition satisfactory to Developer based on Developer's own inspections and due diligence, and Developer has accepted such Project Properties in their present condition and subject to ordinary wear and tear up to the date of Closing. The terms of this Paragraph shall survive the Closing and/or the delivery of the deed.

12. **Developer's Representations and Warranties of Developer.** Developer represents, covenants, and warrants the following to be true:

a. **Authority.** Developer is a Michigan limited liability company. Developer has the power and authority to enter into and perform Developer's obligations under this Agreement.

b. **Litigation.** No judgment is outstanding against Developer and no litigation, action, suit, judgment, proceeding, or investigation is pending or outstanding before any forum, court, or governmental body, department or agency or, to the knowledge of Developer, threatened, that has the stated purpose or the probable effect of enjoining or preventing the Closing.

c. **Bankruptcy.** No insolvency proceeding, including, without limitation, bankruptcy, receivership, reorganization, composition, or arrangement with creditors, voluntary or involuntary, affecting Developer or any of Developer's assets or properties, is now or on the Closing Date will be pending or, to the knowledge of Developer, threatened.

13. **Conditions Precedent.** This Agreement and all of the obligations of Developer under this Agreement are, at Developer's option, subject to the fulfillment, before or at the time of the Closing, of each of the following conditions:

a. **Performance.** The obligations, agreements, documents, and conditions required to be signed and performed by City shall have been performed and complied with before or at the date of the Closing.

b. **City Commission Approval.** This Agreement is approved by the Muskegon City Commission.

14. **Default.**

a. **By Developer.** In the event Developer fails to comply with any or all of the obligations, covenants, warranties, or agreements under this Agreement and such default is not cured within ten (10) days after receipt of notice (other than Developer's failure to tender the purchase price in full at Closing, a default for which no notice is required), then City may terminate this Agreement.

b. **By City.** In the event City fails to comply with any or all of the obligations, covenants, warranties or agreements under this Agreement, and such default is not cured within ten (10) days after receipt of notice, then Developer may either terminate this Agreement or Developer may pursue its legal and/or equitable remedies against City including, without limitation, specific performance.

15. **Closing.**

a. **Date of Closing.** The closing date of this sale shall be as mutually agreed by the parties, but in no event later than 8/31/2022 ("Closing"), unless this Agreement is terminated in accordance with its provisions. The Closing shall be conducted at such time and location as the parties mutually agree.

b. **Costs.** The costs associated with this Agreement and the Closing shall be paid as follows: (i) Developer shall pay any state and county transfer taxes in the amount required by law; (ii) City shall pay the premium for the owner's Title Policy, provided that Developer shall pay for any and all endorsements to the Title Policy that Developer desires; (iii) City shall be responsible to pay for the recording of any instrument that must be recorded to clear title to the extent required by this Agreement; (iv) Developer shall pay for the cost of recording the deed; and (v) Developer and City shall each pay one-half of any closing fees charged by the Title Company.

c. **Deliveries.** At Closing, City shall deliver a quit claim deed for the Project Properties and Developer shall pay the purchase price. The quit claim deed to be delivered by City at closing shall include the City Right of Reversion described in Paragraph 4 above. The parties shall execute and deliver such other documents reasonably required to effectuate the transaction contemplated by this Agreement.

16. **Real Estate Commission.** Developer and City shall each be responsible for any fees for any real estate agents, brokers, or salespersons regarding this sale that it has hired, but shall have no obligation as to any fees for any real estate agents, brokers, or salespersons regarding this sale that the other party has hired.

17. **Notices.** All notices, approvals, consents and other communications required under this Agreement shall be in writing and shall be deemed given: (i) when delivered in person; (ii) when sent by fax or email; (iii) when sent by a nationally-recognized receipted overnight delivery service with delivery fees prepaid; or (iv) when sent by United States first-class, registered, or certified mail, postage prepaid. The notice shall be effective immediately upon personal delivery or upon transmission of the fax or email; one day after depositing with a nationally recognized overnight delivery service; and five (5) days after sending by first class, registered, or certified mail.

Notices shall be sent to the parties as follows:

To City: City of Muskegon
Attn.: LeighAnn Mikesell, Deputy City Manager
933 Terrace Street
Muskegon, MI 49440

w/ copy to: Parmenter Law
Attn.: John C. Schrier
601 Terrace Street, Suite 200
Muskegon, MI 49440
Email: john@parmenterlaw.com

To Developer: Lawrence Baker
1346 Hillcrest Drive
Muskegon, MI 49442
Email: lawrencebaker@comcast.net

18. **Miscellaneous.**

a. **Governing Law.** This Agreement will be governed by and interpreted in accordance with the laws of the state of Michigan.

b. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties and supersedes any other agreements, written or oral, that may have been made by and between the parties with respect to the subject matter of this Agreement. All contemporaneous or prior negotiations and representations have been merged into this Agreement.

c. **Amendment.** This Agreement shall not be modified or amended except in a subsequent writing signed by all parties.

d. **Binding Effect.** This Agreement shall be binding upon and enforceable by the parties and their respective legal representatives, permitted successors, and assigns.

e. **Counterparts.** This Agreement may be executed in counterparts, and each set of duly delivered identical counterparts which includes all signatories, shall be deemed to be one original document.

f. **Full Execution.** This Agreement requires the signature of all parties. Until fully executed, on a single copy or in counterparts, this Agreement is of no binding force or effect and if not fully executed, this Agreement is void.

g. **Non-Waiver.** No waiver by any party of any provision of this Agreement shall constitute a waiver by such party of any other provision of this Agreement.

h. **Severability.** Should any one or more of the provisions of this Agreement be determined to be invalid, unlawful, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be impaired or affected.

i. **No Reliance.** Each party acknowledges that it has had full opportunity to consult with legal and financial advisors as it has been deemed necessary or advisable in connection with its decision to knowingly enter into this Agreement. Neither party has executed this Agreement in reliance on any representations, warranties, or statements made by the other party other than those expressly set forth in this Agreement.

j. **Assignment or Delegation.** Except as otherwise specifically set forth in this Agreement, neither party shall assign all or any portion of its rights and obligations contained in this Agreement without the express or prior written approval of the other party, in which approval may be withheld in the other party's sole discretion.

k. **Venue and Jurisdiction.** The parties agree that for purposes of any dispute in connection with this Agreement, the Muskegon County Circuit Court shall have exclusive personal and subject matter jurisdiction and that Muskegon County is the exclusive venue.

This Agreement is executed effective as of the Effective Date set forth above.

CITY:

DEVELOPER:

CITY OF MUSKEGON

LAWRENCE BAKER

By: _____

By: _____

Name: Ken Johnson

Title: Mayor

Dated: _____

Dated: _____

By: _____

Name: Ann Marie Meisch

Title: City Clerk

Dated: _____

Exhibit A

The following described premises located in the City of Muskegon, County of Muskegon, State of Michigan, and legally described as follows:

CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOTS 352-353.

1375 James Avenue

#61-24-611-000-0352-00

Price: \$4,875

CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 376.

1328 James Avenue

#61-24-611-000-0376-00

Price: \$4,875

CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 371.

1284 James Avenue

#61-24-611-000-0371-00

Price: \$4,050

CITY OF MUSKEGON URBAN RENEWAL PLAT NO 4 LOT 690 EXCEPT EAST 16 FEET.

1057 Leonard Avenue

#61-24-613-000-0690-00

Price: \$4,050

CITY OF MUSKEGON URBAN RENEWAL PLAT NO 4 EAST 16 FEET LOT 690 AND WEST 34 FEET LOT 691.

1067 Leonard Avenue

#61-24-613-000-0691-00

Price: \$4,050

CITY OF MUSKEGON URBAN RENEWAL PLAT NO 4 LOT 691 EXCEPT WEST 34 FEET AND WEST 17 FEET LOT 692.

1077 Leonard Avenue

#61-24-613-000-0691-10

Price: \$4,050

CITY OF MUSKEGON URBAN RENEWAL PLAT NO 4 LOT 692 EXCEPT WEST 17 FEET.

1087 Leonard Avenue

#61-24-613-000-0692-00

Price: \$4,050

FIRST AMENDMENT TO PURCHASE AND DEVELOPMENT AGREEMENT

This First Amendment to Purchase and Development Agreement (“Amendment”) is made effective by and among the **City of Muskegon**, a Michigan municipal corporation, of 933 Terrace Street, Muskegon, Michigan 49440 (“City”), and **Lawrence Baker**, a married man, of 1346 Hillcrest Drive, Muskegon, Michigan 49442 (“Developer”), with reference to the following facts:

Background

The parties entered into a Purchase and Development Agreement dated effective June 14, 2022 (“Purchase Agreement”), pursuant to which Developer agreed to purchase and develop certain vacant properties owned by City for the purpose of developing single-family homes on the vacant properties. City and Developer wish to amend the Purchase Agreement on the terms and conditions set forth in this Amendment.

Therefore, for good and valuable consideration, the parties agree as follows:

1. **Sale & Purchase of Project Properties.** City and Developer wish to amend the term Project Properties as that term is defined in the Purchase Agreement to remove 1328 James Avenue and add one additional property commonly known as 1341 Ducey Avenue, Muskegon, Michigan 49442, and legally described on the attached **Exhibit A** (“Additional Property”). Except as otherwise provided in this Amendment, City’s sale of the Additional Property to Developer shall be subject to the same terms and conditions set forth in the Purchase Agreement, including, but not limited to, the construction and development requirements set forth in paragraph 3 of the Purchase Agreement.

2. **Purchase Price.** The purchase price of the Additional Property shall be \$4,875. The removal of 1328 James Avenue had a purchase price of \$4,875. Accordingly, the parties agree that the total purchase price of the Project Properties shall remain at \$30,000.00, which shall be payable to City as set forth in the Purchase Agreement.

3. **Full Force and Effect; Counterparts.** Except as modified by this Amendment, the Purchase Agreement shall remain in full force and effect. This Amendment may be signed in one or more counterparts, each of which shall be deemed to be an original, with the same effect as if the signatures on this Amendment and each of the counterparts were on the same instrument. Electronic copies and signatures sent in PDF format shall be treated as originals.

CITY:

DEVELOPER:

CITY OF MUSKEGON

LAWRENCE BAKER

By: _____

By: _____

Name: Ken Johnson

Title: Mayor

Dated: _____, 2022

Dated: _____, 2022

By: _____

Name: Ann Marie Meisch

Title: City Clerk

Dated: _____, 2022

EXHIBIT A

Legal Description

The Additional Property is located in the City of Muskegon, County of Muskegon, State of Michigan, and is legally described as:

CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 413.

Commonly known as 1341 Ducey Avenue, Muskegon, Michigan, 49442.
Parcel # 61-24-611-000-0413-00

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: July 12, 2022	Title: Polling Location Change
Submitted By: Ann Meisch	Department: City Clerk
Brief Summary: We just recently learned that Bunker School will not be available for Elections through a minimum of August 2023 due to construction. Lakeside Baptist Church is willing to accommodate a polling place.	
Detailed Summary: Lakeside Baptist Church, 2250 Denmark, has a large gym in their basement with an elevator able to accommodate those who are unable to use stairs. We anticipate a nominal fee for the use of the building but the building more than meets our needs as a polling location for the foreseeable future while Bunker is being remodeled.	
Amount Requested:	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To approve the request to move the polling location of Precinct 13 to Lakeside Baptist Church.	
For City Clerk Use Only: IT Approval: Commission Action:	

WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: July 12, 2022	Title: Final PUD approval at 2801 Lakeshore Dr
Submitted By: Mike Franzak	Department: Planning
Brief Summary: Request for Final Planned Unit Development approval for a housing development at 2801 Lakeshore Dr, by Muskegon Club Property, LLC.	
Detailed Summary: The Preliminary PUD includes the development of up to 39 single-family houses at the southwest corner of the property and the development of up to 25 rental cottage units on the northern edge of the property. The Planning Commission unanimously approved the Preliminary PUD. The applicant is only seeking Final PUD approval for the 39 single-family houses and will apply for Final PUD approval for the 25 rental cottage units at a later time. The Planning Commission unanimously voted in favor of recommending approval of the Final Planned Unit Development for the 39 single-family homes and two new private streets with the condition that a sidewalk be added to the Beach St side of the development.	
Amount Requested:	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To approve the Final Planned Unit Development for the 39 single-family homes and two new private streets with the condition that a sidewalk be added to the Beach St side of the development and an updated site plan is approved by staff.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

PLANNING COMMISSION STAFF REPORT EXCERPT

June 16, 2022

SUMMARY

1. The PUD request involves the development of two portions of the 170-acre golf course site. One portion of the development would include the addition of 25 rental cottage units (ranging from single-family to 4-plex) on the northern edge of the property. Although cottage sizes have not yet been identified for this preliminary plan, they are anticipated to be smaller than the minimum size required by the ordinance (850 sqft). The other portion would include the addition of 39 single-family houses located on two new private streets at the southwest corner of the property. The density of this proposed development is much lower than what is allowed by the ordinance.
2. There are currently 211 parking spaces on site that serve the golf course and restaurant/event space. This plan proposes to increase the amount of parking by adding 84 additional spaces. The increase is proposed to serve the proposed cottages and increased membership to the gold course/club house.
3. Please see the two-separate write-ups enclosed that describe the projects in more detail.
4. Please see the preliminary and final PUD site plans enclosed.
5. The applicant is seeking preliminary approval of the PUD, which includes both portions of the project, the cottages and the permanent homes.
6. The applicant is seeking final PUD approval for the permanent homes on the southwest corner of the property.
7. Notice was sent to everyone within 300 feet of this property. At the time of this writing, staff had not received any comments from the public.

Zoning Map



Aerial Map



**CITY OF MUSKEGON
RESOLUTION #2022-**

**RESOLUTION TO APPROVE THE FINAL PLANNED UNIT DEVELOPMENT FOR
2801 LAKESHORE DRIVE**

WHEREAS, a petition for final Planned Unit Development approval for a residential development at 2801 Lakeshore Dr has been received; and,

WHEREAS, proper notice was given by mail and publication and public hearings were held by the City Planning Commission and by the City Commission to consider said petition, during which all interested persons were given an opportunity to be heard in accordance with provisions of the Zoning Ordinance and State Law; and,

WHEREAS, the Planning Commission and staff have recommended approval of the Final Planned Unit Development and associated site plan with the condition that a sidewalk be added to the Beach St side of the development and an updated plan is approved by staff; and

NOW, THEREFORE, BE IT RESOLVED that the recommendation by staff and the Planning Commission be accepted and the final Planned Unit Development is hereby approved with the following condition: a sidewalk be added to the Beach St side of the development and an updated plan is approved by staff.

Adopted this 12th day of July 2022

Ayes:

Nays:

Absent:

By: _____
Ken Johnson
Mayor

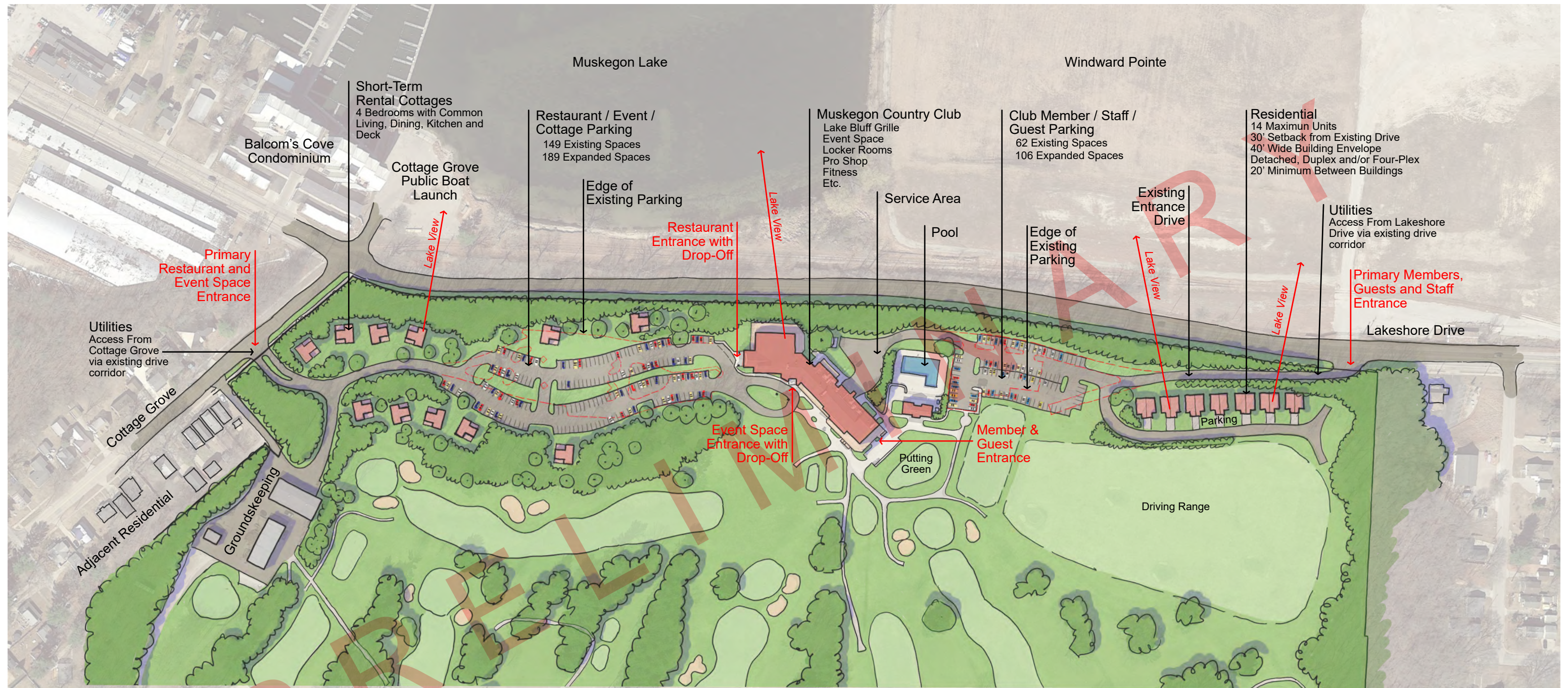
Attest: _____
Ann Meisch
Clerk, City of Muskegon

CERTIFICATE
(Final PUD at 2801 Lakeshore Dr)

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 12th day of July, 2022, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted and public notice was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

DATED: _____, 2022.

Ann Meisch
Clerk, City of Muskegon



NORTH

SCALE
1"=200'

PRELIMINARY PLANNED UNIT DEVELOPMENT

Improvements to Muskegon Country Club clubhouse and surrounding area to primarily serve an expanding membership, a spectacular event venue, the Lake Bluff Grille - a new and rebranded public restaurant, short-term rental cottages for local and out-of-town members, guests, and social event participants, as well as new residential opportunities on the east bluff overlooking Muskegon Lake.



LOCATION MAP
NOT TO SCALE



Last Revised - May 23, 2022



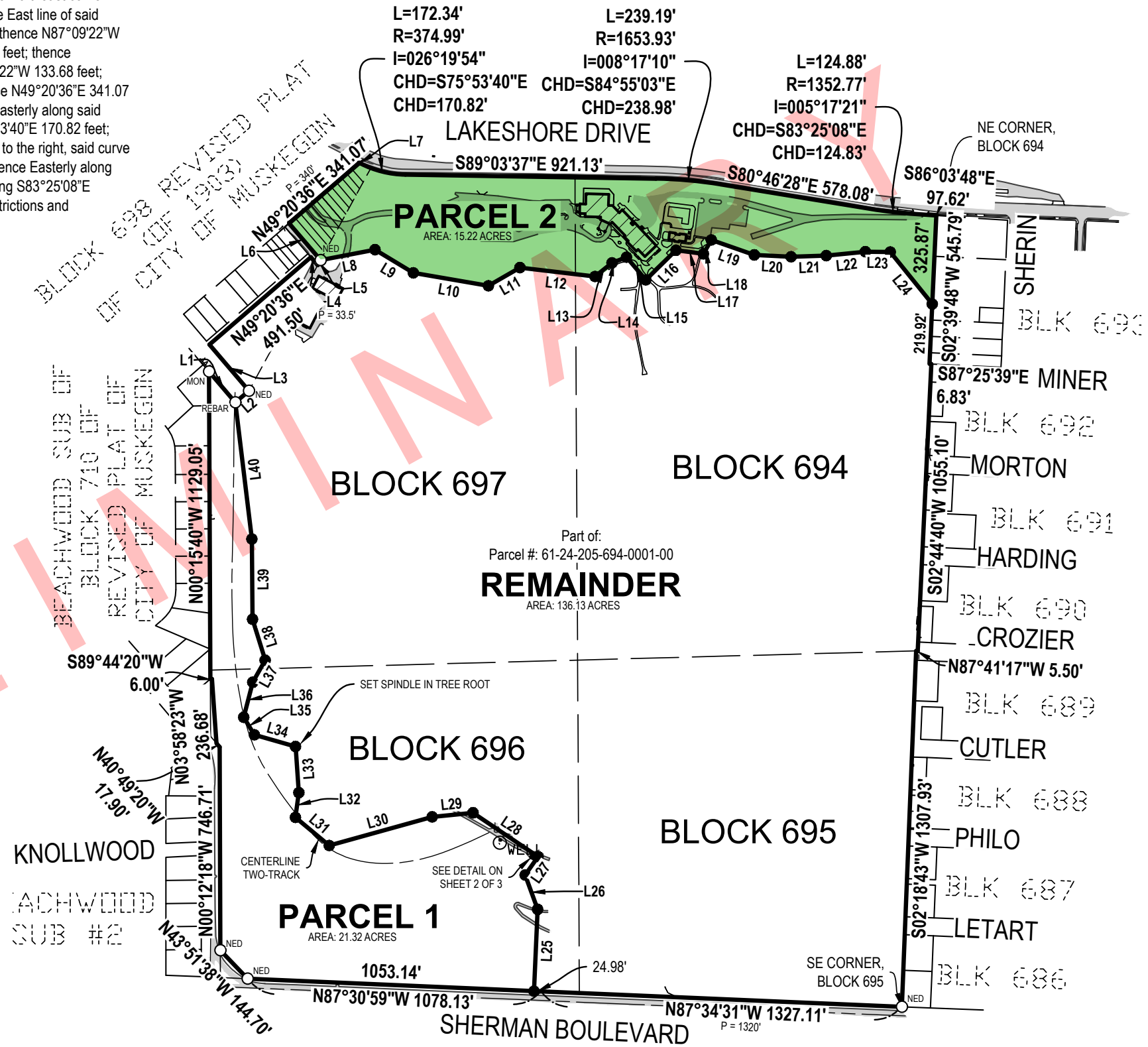


PARCEL 2: Part of Section 34, Town 10 North, Range 16 West, City of Muskegon, Muskegon County, Michigan, described as: Beginning at the Northeast corner Block 694, Revised Plat (of 1903) of the City of Muskegon, as recorded in Liber 3 of Plats, Page 71; thence S02°39'48"W 325.87 feet along the East line of said Block; thence N38°55'23"W 245.72 feet; thence N89°13'28"W 91.69 feet; thence S84°18'07"W 144.26 feet; thence S88°10'19"W 129.30 feet; thence N87°09'22"W 135.24 feet; thence N70°51'29"W 167.12 feet; thence S29°20'12"W 58.74 feet; thence N82°32'22"W 102.02 feet; thence S45°36'13"W 155.12 feet; thence N40°25'31"W 108.96 feet; thence S68°38'12"W 57.48 feet; thence S51°27'46"W 79.82 feet; thence N83°13'19"W 277.56 feet; thence S59°48'22"W 133.68 feet; thence N80°12'31"W 280.02 feet; thence N58°44'26"W 164.81 feet; thence S79°04'59"W 203.96 feet; thence N40°31'12"W 177.29 feet; thence N49°20'36"E 341.07 feet along the North line of Block 698 of said Plat; thence S62°43'43"E 2.59 feet along the Southerly right-of-way of Lakeshore Drive; thence Easterly along said right-of-way 172.34 feet along a 374.99 foot radius curve to the left, said curve having a central angle of 26°19'54", and a chord bearing S75°53'40"E 170.82 feet; thence S89°03'37"E 921.13 feet along said right-of-way; thence Easterly along said right-of-way 239.19 feet along a 1653.93 foot radius curve to the right, said curve having a central angle of 08°17'10", and a chord bearing S84°55'02"E 238.98 feet; thence S80°46'28"E 578.08 feet along said right-of-way; thence Easterly along said right-of-way 124.88 feet along a 1352.77 foot radius curve to the left, said curve having a central angle of 05°17'20.62", and a chord bearing S83°25'08"E 124.83 feet; thence S86°03'48"E 97.62 feet along said right-of-way to the Point of Beginning. Contains 15.22 acres. Subject to easements, restrictions and rights-of-way of record.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°29'12"E	149.30'
L2	N49°30'48"E	66.00'
L3	N40°29'12"W	223.68'
L4	S40°31'12"E	38.33'
L5	N28°42'12"E	21.39'
L6	N40°31'12"W	177.29'
L7	S62°43'43"E	2.59'
L8	N79°04'59"E	203.96'
L9	S58°44'26"E	164.81'
L10	S80°12'31"E	280.02'
L11	N59°48'22"E	133.68'
L12	S83°13'19"E	277.56'
L13	N51°27'46"E	79.82'
L14	N68°38'12"E	57.48'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S40°25'31"E	108.96'
L16	N45°36'13"E	155.12'
L17	S82°32'22"E	102.02'
L18	N29°20'12"E	58.74'
L19	S70°51'29"E	167.12'
L20	S87°09'22"E	135.24'
L21	N88°10'19"E	129.30'
L22	N84°18'07"E	144.26'
L23	S89°13'28"E	91.69'
L24	S38°55'23"E	245.72'
L25	S02°29'01"W	300.68'
L26	S19°55'24"E	134.14'
L27	S35°09'02"W	82.74'
L28	S55°59'47"E	288.01'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N84°18'48"E	151.19'
L30	N74°25'16"E	392.69'
L31	S50°11'20"E	161.45'
L32	S08°03'48"W	91.78'
L33	S04°10'48"E	169.89'
L34	S74°03'36"E	157.44'
L35	S31°07'41"E	75.01'
L36	S14°35'17"W	132.85'
L37	S28°58'31"W	92.95'
L38	S17°05'18"E	156.97'
L39	S00°31'35"E	294.74'
L40	S06°55'15"E	504.89'



Owner: Muskegon Club Property LLC
5500 Cascade Road SE Suite 200
Grand Rapids, MI 49546

Narrative: Muskegon Country Club was established in 1908 and has been highly regarded for over a century as one of the best golf courses in the country. The course was acquired by the RedWater Collection in 2021. RedWater is a highly successful owner/operator of 8 golf courses, 10 restaurants, including the soon-to-open Lake Bluff Grille at Muskegon Country Club. They also own 6 fitness centers, golf simulators, and event venues for weddings, receptions, corporate and social events, fundraisers, galas, holiday parties, etc. RedWater has a long history of creating exceptional golf, food service and event spaces in West Michigan. Their ownership/management successes suggest a bright and healthy future for this iconic property.

Major changes are occurring within the building to improve the restaurant, event areas, etc. These changes will focus the east side of the clubhouse for members and their guests. Members will use the drive in the NE corner of the site and will enter the on the east side of the building. The new Lake Bluff Grille will use the building entrance on the west side. Event visitors will enter the building on the south side. Restaurant and event guests will park in the west parking lot and will use the west driveway off Cottage Grove.

The plan includes the potential for up to 11 short-term rental cottages west of the clubhouse. These cottages would allow for local and out-of-town club members, event guests, etc. to stay on-site for golf, weddings, corporate events, etc. In addition, the plan identifies an area on the ridge north of the driving range that accommodates up to 14 residential dwelling units with a spectacular view of Muskegon Lake. The plan allows for a limited range of building types from detached single-family to 4-plex townhomes. These units will be market-driven and may likely be built concurrent with improvements at Windward Pointe (SAPPI).

The current vision for the area near the clubhouse includes an increased number of parking spaces to serve the increased golf membership and restaurant/event space use, as well as parking for the new short-term rental cottages. Based on RedWater's experience with similar uses at other sites, the 211 existing parking spaces are increased 40% to 295 spaces. Because a significant amount of the existing parking is angled (very inefficient), 84 new spaces are achieved with only 15% additional paved area.

The combined benefit of these improvements will enhance and ensure the future of the historic Muskegon Country Club and its contribution to the quality-of-life in the greater area, including employment opportunities and economic benefits to the City of Muskegon.

Owner: Muskegon Club Property LLC
5500 Cascade Road SE Suite 200
Grand Rapids, MI 49546

Narrative: Muskegon Country Club was established in 1908 and has been highly regarded for over a century as one of the best golf courses in the country. The course was acquired by the RedWater Collection in 2021. RedWater is a highly successful owner/operator of 8 golf courses, 10 restaurants, including the soon-to-open Lake Bluff Grille at Muskegon Country Club. They also own 6 fitness centers, golf simulators, and event venues for weddings, receptions, corporate and social events, fundraisers, galas, holiday parties, etc. RedWater has a long history of creating exceptional golf, food service and event spaces in West Michigan. Their ownership/management successes suggest a bright and healthy future for this iconic property.

RedWater understands that its golf club members (and many others) are often interested in living on or near their golf courses. As such, they have identified the vacant land at the SW corner of the Muskegon Country Club (corner of Sherman Boulevard and Beach Street) as an opportunity for home sites on a beautiful bluff overlooking the course. Lakeside Dunes Site Condominium will be a special project on a special property.

This 13.8 acre parcel is about a 10 minute walk (1/2 mile) from the clubhouse and is also only a 7-8 minute walk from Kruse Park and the Lake Michigan beach, making it uniquely attractive for both lake and golf. North and east of the site is the Muskegon Country Club, west is existing detached residential and Lake Michigan, south is the City of Norton Shores. The property is a beautiful wooded dune (not critical dune) and much of the woods will remain.

The current R1 Zoning allows for 100+ homes at the 6,000 SF minimum lot size. Lakeside Dunes has a total of only 39 home sites – 60% less than allowed. Also, the zoning code requires that 15% of the property be dedicated as common open space with 1/3 of it as ‘usable open space’. Our plan provided 33% open space (twice what is required). 100% of our open space is usable, heavily wooded and includes dedicated trails and access towards Lake Michigan. This greatly reduced density and greatly increased protection of wooded open space (beyond code requirements) offers significant benefit regarding reduced traffic, reduced utility use, less need for public services, increased protection of natural resources, etc. The plan also benefits the City of Muskegon regarding fiscal impact from added property taxes related to high-quality golf course housing and increased income tax related to the new owners. This development will also benefit the area by further demonstrating the ability of Muskegon to successfully compete with other communities in the higher-end housing market. An important benefit that will ripple into the future.

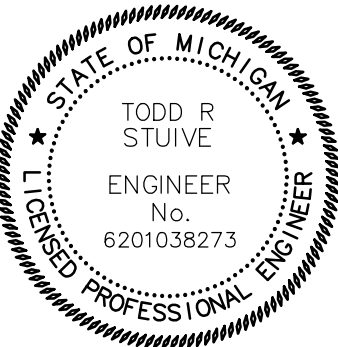
Street access to the home sites generally parallels the existing ridge line with entrances on Beach Street and Sherman Boulevard. For traffic reasons the Beach Street drive is located at the intersection of Beach and Knollwood Court. The Sherman Boulevard drive is located at the crest of the hill allowing clear sightlines from both directions. Sidewalks are provided on both sides of the private street creating a very walkable neighborhood. The plan also includes a mail kiosk, walking trails and golf cart paths, all contributing to the increased quality-of-life in the neighborhood.

The Lakeside Dunes Site Condominium is an opportunity for Muskegon to attract 39 residents (mostly new) to a quality neighborhood with connection to Muskegon Country Club and Lake Michigan, including beautiful sunsets and golf. We look forward to starting as soon as possible.



DRAWN BY:	MDW	PROJ. ENG.:	TRS	SHEET
APPROVED BY:	TRS	PROJ. SURV.:	JCB	1 of 4
FILE NO.:	221160E	DATE:	05/25/2022	

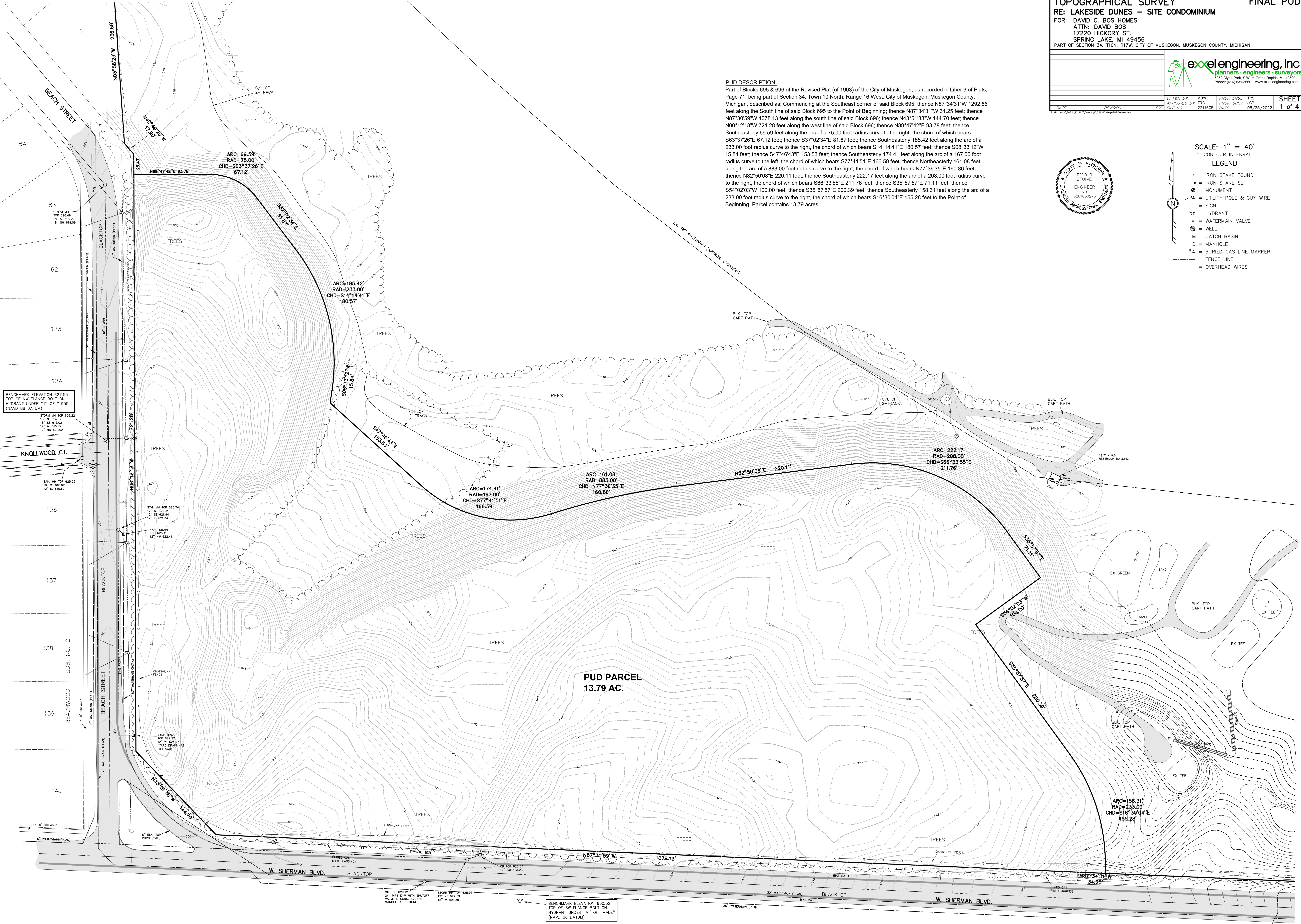
PUD DESCRIPTION:
Part of Blocks 695 & 696 of the Revised Plat (of 1903) of the City of Muskegon, as recorded in Liber 3 of Plats, Page 71, being part of Section 34, Town 10 North, Range 16 West, City of Muskegon, Muskegon County, Michigan, described as: Commencing at the Southeast corner of said Block 695; thence N87°34'31"W 1292.86 feet along the South line of said Block 695 to the Point of Beginning; thence N87°34'31"W 34.25 feet; thence N87°30'59"W 1078.13 feet along the south line of said Block 696; thence N43°51'38"W 144.70 feet; thence N00°12'18"W 721.28 feet along the west line of said Block 696; thence N89°47'42"E 93.78 feet; thence Southeasterly 69.59 feet along the arc of a 75.00 foot radius curve to the right, the chord of which bears S63°37'26"E 67.12 feet; thence S37°02'34"E 81.87 feet; thence Southeasterly 185.42 feet along the arc of a 233.00 foot radius curve to the right, the chord of which bears S14°14'41"E 180.57 feet; thence S08°33'12"W 15.84 feet; thence S47°46'43"E 153.53 feet; thence Southeasterly 174.41 feet along the arc of a 167.00 foot radius curve to the left, the chord of which bears S77°41'51"E 166.59 feet; thence Northeasterly 161.08 feet along the arc of a 883.00 foot radius curve to the right, the chord of which bears N77°36'35"E 160.86 feet; thence N82°50'08"E 220.11 feet; thence Southeasterly 222.17 feet along the arc of a 208.00 foot radius curve to the right, the chord of which bears S66°33'55"E 211.76 feet; thence S35°57'57"E 71.11 feet; thence S54°02'03"W 100.00 feet; thence S35°57'57"E 200.39 feet; thence Southeasterly 158.31 feet along the arc of a 233.00 foot radius curve to the right, the chord of which bears S16°30'04"E 155.28 feet to the Point of Beginning. Parcel contains 13.79 acres.



SCALE: 1" = 40'
1" CONTOUR INTERVAL

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- ⊙ = MONUMENT
- ⋈ = UTILITY POLE & GUY WIRE
- ⋈ = SIGN
- ⋈ = HYDRANT
- ⋈ = WATERMAIN VALVE
- ⊙ = WELL
- ⊙ = CATCH BASIN
- = MANHOLE
- ⊙ = BURIED GAS LINE MARKER
- = FENCE LINE
- = OVERHEAD WIRES



BENCHMARK ELEVATION 630.52
TOP OF SW FLANGE BOLT ON
HYDRANT UNDER "M" OF "MADE"
(NAVD 88 DATUM)

SITE DEVELOPMENT PLAN

RE: LAKESIDE DUNES – SITE CONDOMINIUM

FOR: DAVID C. BOS HOMES

ATTN: DAVID BOS

17220 HICKORY ST.

SPRING LAKE, MI 49456

PART OF SECTION 34, T16N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

FINAL PUD

DATE

REVISION

BY

FILE NO.

2211806

DATE

05/25/2022

DRAWN BY:

MDW

PROJ. ENG.:

TRS

APPROVED BY:

TRS

PROJ. SURV.:

JCB

SHEET

2 of 4

exxelengineering, Inc.

planners • engineers • surveyors

5252 Clyde Park, S.W. • Grand Rapids, MI 49509

Phone: (616) 531-3860 • www.exxelengineering.com

DRAWN BY:

MDW

PROJ. ENG.:

TRS

APPROVED BY:

TRS

PROJ. SURV.:

JCB

SHEET

2 of 4

OPEN SPACE AREA
0.24 AC.

OPEN SPACE AREA
4.8 AC.

GOLF COURSE

BEACH STREET

PRIVATE STREET

W. SHERMAN BLVD.

LOT NUMBERS: 1, 2, 3, 4, 5, 6, 7, 8*, 9*, 10*, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21*, 22, 23, 24*, 25*, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39*

Annotations: PROP. RETAINING WALL, PROP. SIGN, PROP. MAIL KIOSK STRUCTURE (8'x12'), STORMWATER RETENTION BASIN AREA, BUILDING ENVELOPE, 45'x73' MIN. (UNIT OWNERSHIP), PROP. PUD BOUNDARY, PROP. 4" SIDEWALK, PROP. 24" ROLLED CURB, PROP. TREE LINE (TYP.), EX. 48" WATERMAIN (APPROX. LOCATION), EX. 36" OAK, EX. 12" x 9.6" RESTROOM BUILDING, EX. TEE, EX. GREEN, SAND, FUTURE HOME SITE (LAND DIVISION), FUTURE DRIVEWAY, PROP. EASEMENT FOR FUTURE ACCESS & UTILITIES, PROP. 24" ROLLED CURB, CHAIN-LINK FENCE, BIKE PATH, BURIED GAS (PER FLAGGING), MH TOP 628.12, 24" PIPE C-W WITH SHUTOFF VALVE IN CONC. SQUARE MANHOLE STRUCTURE, STORM MH TOP 628.79, 12" W. 622.09, 12" W. 621.89, BENCHMARK ELEVATION 630.52 TOP OF SW FLANGE BOLT ON HYDRANT UNDER "M" OF "MADE" (NAVD 88 DATUM).

GENERAL NOTES

- Utility locations are derived from available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- Note to contractors: 3 (three) working days before you dig, call miss dig at toll free 1-800-482-7171 for utility locations on the ground.
- Sidewalks will be cleared of snow by association.
- Maintenance provisions for the private streets will be included in the condominium association by-laws.

ZONING INFORMATION

Existing Zone: R-1

R-1 Zoning Requirements

Front Yard: 15' (min.) from minor street
25' (min.) from collector/major street
30' (min.) from expressway/arterial street
6' (min.) for 1-story
8' (min.) for 2-story

Side Yard: 30' (min.)

Rear Yard: 50' (min.)

Lot Width: 6,000 s.f. (min.)

Proposed Zone: PUD

PUD Zoning Requirements

Front Yard: 30' (min.) from pvt. road edge
40' (min.) along Beach Street
60' (min.) along West Sherman Blvd.
12' (min.) between buildings

Side Yard: 17' (min.) to PUD boundary

Rear Yard: 45' (min.)

Building Envelope Width: 45' (min.)

Building Envelope Depth: 73' (min.)

PARKING PROVIDED

In Garage Parking = 78 Spaces
In front of Garage Parking = 78 Spaces
Total Parking Provided = 154 Spaces

PUD DENSITY:

39 Units / 13.6 ac. = 2.83 Units/ac.
PUD Open Space = 5.04 / 13.79 ac. = 36.5%

BUILDING ENVELOPES:

Building foundation wall must be within the defined building envelope. Eaves and roof overhangs may extend beyond the building envelope by 12" on side yards and 24" on front and rear yards max.

SCALE: 1" = 40'
1" CONTOUR INTERVAL

LEGEND

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- = UTILITY POLE & GUY WIRE
- T— = SIGN
- H— = HYDRANT
- V— = WATERMAIN VALVE
- W— = WELL
- C— = CATCH BASIN
- M— = MANHOLE
- G— = BURIED GAS LINE MARKER
- F— = FENCE LINE
- O— = OVERHEAD WIRES

* = BUILDING ENVELOPE SIZE ALLOWS FOR 3RD STALL GARAGE OPTION

SITE UTILITY PLAN

RE: LAKESIDE DUNES – SITE CONDOMINIUM

FOR: DAVID C. BOS HOMES

ATTN: DAVID BOS

17220 HICKORY ST.

SPRING LAKE, MI 49456

PART OF SECTION 34, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

DATE

REVISION

BY

FILE NO.

221180E

DATE

05/25/2022

exxelengineering, inc.

planners • engineers • surveyors

5252 Clyde Park, S.W. • Grand Rapids, MI 49509

Phone: (616) 531-3860 • www.exxelengineering.com

DRAWN BY: MDW

APPROVED BY: TRS

PROJ. ENG.: TRS

PROJ. SURV.: JCB

SHEET

3 of 4

DATE

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FILE NO.

221180E

DATE

05/25/2022

GENERAL STORM SEWER NOTES

YARD DRAINS

- ALL 2" DIA. YARD DRAINS (YD) SHALL HAVE 2' DEEP SUMPS. USE EJ #6121 GRATE ONLY.
- ALL 4" DIA. YARD DRAINS (YD) SHALL HAVE 2' DEEP SUMPS. USE EJ #1046 CASTING WITH TYPE M1 GRATE.

CATCH BASINS

- ALL 4" DIA. CATCH BASINS (CB) WITHIN STREET VALLEY GUTTER LABELED "DBL" SHALL HAVE 2' SUMPS AND USE EJ #7030 CASTING WITH TYPE M2 GRATE AND TYPE T3 BACK.
- ALL 4" DIA. CATCH BASINS (CB) WITHIN BLACKTOP VALLEY GUTTER SHALL HAVE 2' SUMPS AND USE EJ #7065 CASTING WITH TYPE M1 GRATE.
- ALL 4" DIA. CATCH BASINS (CB) WITHIN 2' CONC. ROLLED CURB AND GUTTER SHALL HAVE 2' SUMPS AND USE EJ #7065 CASTING WITH TYPE M1 GRATE.

MATERIAL TYPE

- FOOTING DRAIN LEAD SHALL BE PVC SCH. 40
- ALL STORM LABELED "STORM SEWER" SHALL BE SMOOTH-LINED CORRUGATED PLASTIC PIPE (SLCPP), (ADS N-12, HANCOR HI-Q OR APPROVED EQUAL)

OTHER

- ALL 6" - 10" (SLOPP) PIPE SHALL HAVE A SILT TIGHT COUPLER.
- ALL 12" - 30" (SLCPP) PIPE SHALL HAVE A SILT TIGHT, SURE-LOCK TYPE COUPLER.
- ALL MANHOLES SHALL HAVE NO SUMP UNLESS OTHERWISE NOTED AND SHALL USE EJ #1120 CASTING WITH TYPE B COVER.

ALL WATERMAIN & SANITARY SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MUSKEGON STANDARD CONSTRUCTION REQUIREMENTS

SCALE: 1" = 40'

1" CONTOUR INTERVAL

LEGEND

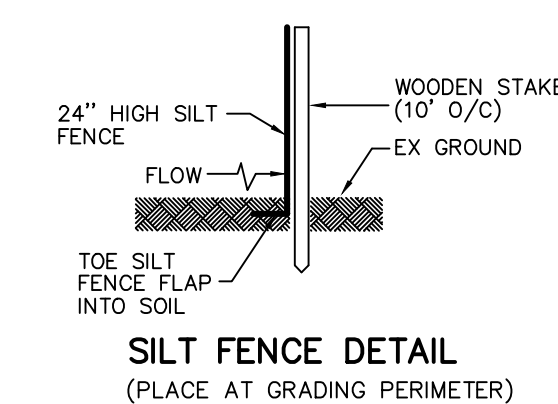
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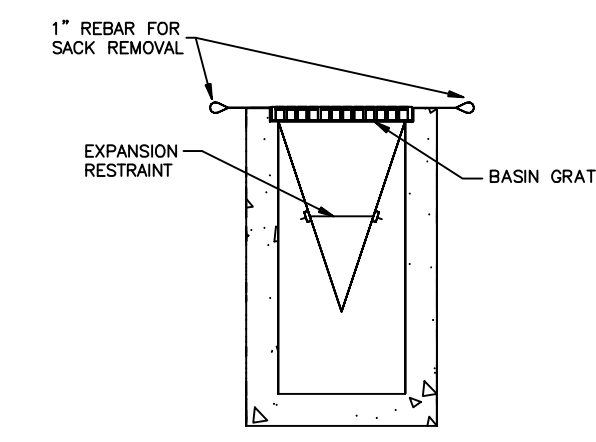
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ENGINEER
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6201038273
LICENSED PROFESSIONAL ENGINEER

LEGEND

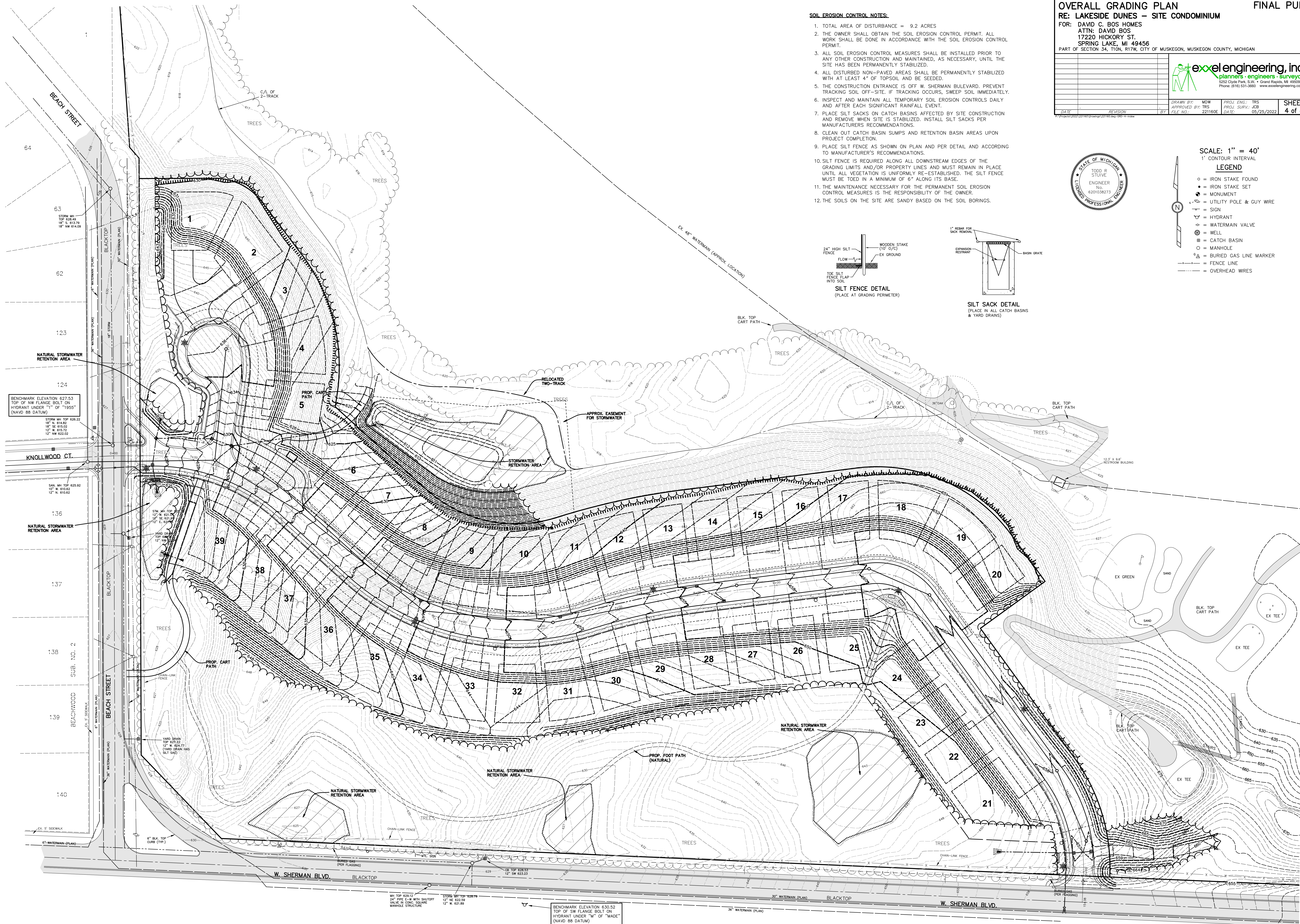
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SILT FENCE DETAIL
(PLACE AT GRADING PERIMETER)



SILT SACK DETAIL
(PLACE IN ALL CATCH BASINS
& YARD DRAINS)



WATCH MUSKEGON

Agenda Item Review Form Muskegon City Commission

Commission Meeting Date: July 12, 2022	Title: Amendment to the PUD at 1148 & 1204 W Western Ave (Adelaide Point)
Submitted By: Mike Franzak	Department: Planning
Brief Summary: Request to amend the final Planned Unit Development at 1148 & 1204 W Western Ave (Adelaide Point).	
Detailed Summary: The proposed amended plan includes the addition of a new street (Adelaide Ave) and proposes to turn Adelaide Circle into a one-way street with angled parking. The proposed amended plan also removes building R5 (condominium) and splits buildings B1 and B3 (east side of development) into two separate buildings instead of one (identified as B2 on original plan). The buildings between Adelaide Ave and W Western Ave continue to change as the developer researches storage needs, but this area will remain warehousing/boat storage. The Planning Commission unanimously recommended in favor of approving the amended PUD with the conditions that Adelaide Blvd is moved to the east and will be a shared drive with Hartshorn Village (exact location to be determined) and an updated plan is approved by staff.	
Amount Requested:	Amount Budgeted:
Fund(s) or Account(s):	Fund(s) or Account(s):
Recommended Motion: To approve the request to amend the final Planned Unit Development at 1148 & 1204 W Western Ave.	
Check if the following Departments need to approve the item first: Police Dept. ☐ Fire Dept. ☐ IT Dept. ☐ For City Clerk Use Only: Commission Action:	

PLANNING COMMISSION STAFF REPORT EXCERPT

June 16, 2022

Hearing, Case 2022-14: Request to amend the Planned Unit Development at 1148 and 1204 W Western Ave.

SUMMARY

1. The PUD was approved on 9/28/21 and includes a waterfront community with condominiums, apartments, marina, marina services, commissary facilities, boat storage, public waterfront trails, restaurant, retail, light industrial, general business, storage yards and warehousing.
2. The proposed amended plan includes the addition of a new street (Adelaide Ave) and proposes to turn Adelaide Circle into a one-way street with angled parking.
3. The proposed amended plan also removes building R5 (condominium) and splits buildings B1 and B3 (east side of development) into two separate buildings instead of one (identified as B2 on original plan). The buildings between Adelaide Ave and W Western Ave continue to change as the developer researches storage needs, but this area will remain warehousing/boat storage.
4. The Hartshorn Village PUD was recently amended to show Adelaide Blvd located halfway on the Hartshorn Village PUD and halfway on the Adelaide Point PUD. This plan does not depict that, but the developer is willing to amend the plans to accommodate.

Original PUD Plans Approved 9-16-21



**CITY OF MUSKEGON
RESOLUTION #2022-**

**RESOLUTION TO AMEND THE FINAL PLANNED UNIT DEVELOPMENT FOR
1148 & 1204 WESTERN AVE (ADELAIDE POINT)**

WHEREAS, a petition to amend the Planned Unit Development at 1148 & 1204 W Western Ave has been received; and,

WHEREAS, proper notice was given by mail and publication and public hearings were held by the City Planning Commission and by the City Commission to consider said petition, during which all interested persons were given an opportunity to be heard in accordance with provisions of the Zoning Ordinance and State Law; and

WHEREAS, the Planning Commission and staff have recommended approval of the Final Planned Unit Development and associated site plan with the condition that Adelaide Blvd is moved to the east and will be a shared drive with Hartshorn Village (exact location to be determined) and an updated plan is approved by staff ; and

NOW, THEREFORE, BE IT RESOLVED that the recommendation by staff and the Planning Commission be accepted and the amendment to the final Planned Unit Development is hereby approved with the following condition: Adelaide Blvd is moved to the east and will be a shared drive with Hartshorn Village (exact location to be determined) and an updated plan is approved by staff.

Adopted this 12th day of July 2022

Ayes:

Nays:

Absent:

By:_____

Ken Johnson

Mayor

Attest:_____

Ann Meisch

Clerk, City of Muskegon

CERTIFICATE
(Final PUD at 1148 & 1204 W Western Ave)

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 12th day of July, 2022, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted and public notice was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

DATED: _____, 2022.

Ann Meisch
Clerk, City of Muskegon

ADELAIDE POINTE

1204 WEST WESTERN AVENUE

MUSKEGON, MI 49441

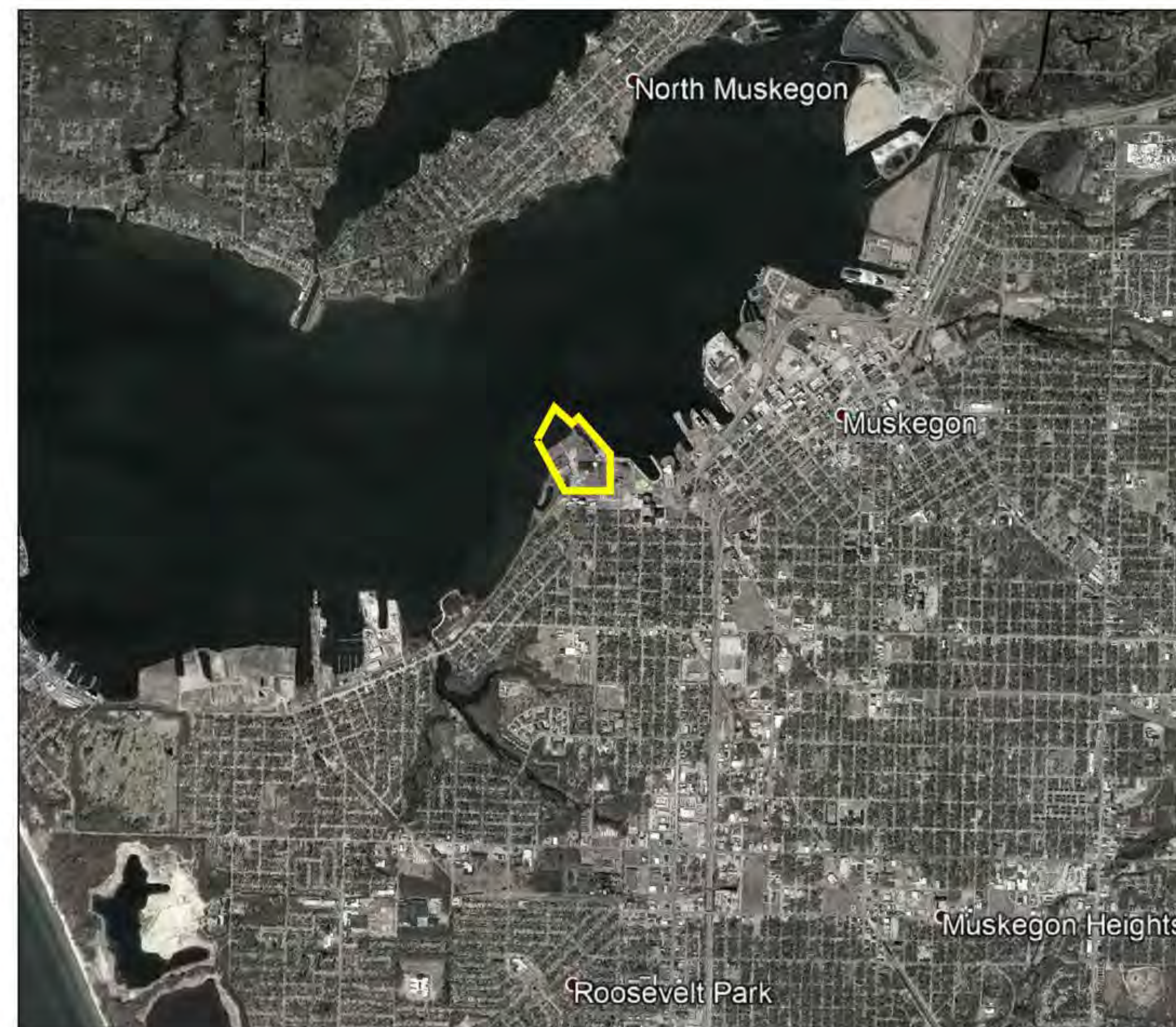
P: (855) MKG-LAKE

<https://www.adelaidepointe.com>

PUD RE-SUBMITTAL 26 MAY 2022

PERMIT INFORMATION			
AGENCY	PERMIT NO	DATE AUTHORIZED	EXPIRATION DATE
MDEQ			
USACE			

MUSKEGON CITY CONTACTS		
TITLE	NAME	CONTACT
MAYOR	KEN JOHNSON	(231) 724-6701
CITY MANAGER	LEIGHANN MIKESELL	(231) 724-6724
PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR	JAKE ECKHOLM	(231) 724-6702
COUNTY WATER COMMISSIONER	BRENDA MOORE	(231) 724-6219
FIRE MARSHALL	MAJOR METCALF	(231) 724-6702
COMMISSIONER	TERESA EMORY	(231) 724-6701
COMMISSIONER	WILLIE GERMAN JR.	(231) 724-6701
COMMISSIONER	MICHAEL RAMSEY	(231) 724-6701
COMMISSIONER	ERIC HOOD	(231) 724-6701
COMMISSIONER	RACHEL GORMAN	(231) 724-6701
COMMISSIONER	REBECCA ST. CLAIR	(231) 724-6701



Sheet List Table	
Sheet Number	Sheet Title
V-0.01	COVER SHEET
V-1.00	SITE SURVEY
V-1.11	SITE SURVEY - PARCEL 1
V-1.12	SITE SURVEY - PARCEL 2
V-1.20	EXISTING CONDITIONS
V-1.11	EXISTING ZONING
V-1.12	PROPOSED ZONING
V-2.10	EXISTING IMPERVIOUS CONDITIONS
V-1.30	SHEET LAYOUT
V-3.00	PARCEL PLAN
C-1.00	SITE PLAN
C-1.01	SITE PLAN
C-1.02	SITE PLAN
C-1.03	SITE PLAN
C-1.04	SITE PLAN
C-3.00	LAYOUT PLAN
C-3.01	LAYOUT PLAN
C-3.02	LAYOUT PLAN
C-3.03	LAYOUT PLAN
C-3.04	LAYOUT PLAN
C-4.00	UTILITY PLAN
C-4.01	UTILITY PLAN
C-4.02	UTILITY PLAN
C-4.03	UTILITY PLAN
C-4.04	UTILITY PLAN
C-5.00	GRADING PLAN
C-5.01	GRADING PLAN
C-5.02	GRADING PLAN
C-5.03	GRADING PLAN
C-5.04	GRADING PLAN

C-7.00	SIGNAGE PLAN
C-7.01	SIGNAGE PLAN
C-7.02	SIGNAGE PLAN
C-7.03	SIGNAGE PLAN
C-7.04	SIGNAGE PLAN
C-7.10	SIGNAGE DETAILS
C-8.00	LIGHTING PLAN
C-8.01	LIGHTING PLAN
C-8.02	LIGHTING PLAN
C-8.03	LIGHTING PLAN
C-8.04	LIGHTING PLAN
C-8.21	LIGHTING DETAILS
L-2.00	LANDSCAPE PLAN
L-2.01	LANDSCAPE PLAN
L-2.02	LANDSCAPE PLAN
L-2.03	LANDSCAPE PLAN
L-2.04	LANDSCAPE PLAN
L-3.10	LANDSCAPE SECTIONS
L-5.10	LANDSCAPE DETAILS
L-5.20	LANDSCAPE DETAILS
A-2.01	1ST FLOOR PLAN
A-2.02	2ND FLOOR PLAN
A-2.03	3RD FLOOR PLAN
A-3.01	ELEVATIONS
A-3.02	ELEVATIONS
A-3.03	3D VIEWS
A100	GROUND & TYPICAL FLOOR PLANS
A200	ELEVATIONS



CONTACT:
ADELAIDE POINT QOZB, LLC
RYAN LEESTMA
1204 W. WESTERN, MUSKEGON, MI 49441
(616) 633-6020



EDGEWATER RESOURCES, LLC
518 BROAD ST.
ST. JOSEPH, MI 49085



DARYL J. VELDMAN
EN# 39582



MICHAEL H MEYERS
LA# 3331001540



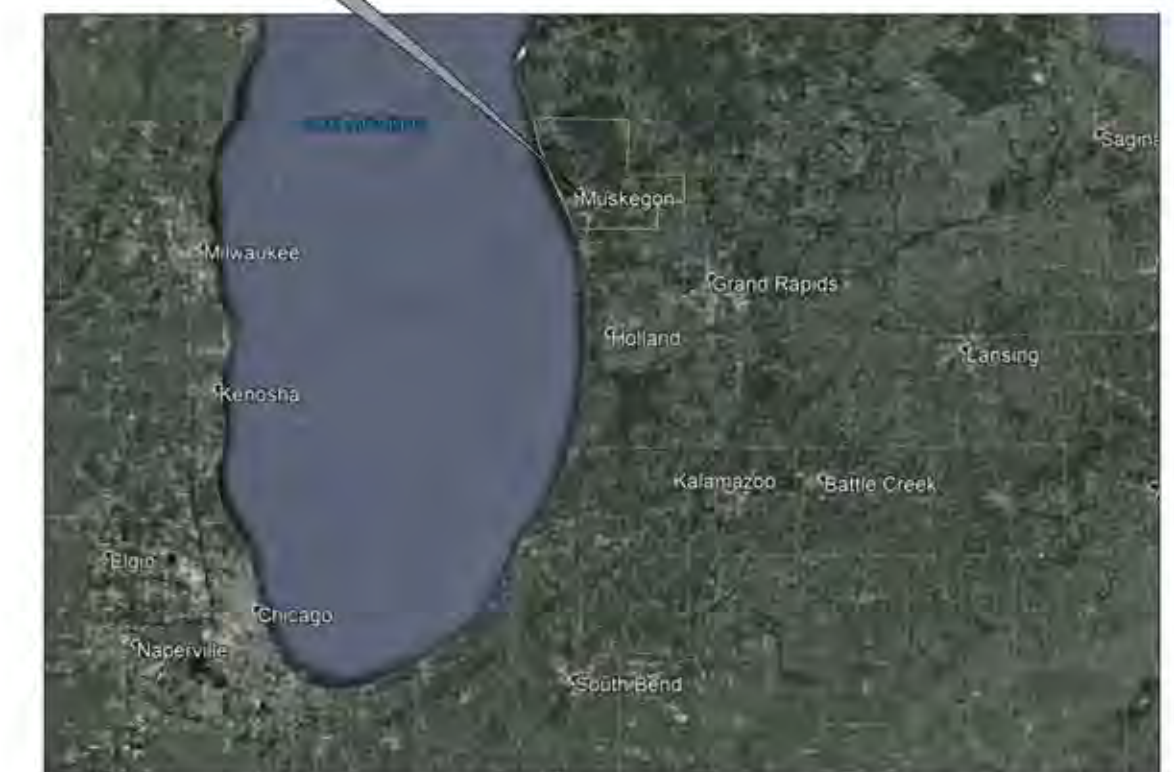
ARCHITEKTURA PLC
1609 PINERIDGE DRIVE
GRAND HAVEN, MI 49417



KORB AND ASSOCIATES ARCHITECTS
648 PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203

SUBMITTED BY:
Jason Korb, AIA

Michigan Registration no: 1301057053



MUSKEGON COUNTY, MICHIGAN



Project :



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Consultants:



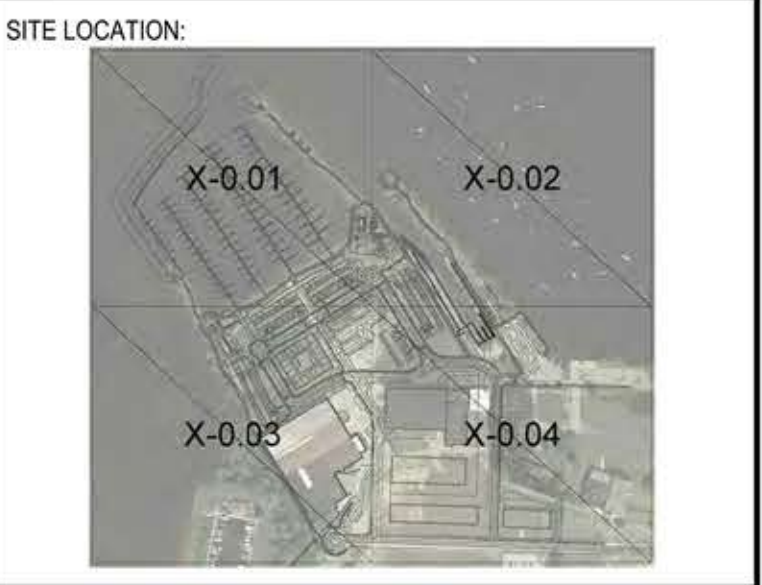
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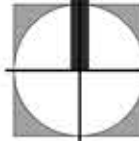
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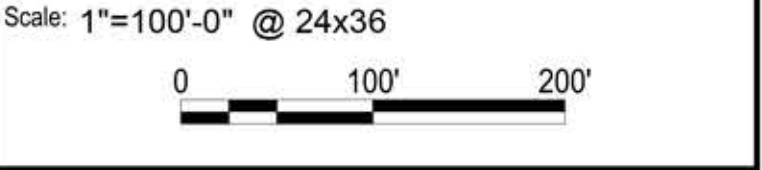
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NORTH

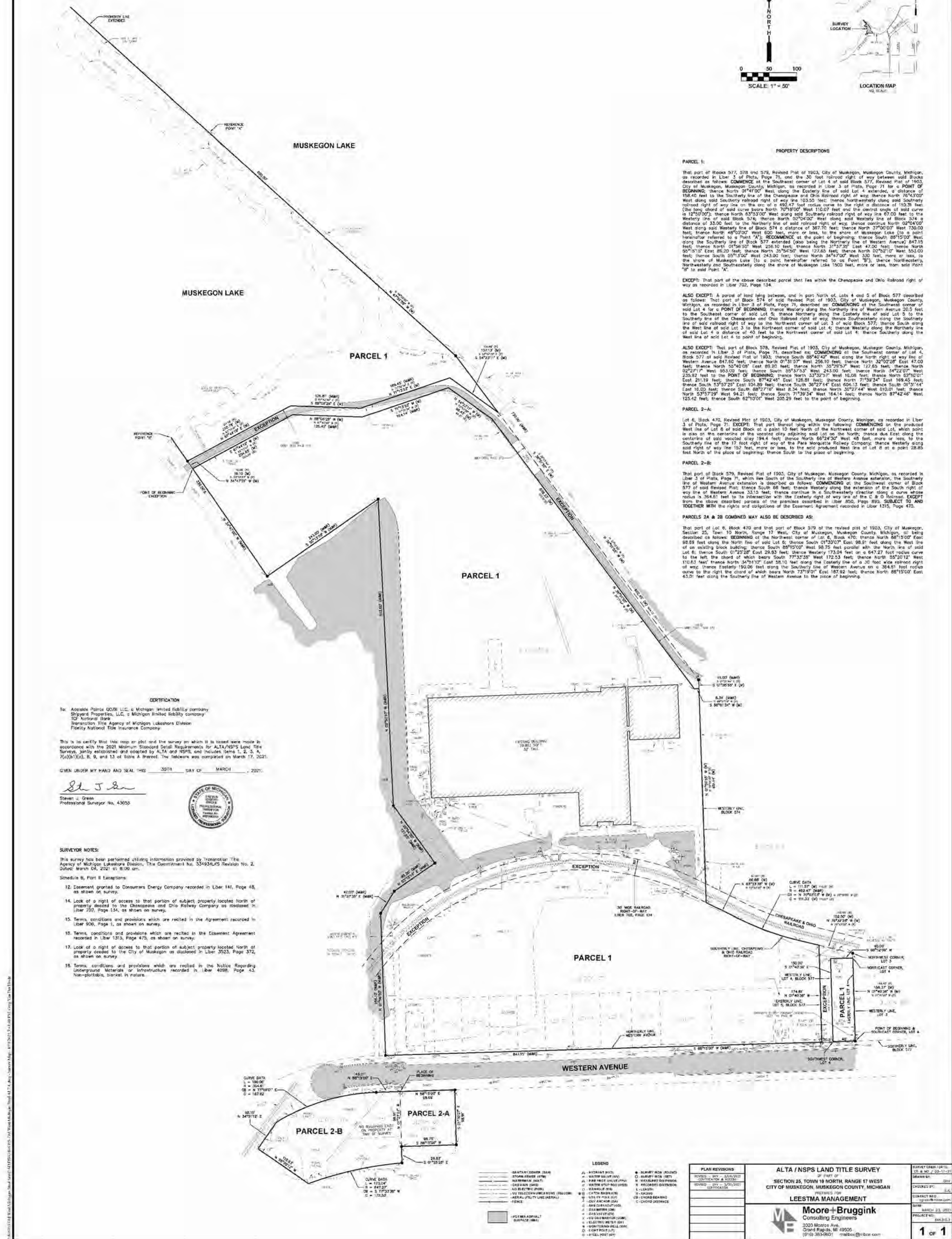


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE SURVEY

Sheet Number: V-1.00



Consultants:



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SITE LOCATION

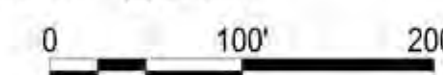


REVISION Date: 05/26/2022

Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE SURVEY - PARCEL 1

Sheet Number:

V-1.11



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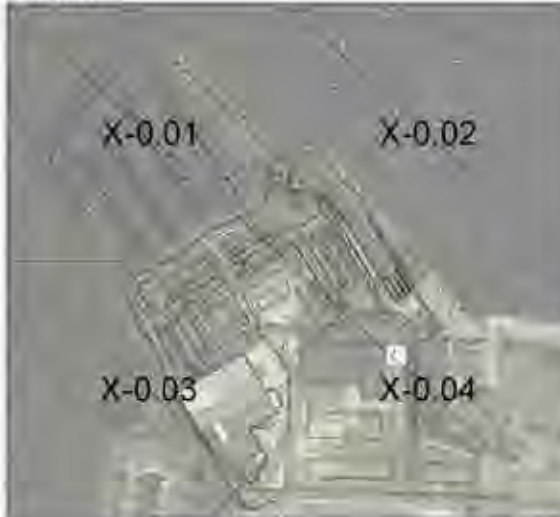


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SITE LOCATION:

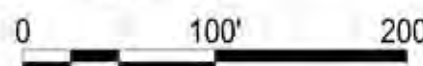


REVISION Date: 05/28/2022

Project No: 21-004



Scale: 1"=100'-0" @ 24x36



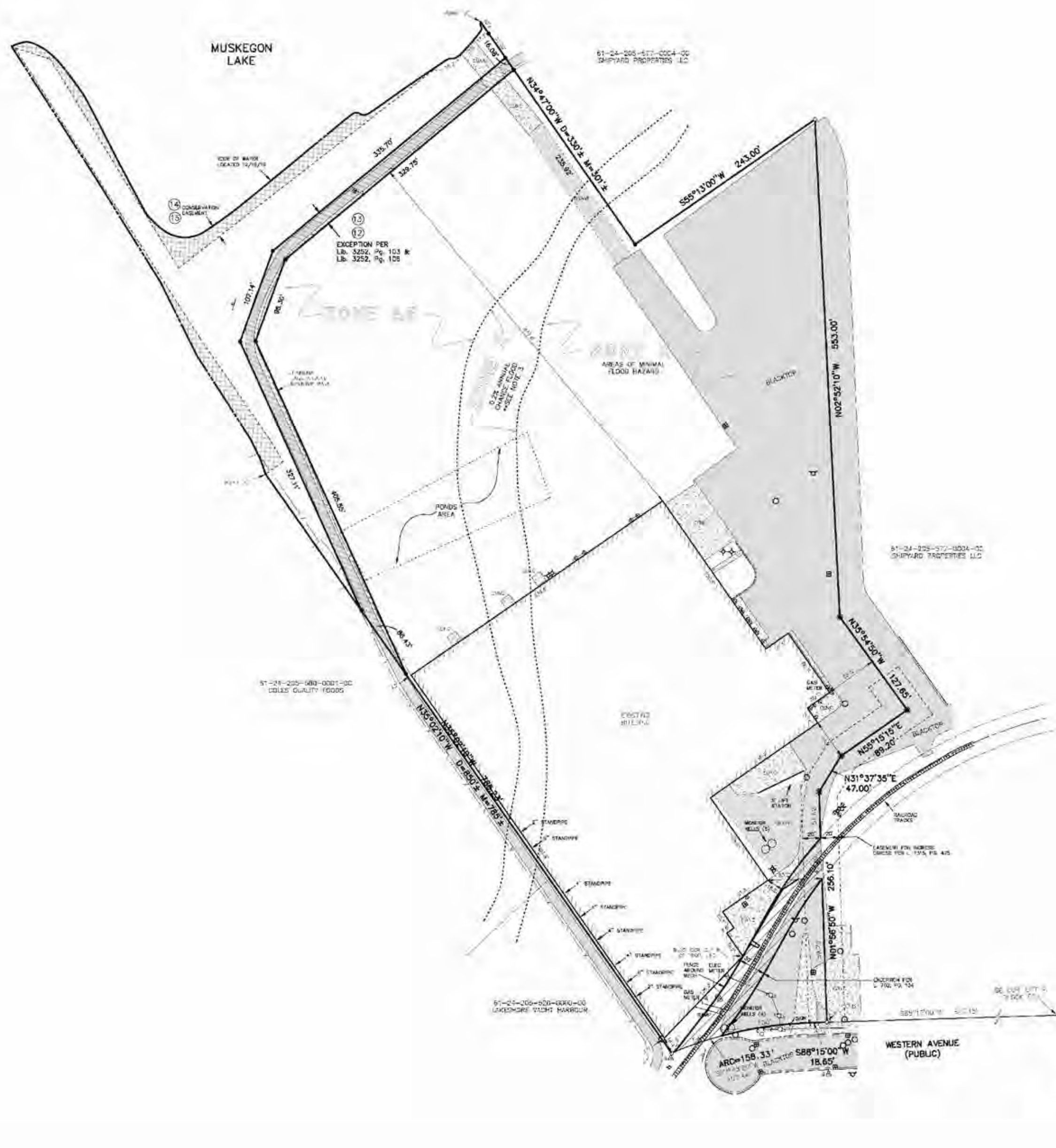
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE SURVEY - PARCEL 2

Sheet Number:

V-1.12



Property Description (from Commitment No. 330521LK2)

That part of Blocks 578, 579 and 580 of the Revised Plat for 1863 of the City of Muskegon, Muskegon County, Michigan, and a 30 foot cultural right-of-way between said Blocks, described as follows: Commence at the southwest corner of Lot 4, Block 577 of said Revised Plat; thence South 88°15'00" West along the southerly line of said Block 577 extended later by the Northern line of Western Avenue 842.35 feet to a point of beginning; thence North 15°54'00" West 256.80 feet; thence North 22°37'25" East 41.00 feet; thence North 55°12'15" East 87.20 feet; thence North 35°04'00" West 122.60 feet; thence North 55°12'15" West 553.00 feet; thence South 55°13'00" West 243.00 feet; thence North 34°57'00" West 340 feet, more or less, to the shore of Muskegon Lake to a point hereinafter referred to as Point "B" (commencing at the point of beginning; thence South 88°15'00" West along the southerly line of Western Avenue 18.00 feet; thence Southwesterly along said southerly line of Western Avenue along the arc of a 484.81 foot radius curve to the left, a distance of 154.00 feet (the long chord of said curve measures South 77°18'00" West 152.44 feet and the central angle of said curve is 21°04'00") to the westerly line of the Northeastern 200 feet of said Block 580; thence North 35°07'40" West along said westerly line of said Northeastern 200 feet, a distance of 860 feet, more or less, to the shore of Muskegon Lake (to a point hereinafter referred to as Point "C"); thence Northwesterly, Southwesterly and Northerly along the shore of Muskegon Lake 1,000 feet, more or less, from said Point "C" to said Point "B".

EXCEPT: That part of the above described parcel that lies within the Chetapeake and Ohio Railroad right-of-way as recorded in Liber 703, Page 138.

ALSO EXCEPTING FROM THE ABOVE DESCRIPTION: That part of Blocks 578 and 580 of the Revised Plat for 1863 of the City of Muskegon, Muskegon County, Michigan, described as follows: Commencing at the Southeast corner of Lot 4, Block 577 of said Revised Plat for 1863, thence South 88°15'00" West along the southerly line of said Western Avenue 842.60 feet; thence North 22°37'25" West 256.80 feet; thence North 55°12'15" East 87.20 feet; thence North 35°04'00" West 122.60 feet; thence North 55°13'00" West 553.00 feet; thence South 55°13'00" West 243.00 feet; thence North 34°57'00" West 340 feet to the point of beginning; thence South 55°14'04" West 375.75 feet; thence South 20°19'01" West 56.30 feet; thence South 33°53'54" East 606.35 feet; thence North 30°24'00" West along the Northeast line of said Block 580 to a point hereinafter referred to as Point "D"; thence North 20°19'01" East 107.14 feet; thence North 30°24'00" East 335.20 feet; thence South 33°53'54" East 36.08 feet to the point of beginning.

Current tax parcel number: 61-24-025-100-003-00
Property address: 1204 W. Western Ave, Muskegon, MI 49441

Notes Corresponding to this Commitment No. 330521LK2, Schedule B, Section 8

- Exception (2) This parcel is subject to the terms, conditions and provisions which are recited in the City of Muskegon Resolution No. 2003-6-3g recorded in Liber 3252, Page 301. Affects the subject property and plotted herein.
- Exception (3) This parcel is subject to the terms, conditions and provisions which are recited in the City of Muskegon Declaration of Taking 2001-6-3g recorded in Liber 3352, Page 306. Affects the subject property and plotted herein.
- Exception (4) This parcel is subject to the terms, conditions and provisions which are recited in the Conservation Easement recorded in Liber 3901, Page 398. Affects the subject property and plotted herein.
- Exception (5) This parcel is subject to the terms, conditions and provisions which are recited in the Notice of Grant of Easement recorded in Liber 3901, Page 399. Affects the subject property and plotted herein.

SURVEYOR'S CERTIFICATE

To: TCF National Bank
Adelaide Pointe CCQB LLC
Transmitter: The Agency of Michigan Lakeshore
Old Republic National Title Insurance Company

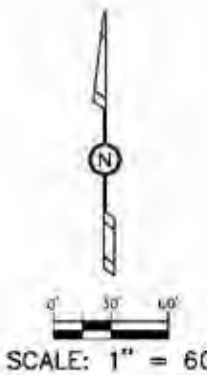
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, duly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 9, 10, 11, 13, 15 and 16 of Table A thereof. The field work was completed on December 16, 2019.

March 16, 2021

Brent D. Feyen, DLS
Brent D. Feyen, DLS

Notes:

- Bearings are based on the Northerly line of Western Avenue = 508°18'00"W
- Legal Descriptions and recorded easement information is based on Transmittion Title Agency of Michigan Lakeshore Division Commitment No. 330521LK2, Revision No. 3, dated March 4, 2021.
- A portion of this property lies within a Special Flood Hazard Area (Zone AE), as identified by the Federal Insurance Administration, Department of Homeland Security. This property also lies within Zone X (0.2% annual chance flood hazard, areas of 1% annual chance flood hazard with average depth less than one foot or with damage areas of less than one square mile) and Zone X (area of minor flood hazard) is identified on Flood Insurance Rate Map Community Panel No. 26121C025D, dated July 8, 2015, published by the Federal Emergency Management Agency. The Zone areas shown herein are depicted by scaled map location and graphic plotting only.
- Utilities shown herein are based on field observed evidence only and should not be interpreted as the only utilities in the area. No plans have been furnished to the surveyor to determine location of underground utilities.
- This site contains no parking spaces as identified by painted striping on a blacktop surface.
- On the date of this survey there was no visible evidence of current earth moving work, building construction or building additions.
- The existing buildings and improvements shown herein are based on a previous field survey by Exxel Engineering, Inc. File No. 5192127, dated March 11, 2020. No field work has been performed to reflect any changes that may have occurred since the date of that survey.



SCALE: 1" = 60'

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- = MAG NAIL FOUND
- = MONUMENT
- = UTILITY POLE & GUY WIRE
- = SIGN
- = BOLLARD
- = HYDRANT
- = WATERMAN VALVE
- = POST INDICATION VALVE
- = CATCH BASIN
- = MANHOLE
- = CABLE TV BOX
- = BURIED GAS LINE MARKER
- = FENCE LINE
- = OVERHEAD WIRES

ALTA/NSPS LAND TITLE SURVEY

RE: 1204 W. WESTERN AVE
FOR: TRANSMISSION TITLE AGENCY
ATTN: SHARLENE SHINLEDECKER
570 SEMINOLE ROAD, SUITE 102
MUSKEGON, MI 49444

PART OF SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN



SHEET 1 of 1



Legend:

- S SANITARY SEWER MANHOLE
- D STORMWATER MANHOLE
- W WELL
- U UTILITY POLE
- H WATER HYDRANT
- M SANITARY SEWER MANHOLE
- M WATER METER
- C CATCH BASIN

Project :



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SITE LOCATION:



REVISION Date: 05/26/2022
Project No: 21-004



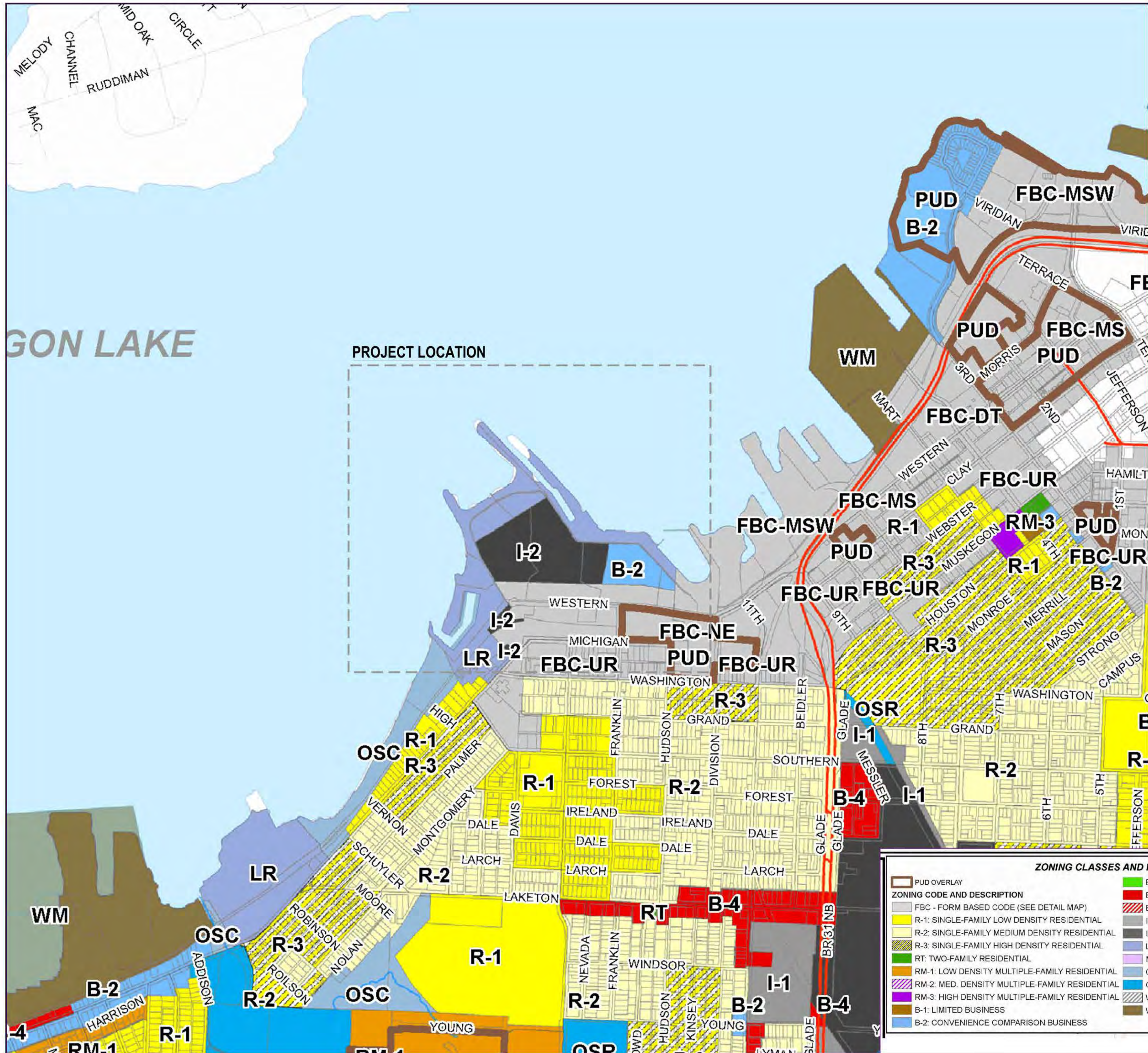
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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: EXISTING CONDITIONS

Sheet Number: V-1.20



Project:



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a
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KA
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SITE LOCATION:



REVISION Date: 05/26/2022
Project No: 21-004



Scale: 1"=500'-0" @ 24x36
0 500' 1000'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: EXISTING ZONING

Sheet Number: V-1.11

ZONING CLASSES AND MAP FEATURES			
PUD OVERLAY	B-3: CENTRAL BUSINESS	B-4: GENERAL BUSINESS	B-5: GOVERNMENTAL SERVICES
ZONING CODE AND DESCRIPTION			
FBC - FORM BASED CODE (SEE DETAIL MAP)	R-1: SINGLE-FAMILY LOW DENSITY RESIDENTIAL	I-1: LIGHT INDUSTRIAL	LR: LAKEFRONT RECREATION
R-2: SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL	R-3: SINGLE-FAMILY HIGH DENSITY RESIDENTIAL	I-2: GENERAL INDUSTRIAL	MC: MEDICAL CARE
RT: TWO-FAMILY RESIDENTIAL	RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL	OSC: OPEN SPACE CONSERVATION	OSR: OPEN SPACE RECREATION
RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL	RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL	WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.	WM: WATERFRONT MARINE
B-1: LIMITED BUSINESS	B-2: CONVENIENCE COMPARISON BUSINESS		



PROPOSED PUD ZONING DISTRICT

- "R-2" - Single Family Medium Density Residential
- Permitted Uses: Multiple Family Dwellings
- "B-4" - General Business
- Applicable Permitted Uses: Storage of non-hazardous and non-toxic materials or goods provided such storage is within a building or is enclosed as not to be visible to the public from any abutting residential district or public street, Restaurants, cocktail lounges and brewpubs, microbreweries, small wineries and small distilleries, Residential uses as part of a building in this business zone shall be allowed upon issuance of a Certificate of Occupancy.
- "I-1" - Light Industrial
- Applicable Permitted Uses: Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities such as: lumber yards or motor vehicle, boat, or implement sales, Storage Yards, Warehousing of materials not highly hazardous as defined in the Fire Code, Microbreweries, breweries, small wineries, wineries, small distilleries and distilleries, Accessory buildings
- "I-2" - General Industrial
- Permitted Uses: Light Industrial Uses, Primary metal industries, Chemical Plants, Paper and Pulp Manufacturing, Power Generating plants, Junk yards, Scrap Metal processing, Rubber manufacturing and Medical Marijuana caregiver facilities
- "LR" - Lakefront Recreation PUD
- Proposed Uses: Marinas, Restaurants, Cocktail Lounges, Hotels, Motels and Accessory Buildings
- "WM" - Waterfront Marine
- Proposed Uses: Marinas including the out of water seasonal storage of boats, Commissary facilities for the provision of food, beverages, and the like to be stores aboard boats, Municipal or private beaches, Retail businesses which supply commodities for persons using the facilities of the District, such as the sale of boats, engines and accessories, fishing equipment, and other similar items, Restaurants and cocktail lounges, Hotels and motels, Accessory buildings.

Project :



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Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: PROPOSED ZONING

Sheet Number: V-1.12



Legend:

EXISTING HARDSCAPE

EXISTING STRUCTURE

CITY PARCEL (4.16 ACRES)

PRIVATE PARCEL (32.88 ACRES)

EXISTING HARDSCAPE ON PRIVATE PROPERTY: 360,770 SF
EXISTING STRUCTURE ON PRIVATE PROPERTY: 215,540 SF
IMPERVIOUS SURFACE ON PRIVATE PROPERTY: 576,310 SF

EXISTING HARDSCAPE ON PUBLIC PROPERTY: 65,617 SF
EXISTING STRUCTURE ON PUBLIC PROPERTY: 605 SF
IMPERVIOUS SURFACE ON PUBLIC PROPERTY: 66,222 SF

Project :



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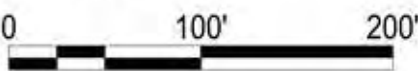


REVISION Date:	05/26/2022
Project No:	21-004



NORTH

Scale: 1"=100'-0" @ 24x36

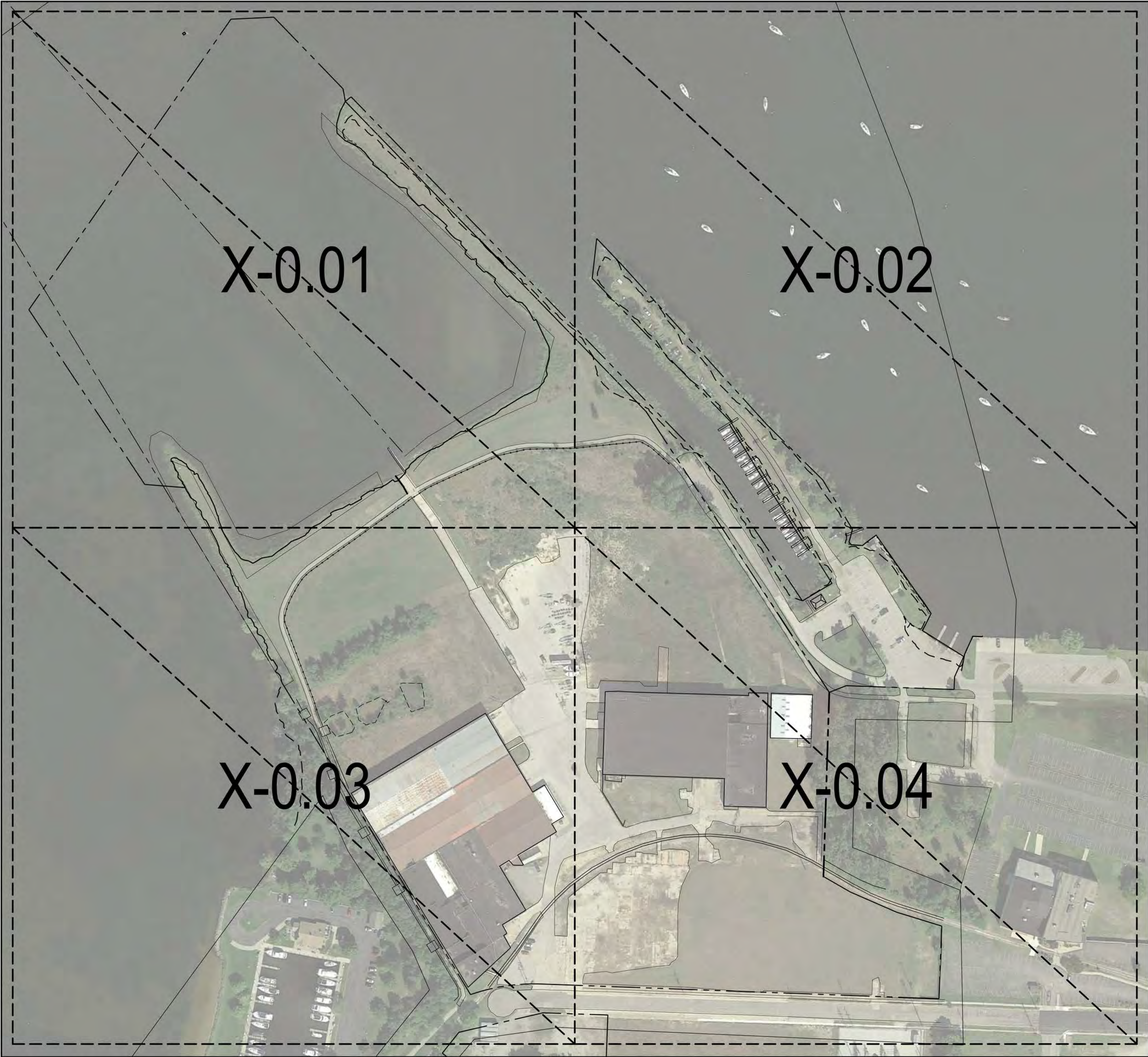


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: EXISTING IMPERVIOUS CONDITIONS

Sheet Number: V-2.10



Project :



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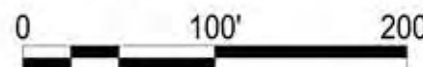


REVISION Date: 05/26/2022

Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SHEET LAYOUT

Sheet Number: V-1.30



LEGEND:

- PRIVATE OWNERSHIP (857,822 sq.ft.)
- PUBLIC UTILITY EASEMENT (271,040 sq.ft.)
- PUBLIC ACCESS EASEMENT (134,140 sq.ft.)
- PUBLIC PARK (146,692 sq.ft.)

Project :



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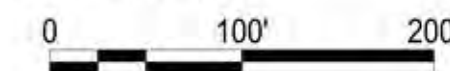


REVISION Date: 05/26/2022

Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: PARCEL PLAN

Sheet Number: V-3.00



ID	LAND USE DESCRIPTION	EXISTING / PROPOSED	BUILDING HEIGHT	FLOORS	RESIDENTIAL SQUARE FEET	COMMERCIAL SQUARE FEET	UNITS	PARKING RATIO STALLS/UNIT OR SF	PARKING REQUIRED BY CODE	PARKING PROVIDED	BIKE PARKING PROVIDED
C1	ADELAIDE POINT OFFICES	EXISTING				9000		1 PER 400 SF USABLE FA	14	16	4
C2	LIGHT INDUSTRY	EXISTING				31850		1 PER EMPLOYEE	6	6	
C3	WAREHOUSING / BOAT STORAGE	EXISTING				43450		1 PER EMPLOYEE	2	2	
C4	WAREHOUSING / BOAT STORAGE	EXISTING				54530		1 PER EMPLOYEE	2	2	
C5	RETAIL / BOAT SERVICE / BOAT STORAGE	PROPOSED	45'			16500		1 PER 400 SF USABLE FA	17	21	4
C6	WAREHOUSING / BOAT STORAGE	PROPOSED	80'			30800		1 PER BAY	14	14	
C8	WAREHOUSING / BOAT STORAGE	EXISTING				48425		1 PER EMPLOYEE	1	1	
C9	WAREHOUSING / BOAT STORAGE	EXISTING				23170		1 PER EMPLOYEE	1	1	
R1	CONDOMINIUM BUILDING	PROPOSED	82	6	123180		55	2 PER UNIT	110	57	72
R2	CONDOMINIUM BUILDING / COMMERCIAL	PROPOSED	82	6	109798	2400	40	2 PER UNIT	96	78	40
R3	CONDOMINIUM BUILDING / COMMERCIAL	PROPOSED	82	6	109798	2400	40	2 PER UNIT	96	78	40
R4	CONDOMINIUM BUILDING	PROPOSED	82	6	123180		55	2 PER UNIT	110	57	72
R6	APARTMENT BUILDING	PROPOSED	200	15	481674		126	2 PER UNIT	252	768	200
						TOTAL UNITS	316				
B1	1ST FLOOR SALES	PROPOSED				8840		1 PER 800 SF	11		
B1	2ND FLOOR RESTAURANT	PROPOSED	51	3		5020	393	1/2 MAX OCCUPANCY	197		8
B1	3RD FLOOR VENUE	PROPOSED				4952	355	1/2 MAX OCCUPANCY	178		
B2	BAR / GRILL	PROPOSED	18	1		4000	200	1/2 MAX OCCUPANCY	100		12
B3	BOATER SERVICES	PROPOSED	30	1		2400		1 PER EMPLOYEE	2		4
B4	RESTROOMS / PAVILION	PROPOSED	18	1		800		N/A			0
B5	POOL	PROPOSED				4300		N/A			0
	WET SLIP MARINA	PROPOSED					270	1.5	405		



SHEET NOTES:

- C** COMMERCIAL BUILDINGS
- C1 ADELAIDE POINTE OFFICES
 - C2 LIGHT INDUSTRY
 - C3 WAREHOUSING / BOAT STORAGE
 - C4 WAREHOUSING / BOAT STORAGE
 - C5 RETAIL /BOAT SERVICE / BOAT STORAGE
 - C6 WAREHOUSING / BOAT STORAGE
 - C7 WAREHOUSING / BOAT STORAGE
 - C8 WAREHOUSING / BOAT STORAGE
 - C9 WAREHOUSING / BOAT STORAGE
- R** RESIDENTIAL BUILDINGS
- R1 CONDOMINIUM BUILDING
 - R2 CONDOMINIUM / COMMERCIAL
 - R3 CONDOMINIUM / COMMERCIAL
 - R4 CONDOMINIUM BUILDING
 - R5 CONDOMINIUM BUILDING
 - R6 APARTMENT BUILDING
- B** MIXED USE BUILDING / AMENITIES
- B1 SALES / RETAIL / RESTAURANT
 - B2 BAR / GRILL
 - B3 BOATER SERVICES
 - B4 RESTROOMS / PAVILION
 - B5 POOL
- M** MARINA / MARINA SERVICES
- M1 WET SLIP MARINA
 - M2 TRANSIENT SLIPS
 - M3 SLIP ACCESS POINT
 - M4 ROCK GROINS
 - M5 SLIP WELL / RAMPS
 - M6 FUEL DOCKS
- A** PUBLIC AMENITIES
- A1 BIKE & PEDESTRIAN TRAILS
 - A2 WEST POINT PARK
 - A3 LINEAR PARKS
 - A4 EAST BASIN PARK
 - A5 FISHING PIER
 - A6 PAVILIONS
 - A7 BIKE RACKS
 - A8 EVENT LAWN
 - A9 ON STREET PARKING
 - A10 OFF STREET PARKING
 - A11 RESTROOMS
 - A12 PARKING GARAGE ACCESS

Project :



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SITE LOCATION:

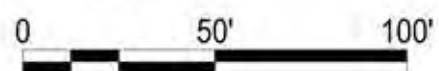


REVISION Date: 05/26/2022

Project No: 21-004



Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE PLAN

Sheet Number:

C-1.01



SHEET NOTES:

- C** COMMERCIAL BUILDINGS
- C1 ADELAIDE POINTE OFFICES
 - C2 LIGHT INDUSTRY
 - C3 WAREHOUSING / BOAT STORAGE
 - C4 WAREHOUSING / BOAT STORAGE
 - C5 RETAIL /BOAT SERVICE / BOAT STORAGE
 - C6 WAREHOUSING / BOAT STORAGE
 - C7 WAREHOUSING / BOAT STORAGE
 - C8 WAREHOUSING / BOAT STORAGE
 - C9 WAREHOUSING / BOAT STORAGE
- R** RESIDENTIAL BUILDINGS
- R1 CONDOMINIUM BUILDING
 - R2 CONDOMINIUM / COMMERCIAL
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 - R5 CONDOMINIUM BUILDING
 - R6 APARTMENT BUILDING
- B** MIXED USE BUILDING / AMENITIES
- B1 SALES / RETAIL / RESTAURANT
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 - B3 BOATER SERVICES
 - B4 RESTROOMS / PAVILION
 - B5 POOL
- M** MARINA / MARINA SERVICES
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 - M3 SLIP ACCESS POINT
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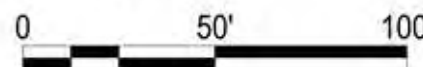


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Project No: 21-004



Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE PLAN

Sheet Number:

C-1.02



SHEET NOTES:

C COMMERCIAL BUILDINGS

- | | |
|----|--------------------------------------|
| C1 | ADELAIDE POINTE OFFICES |
| C2 | LIGHT INDUSTRY |
| C3 | WAREHOUSING / BOAT STORAGE |
| C4 | WAREHOUSING / BOAT STORAGE |
| C5 | RETAIL / BOAT SERVICE / BOAT STORAGE |
| C6 | WAREHOUSING / BOAT STORAGE |
| C7 | WAREHOUSING / BOAT STORAGE |
| C8 | WAREHOUSING / BOAT STORAGE |
| C9 | WAREHOUSING / BOAT STORAGE |

R RESIDENTIAL BUILDINGS

- | | |
|----|--------------------------|
| R1 | CONDOMINIUM BUILDING |
| R2 | CONDOMINIUM / COMMERCIAL |
| R3 | CONDOMINIUM / COMMERCIAL |
| R4 | CONDOMINIUM BUILDING |
| R5 | CONDOMINIUM BUILDING |
| R6 | APARTMENT BUILDING |

B MIXED USE BUILDING / AMENITIES

- B1 SALES / RETAIL / RESTAURANT
- B2 BAR / GRILL
- B3 BOATER SERVICES
- B4 RESTROOMS / PAVILION
- B5 POOL

M MARINA / MARINA SERVICES

- M1 WET SLIP MARINA
- M2 TRANSIENT SLIPS
- M3 SLIP ACCESS POINT
- M4 ROCK GROINS
- M5 SLIP WELL / RAMPS
- M6 FUEL DOCKS

A PUBLIC AMENITIES

- A1 BIKE & PEDESTRIAN TRAILS
- A2 WEST POINT PARK
- A3 LINEAR PARKS
- A4 EAST BASIN PARK
- A5 FISHING PIER
- A6 PAVILIONS
- A7 BIKE RACKS
- A8 EVENT LAWN
- A9 ON STREET PARKING
- A10 OFF STREET PARKING
- A11 RESTROOMS
- A12 PARKING GARAGE ACCESS

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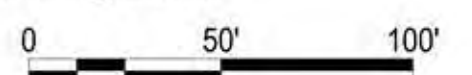


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Project Phase: PUD SUBMITTAL

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SITE PLAN

Sheet Number:

C-1.03



SHEET NOTES:

- C

COMMERCIAL BUILDINGS

C1

ADELAIDE POINTE OFFICES

C2

LIGHT INDUSTRY

C3

WAREHOUSING / BOAT STORAGE

C4

WAREHOUSING / BOAT STORAGE

C5

RETAIL /BOAT SERVICE / BOAT STORAGE

C6

WAREHOUSING / BOAT STORAGE

C7

WAREHOUSING / BOAT STORAGE

C8

WAREHOUSING / BOAT STORAGE

C9

WAREHOUSING / BOAT STORAGE
- R

RESIDENTIAL BUILDINGS

R1

CONDOMINIUM BUILDING

R2

CONDOMINIUM / COMMERCIAL

R3

CONDOMINIUM / COMMERCIAL

R4

CONDOMINIUM BUILDING

R5

CONDOMINIUM BUILDING

R6

APARTMENT BUILDING
- B

MIXED USE BUILDING / AMENITIES

B1

SALES / RETAIL / RESTAURANT

B2

BAR / GRILL

B3

BOATER SERVICES

B4

RESTROOMS / PAVILION

B5

POOL
- M

MARINA / MARINA SERVICES

M1

WET SLIP MARINA

M2

TRANSIENT SLIPS

M3

SLIP ACCESS POINT

M4

ROCK GROINS

M5

SLIP WELL / RAMPS

M6

FUEL DOCKS
- A

PUBLIC AMENITIES

A1

BIKE & PEDESTRIAN TRAILS

A2

WEST POINT PARK

A3

LINEAR PARKS

A4

EAST BASIN PARK

A5

FISHING PIER

A6

PAVILIONS

A7

BIKE RACKS

A8

EVENT LAWN

A9

ON STREET PARKING

A10

OFF STREET PARKING

A11

RESTROOMS

A12

PARKING GARAGE ACCESS

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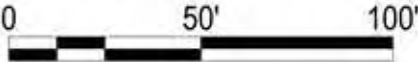
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Project No: 21-004



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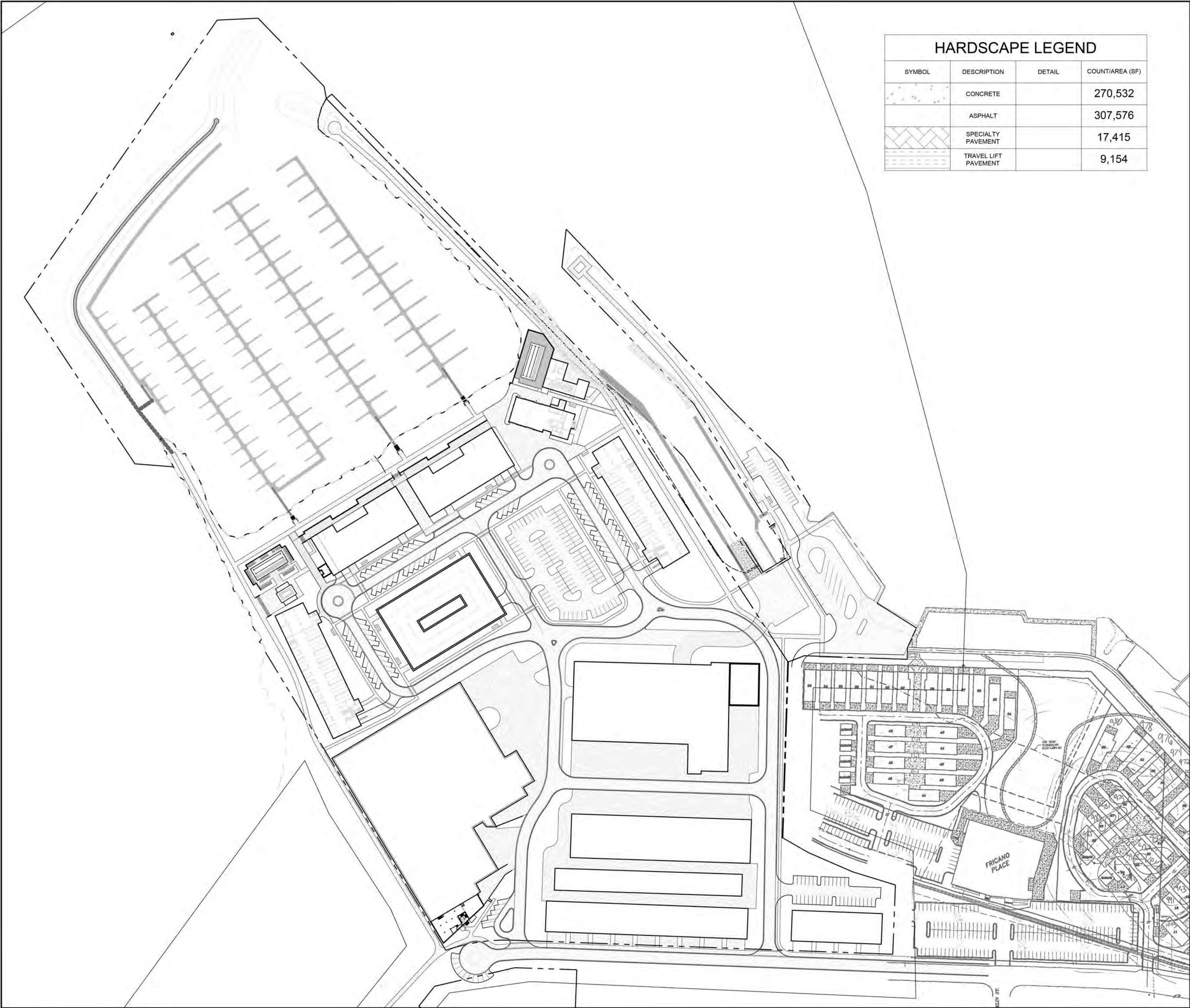
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Sheet Title:

SITE PLAN

Sheet Number:

C-1.04



HARDSCAPE LEGEND			
SYMBOL	DESCRIPTION	DETAIL	COUNT/AREA (SF)
	CONCRETE		270,532
	ASPHALT		307,576
	SPECIALTY PAVEMENT		17,415
	TRAVEL LIFT PAVEMENT		9,154

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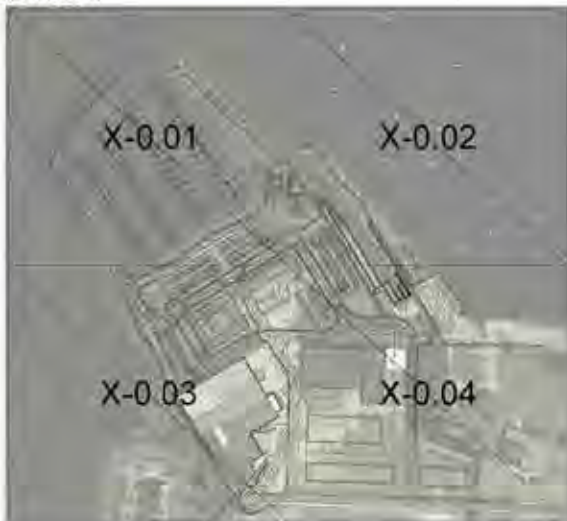


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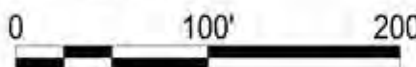
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Project No: 21-004



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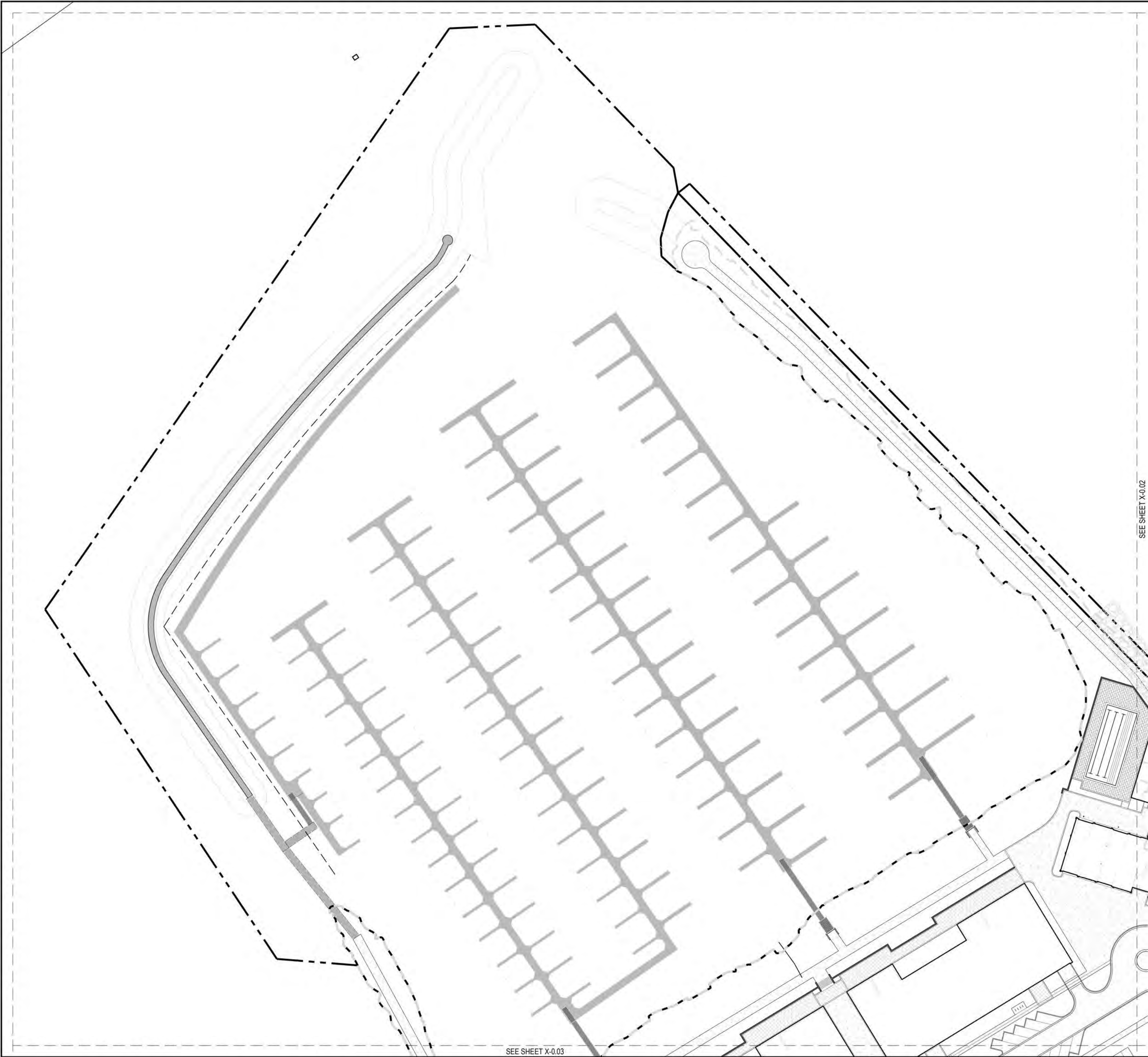


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Project Phase: PUD SUBMITTAL

Sheet Title: HARDSCAPE PLAN

Sheet Number: C-2.00



HARDSCAPE LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE	
	ASPHALT	
	SPECIALTY PAVEMENT	
	TRAVEL LIFT PAVEMENT	

SEE SHEET X-0.02

SEE SHEET X-0.03

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Project No: 21-004



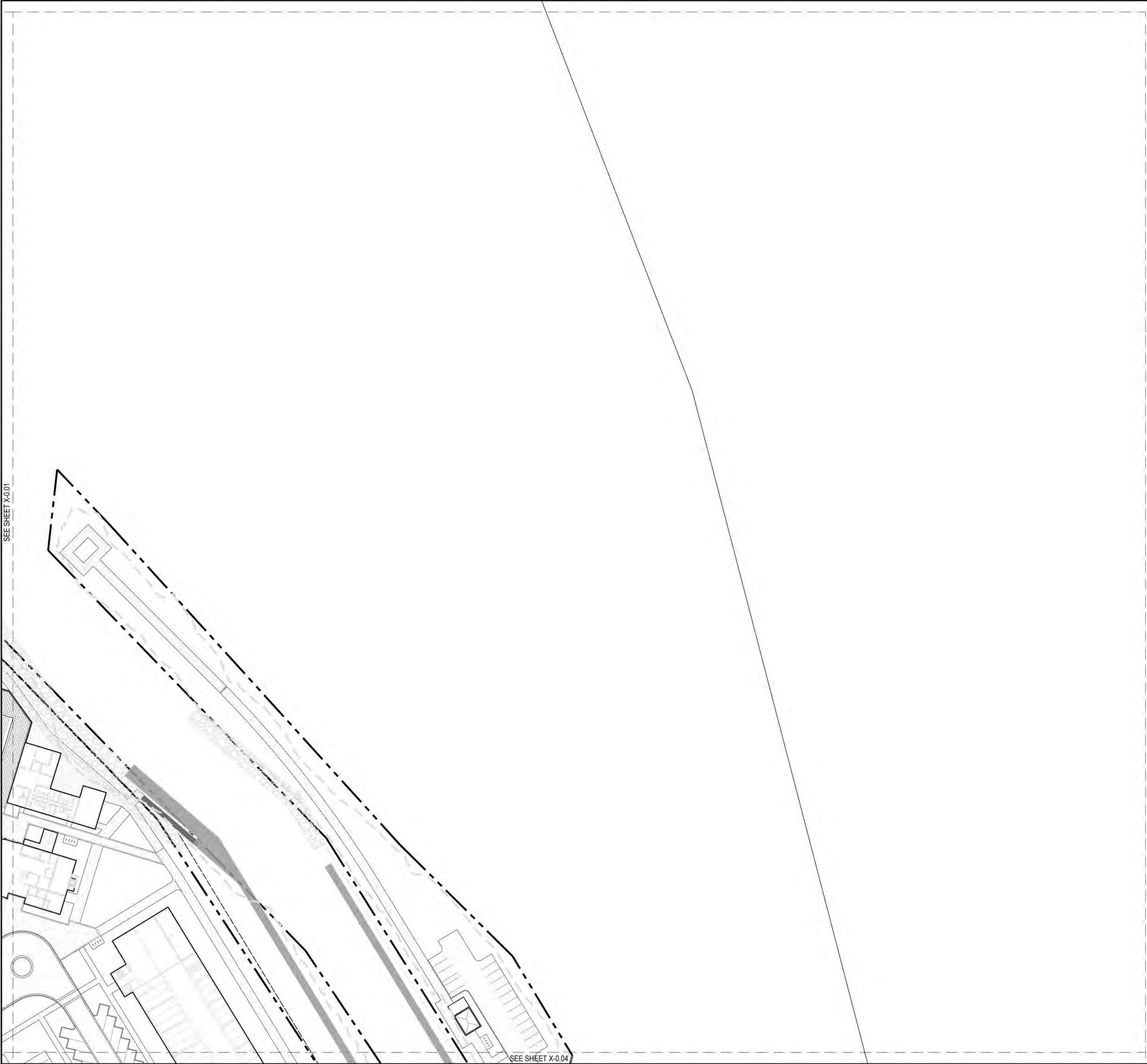
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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: HARDSCAPE PLAN

Sheet Number: C-2.01



HARDSCAPE LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE	
	ASPHALT	
	SPECIALTY PAVEMENT	
	TRAVEL LIFT PAVEMENT	

Project :



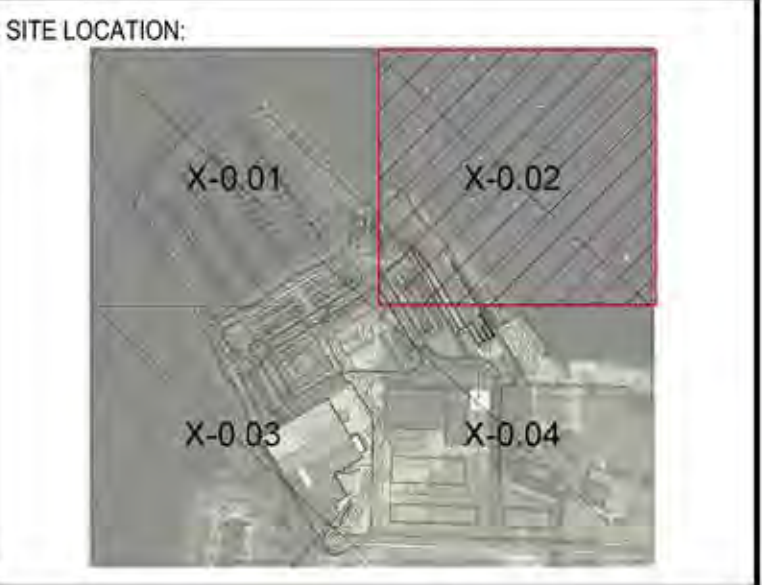
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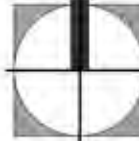

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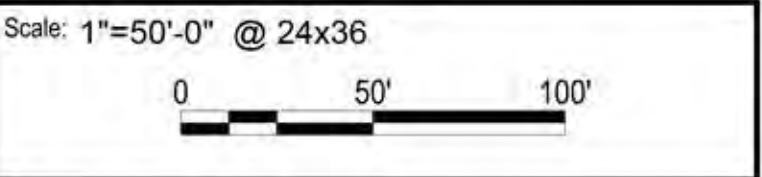

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Project No: 21-004


NORTH



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Project Phase:

PUD SUBMITTAL

Sheet Title:

HARDSCAPE PLAN

Sheet Number:

C-2.02



HARDSCAPE LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE	
	ASPHALT	
	SPECIALTY PAVEMENT	
	TRAVEL LIFT PAVEMENT	

Project :



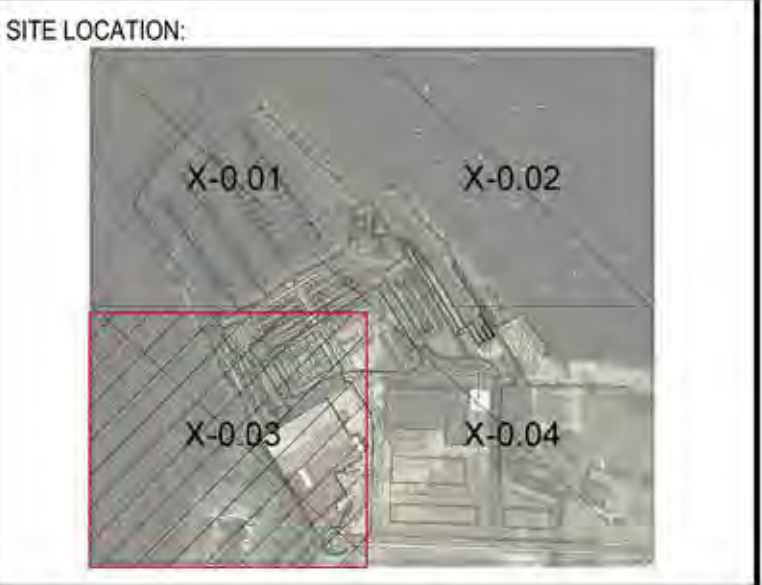
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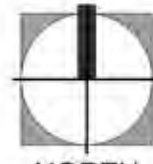

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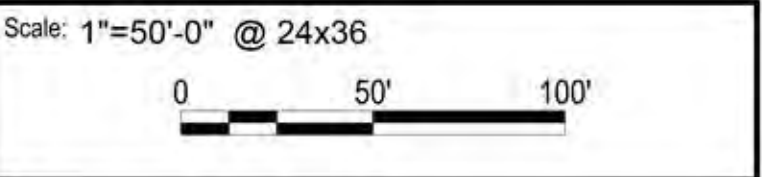

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Project Phase:

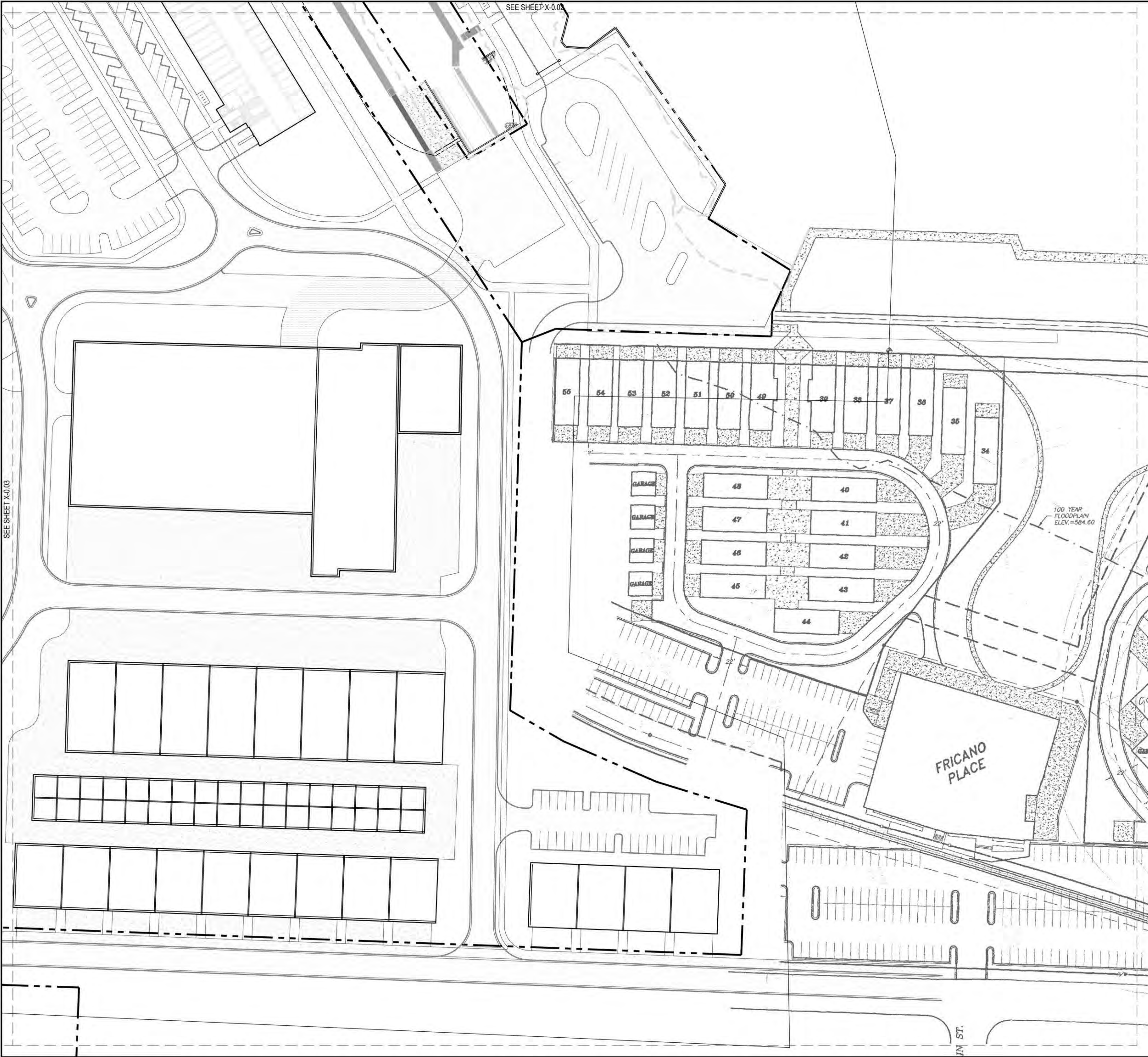
PUD SUBMITTAL

Sheet Title:

HARDSCAPE PLAN

Sheet Number:

C-2.03



HARDSCAPE LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE	
	ASPHALT	
	SPECIALTY PAVEMENT	
	TRAVEL LIFT PAVEMENT	

Project :



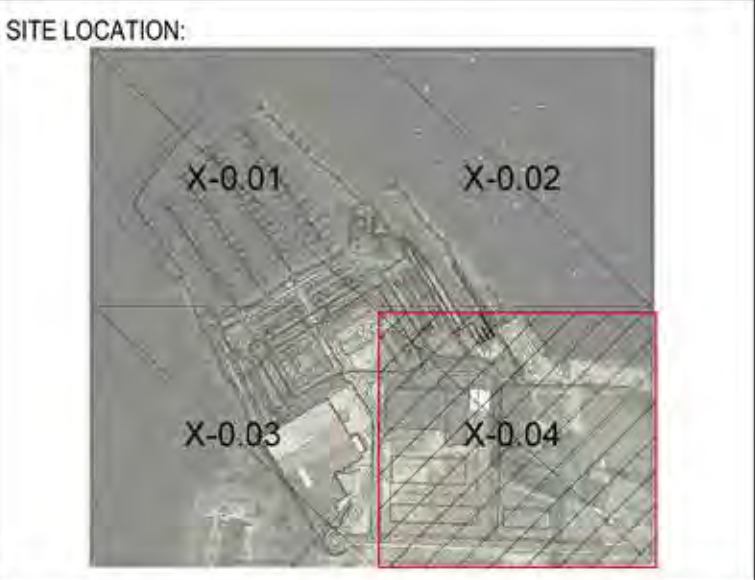
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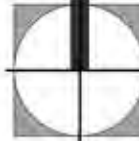

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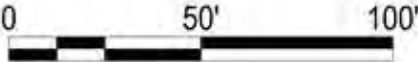


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Project No:	21-004



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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: HARDSCAPE PLAN

Sheet Number: C-2.04



Project :



Consultants:



SITE LOCATION:

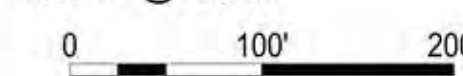


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Project No: 21-004



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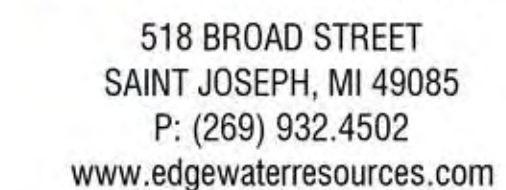
LAYOUT PLAN

Sheet Number:

C-3.00



Consultants:

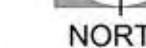


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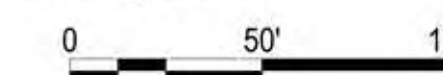


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Project No: 21-004



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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title:

LAYOUT PLAN

Sheet Number:

C-3.02



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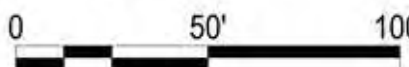
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Project No: 21-004



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Project Phase: PUD SUBMITTAL

Sheet Title: LAYOUT PLAN

Sheet Number: C-3.03



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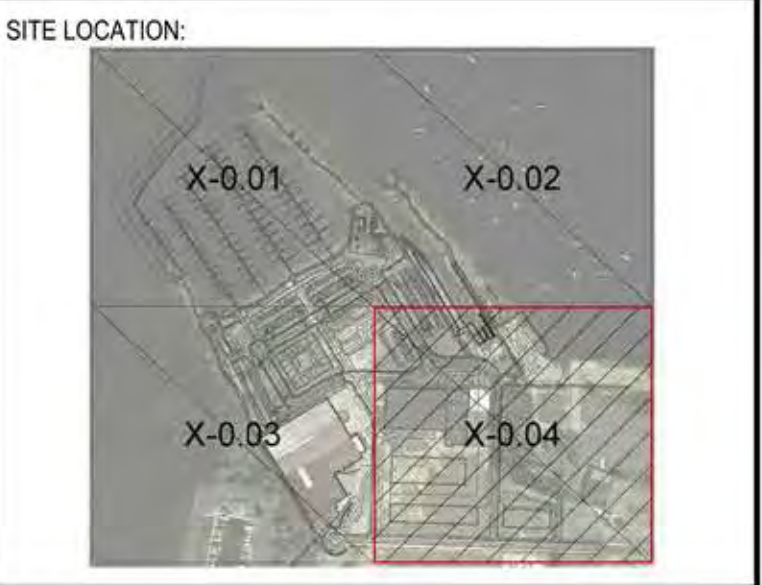
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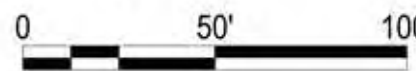


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Project No:	21-004



NORTH

Scale: 1"=50'-0" @ 24x36

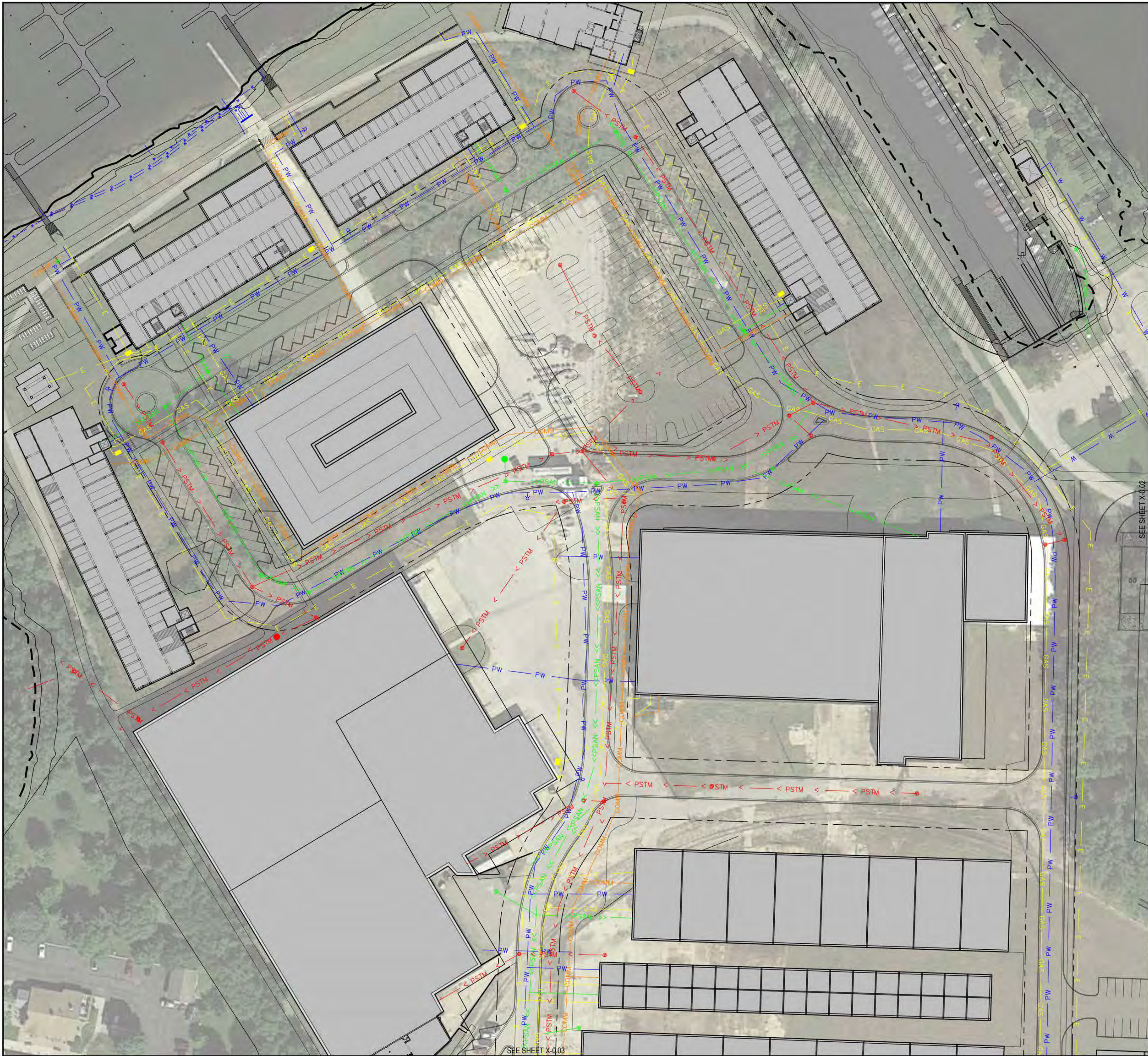


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LAYOUT PLAN

Sheet Number: C-3.04



LEGEND

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- COMMUNICATION
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

Project:



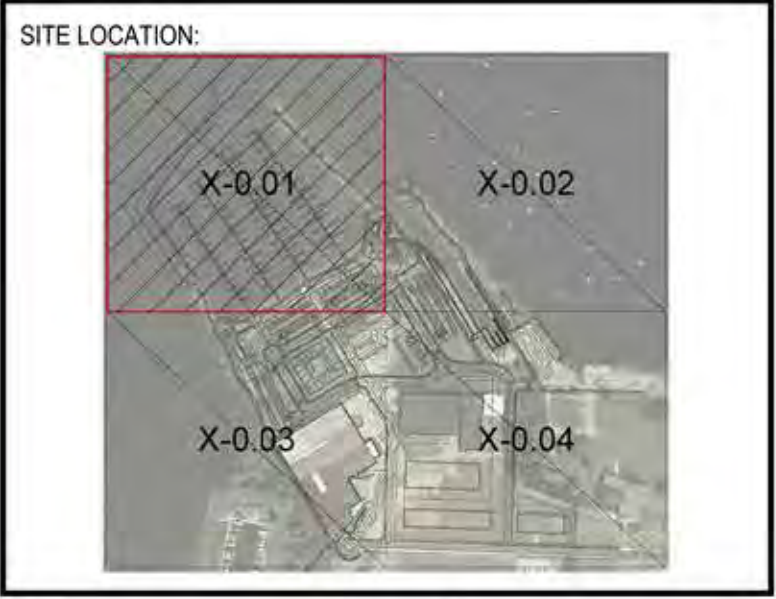
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1204 WEST WESTERN AVENUE
MUSKEGON, MI 49441
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<https://www.adelaidepointe.com>

Consultants:

Edgewater resources
518 BROAD STREET
SAINT JOSEPH, MI 49085
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www.edgewaterresources.com

architektura
1609 PINERIDGE DR
GRAND HAVEN, MI 49417
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SUITE 240
MILWAUKEE, WI 53203
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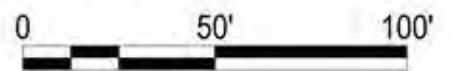


REVISION Date:	05/26/2022
Project No:	21-004



NORTH

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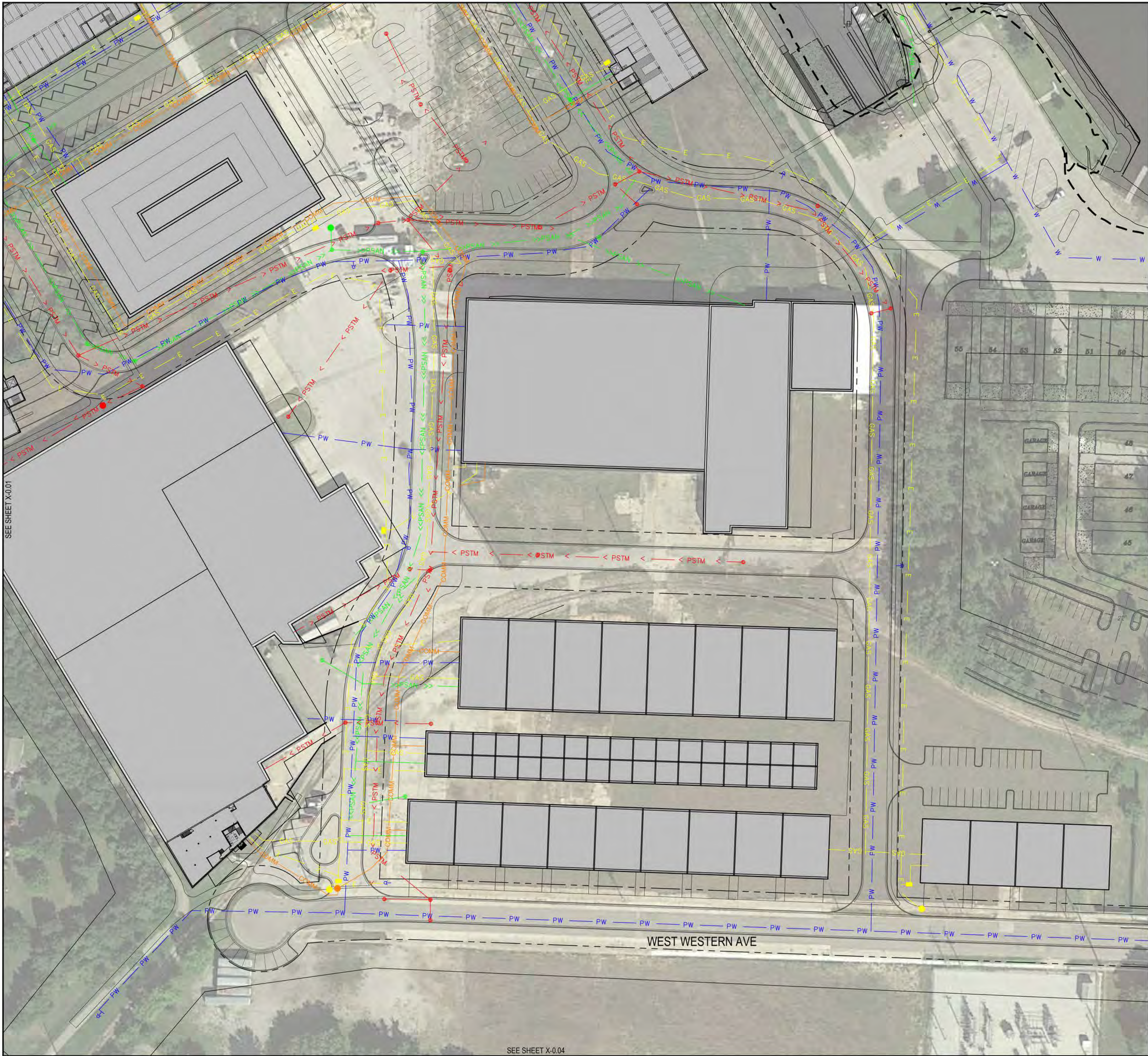


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.01



LEGEND

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
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- STORM WATER QUALITY UNIT

Project:



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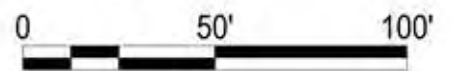

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NORTH

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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.02



LEGEND

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- COMMUNICATION
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

Project :



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Project No: 21-004


NORTH

Scale: 1"=50'-0" @ 24x36
0 50' 100'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.03



LEGEND

STORM SEWER

SANITARY SEWER

GAS LINE

WATER LINE

ELECTRIC

COMMUNICATION

FIRE HYDRANT

STORM WATER QUALITY UNIT

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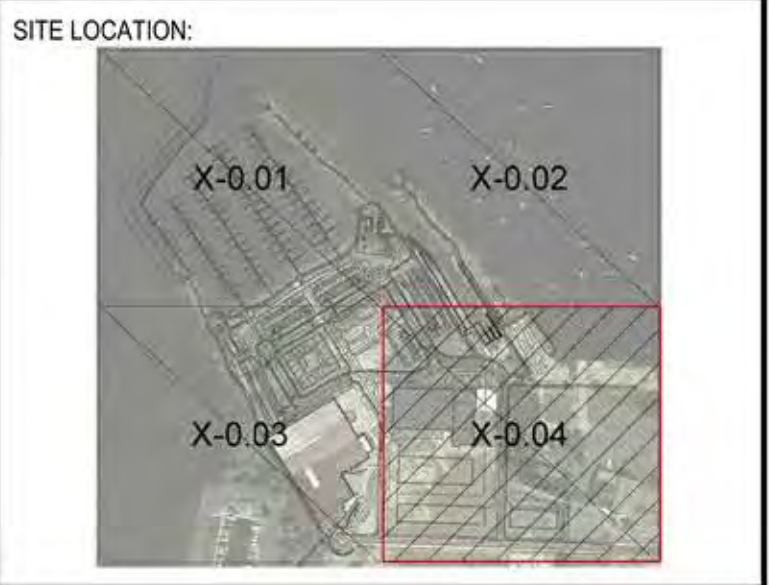
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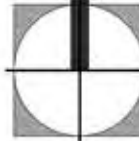


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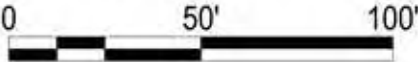
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Project No: 21-004



NORTH

Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase:

PUD SUBMITTAL

Sheet Title:

UTILITY PLAN

Sheet Number:

C-4.04



C-5.00





LEGEND

- 584 PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project :



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Project No: 21-004



Scale: 1"=50'-0" @ 24x36
0 50' 100'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: GRADING PLAN

Sheet Number: C-5.02



LEGEND

- 584 PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project :



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SITE LOCATION:



REVISION Date: 05/26/2022
Project No: 21-004



Scale: 1"=50'-0" @ 24x36
0 50' 100'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: GRADING PLAN

Sheet Number: C-5.03



LEGEND

- 584 --- PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project:



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SITE LOCATION:

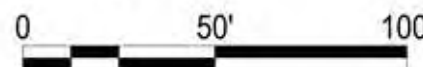


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Project No: 21-004



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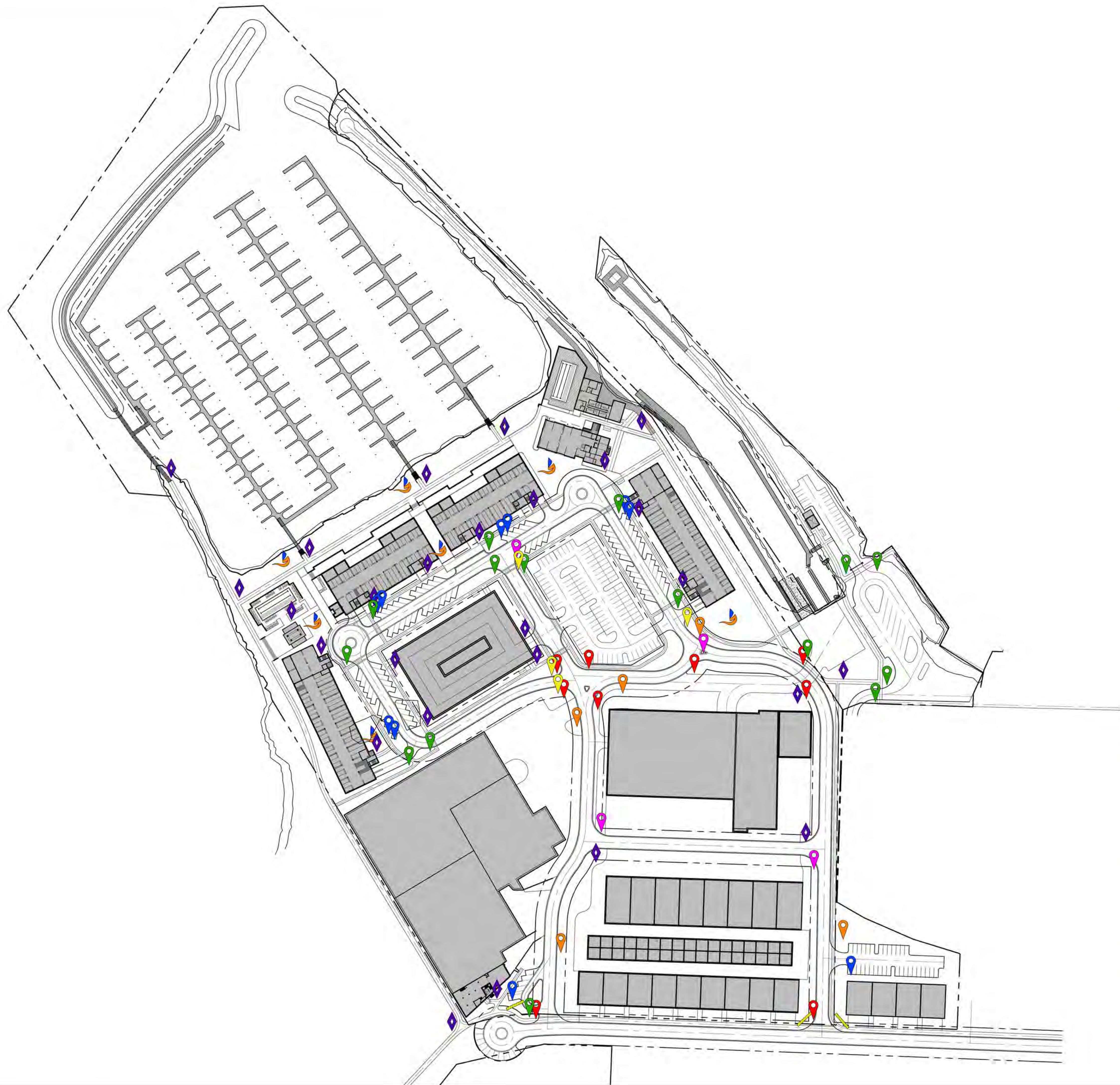


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: GRADING PLAN

Sheet Number: C-5.04



DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

RESERVED PARKING ONLY (ADA)
R7-8 (12"x18")
1 EA. - 3 LB. POST (15 FT)
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



STOP
R1-1 (36"x36")
9.0 SFT SIGN. TYPE IIIA
2 EA. - 3 LB. POST (15')



STOP
R1-1 (36"x36")
9.0 SFT SIGN. TYPE IIIA
2 EA. - 3 LB. POST (30')
CROSS TRAFFIC DOES NOT STOP
W4-4P (24"x12")



CROSS TRAFFIC DOES NOT STOP

SPEED LIMIT 20
R2-1 (24"x30")
5.0 SFT SIGN
1 EA. - 3 LB. POST (15 FT)



YIELD HERE TO PEDESTRIANS
R1-5A (26"x48")
8.6 SFT SIGN
2 EA. - 3 LB. POST (12 FT)



ONE WAY
R6-1 (36"x12")
3.0 SFT SIGN
1 EA. - 3LB POST (12 FT)



Project:



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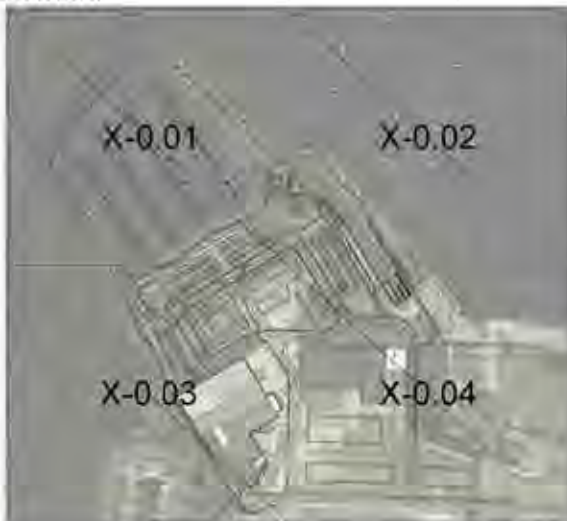


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REVISION Date: 05/26/2022

Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number:

C-7.00



SEE SHEET X-0.03

DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

RESERVED PARKING ONLY (ADA)
R7-8 (12"x18")
1 EA. - 3 LB. POST (15 FT)
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



STOP
R1-1 (36"x36")
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ONE WAY
R6-1 (36"x12")
3.0 SFT SIGN
1 EA. - 3LB POST (12 FT)



SEE SHEET X-0.02

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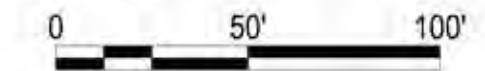


REVISION Date:	05/28/2022
Project No:	21-004



NORTH

Scale: 1"=50'-0" @ 24x36



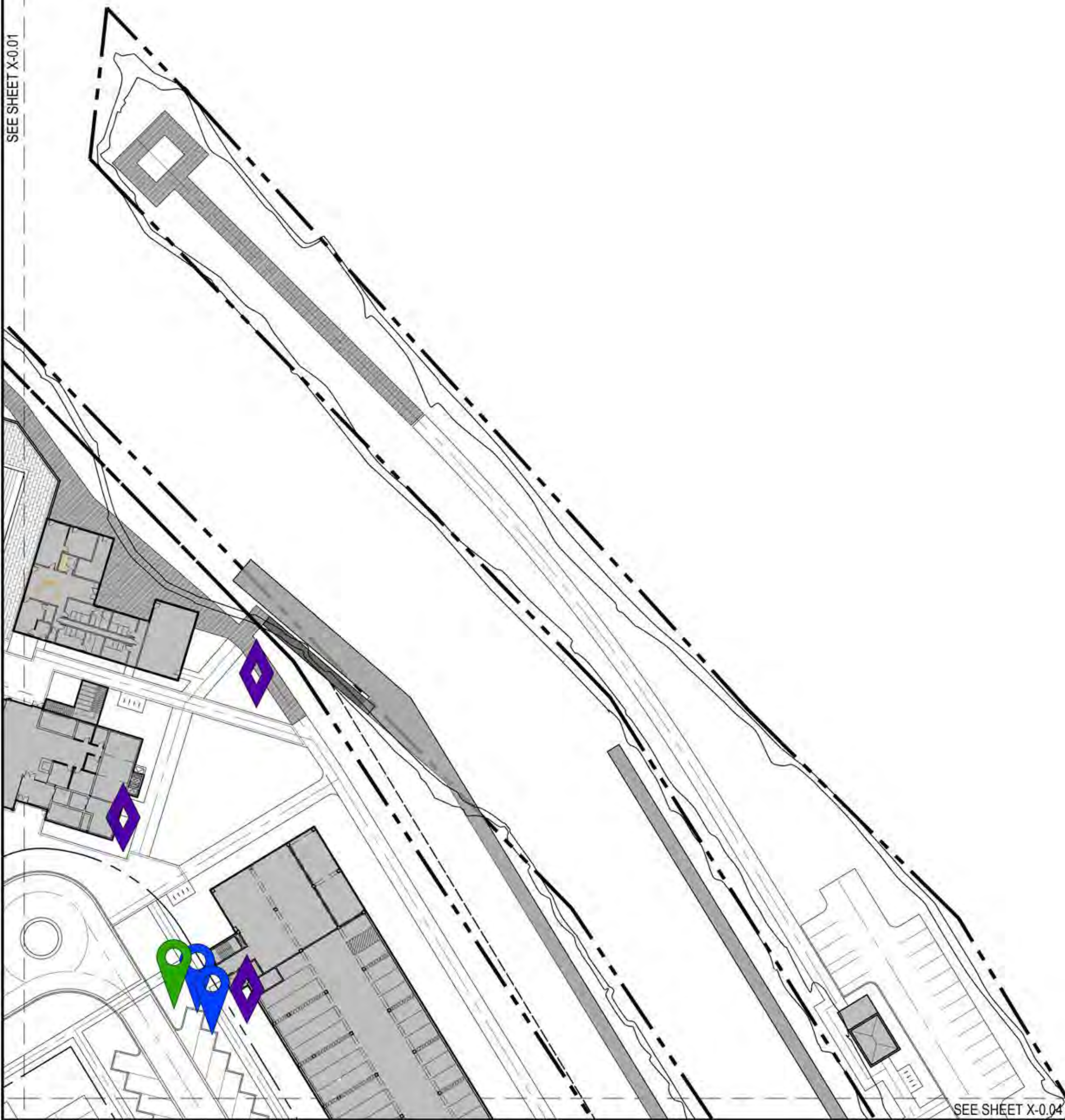
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.01

SEE SHEET X-0.01



SEE SHEET X-0.04

DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

RESERVED PARKING ONLY (ADA)
R7-8 (12"x18")
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Project :



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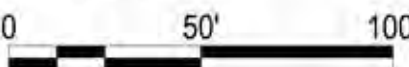
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Project No: 21-004



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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number:

C-7.02



Project :



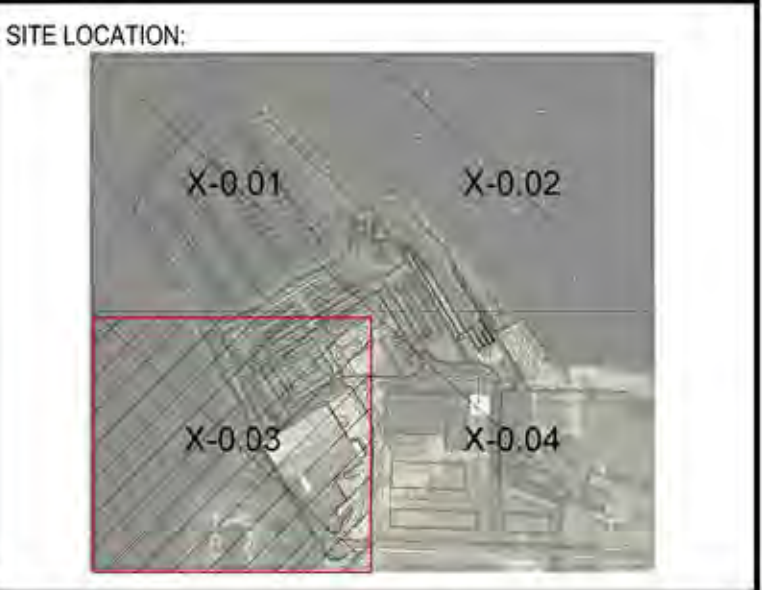
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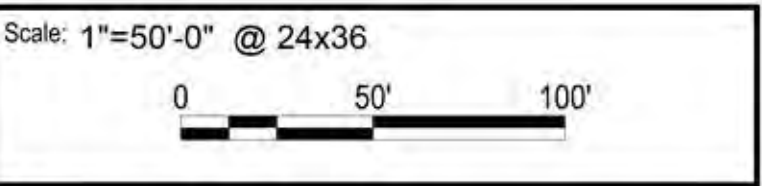
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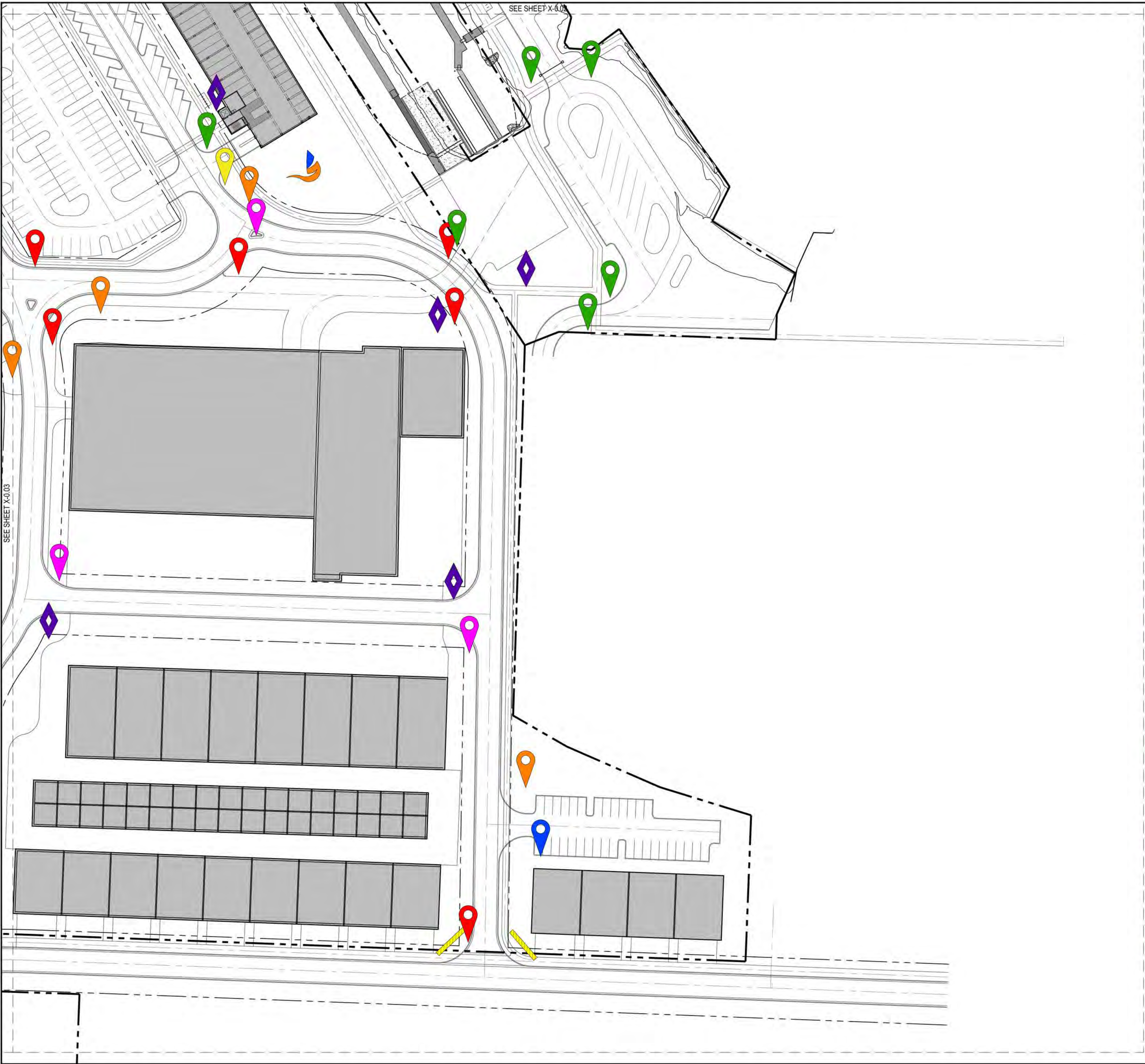


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.03



DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

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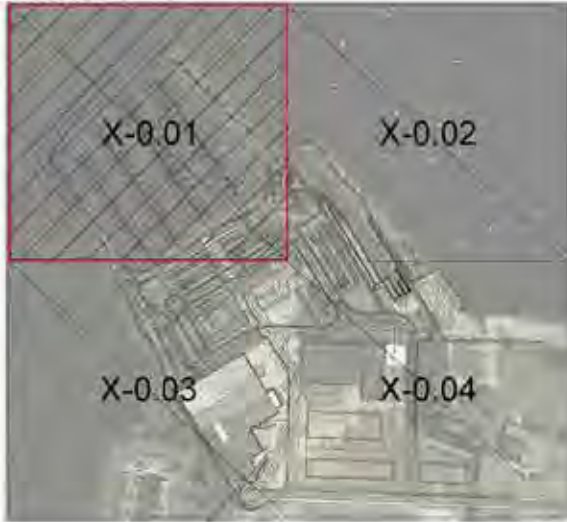


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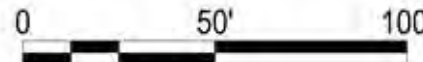


REVISION Date: 05/26/2022

Project No: 21-004



Scale: 1"=50'-0" @ 24x36



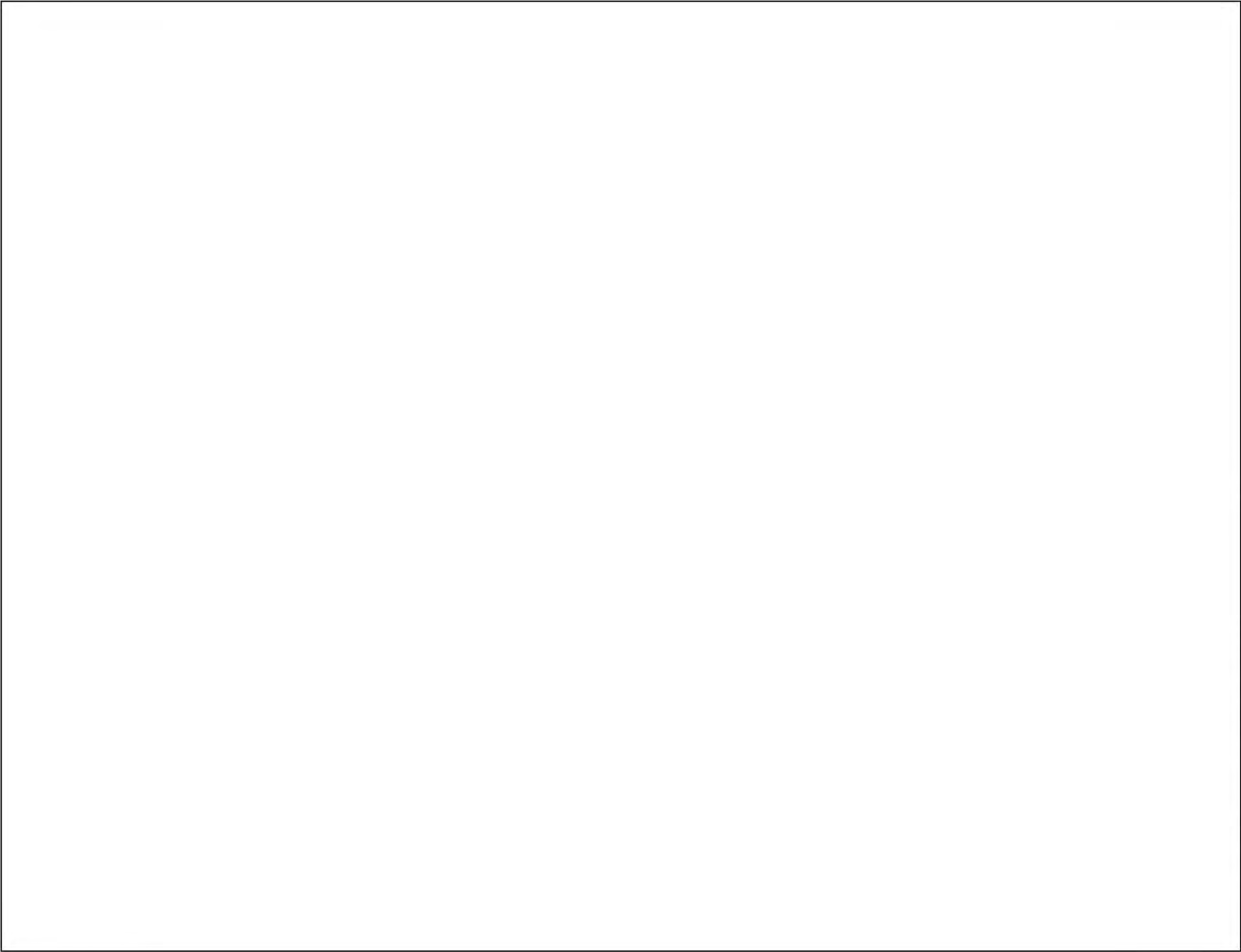
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number:

C-7.04



Project:



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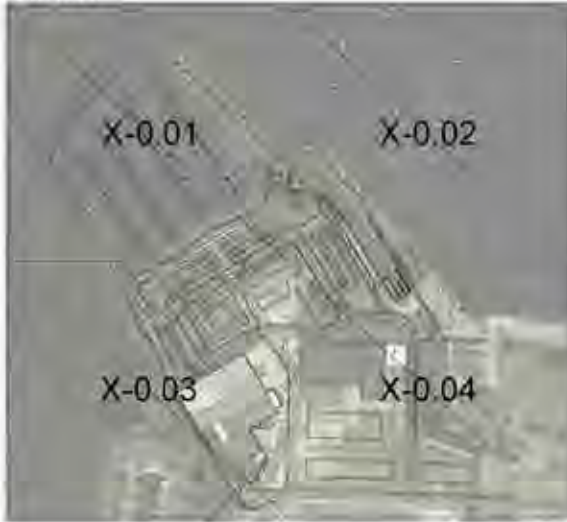


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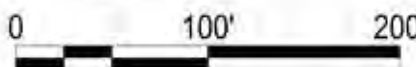
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Project No:	21-004



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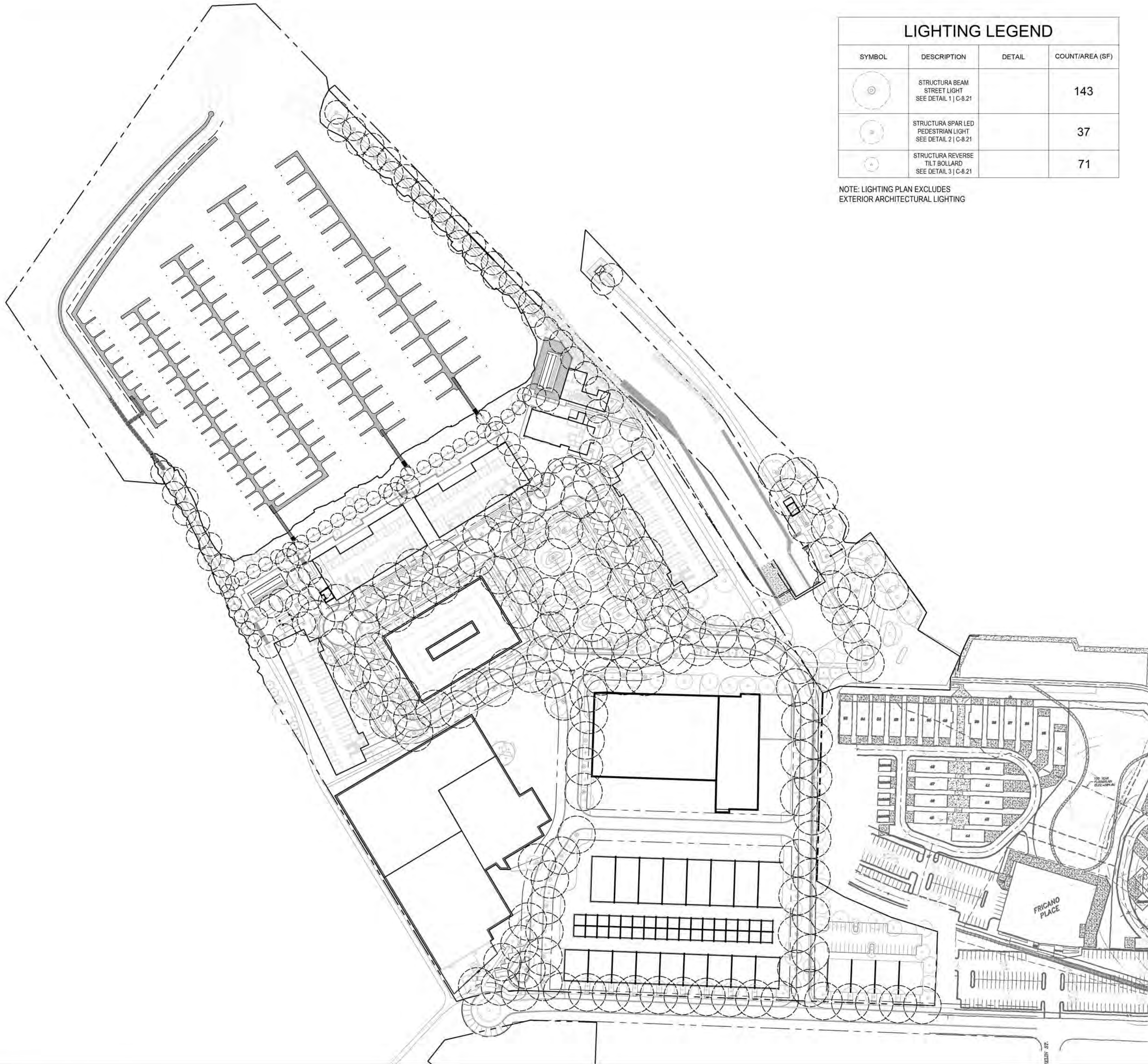


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Project Phase:
PUD SUBMITTAL

Sheet Title:
SIGNAGE DETAILS

Sheet Number:
C-7.10



LIGHTING LEGEND			
SYMBOL	DESCRIPTION	DETAIL	COUNT/AREA (SF)
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1 C-8.21		143
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2 C-8.21		37
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3 C-8.21		71

NOTE: LIGHTING PLAN EXCLUDES
EXTERIOR ARCHITECTURAL LIGHTING

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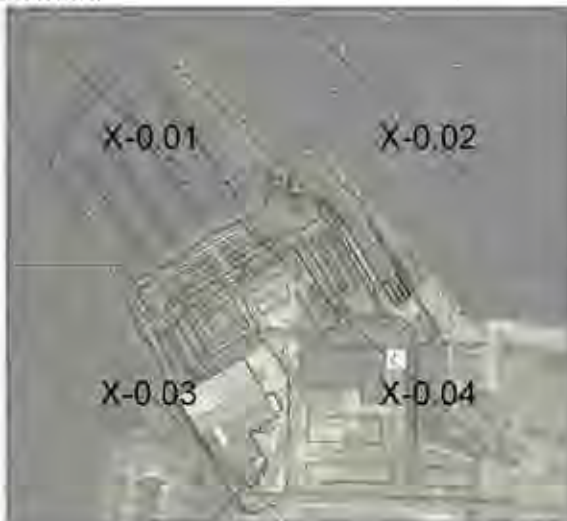


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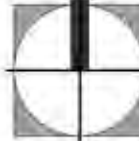
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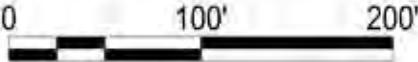
REVISION Date: 05/28/2022

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NORTH

Scale: 1"=100'-0" @ 24x36



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Project Phase:

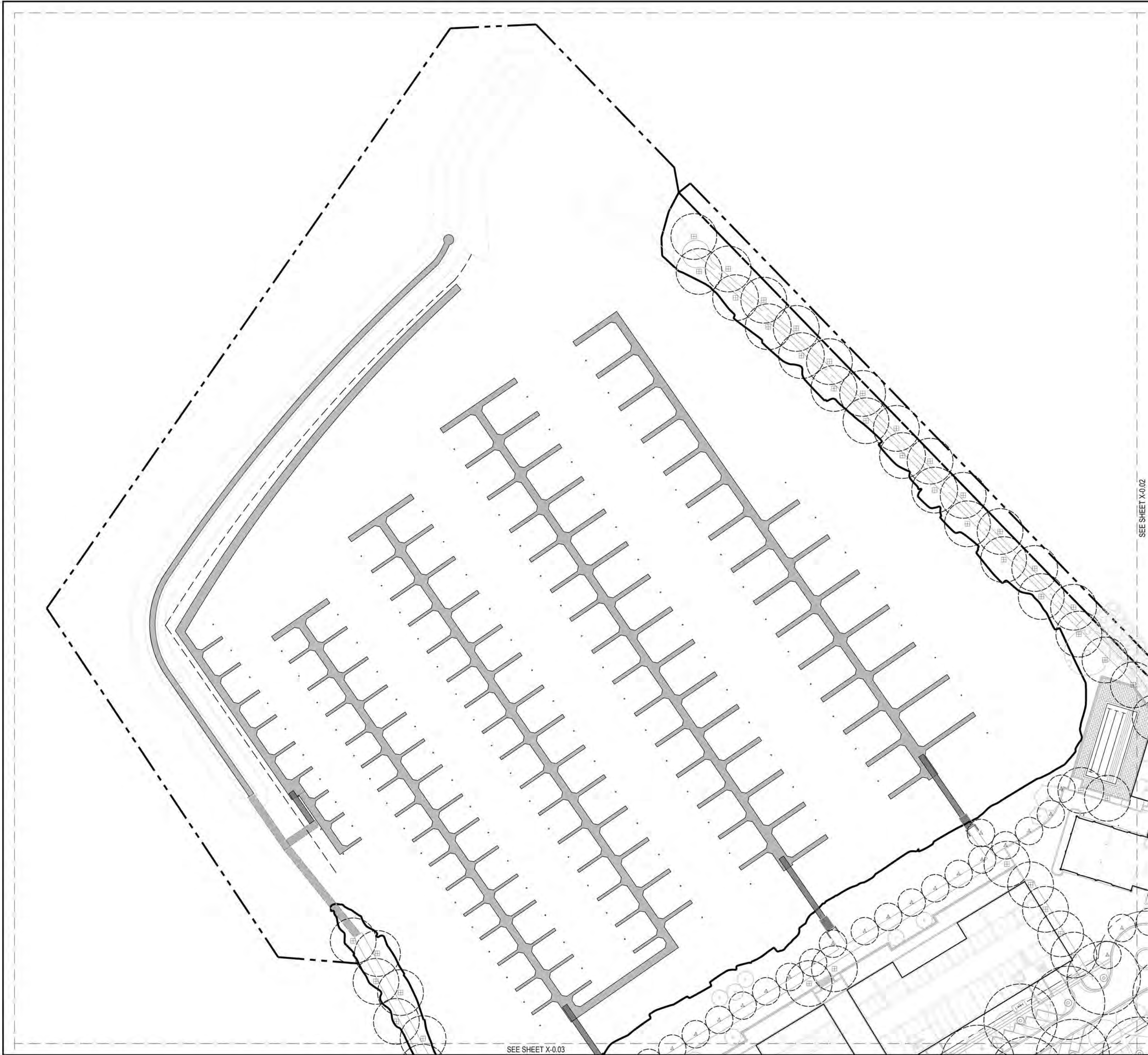
PUD SUBMITTAL

Sheet Title:

LIGHTING PLAN

Sheet Number:

C-8.00



LIGHTING LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1 C-8.21	
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2 C-8.21	
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3 C-8.21	

NOTE: LIGHTING PLAN EXCLUDES
EXTERIOR ARCHITECTURAL LIGHTING

SEE SHEET X-0.02

SEE SHEET X-0.03

Project:



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Consultants:



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SUITE 240
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P: (414) 273-8230
www.kaa-arch.com

SITE LOCATION:



REVISION Date: 05/28/2022
Project No: 21-004



Scale: 1"=50'-0" @ 24x36
0 50' 100'

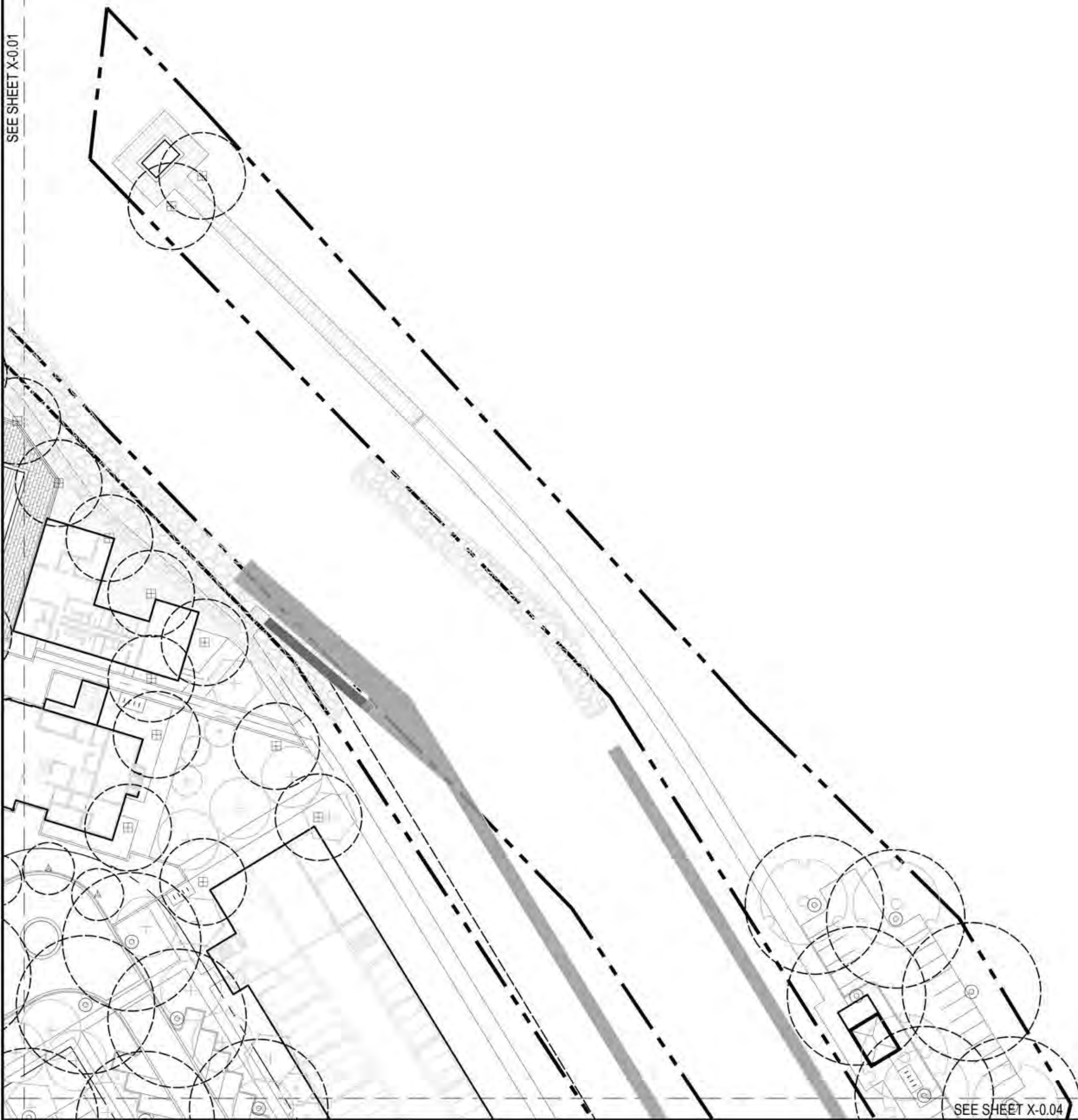
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.01

SEE SHEET X-0.01



SEE SHEET X-0.04

LIGHTING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1 C-8.21	
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2 C-8.21	
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3 C-8.21	

NOTE: LIGHTING PLAN EXCLUDES
EXTERIOR ARCHITECTURAL LIGHTING

Project :



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SITE LOCATION:



REVISION Date: 05/26/2022
Project No: 21-004



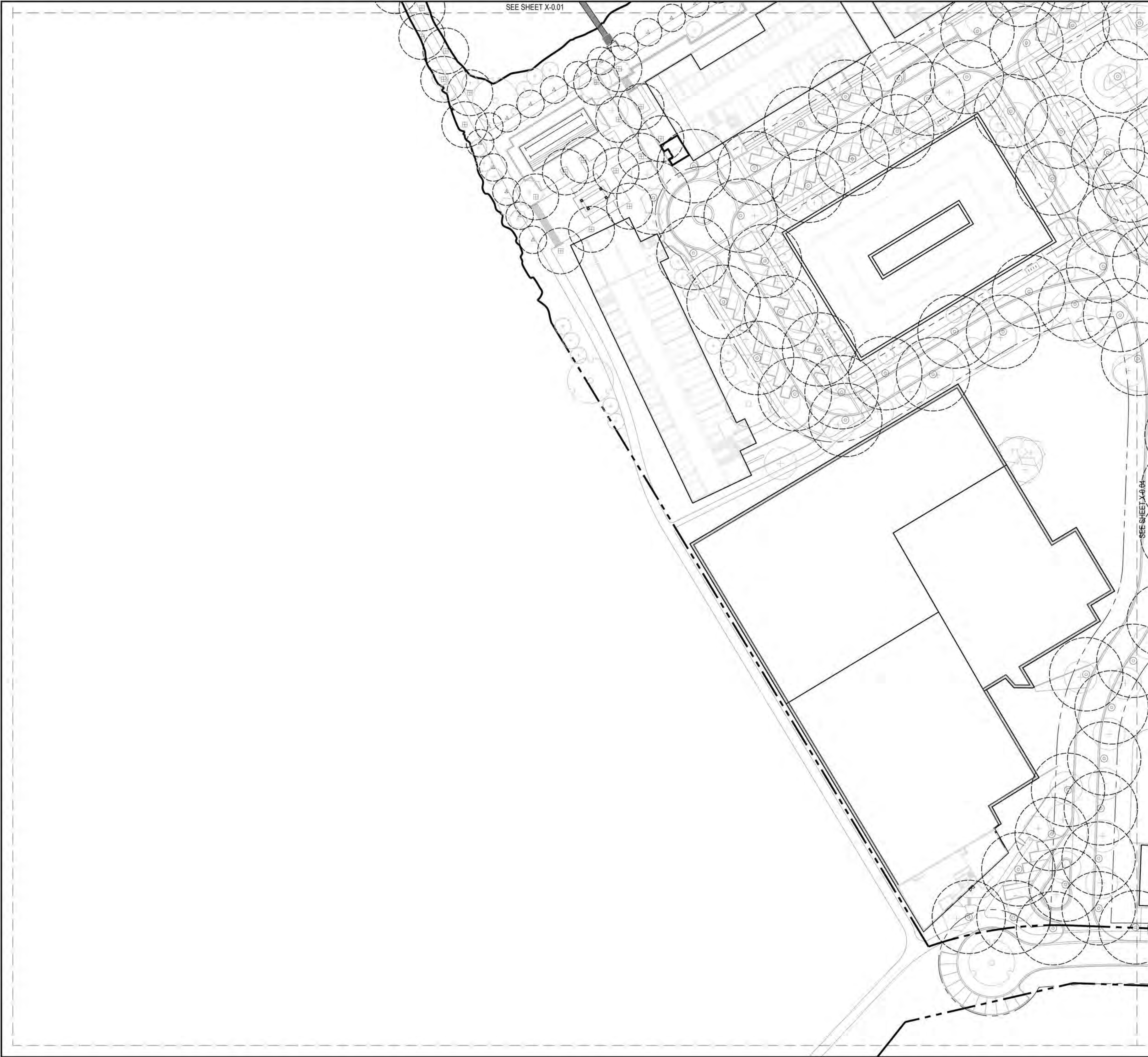
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0 50' 100'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.02



LIGHTING LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1 C-8.21	
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2 C-8.21	
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3 C-8.21	

NOTE: LIGHTING PLAN EXCLUDES
EXTERIOR ARCHITECTURAL LIGHTING

Project:



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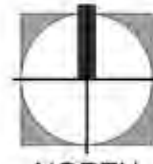


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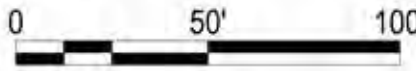
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NORTH

Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase:

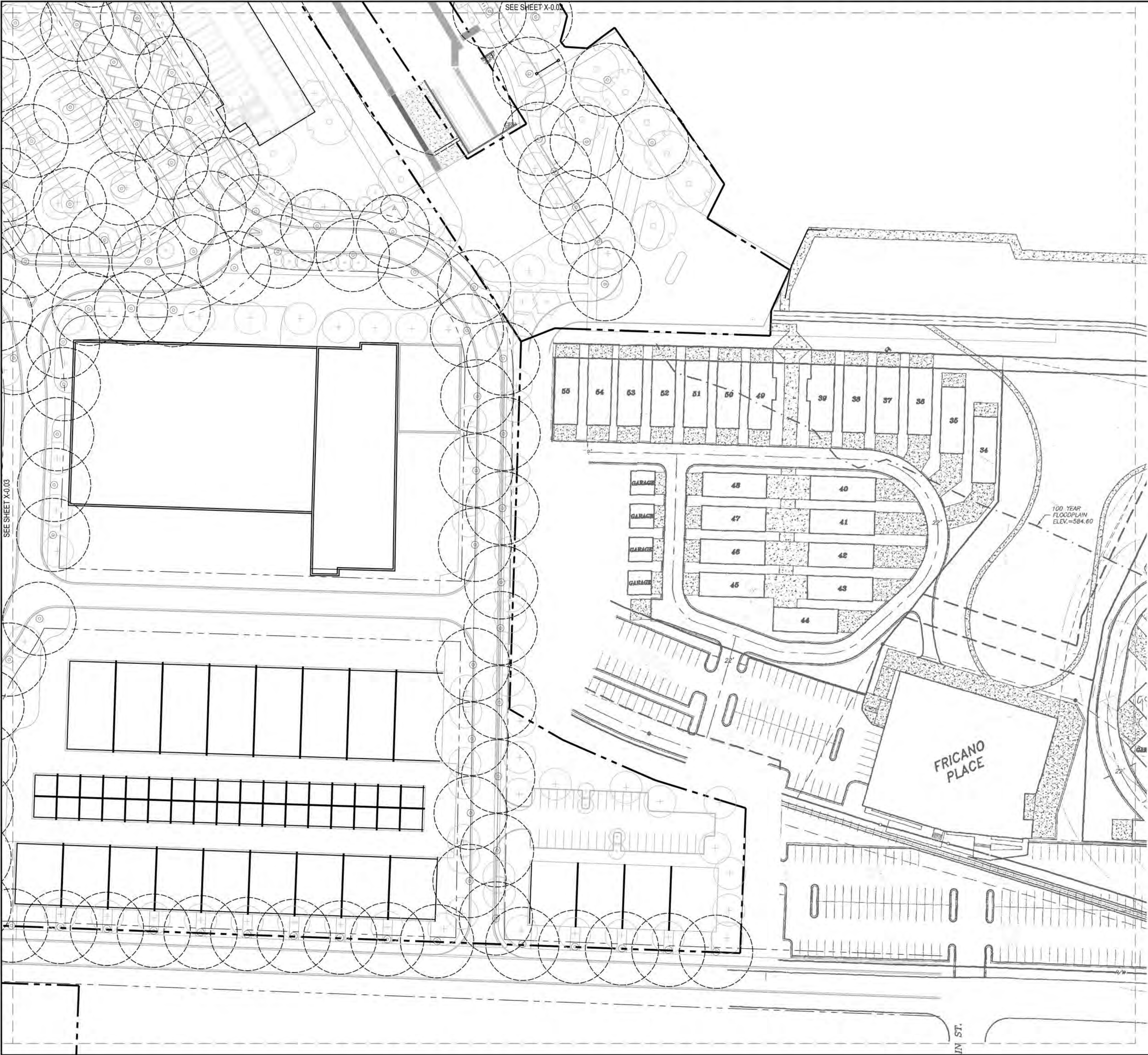
PUD SUBMITTAL

Sheet Title:

LIGHTING PLAN

Sheet Number:

C-8.03



LIGHTING LEGEND		
SYMBOL	DESCRIPTION	DETAIL
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	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2 C-8.21	
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3 C-8.21	

NOTE: LIGHTING PLAN EXCLUDES
EXTERIOR ARCHITECTURAL LIGHTING



Project:

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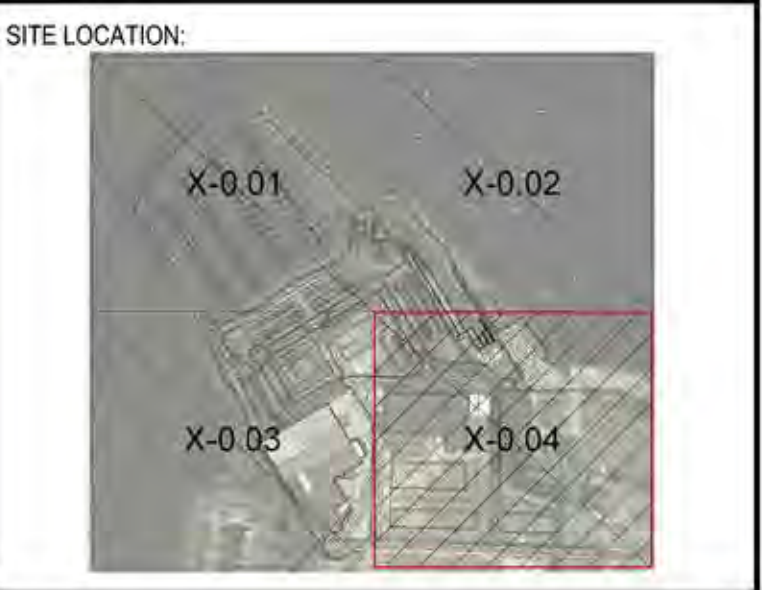
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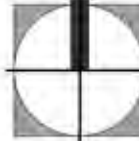


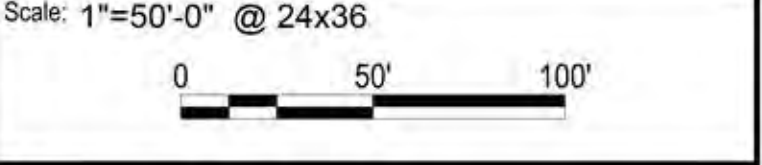
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Project No:	21-004
 NORTH	



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.04

Beam 12' - 30' Steel Pole

STRUCTURA

FIXTURE TYPE:
PROJECT NAME:



Steel H-beam upright with wood accent panels

FEATURES:

- Roadway or pedestrian pole heights up to 30'
- Canopy cable capabilities
- Available in 6" and 8" pole sizes

SPECIFICATIONS:

CONSTRUCTION: Formed A992 steel beam welded to an A36 steel baseplate. Solid wood panel is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

ELECTRICAL: A 5/16" - 18 grounding point is provided on the aluminum pole center support. Wireway access is provided through a NEC compliant handhole hidden behind accent panel.

FINISHES AND MATERIALS: All steel and aluminum parts are polyester powder coat painted. Wood panels are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. [Care and Maintenance](#)

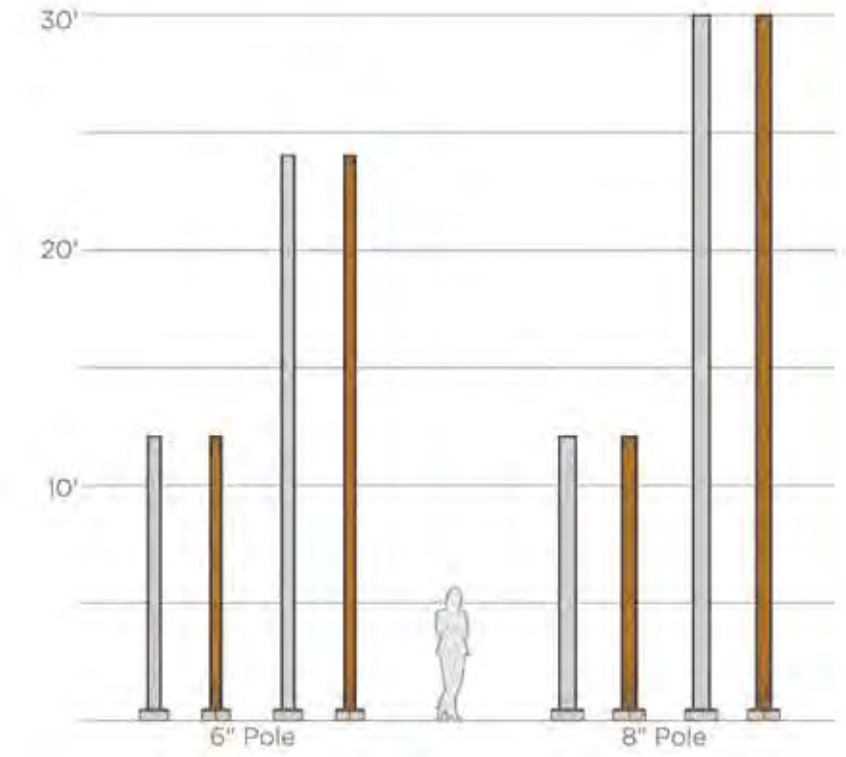
HARDWARE: All fasteners and hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

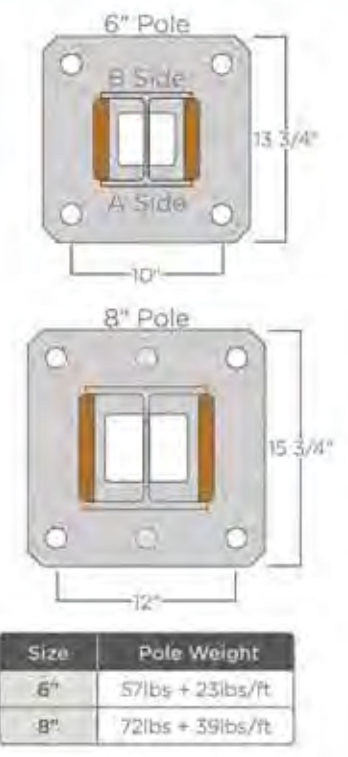
FIXTURE MOUNTING: Fixtures mount to pole from bolt pattern, horizontal mast arm, or custom arm.

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STRUCTURA





ORDERING GUIDE: EXAMPLE: BEAM-20-6-4-C5-A1B-B12-55-STD

BEAM	1	2	3	4	5	6	7	8	9	10
------	---	---	---	---	---	---	---	---	---	----

1	Series	5	Pole Finish	8	Wood Panel Finish
2	Beam	C*	See color options on finishes technical sheet	CSM	See color options on finishes technical sheet
3	Pole Height ¹⁾	12'	12'	12'	12'
4	Size	A0	A12	A30	A**
5	Specify	6"	8"	12"	12"
6	Anchor Bolt	7	7	7	7
7	Options	CAT	BNR	GFCI	MOD
8	Special	STD	MOD	MOD	MOD
9	Special	STD	MOD	MOD	MOD
10	Special	STD	MOD	MOD	MOD
11	Special	STD	MOD	MOD	MOD

1. Pole heights are available up to 24' in height.
2. Customary pole must use the 6" size with a canopy ball.
3. Consult factory for pole sizes below the listed ones.

Product specification sheets subject to change.

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Spar LED 8' - 16' Square Straight Linear LED Poles

STRUCTURA

FIXTURE TYPE:
PROJECT NAME:



FEATURES:

- Square extruded aluminum pole base with flush handhole cover held with non-scratch stainless steel fasteners
- Smooth, dot free illumination
- 90° CRI
- Multiple static color options and color changing RGB available
- Integral power supply

SPECIFICATIONS:

HOUSING: Solid wood panel is assembled through glulam construction and precision machined using CNC technology. An electrical raceway is provided in the pole's center for wiring. Laminations measure no more than 2" in thickness. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

ELECTRICAL: Powered by a 90-305VAC primary/24VDC secondary integral power supply. System is 0-10V dimmable. Constructed with a US and Canada UL listed luminaire. Operating temperature of -25°F to 42°F.

OPTICAL SYSTEM: Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination. Consult factory for other lumen outputs. Calculated L70 > 40,000 hours.

FINISHES AND MATERIALS: Wood pieces are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted to AAMA-2604 standards. [Care and Maintenance](#)

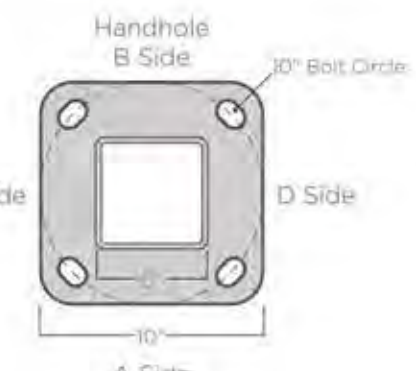
HARDWARE: All hand hole fasteners and luminaire bracket arm hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

FIXTURE MOUNTING: Fixtures mount either by 2 5/8", 2 7/8", 3 1/2", or 4" diameter by 4" tall tenon or drill mount for arm brackets. All aluminum parts are polyester powder coat painted to AAMA-2604 standards. [Care and Maintenance](#)

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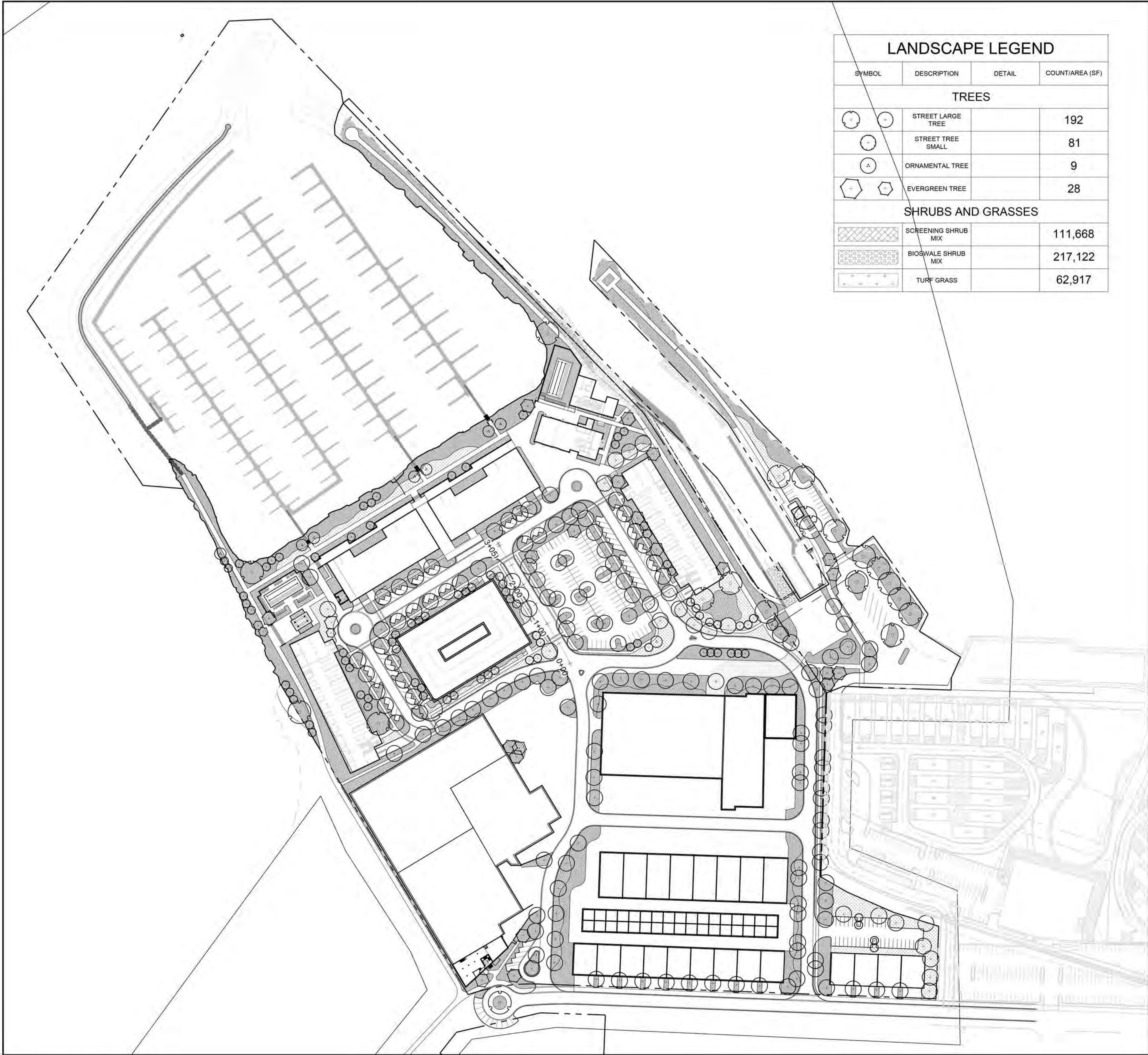
STRUCTURA



ORDERING GUIDE: EXAMPLE: SPAR-LED-16-4B-L30MD-54-C4-UNV-STD

SPAR	LED	1	2	3	4	5	6	7	8	9	10	11
------	-----	---	---	---	---	---	---	---	---	---	----	----

1	Series	5	Light Source ¹⁾	9	Voltage
2	Spar	L27	2700K	UNV	120-277VAC
3	Light Source	L30	3000K	10	Fixture Mounting ¹¹⁾
4	Linear LED	L40	4000K	10	2 3/8" x 4" Tenon
5	Height	AMR	Amber	10	2 7/8" x 4" Tenon
6	Size	BLU	Blue	10	3 1/2" x 4" Tenon
7	Options	GRN	Green	10	4" x 4" Tenon
8	Specify	RED	Red	10	Specify other Tenon
9	Light Source ¹⁾	RGB	Color Changing ¹²⁾	10	Specify other Tenon
10	Standard Output	SO	MO	10	Specify other Tenon
11	High Output	HO	MO	10	Specify other Tenon
12	Light Color	1	1	1	1
13	Light Color	2	2	2	2
14	Light Color	3	3	3	3
15	Light Color	4	4	4	4
16	Light Color	5	5	5	5
17	Light Color	6	6	6	6
18	Light Color	7	7	7	7
19	Light Color	8	8	8	8
20	Light Color	9	9	9	9
21	Light Color	10	10	10	10
22	Light Color	11	11	11	11
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208	Light Color	197	197	197	197
209	Light Color	198	198	198	



LANDSCAPE LEGEND			
SYMBOL	DESCRIPTION	DETAIL	COUNT/AREA (SF)
TREES			
	STREET LARGE TREE		192
	STREET TREE SMALL		81
	ORNAMENTAL TREE		9
	EVERGREEN TREE		28
SHRUBS AND GRASSES			
	SCREENING SHRUB MIX		111,668
	BIOSWALE SHRUB MIX		217,122
	TURF GRASS		62,917

Project:



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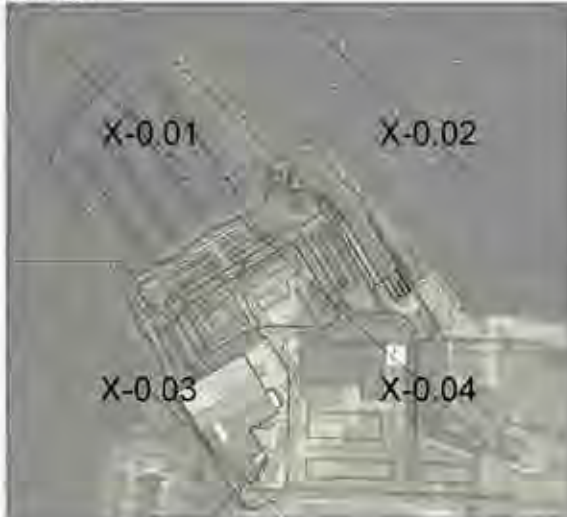


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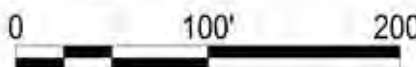
SITE LOCATION:



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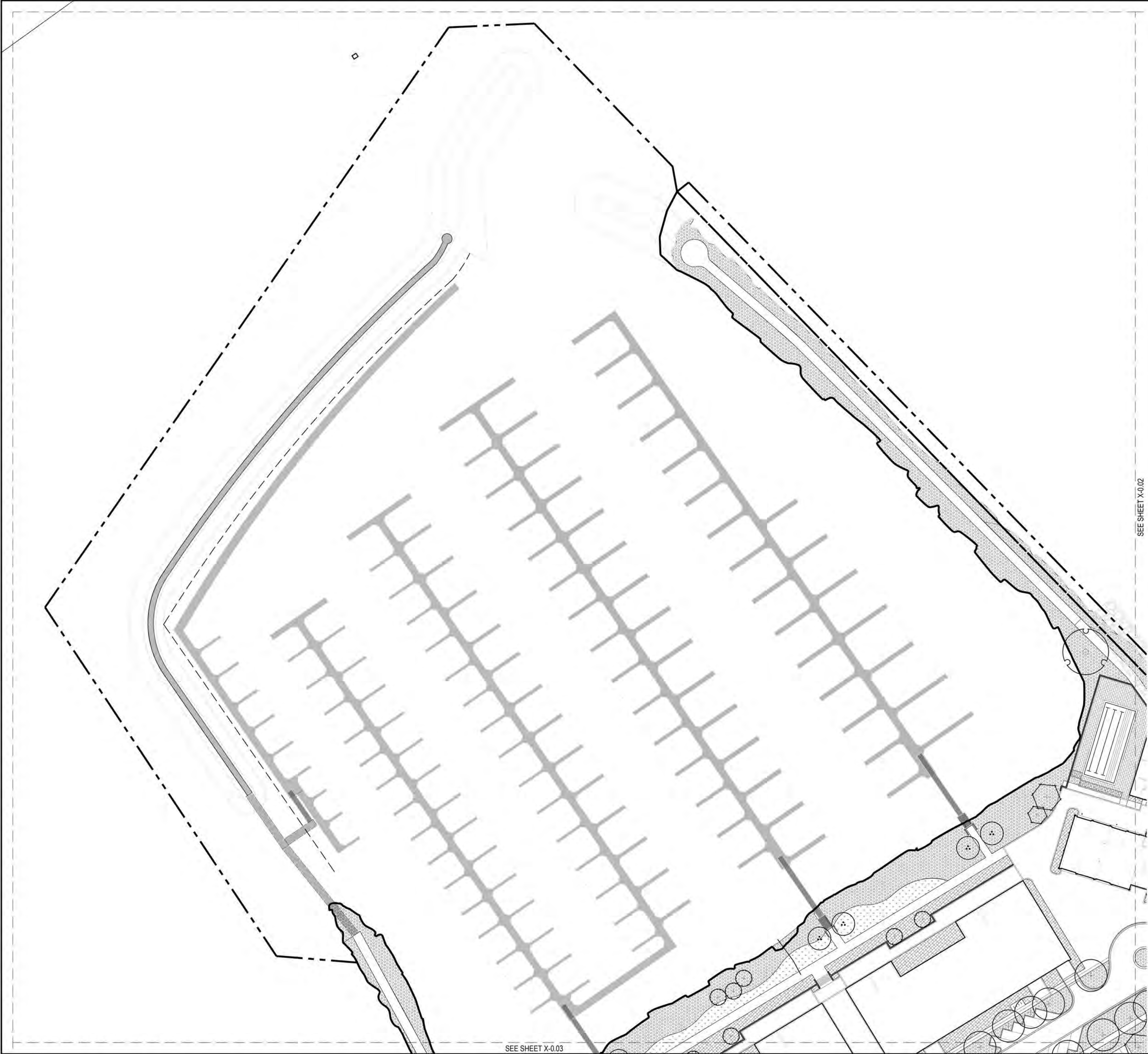


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.00



LANDSCAPE LEGEND		
SYMBOL	DESCRIPTION	DETAIL
TREES		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
SHRUBS AND GRASSES		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

Project :



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SITE LOCATION:



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Scale: 1"=50'-0" @ 24x36
0 50' 100'

Seal:

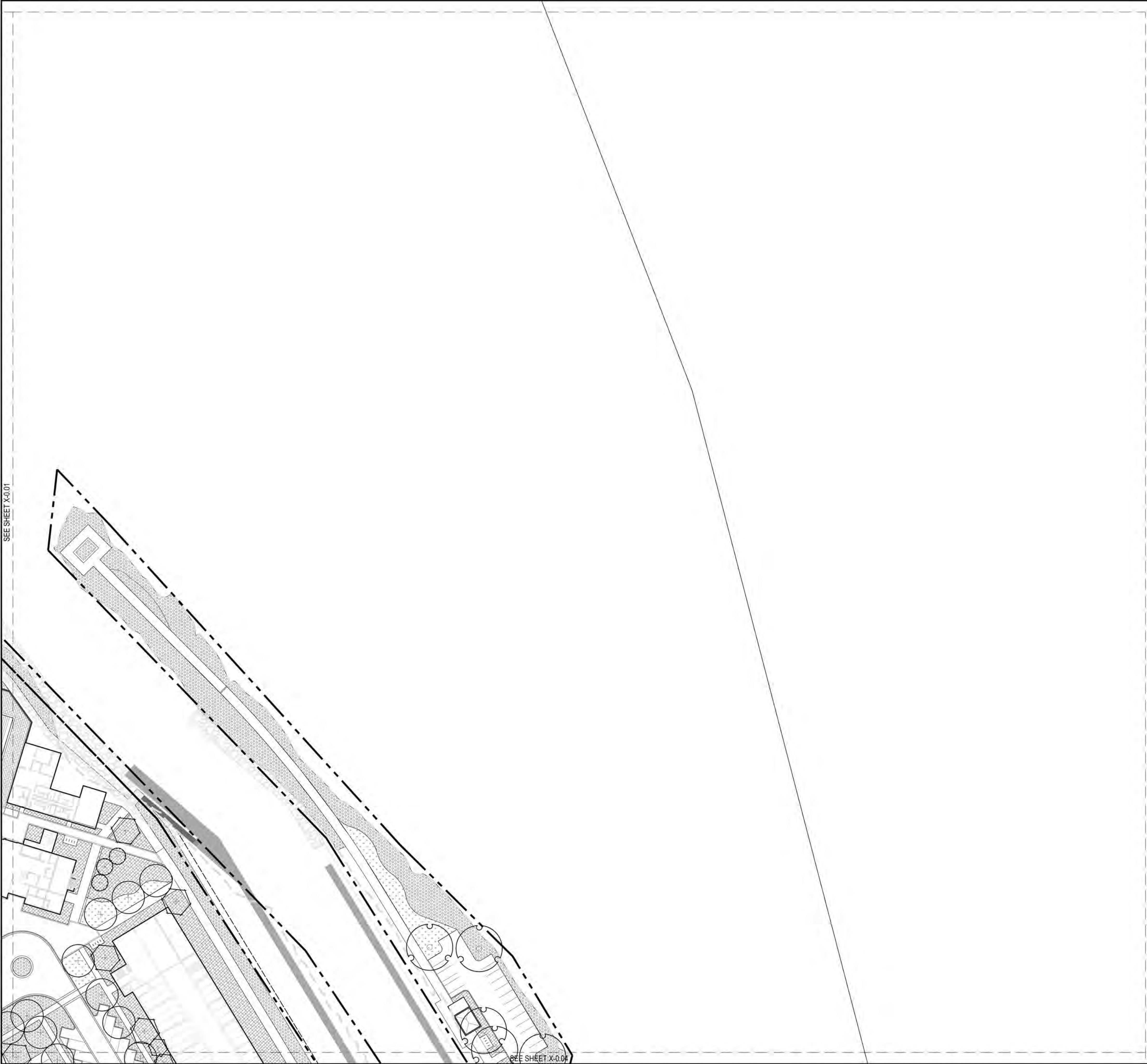
Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.01

SEE SHEET X-0.03

SEE SHEET X-0.02



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
TREES		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
SHRUBS AND GRASSES		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

Project



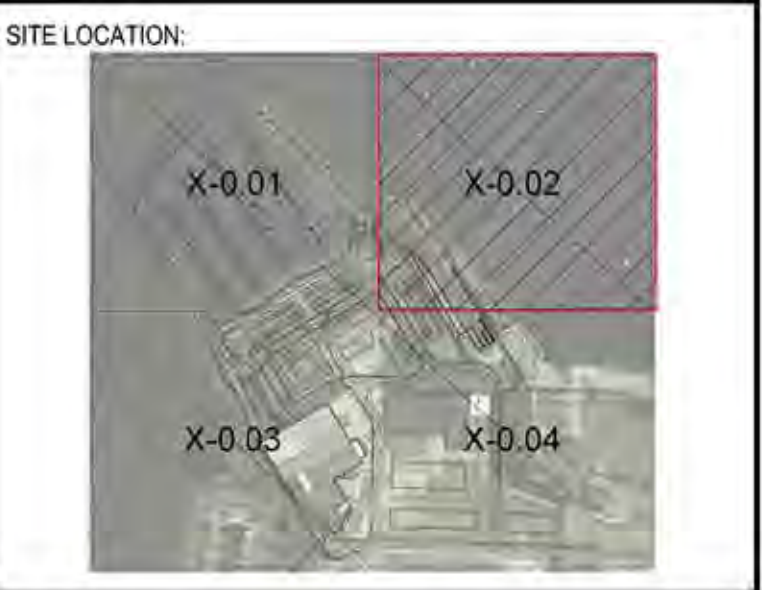
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Consultants:

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resources
518 BROAD STREET
SAINT JOSEPH, MI 49085
P: (269) 932.4502
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architektura p.c.
1609 PINERIDGE DR
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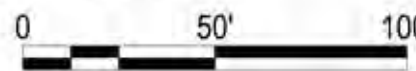


REVISION Date:	05/28/2022
Project No:	21-004



NORTH

Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.02



LANDSCAPE LEGEND		
SYMBOL	DESCRIPTION	DETAIL
TREES		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
SHRUBS AND GRASSES		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	



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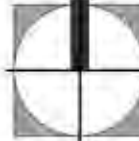
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REVISION Date: 05/28/2022

Project No: 21-004



NORTH

Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase:

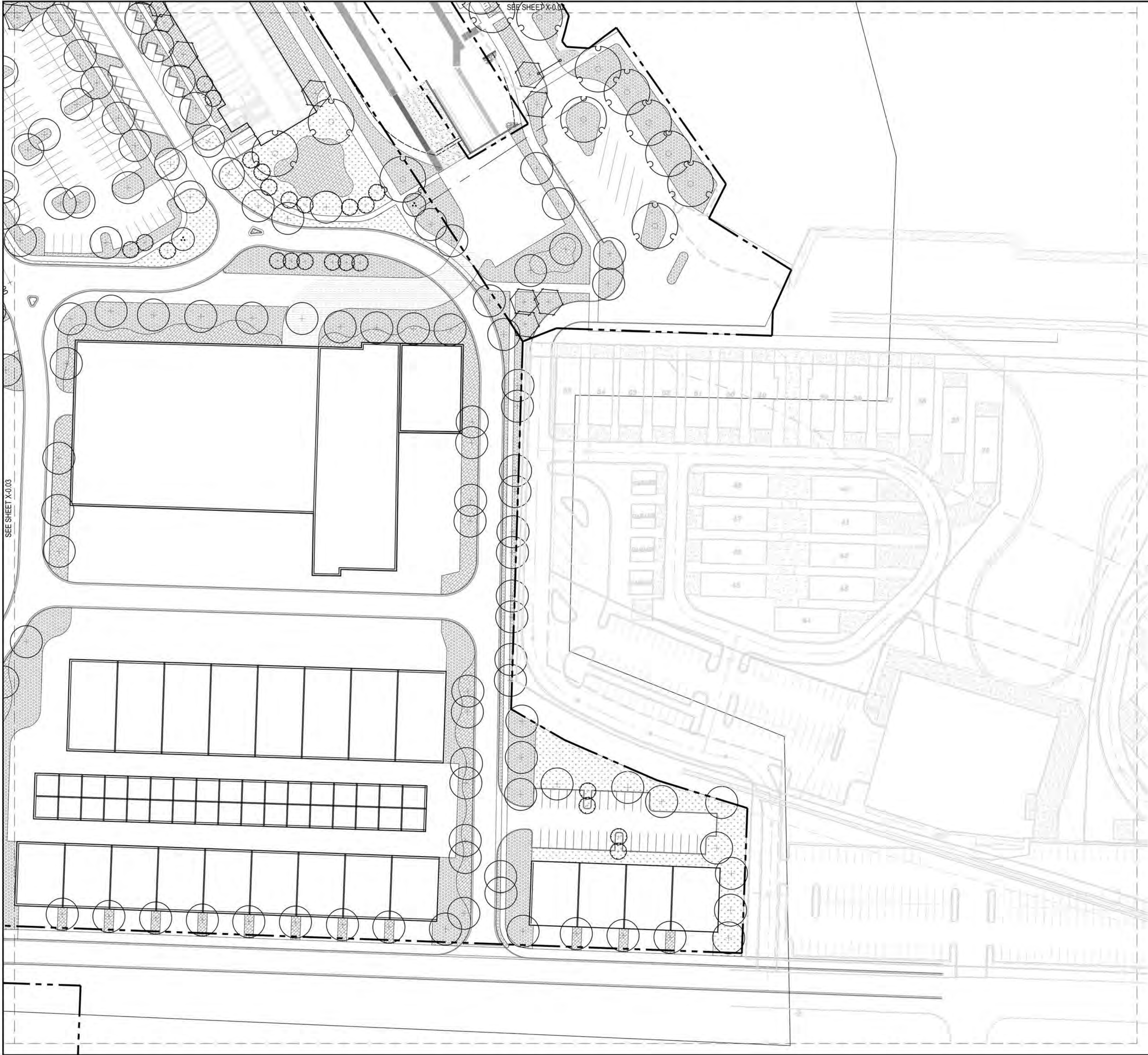
PUD SUBMITTAL

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L-2.03



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
TREES		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
SHRUBS AND GRASSES		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

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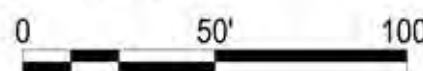


REVISION Date: 05/26/2022

Project No: 21-004



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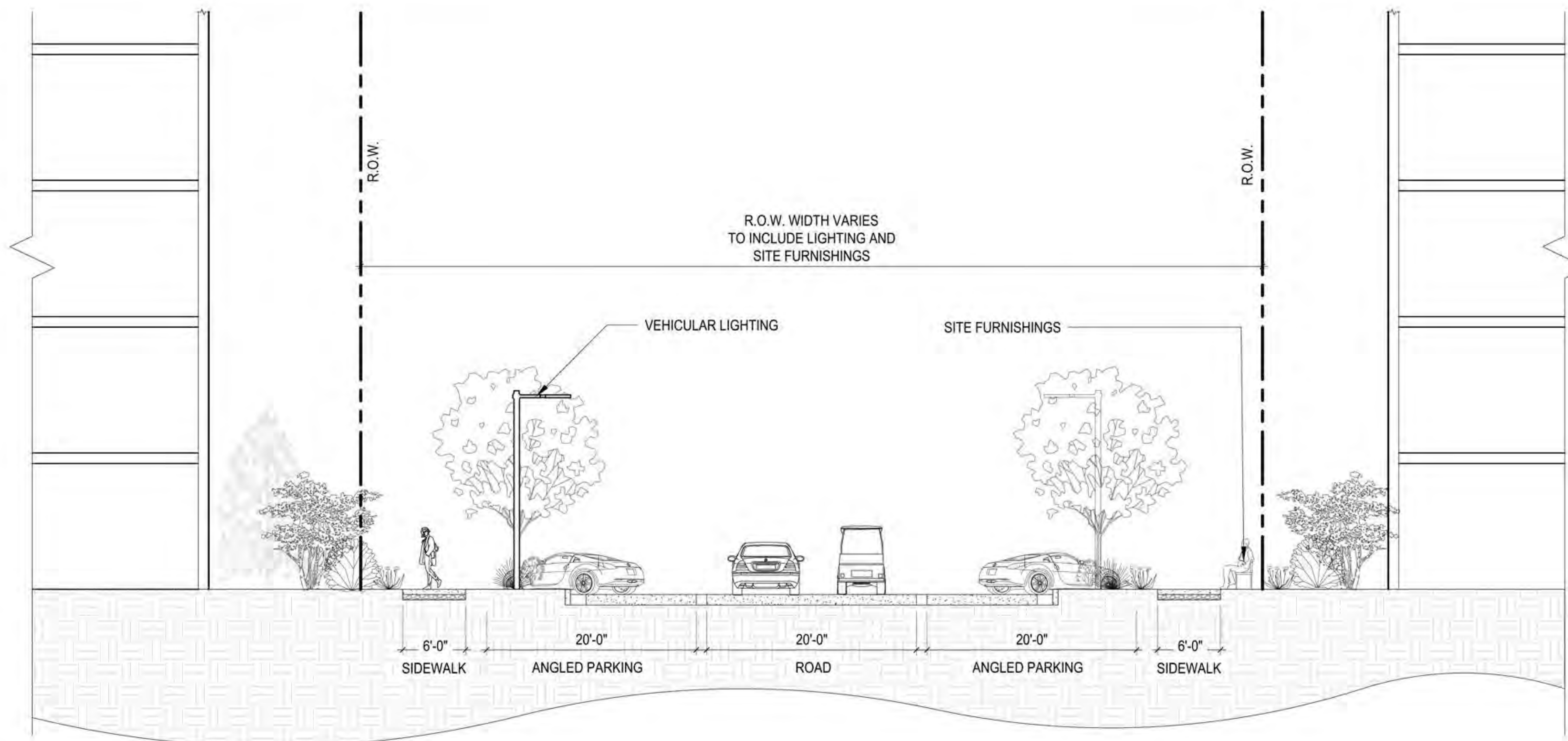


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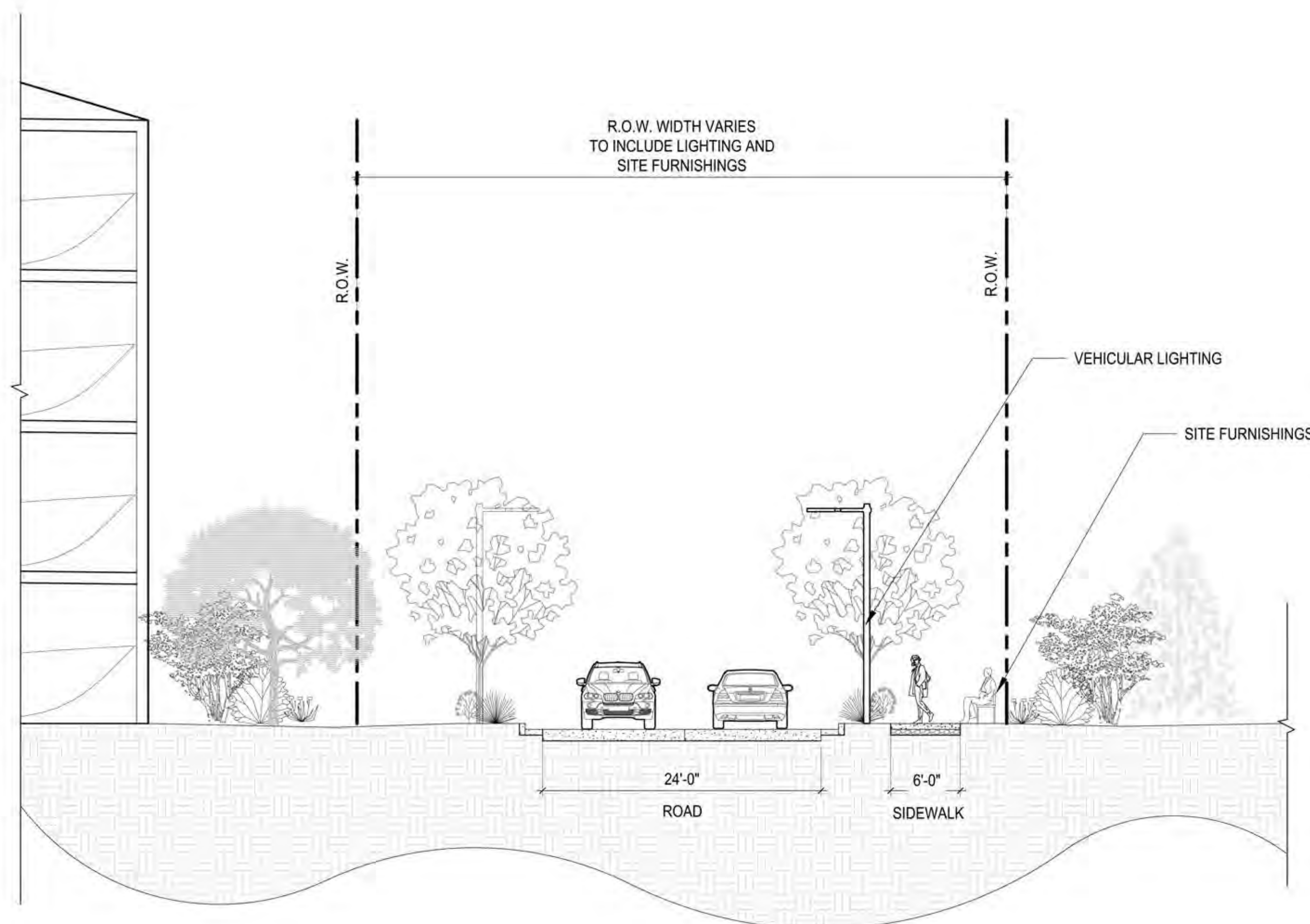
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Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.04



1 TYPICAL ONE WAY ROAD
SCALE: 1/8"=1'-0" SECTION



2 TYPICAL TWO WAY ROAD
SCALE: 1/8"=1'-0" SECTION

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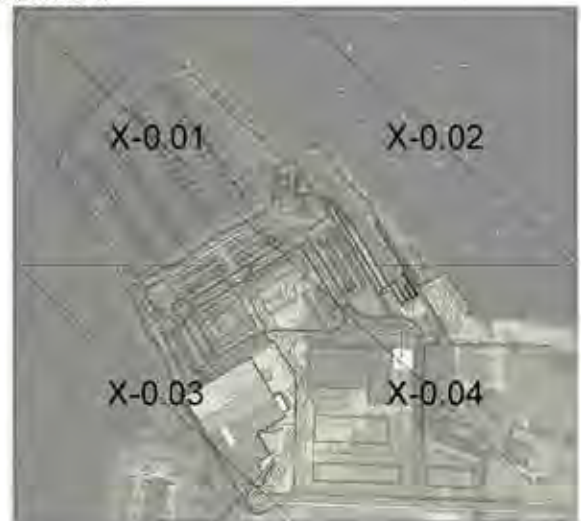
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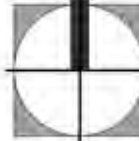
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Scale:

Seal:

Project Phase:

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Sheet Title:

LANDSCAPE SECTIONS

Sheet Number:

L-3.10



Consultants:



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Project No: 21-004

Scale:

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title:

LANDSCAPE DETAILS

Sheet Number:

L-5.10

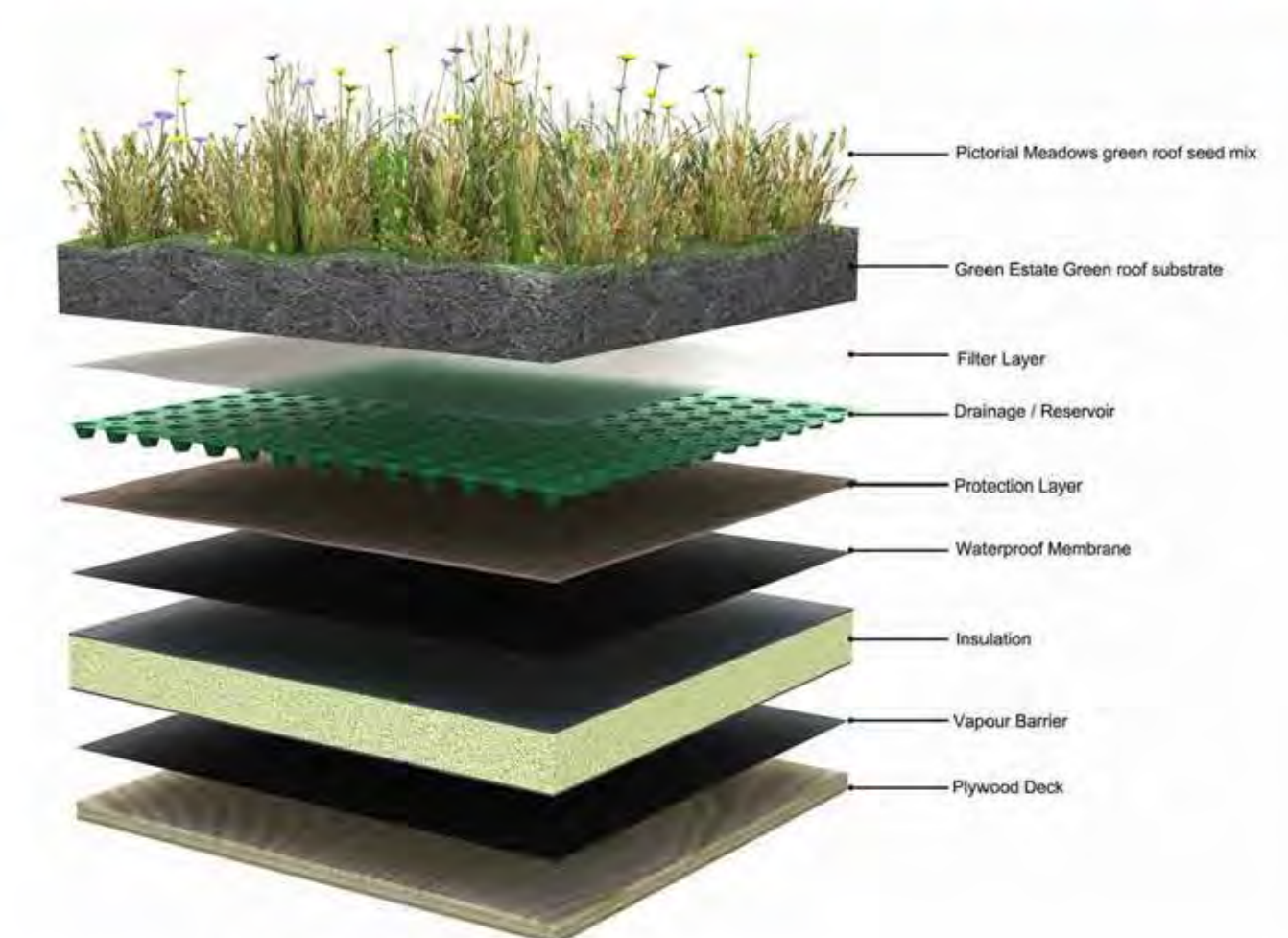


2 NATURALIZED SHORELINE



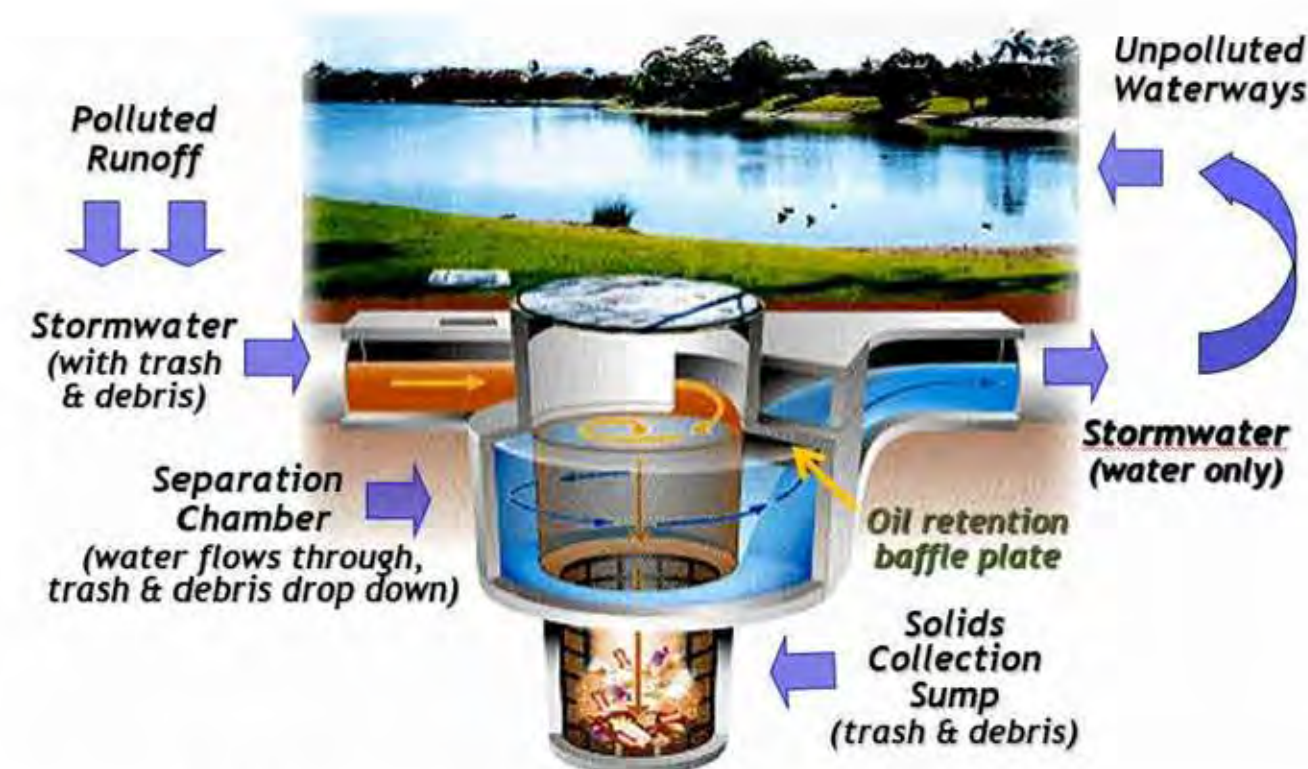
3 BIOSWALE

SCALE: NTS



4 GREEN ROOF

SCALE: NTS



1 STORMWATER QUALITY UNIT
SCALE: NTS

Scientific Name	Common Name	Sun Exposure	Water Requirements	Mature Height	Planted Size	Hardiness Zone
Trees						
Acer saccharum	Sugar Maple	Full Sun to Part Shade	Medium	40'-80'		3 to 8
Betula pendula	European White Birch	Full Sun to Part Shade	Medium to Wet	30'-40'		2 to 6
Quercus macrocarpa	Burr Oak	Full Sun	Dry to Medium	60'-80'		3 to 8
Quercus robur 'Fastigiata'	Columnar English Oak	Full Sun	Medium	50'-60'		5 to 8
Picea glauca 'Densata'	Black Hill Spruce	Full Sun	Medium	20'-40'		3 to 6
Pinus strobus	White Pine	Full Sun to Part Shade	Medium	50'-80'		3 to 8
Shrubs						
Ceanothus americanus	New Jersey Tea	Full Sun to Part Shade	Dry to Medium	3'-4'		4 to 8
Cephalanthus occidentalis	Buttonbush	Full Sun to Part Shade	Medium to Wet	5'-12'		5 to 9
Cornus amomum	Silky Dogwood	Full Sun to Part Shade	Medium	6'-12'		5 to 8
Ilex verticillata	Winterberry	Full Sun to Part Shade	Medium to Wet	3'-12'		3 to 9
Viburnum prunifolium	Blackhaw Viburnum	Full Sun to Part Shade	Dry to Medium	12'-15'		3 to 9
Grasses						
Andropogon gerardii	Big Bluestem	Full Sun	Dry to Medium	4'-6'		4 to 9
Carex pensylvanica	Pennsylvania Sedge	Part Shade to Full Sun	Dry to Medium	.5'-1'		3 to 8
Panicum virgatum	Switchgrass	Full Sun to Part Shade	Medium to Wet	3'-6'		5 to 9
Schizachyrium scoparium	Little Bluestem	Full Sun	Dry to Medium	2'-4'		3 to 9
Wildflowers						
Asclepias tuberosa	Butterfly Milkweed	Full Sun	Dry to Medium	1'-2.5'		3 to 9
Symphyotrichum novae-angliae	New England Aster	Full Sun	Medium	3'-6'		4 to 8
Echinacea pallida	Pale Purple Coneflower	Full Sun to Part Shade	Dry to Medium	2'-3'		3 to 10
Echinacea purpurea	Purple Coneflower	Full Sun to Part Shade	Dry to Medium	2'-5'		3 to 8
Echinacea purpurea 'Avalanche'	Avalanche Coneflower	Full Sun to Part Shade	Dry to Medium	1'-1.5'		3 to 8
Echinacea x 'Balsomador'	Sombrero Adobe Orange Coneflower	Full Sun to Part Shade	Dry to Medium	1'-2'		4 to 9
Echinacea x 'Daydream'	Daydream Coneflower	Full Sun	Dry to Medium	1'-2'		4 to 10
Liatris spicata	Spiked Gayfeather	Full Sun	Medium	2'-4'		3 to 8
Lobelia cardinalis	Cardinal Flower	Full Sun to Part Shade	Medium to Wet	2'-4'		3 to 9
Rudbeckia triloba	Brown Eyed Susan	Full Sun to Part Shade	Medium	5'		3 to 9
Solidago canadensis	Canada Goldenrod	Full Sun	Medium	4'-5'		3 to 9
Symphyotrichum ericoides	Heath Aster	Full Sun	Dry to Medium	1'-3'		3 to 10

1

LANDSCAPE SCHEDULE

SCALE: NTS



2

LANDSCAPE PALETTE

SCALE: NTS

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Sheet Title:

LANDSCAPE DETAILS

Sheet Number:

L-5.20



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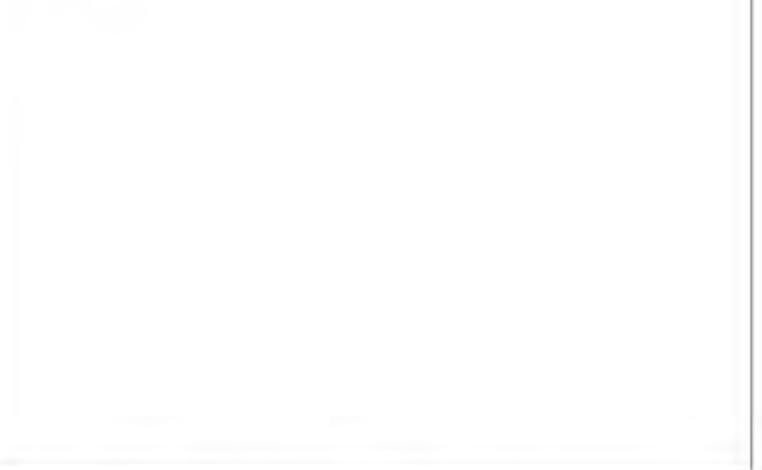


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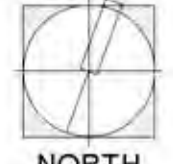


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Project No: 1201



NORTH

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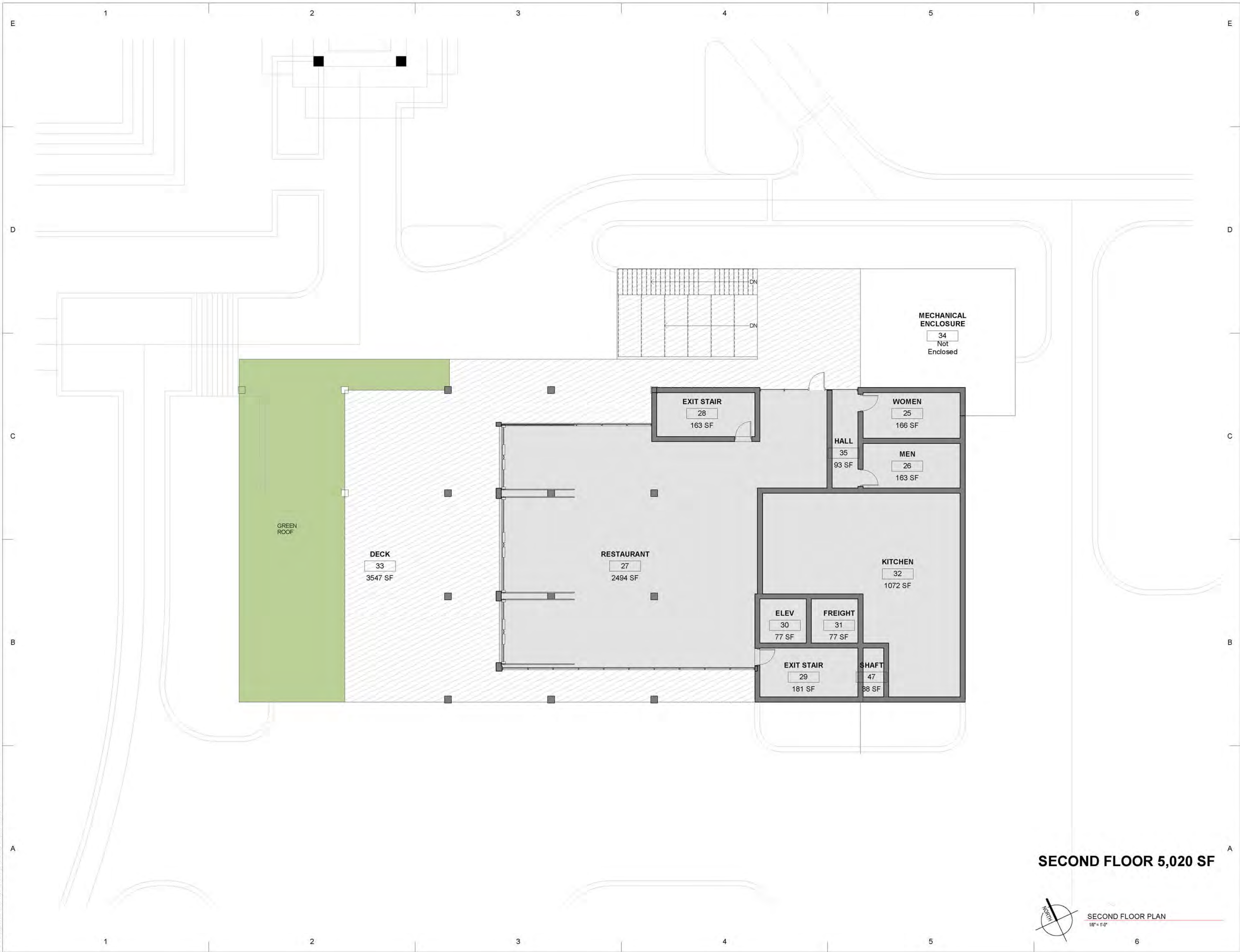
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Sheet Title: 1ST FLOOR PLAN

Sheet Number: A-2.01

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SECOND FLOOR 5,020 SF



SECOND FLOOR PLAN
1/8" = 1'-0"

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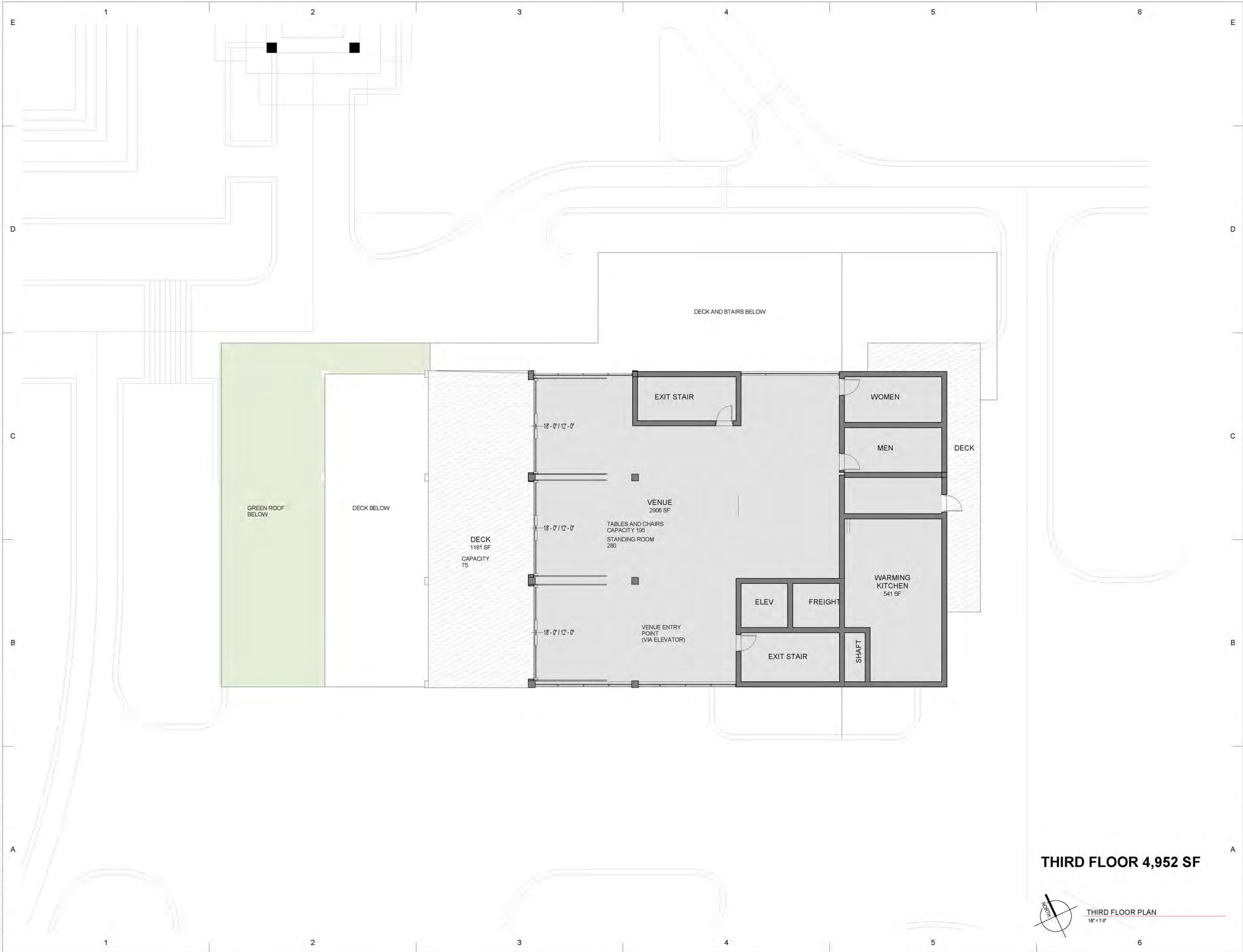
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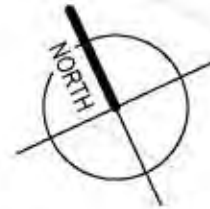
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THIRD FLOOR 4,952 SF



THIRD FLOOR PLAN
1/8" = 1'-0"

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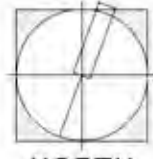

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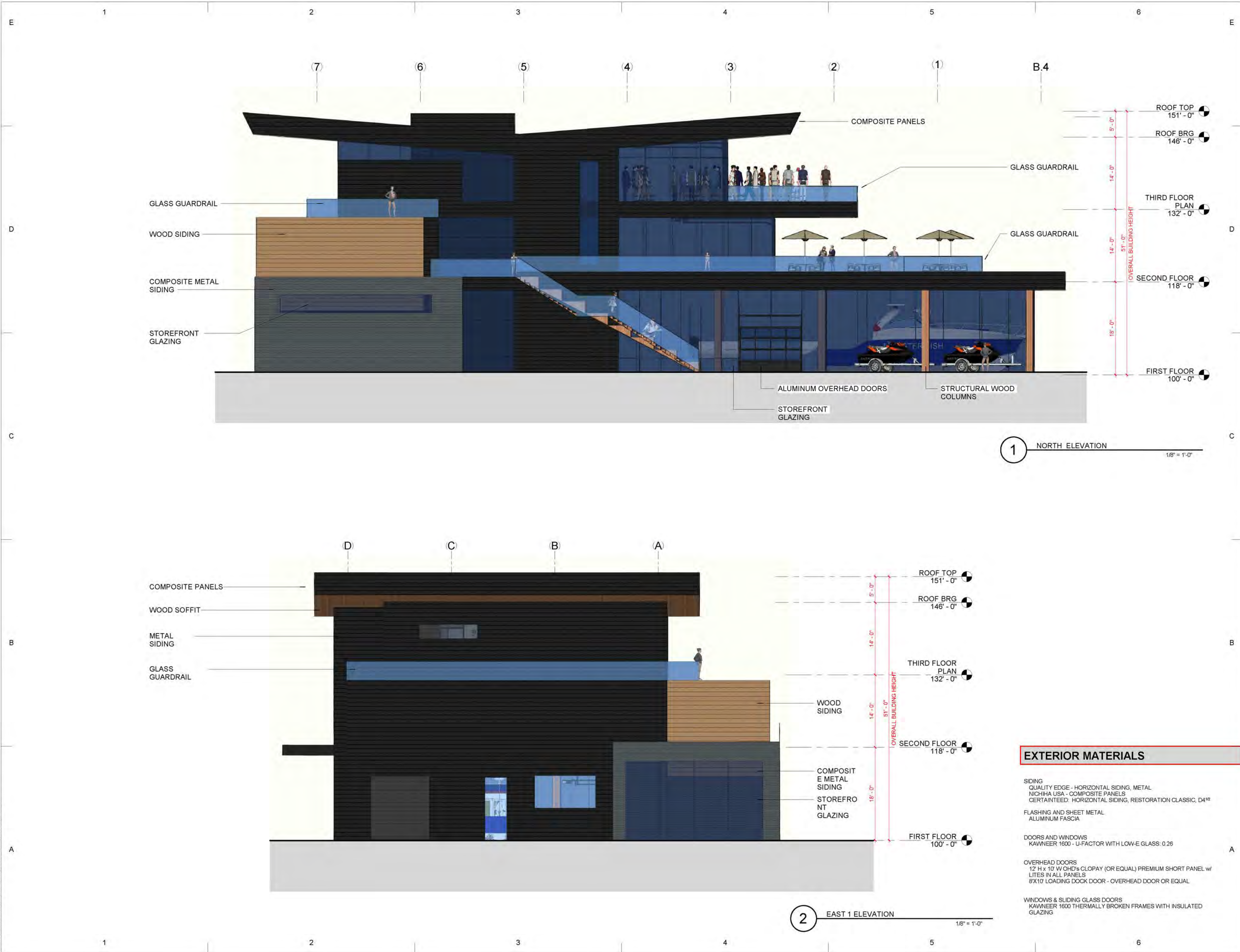
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Sheet Number: A-2.03

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Sheet Title: ELEVATIONS

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NICHHA USA - COMPOSITE PANELS
CERTANTEED - HORIZONTAL SIDING, RESTORATION CLASSIC, D412

FLASHING AND SHEET METAL
ALUMINUM FASCIA

DOORS AND WINDOWS
KAWNEER 1600 - U-FACTOR WITH LOW-E GLASS: 0.26

OVERHEAD DOORS
12' H x 10' W OHD's CLOPAY (OR EQUAL) PREMIUM SHORT PANEL w/
LITES IN ALL PANELS
8'X10' LOADING DOCK DOOR - OVERHEAD DOOR OR EQUAL

WINDOWS & SLIDING GLASS DOORS
KAWNEER 1600 THERMALLY BROKEN FRAMES WITH INSULATED
GLAZING

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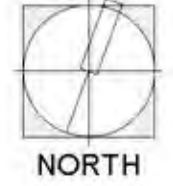
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Sheet Title: ELEVATIONS

Sheet Number: A-3.02



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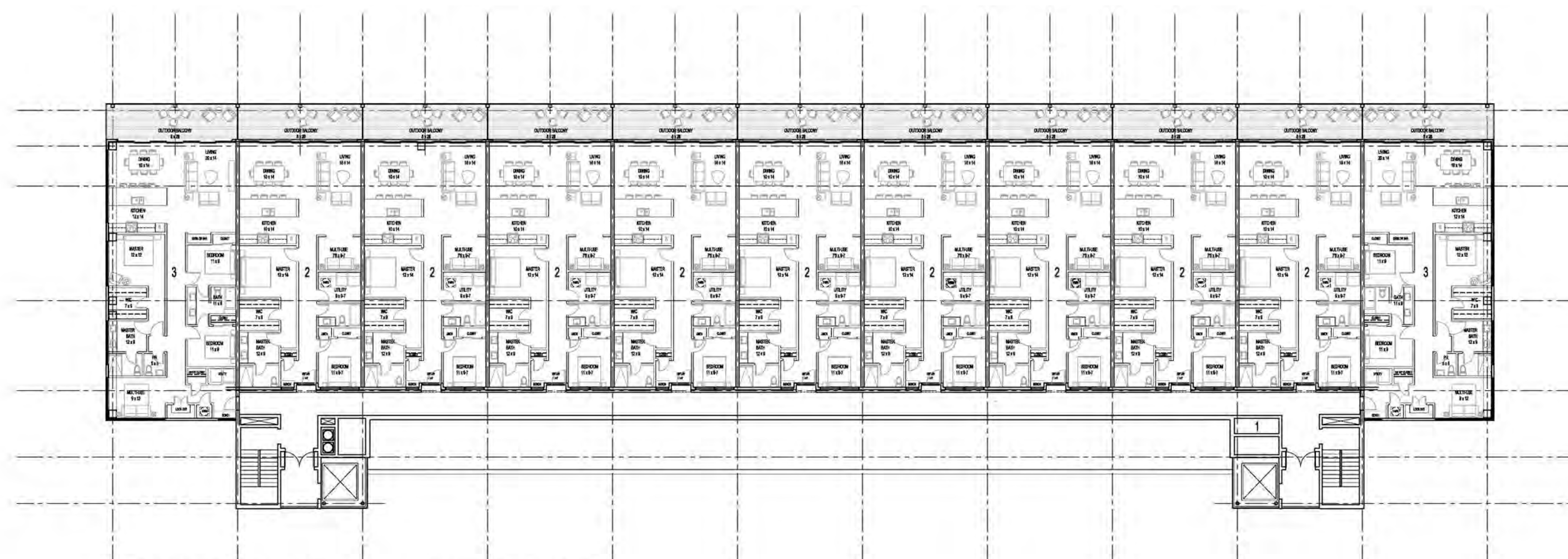
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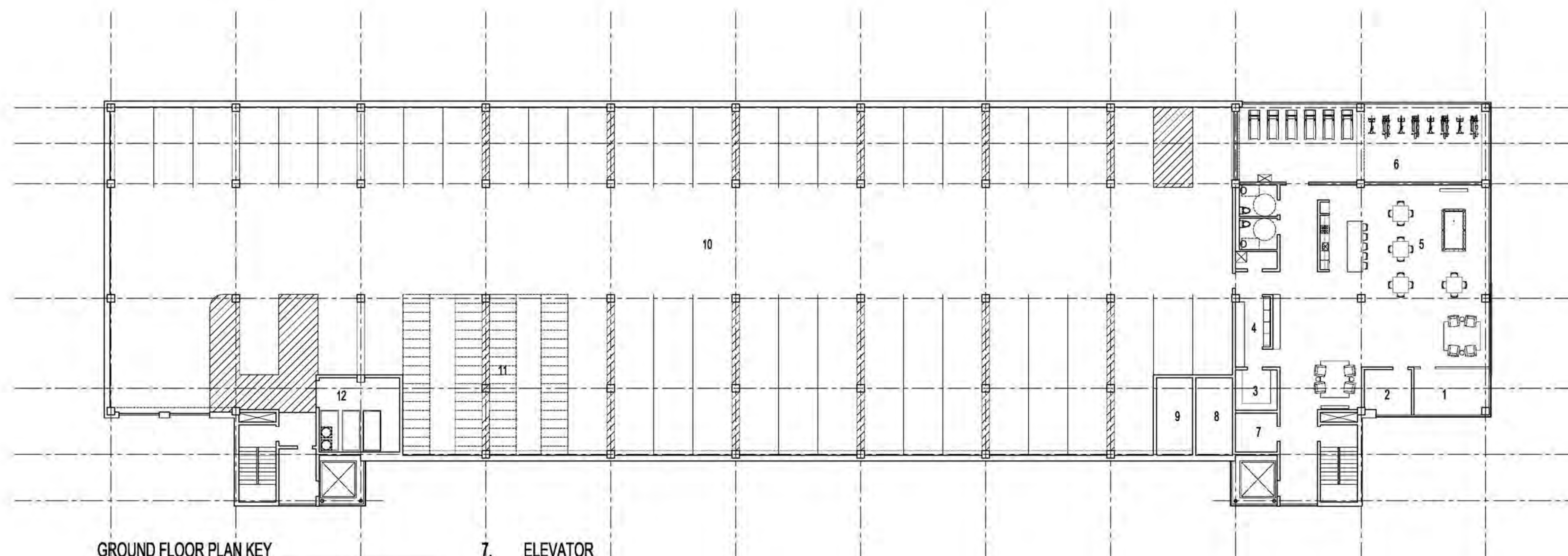
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SECOND - SIXTH FLOOR PLAN KEY

1. TELE/ DATA/ STORAGE
2. TWO BEDROOM + DEN
3. THREE BEDROOM

GSF PER PLATE: 20,530 SF
WASTE: 2,672 SF
87.0% EFFICIENT



GROUND FLOOR PLAN KEY

1. ENTRY VESTIBULE
2. OFFICE
3. PARCEL
4. MAIL
5. COMMUNITY
6. FITNESS

7. ELEVATOR
8. RISER
9. ELECTRICAL
10. PARKING - 59 STALLS
11. BICYCLE PARKING - 72 STALLS
12. TRASH / RECYCLING



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Scale: 1/16"=1'-0" @ 24x36

0 20' 40' 80'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: GROUND & TYPICAL FLOOR PLANS

Sheet Number:

A100



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

Project :



ADELAIDE POINTE
1204 WEST WESTERN AVENUE
MUSKEGON, MI 49441
P: (855) MKG-LAKE
<https://www.adelaidepointe.com>

Consultants:



518 BROAD STREET
SAINT JOSEPH, MI 49085
P: (269) 932.4502
www.edgewaterresources.com



1609 PINERIDGE DR
GRAND HAVEN, MI 49417
P: (616) 843-1002
www.architekturapl.com/



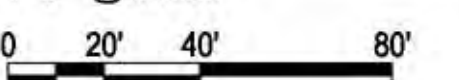
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P: (414) 273-8230
www.kaa-arch.com

SITE LOCATION:

Date: 8/11/2021
Project No: 21-004



Scale: 1/16"=1'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: ELEVATIONS

Sheet Number:

A200