

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA
FOR THE REGULAR MEETING OF
MONDAY, DECEMBER 14, 2015 AT 7:00 P.M.
AT THE
LOWELL CITY HALL
CITY COUNCIL CHAMBERS
SECOND FLOOR
301 EAST MAIN STREET

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
 - a. November 9 , 2015 – Regular Meeting
 - b.
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
5. OLD BUSINESS
 - a.
6. NEW BUSINESS
 - a. Approval of 2016 Meeting Dates
 - b. Zoning Ordinance - Breweries
 - c. Zoning Changes for Grand Rapids Gravel
 - d.
7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, NOVEMBER 9, 2015, AT 7:00 P.M.**

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL

The Meeting was called to order at 7:00 p.m. by Chair Shannon Hanley and the Pledge of Allegiance was recited.

Present: Commissioners Dave Cadwallader, Kelli Carney, James Zandstra, John Gerard, Jim Salzwedel and Chair Shannon Hanley.

Also Present: City Manager Mark Howe, City Clerk Susan Ullery and Williams and Works Planner Andy Moore.

3. APPROVAL OF AGENDA.

IT WAS MOVED BY CADWALLADER and seconded by ZANDSTRA to approve the agenda as written.

YES: 6. NO: 0. ABSENT: 0. MOTION CARRIED.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 4, 2015.

IT WAS MOVED BY CADWALLADER seconded by SALZWEDEL that the minutes of the September 4, 2015 meeting be approved as written.

YES: 6. NO: 0. ABSENT: 0. MOTION CARRIED.

5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA. No comments were received.

6. OLD BUSINESS

No old business to report.

7. NEW BUSINESS

- a. Redevelopment Liquor License Approval Process. City Manager Howe discussed the step-by-step process staff would take in making a recommendation to the City Council on whether or not they would recommend a developmental liquor license to the Liquor Control Commission. As part of the process, the Planning Commission has been included and will be notified of such an application.

It is important for the City to consider how many of these licenses do we want and should there be a cap in place. This is a policy issue and the Commission should be involved.

- b. Discussion of Potential Zoning/Ordinance Changes. Howe discussed the 2015 Planning Commission goals/priorities and potential zoning changes.

It was also noted that it has been approximately seven years since the Master Plan was updated. Every five years the Commission needs to determine whether or not an update needs to occur. A copy of the Master Plan will be delivered to each Commissioner prior to the next meeting.

Williams and Works Planner Andy Moore briefly discussed a recent Supreme Court decision regarding signs. This may be something the Commission would want to further review. The issue involves the content of signs.

- c. Zoning Changes for Grand Rapids Gravel. Moore discussed the steps the City must take before Grand Rapids Gravel can apply for the necessary special land use permit to extract natural resources from their property located at 2104 Bowes Street SE. Grand Rapids Gravel has expressed interest in mining the property to create a pond, and eventually to construct a residential development adjacent to it. Next steps include amending the city's official zoning map and amending the Zoning Ordinance text.

The following steps were recommended:

1. Amend the City's official zoning map to accomplish the following:
 - a. Illustrate the 100-year floodplain as an overlay district, as in Section 14.02 of the Zoning Ordinance. The boundary of the overlay must coincide with the actual 100-year floodplain, as determined by FEMA. This can be accomplished using digital maps from FEMA and GIS.
 - b. Rezone the property currently zoned Floodplain to another district as deemed appropriate by the Planning Commission. This will be necessary due to item (a) above, and can be accomplished at the same time.
 - c. At the City's option, the map could further be edited and refined to illustrate all the rezonings that have occurred over the years that were never updated on the City's official maps.

By general consensus, the Commission agreed to move forward.

- d. Text Amendment to Zoning Ordinance - Breweries. Moore explained there has been recent interest in brewing and selling beer at retail in a brew pub facility or simple brewing it and selling it to restaurants. The ordinance currently does not reference brewing beer and distributing it to restaurants. If the Planning Commission so chooses, the ordinance could be amended to allow breweries either by right or by special land use. Moore also questioned what districts this would be allowed in.

By general consensus, the Commission agreed to move forward with breweries being allowed as a special use.

8. **STAFF REPORT**. City Manager Howe stated the Arbor Board recently adopted recommendations for tree planting. The Planning Commission should be aware of these when reviewing site plans.
9. **COMMISSIONERS COMMENTS**. No comments were received.

IT WAS MOVED BY CADWALLADER and seconded by GERARD to adjourn at 7:51 p.m.

DATE:

APPROVED:

Shannon Hanley, Chair

Susan S. Ullery, City Clerk



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

“PROPOSED”
2016 PLANNING-CITIZEN ADVISORY COMMISSION
COUNCIL CHAMBERS
SECOND FLOOR
7:00 P.M.

January	11	July	11
February	8	August	8
March	14	September	12
April	11	October	10
May	9	November	14
June	13	December	12

MEMORANDUM

TO: City of Lowell Planning Commission

FROM: Andy Moore, AICP

DATE: December 9, 2015

RE: Zoning Amendment – Breweries

The purpose of this memorandum is to review a proposed zoning amendment to allow for a brewery/winery in the City. This amendment is proposed because there is an individual interested in opening a small brewing facility in the City, and currently there is nothing in the Zoning Ordinance that sufficiently addresses or regulates this land use.

In the attached amendment, the first two sections would create definitions for a “brewery/winery” and a “restaurant.” The definition of a “brewery/winery” only contemplates production of beer and wine, as well as limited retail sales. Currently, a restaurant is not defined in the Ordinance, and the definition I have provided includes the possibility for a brewery so something like a brew pub would be permitted as a restaurant. This does not directly apply to the pending application for a brewery, but is appropriate so land uses can be clearly defined and classified.

Sections 3 and 4 of the proposed amendment permit a brewery/winery as a special land use in the C-3 and I zoning districts.

Section 5 of the proposed amendment contains specific standards that would apply to a brewery/winery if an applicant were to apply for a special land use permit for one. The proposed brewery would have to comply with these standards, as well as meet the more general special land use approval standards of Section 17.03,A of the Zoning Ordinance in order to receive special land use approval from the Planning Commission.

Attached is a draft Ordinance for your review. Prior to recommending adoption to the City Council, the Planning Commission must hold a public hearing. This can be scheduled for the January meeting, or the Planning Commission may request edits prior to scheduling a hearing.

As always, please feel free to contact me with questions or comments.

**CITY OF LOWELL
KENT COUNTY, MICHIGAN**

ORDINANCE NO. 16-__

AN ORDINANCE TO AMEND SECTION 2.03, “DEFINITIONS-B,” AND SECTION 2.14, “DEFINITIONS-R,” OF CHAPTER 2, “DEFINITIONS,” SECTION 12.03, “SPECIAL LAND USES” OF CHAPTER 12, “C-3 GENERAL BUSINESS DISTRICT,” SECTION 13.03 “SPECIAL LAND USES” OF CHAPTER 13 “I-INDUSTRIAL DISTRICT,” AND SECTION 17.04, “SITE DESIGN STANDARDS” OF CHAPTER 17, “SPECIAL LAND USES” OF AND TO APPENDIX A, “ZONING,” OF THE CODE OF ORDINANCES OF THE CITY OF LOWELL

Councilmember _____, supported by Councilmember _____, moved the adoption of the following ordinance:

THE CITY OF LOWELL ORDAINS:

Section 1. Amendment to Section 2.03 of Chapter 2. Section 2.03, “Definitions-B,” of Chapter 2, “Definitions,” of Appendix A, “Zoning,” of the Code of Ordinance of the City of Lowell is amended by adding the following definition in alphabetical order:

Brewery/Winery. A facility that engages in the production of beers, meads, wine and similar beverages for off-premise consumption. A brewery/winery may include retail sale of beer wine, and similar products made on-site and related items, but shall not include a restaurant.

Section 2. Amendment to Section 2.18 of Chapter 2. Section 2.14, “Definitions-R,” of Chapter 2, “Definitions,” of Appendix A, “Zoning,” of the Code of Ordinances of the City of Lowell is amended by adding the following definition in alphabetical order:

Restaurant. A retail establishment selling food and drink primarily for consumption on the premises, and including establishments selling prepared foods and drinks for immediate on-site consumption or for take-out. A restaurant may also include a winery/brewery as an accessory use.

Section 3. Amendment to Section 12.03 of Chapter 11. Section 12.03, “Special Land Uses,” of Chapter 12, “C-3 General Business District,” of Appendix A, “Zoning,” of the Code of

Ordinances of the City of Lowell is amended to include the following subsection Q, which reads as follows:

Q. Brewery/Winery

Section 4. Amendment of Section 13.02. Section 13.02, “Uses Permitted by Right,” of Chapter 13, “I- Industrial District,” of Appendix A, “Zoning,” of the Code of Ordinances of the City of Lowell is amended to include the following subsection N, which reads as follows:

N. Brewery/Winery

Section 5. Amendment to Section 17.04 of Chapter 17. Section 17.04, “Site Design Standards,” of Chapter 17, “Special Land Uses,” of Appendix A, “Zoning,” of the Code of Ordinances of the City of Lowell is amended to include the following subsection DD, which reads as follows:

DD. Brewery/Winery

1. A brewery/winery shall be located on a parcel at least 200 feet from any residentially zoned property.
2. Sites shall be designed and operated to minimize potential negative impacts on adjacent properties.
3. The applicant shall demonstrate that all trucks and delivery vehicles be provided with adequate maneuvering areas on the lot. Maneuvering shall not be permitted on adjacent property or in a right of way.
4. The Planning Commission may establish hours of operation for a brewery/winery.
5. A brewery/winery shall obtain and maintain all applicable federal, State, County and local permits and furnish copies of applicable permits to the City.
6. The applicant shall demonstrate that adequate parking and loading areas are provided on the site. The Planning Commission may require additional parking if the quantity of proposed parking is deemed inadequate.

Section 5. Publication. After its adoption, the Deputy City Clerk shall publish this ordinance or a summary thereof, as permitted by law, along with its date of adoption in the *Lowell*

Ledger, a newspaper of general circulation in the City, at least ten (10) days before its effective date.

Section 6. Effective Date. This ordinance shall take effect ten (10) days after it, or a summary thereof, as permitted by law, along with the date of its adoption, is published in the *Lowell Ledger*, a newspaper of general circulation in the City.

YEAS: Councilmembers _____

NAYS: Councilmembers _____

ABSTAIN: Councilmembers _____

ABSENT: Councilmembers _____

ORDINANCE DECLARED ADOPTED.

Dated: _____, 2016

Susan Ullery
City Clerk

CERTIFICATION

I, the undersigned City Clerk of the City of Lowell, Michigan (the "City"), certify that the above ordinance is a true and complete copy of an ordinance adopted at a regular meeting of the Lowell City Council held on _____ 2016, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents and its effective date, was published in the *Lowell Ledger*, on _____, 2016. I further certify that the above ordinance was entered into the Ordinance Book of the City on _____, 2016, and was effective _____, 2016, ten (10) days after publication.

Dated: _____, 2016

Susan Ullery
City Clerk

GRAPIDS 60857-994 349143v1



MEMORANDUM

TO: Mr. Mark Howe
Lowell City Manager

FROM: Andy Moore, AICP

DATE: October 20, 2015

RE: Grand Rapids Gravel – Initial Steps

The purpose of this memorandum is to outline the steps the City must take before Grand Rapids Gravel can apply for the necessary special land use permit to extract natural resources from their property located at 2104 Bowes St SE. As you know, Grand Rapids Gravel has expressed interest in mining the property to create a pond, and eventually to construct a residential development adjacent to it.

The extraction of natural resources is permitted with special land use approval in the SR Suburban Residential district and in the FP Floodplain district. According to the Zoning Map, the Grand Rapids Gravel property is split-zoned, with the northern portion of the property zoned Industrial and the southern portion zoned Floodplain. Mining is not permitted in the Industrial district, but it is permitted as a special land use in the Floodplain district.

However, the Floodplain district is described clearly in Section 14.02 of the Zoning Ordinance as an overlay district that coincides with the 100-year floodplain, not as a standalone district as shown on the map. Further complicating matters is that the City's Zoning Map does not reflect the boundaries of the Floodplain district accurately. So the City has two issues to address on the Zoning Map: (1) the proper illustration of the 100-year floodplain overlay and (2) determining the appropriate underlying zoning districts for property currently zoned Floodplain.

The Floodplain Overlay also brings forward another unusual scenario that must be addressed. As you know, an overlay district typically adds an additional layer of regulation to address some special condition. Overlays are generally more restrictive than the underlying zoning district, so someone wishing to develop property within an overlay must comply with both the standards of the overlay and those of the underlying zoning district. Parts of the Grand Rapids Gravel parcel are zoned Industrial and are within the 100-year floodplain. Since the extraction of the natural resources is not allowed in the Industrial District, we will have a conflict where a land use (mining) is permitted by the overlay but prohibited in the underlying zoning district. To rectify this problem, it will likely be necessary to amend the Zoning Ordinance.

Once these two issues are resolved, the property owner could apply for a special land use permit to begin the mining process. If the special land use permit were granted, the City could then look to amend the Master Plan in the coming years to accommodate the proposed end use for the mining

operation, which would be residential homes. Once the Master Plan is amended, the City may rezone the property to permit the desired end use.

Next Steps. The following steps are recommended:

1. **Amend the City's official zoning map to accomplish the following:**
 - a. Illustrate the 100-year floodplain as an overlay district, as stated in Section 14.02 of the Zoning Ordinance. The boundary of the overlay must coincide with the actual 100-year floodplain, as determined by FEMA. This can be accomplished using digital maps from FEMA and GIS.
 - b. Rezone the property currently zoned Floodplain to another district as deemed appropriate by the Planning Commission. This will be necessary due to item a above, and can be accomplished at the same time.
 - c. At the City's option, the map could further be edited and refined to illustrate all the rezonings that have occurred over the years that were never updated on the City's official maps. Betty Morlock and I worked on this some time ago, but I do not believe the new map was ever adopted by City Council. This would result in an accurate and up-to-date zoning map that includes all recent amendments.
2. **Amend the Zoning Ordinance Text.** The text of the Ordinance should be amended to eliminate the conflict where the Floodplain Overlay is less restrictive than the underlying district. Depending on how the zoning map is amended in item 1 above, this could be a relatively simple process.

The approach outlined above should also be reviewed by the City Attorney, as his input will be important to insure the appropriate process is followed.

We believe that step 1 could be accomplished by the end of 2015, with the text amendment being approved by March or April, assuming there are no obstacles and that we start soon and work diligently. Once those two steps are completed, the applicant could then apply for a special land use permit once the map and text amendments are effective.

Please feel free to contact me if there are questions or concerns.

c: Ms. Sue Ullery, City Clerk
Mr. Dick Wendt, City Attorney

MEMORANDUM

TO: City of Lowell Planning Commission

FROM: Andy Moore, AICP

DATE: December 9, 2015

RE: Zoning Amendment – Floodplain and Mineral Extraction

The purpose of this memorandum is to review a proposed zoning amendment that addresses the City's floodplain district and allows for mineral extraction in the Industrial District in the City. As you know, this amendment is proposed because of conflicts between the Zoning Ordinance and map, particularly with regard to the property at 2104 Bowes Road owned by Grand Rapids Gravel. A summary of the amendment is below:

Section 1 of the proposed amendment allows for mineral extraction activities in the Industrial District as a special land use.

Sections 2, 3 and 4 of the proposed amendment amend the various parts of Chapter 14 of the Zoning Ordinance pertaining to the Floodplain District. The purpose of these amendments is to remove the various conflicts between the language of Chapter 14 and the zoning map, which we discussed at the November Planning Commission meeting.

- Section 2 simply changes the name of the chapter to state that it is an overlay district.
- Section 3 is a more notable change that permits all uses permitted in the underlying zoning districts, subject to the requirements of the overlay.
- Section 4 removes the "special land use" provisions for the Floodplain district, since special land uses would now be permitted in accordance with the underlying zoning district (see section 3 above). Instead, all the regulations that are currently in Section 14.04 have been retained (with some modest changes) and the title of this section has been renamed to "Additional Standards for Development."

I have also included a draft zoning map for your review. It reflects all the changes recently made to the map. Additionally, it illustrates proposed zoning for all the properties that are entirely or partially zoned "floodplain" presently (see dark blue outline). The colors within the properties zoned floodplain are my suggestions for how they should be rezoned. The map also shows the actual boundaries of the 100 year floodplain as an overlay so the underlying zoning districts are clearly visible.

I am looking forward to discussing this with you further on Monday. As always, please feel free to contact me if there are questions.

**CITY OF LOWELL
KENT COUNTY, MICHIGAN**

ORDINANCE NO. 16-__

AN ORDINANCE TO AMEND SECTION 13.03, "SPECIAL LAND USES" OF CHAPTER 13, "I – INDUSTRIAL DISTRICT," THE TITLE OF CHAPTER 14 "F-1 FLOODPLAIN DISTRICT," SECTION 14.03, "USES PERMITTED BY RIGHT" OF CHAPTER 14 "F-1 FLOODPLAIN DISTRICT," AND SECTION 14.04, "SPECIAL LAND USES" OF CHAPTER 14 "F-1 FLOODPLAIN DISTRICT" OF AND TO APPENDIX A, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF LOWELL

Councilmember _____, supported by Councilmember _____, moved the adoption of the following ordinance:

THE CITY OF LOWELL ORDAINS:

Section 1. Amendment of Section 13.03 of Chapter 13. Section 13.03, "Special Land Uses," of Chapter 13, "I – Industrial District" of Appendix A, "Zoning," of the Code of Ordinance of the City of Lowell is amended by adding the following subsection J:

J. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

Section 2. Amendment of Title of Chapter 14. The title of Chapter 14, "F-1 Floodplain District," of Appendix A, "Zoning," of the Code of Ordinance of the City of Lowell is amended to read as follows:

CHAPTER 14. F-1 FLOODPLAIN OVERLAY DISTRICT

Section 3. Amendment of Section 14.03 of Chapter 14. Section 14.03 “Uses permitted by right,” of Chapter 14, “F-1 Floodplain District” of Appendix A, “Zoning,” of the Code of Ordinance of the City of Lowell is amended to as follows:

Section 14.03 Uses permitted by right.

- A. Any use permitted in the underlying zoning district, whether by right or by special land use, shall be permitted within the Floodplain Overlay District in accordance with the standards and regulations of the underlying zoning district.
- B. The standards of this Chapter shall also apply to any use proposed in the Floodplain Overlay District. Where there is a conflict between the provisions of this Chapter and another applicable Section of this Ordinance, the more restrictive provisions shall control.

Section 4. Amendment of Section 14.04 of Chapter 14. Section 14.04 “Special Land Uses,” of Chapter 14, “F-1 Floodplain District” of Appendix A, “Zoning,” of the Code of Ordinance of the City of Lowell is amended to as follows:

Section 14.04 Additional Standards for Development.

- A. Development, including the erection of structures and placement of manufactured homes, within the floodplain overlay district ~~a flood hazard area~~ shall not occur except ~~upon issuance of a zoning compliance permit~~ in accordance with the requirements of this ordinance and the following standards:
 - 1. The requirements of this chapter shall be met.
 - 2. The requirements of the underlying zoning district and applicable general provisions of this ordinance shall be met;
 - 3. All necessary development permits shall have been issued by appropriate local, state, and federal authorities, including a floodplain permit, approval, or letter of no authority from the Michigan Department of Natural Resources under authority of Act ~~451 245~~, of the Public Acts of ~~1994 1929~~, as amended. Where a development permit cannot be issued prior to the issuance of zoning compliance permit, a letter from the issuing agency indicating intent to issue contingent only upon proof of zoning compliance shall be acceptable.
 - 4. The ~~proposed use and/or structure~~ ~~use pattern and structure proposed to accomplish said use~~ shall be so designed as not to reduce the water impoundment capacity of the floodplain or significantly change the volume or speed of the flow of water.

5. Utilities, streets, off-street parking, railroads, structures, and buildings for public or recreational uses shall be ~~may be permitted when~~ designed so as not to increase the possibility of flood or be otherwise detrimental to the public health, safety, and welfare.

B. Specific base flood elevation standards:

1. On the basis of the most recent available base flood elevation data all new construction and substantial improvements shall have the lowest floor, including basements, elevated at least one (1) foot above the flood level; or for nonresidential structures, be constructed such that at or below base flood level, together with attendant utility and sanitary facilities, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that these standards are met and that the floodproofing methods employed are adequate to withstand the flood depths, pressures, velocities, impact, and uplift forces and other factors associated with the base flood in the location of the structure. Such certification shall be submitted as provided in this ordinance and shall indicate the elevation to which the structure is floodproofed.
2. The most recent flood elevation data received from the Federal Insurance and Mitigation Administration (FIMA) shall take precedence over data from other sources.

Section 5. Publication. After its adoption, the Deputy City Clerk shall publish this ordinance or a summary thereof, as permitted by law, along with its date of adoption in the *Lowell Ledger*, a newspaper of general circulation in the City, at least ten (10) days before its effective date.

Section 6. Effective Date. This ordinance shall take effect ten (10) days after it, or a summary thereof, as permitted by law, along with the date of its adoption, is published in the *Lowell Ledger*, a newspaper of general circulation in the City.

YEAS: Councilmembers _____

NAYS: Councilmembers _____

ABSTAIN: Councilmembers _____

ABSENT: Councilmembers _____

ORDINANCE DECLARED ADOPTED.

Dated: _____

Susan Ullery
City Clerk

CERTIFICATION

I, the undersigned City Clerk of the City of Lowell, Michigan (the "City"), certify that the above ordinance is a true and complete copy of an ordinance adopted at a regular meeting of the Lowell City Council held on _____, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents and its effective date, was published in the *Lowell Ledger*, on _____, 2016. I further certify that the above ordinance was entered into the Ordinance Book of the City on _____, 2016, and was effective _____, 2016, ten (10) days after publication.

Dated: _____, 2016

Susan Ullery
City Clerk

2015 Staff Reports

<u>Open Date</u>	<u>Close Date</u>	<u>Address</u>	<u>Name/Business</u>	<u>Subject</u>
02/11/2015	03/13/2015	835 W. Main	Pete Ricards	Store
02/24/2015	03/13/2015	2475 Gee Drive	Scott Bartger	Inground pool
03/23/2015	03/30/2015	1030 Hunt	John Ingersoll	Accessory Building
03/24/2015	03/24/2015	820 N. Jefferson	Karrie Scudder	Fence
03/30/2015	03/30/2015	115 S. Broadway	King Mlling	Upgrade/Cell Tower
03/31/2015	03/31/2015	1405 Laurie Gail	Kaitlin Shive	Fence
04/01/2015	04/01/2015	806 N. Jefferson	Ron Stanford	Fence
04/08/2015	04/15/2015	741 Grindle	Thomas Read	Demo
04/28/2015	05/08/2015	520 Spring	Cody Moore	Fence
05/04/2015	05/08/2015	325 S. Division	David Crandall	Deck
05/06/2015	05/12/2015	1320 E. Main St.	Moose Lodge	Fence
05/11/2015	5/11/2015	257 Donna	Elizabeth Sparks	Fence
05/11/2015	05/12/2015	316 North	Charles May	Addition
05/12/2015	05/12/2015	1320 Highland Hills	Allen Edwin Homes	New Home
05/13/2015	05/14/2015	168 S. Center	Eric Bouwhuis	Fence
05/14/2015	05/14/2015	2204 Gee Drive	Herb VanderBilt	Shed
05/19/2015	05/26/2015	815 N. Hudson	Anthony Hall	Unattached garage
05/19/2015	07/06/2015	1300 Highland Hill	Allen Edwin Homes	New Home
05/20/2015	07/06/2015	1281 Highland Hill	Allen Edwin Homes	New Home
05/27/2015	05/29/2015	315 Alden Nash	Tim Jankowski	Accessory Building
05/12/2015	05/28/2015	2255 Gee Drive	Tim Bruce	New Home
06/01/2015	06/24/2015	2212 Gee Drive	Brian Koejic	New Home
06/12/2015	06/12/2015	812 Grindle	Josh Peterman	Shed
06/17/2015	07/07/2015	741 Grindle	Thomas Read	Lot Split
06/18/.2015	06/23/2015	612 N. Monroe	Ronald Steffens	Repair
06/11/2015	06/23/2015	750 Hillside Ct.	Alan Hoviriga	Sun Porch
06/30/2015	07/08/2015	1580 Carol Lynne	Brian Darling	Garage
07/07/2015	07/07/2015	800 Bowes	Mark Muntt	Inground Pool
07/10/2015	07/10/2015	1105 Bowes	Scott Macpherson	Shed
07/10/2015	07/10/2015	1105 Bowes	Scott Macpherson	Fence

07/13/2015	07/14/2015	925 S. Hudson	Todd Wood	Deck
07/13/2015	07/14/2015	925 S. Hudson	Todd Wood	Roof/Siding
07/20/2015	07/22/2015	2401 Bowes	William Sanborn	Shed
07/21/2015	07/22/2015	1695 Gee Drive	Kurt Holzhueter	Accessory Building
07/16/2015	08/04/2015	12142 Bowes	GR Gravel Co.	Demo
08/07/2015	08/07/2015	429 N. Washington	Tim Van Laan	Remodel
08/11/2015	08/13/2015	1462 Sibley	Dennis Walsh	Fence
08/17/2015	08/25/2015	2212 Gee Drive	Bernie Deliever	Pool
08/24/2015	08/31/2015	726 Lafayette	Ron Wells	Porch
08/27/2015	08/31/2015	609 Lafayette	Rachel DeVries	Shed
09/01/2015	09/01/2015	1015 Beech	Tina Collins	Roof
09/02/2015	09/02/2015	1301 Sibley	Luis Luna	Shed
09/02/2015	09/02/2015	1334 Highland Hills	Allen Edwin Homes	New Home
09/18/2015	09/22/2015	517 Spring	Tim Kurzhals	Demo/Garage
09/25/2015	09/25/2015	1011 N. Hudson	Diane McNaughton	Demo/Garage
09/25/2015	09/25/2015	1011 N. Hudson	Diane McNaughton	Garage
09/16/2015	10/07/2015	724 Riverside	John Hruska	Roof
09/24/2015	09/24/2015	604 E. Main	John Gilbert	Deck
09/29/2015	10/16/2015	1340 Highland Hills	Allen Edwin Homes	New House
10/07/2015	10/07/2015	221/223 W. Main	LowellArts!	Roof
10/08/2015	10/08/2015	171 S. West	Diane Meriman	Roof
10/16/2015	10/16/2015	517 Spring	Tim Kurzhals	Garage/Addition
12/01/2015	12/01/2015	718 Lincoln Lake	James Miles	Addition
12/01/2015	12/01/2015	322 N. Washington	Ferman Const./Ricards	Addition