



REGULAR MEETING OF THE DOWAGIAC CITY COUNCIL

Municipal Building, 241 S. Front Street, Dowagiac, Michigan

Monday July 27, 2015, 7:00 p.m.

AGENDA

- CALL TO ORDER -Mayor Donald D. Lyons
- PLEDGE OF ALLEGIANCE TO THE FLAG -Mayor Donald D. Lyons
- ROLL CALL -Mayor Donald D. Lyons
-Mayor Pro-Tem Leon Laylin
-Councilmember Charles Burling
-Councilmember James Dodd
-Councilmember Danielle Lucas
-Councilmember Lori Hunt
-Councilmember Bob Schuur
- APPROVAL OF MINUTES OF PREVIOUS MEETING – July 13, 2015
- QUESTIONS FROM CITY COUNCIL –
- COMMENTS FROM THE AUDIENCE (NON-AGENDA) –
- COMMENTS FROM THE AUDIENCE (AGENDA) –
- APPOINTMENTS – Russom Park Board
- RESOLUTIONS –
1. Resolution to authorize setting a public hearing on August 10, 2015 to consider declaring 226 High Street a public nuisance.
 2. Resolution to authorize setting a public hearing on August 10, 2015 to consider declaring 303 Walnut Street a public nuisance.
 3. Resolution of support for the Lake Michigan Trails Network.
 4. Resolution to authorize and direct the City Treasurer to pay the following bills and payroll due: (Roll Call)

<u>BILLS</u>	<u>PAYROLL</u>	<u>TOTAL</u>
\$990,111.42	\$179,694.43	\$1,169,805.85

ORDINANCES –

1. Second reading of an ordinance to amend Section 22.5(C) (6), Map, of Chapter 22, Changes and Amendments, of the Dowagiac Zoning Code for 500 East Prairie Ronde.

CITY MANAGER REPORT ON QUESTIONS FROM COUNCIL FROM PREVIOUS MEETINGS –

COMMENTS FROM CITY OFFICIALS –

ADJOURNMENT –

Kevin P. Anderson
City Manager

Attachments

DOWAGIAC CITY COUNCIL MEETING

Monday, July 13, 2015

A regular meeting of the Dowagiac City Council was called to order by Mayor Lyons at 7:00 p.m.

Mayor Lyons led the Pledge of Allegiance to the flag.

PRESENT: Mayor Donald D. Lyons, Mayor Pro-Tem Leon D. Laylin; Councilmembers Charles K. Burling, James B. Dodd, Lori A. Hunt, Danielle E. Lucas, Bob B. Schuur and City Clerk Jane P. Wilson.

ABSENT: None

STAFF: City Manager Kevin P. Anderson, City Manager; Assistant City Manager Rozanne H. Scherr

Councilmember Dodd moved and Councilmember Laylin seconded that the minutes of the June 22, 2015 meeting be approved.

Approved unanimously.

RESOLUTIONS

1. Resolution to approve a project authorization allowing for the purchase of a bus that will replace a 2008 Model Year bus in the DART fleet.

Councilmember Burling offered and moved to approve the following resolution; seconded by Councilmember Laylin.

WHEREAS, pursuant to a grant agreement between the Michigan Department of Transportation and the City of Dowagiac it is necessary for the City of Dowagiac to enter into a project authorization agreement for its local transportation program for the fiscal year 2015 Section 5339 Bus and Bus Facilities Formula Program in order to receive State and Federal financial assistance.

NOW, THEREFORE, BE IT RESOLVED that the City of Dowagiac, by the affirmative vote of its City Council, does hereby authorize Transportation Coordinator Rozanne Scherr to execute the Project Authorization, FY 2015 Section 5339 Bus and Bus Facilities Formula Program, attached hereto and by reference made a part hereof as required to receive financial assistance from the Michigan Department of Transportation, in accordance with Act 51; and

BE IT FURTHER RESOLVED that, for all public transportation matters, the Transportation Coordinator shall provide such information as deemed necessary by the State Transportation Commission or Department for its administration of Act 51 for fiscal year 2015.

APPROVED unanimously.

DOWAGIAC CITY COUNCIL MEETING

Monday, July 13, 2015

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2. Resolution to authorize the placement of a Charter Amendment question on the November 3, 2015 ballot for voter consideration.

Councilmember Laylin offered and moved to approve the following resolution; seconded by Councilmember Dodd.

RESOLUTION TO PROPOSE AN AMENDMENT TO THE CITY CHARTER TO CHANGE THE CITY CLERK'S OFFICE FROM AN ELECTED OFFICE TO AN APPOINTED OFFICE

WHEREAS, since approximately July 2014, the City has been considering whether to place before the electors of the City the question of amending the City Charter to make the City Clerk's position an appointed position and has been gathering public input in this matter; and

WHEREAS, Charter Section 4.1 of the Dowagiac City Charter, currently provides that the position of City Clerk is an elective position and Section 4.3 provides that the elected City Clerk is to serve a term of four years from the second Monday following the regular City election in which the Clerk was elected; and

WHEREAS, the Dowagiac City Council has determined it to be in the best interests of the City to change the position of the City Clerk from an Elected Officer to one that is an Administrative Officer appointed by the City Manager, with the approval of City Council, pursuant to Charter Section 7.7, and that the City Clerk's compensation be determined in the same manner as all other Administrative Officers of the City under current Charter Section 7.13, which amendment will be effective at the end of the City Clerk's term of office that commences in November 2015 or upon a vacancy in the office of City Clerk, whichever occurs first; and

WHEREAS, City Council has determined it necessary that Charter Section 4.1 be amended to delete the position of City Clerk from the list of elective officers, Charter Section 4.3 be amended to delete the position of City Clerk from the list of elective officers subject to terms of office; and

WHEREAS, the list of position duties of the City Clerk must be removed from City Charter Chapter 5, entitled "Elective Officer of the City: Duties," under Section 5.11, former Charter Sections 5.12 through 5.29 renumbered, the City Clerk position duties transferred in their entirety to Charter Chapter 7, entitled "Administrative Officers of the City" under a new Charter Section 7.10, and former Charter Sections 7.10 through 7.24 renumbered; and

WHEREAS, the City has determined that the electors of the City should determine whether the City Clerk should be appointed in the same manner as other Administrative Officers of the City, and that this charter amendment question should be submitted to the electors at the regular election of November 3, 2015.

DOWAGIAC CITY COUNCIL MEETING

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NOW, THEREFORE, IT IS RESOLVED THAT:

1. The electors of the City be asked whether the City Charter should be amended to make the City Clerk an appointed position using the method of appointment and the method of determining compensation as is currently used for the appointment of other administrative officers of the City under Charter Chapter 7.

2. The amendment is being proposed because the City Clerk is an elected position for which there are no minimum educational or work experience/ skills requirements to assume the Clerk's office and it is in the best interests of the City to appoint the City Clerk in a manner identical to the appointment of City Administrative Officers, as such officers are selected with reference to their qualifications for a position. If the proposed Charter amendment is approved by the electors, the City Manager, with the approval of City Council, will be authorized to select a City Clerk who would assume that position only when the Charter amendment becomes effective as provided in Michigan law.

3. This resolution supersedes any prior resolutions regarding amending the Charter to make the City Clerk an appointed position.

4. The proposed amendment to be submitted to the City's electors at the regular election to be held on November 3, 2015 consists of changes to Sections 4.1, 4.3, and 5.11, renumbering Sections 5.11-5.29 of the Charter and a creation of a new Section 7.10 and renumbering Sections 7.11-7.24, as set forth herein.

Section 4.1 of the Dowagiac City Charter shall be amended as follows:

Elective Officers.

Section 4.1. In the manner and at such times as there are prescribed in this charter, there shall be elected in the City of Dowagiac, one Mayor, one Supervisor at large, one Treasurer, six Councilmen, being two Councilmen from each of the City's three wards, two Justices of the Peace, three Supervisors, being one from each ward, and three Constables, being one from each ward.

The current Section 4.1 of the Charter being changed by this amendment provides as follows:

Elective Officers.

Section 4.1. In the manner and at such times as there are prescribed in this charter, there shall be elected in the City of Dowagiac, one Mayor, one Supervisor at large, one Clerk, one Treasurer, six Councilmen, being two Councilmen from each of the City's three wards, two Justices of the Peace,

DOWAGIAC CITY COUNCIL MEETING

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three Supervisors, being one from each ward, and three Constables, being one from each ward.

Section 4.3 of the Dowagiac City Charter shall be amended as follows:

Section 4.3. The Mayor, the Treasurer, one Councilman from each of the city's three wards, one Justice of the Peace, the Supervisor of the first Ward, the Supervisor of the third ward, and the Constable of the second ward shall be nominated and elected at the regular city election to be held in the year 1965, and in every fourth year thereafter. One Councilman from each of the City's three wards, one Justice of the Peace, the Supervisor at-large, the Supervisor from the second ward, the Constable from the first ward, and the Constable from the third ward shall be nominated and elected at the regular city election held in the year 1967, and in every fourth year thereafter. Each officer elected as in this section provided shall hold office for a period of four years from the second Monday following the regular city election in which he was elected, except that Justices of the Peace shall hold office from the 4th day of July following their election.

The current Section 4.3 of the Charter being changed by this amendment provides as follows:

Section 4.3. The Mayor, the Treasurer, one Councilman from each of the city's three wards, one Justice of the Peace, the Supervisor of the first Ward, the Supervisor of the third ward, and the Constable of the second ward shall be nominated and elected at the regular city election to be held in the year 1965, and in every fourth year thereafter. The Clerk, one Councilman from each of the City's three wards, one Justice of the Peace, the Supervisor at-large, the Supervisor from the second ward, the Constable from the first ward, and the Constable from the third ward shall be nominated and elected at the regular city election held in the year 1967, and in every fourth year thereafter. Each officer elected as in this section provided shall hold office for a period of four years from the second Monday following the regular city election in which he was elected, except that Justices of the Peace shall hold office from the 4th day of July following their election.

The Dowagiac City Charter shall be amended to remove Section 5.11, renumber former Sections 5.12 through 5.29, add a new Section 7.10, as follows, and renumber former Section 7.10 through 7.24:

Clerk.

Section 7.10. (a) The Clerk shall perform the duties required of city Clerks by law and the ordinances of the city.

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(b) He shall keep and preserve the corporate seal and all documents, official bonds, papers, files, and records of the city, not by law or the ordinances of the city entrusted to some other officer.

(c) He shall be Clerk of the Council and shall record and preserve all the proceedings and resolutions of the Council.

(d) He shall sign or countersign all bonds issued and all licenses granted by the city.

(e) He shall, under seal of the city, make and certify copies of papers and records filed and kept in his office when needed and shall have authority to administer oaths and affirmations,

(f) All claims against the city shall be filed with him for adjustment. After examination thereof, he shall report the same, with all accompanying vouchers and counter claims of the city, and the true balance as found by him to the City Manager who shall, if the same be in order, certify such claims to the Council for approval of the payment thereof,

(g) He shall account for all moneys belonging to the city which have been received by him and shall, forthwith, deposit any such moneys with the Treasurer.

(h) He shall be responsible for the calling and conduct of elections in the city as required by law.

The current Section 5.11 of the Charter being removed by this amendment provides as follows:

Clerk.

Section 5.11. (a) The Clerk shall perform the duties required of city Clerks by law and the ordinances of the city.

(b) He shall keep and preserve the corporate seal and all documents, official bonds, papers, files, and records of the city, not by law or the ordinances of the city entrusted to some other officer.

(c) He shall be Clerk of the Council and shall record and preserve all the proceedings and resolutions of the Council.

(d) He shall sign or countersign all bonds issued and all licenses granted by the city.

(e) He shall, under seal of the city, make and certify copies of papers and records filed and kept in his office when needed and shall have authority to administer oaths and affirmations,

(f) All claims against the city shall be filed with him for adjustment. After examination thereof, he shall report the same, with all accompanying vouchers and counter claims of the city, and the true balance as found by him to the City Manager who shall, if the same be in order, certify such claims to the Council for approval of the

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payment thereof,

(g) He shall account for all moneys belonging to the city which have been received by him and shall, forthwith, deposit any such moneys with the Treasurer.

(h) He shall be responsible for the calling and conduct of elections in the city as required by law.

5. The ballot language for this proposed amendment shall be as follows:

PROPOSED AMENDMENT TO THE DOWAGIAC CITY CHARTER TO CHANGE THE OFFICE OF CITY CLERK TO AN APPOINTED ADMINISTRATIVE OFFICE

The Charter states that the City Clerk is elected to a 4 year term. The proposed amendment requires the City Manager, with Council approval, to appoint the Clerk and set compensation as with other Administrative Officers.

Shall Sections 4.1, 4.3, 5.11-5.29 and 7.10-7.24 of the Charter be amended, to provide appointment of the City Clerk, effective at the end of the Clerk's term of office or upon a vacancy in office, whichever occurs first?

YES: _____

NO: _____

A "Yes" vote is a vote in favor of the proposed amendment.

A "No" vote is a vote against the proposed amendment.

RESOLVED, this 13th day of July, 2015.

ADOPTED on a roll call vote.

Ayes: Six (6) Burling, Dodd, Hunt, Laylin, Schuur, Lucas

Nays: None (0)

Absent: None (0)

Abstain: None (0)

CERTIFICATION

I, the undersigned, the Clerk of the City of Dowagiac, Cass County, Michigan, do hereby certify that the foregoing is a true and complete copy of Resolution No. 2015-__-__ adopted by the City Council of the City of Dowagiac, County of Cass, State of Michigan, at a regular meeting held on July __, 2015, the original of which is on file in the City Clerk's office and available to the public.

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Public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267 of the Michigan Public Acts of 1976.

Dated: _____, 2015 _____

3. Resolution to authorize and direct the City Treasurer to pay the following bills and payroll due:

Councilmember Schuur offered and moved the adoption of the following resolution; seconded by Councilmember Dodd.

WHEREAS, the following information has been reviewed by the City Manager and City Treasurer and is being presented to City Council with a recommendation to approve invoices for period ending 7/5/15 and payroll #20 & #21:

Invoices \$473,893.10 PR #20 \$181,871.36 PR #21 \$115,847.98 Total \$771,612.44

BE IT RESOLVED that the City Manager and City Treasurer are hereby authorized and directed to pay the following bills and payroll due:

<u>BILLS</u>	<u>PAYROLL</u>	<u>TOTAL</u>
\$473,893.10	\$297,719.34	\$771,612.44

ADOPTED on a roll call vote.

Ayes: Six (6) Burling, Dodd, Hunt, Laylin, Lucas, Schuur

Nays: None (0)

Absent: None (0)

Abstain: None (0)

COMMENTS FROM CITY OFFICIALS

ORDINANCES

1. First reading of an ordinance to amend Section 22.5(C)(6), Map, of Chapter 22, Changes and Amendments, of the Dowagiac Zoning Code.

ORDINANCE-----

DOWAGIAC CITY COUNCIL MEETING

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AN ORDINANCE TO AMEND SECTION 22.5 (C) (6), MAP OF CHAPTER 22, CHANGES AND AMENDMENTS, OF THE DOWAGIAC CITY CODE BY AMENDMENT OF THE ZONING MAP.

THE CITY OF DOWAGIAC ORDAINS:

Section 1: That Section 22.5 (C) (6) of Chapter 22, of the Dowagiac Zoning Code be is hereby amended by changing the official zoning map as follows:

“Designate as “Office Service District” certain properties in the State of Michigan, County of Cass, City of Dowagiac, more specifically identified as parcel number 14-160-300-00.”

Section 2: That this ordinance shall take full force and effect immediately upon its publication in a newspaper of general circulation within the City of Dowagiac.

Moved by: Burling

Seconded by: Laylin

RESOLUTIONS (CONT)

4. Resolution to go into closed session pursuant to the Michigan Open Meetings Law, Public Act 267 of the Public Acts of 1976 as amended, to discuss the purchase of real property. (Roll Call)

Councilmember Dodd offered and moved the adoption of the following resolution; seconded by Councilmember Hunt.

WHEREAS, the Michigan Open Meetings Law, Public Act 267 of the Public Acts of 1976 as amended, provides that public bodies may meet in closed session for the purpose to discuss the purchase of real property; and

WHEREAS, the Mayor and City Council desire to meet with the City Manager to discuss the aforementioned items.

NOW, THEREFORE, BE IT RESOLVED the City Council will hereby adjourn to closed session to discuss the purchase of real property.

ADOPTED on a roll call vote.

Moved by: Dodd

Seconded by: Hunt

Ayes: Six (6) Laylin, Burling, Dodd, Hunt, Lucas, Schuur

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Nays: None (0)

Absent: None (0)

Abstain: None (0)

CLOSED SESSION

TIME: 7:25 PM

LATER: 7:40 PM

ADJOURNMENT

Upon motion by Councilmember Dodd and seconded by Councilmember Hunt, the Dowagiac City Council adjourned at 7:40 PM.

Donald D. Lyons, Mayor

Jane P. Wilson, City Clerk

CITY OF DOWAGIAC

MEMO TO: Mayor Lyons and City Council Members

FROM: Kevin P. Anderson, City Manager

DATE: July 27, 2015

SUBJECT: Appointments to Boards and Commissions

A mayoral appointment is on Monday's agenda for your consideration. The appointment is recommended by the Mayor and offered by the Mayor Pro-Tem. The proposed appointment is as follows:

Russom Park Board

- Appoint Lori Hunt for a term expiring July 2017
- Appoint Jim Benedix for a term expiring July 2017
- Appoint Rose Scherr for a term expiring July 2017

MEMO

TO: Mayor Lyons and City Council Members

FROM: Kevin Anderson, City Manager

RE: Nuisance Abatement Property Public Hearing – 226 High Street

Date: July 24, 2015

A resolution is on Monday's agenda to set a public hearing to consider the declaration of a public nuisance for a property under the City code. The resolution establishes that a public hearing on the matter be set up for your next City Council meeting, Monday, August 10, 2015 at 7:00 p.m. The resolution also directs the City Clerk to give proper notice and advertise the matter.

The property to be considered is located at 226 High Street. Also included in your packet is documentation from Steve Allen that demonstrates code enforcement efforts, a Code Enforcement Report and photos of the property.

If you have any questions regarding this matter, please feel free to contact me.

RECOMMENDATION

Authorize the resolution to set a nuisance abatement property public hearing for 226 High Street on August 10, 2015.

Councilmember _____ offered and moved the adoption of the following resolution; seconded by Councilmember _____.

WHEREAS, the City Council has received and considered a report from the City's Building Official relating to the following-described property and premises within the City of Dowagiac, County of Cass, State of Michigan:

226 E HIGH ST

Tax # 14-160-100-235-00

Described as follows: . DW 460A FRM A PT 209.7 FT N & 34.17 FT N 75 DEG W FRM W 1/4 POST SEC 6, LAGRANGE TWP, MEAS N 75 DEG W ALG CEN DOW CRK 138.23 FT TO PL OF BEG OF LAND HERE DESC. TH N 60 DEG W ALG CEN SD CRK 145.8 FT TO CEN JUDD'S MILL RACE, TH N 21 DEG 17' E ALG CEN SD MILL RACE 107.05 FT, TH N 31 DEG 48' E 164.35 FT TO SLY LINE HIGH ST, TH S 60 DEG 31' E ALG SD SLY LINE HIGH ST 100 FT, TH S 17 DEG 57' W 277.4 FT TO PL OF BEG. SEC 1 UNPLATTED POKAGON. CITY OF DOWAGIAC.

WHEREAS, it appears to the City Council that the condition of the property described above may constitute a nuisance as defined by Chapter 38; Article II, Sections 38-41, 38-42, 38-43 and 38-45, justifying abatement by the City pursuant to the powers granted in Chapter 12 of the City Charter and procedures set forth in Chapter 38 of the Code of Ordinances of the City of Dowagiac; and,

WHEREAS, the City Council believes it is warranted in conducting a public hearing and investigation pursuant to such provisions of Chapter 38 of said Code for the purpose of ascertaining and determining for itself whether such condition or conditions exist.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dowagiac will conduct a public hearing and investigation on August 10,2015 at 7:00p.m. in the City Council Chambers, Dowagiac City Hall, for the purposes and according to the procedures referred to above; and,

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to:

1. Notify, by certified mail directed to the last known address, persons known to have an interest in the property described above and all property owners thereof

according to the most recent City Assessor's records, at least ten (10) days in advance of the date herein set for such hearing and investigation.

2. Cause a notice to be published in the Dowagiac Daily News at least ten (10) days in advance of said hearing. Then notice herein required shall include time and place of said hearing and legal description and address of the property involved, and specify in what respects said property may constitute a nuisance within the meaning of Chapter 38, Sections 38-41, 38-42, 38-43 and 38-45.

3. Provide for the recording of such hearings.

ADOPTED

.







THE CITY OF
DOWAGIAC

CREATING
TOMORROW

10/11/2011

**SECRETARY OF HUD
4400 WILL ROGERS PARKWAY #300
OKLAHOMA CITY, OK 73108-1837**

**Exterior Property Violation(s) - MISSING SOFFIT AND FASCIA ON CAR PORT,
DETERIORATED SIDING ON THE GARAGE.**

**RE: 226 E HIGH ST Dowagiac MI
(Tax I.D #14-160-100-235-00)**

Dear Property Owner:

The City of Dowagiac previously notified you concerning some exterior issues with your property, which does not meet the City's Exterior Property Maintenance Code. In efforts to avoid enforcement action, as a result of this property not complying with the Property Maintenance code, I would again ask that efforts be made on your behalf to initiate repairs to the property so that it meets minimum exterior appearances. The area(s) that must be addressed are referenced below.

1. Missing fascia and soffit on the carport. Fascia and soffit need to be placed on the carport or the carport needs to be demolished.
2. Missing and deteriorated siding on the garage. All missing or deteriorated siding must be replaced.

The fence on the north side of the property is deteriorated and partially collapsed. The fence must be demolished and all materials removed from the property.

Please be advised that the necessary build permits must be obtained within the next **10 days from the date of this letter**, and the work must be completed **within 60 days from the date of this letter** in order for your property to comply with the Exterior Property Maintenance Code. If you would like to discuss this matter, please contact this office at 269/782-8427.

Signed,
BUILDING DEPARTMENT

STEVEN ALLEN
Code Enforcement Officer



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

01/11/2012

PODELL, WHITNEY
26468 VILLAGE HEIGHTS DR #44
EDWARDSBURG, MI 49112

Property Violation(s) - MISSING SOFFIT AND FASCIA ON CAR PORT,
DETERIORATED SIDING ON THE GARAGE.

RE: 226 E HIGH ST Dowagiac, MI
(Tax I.D. #14-160-100-235-00)

Dear Property Owner:

On 04-13-2011 this office received a complaint concerning some exterior issues at the above address which city records indicate you now own. As a result this office performed an inspection of the exterior of the property. The following violations were noted.

1. Missing fascia and soffit on the carport. Fascia and soffit need to be placed on the carport or the carport needs to be demolished.
2. Missing and deteriorated siding on the garage. All missing or deteriorated siding must be replaced.
3. The fence on the north side of the property is deteriorated and partially collapsed. The fence must be demolished and all materials removed from the property.

In an effort to preserve and improve the quality of Dowagiac's neighborhoods, the Dowagiac City Council adopted several ordinances. Among these is an Exterior Property Maintenance Code. Since its adoption, this code now requires mandatory enforcement for all properties within the city limits that do not comply with the requirements set forth in that code.

The purpose of this correspondence is to advise you that at the current time, your property does not comply with the provisions of the Exterior Property Maintenance Code. During a review of your property, the above referenced condition(s) were found to exist.

Please be advised that the necessary build permits must be obtained within the next **15 days from the date of this letter**, and the work must be completed **within 90 days from the date of this letter** in order for your property to comply with the Exterior Property Maintenance Code. If you would like to discuss this matter, please contact this office at 269/782-8427.

Sincerely;

Steven Allen

Code Enforcement Officer /cdeENF10/11-0395



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

03/01/2012

PODELL, WHITNEY
26468 VILLAGE HEIGHTS DR #44
EDWARDSBURG, MI 49112

Property Violation(s) - MISSING SOFFIT AND FASCIA ON CAR PORT, DETERIORATED SIDING ON THE GARAGE.

RE: 226 E HIGH ST Dowagiac, MI
(Tax I.D. #14-160-100-235-00)

Dear Property Owner:

City records show that the property listed above was recently sold to you. Currently the property has some housing violations present. All three violations do require a building or zoning permits to repair.

The following violations were noted.

1. Missing fascia and soffit on the carport. Fascia and soffit need to be placed on the carport or the carport needs to be demolished.
2. Missing and deteriorated siding on the garage. All missing or deteriorated siding must be replaced.
3. The fence on the north side of the property is deteriorated and partially collapsed. The fence must be demolished and all materials removed from the property.

In an effort to preserve and improve the quality of Dowagiac's neighborhoods, the Dowagiac City Council adopted several ordinances. Among these is an Exterior Property Maintenance Code. Since its adoption, this code now requires mandatory enforcement for all properties within the city limits that do not comply with the requirements set forth in that code.

The purpose of this correspondence is to advise you that at the current time, your property does not comply with the provisions of the Exterior Property Maintenance Code. During a review of your property, the above referenced condition(s) were found to exist.

Please be advised that the necessary building and zoning permits must be obtained within the next **15 days from the date of this letter**, and the work must be completed **within 90 days from the date of this letter** in order for your property to comply with the Exterior Property Maintenance Code. If you would like to discuss this matter, please contact this office at 269/782-8427.

Sincerely;

Steven Allen
Code Enforcement Officer / Zoning Official



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

04/27/2012

PODELL, WHITNEY
26468 VILLAGE HEIGHTS DR #44
EDWARDSBURG, MI 49112

Exterior Property Violation(s) - BROKEN BASEMENT WINDOW AND DAMAGED
AND UNLOCKABLE FRONT DOOR

RE: 226 E HIGH ST Dowagiac, MI
(Tax I.D. #14-160-100-235-00)

Dear Property Owner:

In an effort to preserve and improve the quality of Dowagiac's neighborhoods, the Dowagiac City Council adopted several ordinances. Among these is an Exterior Property Maintenance Code. Since its adoption, this code now requires mandatory enforcement for all properties within the city limits that do not comply with the requirements set forth in that code.

The purpose of this correspondence is to advise you that at the current time, your property does not comply with the provisions of the Exterior Property Maintenance Code. During a review of your property, the above referenced condition(s) were found to exist.

Please be advised that arrangements need to be made to correct this deficiency within the next **5 days from the date of this letter** in order for your property to comply with the Exterior Property Maintenance Code. If after that time the structure is still open and accessible this office will hire a local contractor to place boarding over the broken window and the unlockable front door. All cost associated with the boarding of the structure will be recovered through a special assessment of the property. If you would like to discuss this matter, please contact this office at (269) 782-8427.

BUILDING DEPARTMENT

STEVEN ALLEN
Code Enforcement Officer
/cd **EENF11/12-0471**

BACK DOOR widens
Busted

3/1
11/10
11/10
9/9

10/29/2012

UPDATE
↓

PO Box
862

PODELL, WHITNEY
26468 VILLAGE HEIGHTS DR #44
EDWARDSBURG, MI 49112

Dowagiac MI 49047

she will be in to see
Friday 12/14/12 @ 1:00
to discuss the issues,
cd.

Property Violation(s) - MISSING SOFFIT AND FASCIA ON CAR PORT,
DETERIORATED SIDING ON THE GARAGE.

RE: 226 E HIGH ST Dowagiac, MI
(Tax I.D. #14-160-100-235-00)

Dear Property Owner:

This office contacted you concerning some exterior violations at the above address which city records indicate you own. As of the date of this letter there have been no permits issued to repair the structure. As a result the violation remains unresolved.

The following violations were noted.

will obtain
Permit

1. Missing fascia and soffit on the carport. Fascia and soffit need to be placed on the carport or the carport needs to be demolished.
2. Missing and deteriorated siding on the garage. All missing or deteriorated siding must be replaced.

will Remove
Fence

3. The fence on the north side of the property is deteriorated and partially collapsed. The fence must be demolished and all materials removed from the property.

will fix
Door

4. Currently there are boards the front door and one of the basement windows at the rear of the structure. All boards must be removed and all entryways repaired.

In an effort to preserve and improve the quality of Dowagiac's neighborhoods, the Dowagiac City Council adopted several ordinances. Among these is an Exterior Property Maintenance Code. Since its adoption, this code now requires mandatory enforcement for all properties within the city limits that do not comply with the requirements set forth in that code.

↓
Middletown
OF JAN

- Home Incentive program

Page 2
226 E High St.

The purpose of this correspondence is to advise you that at the current time, your property does not comply with the provisions of the Exterior Property Maintenance Code.

Unfortunately, if the permits are not obtained **within 30 days from the date of this letter and a substantial amount of work is not completed within the next 30 days from the date of this letter**, because of the condition of the home, it will be necessary that this matter be forwarded to the Dowagiac City Council for a public hearing. In the event that occurs, because of the deteriorated condition of the property, the City Council most likely would deem the structure a nuisance and require abatement. You can avoid this only by arranging to obtain the permit and initiate work within the above-captioned time frame.

If you have any questions concerning this correspondence, please contact my office at (269) 782-8427.

Sincerely;



Steven Allen
Code Enforcement Officer
/cdeenf10/11-0395

**PODELL, WHITNEY
26468 VILLAGE HEIGHTS DR #44
EDWARDSBURG, MI 49112**



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

01/14/2013

PODELL, WHITNEY
PO BOX 862
DOWAGIAC, MI 49047

Property Violation(s) - OPEN STRUCTURE

RE: 226 E HIGH ST Dowagiac MI
(Tax I.D. #14-160-100-235-00)

Dear Property Owner:

On the morning of the above noted date, the Dowagiac Police Department contacted my office regarding an accessible entryway at the above captioned property. Their investigation revealed that the rear door glass was broken which allows entry into the structure.

At the time of my inspection the structure was open and accessible. Because of the serious nature of the open and accessible condition of this structure, this office will be required to board the structure for security reasons **with-in 5 days from the date of this letter**. Please be advised that all costs associated with this work will be placed as a special assessment against this property. If the city has to board the structure please be advised that all **boarding must be removed within 90 days from the date of this letter, and all window and/or door openings secured**.

In the event that boarding **remains after 90 days**, this matter will be forwarded to the Dowagiac City Council for a public hearing. In the event the Council deems the structure a nuisance due to its vacant and deteriorating condition, the structure may be required to be razed.

You can avoid this only by arranging to remove the boarding, secure all windows and openings within the **90 day time frame**, and maintain the exterior of the property within minimum housing code standards. If you have any questions concerning this complaint and correspondence, please contact my office at (269) 782-8427.

Sincerely;

Steven Allen
Code enforcement Officer
/cd EENF11/12-0471

CERTIFIED MAIL



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

12/09/2013

PODELL, WHITNEY
P.O. BOX 862
DOWAGIAC MI 49047

RE: Open Structure Violation(s) - **HOUSING VIOLATION**
226 E HIGH ST
Tax #14-160-100-235-00

Dear Property Owner:

Please be advised, on the morning of the above noted date, the City of Dowagiac Building Department noticed that there is a broken window present at the above captioned property.

At the time of my inspection the structure was open and accessible. Because of the serious nature of the open and accessible condition of this structure, this office must inform you that you **have 48 hours from 12/09/2013 to secure the front door by repairing or replacing the window.**

If the window is not repaired in the above mentioned time frame the city will have the window boarded for you. Please be advised that all costs associated with this work will be invoiced to you, as owner of record.

All boarding on the structure must be removed within 90 days from the date of installation, and all window openings secured.

Your cooperation is necessary. If you have any questions concerning this complaint or correspondence, please contact my office at 269/782-8427.

BUILDING DEPARTMENT

STEVEN ALLEN
Code Enforcement Officer
SA EENF13-0909



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

12/30/2013

PODELL, WHITNEY
P.O. BOX 862
DOWAGIAC MI, 49047

RE: Code Violation - **SEVERAL HOUSING VIOLATIONS**

226 E HIGH ST, Dowagiac, MI
(Tax I.D. #14-160-100-235-00)

Dear Property Owner

While completing routine neighborhood Code Enforcement inspections, it was noted that your property is in non-compliance with the City's Exterior Property Maintenance Code due to several problems.

In efforts to bring this property into minimum standards, I must ask that upon receipt, arrangements be made for securing the necessary building permit and initiating repairs

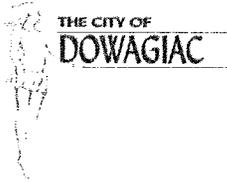
Unfortunately, if the permits are not obtained **within 30 days from the date of this letter and a substantial amount of work is not completed within the next 60 days from the date of this letter**, because of the condition of the home, it will be necessary that this matter be forwarded to the Dowagiac City Council for a public hearing. In the event that occurs, because of the deteriorated condition of the property, the City Council most likely would deem the structure a nuisance and require abatement. You can avoid this only by arranging to obtain the permit and initiate work within the above mentioned time frame.

I have enclosed for your review a copy of the Code Enforcement Report, which provides a list of the violations present at the time of inspection. If you have any questions concerning this correspondence, please contact my office at 269-782-8427.

Signed,

BUILDING DEPARTMENT

STEVEN ALLEN
Code Enforcement Officer
Sa/ EENF13-0925



CODE ENFORCEMENT REPORT

DATE: 12/30/2013
ADDRESS: 226 E HIGH ST
TAX NUMBER: 14-160-100-235-00

PROPERTY . DW 460A FRM A PT 209.7 FT N & 34.17 FT N 75 DEG W
FRM W 1/4 POST SEC 6, LAGRANGE TWP, MEAS N 75 DEG W ALG CEN DOW
CRK 138.23 FT TO PL OF BEG OF LAND HERE DESC. TH N 60 DEG W ALG CEN
SD CRK 145.8 FT TO CEN JUDD'S MILL RACE, TH N 21 DEG 17' E ALG CEN SD
MILL RACE 107.05 FT, TH N 31 DEG 48' E 164.35 FT TO SLY LINE HIGH ST, TH S
60 DEG 31' E ALG SD SLY LINE HIGH ST 100 FT, TH S 17 DEG 57' W 277.4 FT TO
PL OF BEG. SEC 1 UNPLATTED POKAGON. CITY OF DOWAGIAC.
DESCRIPTION:

PROPERTY **PODELL, WHITNEY**
OWNER **P. O. BOX 862**
DOWAGIAC, MI 49047

COMPLAINT REF: EENF13-0925

This is a one (2) story, wood-framed, structure. At the time of inspection, the structure was vacant. The structure contains approximately 873 sq. ft. of floor area. The structure is striped of the wall material, ceiling materials, insulation and electrical wiring.

The 2014 SEV value of this structure is \$15,200.00

At the time of inspection, all gas, electric and water service has been disconnected from the structure.

EXTERIOR PROPERTY:

Sec. 18-163 (Windows)

Two windows on the west side of the building are broken as such rain and snow are entering the structure. The missing or broken glazing material shall be replaced with suitable glazing materials.

Sec. 18-163 (Windows) cont.

Both windows on the garage are broken and or missing. The missing or broken glazing material shall be replaced with suitable glazing materials.

Sec. 18-159 (Roofs and Gutters)

- All of soffit and fascia are missing or damaged on the carport and in need of replacing. Replacement soffit and fascia materials shall be installed in all damaged and missing areas.
- At least 50% of the soffit and fascia is missing or damaged on the main structure. Replacement soffit and fascia materials shall be installed in all damaged and missing areas.
- There are areas of the roofing materials that are damaged and need to be replaced. All damaged roofing materials must be replaced with suitable replacement materials.

Sec. 18-160 (Exterior walls)

- Several areas of the wood siding and trim on the structure are in poor condition. All defective / missing siding and trim shall be repaired or replaced.
- Both the East and West exterior walls are in poor condition. Both walls have appeared to have lost their strength integrity due to the uneven and wavy like appearance.
- All four walls of the garage are in disrepair. Several of the wood boards are missing or rotted. More than 30% of the asphalt siding are missing or damaged. The garage doors are rotted and appear to be unusable. It appears that the garage would cost more money to repair than it would be to replace it. All missing or damaged material shall be replaced with suitable materials that are consistent with the main structure.

Sec. 18-164 (Doors)

- The rear door has a broken window which allows for rain water, snow and animals to enter the structure. The door shall be repaired or replaced with a suitable door.

Page 3
226 E. High Street

Sec. 18-164 (Doors) cont.

The utility door on the garage is rotted and severely damaged. The utility door must be replaced with a suitable door.

Sec. 18-157 (Foundations)

Several areas of the foundation have deteriorated and crumbling materials present. The foundation must be inspected by the City of Dowagiac's Building Department for structural integrity before occupancy of the structure can be granted.

All necessary permits must be obtained within thirty days (30) days from the date of this letter and a substantial amount of work completed within sixty (60) days from the date of this letter.

BUILDING DEPARTMENT



STEVEN ALLEN
Code Enforcement Officer
SA/EEFN10/11-0238

07/15/2014

PODELL, WHITNEY
26468 VILLAGE HEIGHTS DR #44
EDWARDSBURG, MI 49112

RE: Code Violation - **SEVERAL HOUSING VIOLATIONS**

226 E HIGH ST, Dowagiac, MI
(Tax I.D. #14-160-100-235-00)

Dear Property Owner:

The City has attempted on several occasions to gain your assistance in resolving the exterior deteriorated conditions of the above captioned property. At this time, there has been no permits issued nor has any work been initiated on bringing this structure into the City Exterior Property Maintenance compliance.

As such, I must now advise you, that unless permits are obtained **within the next ten (10) days from the date of this letter** and a substantial amount of work completed **within 30 days from the date of this letter**, a public hearing will be scheduled for deeming this structure a nuisance. Arrangements need to be made to correct this deficiency within the above mentioned time frame in order to avoid this public hearing. I can advise you that based upon its present condition, the Dowagiac City Council would most likely deem it a nuisance and required that it be demolished.

I have enclosed for your review a copy of the code enforcement report dated 12/30/2013 that was mailed to you on the same date as listed on the letter.

If you have any questions concerning this correspondence, please contact my office at (269) 782-8427.

BUILDING DEPARTMENT



STEVEN ALLEN Code Enforcement Officer Sa/ EENF13-0925

PODELL, WHITNEY
P.O. BOX 862
DOWAGIAC MI 49047

12/30/2014

**PODELL, WHITNEY
PO BOX 862
DOWAGIAC, MI 49047**

RE: Code Violation - **SEVERAL HOUSING VIOLATIONS**

**226 E HIGH ST, Dowagiac, MI
(Tax I.D. #14-160-100-235-00)**

Dear Property Owner/Occupant:

The City has attempted on several occasions to gain your assistance in resolving the exterior deteriorated conditions of the above captioned property. At this time, there has been no permits issued nor has any work been initiated on bringing this structure into the City Exterior Property Maintenance compliance.

As such, I must now advise you, that unless permits are obtained **within the next ten (10) days from the date of this letter** and a substantial amount of work completed **within 30 days from the date of this letter**, a public hearing will be scheduled for deeming this structure a nuisance. Arrangements need to be made to correct this deficiency within the above mentioned time frame in order to avoid this public hearing. I can advise you that based upon its present condition, the Dowagiac City Council would most likely deem it a nuisance and required that it be demolished.

I have enclosed for your review a copy of the Code Enforcement Report dated 12/30/2013 that was mailed to you on the same date as listed on the letter.

If you would like to discuss this matter, please contact this office at (269) 782-8427.

Signed,

BUILDING DEPARTMENT



STEVEN ALLEN
Code Enforcement Officer
Sa/ EENF13-0925



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

01/08/2015

PODELL, WHITNEY
26464 HAMILTON ST.
EDWARDSBURG, MI 49112

RE: Code Violation - **SEVERAL HOUSING VIOLATIONS**

226 E HIGH ST, Dowagiac, MI
(Tax I.D. #14-160-100-235-00)

Dear Property Owner/Occupant:

The City has attempted on several occasions to gain your assistance in resolving the exterior deteriorated conditions of the above captioned property. At this time, there has been no permits issued nor has any work been initiated on bringing this structure into the City Exterior Property Maintenance compliance.

As such, I must now advise you, that unless permits are obtained **within the next ten (10) days from the date of this letter** and a substantial amount of work completed **within 30 days from the date of this letter**, a public hearing will be scheduled for deeming this structure a nuisance. Arrangements need to be made to correct this deficiency within the above mentioned time frame in order to avoid this public hearing. I can advise you that based upon its present condition, the Dowagiac City Council would most likely deem it a nuisance and required that it be demolished.

I have enclosed for your review a copy of the Code Enforcement Report dated 12/30/2013 that was mailed to you on the same date as listed on the letter.

If you would like to discuss this matter, please contact this office at (269) 782-8427.

Signed,
BUILDING DEPARTMENT


STEVEN ALLEN
Code Enforcement Officer
Sa/ EENF13-0925

MEMO

TO: Mayor Lyons and City Council Members

FROM: Kevin Anderson, City Manager

RE: Nuisance Abatement Property Public Hearing – 303 W. Walnut

Date: July 24, 2015

A resolution is on Monday's agenda to set a public hearing to consider the declaration of a public nuisance for a property under the City code. The resolution establishes that a public hearing on the matter be set up for your next City Council meeting, Monday, August 10, 2015 at 7:00 p.m. The resolution also directs the City Clerk to give proper notice and advertise the matter.

The property to be considered is located at 303 W. Walnut Street. Also included in your packet is documentation from Steve Allen that demonstrates code enforcement efforts, a Code Enforcement Report and photos of the property.

If you have any questions regarding this matter, please feel free to contact me.

RECOMMENDATION

Authorize the resolution to set a nuisance abatement property public hearing for 303 W. Walnut on August 10, 2015.

Councilmember _____ offered and moved the adoption of the following resolution; seconded by Councilmember _____.

WHEREAS, the City Council has received and considered a report from the City's Building Official relating to the following-described property and premises within the City of Dowagiac, County of Cass, State of Michigan:

**303 WALNUT ST
Tax # 14-160-100-685-00
Described as follows: . DW 1626 LOT 62 B. MC CONNELL'S ADD
CITY OF DOWAGIAC.**

WHEREAS, it appears to the City Council that the condition of the property described above may constitute a nuisance as defined by Chapter 38; Article II, Sections 38-41, 38-42, 38-43 and 38-45, justifying abatement by the City pursuant to the powers granted in Chapter 12 of the City Charter and procedures set forth in Chapter 38 of the Code of Ordinances of the City of Dowagiac; and,

WHEREAS, the City Council believes it is warranted in conducting a public hearing and investigation pursuant to such provisions of Chapter 38 of said Code for the purpose of ascertaining and determining for itself whether such condition or conditions exist.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Dowagiac will conduct a public hearing and investigation on August 10, 2015 at 7:00 p.m. in the City Council Chambers, Dowagiac City Hall, for the purposes and according to the procedures referred to above; and,

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to:

1. Notify, by certified mail directed to the last known address, persons known to have an interest in the property described above and all property owners thereof according to the most recent City Assessor's records, at least ten (10) days in advance of the date herein set for such hearing and investigation.

2. Cause a notice to be published in the Dowagiac Daily News at least ten (10) days in advance of said hearing. Then notice herein required shall include time and place of said hearing and legal description and address of the property involved, and specify in what respects said property may constitute a nuisance within the meaning of Chapter 38, Sections 38-41, 38-42, 38-43 and 38-45.

3. Provide for the recording of such hearings.

ADOPTED .









THE CITY OF
DOWAGIAC

CREATING
TOMORROW

12/08/2011

PEOPLES, DAISY LEE
303 WALNUT ST
DOWAGIAC, MI 49047

Property Violation(s) - VARIOUS EXTERIOR VIOLATIONS

RE: 303 WALNUT ST Dowagiac, MI
(Tax I.D. #14-160-100-685-00)

Dear Property Owner:

This letter is to advise you that on the above date, the above captioned property, which our records indicate you own, was inspected by the city of Dowagiac due to the present condition of the exterior of the property.

During the inspection, there were several exterior property code violations observed. These are outlined on the attached Code Enforcement Report.

Please be advised, **that permits for the repairs must be obtained within the next 30 days and all corrections completed within 180 days from the date of this letter.** If the permits are not obtained, or if all noted repairs are not completed within these time frames, a public hearing will be held in front of the Dowagiac City Council for deeming the structure a nuisance.

If you have any questions concerning this correspondence, please contact my office at (269)-782-8427.

Sincerely;

Steven Allen
Code Enforcement Officer
/cdeENF11/12-0125



CODE ENFORCEMENT REPORT

DATE: 12/08/2011

ADDRESS: 303 WALNUT ST

TAX NUMBER: 14-160-100-685-00

PROPERTY
DESCRIPTION: . DW 1626 LOT 62 B. MC CONNELL'S ADD CITY OF
DOWAGIAC.

PROPERTY OWNER: STRONG, RAYMOND
303 WALNUT ST
DOWAGIAC, MI 49047

COMPLAINT
NUMBER: EENF11/12-0125

This is a one story, wood-framed, structure. At the time of inspection, the structure was vacant. The structure contains approximately 1,180 sq. ft. of floor area. No interior inspection was performed.

The 2012 SEV value of this structure is \$15,000.00

At the time of inspection, electric and water service was been disconnected from the structure.

EXTERIOR PROPERTY:

Sec. 18-155 (Exterior Painting)

- The majority of wood siding is in need of painting, wood surfaces needs to be repainted or adequately surfaced.

Sec. 18-156 (Street Numbers)

Part of the house number is missing. Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. Missing number must be replaced.

Sec. 18-163 (Windows)

- A majority of all window frames have peeling paint and rotted wood present. All window frames shall be repaired and or properly surface as to prevent the wood from exposure to adverse weather.

Sec. 18-159 (Roofs and Gutters)

- A majority of soffit and fascia are rotten and in need of replacing or resurfacing and painted. Replacement soffit and fascia materials shall be installed in all damaged areas.

Some of the roof shingles are missing or in need of replacement to ensure adequate protection against adverse weather. All damage or missing shingles shall be replaced with new ones.

A tarp is covering a section of the rear roof. The tarp must be removed and repairs made to the roof if needed.

Sec. 18-160 (Exterior walls)

- Several areas of the vinyl siding are missing or damaged, as such the wood surface is exposed to the weather causing the wood to rot. All defective / missing siding and trim shall be repaired or replaced.

Sec. 18-164 (Doors)

- The front entry door is missing the glass panel in the storm door. The glass shall be replace or the door removed from the entryway.

All necessary permits must be obtained within the next thirty (30) days from the date of this letter and a substantial amount of work completed within 90 days (3 months) from the date of this letter. If you have any questions concerning this correspondence, please contact my office at (269)-782-8427.

Sincerely;



Steven Allen
Code Enforcement Officer
Zoning Official
EENF11/12-0122



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

10/23/2012

STRONG, RAYMOND
2113 BRIAR PL
KALAMAZOO, MI 49048

Property Violation(s) - OCCUPYING A STRUCTURE WITHOUT WATER OR ELECTRIC SERVICE

RE: 303 WALNUT ST Dowagiac, MI
(Tax I.D. #14-160-100-685-00)

Dear Property Owner:

Recently this office has received several complaints concerning the occupation of the above address which county records indicate you own. During review of the property it was determined that someone is occupying the structure. Please be advised that city records indicate that the water has been disconnected since 05-05-2009 and the electric has been disconnected since 05-11-2009.

Because the structure is not being provided with the required water and electric facilities, this letter is to advise you that within the next **3 days from the date of this letter**, all occupancy of this structure must cease. If anyone is observed residing or utilizing this structure after that time, it will be placarded as unfit and a public hearing will be scheduled in front of the Dowagiac City Council for the unsafe use of the structure. You can avoid this only by arranging to either:

1. Restore the water and electric service to the structure on or before this 3-day notice expires.
2. Vacate the structure within the 3-day notice so that this matter can be addressed.

I have included with this correspondence a copy of the Code Enforcement Report that was issued to the previous owner dated 12-08-2011. Please be advised that as of the date of this letter no permits were issued to repair the violations as such all violations listed in the report are considered unresolved. If you would like to discuss this matter, please contact this office at 269/782-8427.

Sincerely;

Steven Allen

Code Enforcement Officer Zoning Official EENF12-13-0042

STRONG, RAYMOND
303 WALNUY AVE
DOWAGIAC MI 49047



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

02/14/2012

PEOPLES, DAISY LEE
303 WALNUT ST
DOWAGIAC, MI 49047

Property Violation(s) - VARIOUS EXTERIOR VIOLATIONS

RE: 303 WALNUT ST Dowagiac, MI
(Tax I.D. #14-160-100-685-00)

Dear Property Owner:

Recently my office notified you of some housing violation that are present at the above captioned property, which our records indicate you own.

During the inspection, there were several exterior property code violations observed. These are outlined on the attached Code Enforcement Report dated 12-08-2011.

Please be advised, **that permits for the repairs must be obtained within the next 15 days and all corrections completed within 180 days from the date of this letter.** If the permits are not obtained, or if all noted repairs are not completed within these time frames, a public hearing will be held in front of the Dowagiac City Council for deeming the structure a nuisance.

If you have any questions concerning this correspondence, please contact my office at (269) 782-8427.

Sincerely;

Steven Allen
Code Enforcement Officer
/cdEENFI1/12-0125



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

03/13/2013

**PAMELA MEAD
9587 RED ARROW HWY
BRIDGEMAN, MI 49016**

Dear Ms. Mead

As you requested the following is a copy of the code enforcement report dated 12-08-2011. Please note that there was no interior inspection done by the city. An electrical and plumbing inspection was performed by the City's contracted inspectors. I have included for your review a copy of the electrical inspection results. The plumbing inspector does not submit a detailed list of violations; however he did note that the plumbing system was in disrepair. And there is no furnace in the structure. As a result both inspectors disapproved the owners request to activate utility services.

If you would like to discuss this matter please contact this office at (269)-782-8427

BUILDING DEPARTMENT

STEVEN ALLEN
Code Enforcement Officer
SAEENF11/12-0125



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

04/15/2014

**HARRIS, SAMANTHA
510 NEW YORK AVE
DOWAGIAC, MI 49047**

RE: Blight Violation Second Notice - EXCESSIVE UNUSABLE ITEMS STORED ON THE PROPERTY FOR AN EXTENDED TIME.

**303 WALNUT ST, Dowagiac, MI
(Tax I.D. #14-160-100-685-00)**

Previously, you were notified by this office of blight as referenced above. As of the date of this letter the items still remain on the property.

Accumulations of materials listed above are in violation of Chapter 38 of the Dowagiac City Code, Section 38-59(2)(3), Causes of Blight.

Please be advised that **from the date of this letter, you have two (2) days** to comply with City regulations.

If you would like to discuss this matter, please contact this office at (269) 782-8427.

Signed,

BUILDING DEPARTMENT

STEVEN ALLEN
Code Enforcement Officer
Sa/ EENF14-0068

07/23/2014

**HARRIS, SAMANTHA
510 NEW YORK AVE
DOWAGIAC, MI 49047**

RE: Building Permit #PB12/13-046, Issued 04/09/2013
Permit Property Owner: HARRIS, SAMANTHA
303 WALNUT ST Dowagiac MI
Tax I.D. #14-160-100-685-00

Dear Permit Holder:

In reviewing City records on the above-captioned permit, which was issued to you, it has been at least six (6) months since any type of inspection was last performed. It is imperative that all work as stated on the permit be completed in a timely manner so that the permit can be closed out.

In efforts to keep the permit active, it is necessary that an inspection occur for work in progress or completed. Please contact this office within the next **10 days from the date of this letter**, to schedule an inspection. If I do not hear from you within this time frame, this permit will be closed out and it will be necessary that an additional permit be obtained to complete the required inspection(s) and close out the project.

Thank you for your cooperation and assistance in this matter. If you have any questions concerning this correspondence, please contact my office at 269/782-8427.

Sincerely,

BUILDING DEPARTMENT



Wayne Hardin
Dowagiac Building Inspector

HARRIS, SAMANTHA
510 NEW YORK AVE
DOWAGIAC, MI 49047

09/29/2014

**HARRIS, SAMANTHA
1456 PRESIDENT DR.
ELKHART, IN 46514**

RE: Code Violation - **VARIOUS EXTERIOR VIOLATIONS**

**303 WALNUT ST, Dowagiac, MI
(Tax I.D. #14-160-100-685-00)**

Dear Property Owner

Recently this office has received several complaints concerning the upkeep of the above address which city records indicate you own. The city is aware that there is a great deal of work being done to the structure, however the property must still remain in a neat and debris free condition.

In a separate issue, after reviewing city records it was noticed that your building permit has expired. Please contact this office so that a new permit can be issued for the work being done.

Please be advised that you have ten (10) days from the date of this letter to remove all unusable materials and any other unusable items from the property and to obtain a new permit for the work being done. If you would like to discuss this matter, please contact this office at (269) 782-8427.

Signed,

BUILDING DEPARTMENT



STEVEN ALLEN
Code Enforcement Officer
Sa/ EENF11/12-0125

Building Department
Phone: (269) 782-842

241 S. Front Street
Fax: (269) 782-1838

Dowagiac, MI 49047
Hours: Monday - Friday, 8:30 a.m. - 5:00 p.m. ✓

303 WALNUT ST	Location
14-160-100-685-00	W.O.#

Date Issued: 02/22/13	Date Expires: 03/24/2013
PLEASE CALL (269) 782-8427 FOR AN INSPECTION 24 HOURS IN ADVANCE	

STRONG, RAYMOND L	Applicant
303 WALNUT ST DOWAGIAC MI 49047 (269) 364 3367 Cell:	

STRONG, RAYMOND L	Owner of Record
303 WALNUT ST DOWAGIAC MI 49047 (269) 364 3367 Cell:	

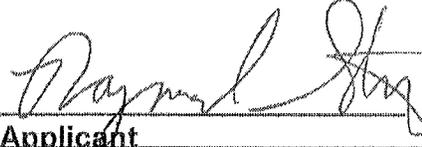
Work Description: RECONNECT ELECTRIC INSPECTION

Stipulations: If required corrections are identified during this inspection a new separate permit must be obtained to undertake the corrections, and inspections occur and approved, before this service is authorized for turn on.

Permit Item	Quantity	Fee Total
1. APPLICATION FEE	1.00	\$48.25
35. RE-CONNECT ELECTRIC INSPECTION	1.00	\$14.00



Building Official



Applicant

Fee Total:	\$62.25
Amount Paid:	62.25
Amount Due:	0.00

This inspection is only for the work described, and does not grant permission for additional or related work which requires separate permits.

EXPIRATION: This authorization request remains valid for 30 days from date of issue. The inspection must be requested and conducted during this timeframe, or it shall be cancelled. IF CANCELLED IT CANNOT BE REFUNDED OR REINSTATED.

I agree to conform to all applicable laws of the State of Michigan and the City of Dowagiac, including the use of Michigan licensed contractors to perform any work as noted in a resulting Notice of Correction.

All information contained herein is accurate to the best of my knowledge. PAYMENT OF THE FEES CONSTITUTES ACCEPTANCE OF THE ABOVE TERMS.

Inspection Record

Approved : _____

Disapproved : _____

Notice of Correction will be issued

ELECTRIC INSPECTOR:
Ken Simpson

For information ONLY:
(269) 471-5869
Call weekdays only

ALL INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DEPARTMENT. DO NOT CALL THE INSPECTOR FOR INSPECTIONS.

City of Dowagiac

TURN ON AUTHORIZATION

RECONNECT ELECTRIC No: PRE12/13-015

Building Department
Phone: (269) 782-842

241 S. Front Street
Fax: (269) 782-1838

Dowagiac, MI 49047
Hours: Monday - Friday, 8:30 a.m. - 5:00 p.m.

303 WALNUT ST

Location

14-160-100-685-00

W.O.#

Date Issued: 02/22/13

Date Expires: 03/24/2013

**PLEASE CALL (269) 782-8427 FOR AN
INSPECTION 24 HOURS IN ADVANCE**

STRONG, RAYMOND L

Applicant

303 WALNUT ST
DOWAGIAC MI 49047
(269) 364 3367 Cell:

STRONG, RAYMOND L

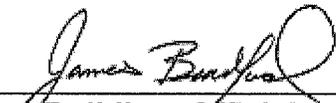
Owner of Record

303 WALNUT ST
DOWAGIAC MI 49047
(269) 364 3367 Cell:

Work Description: RECONNECT ELECTRIC INSPECTION

Stipulations: If required corrections are identified during this inspection a new separate permit must be obtained to undertake the corrections, and inspections occur and approved, before this service is authorized for turn on.

Permit Item	Quantity	Fee Total
1. APPLICATION FEE	1.00	\$48.25
35. RE-CONNECT ELECTRIC INSPECTION	1.00	\$14.00



Building Official



Applicant

Fee Total:	\$62.25
Amount Paid:	62.25
Amount Due:	0.00

This inspection is only for the work described, and does not grant permission for additional or related work which requires separate permits.

EXPIRATION: This authorization request remains valid for 30 days from date of issue. The inspection must be requested and conducted during this timeframe, or it shall be cancelled. IF CANCELLED IT CANNOT BE REFUNDED OR REINSTATED.

I agree to conform to all applicable laws of the State of Michigan and the City of Dowagiac, including the use of Michigan licensed contractors to perform any work as noted in a resulting Notice of Correction.

All information contained herein is accurate to the best of my knowledge. PAYMENT OF THE FEES CONSTITUTES ACCEPTANCE OF THE ABOVE TERMS.

Inspection Record

Approved : _____

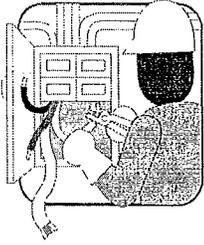
Disapproved : 3/5/13

Notice of Correction will be issued

ELECTRIC INSPECTOR:
Ken Simpson

For information ONLY:
(269) 471-5869
Call weekdays only

**ALL INSPECTIONS ARE TO BE REQUESTED
THROUGH THE BUILDING DEPARTMENT. DO NOT
CALL THE INSPECTOR FOR INSPECTIONS.**



ELECTRICAL PERMIT APPLICATION

Permit Number (office use only)	PE
------------------------------------	----

City of Dowagiac
 241 S. Front Street P.O. Box 430 Dowagiac, MI 49047
 www.CityOfDowagiac.com
 (269) 782-8427 Fax: 782-1838

AUTHORITY: P.A. 230 OF 1972, AS AMENDED
 COMPLETION: MANDATORY TO OBTAIN PERMIT
 PENALTY: PERMIT CANNOT BE ISSUED

I. Owner Information:

Name of Owner: RAYMOND L. STRONG	Has a building permit been obtained for this project? YES <input type="checkbox"/> NO NOT REQUIRED
Mailing Address: 303 WALNUT ST	Home Phone: () Cell: (269) 364-3367
City/State/Zip DOWAGIAC MI 49047	City/Village: Dowagiac Township: NA County: Cass

II. CONTRACTOR INFORMATION:

<input type="checkbox"/> Contractor	Name	State License Number	Expiration Date
Mailing Address		State Registration Number	Local Licensing Jurisdiction
City	State	Zip Code	Local License Number
Telephone Number ()	Cell: ()	Social Security Number	Federal Employer ID Number (or reason for exemption)
Fax Number ()	Workers Compensation Insurance Carrier (or reason for exemption)		MESC Employer Number (or reason for exemption)

III. TYPE OF JOB FOR PROPERTY AT:

303 Walnut. - Reconnect Insp

<input checked="" type="checkbox"/> Residential	Service/Amp: <input type="checkbox"/> New _____ Upgrade _____	<input type="checkbox"/> Remodel	<input type="checkbox"/> Alteration	<input type="checkbox"/> Pre-manufactured Home Setup (State Approved)
<input type="checkbox"/> Commercial	<input type="checkbox"/> Repair (please describe): _____	<input type="checkbox"/> Addition	<input type="checkbox"/> School	<input type="checkbox"/> Manufactured Home Setup (HUD Mobile Home)
<input type="checkbox"/> Industrial				
<input type="checkbox"/> Other:				

IV. PLAN REVIEW REQUIRED

See below for plan review requirements before completing this section. Plans and specifications must be submitted when the wiring or alteration to an electrical system is over 400 amps and is in excess of 3,500 square feet in all buildings.

What is the rating of the service or feeder in amperes? _____
 What is the building size in square feet? _____

Have plans been submitted? YES NO NOT REQUIRED

Plans are required for all building types and shall be prepared by or under the direct supervision of an architect or engineer licensed pursuant to Act No. 299 of the Public Acts of 1980, as amended, and shall bear that architect's or engineer's signature and seal, except:

- When the electrical system rating does not exceed 400 amps and the building is not over 3,500 square feet in area.
- Work completed by a governmental subdivision or state agency costing less than \$15,000.00

PLANS MUST BE SUBMITTED BEFORE A PERMIT CAN BE ISSUED.

V. APPLICANT SIGNATURE

Section 23a of the State Construction Code Act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner (Homeowner signature indicates compliance with Section VI. Homeowner Affidavit) Raymond L. Strong	Date 3-4-13
--	-----------------------

VI. HOMEOWNER AFFIDAVIT

I hereby certify the electrical work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Electrical Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Electrical Inspector. I will cooperate with the Electrical Inspector and assume the responsibility to arrange for necessary inspections.

COMPLETE APPLICATION ON BACK SIDE

City of Dowagiac
241 S. Front Street
P.O. Box 430
Dowagiac, MI 49047

Permit No. **PE 13-015R**

Date: 5 Mar 13
City / Township phone: 1(269) 782-8427
Inspector Phone: (269) 471-5869

Raymond Strong
303 Walnut St
Dowagiac, MI 49047

License No. Homeowner
Phone: 1(269) 364-3367
Cell:
Fax:

E-mail:

Correction Notice

cod

Upon inspection of the job listed below, violations of the **2008 MEC / 2009 MRC** Code(s) were in evidence.

< Job: **Owner** Permit Number: **13-015R** Correction Notice Issued: **5-Mar-13**
Address: **303 Walnut St** Permit Issued: **22-Feb-13** Corrections to be made by: **15-Mar-13**

The following orders are hereby issued for correction. Corrections shall be made in not more than seven working days. Acceptance and approval by the electrical inspector of this department is required. C (269) 782-8427 for re-inspection.

2008 MEC / 2009 MR (for 1 and 2 family dwellings)

Description and Comment

314.4	E3905.2	All metal boxes shall be grounded in accordance with the provisions of Article 250
250.148	E3908.13	Continuity, splicing devices and attachment of equipment grounding conductor to boxes
110.14(A)	E3406.9	Splices shall be secure. Terminals shall be used as listed. (conductor material, number of conductors, wire size, maximum size #10 under wire binding screws.)
250.64(C)	E3710.1	Electrode conductors shall be without splice or irreversibly spliced
352.46	Table E3802.1	Bushings are required for Rigid Nonmetallic Conduit terminations
300.4(G)	E3906.1.1	Ungrounded conductors #4 AWG or larger entering raceways, shall be protected by an insulating bushing. Plastic or fiber bushings shall not be used to secure a fitting or raceway.
240.4	E3705.1	Conductors shall be properly protected against overcurrent in accordance with their ampacities.
240.4(D)	E3705.5.3	Small conductors shall have proper overcurrent protection.
250.104(A)	E3609.6	Metal water piping shall be bonded to the grounded conductor at the service - (or equipment ground bus at a separately fed building with a feeder with an equipment grounding conductor).
250.104(B)	E3509.7	Other metal piping, including gas piping, shall be bonded to the grounding electrode system. The bonding point shall be accessible.
250.52(A)	E3608.1.1	The metal underground water pipe shall be used as an electrode
250.53(D)(2)	E3608.1.1	The metal underground water pipe shall be supplemented by an additional electrode
250.56	E3608.4	A single electrode consisting of a rod, pipe or plate that does not have a resistance to ground of 25 ohms or less shall be augmented by one additional electrode at least 6' apart.
250.94	E3609.3	An intersystem bonding termination shall be provided external to the service or building disconnecting means, shall be accessible for connection, and shall have capacity for at least three bonding conductors.

Note: This permit was issued as a "Reconnect Authorization", but work has been done. A new permit will need to be issued to correct the above violations. This permit is hereby closed.

City of Dowagiac

Building Permit No. PB12/13-046

Building Department
Phone: (269) 782-842

241 S. Front Street
Fax: (269) 782-1838

Dowagiac, MI 49047
Hours: Monday - Friday, 8:30 a.m. - 5:00 p.m.

303 WALNUT ST **Location**
14-160-100-685-00

Date Issued: 04/09/13 **Expire Date: 10/06/13**
PLEASE CALL (269) 782-8427 FOR AN INSPECTION 24 HOURS IN ADVANCE

HARRIS, SAMANTHA **Applicant / Contractor**
510 NEW YORK AVE
DOWAGIAC MI 49047
(269) 782 1020
(269) 414 1449

HARRIS, SAMANTHA **Owner of Record**
510 NEW YORK AVE
DOWAGIAC MI 49047
Cell:

Work Description: REPAIR/REPLACE HOUSE ROOFING AS NEEDED
4/23/13 ADDED WINDOWS, SIDING, AND REPAIR OF EXTERIOR WALL
HSG INCENTIVE APP

Stipulations:

Category	Permit Item	Fee Basis	Fee Total
STANDARD ITEM	01. VALUE \$0-2,000	0.00	\$41.25
STANDARD ITEM	02. VALUE \$2,001-10,000	0.00	\$28.25

CANCELLED
 7-23-2014

James Burdick

Building Official

Samantha Harris

Applicant

Payment Validation:

Permit Total:	\$69.50
Amount Paid:	\$69.50
Balance Due:	\$0.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire and become null and void if work is not started within 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the State of Michigan and the City of Dowagiac, including the use of Michigan licensed contractors to perform any work for the project.
All information on the permit application is accurate to the best of my knowledge.
PAYMENT OF PERMIT FEE CONSTITUTES ACCEPTANCE OF THE ABOVE TERMS.

*** POST THIS PERMIT SO IT IS VISIBLE FROM THE STREET ***

Inspection Record

1. Progress *RLB* 5/9
2. Progress *RLB* 6/12
3. No Progress *RLB* 5/11/13
4. Not Ready *RLB* 8/14/13
5. Progress *RLB* 9/26
6. EXTENDED 180 DAYS
7. Progress *RLB* 10/17
8. Not Ready *RLB* 11/21
9. Progress - 1-7-14
1/2 DONE

City of Dowagiac

Building Permit No. PB12/13-046

Building Department
Phone: (269) 782-842

241 S. Front Street
Fax: (269) 782-1838

Dowagiac, MI 49047
Hours: Monday - Friday, 8:30 a.m. - 5:00 p.m.

Location
303 WALNUT ST
14-160-100-685-00

Date Issued: 04/09/13 **Expire Date:** 10/06/13
PLEASE CALL (269) 782-8427 FOR AN INSPECTION 24 HOURS IN ADVANCE

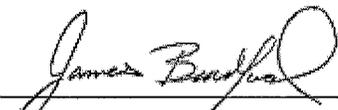
Applicant / Contractor
HARRIS, SAMANTHA
510 NEW YORK AVE
DOWAGIAC MI 49047
(269) 782 1020
(269) 414 1449

Owner of Record
HARRIS, SAMANTHA
510 NEW YORK AVE
DOWAGIAC MI 49047
(269) 782 1020
Cell: (269) 414 1449

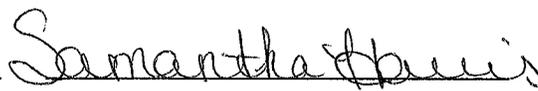
Work Description: REPAIR/REPLACE HOUSE ROOFING AS NEEDED
HSG INCENTIVE APP

Stipulations:

Category	Permit Item	Fee Basis	Fee Total
STANDARD ITEM	01. VALUE \$0-2,000	0.00	\$41.25



Building Official



Applicant

Payment Validation:

Permit Total:	\$41.25
Amount Paid:	\$41.25
Balance Due:	\$0.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire and become null and void if work is not started within 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the State of Michigan and the City of Dowagiac, including the use of Michigan licensed contractors to perform any work for the project.

All information on the permit application is accurate to the best of my knowledge.

PAYMENT OF PERMIT FEE CONSTITUTES ACCEPTANCE OF THE ABOVE TERMS.

***** POST THIS PERMIT SO IT IS VISIBLE FROM THE STREET *****

Inspection Record

- | | | |
|----------|----------|----------|
| 1. _____ | 4. _____ | 7. _____ |
| 2. _____ | 5. _____ | 8. _____ |
| 3. _____ | 6. _____ | 9. _____ |



[Return to home](#)

Data published on this site may not reflect changes or taxes collected at township/city/village tax collection locations since the last update in our database or prior to tax settlement with the County Treasurer.

Record last updated on: **Monday, April 8, 2013**

- [Print Record](#)
- [Map This Record](#)
- [Return to List](#)
- [New Search](#)

Parcel # 14-160-100-685-00 **Property Address or Location (if available, otherwise is the Owner Address)**
303 WALNUT ST, DOWAGIAC MI 49047

Owner(s) of Record HARRIS SAMANTHA **Owner Address** 510 NEW YORK, DOWAGIAC MI 49047

Acres 0.000 **Liber** 01057 **Page** 1159 **Purchase Date** 4/1/13 **Purchase Price**

Current Assessment \$15,000 **State Equalized** \$15,000 **Taxable Value** \$12,557 **HomeStead** 100.000% **HomeStead Exempt** \$12,557

Property Class Code 401 (Real - Residential) **School District** 14020 - Dowagiac

Property Description
. DW 1626 LOT 62 B. MC CONNELL'S ADD CITY OF DOWAGIAC.

Tax Summary (W = Winter Tax, V = Village Tax, S = Summer Tax)

Year	W12	S12	W11	S11	W10	S10	W09	S09
Assessed Val.	\$15,000	\$15,000	\$15,000	\$15,000	\$16,500	\$16,500	\$22,500	\$22,500
Equalized Val.	\$15,000	\$15,000	\$15,000	\$15,000	\$16,500	\$16,500	\$22,500	\$22,500
Taxable Value	\$12,557	\$12,557	\$12,227	\$12,227	\$12,023	\$12,023	\$12,060	\$12,060
Homestead %	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%
Total Tax \$	\$87.25	\$374.02	\$84.91	\$359.30	\$83.52	\$2,288.86	\$83.77	\$354.39
Admin Fee	\$0.87	\$3.74	\$0.84	\$3.59	\$0.83	\$22.88	\$0.83	\$3.54
Total Tax Bill	\$88.12	\$377.76	\$85.75	\$362.89	\$84.35	\$2,311.74	\$84.60	\$357.93

Assessment Summary

Year	2012	2011	2010	2009	2008	2007	2006
Class	401	401	401	401	401	401	401
Transfer Date							
Assessed Value	\$15,000	\$15,000	\$16,500	\$22,500	\$21,800	\$20,100	\$19,400
EQ Factor	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Equalized Value	\$15,000	\$15,000	\$16,500	\$22,500	\$21,800	\$20,100	\$19,400
Taxable Value	\$12,557	\$12,227	\$12,023	\$12,060	\$11,552	\$11,293	\$10,891
Homestead Exempt	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%

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City of Dowagiac

Electrical

Permit No: PE12/13-052

Building Department
Phone: (269) 782-8427

241 S. Front Street
Fax: (269) 782-1838

Dowagiac, MI 49047
Hours: Monday - Friday, 8:30 a.m. - 5:00 p.m.

Revised

303 WALNUT ST 14-160-100-685-00	Location W.O.# 13-1021
------------------------------------	---------------------------

Date Issued: 08/19/13	Date Expires: 02/15/2014
PLEASE CALL (269) 782-8427 FOR AN INSPECTION 24 HOURS IN ADVANCE	

HARRIS, SAMANTHA 510 New York Ave 303 WALNUT AVE DOWAGIAC MI 49047	Applicant / Contractor (269) 782 1020 (269) 414 1449
--	--

HARRIS, SAMANTHA 303 WALNUT AVE DOWAGIAC MI	Owner of Record (269) 782 1020 (269) 414 1449
---	---

Work Description: *Install 100 amp service* RE-WIRE ENTIRE HOUSE. — *also install temp. service*

Stipulations:

Permit Item	Quantity	Fee Total
01. APPLICATION FEE	1.00	\$49.00
07. CIRCUITS-EACH	20.00	\$165.00
08. LIGHTING FIXTURES (PER 25)	9.00	\$83.25
09. DISHWASHER, DISPOSAL, HOOD	2.00	\$16.50
11. ELEC HEATING BASEBOARD	5.00	\$36.25
12. PWR OUTLETS (RNG, DRYER, ETC)	3.00	\$32.25
29. INSPECTION-FINAL	1.00	\$43.75
<i>Additional INSP</i>		<i>50.00</i>

James Bradford
Building Official SA

Samantha Harris
Applicant

Invoice #:	00007413
Fee Total:	\$426.00
Amount Paid:	426.00
Adjustment:	<i>476.00</i>
Amount Due:	0.00

This permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. No work shall be concealed until it has been inspected.

EXPIRATION OF PERMIT: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

A PERMIT WILL BE CANCELLED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELLED PERMITS CANNOT BE REFUNDED OR REINSTATED.

Inspection Record

1. _____	4. _____
2. _____	5. _____
3. _____	6. _____

ELECTRICAL INSPECTOR:
Ken Simpson

For information ONLY:
(269) 471-5869 Call weekdays: 8-9 a.m.

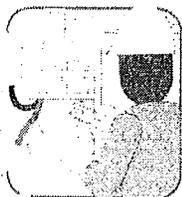
ALL INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DEPARTMENT.

(DO NOT CALL THE INSPECTOR FOR INSPECTIONS).

ELECTRICAL PERMIT APPLICATION

Permit Number (office use only) **PE12/13-052**

City of Dowagiac
 241 S. Front Street P.O. Box 430 Dowagiac, MI 49047
 www.CityOfDowagiac.com
 (269) 782-8427 Fax: 782-1838



AUTHORITY: P.A. 230 OF 1972, AS AMENDED
 COMPLETION: MANDATORY TO OBTAIN PERMIT
 PENALTY: PERMIT CANNOT BE ISSUED

I. JOB LOCATION:

Name of Owner: Samantha Harris	Has a building permit been obtained for this project? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT REQUIRED		
Job Address: 393 Walnut St.	City: DOWAGIAC	County: CASS	

II. APPLICANT INFORMATION:

<input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Owner Occupant	Name: Samantha Harris	State License Number 61-	Expiration Date
Mailing Address: 513 New York Ave.		State Registration Number NA	Local Licensing Jurisdiction NA
City: Dowagiac	State: MI	Zip Code: 49047	Local License Number NA
Telephone Number: (269) 782-1000	Cell: (269) 414-1449	Other:	Expiration Date NA
Fax Number: ()	Workers Compensation Insurance Carrier (or reason for exemption)	Federal Employer ID Number (or reason for exemption)	
		MESC Employer Number (or reason for exemption)	

III. TYPE OF JOB (BRIEF DESCRIPTION OF WORK):

Remodel - redo all electric - needs temp service

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other:	Service/Amp: <input type="checkbox"/> New Upgrade <input checked="" type="checkbox"/> Repair (please describe):	<input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Addition	<input type="checkbox"/> Alteration <input type="checkbox"/> School	<input type="checkbox"/> Pre-manufactured Home Setup (State Approved) <input type="checkbox"/> Manufactured Home Setup (HUD Mobile Home)
--	---	--	--	---

IV. PLAN REVIEW REQUIRED

See below for plan review requirements before completing this section. Plans and specifications must be submitted when the wiring or alteration to an electrical system is over 400 amps and is in excess of 3,500 square feet in all buildings.

What is the rating of the service or feeder in amperes? **100 amp**
 What is the building size in square feet? **1100**

Have plans been submitted? YES NO NOT REQUIRED

Plans are required for all building types and shall be prepared by or under the direct supervision of an architect or engineer licensed pursuant to Act No. 299 of the Public Acts of 1980, as amended, and shall bear that architect's or engineer's signature and seal, except:

- When the electrical system rating does not exceed 400 amps and the building is not over 3,500 square feet in area.
- Work completed by a governmental subdivision or state agency costing less than \$15,000.00

PLANS MUST BE SUBMITTED BEFORE A PERMIT CAN BE ISSUED.

V. APPLICANT SIGNATURE

Section 23a of the State Construction Code Act of 1972, 1972 PA 230, MCL 125.1623A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner (Homeowner signature indicates compliance with Section VI. Homeowner Affidavit) <input type="checkbox"/> Licensee <input checked="" type="checkbox"/> Homeowner Samantha Harris	Date 8-19-13
---	------------------------

VI. HOMEOWNER AFFIDAVIT

I hereby certify the electrical work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Electrical Code and shall not be enclosed, covered up, or put into operation until it has been inspected and approved by the Electrical Inspector. I will cooperate with the Electrical Inspector and assume the responsibility to arrange for necessary inspections.

COMPLETE APPLICATION ON BACK SIDE

City of Dowagiac
241 S. Front Street
P.O. Box 430
Dowagiac, MI 49047

Permit No. **PE 13-052**

Date: 2014 Jul 01
City / Township phone: 1(269) 782-8427
Inspector Phone: (269) 471-5869

Samantha Harris
303 Walnut St
Dowagiac, MI 49047

License No. Homeowner
Phone: 1 (269) 782-1020
Cell:
Fax:

E-mail:

Correction Notice

Upon inspection of the job listed below, violations of the **2013 MEC / 2009 MRC** Code(s) were in evidence.

< Job: **Owner** Permit Number: **13-052** Correction Notice Issued: **1-Jul-14**
Address: **303 Walnut St** Permit Issued: **19-Aug-13** Corrections to be made by: **11-Jul-14**

The following orders are hereby issued for correction. Corrections shall be made in not more than seven working days. Acceptance and approval by the electrical inspector of this department is required. C **(269) 782-8427** for re-inspection.

2013 MEC / 2009 MR (for 1 and 2 family dwellings)

Description and Comment

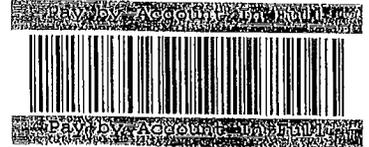
110.2	E3403.1	Approval. Materials, equipment and devices shall be constructed and installed in accordance with approvals granted under section 21 of PA 230 or the code official.
.	*	(Inspection requested - not ready)
210.52(A)(2)(1)	E3901.2.2	Receptacles are required in wall spaces 24" or wider
210.52(C)(3)	E3901.4.3	At least one receptacle shall be installed at each peninsular countertop space
210.52(B)(3)	E3901.3.2	Of the two or more small appliance circuits installed, at least two are required to serve receptacles over the countertop area
300.4(A)(1)	Table E3802.1	A 1/16" thick steel plate shall cover the area of bored holes closer than 1 1/4" to the face of framing members
.	R314.1	Interconnected smoke detectors shall be installed in each bedroom, outside sleeping areas & on each level.
.	R314.1	Smoke detector requirements for remodeling shall meet new construction requirements.
.	R314.1	All Smoke detectors shall be 120 volt, interconnected, and have a battery backup power source.
300.15(C)	E3905.1	A box, conduit body or fitting is required wherever wires end or are terminated
314.4	E3905.2	All metal boxes shall be grounded in accordance with the provisions of Article 250
250.148	E3908.13	Continuity, splicing devices and attachment of equipment grounding conductor to boxes

CITY OF DOWAGIAC

241 S FRONT ST P.O. BOX 430
DOWAGIAC, MI 49047
(269) 782-8427
(269) 782-1838

Invoice For Permit: PE12/13-052

Date: 07/01/2014



Pay by Account Information

\$ 50.00

HARRIS, SAMANTHA
510 NEW YORK AVE
DOWAGIAC MI 49047

Invoice Number	Permit Number	Address	Amount Due
 00007413	PE12/13-052	303 WALNUT ST	\$ 0.00
Item Details			
Quantity	Description	Balance	
1.00	01. APPLICATION FEE	\$ 0.00	
20.00	07. CIRCUITS-EACH	\$ 0.00	
9.00	08. LIGHTING FIXTURES (PER 25)	\$ 0.00	
2.00	09. DISHWASHER, DISPOSAL, HOOD	\$ 0.00	
5.00	11. ELEC HEATING BASEBOARD	\$ 0.00	
3.00	12. PWR OUTLETS (RNG, DRYER, ETC)	\$ 0.00	
1.00	29. INSPECTION-FINAL	\$ 0.00	
 00007873	PE12/13-052	303 WALNUT ST	\$ 50.00
Item Details			
Quantity	Description	Balance	
1.00	28. INSPECTION-ADDITIONAL	\$ 50.00	
Total Amount Due			\$ 50.00

Notice of Corrections will be sent.
This balance must be paid before any
more inspections can be scheduled.

City of Dowagiac
241 S. Front Street
P.O. Box 430
Dowagiac, MI 49047

Permit No. **PE 13-052**

Date: 2014 Dec 29
City / Township phone: (1269) 782-8427
Inspector Phone: (269) 471-5869

Samantha Harris
303 Walnut St
Dowagiac, MI 49047

License No. Homeowner
Phone: 1 (269) 782-1020
Cell:
Fax:
E-mail:

Notice

Electrical permits expire after a six month period with no activity. Our records show that the following electrical permit is set to expire.

Job: **Owner**
Address: **303 Walnut St**

Permit number: **13-052**
Permit Issued: **2013 Aug 19**

Last Activity: **2014 Jul 01**
Will Expire: **2015 Jan 19**

The above referenced permit, for which you are the permit holder, has been identified as having no inspection recorded within the past six (6) months or more. In accordance with the Michigan Construction Code, this permit will be closed with a status of not approved unless you call your inspector at (269) 471-5869 within 21 days and make arrangements for an inspection. Requests for refunds for unused portions of the permit must be received in writing within 10 days

Expired permits cannot be refunded or re-instated. If your permit expires and you need an inspection, you will need to apply for a new permit.

A building or structure shall not be occupied until a certificate has been issued by this jurisdiction's building official.

Sincerely,



Ken Simpson - Electrical Inspector

City of Dowagiac
241 S. Front Street
P.O. Box 430
Dowagiac, MI 49047

Permit No. PE 13-052

Date: 2015 Jan 28
City / Township phone: (269) 782-8427
Inspector Phone: (269) 471-5869

Samantha Harris
303 Walnut St
Dowagiac, MI 49047

License No. Homeowner
Phone: 1 (269) 782-1020
Cell:
Fax:
E-mail:

Notice and Order

This notice follows an earlier letter sent on **29-Dec-14**. There being no response to that letter within the allowed 21 days, the following permit has been expired.

Job: **Owner**
Address: **303 Walnut St**

Permit number: **13-052**
Permit Issued: **2013 Aug 19**

Expired on: **2015 Jan 28**

The above referenced permit, for which you are the permit holder, has been identified as having no inspection recorded within the past six (6) months or more. In accordance with the Michigan Construction Code, this permit has been closed with a status of not approved.

Expired permits cannot be refunded or re-instated. If you need an inspection, you will need to apply for a new permit. After all required inspections have been performed, and the installation approved, your file will be closed.

A building or structure shall not be occupied until a certificate has been issued by this jurisdiction's building official.

Sincerely,



Ken Simpson - Electrical Inspector

City of Dowagiac

Electrical

Permit No: **PE12/13-052**

Building Department
Phone: (269) 782-8427

241 S. Front Street
Fax: (269) 782-1838

Dowagiac, MI 49047
Hours: Monday - Friday, 8:30 a.m. - 5:00 p.m.

Revised

303 WALNUT ST	Location
14-160-100-685-00	W.O.# 13-1021.

Date Issued: 08/19/13	Date Expires: 02/15/2014
PLEASE CALL (269) 782-8427 FOR AN INSPECTION 24 HOURS IN ADVANCE	

HARRIS, SAMANTHA <i>510 New York Ave</i> 303 WALNUT AVE DOWAGIAC MI 49047	Applicant / Contractor (269) 782 1020 (269) 414 1449
---	---

HARRIS, SAMANTHA 303 WALNUT AVE DOWAGIAC MI	Owner of Record (269) 782 1020 (269) 414 1449
---	--

Install 100 amp service
Work Description: RE-WIRE ENTIRE HOUSE. — *also install temp. service*

Stipulations:

Permit Item	Quantity	Fee Total
01. APPLICATION FEE	1.00	\$49.00
07. CIRCUITS-EACH	20.00	\$165.00
08. LIGHTING FIXTURES (PER 25)	9.00	\$83.25
09. DISHWASHER, DISPOSAL, HOOD	2.00	\$16.50
11. ELEC HEATING BASEBOARD	5.00	\$36.25
12. PWR OUTLETS(RNG, DRYER, ETC)	3.00	\$32.25
29. INSPECTION-FINAL	1.00	\$43.75
<i>Additional Insp 7-1-14 (Billed)</i>	<i>1</i>	<i>\$50.00</i>

James Bradford
Building Official SA

Samantha Harris
Applicant

Invoice #:	00007413
Fee Total:	\$426.00
Amount Paid:	426.00
Adjustment:	
Amount Due:	0.00

This permit is only for the work described, and does not grant permission for additional or related work which requires separate permits.
No work shall be concealed until it has been inspected.

EXPIRATION OF PERMIT: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

A PERMIT WILL BE CANCELLED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELLED PERMITS CANNOT BE REFUNDED OR REINSTATED.

Inspection Record

1. *Progress Apprd 2/6/14* _____ 4.
2. *Progress-NOC 7/1/14* _____ 5.
3. *Expired 1-28-15* _____ 6.

ELECTRICAL INSPECTOR:
Ken Simpson

For information ONLY:
(269) 471-5869 Call weekdays: 8-9 a.m.

ALL INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DEPARTMENT.

(DO NOT CALL THE INSPECTOR FOR INSPECTIONS).

04/22/2015

**HARRIS, SAMANTHA
1456 PRESIDENTS DR.
ELKHART IN, 46514**

RE: Code Violation - **VARIOUS EXTERIOR VIOLATIONS**

**303 WALNUT ST, Dowagiac, MI
(Tax I.D. #14-160-100-685-00)**

Dear Property Owner/Occupant:

This office continues to receive several complaints concerning the upkeep and overall condition of the above address which city records indicate you own. City records indicate that you were notified in September of 2014 about the complaints. In addition you were notified that the building permit issue for the work being done was expired. As of the date of this letter there has been no new permits issued

During several drive by inspection it was noticed that very little work has been accomplished in the last 9 months. Please be advised the city cannot allow the structure to remain in its current dilapidated and blighted condition.

Please be advised that you have ten (10) days from the date of this letter to remove all unusable materials and any other unusable items from the property and to obtain a new permit for the work being done. If the property is not cleaned up and the building permit is not obtained and work started on bringing the structure up to current building codes this office will have no choice other than to forward this violation to the city council for action. I can assure you that based on the condition of the structure, and the amount of time it's been in this condition the City Council will most likely require the structure to be demolished by a local contractor at the home owner's expense. If you would like to discuss this matter, please contact this office at (269) 782-8427.

Signed,
BUILDING DEPARTMENT



STEVEN ALLEN
Code Enforcement Officer
Sa/ EENF11/12-0125



THE CITY OF
DOWAGIAC

CREATING
TOMORROW

05/12/2015

**HARRIS, SAMANTHA
1456 PRESIDENT DR
ELKHART, IN 46514**

RE: Weed/Grass Violation

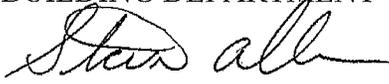
**303 WALNUT ST, Dowagiac, MI
Tax I.D. #14-160-100-685-00**

While conducting routine neighborhood inspections, this office noted that the above-captioned property, which City's records indicate you own, is in violation of the City's Weed and Grass Ordinance.

Specifically, section 86.57 (Growth) of the City Code states:

"No person occupying any premises and no person owning any unoccupied premises shall permit or maintain on any such any premises any growth of noxious weeds; nor any growth of grass or other rank vegetation to a greater height than 12 inches on the average; nor any accumulation of dead weeds, grass or brush."

Please be advised that **from the date of this letter, you have five (5) days** to comply with City regulations. If the property is not mowed after that time, it will be mowed by the City's contractor and all costs for this mowing will be billed to you. You can avoid this simply by ensuring that this property is adequately maintained at all times. If you would like to discuss this matter, please contact this office at (269) 782-8427.

Signed,
BUILDING DEPARTMENT

STEVEN ALLEN
Code Enforcement Officer
Sa/EENF15-0194

06/11/2015

**PEOPLES, DAISY LEE
303 WALNUT ST
DOWAGIAC, MI 49047**

RE: Code Violation - **VARIOUS EXTERIOR VIOLATIONS**

**303 WALNUT ST, Dowagiac, MI
(Tax I.D. #14-160-100-685-00)**

Dear Property Owner/Occupant:

This office continues to receive several complaints concerning the upkeep and overall condition of the above address which city records indicate you own. City records indicate that you were notified in September of 2014 about the complaints. In addition you were notified that the building permit issue for the work being done was expired. As of the date of this letter there has been no new permits issued

During several drive by inspection it was noticed that very little work has been accomplished in the last 9 months. Please be advised the city cannot allow the structure to remain in its current dilapidated and blighted condition.

Please be advised that you have five (5) days from the date of this letter to remove all unusable materials and any other unusable items from the property and to obtain a new permit for the work being done. If the property is not cleaned up and the building permit is not obtained and work started on bringing the structure up to current building codes this office will have no choice other than to forward this violation to the city council for action. I can assure you that based on the condition of the structure, and the amount of time it's been in this condition the City Council will most likely require the structure to be demolished by a local contractor at the home owner's expense. If you would like to discuss this matter, please contact this office at (269) 782-8427.

Signed,
BUILDING DEPARTMENT



STEVEN ALLEN
Code Enforcement Officer
Sa/ EENF11/12-0125



06/11/2015

**HARRIS, SAMANTHA
1456 PRESIDENT DR.
ELKHART, IN 46514**

RE: Code Violation - **VARIOUS EXTERIOR VIOLATIONS**

303 WALNUT ST, Dowagiac, MI
(Tax I.D. #14-160-100-685-00)

Dear Property Owner/Occupant:

This office continues to receive several complaints concerning the upkeep and overall condition of the above address which city records indicate you own. City records indicate that you were notified in September of 2014 about the complaints. In addition you were notified that the building permit issue for the work being done was expired. As of the date of this letter there has been no new permits issued

During several drive by inspection it was noticed that very little work has been accomplished in the last 9 months. Please be advised the city cannot allow the structure to remain in its current dilapidated and blighted condition.

Please be advised that you have five (5) days from the date of this letter to remove all unusable materials and any other unusable items from the property and to obtain a new permit for the work being done. If the property is not cleaned up and the building permit is not obtained and work started on bringing the structure up to current building codes this office will have no choice other than to forward this violation to the city council for action. I can assure you that based on the condition of the structure, and the amount of time it's been in this condition the City Council will most likely require the structure to be demolished by a local contractor at the home owner's expense. If you would like to discuss this matter, please contact this office at (269) 782-8427.

Signed,
BUILDING DEPARTMENT

STEVEN ALLEN
Code Enforcement Officer
Sa/ EENF11/12-0125

CITY OF DOWAGIAC

MEMO TO: Mayor Lyons and City Council Members

FROM: Kevin P. Anderson, City Manager

DATE: July 24, 2015

SUBJECT: Resolution of Support for “Lake Michigan Trails Network”

Mayor Pro-tem Laylin serves as the city’s representative on the Southwest Michigan Regional Planning Commission (SMRPC). Recently the SMRPC asked for communities to consider a resolution that supports planning and development efforts of trail systems throughout the region. Trails systems naturally cross jurisdictions and it is important when grant requests are made that communities can demonstrate regional support for regional planning of trail systems.

A resolution is on Monday’s agenda to offers support for the Lake Michigan Trails Network. There is no financial support requested. This support could become a factor when competing for grant funds in the future.

RECOMMENDATION

Authorize the resolution of support for the Lake Michigan Trails Network.

Support Documents:
Cover Memo-City Mgr.
Resolution

Councilmember _____ offered and moved the adoption of the following resolution; seconded by Councilmember _____.

Lake Michigan Trails Network
RESOLUTION OF SUPPORT

Whereas, the City of Dowagiac is committed to the "Lake Michigan Trails Network," a partnership of advocates and stakeholders developing and promoting water, biking, hiking, and automobile routes and trails around Lake Michigan while enhancing environmental, economic, and health benefits for residents and visitors; and

Whereas, the "Lake Michigan Trails Network" fosters partnerships between planners, trail managers and users, landowners, business owners, tourism agencies, government agencies and advocacy groups in all four shoreline states to plan and build trails and amenities, and share knowledge, successes, methods and challenges, to aid the development of projects; and

Whereas, the "Lake Michigan Trails Network" recommends linking trails together, gaining cooperation to encourage regional collaboration, and create a partnership that will provide transportation, recreation and community benefits aimed at enhancing the quality of life; and

Whereas, many communities, agencies, and trail advocates in the region have taken a lead in planning and/or building local trails, and those efforts can be greatly enhanced by being connected to the larger Lake Michigan Trails with a strong brand marketed to encourage tourism; and

Whereas, trails are freely accessible community assets offering opportunities for transportation, recreation and exercise to everyone and provide safe places for people to experience a sense of community and create stronger social and family ties; and

Whereas, trails have significant impact on the health and economic viability of the region through encouraging active lifestyles, increased tourism revenue, enhanced property values, as well as enhanced ability to attract and retain businesses to the region due to improved quality of life; and

Whereas, the "Lake Michigan Trails Network" provides the foundation for a long-term strategy that will continue to grow and to provide invaluable resources for future generations; and

Now, therefore, be it resolved that the City of Dowagiac is committed to the promotion and continued development of the "Lake Michigan Trails Network" and in concept to working with neighboring communities to plan, design, build and maintain a system of trails that will connect our communities, people and special regional points of interest for years to come.

Councilmember _____ offered and moved the adoption of the following resolution;
seconded by Councilmember _____.

WHEREAS, the following information has been reviewed by the City Manager and City Treasurer and is being presented to City Council with a recommendation to approve invoices and payroll #20 & #21 for the periods ending 7/5/15:

Invoices -	\$990,111.42
Payroll #22 - week ending 7/19/15	\$179,694.43
	<hr/>
Total	\$1,169,805.85

BE IT RESOLVED that the City Manager and City Treasurer are hereby authorized and directed to pay the following bills and payroll due:

<u>BILLS</u>	<u>PAYROLL</u>	<u>TOTAL</u>
\$990,111.42	\$179,694.43	\$1,169,805.85

Ayes:

Nays:

Absent:

Abstain:

Jane P. Wilson, City Clerk

Vendor		Description	Amount
ABSOPURE WATER COMPANY	83682277	BTL WATER/DEPOSITS	64.50
ACCOUNTING CONSULTANTS, PC	959	CONSULTING SVC THROUGH 6/30/15	156.00
ACD.NET	88889-104	MONTHLY PHONE SERVICE - CH	718.06
AIRGAS GREAT LAKES	9928564441	WELDING SUPPLIES	60.93
ALERT-ALL CORP	215070050	CHILDREN HATS - EDUCATIONAL	186.00
ALEXANDER CHEMICAL A CARUS COMPANY	SLS 10034422	WWTP CHEMICALS	459.20
ALEXANDER CHEMICAL A CARUS COMPANY	SCL 10009643	BARREL DEPOSIT REFUND	(860.00)
AMERICAN ELECTRIC POWER	CDOW_201506_01	JUNE 2015 ENERGY	747,962.57
AMERICAN ELECTRIC POWER	049-501-336-1-3	CCWS - VANDALIA TOWER	25.64
AMERICAN ELECTRIC POWER	044-619-354-0-7	M-62 W LIFT STATION	44.62
AMERICAN ELECTRIC POWER	040-050-210-0-3	VINEYARD PL LIFT STATION	35.99
ARNT ASPHALT SEALING, INC	21541	PAVE - MAIN ST PARKING LOT	33,600.00
AUSRA EQUIPMENT & SUPPLY, INC	RE00177	RENTAL DOZER	1,000.00
AUSRA, JOANN	7/21/15	JULY 2015 BOARD OF REVIEW	25.00
BAZAN, STACEY	3265256796	TX REIMBURSE 5/26 - 6/25/15	60.00
BAZAN, STACEY	3251713257	TX REIMBURSE 4/26 - 5/25/15	60.00
BENDER ELECTRIC, INC	16831	WWTP CIRCUIT BREAKER MTCE	146.00
BILL GRANT	7/10/15	MUSEUM CLEANING	272.00
BOOTH'S COUNTRY FLORIST	7/3/15	FLOWERS FOR VOLUNTEER LUNCHEON	20.00
BRADFORD, JARRID	287248950627	CELL PHONE REIMBURSEMENT 5/7 - 6/6/15	60.00
CASS CNTY TRANSPORTATION AUTHORITY	1862	DISPATCHING SERVICES-JUNE 2015	14,956.92
CASS COUNTY INFORMATION SYSTEMS	TA-15-16	PROPERTY TAX ADMIN FEES	11,148.71
CASS COUNTY TREASURER	7/21/15	HOUSING P.I.L.O.T. CHECK REQUEST	539.56
CENTRAL ELEVATOR COMPANY, INC	60652	QUARTERLY ELEVATOR INSPECTION	138.02
CHEMICAL BANK	07/23/2015	UB refund for account: 02-0262-2	146.57
CLINE, JEAN	7/21/15	JULY 2015 BOARD OF REVIEW	25.00
COLOMA EMERGENCY ABULANCE	07/23/2015	UB refund for account: 08-1025-3	690.90
COMCAST	8771402380021236	INTERNET SERVICE-CH	138.92
COMCAST	8771 40 238	INTERNET SERVICE-FD	82.90
COMMUNITY ANSWERING SERVICE	262807202015	DISPATCHING SERVICES	288.40
CREATIVE VINYL SIGNS, INC.	29533	SIGN - CONCERT SERIES/TOTE BAGS FOR	354.00
CROWDER, JENNIFER	07/23/2015	UB refund for account: 14-0229-34	95.37
DAVIS, DAVID	287243883201	TX REIMBURSEMENT 5/18 - 6/17/15	45.00
DEFOREST, ROBERT	07/23/2015	UB refund for account: 03-3226-20	8.40
DODSON, DOUG	07/23/2015	UB refund for account: 01-0945-8	120.51
DOUBLEDAY OFFICE PRODUCTS, INC	165649I	COPY PAPER/OFFICE SUPPLIES	778.51
DOUBLEDAY OFFICE PRODUCTS, INC	165739I	LABELER TAPE	38.78
DOWAGIAC DAILY NEWS	07/23/2015	UB refund for account: 03-0047-2	156.90
DOWAGIAC DISTRICT LIBRARY	7/21/15	HOUSING P.I.L.O.T. CHECK REQUEST	61.44
DOWAGIAC UNION SCHOOLS	7/21/15	HOUSING P.I.L.O.T. CHECK REQUEST	243.41
DOWAGIAC UNION SCHOOLS	201415-83	FUEL EXPENSES-JUNE 2015	5,960.16
DUST BUSTERS	7/20/15	CLEANING SERVICES 08/15	1,725.00
EDWARDS, JAMIE	07/23/2015	UB refund for account: 02-3358-6	238.81
FED EX	5-095-43858	SHIPPING CHARGES	26.11
FIA CARD SERVICES	7-23-15	MML - CREDIT RETURN	(120.00)
FIA CARD SERVICES	205756	SALES TAX CREDIT	(17.74)
FIA CARD SERVICES	201736	MUSEUM - LATCHES/WRENCH	313.44
FIA CARD SERVICES	1322022	ECON DEV MEETING	31.87
FIA CARD SERVICES	7/7/15	CAUA MEETING	11.84

Vendor		Description	Amount
FIA CARD SERVICES	6/9/15	MUTUAL AID MTG. SUPPLIES	20.97
FIA CARD SERVICES	1320617	MUTUAL AID MTG.	268.00
FIA CARD SERVICES	MHF7XF9GL6	MONTHLY IPHONE BACKUP	0.99
FIA CARD SERVICES	3368325008	LIFT STA. ALARMS - FAX SERVICE	24.99
FIA CARD SERVICES	2507883019	FAX SERVICE - LIFT STA. REPORTS	24.99
FIA CARD SERVICES	72L8J-D3A52-8L7	BUSINESS CARDS - GRINNEWALD	29.74
FIA CARD SERVICES	MT29J-D3A56-6P2	BUSINESS CARDS - BEHNKE	33.00
FIA CARD SERVICES	9J32K-D3A43-0H5	BUSINESS CARDS - WIGGINS	39.99
FIA CARD SERVICES	L8L52-F3A59-9N1	BUSINES CARDS - TOXOPEUS	31.99
FIA CARD SERVICES	AP1CC0EC1401	LOGMEIN SUBSCRIPTION - CITY MANAGER	99.00
FLAGS UNLIMITED	7/8/15	FLAGS	416.00
FLEETMatics USA, LLC	IN661601	VEHICLE TRACKING SERVICE	28.00
FLEIS & VANDENBRINK ENGINEERING INC	40681	WWTP - BIDDING/CONTRACTING SVCS.	916.12
FRONTIER	26978201001022145	PHONE SERVICE - SNOW BLDG	189.47
GALLS, INC	5410648	DOME LIGHT - FD 2101	50.94
GAYLORD BROTHERS, INC.	2374409	ARCHIVAL BOXES	50.05
GEMPLER'S	SI01747660	GLOVES/SAFETY GLASSES	52.85
GLOBAL TELEMATIC SOLUTIONS, LLC	19617	VEHICLE TRACKING SERVICE	220.00
GRAMES TIRE & BATTERY, INC	4404	PLUG REPAIR TIRE (#150)	15.00
HAAS ALARMS AND SERVICE, INC	064445	SENSOR FAILURE REPAIR	162.99
HAAS ALARMS AND SERVICE, INC	064460	REPAIR CHLORINE ROOM WATER ALARM	70.00
HAAS ALARMS AND SERVICE, INC	064473	ALARM SYSTEM - CEMETERY	70.00
HAGEMAN, GREGORY	07/23/2015	UB refund for account: 03-3225-17	35.09
HAGGIN FORD & MERCURY INC	233595	OIL CHG/TIRE REPAIR - PD VEH #6002	33.22
HAGGIN WIMBERLY CHEVY OLDS GEO INC	185014	OIL CHANGE/TIRE ROTATION (FD2-101)	60.26
HAGGIN WIMBERLY CHEVY OLDS GEO INC	258441	LAMP (#1)	62.60
HALE'S HARDWARE, INC	10105738	NEW BATTERY FOR CAMERA	19.99
HALE'S HARDWARE, INC	C123130	SHIPPING WATER SAMPLES - NPDES	49.36
HALE'S HARDWARE, INC	D85198	CLEANING SUPPLIES	13.65
HALE'S HARDWARE, INC	C122467	8PK D BATTERIES	14.54
HALE'S HARDWARE, INC	C121406	BASKETBALL NETS	57.44
HALE'S HARDWARE, INC	B83531	BLEACH (SPRAY TANK CLEANING)	10.65
HALE'S HARDWARE, INC	D83549	PADLOCKS	26.18
HALE'S HARDWARE, INC	C122359	CLEANING EQUIPMENT	65.65
HALE'S HARDWARE, INC	D84704	FILTER & TUBING CHLORINE TANK REPAIR	51.15
HALE'S HARDWARE, INC	C122255	SPLICE	5.81
HALE'S HARDWARE, INC	C124034	MATERIAL FOR SHELTER SIGN STANDS	6.30
HALL, DONALD	7/21/15	JULY 2015 BOARD OF REVIEW	25.00
HANSON BEVERAGE SERVICE	315779	LAB WATER	40.50
HARDING'S MARKET, INC	7/16/15	SUPPLIES	47.82
HARDING'S MARKET, INC	7/17/15	SUPPLIES	7.00
HARTLINE, BOBBIE JO	7/13/15	REIMBURSEMENT FOR SUPPLIES	61.34
HUNTINGTON BANK	7-21-15	CASHIER'S CHECK	75,402.11
INTERNATIONAL CODE COUNCIL, INC	3055886	MEMBERSHIP DUES - J BRADFORD	135.00
INTERNATIONAL CODE COUNCIL, INC	INV0576652	ELECTRIC CODE BOOK 2014	93.00
ITRON, INC	380102	MAY-JUNE PROF SERVICES	17,073.21
J DOHENY SUPPLIES INC	A84632	#11 - DEBRIS HOSE/INLET WELDMENT/INLET	1,901.49
JOHN & CURT'S BRAKE & ALIGNMENT	7/9/15	TIE ROD REPAIR/ALIGNMENT	241.78
JONES, JARED & PAULEY, CAITLON	07/23/2015	UB refund for account: 11-1709-13	98.11

Vendor		Description	Amount
JUDD LUMBER COMPANY, INC	1507-651269	MATERIAL FOR SHELTER SIGN STANDS	17.88
JUDD LUMBER COMPANY, INC	1507-650829	MUSEUM - EXIT DOOR PANIC DEVICE	139.99
JUDD LUMBER COMPANY, INC	1507-651114	MATERIALS FOR 2ND FLOOR EXHIBITS	325.65
JUDD LUMBER COMPANY, INC	1507-651438	CONCRETE/PALLET (FOUNDATIONS)	246.80
JUDD LUMBER COMPANY, INC	1507-651040	TARP - STORM SEWER INLET CLEANING	3.98
JUDD LUMBER COMPANY, INC	1507-650005	LUMBER FOR 2ND FLOOR EXHIBITS	589.62
JUDD LUMBER COMPANY, INC	1507-649564	NUTS/BOLTS/SCREWS	5.94
JUDD LUMBER COMPANY, INC	1507-650103	CONCRETE - HUNTINGTON BANK STORM SEWER	20.13
JUDD LUMBER COMPANY, INC	1507-649827	HOUSE KEY/DISH DETER/CONCRETE	10.00
JUDD LUMBER COMPANY, INC	1507-650348	CONCRETE (CAP SEWER & WATER) - GOERLICH	9.56
JUDD LUMBER COMPANY, INC	1507-650421	CONCRETE - SPRUCE/CENTER STORM INLET	32.22
JUDD LUMBER COMPANY, INC	1507-650231	CAP NAILS - CEMETERY CEILING INSULATION	2.25
JUDD LUMBER COMPANY, INC	1507-650518	CONCRETE - SPRUCE/CENTER STORM SEWER	40.20
JUDD LUMBER COMPANY, INC	1507-650369	CONCRETE - SPRUCE/CENTER STORM SEWER	20.13
JUDD LUMBER COMPANY, INC	1507-650721	PINE BOARD (BARRICADE REPAIR)	3.82
JUDD LUMBER COMPANY, INC	1507-650767	NAIL HANDLE - DPS HAMMER	6.29
JUDD LUMBER COMPANY, INC	1507-651201	SUPER GLUE	4.29
KENNETH SMITH, INC	IVC1005725	P-STONE (DEB'S CAFE)	340.96
KING, FAITH	07/23/2015	UB refund for account: 05-0657-4	13.22
KLUG, PATRICIA	7/9/15	MILEAGE REIMBURSEMENT (LEIN VALIDATIONS)	9.20
KOTZ SANGSTER WYSOCKI PC	354688	LEGAL SERVICES	7,637.09
KURZHAL, DIANA	07/23/2015	UB refund for account: 06-0208-2	52.68
KW CONSTRUCTION SERVICES, LLC	126568-28	CREW SUPERVISION 5/20 - 7/14	614.27
LAKE MICHIGAN MAILERS, INC	328371	POSTAGE	5,000.00
LEWIS CASS INTERMEDIATE SCHOOL	7/21/15	HOUSING P.I.L.O.T. CHECK REQUEST	193.59
MCMASTER-CARR, INC	34907017	FLEX HOSE - AERATION SYSTEM	70.72
MICHIGAN PUBLIC POWER AGENCY	20150710022	ENERGY EFF SVC COMM FEE JUNE 2015	118.63
MOORE, LAMONE T	07/23/2015	UB refund for account: 06-2639-5	82.61
MTL, INC	M2627	BLIGHT MOWINGS	405.13
MTL, INC	16373	BLIGHT MOWINGS	58.00
MTL, INC	M2643	BLIGHT MOWINGS	249.69
MTL, INC	M2628	BLIGHT MOWINGS	928.87
MTL, INC	M2465	BLIGHT MOWINGS	1,105.19
NORTHERN CONSTRUCTION SVS CORP	3896	INLET "BACK" - SPRUCE/CENTER	95.00
ONE WAY PRODUCTS	597565	BLK TRASH BAGS "PARKS"	135.96
PARAGON LABORATORIES, INC	79405-86756	SECURIT - IPP SAMPLING	360.00
PARAGON LABORATORIES, INC	79405-86813	MERCURY TESTING	88.00
PONCE-YANEZ, MARCOS	07/23/2015	UB refund for account: 06-1734-3	70.52
POSITIONING SOLUTIONS COMPANY	INV14197	CCWS - BLUE MARKING FLAGS	89.50
POWER BRAKE & SPRING SERVICE CO	2200070-02	HOUSING ASSY. AIR BRAKES (STOCK)	26.59
POWER BRAKE & SPRING SERVICE CO	2200070-01	RESTOCK - DUMP TRUCKS	8.13
POWER BRAKE & SPRING SERVICE CO	2200070-00	RESTOCK - DUMP TRUCKS	91.53
POWER BRAKE & SPRING SERVICE CO	2200855-00	REAR SPRINGS/PINS/BOLTS/WASHERS/NUTS	1,326.90
POWERNET GLOBAL COMMUNICATIONS	34705201	LONG DISTANCE SERVICE 6/12 - 7/12/15	32.25
PRECISION DATA PRODUCTS, INC.	I0000439588	PRINTER CARTRIDGES	80.70
PREFERRED PRINTING, INC	28380	PAPER STOCK FOR UTILITIES LOCATION SHEET	34.75
PRIME-STRIPE, INC	49357	ROTARY SOFTBALL FIELDS - WHITE PAINT	54.35
PRIORITY COMPUTER SERVICES, INC	203303	SERVER MONITORING/SPAM FILTERING	330.00
PRIORITY COMPUTER SERVICES, INC	203258	POLICE VIDEO STORAGE SERVER	4,852.00

Vendor		Description	Amount
REAL PRO SOLUTIONS, LLC	LM2267	CCWS - MOW PENN PUMP HOUSES	90.00
REAL PRO SOLUTIONS, LLC	LM2268	CCWS - MOW VANDALIA TOWER	70.00
REAL PRO SOLUTIONS, LLC	PC1687	BLIGHT CLEANUP OF CITY PROPERTY	100.00
RHOADES MCKEE	254272	ENVIRONMENTAL-LANDFILL	3,695.00
RHOADES MCKEE	254212	ENVIRONMENTAL-LANDFILL	962.50
RHOADES MCKEE	254211	ENVIRONMENTAL-LANDFILL	932.50
RIETH-RILEY CONSTRUCTION COMPANY	7171410	ASPHALT	97.41
RIETH-RILEY CONSTRUCTION COMPANY	7171379	APSHALT	102.00
RIETH-RILEY CONSTRUCTION COMPANY	7171356	ASPHALT	101.49
RIETH-RILEY CONSTRUCTION COMPANY	7171431	ASPHALT	103.02
RIETH-RILEY CONSTRUCTION COMPANY	7171445	ASPHALT	90.27
ROGER BUCK	7/14/15	SEWER RODDING - 404 WALNUT ST	225.00
ROHDY'S HEATING & COOLING, LLC	PRO2266	NEW WALL HEATER AT CH	664.00
RUSSELL, RICHARD	07/23/2015	UB refund for account: 11-1812-11	110.60
SALMONS, DEBORRAH	07/23/2015	UB refund for account: 14-1521-12	88.67
SCHERER, JOE DBA LONELY PI	7/20/15	08/15 MONTHLY PMT ACCT 7508450033	6,174.53
SCOTT SAYLOR	00110	RUSSOM PARK MOWING	185.00
SEMCO ENERGY GAS COMPANY	0148902.500	GAS SVC 6/1 - 6/30/15	87.81
SEMCO ENERGY GAS COMPANY	0149080.500	GAS SVC 6/1 - 6/30/15	20.81
SEMCO ENERGY GAS COMPANY	0149077.500	GAS SVC 6/1 - 6/30/15	22.97
SEMCO ENERGY GAS COMPANY	0357529.501	GAS SVC 6/1 - 6/30/15	16.73
SEMCO ENERGY GAS COMPANY	0149089.500	GAS SVC 6/1 - 6/30/15	15.06
SEMCO ENERGY GAS COMPANY	0346992.502	GAS SVC 5/28 - 6/26/15	15.06
SEMCO ENERGY GAS COMPANY	0147944.500	GAS SVC 5/29 - 6/29/15	15.06
SEMCO ENERGY GAS COMPANY	0148809.501	GAS SVC 6/1 - 6/30/15	34.48
SEMCO ENERGY GAS COMPANY	0146763.501	GAS SVC 5/29 - 6/29/15	60.12
SHELL OIL COMPANY	0000000652605235	6/7 - 7/6/15 FUEL CHARGES	153.44
SLC METER LLC	242933	WATER METER	244.96
SLC METER LLC	243073	WATER METERS	541.07
SNAP-ON TOOLS	07061512987	COOLING SYS ADAPTERS	124.08
SOUTHWESTERN MICHIGAN COLLEGE	7/21/15	HOUSING P.I.L.O.T. CHECK REQUEST	210.62
SPENCER MANUFACTURING, INC	10447	VEH MTCE - FD 221	250.60
STANDARD AND POOR'S	10370514	ANALYTICAL SERVICES - REVENUE BONDS	5,000.00
STATE OF MICHIGAN	ME-0200312	SALES & TAX-JUNE 2015	13,232.23
STATE OF MICHIGAN-DEPT OF TREASURY	7/21/15	HOUSING P.I.L.O.T. CHECK REQUEST	2,533.02
TELE-RAD, INC.	865702	VIDEO INSTALL PDV #131	316.50
TELE-RAD, INC.	865703	VIDEO INSTALL PDV #121	316.50
TELE-RAD, INC.	865704	VIDEO INSTALL PDV #93	300.00
TERRY, DEBORAH	07/23/2015	UB refund for account: 11-1587-13	20.32
THE RIDGE COMPANY	628434	#128 - SPARK PLUGS/WIRE/HTR HOSE	60.96
THE RIDGE COMPANY	628576	BRAKE PADS (#125)	96.44
THE RIDGE COMPANY	628646	RETURN DISC BRAKE PADS/JACKS STANDS	290.78
THE RIDGE COMPANY	628799	REPLC. REAR ROTORS (#125)	59.50
THE RIDGE COMPANY	628778	TURN ROTORS (#125)	60.00
THE RIDGE COMPANY	626805	FLASHER	24.15
THE RIDGE COMPANY	626817	FLASHER	16.15
THE RIDGE COMPANY	626193	SIGNAL LIGHT #150	0.99
THE RIDGE COMPANY	627197	HEATER HOSE C-1	11.94
THE RIDGE COMPANY	627911	ADAPTER'S TOOL	2.77

Vendor		Description	Amount
TOXOPEUS, DAVID	287248782175	CELL PHONE REIMBURSEMENT 5/19 - 6/18/15	60.00
UNDERGROUND PIPE & VALVE, INC	1009459	CB/RISER/GRATE/PIPE	321.53
UNUM LIFE INSURANCE CO OF AMERICA	0150597-001 0	LIFE INSURANCE-AUGUST 2015	1,087.20
USA BLUEBOOK	689472	FLUORIDE INJECTOR PENN TWP	56.66
VANDERVRIES, EDWARD	7/20/15	ASSESSING SERVICES 08/15	1,775.00
VERIZON WIRELESS	9747707358	VERIZON WIRELESS MONTHLY INVOICE (CELL	591.33
VERIZON WIRELESS	9747877513	MIFI CARD - MONTHLY SUBSCRIPTION (ELEC	240.06
VERIZON WIRELESS	9747888113	VERIZON TABLET - MONTHLY FEE	144.78
WELTY, CURTIS	07/23/2015	UB refund for account: 08-2203-16	97.98
WILBUR-ELLIS COMPANY	9223189 RI	FERTILIZER	793.75
WILSON, JANE P.	7/17/15	MILEAGE REIMBURSEMENT - CLERKS MEETING	17.25
WILSON, JANE P.	7/7/15	MILEAGE REIMBURSEMENT - VOTING EQ DEMO	42.55
YOUNG, CHERYL	07/23/2015	UB refund for account: 08-2188-7	123.89
		Total:	990,111.42

CITY OF DOWAGIAC

TO: Mayor Lyons and City Council Members

FROM: Kevin P. Anderson, City Manager

DATE: June 18, 2015

RE: Ordinance Amendment for the rezoning of 500 East Prairie Ronde. - Second Reading

On July 13, 2015 City Council reviewed this ordinance and made a motion that would allow the ordinance to be considered for adoption on July 27, 2015. The ordinance has been duly noticed pursuant to City Charter. No comments have been received to date. For your convenience, I have copied the staff report from the prior meeting below.

An ordinance is on Monday's agenda for first reading to amend Section 22.5 (C) (6), Map, of Chapter 22, Changes and Amendments, of the Dowagiac City Code. The purpose of this amendment is for the rezoning of 500 East Prairie Ronde.

As indicated in Steve Allen's cover memo to the Planning Commission, the City of Dowagiac submitted a request for property rezoning at the above-noted property from the L-1 Light Industrial to R-2 Medium Density.

The Planning Commission held a public hearing last week to solicit public comment on the request and formally adopted a resolution recommending approval of the rezoning request.

Second reading of the ordinance amendment can be on the July 27th City Council agenda.

RECOMMENDATION

Approve the second reading of the proposed ordinance amendment for the purpose of rezoning 500 East Prairie Ronde from the L-1 Light Industrial to R-2 Medium Density.

ORDINANCE NO. _____, 2015

ORDINANCE-----

AN ORDINANCE TO AMEND SECTION 22.5 (C) (6), MAP OF CHAPTER 22, CHANGES AND AMENDMENTS, OF THE DOWAGIAC CITY CODE BY AMENDMENT OF THE ZONING MAP.

THE CITY OF DOWAGIAC ORDAINS:

Section 1: That Section 22.5 (C) (6) of Chapter 22, of the Dowagiac Zoning Code be is hereby amended by changing the official zoning map as follows:

“Designate as “Office Service District” certain properties in the State of Michigan, County of Cass, City of Dowagiac, more specifically identified as parcel number 14-160-300-00”.

Section 2: That this ordinance shall take full force and effect immediately upon its publication in a newspaper of general circulation within the City of Dowagiac.

Moved by:

Seconded by:

Ayes:

Nays:

Absent:

Abstain:

Donald D. Lyons, Mayor

Jane P. Wilson, City Clerk

CITY OF DOWAGIAC

INTER-DEPARTMENTAL COMMUNICATION

TO: Planning Commission

FROM: Steven Allen
Zoning Official

RE: Planning Meeting

DATE: July 6, 2015

We have three (3) items on the agenda for the Planning Commission Meeting scheduled for Monday July 6, 2015 at 7:00pm.

The first item involves a rezoning request submitted by Michiana Church of Christs located at 504 East Prairie Ronde St. The property is located at 500 East Prairie Ronde St. Dowagiac MI. The request is to rezone the property from L-1 Light industry to R-2 Medium Density.

The second items involves a special land use request submitted by Michiana Church of Christs located at 504 East Prairie Ronde Street for a new Church building located at 500 East Prairie Ronde .

The third item involves a Site Plan submitted by Michiana Church of Christs located at 504 East Prairie Ronde Street for a new 9,646 sq. ft. Church building located at 500 East Prairie Ronde Street.

I have attached for your review and consideration both a resolutions and Site Plan Reports regarding these request. Should after your review, you have any questions; please do not hesitate to contact this office.

City of Dowagiac

ZONING PERMIT # PZ15-023

Building Department
Phone: (269) 782-8427

241 S. Front Street
Fax: (269) 782-1838

Dowagiac, MI 49047
Hours: Monday - Friday, 8:30 a.m. - 5:00 p.m.

426 E RAILROAD ST **Location**
14-160-300-878-00

Date Issued: 06/04/15 **Expire Date: 12/01/15**
PLEASE CALL (269) 782-8427 FOR AN INSPECTION 24 HOURS IN ADVANCE

MICHIANA CHURCH OF CHRIST **Applicant/Contractor**
504 E PRAIRIE RONDE ST
DOWAGIAC MI 49047
Cell:

MICHIANA CHURCH OF CHRIST **Owner of Record**
504 E PRAIRIE RONDE ST
DOWAGIAC MI 49047
Cell:

Work Description: REZONING PETITION

Stipulations:

Permit Item	Fee Basis	Fee Total
REZONING REQUEST	1.00	359.75

Invoice #:	00008458
Fee Total:	\$359.75
Amount Paid:	\$359.75
Balance Due:	0.00



Building Official

Applicant

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire and become null and void if work is not started within 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the State of Michigan and the City of Dowagiac. All information on the permit application is accurate to the best of my knowledge.

PAYMENT OF PERMIT FEE CONSTITUTES ACCEPTANCE OF THE ABOVE TERMS.

POST THIS PERMIT SO IT IS VISIBLE FROM THE STREET

Inspection Record

- | | |
|----------|----------|
| 1. _____ | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ | 6. _____ |



REZONING PETITION

CITY OF DOWAGIAC

241 S. Front Street P.O. Box 430 Dowagiac, MI 49047
269.782.8427

Guidelines of the rezoning petition process:

- Applicant must complete and submit this petition along with a non-refundable \$359.75 fee to the Building Department
- The Building Department will place the petition on the Planning Commission agenda.
- State law requires that the request be published in a local newspaper at least 17 days prior to the scheduled meeting. The Planning Commission meets the first Monday of every month.
- The Planning Commission issues a recommendation to the Dowagiac City Council. City Council meetings are held the second and fourth Mondays of each month.
- The City Council shall give two readings, to review the applicant's request and Planning Commission's recommendation, prior to taking action.
- Typical time frame is about 60 days. It is recommended that the owner and/or his/her representative attend the Planning Commission hearings and the City Council hearings.

I (We), the above-named applicant(s) hereby petition the Dowagiac Planning Commission for a proposed amendment to the Dowagiac Zoning Code in accordance with Chapter 22, Section 22.5, Changes and Amendments.

1. **IDENTIFICATION**

Cash Credit/Debit Card Check# _____
(checks payable to City of Dowagiac)

Applicant Name: Michiana Church of Christ Telephone # 269 782 2233

Mailing Address: 504 E Prairie Road

City: Dowagiac State: MI Zip: 49047

Signature: [Handwritten Signature]

Agent for Owner Name: 574 274 6348 Telephone # 574 274 6348

Chester T Gamble

Mailing Address: 3996 Liberty St

City: Bremen State: IN Zip: 46506

Signature: [Handwritten Signature]

2. **PROPERTY LOCATION:** Property Address 504 E Prairie Road Lot # _____

Property Tax # 14-160- _____

3. **LEGAL RECORDED DESCRIPTION:** _____

4. CURRENTLY ZONED

- R-1, Low Density Residential District
- R-2, Medium Density Residential District
- R-3, Multi-Family Residential District
- R-4, Manufactured Home Park District
- O-S, Office Service District
- C-1, Neighborhood Business District
- C-2, Central Business District
- C-3, General Business District
- I-1, Light Industrial District
- I-2, Heavy Industrial District
- I-3, Industrial Park District
- PUD, Planned Unit Development District
- FP, Floodplain Overlay District

PROPOSED ZONING

- R-1, Low Density Residential District
- R-2, Medium Density Residential District
- R-3, Multi-Family Residential District
- R-4, Manufactured Home Park District
- O-S, Office Service District
- C-1, Neighborhood Business District
- C-2, Central Business District
- C-3, General Business District
- I-1, Light Industrial District
- I-2, Heavy Industrial District
- I-3, Industrial Park District
- PUD, Planned Unit Development District
- FP, Floodplain Overlay District

5. DESCRIBE USE OR USES OF THIS PROPERTY including access roadways and proposed off-street parking:

Church & Parking

6. USE OR USES WILL BE SERVED BY THE BELOW-DESCRIBED SEWAGE DISPOSAL AND WATER FACILITIES:

City sewer & water

7. THE SURFACE DRAINAGE OF THIS PROPOSED USE OR USES WILL BE HANDLED AS FOLLOWS:

New building & Parking hard surface to be offset by existing buildings and hard surfaces removed. Parking area to be gravel (except street drives and ADA spaces) to allow water to percolate. Drainage Patterns to have no significant changes.

8. PROPOSED REZONING IS COMPATIBLE WITH THE GOALS AND OBJECTIVES OF THE LAND USE PLAN AS OUTLINED IN THE FOLLOWING STATEMENT:

The rezoning will allow for new facilities to replace existing facilities for a church that provides services that are an asset to the community

9. IMPACT OF THIS PROPOSED USE OR USES ON SURROUNDING LANDS, BUILDINGS, AND LAND USE ZONES WILL BE AS FOLLOWS:

The rezoning allows for a new building to replace a old vacant building. The visual and use of the space will not impact existing drainage or access and will provide an asset to community

10. THE AFFECT OF THIS PROPOSED USE OR USES ON PUBLIC FACILITIES AND SERVICES WILL BE AS FOLLOWS:

The new building will use existing utilities and taps already existing for previous abandoned buildings.

11. ATTACHED AS AN APPENDIX IS EVIDENCE OF OUR INTEREST IN THE PROPERTY PROPOSED TO BE REZONED (I.E. LEASE AGREEMENT, WARRANTY DEED, QUIT CLAIM DEED, ETC.)

ATTACHED TO DOCUMENT