

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
AGENDA  
FOR THE REGULAR MEETING OF  
MONDAY, JULY 25, 2016 AT 7:00 P.M.  
AT THE  
LOWELL CITY HALL  
CITY COUNCIL CHAMBERS  
SECOND FLOOR  
301 EAST MAIN STREET

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
  - a. June 27, 2016 – Regular Meeting
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
5. OLD BUSINESS (Depending on number of Commissioners present)
  - a. 2016 Goals/Priorities
  - c. Zoning Ordinance – Audit
    - Commissioners Top Three Picks
6. NEW BUSINESS
  - A. Public Hearing - Zoning Ordinance Text Amendment - Request from Timothy Zartman
  - b.
7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

**OFFICIAL PROCEEDINGS  
OF THE  
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE  
CITY OF LOWELL, MICHIGAN  
FOR THE REGULAR MEETING OF  
MONDAY, JUNE 27, 2016, AT 7:00 P.M.**

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

The Meeting was called to order at 7:00 p.m. by City Clerk Susan Ullery and the Pledge of Allegiance was recited.

Present: Commissioners John Gerard, Bruce Barker, Jim Salzwedel and Alan Teelander  
Absent: Chair James Zandstra, Marty Chambers and Dave Cadwallader  
Also Present: City Clerk Susan Ullery and Andy Moore from Williams & Works

2. **APPROVAL OF ABSENCES.**

IT WAS MOVED BY GERARD and seconded by BARKER to approve the absence of James Zandstra Marty Chambers and Dave Cadwallader.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

IT WAS MOVED BY BARKER and seconded by SALZWEDEL to approve the agenda as amended, tabling "Old Business" until a full commission is present.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

4. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MAY 9, 2016.**

IT WAS MOVED BY TEELANDER and seconded by BARKER that the minutes of the May 9, 2016 meeting be approved as written.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

5. **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.**

No comments were received.

6. **OLD BUSINESS.** These items were tabled until a full commission can be present.

- a. 2016 Goals/Priorities.
- b. Proposed Amendment to the Zoning Ordinance.
- c. Zoning Ordinance – Audit.

7. **NEW BUSINESS.**

- a. Site Plan Review – Litehouse Foods.

Brian Holleman from Paradigm Design spoke on behalf of Litehouse Foods. The construction will consist of an addition of approximately 26,500 square feet to the northern portion of the existing facility. The project will also include parking improvements to replace the parking lost in the area located within the footprint of the building addition. The applicant is proposing a total of 181 parking stalls, including 6 accessible stalls. The subject parcel is approximately 17.96 acres and is currently zoned Industrial. According to the City of Lowell Master Plan, the future land use designation of the parcel is Industrial. They would like to get started on the parking changes as soon as possible.

IT WAS MOVED BY BARKER and seconded by GERARD to approve the site plan for Litehouse Foods as recommended, subject to the following conditions:

- No grading, preliminary or final earthwork shall be undertaken on the site until a building permit has been issued, consistent with this site plan approval.
- Prior to issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
- The applicant shall comply with the stipulations of the County Drain Commissioner and all other reviewing agencies as appropriate and submit copies of applicable permits to the City prior to construction.
- All outdoor lighting shall be downward facing, fully cut-off fixtures to the satisfaction of the Zoning Enforcement Officer and shall not exceed 20 feet in height.
- In any additional signage is proposed, such signage shall comply with Chapter 20 of the Zoning Ordinance and shall be reviewed and approved by the Zoning Enforcement Officer prior to installation.
- Any additional conditions the Planning Commission deems appropriate.

YES: 4. NO: 0. ABSENT: 3. MOTION CARRIED.

8. **STAFF REPORT.**

A couple more houses are being built in Highland Hills area.

9. **COMMISSIONERS COMMENTS.**

Commissioner Barker stated that it was nice to officially be on the Commission and thanked the other Commissioners for being so welcoming.

Commissioner Teelanders stated that he was impressed by all of the progress in Lowell.

Commissioner Gerard and City Clerk Sue Ullery mentioned that the next meeting would be on July 25 due to the open house for the city manager candidates being on July 11.

Commissioner Salzwedel mentioned the Commissioners should submit their top three goals to the City Clerk.

IT WAS MOVED BY GERARD and seconded by BARKER to adjourn at 7:11 p.m.

DATE:

APPROVED:

---

James Zandstra, Chair

---

Susan S. Ullery, City Clerk

Planning Commission Goals/Priorities  
2016

1. Master Plan – due 2017
2. Review maximum building height
3. Review each district and its setbacks
4. Residential Zoning Districts – Lessen setbacks in Historic District (R2 and R3)
5. **Lot Coverage Standards/Nonconforming Lots – Very Strict – Specifically in the C3 District.**
6. **Consider Accessory Dwellings in certain districts (R-2 and R-3)**
7. **Requirements for parking spaces – Possible thoughts to a new formula based on “area population’s”.**
8. Comprehensive review of ordinance
9. What is considered to be a hard surface?

# williams&works

engineers | surveyors | planners

## MEMORANDUM

**To:** City of Lowell Planning Commission  
**Date:** April 6, 2016  
**From:** Andy Moore, AICP  
**RE:** **Zoning Ordinance Audit**

The purpose of this memorandum is to summarize parts of the City of Lowell Zoning Ordinance that may need reconsideration or revision to help ensure effective land use and development standards to regulate the built environment. This report is intended to serve as a brief evaluation of the current zoning language and it highlights key policy issues and structural elements that may be revised to establish a more comprehensive and defensible document. This audit was completed at the request of the Planning Commission as they look to work on revisions to better serve the residents of the City.

As a general comment, the current Zoning Ordinance is fairly comprehensive and includes many the customary regulations normally found in a Michigan ordinance. However, parts of the Ordinance are antiquated and we recommend looking for ways refine certain provisions, remove duplicative language and craft more user-friendly language by using simple tables where appropriate. On another note, the format could be updated to ensure more obvious section and page numbering. Currently, if new language is inserted in the document, all the following pages would be renumbered which can lead to confusion if not everyone is using the same document. We find it more appropriate to number pages using a "chapter number – page number" format, where the fourth page of Chapter 3 would be page 3-4.

The following pages review each chapter of the Ordinance and highlight problems or policy questions that should be considered by the Planning Commission.

### **Chapter 2 – Definitions**

Definitions are of primary importance in the effective use of the Zoning Ordinance. However, the current Ordinance appears to be deficient in its definitions in that many land uses regulated by the Ordinance are not defined. Ideally, every listed permitted or special land use should be defined to help reduce ambiguity. For example, "retail store" is a permitted land use in the C-2 district but is not defined. What happens when an applicant and the City disagree on what constitutes a retail store? All permitted land uses should be defined to eliminate personal interpretation of the Ordinance's intent.

Additional general comments about definitions follow:

1. References to the City or Village Zoning Act, which occur in several instances throughout the Ordinance, should be revised to reference the Michigan Zoning Enabling Act (MZEA), which was adopted in 2006.
2. Throughout the definitions are terms throughout this article that refer to adult or sexually oriented businesses. These should be moved to one definition under the heading of "adult uses" or "sexually oriented businesses."
3. Many of the graphics could be updated for clarity, and additional graphics for could be created as appropriate.
4. Definitions for day cares, adult foster cares and similar state-licensed residential care facilities should be revised and/or updated to be consistent with definitions used by the State of Michigan
5. The definition of "farm" should be revised to be consistent with the Right to Farm Act.
6. The definition for lot lines, particularly those for front lot lines, should be reviewed, particularly in the case of corner lots, where the front lot line is the shorter to the two lot lines that are adjacent to the street. It may be appropriate to allow the Zoning Enforcement Officer to determine the front yard in certain circumstances.

#### **Chapter 4. General Provisions**

Chapter 4 contains provisions generally applying to all properties in the City. Most development proposals, permit applications, and land use activity will need to comply with these requirements. For this reason, general provisions are significant, as they relate generally to the entire City. Following are our observations relating Chapter 4.

1. Section 4.07(J) pertaining to fences seems to prohibit "privacy screens" but it is not clear what that means or how it is different from a privacy fence, if at all. Further, this subsection should be revised for clarity as the language is very confusing.
2. Section 4.10 pertaining to temporary uses should be revised to address temporary sales activities, such as fireworks, Christmas trees, and similar items. Currently the City requires a special land use permit for temporary fireworks tents, which seems unnecessarily burdensome. Note that a change to this Section may require the City Council to amend the general law ordinance pertaining to solicitors, peddlers and transient merchants.
3. Section 4.11 contains standards for home occupations. While the standards are acceptable, we suggest that an exemption be added that allows "the instruction of a fine art or craft" in any dwelling in the City, as required by the MZEA.
4. Section 4.13 pertaining to nonconforming uses should be revised for clarity. This section primarily addresses nonconforming buildings or structures, with nonconforming uses only addressed occasionally. This should be clarified and

expanded. We recommend organizing this section into at least three distinct subsections: one for general provisions pertaining to nonconformities, one for nonconforming uses and one for nonconforming buildings or structures.

5. Section 4.13A contains standards for nonconforming lots, but is somewhat duplicative of the standards in Section 4.03(C). This should be addressed and clarified, and/or combined into Section 4.13.
6. Section 4.19 addresses the keeping of animals. This should be reviewed by the City to determine if it is still appropriate, and to address any potential

### **Chapters 5-16 District Standards**

This chapter contains dimensional, land use and other standards for each of the City's fourteen zoning districts. We have the following comments:

1. As a general note, the boundaries of all the City's zoning districts should be explored and reviewed to ensure that properties are zoned appropriately.
2. It may be beneficial to state certain land uses in more general terms. For example, in the SR district "schools, churches, libraries, and community center buildings" are permitted as special land uses. This may be more aptly described as "institutional uses", which would also include similar uses that are not a school, church, library or community center building.
3. There are some inconsistencies with regard to state-licensed residential care facilities that should be corrected. For example, in the R-1 district such facilities are a permitted use, except for those that care for four or fewer minors. However, the state defines a family day care as one involving fewer than 6 children. This should be corrected for consistency.
4. In the table of dimensional requirements for each district, there is a standard referring to "lot coverage" which corresponds to a percentage. This is defined as the percentage of a lot covered by buildings or structures. However, the standard is of little use because it is not referred to as either a maximum or minimum. This should be corrected to refer to a maximum lot coverage, or eliminated.
5. The City's commercial and industrial district have a "lot coverage" standard of 60%, specifically includes building and parking areas. If interpreted as a maximum lot coverage requirement (as it is typically applied), then this is a difficult if not impossible standard to meet, especially in the more developed portions of the City. This should be reviewed and revised.
6. Some of the land uses permitted in the industrial districts are too specific. For example, "the manufacture, compounding, assembly or treatment of articles from the previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, [etc...]" is too specific and should be shortened to "manufacturing, processing or assembly establishment" or something similar.

7. Section 13.03B indicates that “petroleum storage at least 500 feet from a residentially zoned property”, which is confusing. Does this apply to any part of a development in that involves petroleum storage? Or only if petroleum storage is the principal use of the parcel? Why would this only apply to petroleum storage in the Industrial district?
8. The title of Chapter 15 “Planned Unit Development District” seems to indicate that approval of Planned Unit Development (PUD) constitutes a rezoning, but the language of the Ordinance suggests that it is only subject to special land use review and approval. PUDs can be processed either as a special land use or as a rezoning, and each has its benefits and drawbacks. The process should be clarified and one method of review and approval (either special land use or rezoning) should be chosen.
9. The PF Public Facilities district is intended for properties and facilities owned by the City of Lowell or other public or quasi-public entities. Most City facilities, schools, parks, cemeteries, etc. are in this designation. While most of the standards are appropriate, setbacks and other dimensional standards should be revised to ensure that public facilities are in compliance with this chapter.

#### **Chapter 17 - Special Land Uses**

Chapter 17 outlines the process by which special land uses are reviewed and approved in the City. It is generally complete, although we do offer the following comments:

1. The approval criteria in Section 17.03A could be strengthened somewhat and expanded to state that a proposed special land use be consistent with the City’s Master Plan.
2. This chapter is missing some suggested provisions regarding special land uses, such as abandonment and changes to an existing or approved special land use.
3. Chapter 17A is a lengthy chapter regulating adult (sexually-oriented) businesses in the City. This chapter should be revised to ensure that adult businesses are not effectively excluded from the City, and that other standards are still defensible and practical. Since adult businesses are a special land use, it may be appropriate to incorporate these provisions into Chapter 17.

#### **Chapter 19. Off-Street Parking and Loading**

Chapter 19 addresses parking and loading provisions. This chapter contains typical minimum parking standards for many land uses permitted in the City, as well as some locational and design requirements for parking areas. It also addresses off-street loading spaces.

1. Section 19.02 contains provisions regarding the location of required parking facilities. The City may consider loosening these regulations somewhat so that in certain instances on-street or other parking may be counted toward the minimum.
2. Section 19.03(B) requires that parking lots be surfaced with asphalt or concrete or some other surface acceptable to the Planning Commission. The Commission

should discuss what other surfaces are acceptable and under what conditions such surfaces may be used.

3. Section 19.06 sets forth criteria for construction and reconstruction of parking lots, as well as parking lot landscaping. Some of the standards in Section 19.06(B) have been characterized as onerous in the past, as it requires a property owners to complete the parking lot in full conformance with the Ordinance, even if only 25% of it is being reconstructed or resurfaced. The Commission should discuss these standards.
4. The landscaping standards in 19.06(C) are generally acceptable, but many feel that they result in lots with fewer spaces, which can become a sensitive issue in areas where there is a real or perceived shortage of parking (i.e. downtown). This should be discussed by the Commission.
5. Section 19.07 contains minimum parking standards for various land uses in the City. This table should be revised so that it ties to specific land uses that are permitted in the City, and the parking requirements should be reviewed against an objective manual such as ITE's Parking Generation to ensure that the standards are appropriate.
6. As a general note, we often recommend that a high degree of flexibility be written into parking standards. In many cases, an applicant can better determine the amount of parking needed with greater accuracy that the City.

### **Chapter 20 Signs**

This chapter was comprehensively re-written a few years ago so no major revisions are needed. However, the 2015 US Supreme Court decision *Reed v. Town of Gilbert* may affect certain provisions in the Ordinance if any sign regulations are deemed to be "content-based." *Reed v. Town of Gilbert* determined that content-based regulation was unconstitutional, so revisions to potentially content-based regulations may be required.

### **Chapter 21 – Board of Zoning Appeals**

Chapter 21 establishes the Zoning Board of Appeals (ZBA), and outlines the ZBA's jurisdictions and powers, and variance criteria. While generally complete, this chapter should be expanded to more fully enumerate the responsibilities of the ZBA and establish any other obligations that are consistent or required by the MZEA.

### **Chapter 22 – Administration and Enforcement**

This section contains provisions that address the administration of the Zoning Ordinance. This chapter is relatively brief and should be expanded to address public hearing procedures, the creation of the Planning Commission, amendments, others. We have the following specific remarks regarding Chapter 22:

1. Section 22.01 contains language that creates the position of the Zoning Enforcement Officer. While this language is appropriate in this Section, it should be expanded to present the duties and limitations of the Zoning Enforcement Officer in greater detail.
2. Section 22.02 describes the requirements for when building permits and certificates of occupancy are required. I do not believe this language is appropriate in the Zoning Ordinance, since building permits and certificates of occupancy are issued by the building inspector pursuant to the City's adopted Building Code. It should be revised or removed.
3. There is no language in this section that sets forth or authorizes zoning permits. Zoning permits are generally required for most building activities so the Zoning Enforcement Officer can verify that the Zoning Ordinance is being followed. This language should be added to this section.
4. This chapter should be expanded to include language addressing the following topics:
  - a. Public hearing procedure, consistent with the MZEA.
  - b. Zoning amendment procedure, consistent with the MZEA and including criteria to assist the Planning Commission in determining whether an amendment (either a rezoning or text amendment) should be approved or not.
  - c. Fees and applicant escrow accounts.

#### **Chapter 23 – Zoning Map Amendments; Description of Rezoned Properties**

This chapter serves to describe changes made to the official City Zoning Map by using legal descriptions to track the changes to the map. However, past practice for many years has been to track zoning changes by parcel address and/or permanent parcel number on the official Zoning Map. Therefore we believe this Chapter can be removed in its entirety.

#### **Chapter 24 – Open Space Preservation**

This chapter is intended to address a requirement of the MZEA that requires a municipality to provide an "open space development option" in its Zoning Ordinance. Specifically, the MZEA requires that a municipality provide a developer the option to develop a property with the same number of units as would be provided under conventional zoning, but with some portion of the property set aside as permanent open space, and lot width and area requirements reduced commensurately. The language of this chapter seems a bit lengthy, and it could likely be moved to the general provisions chapter of the Ordinance.

#### **Conclusion**

Our notes discussed above are intended as a place to begin discussion on revisions to the Zoning Ordinance. They are intended to generate thought as to creating effective, clear and purposeful regulations for City residents. At our next meeting, we will review the comments in

this memorandum and receive feedback from the Planning Commission on our critique. Additional matters of local importance should be discussed, as well, to provide us with a greater understanding of local issues. The Commission should use this information to discuss which (if any) chapters or provisions of the Ordinance should be revised this year.

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

Sue,

Below are my top three picks for near term consideration by the City of Lowell Planning Commission.

Section	Andy Moore Index	Gerard's top three	Notes
Chapter 4			
	4	1	Being nonconforming uses, it could be a source of confusion and contention to those wishing to develop their property
Chapters 5-16			
	3	2	State-licensed residential care issue that could cause confusion or contention.
	7	3	Should account for more than petroleum, could cause (I think) someone to store hazardous material by right

**John Gerard**  
AEH Certification Staff Engineer  
GE  
Aviation Systems

\* Property Address : 1351 Bowes Rd.

**SECTION II. Zoning Text Amendment**

1. Applicant's Name Timothy A Zartman Phone Number 616 648-3049  
Personal Address 2795 Kissing Rock Ave Lowell MI 49331  
Fax Number: 616-724-4117 Email address: zartmantimothy@yahoo.com

2. Applicant is being represented by: Terry Sanford Nederveld, INC Phone Number 800 222 1868  
Address: tsanford@nederveld.com

3. I request consideration of the following change in text of the City of Lowell Zoning Ordinance:

The requested text change is:

- A change in wording to existing Section(s):
- An addition to Section(s):
- A deletion of wording at existing Section(s):

**Below is the text requested to be changed, added or deleted:** (attach additional page(s) as necessary)

Existing Section 12a.02 Proposed Section \_\_\_\_\_

I am requesting Dog Kennel be added to the uses permitted by right.

4. What is the intended effect of this request? (attach additional page(s) as necessary)

We would like to operate a dog daycare and boarding facility in an area zoned Light Industrial.

The facts presented above are true and correct to the best of my knowledge.

Signature: Tim A Zartman Date: June 10 2016

Type or Print Your Name Here: Timothy A Zartman

CITY OF LOWELL  
KENT COUNTY, MICHIGAN

The City of Lowell Planning-Citizens Advisory Commission will conduct a public hearing at Lowell City Hall, located at 301 East Main Street, Lowell, MI 49331 on Monday, July 25, 2016 at 7:00 PM concerning a proposed amendment to the City's Zoning Ordinance. The following provides a summary of the proposed amendment and its regulatory effect:

The amendment will revise Section 12A.02 "Uses permitted by right" of Chapter 12A "Light Industrial District" of "Appendix A-Zoning Ordinance" of the Code of Ordinances of the City of Lowell, to include "Commercial Kennels" as a use permitted by right in the I-L Light Industrial District.

At the above time and place, all interested parties will be given an opportunity to be heard. Written comments concerning the proposed amendment may be mailed or delivered to the Lowell City Clerk, 301 East Main Street, Lowell, MI 49331 up to the date of the public hearing. Copies of the proposed ordinance amendment may be viewed at City Hall at the address noted above during normal business hours.

The City will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the City Clerk. Individuals who require such services should contact the City at the address listed above or by telephone at 616-897-8457.

Susan Ullery  
City Clerk

**CITY OF LOWELL  
KENT COUNTY, MICHIGAN**

**ORDINANCE NO. 16-\_\_**

**AN ORDINANCE TO AMEND SECTION 12A.02, "USES PERMITTED BY RIGHT" A OF CHAPTER 12A, "I-L LIGHT INDUSTRIAL DISTRICT" OF APPENDIX A, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF LOWELL**

Councilmember \_\_\_\_\_, supported by Councilmember \_\_\_\_\_,

moved the adoption of the following ordinance:

**THE CITY OF LOWELL ORDAINS:**

**Section 1. Amendment to Section 12A.02 of Chapter 12A.** Section 12A.02, "Uses permitted by right," of Chapter 12A, "I-L Light Industrial District" of Appendix A, "Zoning," of the Code of Ordinance of the City of Lowell is amended by adding a new subsection O which reads as follows:

O. Commercial Kennels

**Section 2. Publication.** After its adoption, the City Clerk shall publish this ordinance or a summary thereof, as permitted by law, along with its date of adoption in the *Lowell Ledger*, a newspaper of general circulation in the City, at least ten (10) days before its effective date.

**Section 3. Effective Date.** This ordinance shall take effect ten (10) days after it, or a summary thereof, as permitted by law, along with the date of its adoption, is published in the *Lowell Ledger*, a newspaper of general circulation in the City.

YES: Councilmembers \_\_\_\_\_  
\_\_\_\_\_

NO: Councilmembers \_\_\_\_\_

ABSTAIN: Councilmembers \_\_\_\_\_

ABSENT: Councilmembers \_\_\_\_\_

**ORDINANCE DECLARED ADOPTED.**

Dated: \_\_\_\_\_, 2016

\_\_\_\_\_  
Susan Ullery  
City Clerk

**CERTIFICATION**

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

Dated: \_\_\_\_\_, 2016

\_\_\_\_\_  
Susan Ullery  
City Clerk

**2016 STAFF REPORTS**

<u>OPEN DATE</u>	<u>CLOSE DATE</u>	<u>ADDRESS</u>	<u>NAME/BUSINESS</u>	<u>SUBJECT</u>
01/06/2016	01/06/2016	106 W. Main	Jack Reedy	Deck
01/06/2016	01/06/2016	1326 Highland Hills	Allen Edwin Homes	New Home
01/15/2016	01/15/2016	800 Bowes	Mark Mundt	Remodel
02/09/2016	02/12/2016	624 Lafayette	Scheidel Pool & Spa	Pool
02/19/2016	02/19/2016	517 Front	Jamie Marentette	Repair/Remodel
03/01/2016	03/10/2016	201 E. Main	Flat River Grill	Roof
03/14/2016	03/14/2016	340 Donna	Scott Abboud	Fence
03/14/2016	03/14/2016	505 W. Main	Mark Tomasik	Nail Salon
03/03/2016	03/03/2016	1288 Highland Hills	Allen Edwin Homes	New Home
03/03/2016	03/16/2016	1294 Highland Hills	Allen Edwin Homes	New Home
03/22/2016	03/28/2016	316 Spring	Thomas Grimm	Roof
03/22/2016	03/22/2016	901 Heffron	Mr. Roof Grand Rapids	Roof
03/22/2016		135 S. Center St.	Steven Caverly	Fence
04/06/2016		419 N. Monroe St.	My Home Renovations	Roof
04/12/2016	06/07/2016	796 Hunt St. SE	Dan Banks	Garden Shed
04/13/2016	04/15/2016	1004 W. Main St.	Village Floral West	Temporary Sign
04/25/2016	04/26/2016	400 W. Main	Union Beer Co.	Brewery
04/25/2016	04/26/2016	725 Grindle	Frank/Cheryl Rusche	New Home
04/27/2016	04/29/2016	211 N. Washington	Church of Nazarene	Deck
05/06/2016	05/10/2016	505 W. Main	Johnsons Thrift-Foods	Roof
05/11/2016		796 Hunt Street	Dan Banks	Fence
05/16/2016	05/16/2016	713 N. Washington	Christopher Reynolds	Fence
05/17/2016	05/17/2016	903 N. Hudson	Lauren Pnazek	Fence
05/23/2016	05/23/2016	1232 Highland Hills	Allen Edwin Homes	New Home
05/23/2016	05/23/2016	1299 Highland Hills	Allen Edwin Homes	New Home

05/24/2016	05/24/2016	820 N. Washington	Terry Tarchala	Fence
05/20/2016	05/25/2016	1402 Laurie Gail	Loretta Durkin	Fence
06/02/2016	06/02/2016	812 Grindle	Josh Peterman	Deck
06/01/2016	06/02/2016	701 Amity	Greg Carlson	Pool
05/17/2016	06/06/2016	2195 Gee Drive	Tim Bruce	New Home
06/03/2016	06/03/2016	1270 Sibley	David Roskamp	Fence
06/08/2016	06/08/2016	1270 Sibley	David Roskamp	Roof
06/08/2016	06/08/2016	317 North	Gary Fredline	Shed
06/15/2016	06/15/2016	675 Alden Nash	Phil Dykstra	Garage/Bath Addition
06/21/2016	06/21/2016	221/223 W. Main	LowellArts!	Renovation
06/22/2016	06/22/2016	1238 Highland Hill	Allen Edwin	New Home
06/22/2016	06/22/2016	1244 Highland Hill	Allen Edwin	New Home
06/28/2016	06/28/2016	2143 W. Main	Arbys	Remodel
07/15/2016	07/15/2016	624 Riverside Drive	Lukas van Rensburg	Fence