

Barry County

Development Manual

Applications, maps, and incentives for development in
Barry County, Michigan



BARRY  **COUNTY**
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE

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Project Name and Contact Info (for use by the Barry County Economic Development Alliance)

Site number _____

Site Address _____

City / County / Township _____

Parcel Number _____

Current Use of property _____

Primary Contact _____

Primary Phone _____

Primary Email _____

Project Confidentiality

Does this project require an NDA? _____

What, if any, incentive programs may be required for this project?

- | | |
|-------------------------------|--------------------------|
| Tax Increment Financing (TIF) | <input type="checkbox"/> |
| Opportunity Zone | <input type="checkbox"/> |
| Brownfield TIP | <input type="checkbox"/> |
| OPRA | <input type="checkbox"/> |
| Enterprise Zone | <input type="checkbox"/> |
| BC Land Bank | <input type="checkbox"/> |

The Barry County Chamber and Economic Development Alliance may be able to assist you with site selection, grant applications, utility connections, incentives, land bank inquiries, marketing, talent attraction, and/or a host of other matters. At the very least, we can point you in the right direction or convene the appropriate persons to assist with the process.

Site Selection (fill out if you need assistance locating property)

Primary Contact _____

Primary Phone _____

Primary Email _____

Project Confidentiality

Does this project require an NDA? _____

Site Requirements

Property is for lease ☐

Property is for purchase ☐

Property is negotiable ☐

Minimum lot size (square feet) _____

Maximum lot size (square feet) _____

Minimum building size (square feet) _____

Maximum building size (square feet) _____

Minimum ceiling height (feet) _____

Maximum ceiling height (feet) _____

Drive-in bays (3 required) _____

Loading docks (# required) _____

Parking lot size required (square feet or spaces) _____

Any special requirements (hoist, etc.) _____

Minimum electricity capacity _____

Soil type _____

Electrical Capacity _____

Water capacity _____

Select all required:

- Broadband access ☐
- Municipal water / Sewer ☐
- Access to highway ☐
- Access to freeway ☐
- Access to interstate ☐
- Access to rail ☐
- Access to International airport ☐
- Access to shipping hub ☐
- Access to shipping port ☐

Zoning Requirements:

- Commercial ☐
- Residential ☐
- Industrial ☐
- Mixed use ☐
- Agricultural ☐
- Other ☐ Please specify _____

Location Preferences

Municipality of choice _____

Second choice _____

Third choice _____

Site / Facility Conditions

- Greenfield ☐
- Brownfield ☐
- Existing facility preferred ☐
- New construction ☐
- Build to suit preferred ☐

What, if any, incentive programs may be required for this project?

- Tax Increment Financing (TIF) ☐
- Opportunity Zone ☐
- Brownfield TIP ☐
- OPRA ☐
- Enterprise Zone ☐
- BC Land Bank ☐

Workforce

How many employees do you anticipate at this location? _____

What is the anticipated average starting wage or wage range? _____

How many shifts do you anticipate running? _____

Are you interested in applying for the Jobs Ready Program through the State of Michigan? _____

Click [HERE](#) for more information on State of Michigan Job-related tax credits.

Barry County Road Commission



Barry County Road Commission

BARRY COUNTY ROAD COMMISSION

PERMIT FEES

Effective 12/30/21

PERMIT TYPE

PERMIT FEE

UTILITIES-

Blanket Maintenance and Service Permit (1 year permit for overhead services only)	\$250.00/year
Overhead Installation	\$200.00/mile
Underground Installation	\$200.00/mile
Short Side Gas, Electric, Phone Service	\$125.00
Long Side Gas, Electric, Phone Service (Includes one road bore)	\$125.00
Boring/Jacking less than 2"	\$150.00/bore
Road Bores/Jacking	\$150.00/bore
Open Cuts on Gravel Roads	\$250.00/cut
Open Cuts on Paved Roads	\$250.00/cut**
Open Cuts, Paved Road, Liquid Manure	\$250.00/cut
Open Cut on Subdivision less than 16"	\$250.00/cut
Tree Removal & Trimming	\$50.00
Temporary Road Closures	Cost
Seismic Testing	\$300.00
Sanitary, Water Main or Storm Connection	\$200.00
Surveying	\$50.00
Grading/Drainage (ditch enclosure = stamped drawings)	\$100.00
Soil Borings	\$75.00
Vegetation Removal/Trimming	\$50.00

DRIVEWAYS-

Field, Residential Drive	\$80.00/drive
Private Road ~ 5 lots or less	\$150.00
Private Road ~ 6 or more lots	\$250.00
Commercial Drive	\$200.00
Temporary Construction Drive	\$150.00

SUBDIVISIONS – Plats, Site Condos-(Includes Prelim., Inspection, Final)

Plats without New Roads	\$250.00/plat or phase
Plats with New Roads	\$1000.00/plat or phase

OVERSIZED VEHICLES, LOADS OR DWELLINGS-

Blanket Permit (1 year permit subject to seasonal limitations)	\$100.00/year
Single Move	\$50.00/move
Single Move ~ Mobile Home	\$50.00 /move
Annual Permit ~ Mobile Home	\$100.00/year

WEIGHT RESTRICTED

Agriculture, Milk, Utility	\$10.00/power unit
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MISCELLANEOUS

Road Closure/Parade	\$40.00
Used Scraper Blades	\$8.00/each
Used Road Signs	\$4.00/each
Sand Bags	\$0.44/each
Cutting Culverts	\$10.00/cut
Culvert Delivery	\$130.00
Wood Chips	\$5.00/we load
	Free/they load

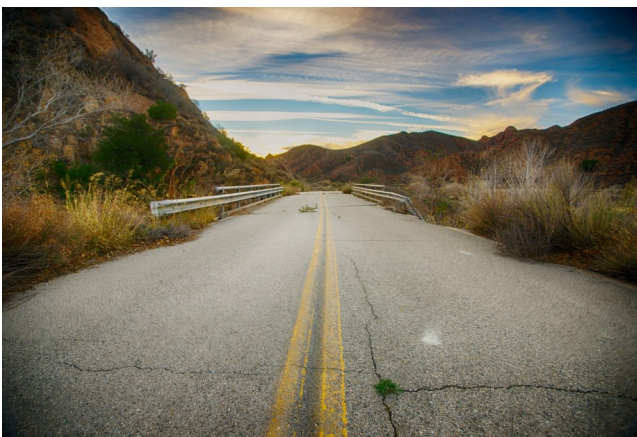
This fee schedule is for office use only and is subject to change.

Multiple activities on a single permit will be charged multiple fees in accordance with this fee schedule.

Any issues regarding permit fees listed above or any other permit are subject to the discretion of the Managing Director.

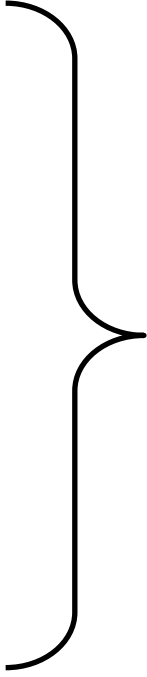
*The person/company performing the permitted work shall furnish the insurance's. Statutory Worker's Compensation is required for all employees being paid for permitted work.

All Barry County Road Commission permits must be filled out at
www.oxcartpermits.com



Planning and Zoning Administrators

Assyria Township
Baltimore township
Barry County
Barry Township
Carlton Township
Castleton Township
Hope Township
Irving Township
Johnstown Township
Maple Grove Township
Orangeville Township
Prairieville Township
Rutland Township
Woodland Township
Yankee Springs Township



Planning & Zoning Administrator, Jim McManus
jmcmanus@barrycounty.org
269-945-1290

City of Hastings—Community Development Director, Dan King
dking@hastingsmi.org / 269-945-2468

Village of Middleville—Planning and Zoning Administrator, Doug Powers
powersd@villageofmiddleville.org / 269-795-3385

Hope Township—Williams and Works, Nathan Mehmed
Mehmed@williams-works.com / 616-988-3518

Maple grove Township—Planning Commission Chair
info@maplegrovetownship.org / 989-945-6156

Rutland Charter Township—Zoning Administrator, Stacey Graham
zoning@rutlandtownship.org / 269-948-2194

Thornapple Township—Williams and Works, Tricia Anderson
Anderson@williams-works.com / 616-988-3504

Yankee Springs Township—Professional Code Inspectors
ethompson@pcimi.com / 269-948-4088

Barry County Planning and Zoning

This section applies to projects located in townships that are under the purview of Barry County Planning and Zoning, which are the following:

Assyria
Baltimore
Barry
Carlton
Castleton
Hope
Irving
Johnstown
Maple Grove
Orangeville
Prairieville
Rutland
Woodland
Yankee Springs



Barry County Planning and Zoning

A Step-by-Step Guide to Site Plan Review

Barry County, Michigan



Use this form for all site plans under the County purview:

1. Development Concept Meeting (optional)

At this meeting the applicant will:

- Receive early feedback on their overall development concept from staff
- Learn about the site review process
- Learn about what materials and information are required for their proposed site plan
- Learn about which ordinance requirements may apply

2. Prepare Project Application (included in this packet)

3. Pre-submission Meeting

At this meeting:

- The applicant will provide their proposed site plan and related application materials to staff
- Staff will review the application package for completeness
- Staff will calculate / confirm fees

4. Submit Application

The applicant must:

- Submit the complete site plan application package (plans, narrative attachment, supporting documents, etc.).
- Pay fees

Then:

- Staff will review the submitted application within five business days of the submittal deadline to confirm acceptance and commence review or request additional information / materials.

5. Project Review by County Staff

- Applicable County staff and departments will review and issue written comments (typically within twelve business days of the submittal deadline)
- The review process will be repeated until all site plan application requirements are satisfied

The Barry County Zoning Ordinance and amendments may be found here:

<https://www.barrycounty.org/adopted-ordinance-72508-with-maps.pdf>

The application procedure may be found on page 286.

Site Plan Review Application

Barry County Planning Office
220 West Court Street
Hastings, MI 49058
(269) 945-1290 (269) 948-4820 Fax

Plan Review # _____

FEE: \$250.00 (non-refundable)

Received on: _____

Receipt # _____

ORIGINAL MUST BE SUBMITTED IN INK.

Site Plan Review Application

Commercial Building

Church

Site Condominium

Land Division

Multiple

Development Industrial Uses

Other _____

(Please circle appropriate use.)

Zoning District _____

Township _____

Section _____

Permanent Parcel # _____

Site Address _____

Briefly describe your project: _____

Name of Applicant

Name of Property Owner(s)

Mailing Address

Mailing Address

City, State, Zip Code

City, State, Zip Code

Phone Number

Phone Number

Continued →

The original must be submitted in ink or typed.
You must attach a copy of the legal description for the property (i.e., a deed or land contract description). Tax receipt descriptions are not acceptable.

Health Department Approval _____

Department of Environment, Great Lakes, and Energy (EGLE) Approval _____

Do you grant the Planning Commission permission to access your property to view the proposed site?

Yes _____ No _____

Applicant / Property Owner Signature

Date

Applicant / Property Owner Signature

Date

Fee Schedule for townships under the County's purview

Effective January 1, 2022

Directed by the Barry County Board of Commissioners

After The Fact Permit Fee	\$250.00
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Zoning Permits

Decks, Porches, Signs, Farm Buildings, Lean-to (standing alone)	\$25.00
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Any other construction (Houses, In-ground Swimming Pools,	\$50.00
---	---------

Detached Accessory Buildings over 200 sq ft,

and lean-to attached to existing building)

Land Division Permit (1 parcel)	\$75.00
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Each additional proposed parcel	\$20.00
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Appeals

Construction Board of Appeals	\$250.00
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Special Use or Variance	\$300.00
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Site Plan Review	\$250.00
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Rezoning Request (Map Change)	\$500.00
-------------------------------	----------

Text Amendment	\$400.00
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Special Meeting of the Planning Commission or Zoning	\$400.00
--	----------

Board of Appeals plus the regular fee listed above

(for meetings other than normally scheduled)

Master Plan Amendment	\$250.00
-----------------------	----------

Rehearing Fee	\$250.00
---------------	----------

Publications

2005 Master Land Use Plan (Full text and maps)	\$75.00
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2005 Electronic Master Land Use Plan (CD Version)	\$10.00
---	---------

Zoning Ordinance (with amendments or revised)	\$75.00
---	---------

Set of Zoning Maps	\$50.00
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Single Map	\$5.00
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Copying Fee per page	\$1.00
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Soil Erosion & Sedimentation Control Fee Schedule

Effective January 1, 2022

PROJECT TYPE	PLAN REVIEW	PERMITS W/ INSPECTIONS (Up to 10 Inspections)
Single family residential, Two family residential		\$100.00 up to 10 acres
Farm Buildings & Porches		\$25.00
Additions, garages, accessory buildings, In-ground swimming pools, other similar uses		\$50.00
Transportation Facilities Including private roads, streets, highways, rail- roads, mass transit facilities, except normal maintenance procedures. Common carrier pipelines, except normal maintenance procedures	\$25.00 \$25.00	Up to 1 mile = \$100.00; each additional mile or fraction \$30.00 Up to 1 mile = \$75.00; each additional mile or fraction = \$10.00
Subdivisions Plat developments, mobile home parks, multi- ple housing units (more than 2 housing units) & planned unit developments	\$150.00 up to 10 acres; \$10.00 for each additional acre or fraction thereof	Up to 10 acres = \$100.00; each additional acre or fraction = \$10.00
Industrial & Commercial Developments Except normal maintenance problems	\$150.00 up to 10 acres; \$10.00 for each additional acre or fraction thereof	Up to 10 acres = \$100.00; each additional acre or fraction = \$10.00

PROJECT TYPE	PLAN REVIEW	PERMITS W/ INSPECTIONS
Service Facilities Including but not limited to sanitary landfills, airports, churches, schools, except normal maintenance procedures	\$150.00 up to 10 acres; \$10.00 for each additional acre or fraction thereof	Up to 10 acres = \$100.00; each additional acre or fraction = \$10.00
Recreational Facilities Including but not limited to campgrounds, golf courses, parks, ski slopes & trails, except normal maintenance procedures	\$150.00 up to 10 acres; \$10.00 for each additional acre or fraction thereof	Up to 10 acres - \$100.00; each additional acre or fraction - \$10.00
Utilities Including but not limited to underground cables, conduit or pipelines, except pole installation, service lines & normal maintenance procedures Including but not limited to substation construction & pumping stations, except normal maintenance procedures	\$25.00 \$25.00	Up to 1 mile = \$75.00; each additional mile or fraction = \$10.00 Up to 1 mile = \$75.00; each additional mile or fraction = \$25.00
Water Impoundments & Ponds Except normal maintenance procedures	\$25.00	Up to 1 acre = \$30.00; each additional acre or fraction = \$10.00
Wells New residential water wells, oil, gas & mineral wells except the installation of wells under permit from the supervisor of wells & wherein the owner operator is found by the supervisor of wells to be in compliance with the conditions of the sediment act	\$25.00	Up to 10 acres = \$75.00; each additional acre or fraction = \$10.00

PROJECT TYPE	PLAN REVIEW	PERMITS W/ INSPECTIONS
<p>Miscellaneous Earth Movements</p> <p>(Not included in above fee schedule); Includes removing soil from one location to another, etc.</p> <p>Additional inspections requested by permit holder or inspections required by weather conditions that might occur through laxity on the part of the permit holder in his/her control of temporary erosion practices</p>	\$25.00	<p>Up to 5 acres = \$25.00; each additional acre or fraction = \$5.00</p> <p>\$25.00 each</p>

ESTABLISHMENT OF ZONING DISTRICTS

Barry County is hereby divided into the following Zoning Districts as shown on the Official Zoning Maps:

Conservation Reserve (CR)

Natural Lakes and River (NLR)

Recreation Lakes (RL)

Rural Residential (RR)

Low Density Residential (LDR)

Moderate Density Residential (MDR)

High Density Residential (HDR)

Mixed Use (MU)

General Commercial (GC)

Light Industrial (LI)

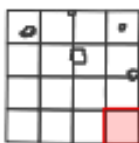
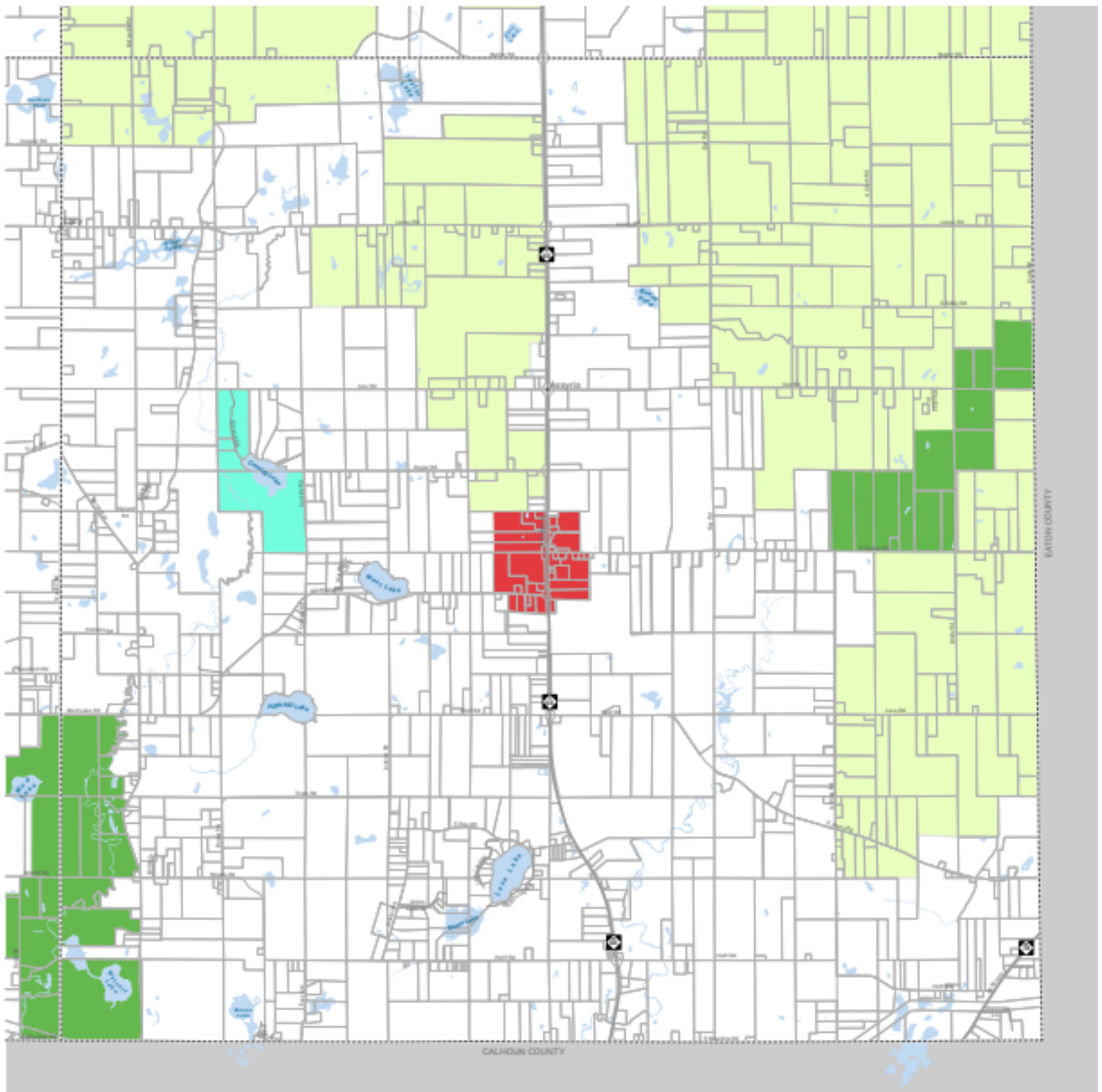
General Industrial (GI)

Agriculture (A)

Assyria Township

BARRY COUNTY, MICHIGAN

Zoning



4/24/2023

Zoning is subject to change. Please consult the Barry County Planning & Zoning Department for additional information. This zoning map is representative of the last data made available to Barry County Land Information Services.



- Local Units
- Tax Parcels
- Lakes & Ponds

- AGRICULTURAL
- CONSERVATION RESERVE
- GENERAL COMMERCIAL
- GENERAL INDUSTRIAL
- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- LIGHT INDUSTRIAL
- MODERATE DENSITY RESIDENTIAL
- MIXED USE
- NATURAL LAKES & RIVER
- RECREATIONAL LAKES
- RURAL RESIDENTIAL

Scale: 125,000



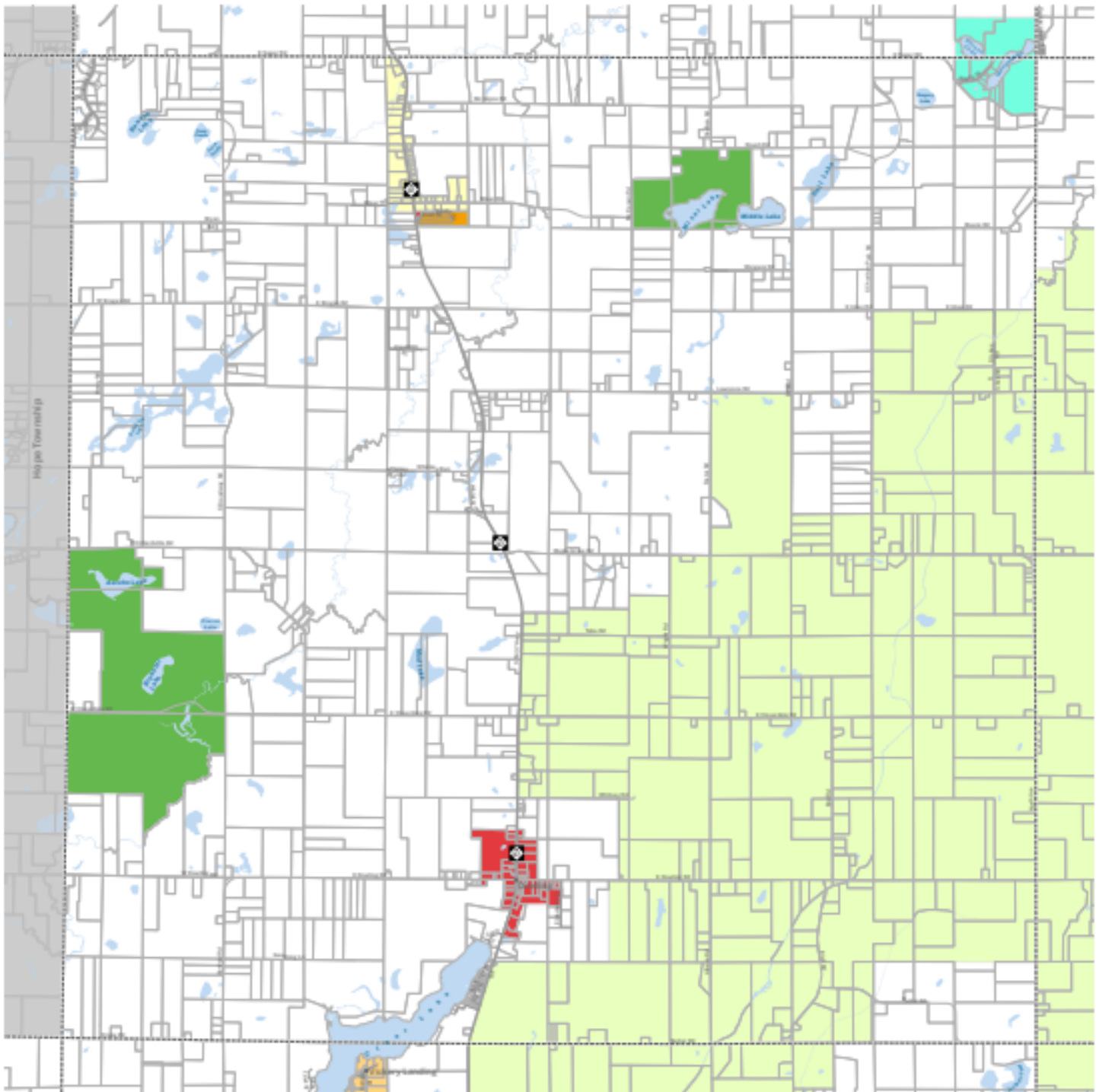
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2023-04-26 2:35:56 C.L.T.S. 06-04

Baltimore Township

BARRY COUNTY, MICHIGAN

Zoning



4/24/2022

- | | |
|--|--|
| ■ AGRICULTURAL | ■ LIGHT INDUSTRIAL |
| ■ CONSERVATION RESERVE | ■ MODERATE DENSITY RESIDENTIAL |
| ■ GENERAL COMMERCIAL | ■ MIXED USE |
| ■ GENERAL INDUSTRIAL | ■ NATURAL LAKES & RIVER |
| ■ HIGH DENSITY RESIDENTIAL | ■ RECREATIONAL LAKES |
| ■ LOW DENSITY RESIDENTIAL | ■ RURAL RESIDENTIAL |

- Local Units
■ Tax Parcels
■ Lakes & Ponds



Scale 1:25,000



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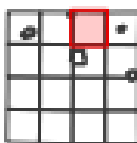
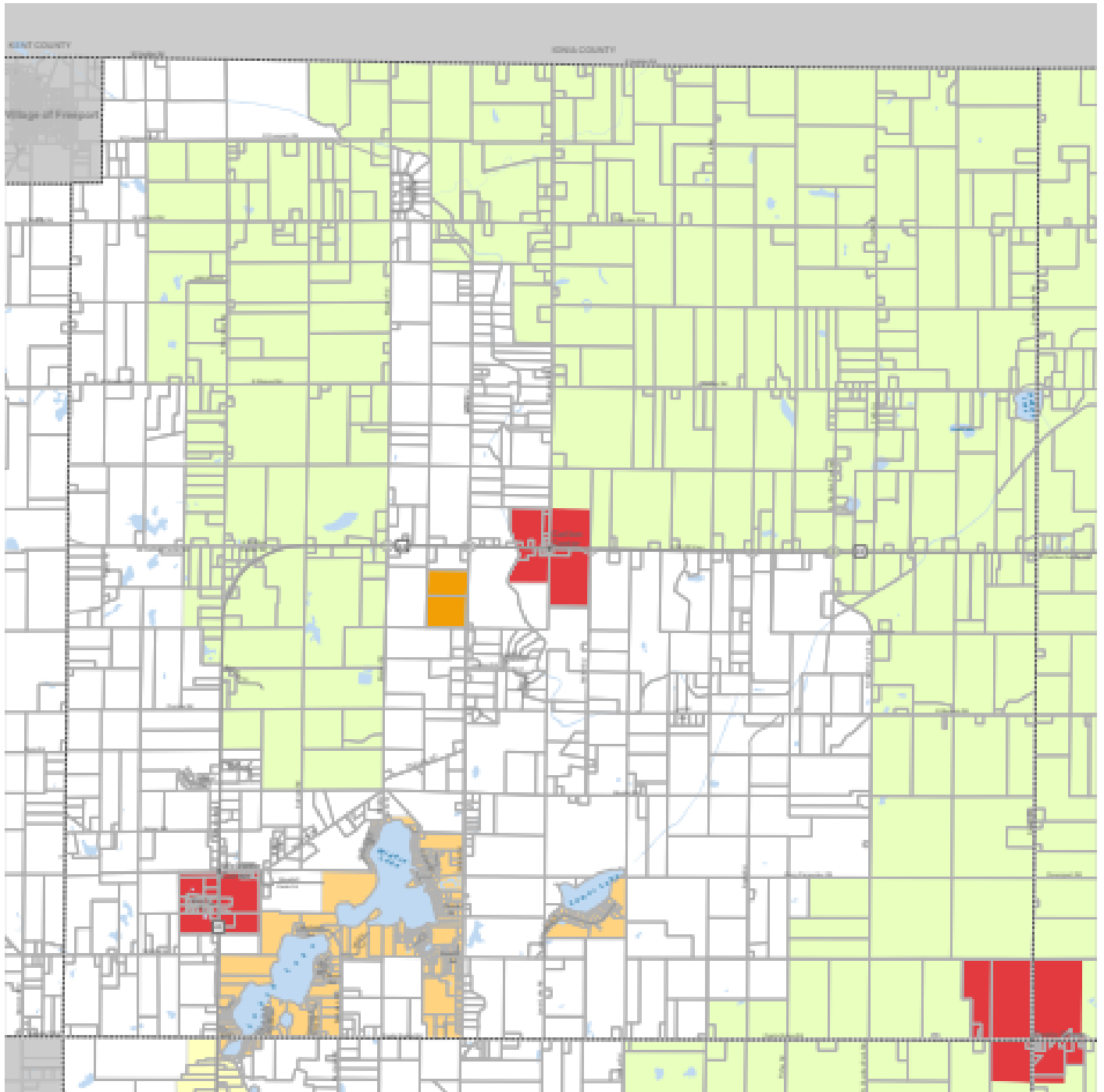


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Carlton Township

BARRY COUNTY, MICHIGAN

Zoning



4/5/2020

- | | |
|---|---|
| ■ AGRICULTURAL | ■ LIGHT INDUSTRIAL |
| ■ CONSERVATION RESERVE | ■ MODERATE DENSITY RESIDENTIAL |
| ■ GENERAL COMMERCIAL | ■ MIXED USE |
| ■ GENERAL INDUSTRIAL | ■ NATURAL LAKES & RIVER |
| ■ HIGH DENSITY RESIDENTIAL | ■ RECREATIONAL LAKES |
| ■ LOW DENSITY RESIDENTIAL | ■ RURAL RESIDENTIAL |

- Local Units
 Tax Parcels
 Lakes & Ponds

N
 Scale 1:25,000

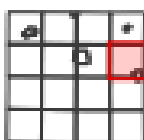
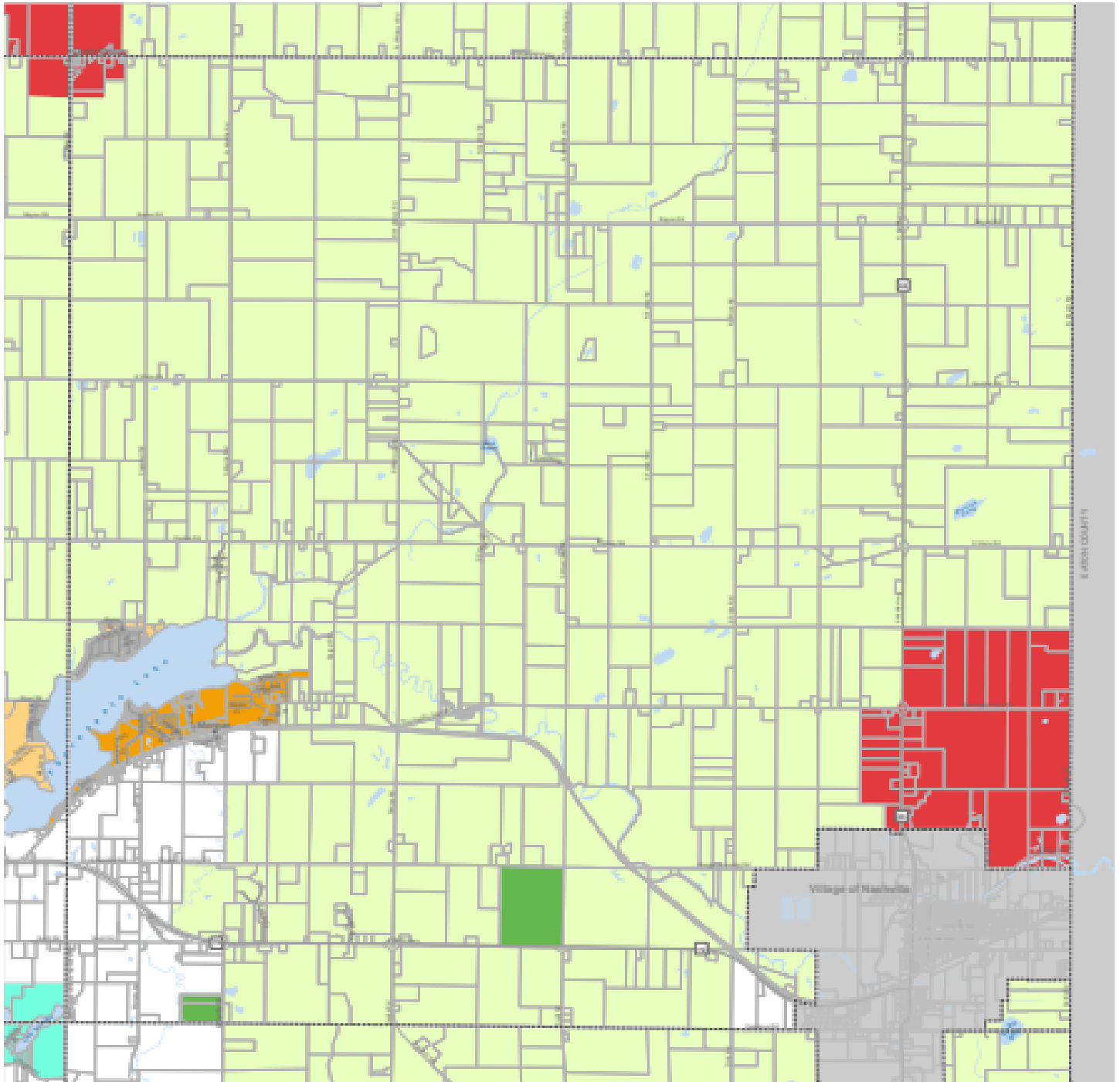


Zoning is subject to change. Please consult the Barry County Planning & Zoning Department for additional information. This zoning map is a reproduction of the last data made available to Barry County and is not for sale.

Castleton Township

BARRY COUNTY, MICHIGAN

Zoning



4/10/2021

- | | |
|--------------------------|------------------------------|
| AGRICULTURAL | LIGHT INDUSTRIAL |
| CONSERVATION RESERVE | MODERATE DENSITY RESIDENTIAL |
| GENERAL COMMERCIAL | MIXED USE |
| GENERAL INDUSTRIAL | NATURAL LAKES & RIVER |
| HIGH DENSITY RESIDENTIAL | RECREATIONAL LAKES |
| LOW DENSITY RESIDENTIAL | RURAL RESIDENTIAL |

- Local Units
- Townships
- Lakes & Ponds



Scale 1:25,000



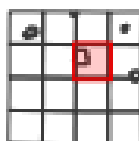
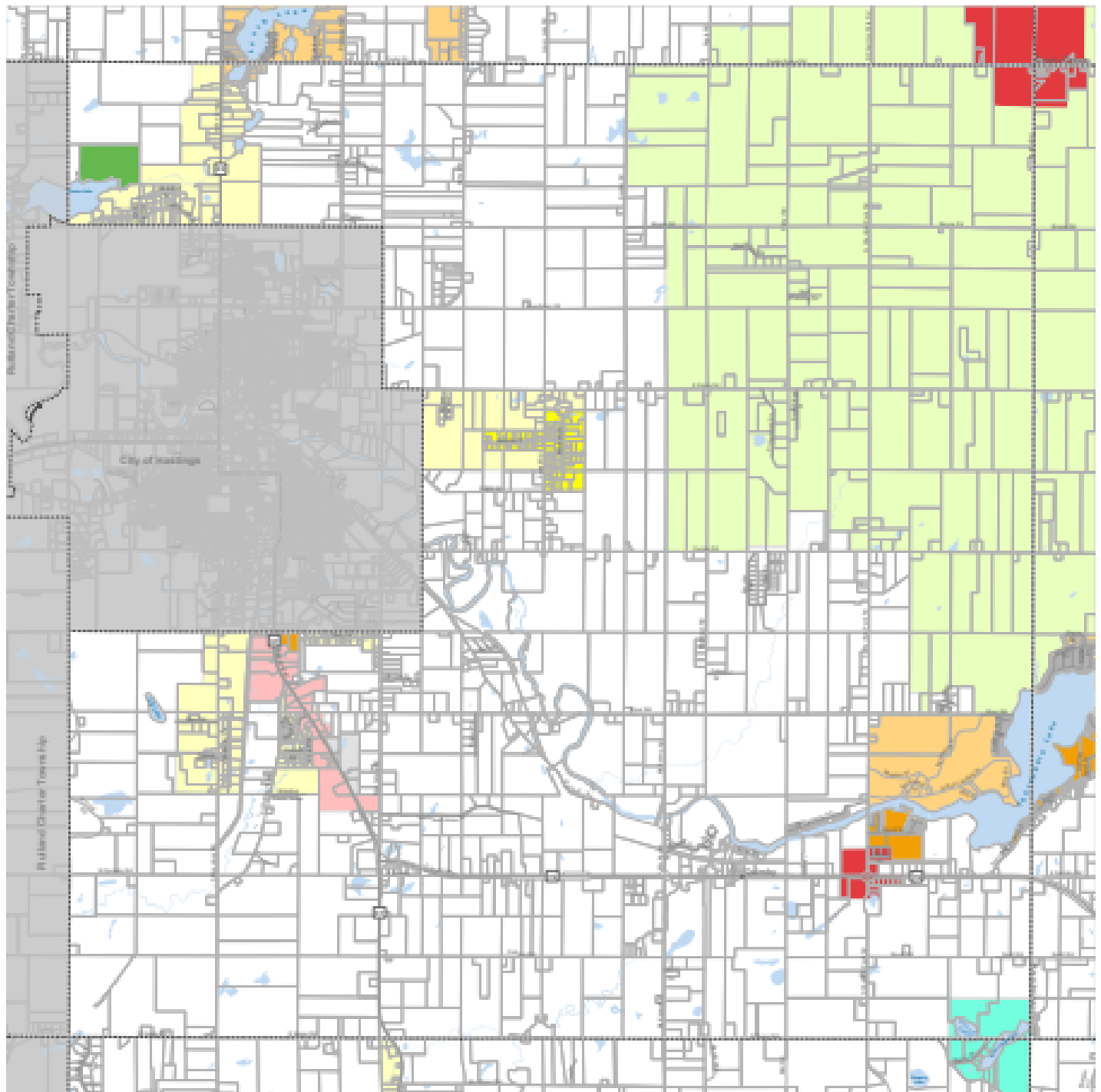
Zoning is subject to change. Please consult the Barry County Planning & Zoning Department for additional information. This zoning map is representative of the last date made available to Barry County public information website.

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on this zoning map is provided as a reference only and is not a guarantee of any kind, either expressed or implied, including without limitation, warranty of title or implied warranties of merchantability or fitness for a particular purpose. Barry County does not guarantee the accuracy, reliability, or completeness of the information on this map.

Hastings Charter Township

BARRY COUNTY, MICHIGAN

Zoning



6/6/2020

- | | |
|--|--|
| ■ AGRICULTURAL | ■ LIGHT INDUSTRIAL |
| ■ CONSERVATION RESERVE | ■ MODERATE DENSITY RESIDENTIAL |
| ■ GENERAL COMMERCIAL | ■ MIXED USE |
| ■ GENERAL INDUSTRIAL | ■ NATURAL LAKES & RIVER |
| ■ HIGH DENSITY RESIDENTIAL | ■ RECREATIONAL LAKES |
| ■ LOW DENSITY RESIDENTIAL | ■ RURAL RESIDENTIAL |

- Local Units
- Tax Parcels
- Lakes & Ponds

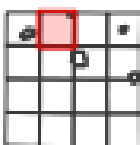
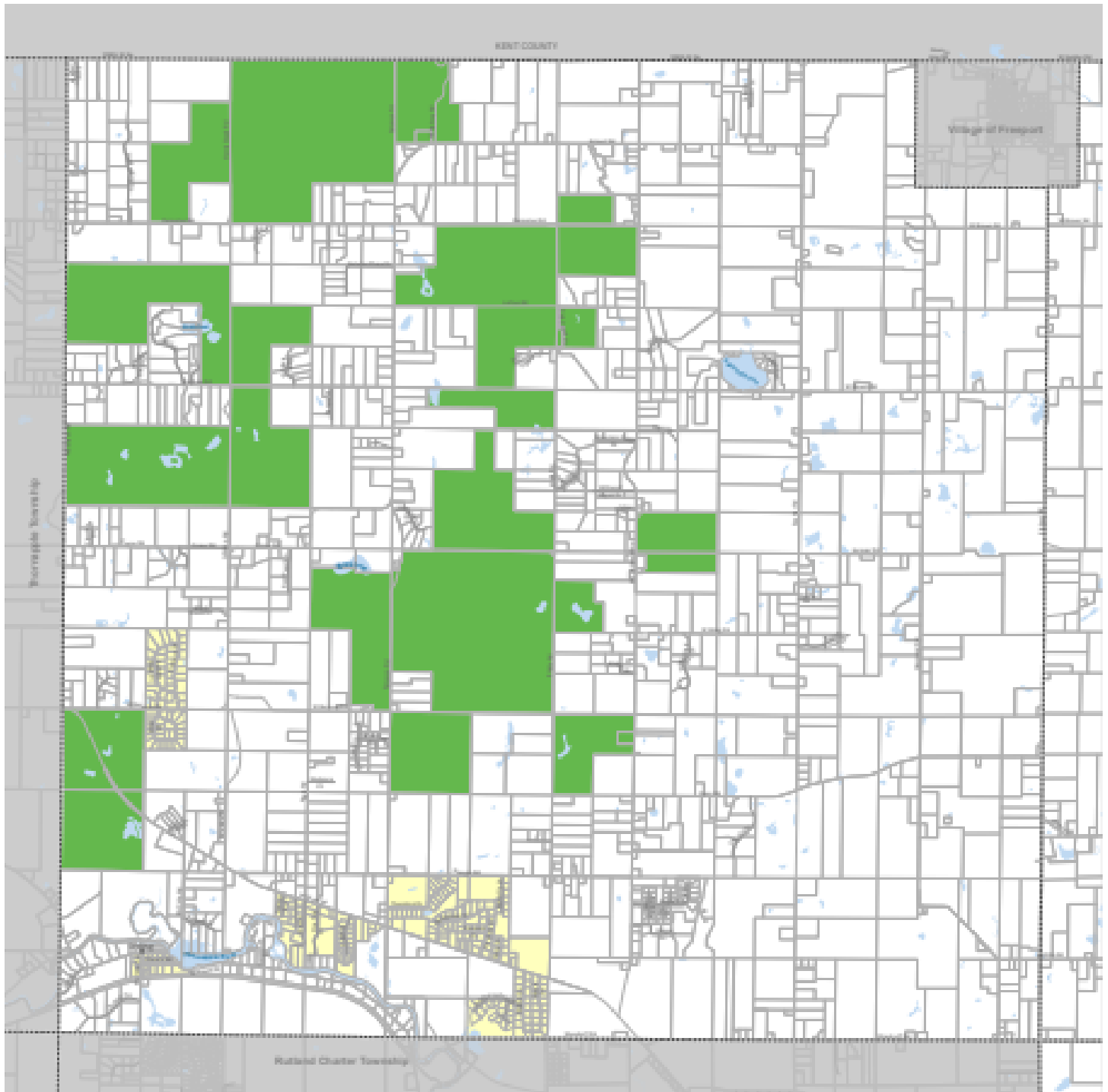


Zoning is subject to change. Please consult the Barry County Planning & Zoning Department for additional information. This zoning map is representative of the data that is available to Barry County Land Information Services.

Irving Township

BARRY COUNTY, MICHIGAN

Zoning



6/16/2023

- | | |
|--------------------------|------------------------------|
| AGRICULTURAL | LIGHT INDUSTRIAL |
| CONSERVATION RESERVE | MODERATE DENSITY RESIDENTIAL |
| GENERAL COMMERCIAL | MIXED USE |
| GENERAL INDUSTRIAL | NATURAL LAKES & RIVER |
| HIGH DENSITY RESIDENTIAL | RECREATIONAL LAKES |
| LOW DENSITY RESIDENTIAL | RURAL RESIDENTIAL |

- Local Units
 Tax Parcells
 Lakes & Ponds

Scale 1:25,000



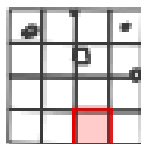
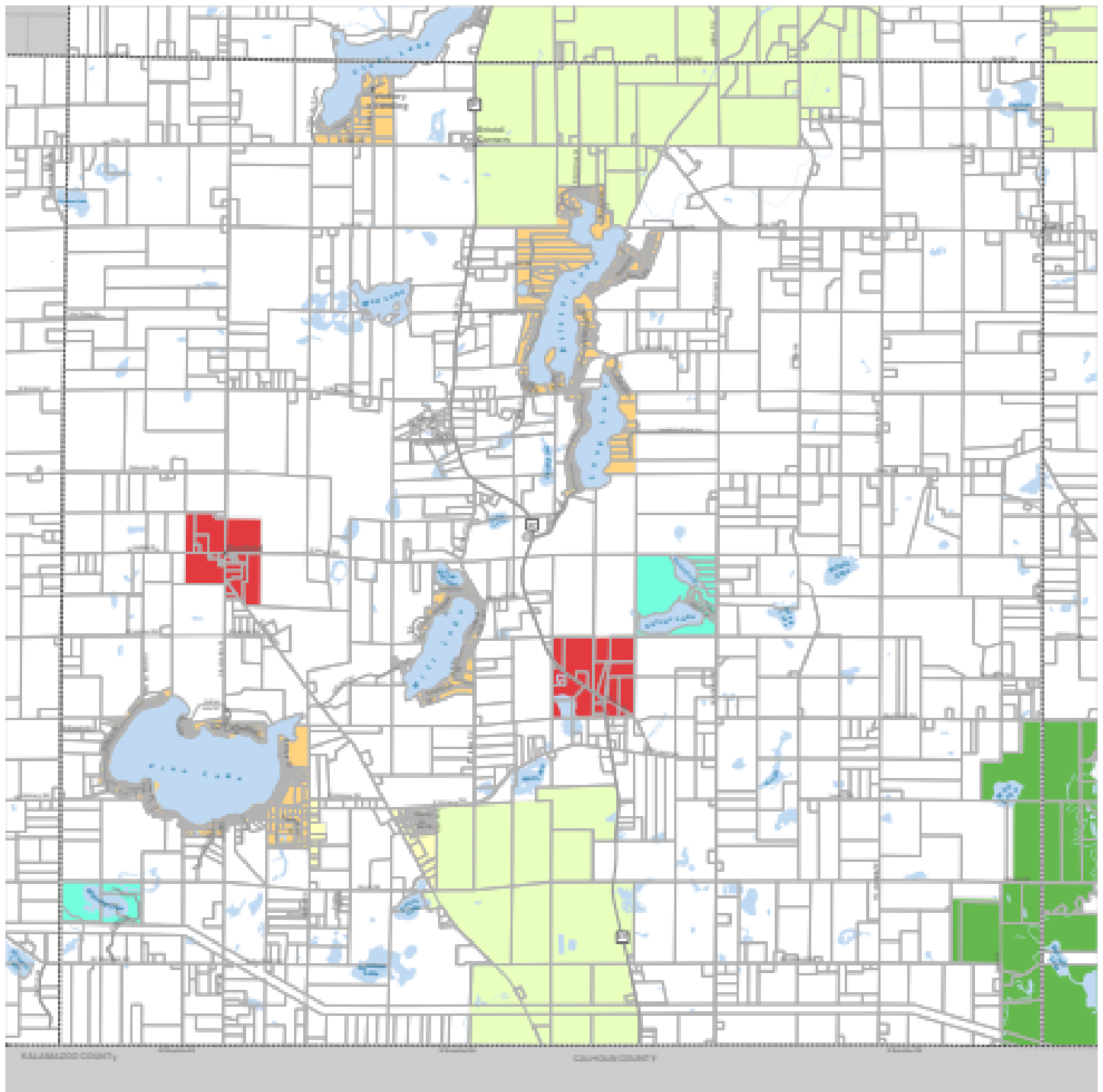
Zoning is subject to change. Please consult the Barry County Planning & Zoning Department for additional information. This zoning map is a representation of the data then available to Barry County's land information services.

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Johnstown Township

BARRY COUNTY, MICHIGAN

Zoning



4/5/2023

- | | |
|---|---|
| ■ AGRICULTURAL | ■ LIGHT INDUSTRIAL |
| ■ CONSERVATION RESERVE | ■ MODERATE DENSITY RESIDENTIAL |
| ■ GENERAL COMMERCIAL | ■ MIXED USE |
| ■ GENERAL INDUSTRIAL | ■ NATURAL LAKES & RIVER |
| ■ HIGH DENSITY RESIDENTIAL | ■ RECREATIONAL LAKES |
| ■ LOW DENSITY RESIDENTIAL | ■ RURAL RESIDENTIAL |

- Local Units
- Township
- Lakes & Ponds



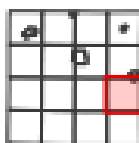
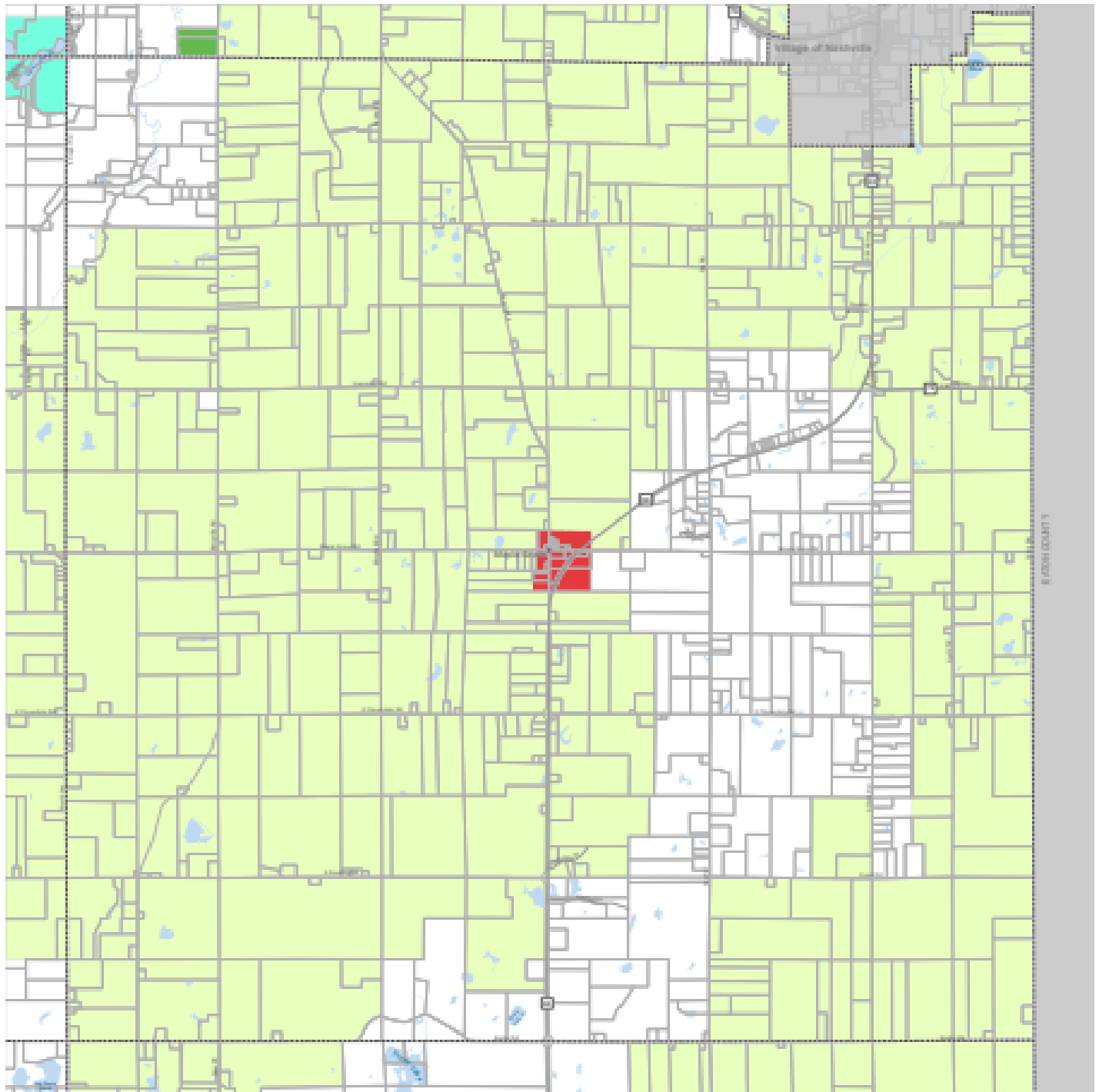
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Maple Grove Township

BARRY COUNTY, MICHIGAN

Zoning



6/15/2023

- | | |
|--------------------------|------------------------------|
| AGRICULTURAL | LIGHT INDUSTRIAL |
| CONSERVATION RESERVE | MODERATE DENSITY RESIDENTIAL |
| GENERAL COMMERCIAL | MIXED USE |
| GENERAL INDUSTRIAL | NATURAL LAKES & RIVER |
| HIGH DENSITY RESIDENTIAL | RECREATIONAL LAKES |
| LOW DENSITY RESIDENTIAL | RURAL RESIDENTIAL |

- Local Units
- Tax Parcels
- Lakes & Ponds



Scale: 1:25,000



Design is subject to change. Please consult the Barry County Planning & Zoning Department for additional information. This zoning map is representative of the data that was available to Barry County and is not intended to be used for any other purpose.

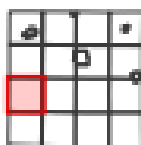
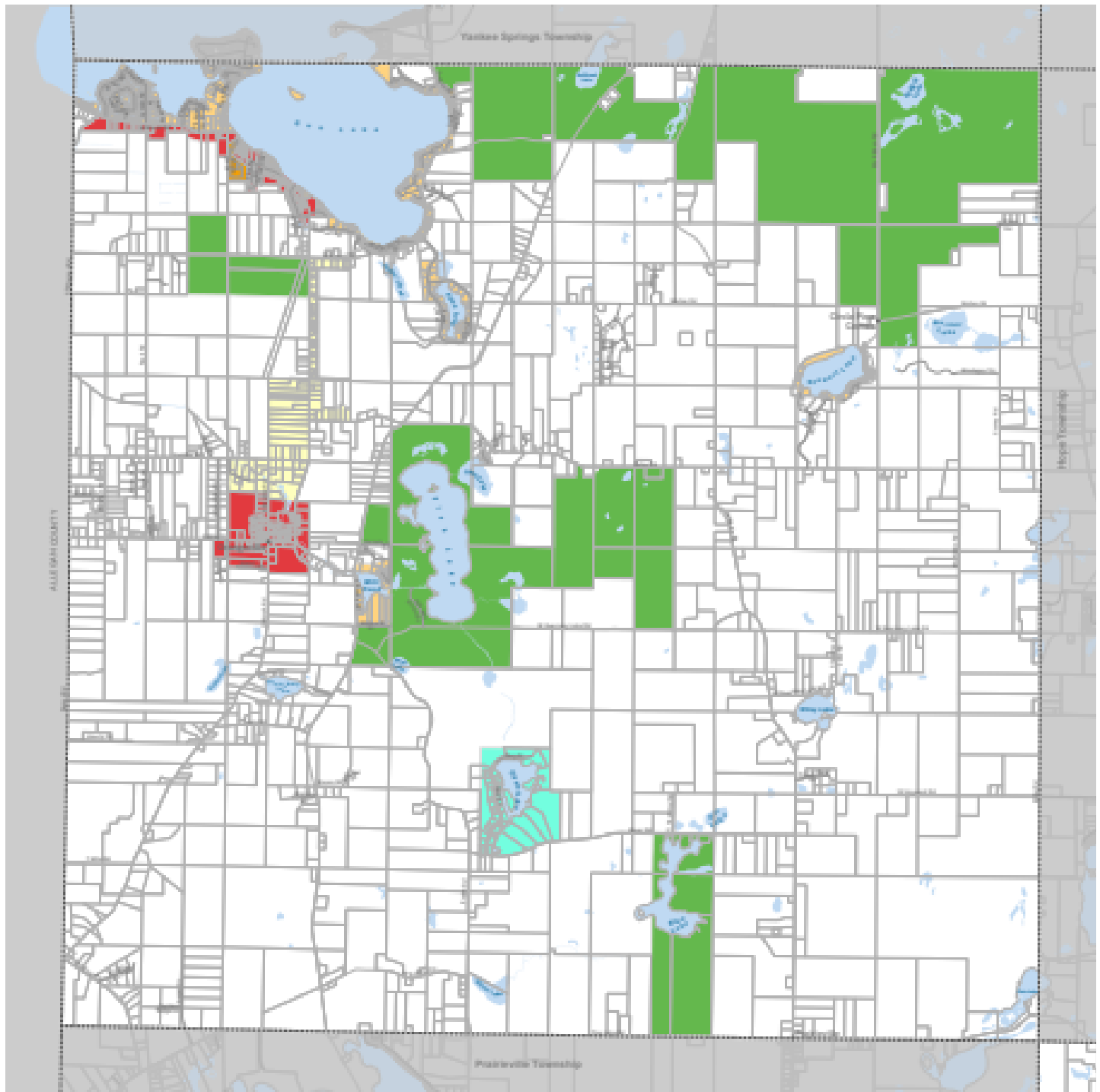


This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on this map is provided as a general guide only and is not intended to be used as a basis for any legal action. Barry County does not guarantee the accuracy, timeliness, or completeness of the information on this map.

Orangeville Township

BARRY COUNTY, MICHIGAN

Zoning



6/6/2023

- | | |
|---|---|
| ■ AGRICULTURAL | ■ LIGHT INDUSTRIAL |
| ■ CONSERVATION RESERVE | ■ MODERATE DENSITY RESIDENTIAL |
| ■ GENERAL COMMERCIAL | ■ MIXED USE |
| ■ GENERAL INDUSTRIAL | ■ NATURAL LAKES & RIVER |
| ■ HIGH DENSITY RESIDENTIAL | ■ RECREATIONAL LAKES |
| ■ LOW DENSITY RESIDENTIAL | ■ RURAL RESIDENTIAL |

- Local Roads
 Tax Parcels
 Lakes & Ponds



Scale: 1:25,000



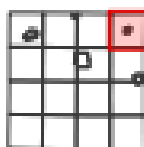
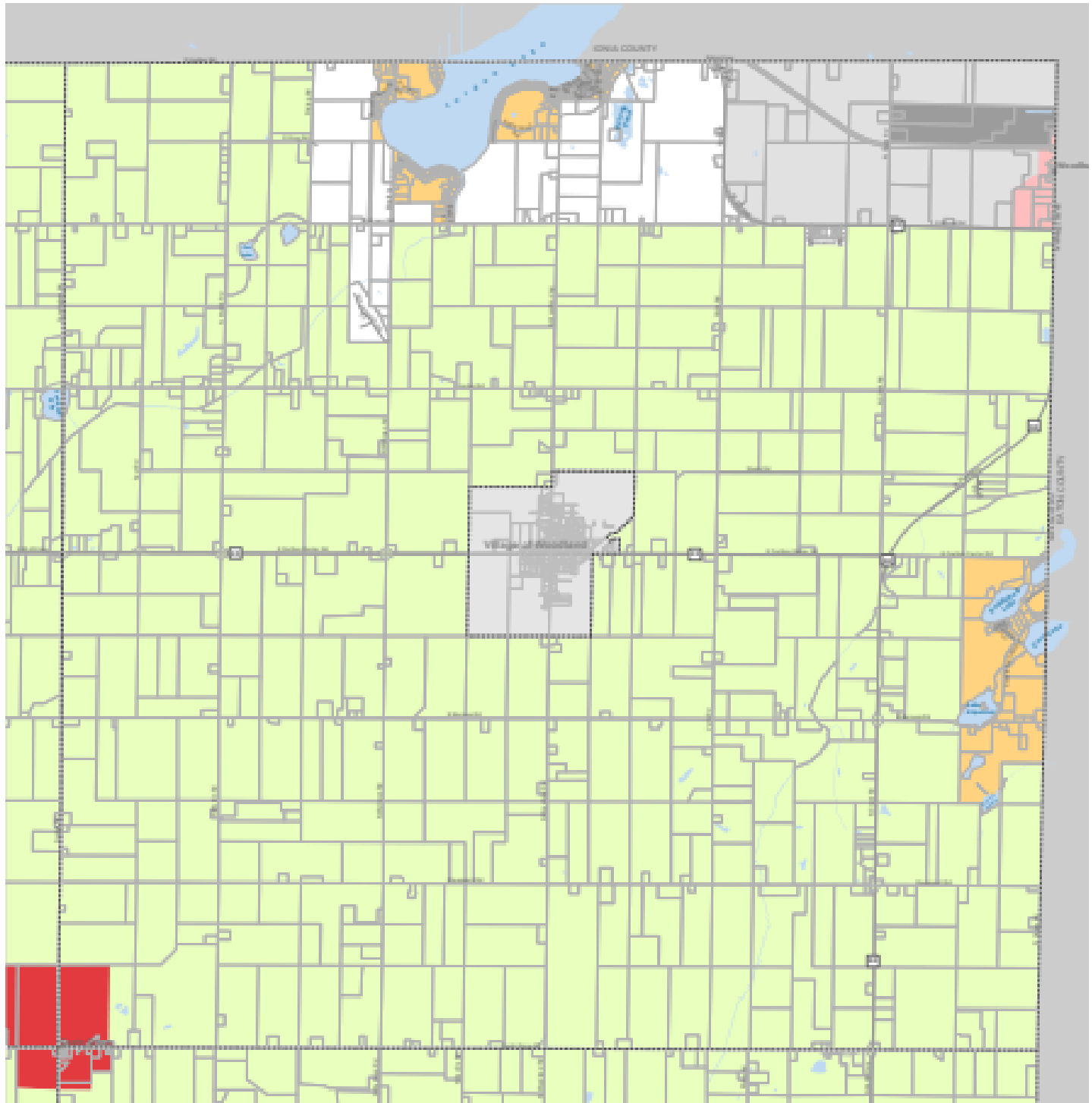
Zoning is subject to change. Please consult the Barry County Planning & Zoning Department for additional information. This zoning map is representative of the data that is available to Barry County and is not intended to be used as a legal document.

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Woodland Township

BARRY COUNTY, MICHIGAN

Zoning



6/5/2023

- | | |
|--|--|
| ■ AGRICULTURAL | ■ LIGHT INDUSTRIAL |
| ■ CONSERVATION RESERVE | ■ MODERATE DENSITY RESIDENTIAL |
| ■ GENERAL COMMERCIAL | ■ MIXED USE |
| ■ GENERAL INDUSTRIAL | ■ NATURAL LAKES & RIVER |
| ■ HIGH DENSITY RESIDENTIAL | ■ RECREATIONAL LAKES |
| ■ LOW DENSITY RESIDENTIAL | ■ RURAL RESIDENTIAL |

- Local Units
■ Tax Parcels
■ Lakes & Ponds



Scale: 1:25,000



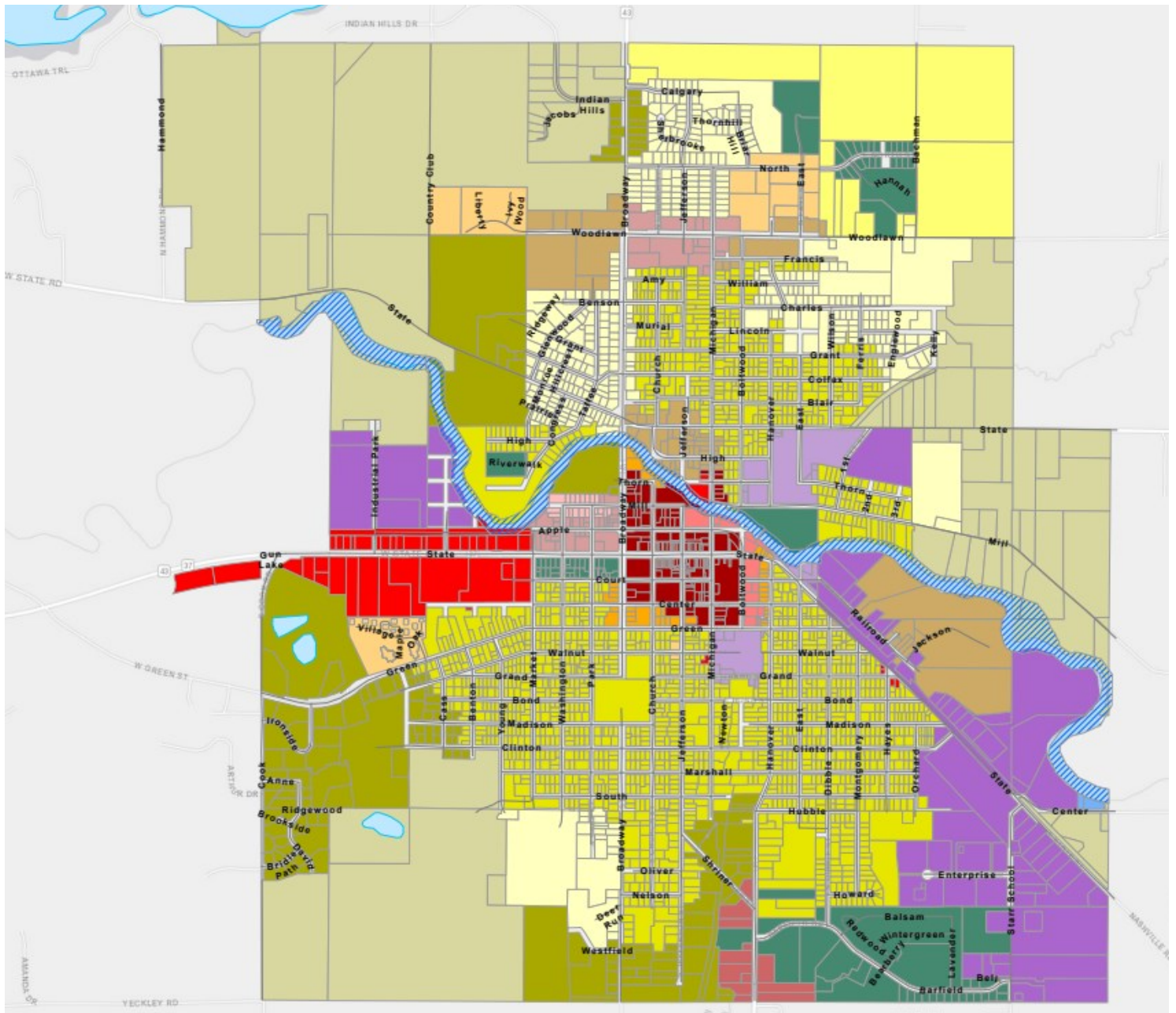
Zoning is subject to change. Please consult the Barry County Planning & Zoning Department for additional information. This zoning map is representative of the data shown above and is not intended to be used for any other purpose.

City of Hastings



The City of Hastings has a Guide to Development that can be found on the City website www.hastingsmi.gov

City of Hastings



LEGEND

- R-R Rural Residential District
- R-S Suburban Residential District
- R-1 One Family Residential District
- R-1A One Family Residential District
- R-2 One Family Residential District
- R-D Duplex Apartment District
- R-M Mobile Home Park District
- A-1 Apartment District
- A-2 Apartment Edge District
- A-O Apartment & Office Building District
- O Office District
- B-1 Central Business District
- B-2 General Business District
- B-3 Downtown Edge District
- B-4 West Business District
- B-5 Mixed Use District
- B-6 South Business District
- D-1 Industrial District
- D-2 Industrial District
- PUD Planned Unit Development District
- F-P Flood Plain District
- R-P Thornapple River Protection Overlay Zone



City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

RESOLUTION 2023-21

FEES FOR VARIOUS SERVICES

WHEREAS, the City Council of the City of Hastings has determined that it is necessary to set fees charged for various services; now

THEREFORE, BE IT RESOLVED that the fees set by this resolution shall go into effect on July 1, 2023 and remain in effect until changed by the Hastings City Council; and

BE IT FURTHER RESOLVED that service fees be set by the Hastings City Council as follows:

CLERK

Online Access (via Internet) to City Charter and Updated Code	\$ 0.00
Original Plat Map	\$15.00
City Map from Plotter	\$25.00
Copy Charges (Per B/W Page)	\$0.10 Per FOIA Policy
Going Out of Business Sale Permit	\$50.00
Downtown Handicapped Parking Permit	\$20.00
Check or ACH Transaction Returned for Any Reason	\$50.00
Liquor License Application (Including Transfer)	\$50.00
Notary Service (Per Document)	\$10.00
Park Pavilion Reservation (Residents/Taxpayer)	\$45.00
Park Pavilion Reservation (Non-residents/Non-resident Taxpayer)	\$70.00
Park Use Clean-up Fee – additionally (Groups of 50 or More)	\$70.00
Small Entertainment Venue Refundable Security Deposit	\$300.00
Small Entertainment Venue (Up to 4 Hours)	
(Residents/Taxpayer)	\$100.00
(Non-residents/Non-Resident Taxpayer)	\$150.00
Additional time per hour.....	\$ 25.00
Large Entertainment Venue Refundable Security Deposit	\$300.00
Large Entertainment Venue (up to 4 hours)	
(Residents/Taxpayer)	\$200.00
(Non-residents/Non-Resident Taxpayer)	\$300.00
Additional time (per hour)	\$ 50.00
Fish Hatchery Building Refundable Security Deposit	\$300.00
Fish Hatchery Building Refundable Key Deposit	\$ 20.00
Fish Hatchery Building Rental (Up to 4 Hours)	
(Residents/Taxpayer)	\$ 150.00
(Non-residents)	\$ 200.00
Additional time (per hour).....	\$ 25.00
Conference Room Rental (Up to 2 Hours)	\$ 50.00
Additional time (per hour)	\$ 25.00
Voter Registration List (per name).....	per FOIA policy
Voter Registration List (per label).....	per FOIA policy
Voter Registration on Disk (+ per name)	per FOIA policy

Sidewalk Cafes (per year)	\$50.00
Tax Information – online access	\$0.00
Tax Information – non-tax payer (per parcel)	\$5.00
Tax Information – tax payer	\$0.00
Telecommunication Permit Application.....	\$500.00
Truck Parking (E State St) per month	\$ 30.00
Electric service per month	\$ 35.00
Wedding Administrative Fee	\$ 10.00
ASSESSOR/TREASURER	
Address Application Form.....	\$20.00 per address
Brownfield Redevelopment Authority Exemption Certificate Fee.....	\$1,200.00
Commercial Redevelopment District Exemption Certificate Fee	\$1,200.00
Commercial Rehabilitation Exemption Certificate Application Fee	\$1,200.00
Industrial Facilities Exemption Application Fee.....	\$1,200.00
Neighborhood Enterprise Zone.....	\$1,200.00
Obsolete Property Rehabilitation Application Fee	\$1,200.00
Lot Splits	\$100.00
Plus \$25.00 per parcel created	
Combinations	\$ 35.00
Export of limited Assessment/Property Tax Data File.....	\$ 50.00
Export of entire Assessment/Property Tax Data File...(per season)	\$ 500.00
Property Data – online access	\$ 0.00
Property Data – walk-in (per parcel).....	\$ 5.00
(No charge will be made during the Board of Review or to the Property Owner)	
CEMETERY	
Burial Rights	
Regular Lot	
Bonafide legal resident of the City/Non-resident taxpayer	\$300
Non-resident	\$900
Cremation Space	
Bonafide legal resident of the City/Non-resident taxpayer	\$150
Non-resident	\$450
Babyland Space	
Bonafide legal resident of the City/Non-resident taxpayer	\$150
Non-resident	\$450
Burial Rights Certificate Transfer	\$ 25
plus difference between resident/taxpayer and non-resident/non-resident taxpayer fee, if applicable	
Grave Opening/Closing (Adult)	
Monday thru Fridays 8 AM to 5 PM	\$600.00
-Saturdays, Holidays, and Other Hours	\$700.00
Grave Opening/Closing (Children – Coffin 4 ft or less)	
Monday thru Fridays 8 AM to 5 PM	\$350.00
Saturdays, Holidays, and Other Hours	\$450.00
Grave Opening/Closing (Cremains)	
Monday thru Fridays 8 AM to 5 PM	\$200.00
Saturdays Holidays, and Other Hours	\$300.00
Winter Burial Fee (additional)	\$100.00
Monument Foundation	\$0.44 per square inch
NOTE: "Holidays" include New Year's Day, Memorial Day, Independence Day, Labor Day,	

Thanksgiving Day, and Christmas Day.

DEPARTMENT OF PUBLIC SERVICES

Pavement Cut Permits	\$150.00
Driveway Permits (Initial)	\$200.00
Driveway Permits (Reconstruction)	\$150.00
Data Log (one free per calendar year) additional.....	\$112.00
Building Disconnection or Demolition Sewer Inspection Fee	\$150.00

PLANNING & ZONING

Zoning Application/letter Form.....	\$ 30.00
Fence Permits	\$ 25.00
Site Plan Review Application	\$250.00
Storm Water Review.....	\$200.00
Site Plan Review Escrow	\$1,250.00
Special Use Permit Application	\$ 250.00
Special Use Permit Escrow	\$1,250.00
Re-Zoning Request.....	\$ 350.00
Administrative Site Plan Review	\$ 100.00
Outside Sales Site Plan Review	\$ 250.00

PLAT REVIEW

Sketch Plat	\$300.00
Preliminary Plat (+ per lot)	\$460.00
Per Lot	\$120.00
Final Plat	\$640.00
Vacating Public Right Of Way Application.....	\$300.00
Vacating Public Right Of Way Escrow	\$1,000.00

PLANNED UNIT DEVELOPMENT

Basic Application Fee	\$380.00
Escrow for Direct Costs	\$1,250.00
(Additional Direct Cost Escrow May Be Required)	

ZBA VARIANCE REQUESTS..... \$350.00

CODE ENFORCEMENT

Keeping of Animals Permits	\$100.00
Keeping of Animals Administration Fee.....	\$ 25.00
Noxious Weed, Vegetation Control, Blight Elimination	\$165.00
(plus labor, equipment rental, supplies and contractual service)	
Vacant/Foreclosed Property Registration.....	\$ 25.00

POLICE

Documents (e.g. photos) on CD-ROM	per FOIA policy
DVD Video	per FOIA policy
Twenty-four Hour Liquor License.....	25.00
Hawker/Peddler/Transient (Street) Vendor or Dealer annually.....	\$ 100.00
Hawker/Peddler/Transient (Street) Vendor or Dealer – Daily	\$ 25.00
Door-to-door solicitation – daily only.....	\$ 25.00
Notary Service (Per Document)	\$ 10.00
License to Purchase a Hand Gun	\$ 5.00
Second Hand & Junk Dealers License (annually)	\$ 20.00
False Alarm Responses.....	\$250.00
(Only for mechanical alarms that have more than 3 occurrences per calendar year)	
Vehicle Inspection (other than simple VIN verification)	\$100.00

Bicycle License	\$1.00
Preliminary Breath Test	\$5.00

FIRE

Fire Reports	\$5.00
False Alarm Run	\$750.00
(Only for mechanical alarms that have more than 3 occurrences per calendar year)	

HAZ-MAT COST RECOVERY FEE SCHEDULE

PERSONNEL: Personnel cost shall be calculated as the actual labor expenses including eligible backfill and over-time rates in accordance with the fire department's existing labor contracts and pay schedules. In the event the incident requires the Hastings Fire Department utilize fire, police and public service or other mutual aid agreements, the Hastings Fire Department will recover costs for other agencies. These costs will consist of the actual labor expenses including eligible backfill and overtime rates in accordance with the mutual aid agency's actual labor expenses including eligible backfill and overtime rates. Mutual aid fire equipment will be billed at the rates contained in this fee schedule. Non-fire department equipment will be billed at the provider's rates.

VOLUNTEER FIREFIGHTERS FROM OTHER DISTRICT: In the event volunteer firefighters from a mutual aid agency are utilized, the rate shall be that agency's predetermined rate.

APPARATUS: Cost shall be calculated according to the following schedule; mileage and fuel rates are included in the hourly equipment rates. Cost for fire mutual aid agencies will also be calculated using this schedule. Additional non-fire department equipment shall be compensated according to that agency, department or private contractor's schedule of charges.

Fire Engine (Pumper)	\$125.00 per hour
Ladder Truck (Aerial)	\$225.00 per hour
Rescue Unit.	\$125.00 per hour
Tankers	\$ 90.00 per hour
Grass Trucks.....	\$ 55.00 per hour
Hazardous Materials Units	\$175.00 per hour
Support Units	\$ 50.00 per hour
(These are supplemental units in support of the hazardous materials unit, i.e.: air unit, mobile command posts etc.)	

MILEAGE RATES: Mileage is paid for vehicles that are not eligible for hourly rate compensation. Payment rates are "wet rates" - all fuel, oil, insurance, maintenance, repair and other costs are included in the rate.

All vehicle mileage rates shall equal the rate set by the Internal Revenue Service from time to time.

SUPPLIES: Consumable supplies shall be billed at the actual replacement cost.

GENERAL GUIDELINES: All costs shall be submitted utilizing provided forms. Additional documentation shall be submitted if requested.



Conceptual Review Meetings

Conceptual review meetings offer a chance for early, informal review of proposed projects. These meetings are available free of charge and are intended to promote a smooth process once formal applications are submitted. While optional, you are encouraged to schedule a preliminary design or conceptual review meeting with the Zoning Administrator.

Dan King is the City of Hastings Zoning Administrator and may be contacted by one of the following methods:

Phone: 269-945-2468

Email: dking@hastingsmi.gov

To ensure the success of your conceptual review meeting, please be prepared with as much of the following information as possible:

- Project location
- Existing land use
- Intended development (residential, office, retail, commercial, etc.)
- Preliminary sketches
- Surrounding land uses

At your meeting, the following will be discussed:

- General conformance with existing zoning
- Initial feedback on design
- Potential options for incentives
- The correct zoning process and what to expect



Application for Planning Commission

City of Hastings
Hastings, MI 49058
269-945-2468



Date: _____

Applicant Name: _____
(Last) (First) (M.I.)

Address: _____
(Street) (City, State, Zip)

Telephone: _____
(Business) (Cellular)

Email: _____

Applicants Interest in Property: _____

Owners Name (If Different From Above): _____

Request:

- | | | |
|---|---|---|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Plat or Condo |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> PUD | <input type="checkbox"/> PUD Phase Approval |
| <input type="checkbox"/> Other: _____ | | |

Address of Property: _____

Legal Description:

Current Zoning: _____ Proposed Zoning: _____

Applicable Fees: _____

Applicants Signature: _____
(Title)

Staff Signature: _____
(Title)

Office Use Only

Application Number: _____	Date Advertised: _____
Filing Date: _____	Date of Meeting: _____
Fees Paid: _____	Board Action: _____
To Clerks Office On: _____	Effective Date: _____



City of Hastings
201 E. State Street
Hastings, MI 49058
(269)945-2468



SITE PLAN REVIEW PROCEDURES

The Zoning Ordinance of the City of Hastings requires that a site plan be approved by the City of Hastings Planning Commission before a building permit can be issued.

1. When is a site plan review required?

A site plan is required for:

- Any principal, commercial, office, industrial or business use or residential use greater than a two family dwelling unit.
- A change in the use of the property which is more intense than the existing use or which requires more parking spaces.
- A special land use request.
- A Planned Unit Development (PUD).

2. Where do I apply to have my site plan reviewed?

You may pick up a site plan review application from the City Clerk located in City Hall at 201 East State Street.

Once you complete the application, you must return it to the City Clerk's office so it can be placed on the planning Commission agenda.

3. When does the application have to be turned in to be reviewed by the Planning Commission?

You must turn in your application to the City Clerk at least two weeks before the monthly Planning Commission meeting which is on the first Monday of each month. The attached Planning Commission schedule lists the meeting dates and the application deadline.

The Commission meets at 7:00 p.m. in the City Council Chambers at Hastings City Hall.

NOTE: If your site plan is part of a request for a Special Land Use, Planned Unit Development or other activity requiring a public hearing, the site plan must be submitted by the deadline published in this application for placement on the Planning Commission agenda. The Planning Commission will schedule a public hearing for the following month's Planning Commission meeting to solicit public comment for the site plan review process.

Please check with the city staff for the due date for material submittal.

If the site plan is not provided by the due date, the public hearing will not be noticed in the newspaper and the project will not be placed on the Planning Commission agenda.

4. *What is needed to apply?*

- Complete the application form.
- Payment of a fee.
- Fifteen copies of your site plan .

5. *What does the site plan need to show?*

The attached checklist contains the information to be shown on the site plan. The plan must be drawn to scale and neatly prepared on a sheet large enough to show all the required information - usually 24" by 36".

6. *Does the site plan always need to show all of this information?*

City Staff may not require all this information to be shown on the plan if the information is not relevant to the project. However, if the plan does not contain enough information for proper review by the Planning Commission, City Staff has the authority to reject a site plan and **not** place it on the Planning Commission agenda

7. *Can a site plan which is considered deficient by City Staff be sent to the Commission if I want the Commission to review it?*

A plan which is rejected by City Staff may still be sent to the Planning Commission if the applicant requests, but it will likely be tabled until the missing information can be added.

A site plan which contains all of the pertinent information on the site plan checklist will enable the Planning Commission to have a better understanding of the project and ensure a faster review time.

8. *Can I discuss my plans with the Planning Commission before I formally submit an application?*

Yes, you may meet with the Planning Commission for an "unofficial review" of your plan. There is no fee for this meeting but you must ask the City Clerk, one week in advance, to put you on the Planning Commission agenda. This meeting will give you a chance to present your plans and receive feedback from the Commission.

The comments you receive from the Commission are unofficial and do not mean that your plan has been approved or denied. You must still submit an application before the Commission will formally consider your plan.

9. *What happens once I formally submit an application and site plan?*

- a. The City Clerk sends your application and site plan to the City Staff for a technical review. The Hastings City Planner, City Fire Chief, City Police Chief and City Assessor may also review the site plan. The plan is reviewed to see if it complies with the site plan review checklist and other requirements of the City Zoning Ordinance.
- b. A report is prepared for the Planning Commission by each person who reviews the plan. A copy is sent to the applicant.

- c. **The applicant or their representative must then attend the Planning Commission meeting to present the plan.**
- d. The Commission may approve the plan, deny the plan, or approve it subject to certain conditions such as corrections being made to comply with City ordinances.
- e. Following the Planning Commission meeting, the applicant or their representatives must make any corrections to the plan required by the Commission and re-submit it to City Staff who will check it for compliance with the recommendations of the Planning Commission.
- f. Three copies of the corrected plan are then stamped as approved and signed by the appropriate City Department heads. One copy is kept by the applicant, one is sent to the City Building Inspector, and one is kept on file with the City Clerk.

10. *How do I obtain a building permit once my site plan is approved?*

Once the site plan is signed you may apply for a building permit from the City Building Inspector.

11. *How soon must I build my project after the site plan is approved?*

The project must be under construction within one year of the date of final site plan approval. If it is not, the Commission may grant a 60 day extension if the applicant presents evidence of why the project has not been built.

12. *How long does the Commission have to review my plan?*

The Commission must finish its review within 60 days of receiving all required information. Usually the Commission is able to review the plan and make a decision at its first meeting when the final site plan is presented.

13. *What if I cannot comply with a Zoning Ordinance Regulation?*

You may request a variance from a zoning regulation by applying to the Zoning Board of Appeals. The application for a variance must be made to the City Clerk.

If you need to apply for a variance, you should do so after City Staff has reviewed the plan. This review will note regulations which are not complied with on the site plan. The applicant must then decide if the plan can be corrected to comply with the Ordinance or to request a variance.

The Planning Commission will be aware of the variance request when it reviews the plan. If the Commission decides to approve the site plan, it can make its approval dependent upon the variance being approved by the Zoning Board of Appeals.

If the Variance is not approved, the applicant will need to revise the site plan so it meets the Zoning Ordinance regulation. If this cannot be done, the site plan cannot be approved and a building permit cannot be issued.



City of Hastings
201 E. State Street
Hastings, MI 49058
(269)945-2468



Site Plan Check List

A site plan submitted for review by the Hastings Planning Commission must contain the following items unless the Building Inspector or Director of Public Services determines such items are not needed on the plan.

- Scale (not more than 1" = 200 ft.)
- A vicinity map
- Date site plan was prepared
- Name and address of preparer
- North arrow
- Legal description
- Property lines and dimensions
- Building setback distances
- All structures and lot lines within one hundred (100) feet of the site
- Existing and proposed topographic elevations at five (5) foot intervals on the site
- Existing and proposed topographic elevations a distance of ten (10) feet outside the boundary lines of the site
- Direction of storm water drainage and how storm water runoff will be handled
- Location of existing buildings
- Location of proposed buildings
- Intended use of proposed buildings
- Length of proposed buildings
- Width of proposed buildings
- Height of proposed buildings
- Square footage of proposed buildings
- First floor elevation of each building
- Location of abutting streets
- Location of rights-of-way
- Location of service drives
- Location of curb cuts
- Location of access easements serving the site
- Location of driveways opposite the site
- Location of driveways within one hundred (100) feet on either side of the site
- Location and size of all water lines
- Location and size of sanitary sewer lines
- Location and size of storm drainage lines
- Location of fire hydrants
- Location of catch basins
- Location of septic tanks and drain fields
- Location of utility easements
- Location of sidewalks
- Location of bike paths
- Location of other walkways
- Location and size of any walls, fences or other screening provisions
- Location of all proposed landscape materials, including size and type of planting
- Location of all proposed accessory structures
- Location of all light poles or fixtures
- Location of all flagpoles
- Location of all storage sheds
- Location of all transformers
- Location of all dumpsters or trash removal areas or devices. Dumpsters must be screened.
- Location of all signs
- Location of all existing and proposed utility poles
- Location of proposed parking areas & access drives
- Number of parking spaces and aisles
- Dimensions of spaces and aisles
- Location of parking blocks, landscape, timbers, etc.
- Location of loading areas
- Location of parking islands
- Location of handicapped spaces and access ramps
- Type of parking lot surface
- Location of curbs
- Location and type of significant existing vegetation
- Location and type of significant existing water courses
- Location and type of significant existing water bodies
- Location and type of significant existing county or city drains and manmade surface drainage ways
- Location of 100-year floodplains
- Location of existing wetlands
- Vegetation which is to be retained on the site must be illustrated
- Zoning on adjacent properties
- Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials



CITY OF HASTINGS

DEVELOPMENT AND FINANCE INCENTIVE TOOLS

INTRODUCTION

The City of Hastings is located in the heart of Barry County and serves as the county seat. The City serves a population of 7,514 residents. Hastings has a robust industrial and manufacturing base as well as a complete selection of retail, dining, service, and professional businesses. Hastings is served by a top-rated health care system as well as an attractive school system. In June of 2000, the State of Michigan created a Core Community designation that allows designated communities incentives with new housing developments, redevelopment of obsolete facilities and development of contaminated properties. The City of Hastings is one of 148 Core Community designated municipalities in the State of Michigan.

Established in the 2017 U.S. Tax Cuts and Jobs Act, Opportunity Zones were established to offer incentives for long term capital investments all over the nation in low-income communities where investment has been sparse, and growth of businesses has been minimal. All properties in the City of Hastings east of Broadway Avenue are in an Opportunity Zone. This Opportunity Zone encompasses nearly one-half of the city limits.



The City's Community Development Department is available to assist developers, property owners, business owners, and investors with all areas of planning and zoning, site selection, and incentive possibilities. The Community Development Department serves as the first point of contact with knowledgeable staff that will facilitate projects from preliminary review to occupancy.

The Hastings Planning Commission is active and invested in the growth and development of the City of Hastings. Recent Planning Commission activities have increased the availability of higher density housing opportunities as well as decreasing limitations on certain dimensional requirement in zoning districts. The Planning Commission is proactive when reviewing existing zoning ordinances for amendment, replacement, or elimination.



DEVELOPMENT AND FINANCE INCENTIVE TOOLS

A general description of development and finance incentive tools used by the City of Hastings is provided within this section. The intent is to provide essential information to a potential investor to assist in making an initial decision to proceed with an investment. The intent is not to describe how a district or program was initiated nor to identify the operations of a board or authority. Each economic incentive listed below provides a general description, investor incentive, and contact information.

LIST OF INVESTMENT INCENTIVES

Finance Authorities

- Brownfield Redevelopment Authority
- Downtown Development Authority
- Local Development Finance Authority

Local and State Tax Exemptions and Abatements

- Industrial Facilities Tax Exemption (PA 198)
- Commercial Redevelopment District
- Commercial Rehabilitation District
- Neighborhood Enterprise Zone
- Payment In Lieu of Taxes (PILOT)

State Partners

- Michigan Economic Development Corporation
- Michigan State Housing Development Authority

BROWNFIELD REDEVELOPMENT AUTHORITY PA 381 OF 1996

A Brownfield Redevelopment Authority (BRA) provides a municipality with the opportunity to create a local Brownfield financing resource to enhance local economic development capacities, market difficult sites based on the private investment incentives, and enhance tax base. It encourages redevelopment of contaminated, functionally obsolete, and blighted property by providing financial and tax incentives for demolition, cleanup, and due diligence activities. The BRA reviews and recommends approval of an application and reimbursement requests. The City Council provides final local approval. The State Tax Commission and other state agency approvals may be necessary.

INVESTOR INCENTIVE

Tax increment finance funds will reimburse a developer for the eligible costs pursuant to a Brownfield Redevelopment Plan and as approved by the Authority and City Council. The length of tax increment capture will not exceed the number of years required to pay the costs of eligible activities as allowed under the Brownfield Redevelopment Financing Act.

DOWNTOWN DEVELOPMENT AUTHORITY PA 57 OF 2018

A Downtown Development Authority (DDA) was created to administer improvement programs and use a range of funding options including tax increment financing to fund public improvements. The DDA has a plan separated into a development plan section identifying projects, costs, location, and resources for implementing public improvements and a tax increment financing plan detailing the tax increment collection. The Downtown Development Authority reviews and recommends an annual budget to the City Council for final approval. Activities provided for in the approved budget can be funded by the DDA.



INVESTOR INCENTIVE

The DDA offers both a Façade Grant program for external improvements as well as Building Exterior Improvement Loan program which currently carries an interest rate of 0%. The Façade Grant Program also provides architectural design assistance up to \$1,000. These incentives are available to all businesses located in the DDA district.



LOCAL DEVELOPMENT FINANCE AUTHORITY PA 57 OF 2018

A Local Development Finance Authority (LDFA) was created to utilize tax increment financing to fund public infrastructure improvements. This tool is designed to promote economic growth and job creation. The financing mechanism allows for the capture of the incremental growth of local property taxes over a period of time to fund public infrastructure improvements. By leveraging future tax increments, the LDFA is able to finance these public improvements, which can lead to new development opportunities within the community.

INVESTOR INCENTIVE

The LDFA could use tax increment financing to construct or improve public property or facilities in the LDFA district to encourage and promote private investment.

INDUSTRIAL FACILITIES TAX EXEMPTION PA 198

The Plant Rehabilitation and Industrial Development Districts Act, commonly known as Act 198, provides significant tax incentives to industry (manufacturing and high technology companies) for the purpose of creating new jobs and maintaining existing jobs. This program allows an obsolete plant, when replaced or restored, to have its assessed value frozen at the level prior to the improvement for a maximum period of twelve years; and new plants, as well as plant

improvements, to receive a 50% exemption from property tax on the taxable value of new real estate and personal properties, also for a maximum period of twelve years. It is the responsibility of the City Council to establish plant rehabilitation districts and industrial development districts, and to approve the granting of exemption certificates.



INVESTOR INCENTIVE

An Industrial Facilities Tax Exemption certificate entitles the facility to exemption from ad valorem real and/or personal property taxes for a term of up to 12 years as determined by the City Council. The City of Hastings will determine the number of years granted for an exemption request. After the Industrial Facilities Tax Exemption Certificate is granted, the City of Hastings is required to enter a contract memorializing the terms of the abatement.

Notes:

1. Any buildings and equipment that existed prior to construction of a new facility are not exempt.
2. If the project is for rehabilitation, the value of any pre-existing obsolete property is exempt from ad valorem property taxes but will be used as the base for the IFT.
3. Similarly, any structures or equipment added after completion of the project are fully taxable.
4. Land is specifically excluded from the benefits of the act and is fully taxable.

COMMERCIAL REDEVELOPMENT DISTRICT PA 255 OF 1978/227 OF 2008

The City Council encourages replacement, restoration, and new construction of commercial property by abating the property taxes generated from new investment for a period up to 12 years. As defined, commercial property means land improvements whether completed or in the process of construction, the primary purpose and use of which is the operation of a commercial business enterprise, including office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Land and personal property are not eligible for abatement under this act.

INVESTOR INCENTIVE

A private investor may receive property tax abatement for up to 12 years on investment. The property owner pays a Commercial Facilities Tax rather than the normal property tax. A certificate will be issued for a period between one year and 12 years. For a restored facility: The taxable value of the building freezes its value prior to restoration. The school operating tax and the State Education Tax (SET) are also frozen.

COMMERCIAL REHABILITATION DISTRICT PA 210 OF 2005

The Commercial Rehabilitation District encourages rehabilitation of commercial property by abating the property taxes generated from new investment for a period up to 10 years.

INVESTOR INCENTIVE

A private investor may receive property tax abatement for up to 10 years on investment. The property owner pays a Commercial Facilities Tax rather than the normal property tax. A certificate will be issued for a period between one year and 10 years. The Commercial Rehabilitation Tax freezes the taxable value of the building and exempts the new investment from local taxes. The school operating tax and the State Education Tax (SET) are still levied on the new investment. Land and personal property cannot be abated under this act. The criteria for extensions must be included in the resolution approving the abatement.



NEIGHBORHOOD ENTERPRISE ZONE

The State of Michigan enables certain communities to establish a Neighborhood Enterprise Zone (NEZ) or Zones to spur the development and rehabilitation of residential housing. Within a Zone, properties with NEZ Certificates approved by City Council will essentially have the property taxes frozen for up to 15 years. Certificates for qualified historic buildings can have property taxes frozen for 11 to 17 years. The City will consider a NEZ to redevelop underutilized

buildings, promote neighborhood revitalization, and to encourage owner-occupied housing and new investment.

INVESTOR INCENTIVE

Provides a reduction of future taxes for a period of 6-15 years on the improvements made to the residential component of an eligible building following its construction or rehabilitation.



PAYMENT IN LIEU OF TAX (PILOT) PA 346 OF 1966

The PILOT program offers nonprofit developers, consumer housing cooperatives, and limited dividend housing developers that finance projects via the Michigan State Housing Development Authority or the Department of Housing and Urban Development to apply for a Payment in Lieu of Tax per PA 346 of 1966. The amount of the PILOT is negotiated between the developer and the local unit of government and is based on a share of the net rental income derived from the housing development. These payments are distributed on a pro-rata basis to all local taxing jurisdictions.

INVESTOR INCENTIVE

Provides the investor to pay a set service charge instead of ad valorem taxes on eligible low-income housing units.

Contact Information

Dan King
Community Development Director
Zoning Administrator
dking@hastingsmi.gov
269-945-2468

Professional Code Inspections (PCI)



The following City / townships use
Professional Code Inspections to handle
their permitting:

City of Hastings

Hope Township

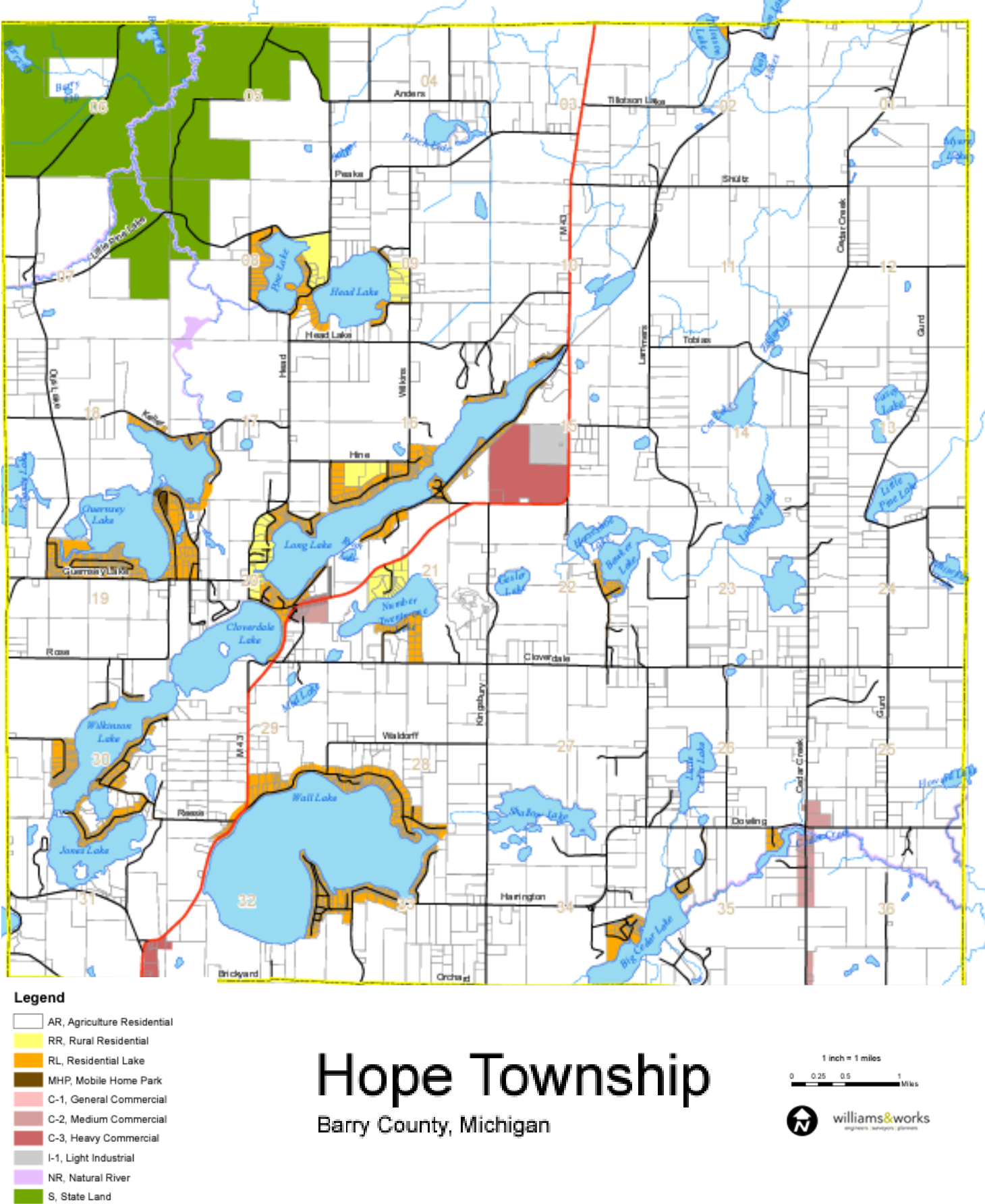
Prairieville Township

Yankee Springs Township

All Permits may be found at pcimi.com.

Professional Code Inspections (PCI)

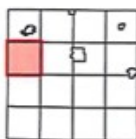
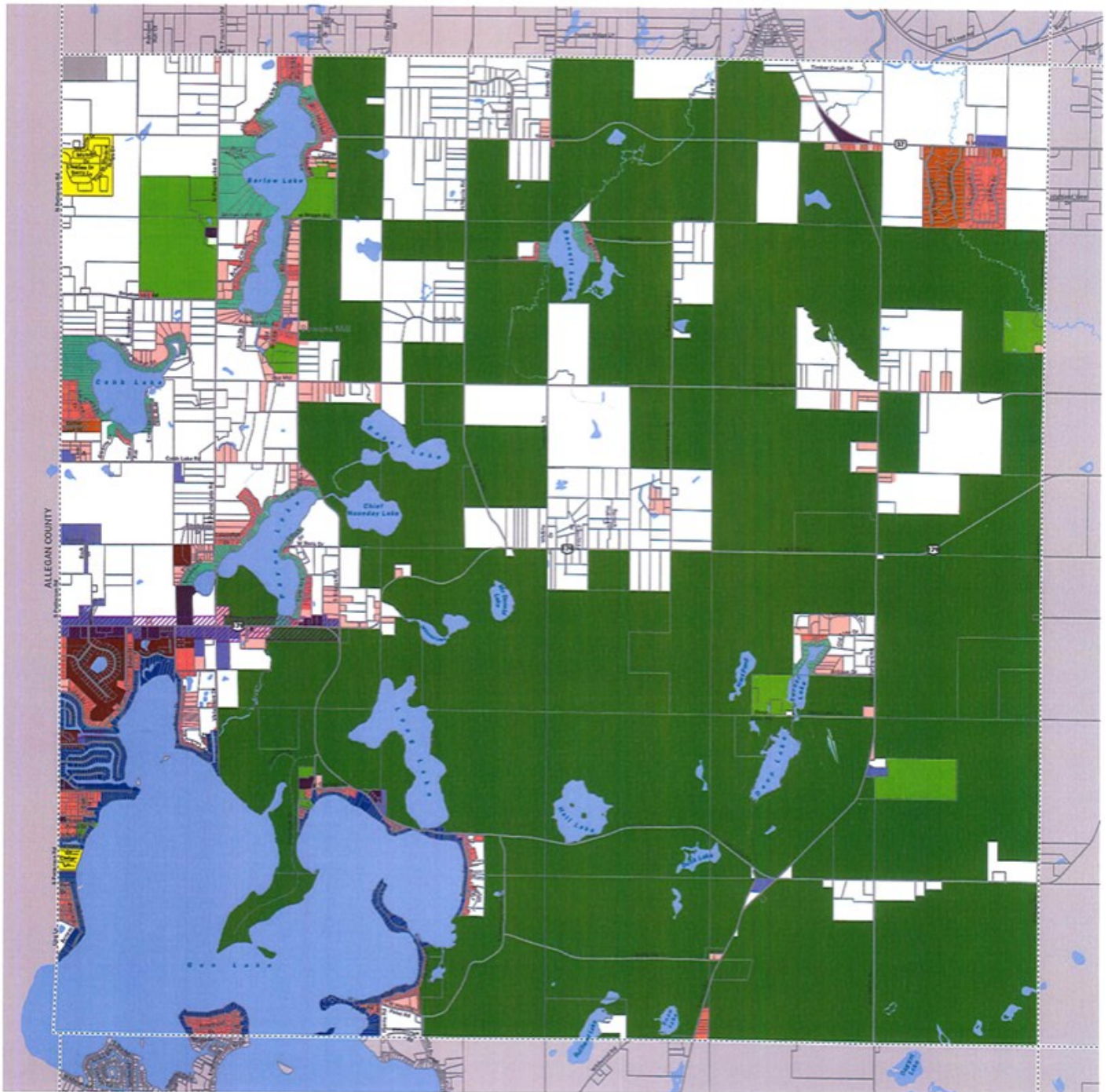
Hope Township zoning is not under the purview of Barry County Planning and Zoning. The Hope Township ordinances and applications may be found here: <https://www.hopetwp.com/wp-content/uploads/2022/04/Hope-Township-Zoning-Ordinance-as-of-March-2022.pdf>



YANKEE SPRINGS TOWNSHIP

BARRY COUNTY, MICHIGAN

ZONING



1/9/2023

- OFFICE
- GENERAL
- OUTDOOR
- CHIEF NOONDAY OVERLAY DISTRICT
- GUN LAKE RESIDENTIAL FRONT
- GENERAL INDUSTRIAL DISTRICT
- LIGHT INDUSTRIAL DISTRICT
- MANUFACTURED HOUSING COMMUNITIES

- AGRICULTURE
- RESORT RECREATION
- RESIDENTIAL LAKE
- RESIDENTIAL MULTI FAMILY
- RURAL
- RESIDENTIAL SUBURBAN
- RESIDENTIAL SINGLE FAMILY
- STATE LAND



Scale: 1:24,811



Zoning is subject to change. Please consult the local zoning office for additional information. This zoning map is representative of the last data made available to Barry County Land Information Services.



This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Barry County maps is distributed and transmitted "as is" without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Barry County does not guarantee the accuracy, timeliness, or completeness of the information on this map.

Professional Code Inspections 110 West Center St. Hastings, MI 49058	Jurisdiction:	Phone : (269) 948-4088 Fax : (269) 948-9963 Website: www.pcimi.com
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•• APPLICATION FOR BUILDING PERMIT ••

1.) LOCATION OF BUILDING			
ADDRESS _____			
CITY/VILLAGE _____	TOWNSHIP _____	COUNTY _____	ZIP CODE _____
BETWEEN (cross street)	AND (cross street)		
a. IDENTIFICATION: OWNER OR LESSEE		EMAIL _____	
NAME _____		TELEPHONE NO. _____	
ADDRESS _____	CITY _____	STATE _____	ZIP CODE _____

2.) CONTRACTOR			
NAME _____		TELEPHONE NO. _____	FAX NO. _____
ADDRESS _____	CITY _____	STATE _____	ZIP CODE _____
EMAIL _____			
BUILDERS LICENSE NO. _____			EXPIRATION DATE _____
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION _____			SELF EMPLOYED NO EMPLOYEES <input type="checkbox"/>
WORKERS COMP. INSURANCE CARRIER OR REASON FOR EXEMPTION _____			SELF EMPLOYED NO EMPLOYEES <input type="checkbox"/>
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION _____			SELF EMPLOYED NO EMPLOYEES <input type="checkbox"/>

3.) SUB-CONTRACTORS:	
(a) ELECTRIC: _____	TELEPHONE NO. _____
ADDRESS: _____	
(b) HEATING/AC: _____	TELEPHONE NO. _____
ADDRESS: _____	
(c) PLUMBING: _____	TELEPHONE NO. _____
ADDRESS: _____	

4.) PROJECT DESCRIPTION: COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/>	
(a) <input type="checkbox"/> NEW BUILDING (b) <input type="checkbox"/> ADDITION (c) <input type="checkbox"/> ALTERATION (d) <input type="checkbox"/> DEMOLITION (e) <input type="checkbox"/> RELOCATION of BUILDING <input type="checkbox"/> SIGN <input type="checkbox"/> DET. GAR <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> POLE BARN <input type="checkbox"/> MODULAR <input type="checkbox"/> MOBILE HOME (include year) _____ (a) <input type="checkbox"/> SINGLE FAMILY (b) <input type="checkbox"/> TWO FAMILY (c) <input type="checkbox"/> MULTI-FAMILY (d) <input type="checkbox"/> ATTACHED GARAGE/CARPORT (e) <input type="checkbox"/> ACCESSORY STRUCTURE BRIEF DESCRIPTION OF PROJECT: _____ _____ _____ _____	

5.) BUILDING DIMENSIONS	
WIDTH _____ Ft. x LENGTH _____ Ft. x HEIGHT _____	TOTAL SQ. Ft. _____ NUMBER OF STORIES _____
Square Footage by Floor: 1st Floor _____ 2nd Floor _____ Basement _____ Garage _____ Porch/Deck _____	

6.) IS ANY PART OF THE PROPOSED PROJECT WITHIN THE 100 YEAR FLOOD PLAIN? IS ANY PART OF THE PROPOSED PROJECT LOCATED IN A REGULATED WETLAND?	YES: <input type="checkbox"/>	NO: <input type="checkbox"/>	YES: <input type="checkbox"/>	NO: <input type="checkbox"/>	
7.) IS THE EXCAVATED AREA LARGER THAN ONE ACRE, WITHIN 500 FT. OF A LAKE, RIVER, STREAM OR COUNTY DRAIN? YES: <input type="checkbox"/> NO: <input type="checkbox"/>					
8.) PROJECT VALUATION \$ _____ (Include labor, exclude lot value.)					
9.) APPLICANT INFORMATION: Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:					
NAME		TELEPHONE NUMBER			
ADDRESS	CITY	STATE	ZIP		
<p>I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> 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 building or a residential structure. Violators of sections 23a are subjected to civil fines. </div>					
SIGNATURE OF APPLICANT		APPLICATION DATE			
10.) HOMEOWNER'S AFFIDAVIT: I hereby certify the construction work described on this permit application will be installed by myself in my own single-family dwelling in which I am living or about to occupy. All work will be installed in accordance with the building code adopted by The Municipality, and will not be enclosed, covered up, or put into use until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume responsibility to arrange for the necessary inspections.					
SIGNED: _____ DATE: _____					
11.) LOCAL GOVERNMENT AGENCY TO COMPLETE THIS SECTION ENVIRONMENTAL CONTROL APPROVALS					
	REQUIRED	APPROVED	DATE	NUMBER	BY
A – ZONING	<input type="checkbox"/> Yes <input type="checkbox"/> No				
B – SOIL EROSION	<input type="checkbox"/> Yes <input type="checkbox"/> No				
C – FLOOD ZONE	<input type="checkbox"/> Yes <input type="checkbox"/> No				
D – WATER SUPPLY	<input type="checkbox"/> Yes <input type="checkbox"/> No				
E – SEWER OR SEPTIC	<input type="checkbox"/> Yes <input type="checkbox"/> No				
F – OTHER	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Notes and Date – For Department Use: _____					
VALIDATION					
BUILDING PERMIT NUMBER:			APPROVED BY:		
ISSUE DATE:			SIGNATURE		
PERMIT FEE:			TITLE		

ZONING: Site Plan: (Please read carefully and complete)

Using the space provided, or on a separate sheet of paper, draw a diagram showing all of the following items:

1. The dimensions of the lot or acreage (all sides).
2. The location, with distances to lot lines, of all existing and proposed structures.
3. The dimensions of all existing and proposed structures.
4. The distances between all existing structures.
5. The location of all roads bordering or on the property.
6. The location of any power and gas lines on the property.
7. The location of any lakes, rivers, streams, flood plain areas, or wetlands on or near the property.
8. The location of any easements on the property.

12). SITE OR PLOT PLAN – FOR APPLICANT USE
Indicate direction of North within the circle



(Attach Additional Sheet
If Necessary.)

13.) PERMANENT PARCEL #: _____

14.) BUILDING SETBACKS (Front setback, as measured in feet, from the road right of way.)

FRONT: _____ SIDE: _____ SIDE: _____ REAR: _____

15). Are there any houses or mobile homes, occupied or not, on this property at this time? ____ yes ____ no

I AGREE TO COMPLY WITH THE TERMS AND REQUIREMENTS OF LOCAL ORDINANCES REGARDING SIDE YARDS AND BUILDING SETBACKS. IT IS ALSO UNDERSTOOD THAT ALL STRUCTURAL, ELECTRICAL, PLUMBING, HEATING, DRIVE APPROACHES, AND SIDEWALKS SHALL BE INSTALLED TO BOTH STATE AND LOCAL REQUIREMENTS, AND THAT A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO OPERATION OR USE.

SIGNATURE OF APPLICANT: _____ DATE: _____

FOR OFFICE USE ONLY

APPLICATION REVIEWED BY: _____ DATE: _____

☐ APPROVED

☐ DENIED

Minimum Setbacks Required: Front: _____ 1 Side: _____ 2 Sides: _____ Rear: _____

Jurisdiction of:

ELECTRICAL APPLICATIONMake checks payable to
the jurisdiction110 W. Center St. • Hastings, MI 49058
Ph (269) 948-4088 • Fax (269) 948-9963
www.pcimi.comGreat Lakes Energy ☐ Consumer's Energy ☐

ER# _____

PERMIT NO. _____

Job Location _____

Owner _____

Address _____

City _____ State _____ Zip _____

Phone No. (Home) _____ Email _____

TYPE OF JOB:COMMERCIAL: NEW ☐ REMODEL ☐RESIDENTIAL: NEW ☐ REMODEL ☐**COMMERCIAL & RESIDENTIAL REMODEL**

BLDG. PERMIT NO. _____

ELECTRICAL PERMIT FEE SCHEDULE

	Per Unit	Number	FEE
Permit base fee (non-refundable, no inspections included)	40.00	1	40.00
Final Inspection	40.00		
Rough In Inspections	40.00		
Re-inspection	40.00		
Underground/Pool Bonding	40.00		
Additional Inspection	40.00		
Inspections, hourly rate	50.00		
Electrical Services thru 600 amp Permanent and Temp.	20.00		
600 amp – 800 amp	20.00		
Over 800 amp	25.00		
Sub Panel	5.00		
Circuits, each	4.00		
Light fixtures per 25 and fraction thereof	5.00		
Dishwasher, garbage disposal, and range hood, each	4.00		
Furnace, unit heaters	5.00		
Electrical heating units (baseboards), each	4.00		
Power outlets (including ranges, dryers, etc.), each	4.00		
Exhaust and ventilation fans	5.00		
Signs, per circuit	5.00		
Feeders, bus ducts, etc per 50 ft & fraction thereof	6.00		
Mobile home park site, each	6.00		
Recreational vehicle park site, each	4.00		
TOTAL FEE			

☐ Please send jurisdiction maps.☐ Please send permit forms.

	Per Unit	Number	FEE
K.V.A. & H.P., each up to 20 K.V.A. or H.P.	4.00		
over 20 K.V.A. or H.P.	8.00		
Fire alarms up to 10 stations and horns	50.00		
11 to 20 stations and horns	100.00		
over 20 stations and horns, each	5.00		
TOTAL FEE			

NEW RESIDENTIAL

New Single Family Dwelling	160.00		
Duplex	210.00		
Special inspections not requiring permits	75.00		
TOTAL FEE			

Please itemize when using flat rates for
One & Two Family Residence. (CHECK NO. COLUMN ONLY).If work is started before permit is applied for,
an additional fee will be charged

CONTRACTOR'S NAME			
EMAIL		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
LICENSE NO.		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES <input type="checkbox"/>	
WORKERS COMP. INSURANCE CARRIER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES <input type="checkbox"/>	
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES <input type="checkbox"/>	

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____

Date _____

Check/Cash _____

Homeowners Affidavit

I hereby certify the electrical work described on this permit application shall be installed by myself in my single family dwelling in which I am living or about to occupy. All work shall be installed in accordance with the local 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 responsibility to arrange for necessary inspections.

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 building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner

Keep pink copy. Return other copies with payment

Jurisdiction of

MECHANICAL APPLICATIONMake checks payable
to the Jurisdiction.110 W Center St • Hastings, MI 49058
(269) 948-4088 • Fax (269) 948-9963
www.pcimi.com☐ Please send jurisdiction maps☐ Please send permit forms

PERMIT NO. _____

Job Location _____

Owner _____

Address _____

City _____ State _____ Zip _____

Phone No. (Home) _____ Email _____

DATE _____

BLDG. PERMIT NO. _____

TYPE OF JOB:

COMMERCIAL: NEW ☐ REMODEL ☐RESIDENTIAL: NEW ☐ REMODEL ☐

NOTE: Any equipment to be covered must be inspected before covering.

Mechanical Permit Schedule**Single Family, Additions, & Remodeling**

Permit Base Fee (non-refundable, no inspections included)	Per Unit	No.	Fee
Final inspections, Additional inspections	40.00	1	40.00
Underground inspection	40.00		
Rough-in inspection	40.00		
Inspections, hourly rate	50.00		
Inspections not requiring a permit	75.00		
Furnaces, heat pumps, boilers, fireplaces, solid fuel equipment, complete woodstoves	20.00		
Add on furnaces and water heaters, each	20.00		
Chimney factory built	15.00		
Duct system or hydronic piping	10.00		
Solar equipment, piping fee included	15.00		
Gas piping new installation	5.00		
Exhaust fans, each	3.00		
LPG piping fee	10.00		
Central Air Conditioning	15.00		
Single Family (new)	160.00		
Duplex (new)	210.00		
TOTAL FEE			

Commercial, Industrial

Permit Base Fee	40.00	1	40.00
Final inspections, Additional inspections	40.00		
Underground inspection	40.00		
Rough-in inspection	40.00		
Inspections, hourly rate	50.00		
Inspections not requiring a permit	75.00		
Gas/oil burning equipment (New or Conversion)	30.00		
Gas piping, each outlet new installation	4.00		
Solar equipment, each panel & tank, piping fee included	15.00		

Air Conditioning and Refrigeration heat pumps, self contained:

Under 15 HP a/c each	15.00		
Evaporator coils, each	25.00		
Under 5 HP, Split System, each	25.00		
SHF and over, split system, each	35.00		
Chiller, each	80.00		
Fireplace	30.00		
Chimney factory built	15.00		
Cooling towers, each	35.00		
Compressor, 15 HP to 50 HP, each	30.00		
Over 50 HP, each	50.00		
Air handlers, self-contained units			
Ventilation & Exhaust fans under 1500CFM, each	5.00		
1500 CFM to 10,000 CFM each	25.00		
Over 10,000 to CFM, each	50.00		
heat recovery and wall fan coils, each	10.00		
unit heaters, each	15.00		
Ducts, insulation, piping, fire suppression/protection systems, baseboard			
Based on bid price			
under \$3000	30.00		
\$3000 to \$7999	40.00		
\$8000 to 10,999	50.00		
Over \$11,000 (\$ 10.00 for each \$ 3,000.00 in addition to above rate)			
(\$ 10.00 for each \$ 3,000.00 in addition to above rate)			
Fire suppression plan review fee	100.00		
Incinerators, each	15.00		
Crematories, each	15.00		
Humidifiers, each	10.00		
Electronic air cleaner with washer, each	30.00		
TOTAL FEE			

Please itemize when using flat rates for One & Two Family Residence.
(CHECK NO. COLUMN ONLY).

If work is started before permit is applied for, an additional fee will be charged

CONTRACTOR'S NAME			
EMAIL		TELEPHONE NO.	
ADDRESS		CITY	STATE ZIP CODE
LICENSE NO.		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/>	
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION		NO EMPLOYEES <input type="checkbox"/>	
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/>	
		NO EMPLOYEES <input type="checkbox"/>	

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____

Date _____

Homeowners Affidavit

Check/Cash _____

I hereby certify the electrical work described on this permit application shall be installed by myself in my single family dwelling in which I am living or about to occupy. All work shall be installed in accordance with the local 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 responsibility to arrange for necessary inspections.

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 building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner

Keep yellow copy. Return white copy with payment

Jurisdiction of _____

PLUMBING APPLICATION☐ Please send application forms**Make checks payable
to the Jurisdiction**110 W. Center St. Ste A
Hastings, MI 49058
Phone: (269) 948-4088
Fax: (269) 948-9963
Web: www.pcimi.com

PERMIT NO. _____

Job Location _____

Owner _____

Address _____

City _____ State _____ Zip _____

Phone No. (Home) _____ (Bus) _____

Email _____

DATE _____

BLDG. PERMIT NO. _____

TYPE OF JOB:

COMMERCIAL: NEW ☐ REMODEL ☐RESIDENTIAL: NEW ☐ REMODEL ☐**Commercial and Residential**

Permit base fee, non-refundable, no inspections included

Fixtures, each

Stacks, vents and roof conductors

Sewers each (city sewer)

Subsoil drains, each

Water services each, (city water)

Utility holes, catch basins, each

Sewage sumps, sewage ejectors, each

Water distributing pipe (system)

Up to one inch

Over one inch

Reduced pressure zone backflow preventer each

Water connected appliances, equipment and devices, each

All drains and traps, each

Laboratory, hospital, clinic fixtures, equipment devices, each

Underground inspection

Rough-in inspection fee

Reinspection

Final inspection

Inspections, hourly rate

Inspections not requiring a permit

Additional inspection fee

New Single Family Residence

Duplex (Two Family)

Pre-Manufactured Dwelling w/o Basement

Per Unit	No.	Fee
40.00	1	40.00
5.00		
5.00		
10.00		
5.00		
10.00		
5.00		
5.00		
5.00		
20.00		
5.00		
2.00		
2.00		
2.00		
40.00		
40.00		
40.00		
40.00		
50.00		
75.00		
40.00		
160.00		
210.00		
40.00		
TOTAL FEE		

**Please itemize when using flat rates for
One & Two Family Residence. (CHECK NO. COLUMN ONLY).**

CONTRACTOR		EMAIL	
NAME		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
CONTRACTOR LICENSE NO.	MASTER LICENSE NO.	EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED	<input type="checkbox"/>

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____ Date Paid _____

Check # _____

HOMEOWNERS AFFIDAVIT

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

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 building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner _____

Keep yellow copy. Return white copy with payment.

Plan Review Submittal Form

Professional Code Inspections of Michigan

110 West Center St.

Hastings, MI 49058

Phone 269-948-4088

Fax 269-948-9963

www.pcimi.com

Applicant must complete all items in each section.

Project Information			
Address		Parcel Number	
Name Municipality in which job is located		County	Zip Code
<input type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Township of:			
Between		and	

Contact Information			
Applicant			
Name		Address	
City	State	Zip Code	Telephone Number (include area code)
Email Address			

Owner			
Name		Address	
City	State	Zip Code	Telephone Number (include area code)
Email Address			

Design Professional			
Name		Address	
City	State	Zip Code	Telephone Number (include area code)
Email Address			
License Number			Expiration Date

Type of Review							
Preliminary Review	<input type="checkbox"/>	Accessibility Review	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	Mechanical	<input type="checkbox"/>
Building Plan Review	<input type="checkbox"/>	Energy Code	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	Other	<input type="checkbox"/>
Fire Alarm	<input type="checkbox"/>	Fire Suppression	<input type="checkbox"/>	Hood System	<input type="checkbox"/>		

Type of Job			
Type of Improvement			
<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Relocation
<input type="checkbox"/> Sign	<input type="checkbox"/> Remodel	<input type="checkbox"/> Misc	<input type="checkbox"/> Repair
Plan Review Required			
Construction documents must be sealed and signed by an architect or professional engineer in accordance with 1980, PA 299 as amended. The seal and signature is not required for public works less than \$15,000.00 in total construction cost.			
Other - Buildings Regulated by the Michigan Building Code			
<input type="checkbox"/> (A-1) Assembly (Theaters, etc)	<input type="checkbox"/> (H-1) High Hazard (Detonation)	<input type="checkbox"/> (M) Mercantile	
<input type="checkbox"/> (A-2) Assembly (Restaurants, bars, etc)	<input type="checkbox"/> (H-2) High Hazard (Deflagration)	<input type="checkbox"/> (R-1) Residential 1 (Hotels, Motels)	
<input type="checkbox"/> (A-3) Assembly (Churches, libraries, etc)	<input type="checkbox"/> (H-3) High Hazard (Combustion)	<input type="checkbox"/> (R-2) Residential 2 (Multiple Family)	
<input type="checkbox"/> (A-4) Assembly (Indoor sports, etc)	<input type="checkbox"/> (H-4) High Hazard (Health Hazard)	<input type="checkbox"/> (R-3) Residential 3 (Child & Adult Care)	
<input type="checkbox"/> (A-5) Assembly (Outdoor sports, etc)	<input type="checkbox"/> (H-5) High Hazard (HPM)	<input type="checkbox"/> (R-4) Residential 4 (Assisted Living)	
<input type="checkbox"/> (B) Business	<input type="checkbox"/> (I-1) Institutional 1 (Supervised)	<input type="checkbox"/> (S-1) Storage 1 (Moderate Hazard)	
<input type="checkbox"/> (E) Education	<input type="checkbox"/> (I-2) Institutional 2 (Hospitals Etc)	<input type="checkbox"/> (S-2) Storage 2 (Low Hazard)	
<input type="checkbox"/> (F-1) Factory (Moderate Hazard)	<input type="checkbox"/> (I-3) Institutional 3 (Prisons Etc)	<input type="checkbox"/> (U) Utility (Miscellaneous)	
<input type="checkbox"/> (F-2) Factory (Low Hazard)	<input type="checkbox"/> (I-4) Institutional 4 (Day Care Etc)		
Project Description			
Provide a detailed description of the work to be completed.			
Project Valuation			
Provide the total construction cost of the project, must include labor and materials (exclude land value). \$			
Building Data			
Type of Mechanical			
Will there be fire suppression? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Construction			
<input type="checkbox"/> 1A – Non Combustible (Protected Structural Elements) 3Hr	<input type="checkbox"/> 1B – Non Combustible (Rated Structural Elements) 2Hr		
<input type="checkbox"/> 2A – Non Combustible (Rated Structural Elements) 1Hr	<input type="checkbox"/> 2B – Non Combustible (Non Rated Structural Elements)		
<input type="checkbox"/> 3A – Non Combustible (Exterior Wall Only)	<input type="checkbox"/> 3B – Non Combustible (Bearing Walls Rated)		
<input type="checkbox"/> 4 – Heavy Timber	<input type="checkbox"/> 5A – Combustible (Structural Elements Rated) 1Hr		
<input type="checkbox"/> 5B – Combustible (All Elements Not Rated)			
Dimensions / Data			
Floor Area:	Existing	Alterations	New
Basement			
1 st Floor			
2 nd Floor			
3 rd – Above			
Accessory Building			
Total Area			
Occupancy Load			
Number of Occupants			

Plan Review Submittal Checklist	
Check all below	
<input type="checkbox"/>	Three (3) copies of drawings signed and sealed by a registered design professional
<input type="checkbox"/>	Three (3) copies of all engineering calculations, soil reports, project manuals.
<input type="checkbox"/>	Construction documents shall contain a site plan that is drawn to scale. It shall indicate the location of the building on the site, setbacks from property lines, accessible routes, slopes and grades, accessible parking if provided, easements and utilities.
<input type="checkbox"/>	Construction documents shall detail the location, construction, size and character of all means of egress.
<input type="checkbox"/>	Construction documents shall indicate Construction Type, Occupancy Classification and compliance with height and area requirements.
<input type="checkbox"/>	Construction document shall indicate occupant loads for every floor and in all rooms and spaces.
<input type="checkbox"/>	Indicate all rated walls and assemblies as well as UL design information.
<input type="checkbox"/>	Provide detail for finished interior in accordance with MBC 2012.
<input type="checkbox"/>	Provide door, hardware and window schedules.
<input type="checkbox"/>	Construction documents shall contain the following information related to the exterior wall envelope: Flashing details, intersections with dissimilar materials, corners, end rails, control joints, intersections at roof, eaves or parapets, means of drainage, water resistive membrane and details around openings.
<input type="checkbox"/>	Compliance with the energy conservation requirements set forth in the Michigan Uniform Energy Code 2009 with amendments.
<input type="checkbox"/>	Indicate the Plumbing Fixture count for Water Closets, Lavatories, Drinking Fountains and Service Sink.

Signatures	
Applicant	
I hereby certify that all information contained on this Plan Review Submittal form is accurate and true to the best of my knowledge, and I acknowledge that missing or incomplete information may delay the plan review process until such time that information has been received.	
Name of Applicant	<div style="background-color: #e0e0ff; width: 480px; height: 30px;"></div>
Signature of Applicant	<div style="background-color: #e0e0ff; width: 150px; height: 30px;"></div> Date <div style="background-color: #e0e0ff; width: 150px; height: 30px;"></div>

Zoning Request Form

Professional Code Inspections of Michigan
 110 W. Center St.
 Hastings, MI 49058
 Phone 269-948-4088 Fax 269-948-9963
www.pcimi.com

Applicant must complete all items in each section.
Please verify who your local zoning authority is prior to application.

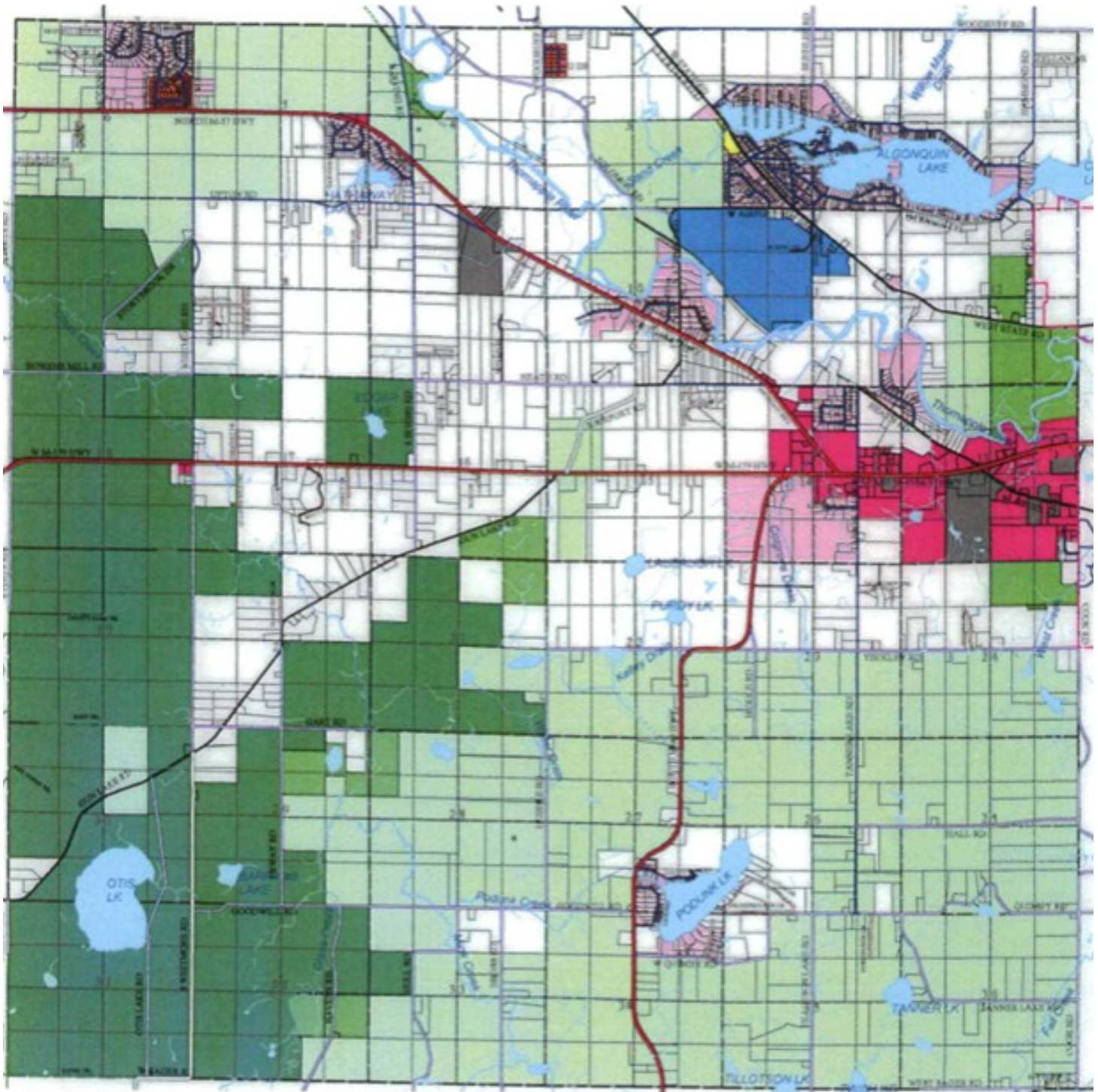
Project Information			
Address		Parcel Number	Zoning District
Name of Municipality in which the project is located <input type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Township of:		County	Zip Code
Between _____ and _____			
Contact Information			
Owner			
Name		Address	
City	State	Zip Code	Telephone Number (include area code)
Email Address			
Applicant			
Name		Address	
City	State	Zip Code	Telephone Number (include area code)
Email Address			
Type of Request			
Zoning Permit <input type="checkbox"/>	Special Land Use Permit <input type="checkbox"/>	Site Plan Review <input type="checkbox"/>	Home Occupation Permit <input type="checkbox"/>
Rezoning <input type="checkbox"/>	Text Amendment <input type="checkbox"/>	Land Division <input type="checkbox"/>	Planned Unit Development <input type="checkbox"/>
Variance <input type="checkbox"/>	Ordinance Interpretation <input type="checkbox"/>	Site Inspection <input type="checkbox"/>	Other <input type="checkbox"/>
Details of Request			
Type of Improvement			
<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Relocation
<input type="checkbox"/> Sign	<input type="checkbox"/> Boundary Modification	<input type="checkbox"/> Site Work	<input type="checkbox"/> Repair
<input type="checkbox"/> Change of Use			
<input type="checkbox"/> Other			
Description			
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>			

Rutland Charter Township



Rutland Charter Township

Rutland Township zoning is not under the purview of Barry County Planning and Zoning. The Rutland Township ordinances and applications may be found here:
<https://www.rutlandtownship.org/departments/planning-zoning/>



RUTLAND CHARTER TOWNSHIP
Barry County
2461 Heath Rd, Hastings, MI 49058
Phone: 269-948-2194 Fax: 269-948-4180

APPLICATION FOR SITE PLAN REVIEW

DATE RECEIVED: _____ **BY:** _____ **FEE PAID:** _____

Property location (address or description): _____

Zoning classification: _____

Proposed use: _____

Number of structures: _____

Area of Proposed Structure(s): _____

Number of Dwelling Units (if Multiple Family): _____

Applicant's interest in the property (title holder-owner, land contract, purchaser, tenant, lessee, etc.):

Indicate any restrictions which encumber the property (plat or deed restrictions, easements), if any:

Applicant Name: _____

Address: _____

Phone# Work _____ Home _____ Fax _____

Owner or agent (capacity of agent) _____

I, the undersigned acknowledge that approval of this site plan by the Rutland Charter Township constitutes an agreement with the Rutland Charter Township, and all improvements and obligations indicated herein shall be completed in a good and workmanlike manner, acceptable to the township, within the times specified by ordinance.

Date: _____ Owner/Agent: _____

Note: A site plan must be included with this application, and review will be initiated when the appropriate fees have been paid. See checklist on reverse.

FOR OFFICIAL USE ONLY: DATE APPROVED: _____/REJECTED _____

REASONS: _____

RUTLAND CHARTER TOWNSHIP SITE PLAN REVIEW REQUIREMENTS

DEVELOPMENTS REQUIRING SITE PLAN REVIEW: The Building Inspector or Zoning Administrator shall not issue a building permit or zoning permit for the construction of the following buildings, structures or uses until a detailed site plan has been reviewed and approved by the Township Planning Commission.

- Multiple-family residential development
- Mobile home park development
- Office development
- Commercial development
- Industrial development
- PUD
- Permitted uses other than one- and two-family residential
- All special exception uses
- Site Condominium projects
- Any other uses of land for which site plan review is required under any provision of this Ordinance.

APPLICATION: Requests for site plan review shall be made by filing with the Township Clerk the following.

Review Fee: A schedule of fees for site plan review shall be determined by the Township Board based on the cost of processing the review and shall be made available to the public at the Township Office.

INFORMATION REQUIRED: Eight (8) copies of the application for site plan review, which shall contain the following data, where applicable.

- Proof of ownership
- Parties with legal interests
- Accurate legal description
- Proposed use permitted in zone
- Special use, variances needed
- Zoning status on parcel
- Hydrologic floodplain, scenic river, wetland, recharge area
- Locations of proposed structures, roads, etc.
- Setbacks, lot area, width, coverage, etc.
- Off-street parking and loading areas
- Vehicular and pedestrian circulation
- Easement existing/proposed
- Landscaping plans
- Utilities sanitary, sewerage, drains, gas, electricity, cable
- Drain Commissioner comments, if applicable
- Road Commission comments, if applicable
- Open space provisions
- Fencing and screening
- Relationship to adjacent properties land use, density, street and utility extensions, privacy, property values
- Phasing plan for project

PROCEDURE: when the completed application is filed, the Township Clerk shall transmit it to the Chairman of the Planning Commission, who shall place it on the agenda of the Planning Commission and cause written notice to be given to the applicant of the date, time and place when the application will be reviewed. The applicant shall be given the opportunity to appear before the Planning Commission at the time, date and place stated in the notice to present his plan and discuss it with the Commission.

STANDARDS FOR SITE PLAN REVIEW: In reviewing the detailed site plan, the Planning Commission shall ascertain whether the proposed site plan is consistent with all regulations of this Zoning Ordinance. Further, in consideration of each site plan, the Planning Commission shall endeavor to insure the following.

The proper development of roads, easements and public utilities has been provided to protect the general health, safety and welfare of the Township including the following.

All drives and parking areas to be surfaced with bituminous or concrete paving or equivalent.

All public roads and streets shall be equal to County Road Commission standards of construction and drainage.

All roads and streets, drives and parking areas shall provide for disposal of surface water into the ground, into an approved leaching basin, or into a storm sewer.

Roads, streets and parking areas may be required to provide artificial lighting automatically timed and providing a minimum of one watt per twenty (20) square feet of road or parking surface with all light sources shielded from adjacent residential windows.

There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas so to insure the safety and convenience of pedestrian and vehicular traffic.

The adverse effects resulting from the locations of buildings and accessory structures will be minimized to the occupants of the subject parcel and the occupants of adjacent properties.

The proposed use will not have a harmful effect on the surrounding neighborhood development. Provisions for fencing, walls and landscaping devices may be required to provide screening from adjacent land.

That the proposed use is consistent with and promotes the intent and purposes of this Ordinance, and is compatible with the natural environment and the capacities of public services and facilities affected by the proposed use.

ADDENDUM TO RESOLUTION #2023-290 ESTABLISHING APPLICATION FEES
PURSUANT TO ACTUAL COSTS INCURRED BY THE TOWNSHIP
(Base Application Fee and Initial Escrow Deposit amounts)

ZONING		
Type of application/request	Base Application Fee	Initial Escrow Deposit
Rezoning of property	\$750.00	
Text amendment	\$550.00	\$1,500.00 see fn 1/
Non-use (dimensional) variance	\$550.00	
Appeal of Zoning Administrator determination	\$750.00	
Special Land Use Permit (or amendment of permit)	\$550.00	\$1,250.00 fn2
Special Land Use Permit livestock in "CR"(3+acres)	\$125.00	See fn 2/
Site plan review	\$300.00	see fn 3/
Temporary use/event permit	\$ 50.00	
Zoning compliance permit	\$50.00	
Private road permit (construct/extend/relocate)	\$1,000.00	\$1,750.00
Sign permit (permanent or temporary)	\$50.00 See fn 4/	
Administrative Site Plan Review (ASPR)	\$100.00	
Any other matter arising under the Zoning Ordinance the administration of which in the manner required by statute or ordinance requires the Township to incur costs.	\$200.00	
Marihuana Business L		

PLANNING		
Type of application/request	Base Application Fee	Initial Escrow Deposit
Applicant-initiated requests to amend the Rutland Charter Township Master Plan text and/or Future Land Use Map	\$1,500.00	\$1,000.00

LAND DIVISION/COMBINATION/BOUNDARY ADJUSTMENT		
Type of application/request	Base Application Fee	Initial Escrow Deposit
Land Division (first division)	\$65.00	
Land Division (each division after first division)	\$25.00	
Combination	\$65.00	

Boundary adjustment	\$65.00	
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SUBDIVISION/SITE CONDOMINIUM DEVELOPMENT
(see fn 5/)

Type of application/request	Base Application Fee	Initial Escrow Deposit
1-10 lots/units	\$300.00	\$1050.00
11-25 lots/units	\$350.00	\$1,300.00
26-50 lots/units	\$450.00	\$1,550.00
51+ lots/units	\$500.00	\$1,800.00

**INDUSTRIAL DEVELOPMENT/PLANT REHABILITATION DISTRICT AND
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE**

Type of application/request	Base Application Fee	Initial Escrow Deposit
Application to establish IDD/PRD	\$750.00	
Application for IFEC (total fee is limited by statute to actual costs or 2% of abated property taxes)	\$750.00	

CONSTRUCTION CODE APPEAL/VARIANCE

Type of application/request	Base Application Fee	Initial Escrow Deposit
Appeal of Building Official/Inspector Construction Code interpretation/determination to Construction Board of Appeals	see fn 6/	
Application for variance from Construction Code requirement	see fn 6/	

URBAN SERVICES AND ECONOMIC DEVELOPMENT AGREEMENT
(USEDA)

Type of application/request	Base Application Fee	Initial Escrow Deposit
Application for an USED A	\$500.00	\$5,000.00

SPECIAL MEETINGS (see fn 7/)		
Type of application/request	Base Application Fee Add-On	Initial Escrow Deposit
Township Board	\$725.00	
Planning Commission	\$550.00	
Zoning Board of Appeals	\$550.00	

- 1/ Intended to be required on a proposed text amendment matter the Zoning Administrator determines is likely to require detailed review/drafting services by Township Attorney.
- 2/ Intended to be required on a special land use matter the Zoning Administrator determines will likely require significant involvement by the Township Attorney, or planning or engineering consultants. Note: on applications involving wireless communication land uses the total fee is limited by statute to \$1,000.00. **Initial escrow deposit does not apply for the issuing of a Special Land Use application for the keeping of livestock on 3 or more acres in the "CR" zoning district.**
- 3/ Intended to be required based on value of proposed site improvements, using the following sliding scale:
Under \$20,000.00: none
\$20,000.00---\$100,000.00: \$750.00
\$100,001.00---\$300,000.00: \$1,000.00
Above \$300,000.00: \$1,250.00
- 4/ The specified base application fee applies to 1-2 signs. Where more than two signs (permanent or temporary) are proposed on a single application the base application fee is increased an additional \$10.00 per additional sign.
- 5/ The applicable Base Application Fee and Initial Escrow Deposit amounts are intended to apply to steps 1-3 of the review process, combined, not to each such step.
- 6/ \$300.00 plus amount of CBA members-per diem (all CBA meetings are special meetings).
- 7/ Except as indicated (Construction Board of Appeals), the amount of each base application fee assumes the matter will be considered at a regular meeting of the relevant body. For consideration at a special meeting of the Township Board, Planning Commission, or Zoning Board of Appeals the base application fee shall be increased by the amount of the per diem compensation for the total membership of the pertinent body, as established by the Township Board, and indicated above.

RUTLAND CHARTER TOWNSHIP
2461 Heath Rd. Hastings, Michigan 49058-9725 Barry County
Phone: 269-948-2194 Fax: 269-948-4180

RE-ZONING APPLICATION

DATE RECEIVED _____

1. Legal description of subject property (tax no., plat and lot, or metes and bounds description): _____

2. Size and general location of property (acreage, dimensions, street number, or nearest landmark): _____

3. Present improvements on the property (buildings, other structures): _____

4. Nature of applicant's interest in the property deed holder, option, land contract purchase, tenant, other. _____

5. If applicant's interest is other than deed holder, does the deed holder know of this application and consent thereto? Yes _____ No _____

6. The following private restrictions encumber the property (if none, state so) , otherwise list such restrictions or attach a copy. _____

7. The purpose of the rezoning is to use the property as follows: (description of operations and construction, if any) _____

8. Will the proposed rezoning be in compliance with the Rutland Charter Township Land Use Plan?

Yes _____ No _____ If no, a petition to amend the Land Use Plan will be required as part of this application.

9. It is hereby requested that the foregoing described property be rezoned:

From: _____ To: _____

Name of applicant: (please print) _____

Signature of applicant: _____

Address: _____

Phone numbers: Home: _____ Work: _____ Cell: _____

Date approved: _____

Date rejected: _____

By: (Planning Commission Chairperson) _____

Reasons: _____

Jurisdiction of

MECHANICAL APPLICATIONMake checks payable
to the Jurisdiction.110 W Center St • Hastings, MI 49058
(269) 948-4088 • Fax (269) 948-9963
www.pcimi.com☐ Please send jurisdiction maps☐ Please send permit forms

PERMIT NO. _____

Job Location _____

Owner _____

Address _____

City _____ State _____ Zip _____

Phone No. (Home) _____ Email _____

DATE _____

BLDG. PERMIT NO. _____

TYPE OF JOB:

COMMERCIAL: NEW ☐ REMODEL ☐RESIDENTIAL: NEW ☐ REMODEL ☐

NOTE: Any equipment to be covered must be inspected before covering.

Mechanical Permit Schedule**Single Family, Additions, & Remodeling**

Permit Base Fee (non-refundable, no inspections included)	Per Unit	No.	Fee
Final inspections, Additional inspections	40.00	1	40.00
Underground inspection	40.00		
Rough-in inspection	40.00		
Inspections, hourly rate	50.00		
Inspections not requiring a permit	75.00		
Furnaces, heat pumps, boilers, fireplaces, solid fuel equipment, complete woodstoves	20.00		
Add on furnaces and water heaters, each	20.00		
Chimney factory built	15.00		
Duct system or hydronic piping	10.00		
Solar equipment, piping fee included	15.00		
Gas piping new installation	5.00		
Exhaust fans, each	3.00		
LPG piping fee	10.00		
Central Air Conditioning	15.00		
Single Family (new)	160.00		
Duplex (new)	210.00		
TOTAL FEE			

Commercial, Industrial

Permit Base Fee	40.00	1	40.00
Final inspections, Additional inspections	40.00		
Underground inspection	40.00		
Rough-in inspection	40.00		
Inspections, hourly rate	50.00		
Inspections not requiring a permit	75.00		
Gas/oil burning equipment (New or Conversion)	30.00		
Gas piping, each outlet new installation	4.00		
Solar equipment, each panel & tank, piping fee included	15.00		

Air Conditioning and Refrigeration heat pumps, self contained:

Under 15 HP a/c each	15.00
Evaporator coils, each	25.00
Under 5 HP, Split System, each	25.00
5HP and over, split system, each	35.00
Chiller, each	80.00
Fireplace	30.00
Chimney factory built	15.00
Cooling towers, each	35.00
Compressor, 15 HP to 50 HP, each	30.00
Over 50 HP, each	50.00
Air handlers, self-contained units	
Ventilation & Exhaust fans under 1500CFM, each	5.00
1500 CFM to 10,000 CFM each	25.00
Over 10,000 to CFM, each	50.00
heat recovery and wall fan coils, each	10.00
unit heaters, each	15.00
Ducts, insulation, piping, fire suppression/protection systems, baseboard	
Based on bid price	
under \$3000	30.00
\$3000 to \$7999	40.00
\$8000 to 10,999	50.00
Over \$11,000 (\$ 10.00 for each \$ 3,000.00 in addition to above rate)	
(\$ 10.00 for each \$ 3,000.00 in addition to above rate)	
Fire suppression plan review fee	100.00
Incinerators, each	15.00
Crematories, each	15.00
Humidifiers, each	10.00
Electronic air cleaner with washer, each	30.00
TOTAL FEE	

Please itemize when using flat rates for One & Two Family Residence.
(CHECK NO. COLUMN ONLY).

If work is started before permit is applied for, an additional fee will be charged

CONTRACTOR'S NAME			
EMAIL		TELEPHONE NO.	
ADDRESS		CITY	STATE ZIP CODE
LICENSE NO.		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES	
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES	
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES	

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____

Date _____

Homeowners Affidavit

Check/Cash _____

I hereby certify the electrical work described on this permit application shall be installed by myself in my single family dwelling in which I am living or about to occupy. All work shall be installed in accordance with the local 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 responsibility to arrange for necessary inspections.

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 building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner

Keep yellow copy. Return white copy with payment

**Make checks payable
to the Jurisdiction**

110 W. Center St. Ste A
Hastings, MI 49058
Phone: (269) 948-4088
Fax: (269) 948-9963
Web: www.pcimi.com

Jurisdiction of

PLUMBING APPLICATION

☐ Please send application forms

PERMIT NO. _____

Job Location _____

Owner _____

Address _____

City _____ State _____ Zip _____

Phone No. (Home) _____ (Bus) _____

Email _____

DATE _____

BLDG. PERMIT NO. _____

TYPE OF JOB:

COMMERCIAL: NEW ☐ REMODEL ☐

RESIDENTIAL: NEW ☐ REMODEL ☐

Commercial and Residential

Permit base fee, non-refundable, no inspections included

Fixtures, each

Stacks, vents and roof conductors

Sewers each (city sewer)

Subsoil drains, each

Water services each, (city water)

Utility holes, catch basins, each

Sewage sumps, sewage ejectors, each

Water distributing pipe (system)

Up to one inch

Over one inch

Reduced pressure zone backflow preventer each

Water connected appliances, equipment and devices, each

All drains and traps, each

Laboratory, hospital, clinic fixtures, equipment devices, each

Underground inspection

Rough-in Inspection fee

Reinspection

Final Inspection

Inspections, hourly rate

Inspections not requiring a permit

Additional Inspection Fee

New Single Family Residence

Duplex (Two Family)

Pre-Manufactured Dwelling w/o Basement

Per Unit	No.	Fee
40.00	1	40.00
5.00		
5.00		
10.00		
5.00		
10.00		
5.00		
5.00		
5.00		
20.00		
5.00		
2.00		
2.00		
2.00		
40.00		
40.00		
40.00		
50.00		
75.00		
40.00		
160.00		
210.00		
40.00		
TOTAL FEE		

Please itemize when using flat rates for
One & Two Family Residence. (CHECK NO. COLUMN ONLY).

CONTRACTOR		EMAIL	
NAME		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
CONTRACTOR LICENSE NO.	MASTER LICENSE NO.	EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION	SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES		
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION	SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES		
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION	SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES		

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____ Date Paid _____

Check # _____

HOMEOWNERS AFFIDAVIT

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

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 building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner

Keep yellow copy. Return white copy with payment.

Thornapple Township



Thornapple Township

Thornapple Township zoning is not under the purview of Barry County Planning and Zoning. The Thornapple Township ordinances and applications may be found here:
<https://www.thornappletownship.com/zoning-forms/>

THORNAPPLE TOWNSHIP

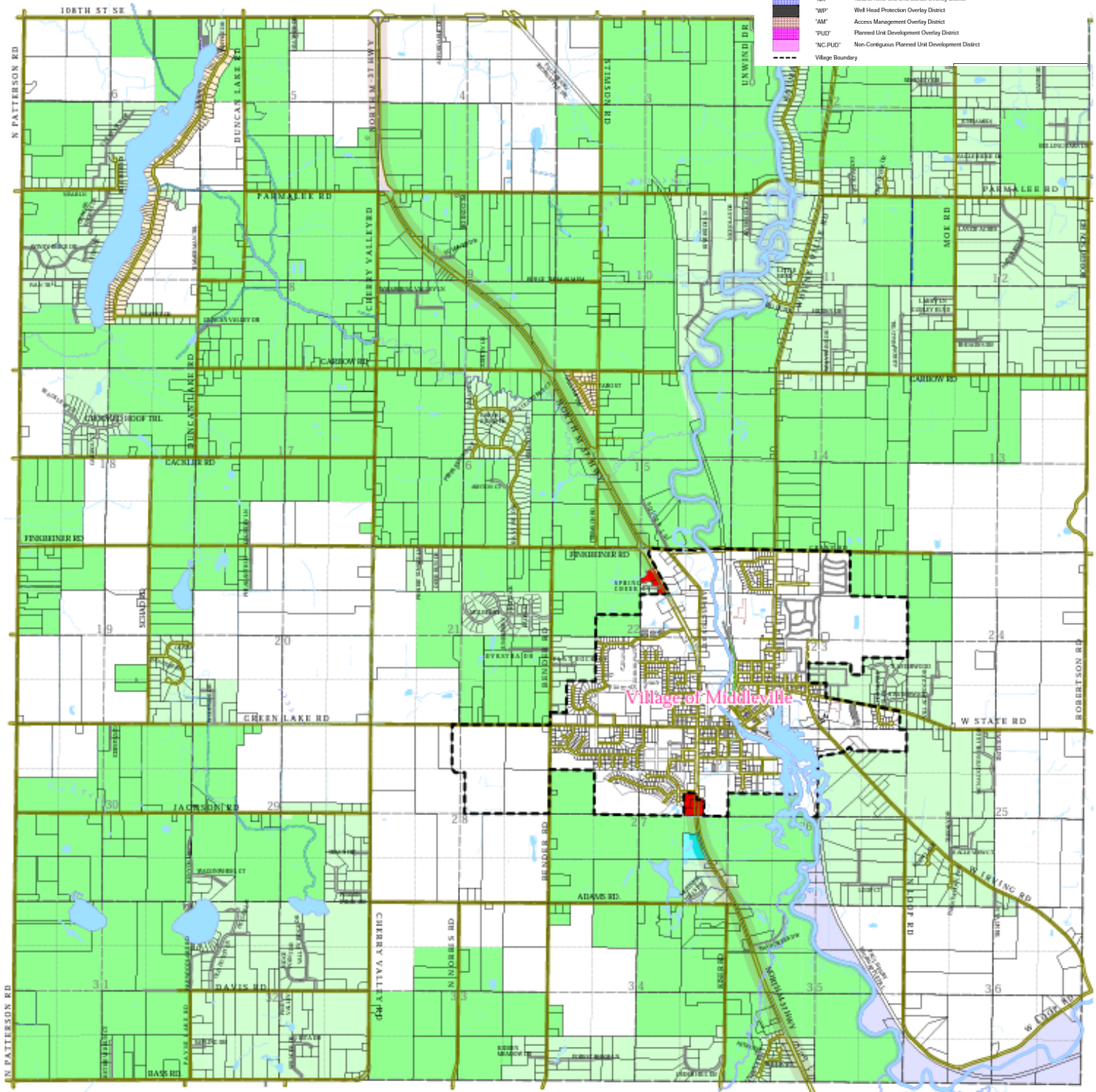
BARRY COUNTY, MICHIGAN



OFFICIAL ZONING DISTRICTS MAP

LEGEND

[Light Green Box]	"A"	Agricultural Zoning District
[Light Green Box]	"AR"	Agricultural Residential Zoning District
[Light Green Box]	"RR"	Rural Residential Zoning District
[Light Green Box]	"RE"	Residential Estates Zoning District
[Light Green Box]	"R-1"	Low Density Residential Zoning District
[Light Green Box]	"R-2"	Medium Density Residential Zoning District
[Light Green Box]	"R-3"	Multiple Family Residential Zoning District
[Light Green Box]	"R-4"	Manufactured Home Community Residential Zoning District
[Light Green Box]	"O"	Office Zoning District
[Light Green Box]	"C"	General Commercial Zoning District
[Light Green Box]	"I"	Industrial Zoning District
[Light Green Box]	"NR"	Natural River and Shorelands Overlay District
[Light Green Box]	"WP"	Well Head Protection Overlay District
[Light Green Box]	"AM"	Access Management Overlay District
[Light Green Box]	"PUD"	Planned Unit Development Overlay District
[Light Green Box]	"NC-PUD"	Non-Contiguous Planned Unit Development District
[Dashed Line]		Village Boundary





APPLICATION FOR SITE PLAN REVIEW ARTICLE XX

Thornapple Township, 200 E. Main St., Middleville, MI 49333

Phone: 269-795-7202 Fax: 269-795-8812

Email: zoning-administrator@thornapple-twp.org

PROPERTY INFORMATION

Property Address:			
Parcel ID Number:		Zoning District	Wetlands Present? No
Parcel Size	Frontage: _____ feet	Depth: _____ feet	Area: _____ [Acres or square feet]
Master Plan Future Land Use Map Designation for Parcel: _____			
Current Use of Property [describe]: _____			
Proposed Use (describe): _____			

APPLICANT INFORMATION

1. Applicant

Identify the person or organization requesting the Special Land Use:

Name: _____	Cell Phone	_____
Organization _____	Telephone	_____
Mailing Address: _____	FAX	_____
City _____ State _____ Zip _____	E-Mail	_____

2. Applicant Interest

The applicant must have a legal interest in the subject property, please check one below:

<input type="checkbox"/> Property Owner	<input type="checkbox"/> Purchase by Land Contract	<input type="checkbox"/> Option to Purchase
<input type="checkbox"/> Purchase Agreement	<input type="checkbox"/> Lessee over 1 year	

3. Property Owner

☐ Check here if applicant is also property owner

Identify person or organization that owns the subject property:

Name: _____	Cell Phone	_____
Organization _____	Telephone	_____
Mailing Address: _____	FAX	_____
City _____ State _____ Zip _____	E-Mail	_____

Application for Site Plan Review – Continued

4. Authorized Agent

Identify person or entity representing the property owner or applicant in this petition:

Name: _____	Cell Phone _____
Organization _____	Telephone _____
Mailing Address: _____	FAX _____
City _____ State _____ Zip _____	E-Mail _____

REQUIRED APPLICATION ATTACHMENTS (see Sec. 20.4(a) & 20.4(b))

- **Description of Project** (Use applicant's letterhead if possible)
Written description of the proposed site and/or building layout, building and structure design information, floor plans, parking calculations, current environmental conditions, and other pertinent information.
- **Site Plans, Building Elevations, and Floor Plans**
Enclose 14 copies of site plans, building elevations and floor plans as required on the Site Plan Review Checklist.

REQUEST & AFFIDAVIT

The applicant must read the following statement carefully and sign below:

The undersigned requests Thornapple Township review this application, related required documents and site plans as provided in Article 20 of the Thornapple Township Zoning Ordinance. The applicant further affirms and acknowledges the following:

- *That the applicant has a legal interest in the property described in this application, and*
- *The answers and statements contained in this application and attachment are in all respects true and correct to the best of my knowledge, and*
- *That the approval of this application does not relieve the undersigned from compliance with all other provisions of the Zoning Ordinance or other codes or statutes and does not constitute granting of a variance, and*
- *That the applicant will comply with any and all conditions imposed in granting an approval of this application, and*
- *If also the owner, the applicant grants the Township staff and Planning Commission members the right to access the subject property for the sole purpose of evaluating the application.*

Applicant Signature

Date

Applicant Signature

Date

Application for Site Plan Review – Continued

If the applicant is not the property owner, the property owner must sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and:

- I am / we are aware of the contents of this application and related enclosures.
- Authorizes the applicant to submit this application and represent the undersigned in the matter being reviewed by Thornapple Township.
- Grants the Township staff and the Planning Commission members the right to access the subject property for the sole purpose of evaluating the application.

Property Owner Signature

Date

Property Owner Signature

Date

OFFICE USE ONLY:

Assigned Site Plan # _____

Fee \$ _____ **Fee Paid by** ☐ **Cash** ☐ **Check** **Receipt #** _____

Application Received by: _____

Professional Code Inspections 110 West Center St. Hastings, MI 49058	Jurisdiction:	Phone : (269) 948-4088 Fax : (269) 948-9963 Website: www.pcimi.com
--	---------------	--

•• APPLICATION FOR BUILDING PERMIT ••

1.) LOCATION OF BUILDING			
ADDRESS _____			
CITY/VILLAGE _____	TOWNSHIP _____	COUNTY _____	ZIP CODE _____
BETWEEN _____ (cross street)		AND _____ (cross street)	
a. IDENTIFICATION: OWNER OR LESSEE			EMAIL _____
NAME _____			TELEPHONE NO. _____
ADDRESS _____	CITY _____	STATE _____	ZIP CODE _____

2.) CONTRACTOR			
NAME _____		TELEPHONE NO. _____	FAX NO. _____
ADDRESS _____	CITY _____	STATE _____	ZIP CODE _____
EMAIL _____			
BUILDERS LICENSE NO. _____			EXPIRATION DATE _____
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION _____			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES <input type="checkbox"/>
WORKERS COMP. INSURANCE CARRIER OR REASON FOR EXEMPTION _____			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES <input type="checkbox"/>
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION _____			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES <input type="checkbox"/>

3.) SUB-CONTRACTORS:	
(a) ELECTRIC: _____	TELEPHONE NO. _____
ADDRESS: _____	
(b) HEATING/AC: _____	TELEPHONE NO. _____
ADDRESS: _____	
(c) PLUMBING: _____	TELEPHONE NO. _____
ADDRESS: _____	

4.) PROJECT DESCRIPTION:	
<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> RESIDENTIAL
(a) <input type="checkbox"/> NEW BUILDING (b) <input type="checkbox"/> ADDITION (c) <input type="checkbox"/> ALTERATION (d) <input type="checkbox"/> DEMOLITION (e) <input type="checkbox"/> RELOCATION of BUILDING <input type="checkbox"/> SIGN <input type="checkbox"/> DET. GAR <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> POLE BARN <input type="checkbox"/> MODULAR <input type="checkbox"/> MOBILE HOME (include year) _____ (a) <input type="checkbox"/> SINGLE FAMILY (b) <input type="checkbox"/> TWO FAMILY (c) <input type="checkbox"/> MULTI-FAMILY (d) <input type="checkbox"/> ATTACHED GARAGE/CARPORT (e) <input type="checkbox"/> ACCESSORY STRUCTURE	
BRIEF DESCRIPTION OF PROJECT: _____ _____ _____	

5.) BUILDING DIMENSIONS	
WIDTH _____ Ft. x LENGTH _____ Ft. x HEIGHT _____	TOTAL SQ. FT. _____ NUMBER OF STORIES _____
Square Footage by Floor: 1st Floor _____ 2nd Floor _____ Basement _____ Garage _____ Porch/Deck _____	

6.) IS ANY PART OF THE PROPOSED PROJECT WITHIN THE 100 YEAR FLOOD PLAIN? IS ANY PART OF THE PROPOSED PROJECT LOCATED IN A REGULATED WETLAND?	YES: <input type="checkbox"/> NO: <input type="checkbox"/> YES: <input type="checkbox"/> NO: <input type="checkbox"/>
7.) IS THE EXCAVATED AREA LARGER THAN ONE ACRE, WITHIN 500 FT. OF A LAKE, RIVER, STREAM OR COUNTY DRAIN? YES: <input type="checkbox"/> NO: <input type="checkbox"/>	
8.) PROJECT VALUATION \$ _____ (Include labor, exclude lot value.)	
9.) APPLICANT INFORMATION: Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:	
NAME	TELEPHONE NUMBER
ADDRESS	CITY
STATE	ZIP
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.	
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 building or a residential structure. Violators of sections 23a are subjected to civil fines.	
SIGNATURE OF APPLICANT	APPLICATION DATE
10.) HOMEOWNER'S AFFIDAVIT: I hereby certify the construction work described on this permit application will be installed by myself in my own single-family dwelling in which I am living or about to occupy. All work will be installed in accordance with the building code adopted by The Municipality, and will not be enclosed, covered up, or put into use until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume responsibility to arrange for the necessary inspections.	
SIGNED: _____ DATE: _____	

11.) LOCAL GOVERNMENT AGENCY TO COMPLETE THIS SECTION ENVIRONMENTAL CONTROL APPROVALS					
	REQUIRED	APPROVED	DATE	NUMBER	BY
A – ZONING	<input type="checkbox"/> Yes <input type="checkbox"/> No				
B – SOIL EROSION	<input type="checkbox"/> Yes <input type="checkbox"/> No				
C – FLOOD ZONE	<input type="checkbox"/> Yes <input type="checkbox"/> No				
D – WATER SUPPLY	<input type="checkbox"/> Yes <input type="checkbox"/> No				
E – SEWER OR SEPTIC	<input type="checkbox"/> Yes <input type="checkbox"/> No				
F – OTHER	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Notes and Date – For Department Use: _____					
VALIDATION					
BUILDING PERMIT NUMBER:			APPROVED BY:		
ISSUE DATE:			SIGNATURE		
PERMIT FEE:			TITLE		

ZONING: Site Plan: (Please read carefully and complete)

Using the space provided, or on a separate sheet of paper, draw a diagram showing all of the following items:

1. The dimensions of the lot or acreage (all sides).
2. The location, with distances to lot lines, of all existing and proposed structures.
3. The dimensions of all existing and proposed structures.
4. The distances between all existing structures.
5. The location of all roads bordering or on the property.
6. The location of any power and gas lines on the property.
7. The location of any lakes, rivers, streams, flood plain areas, or wetlands on or near the property.
8. The location of any easements on the property.

12.) SITE OR PLOT PLAN – FOR APPLICANT USE
Indicate direction of North within the circle



(Attach Additional Sheet
If Necessary.)

13.) PERMANENT PARCEL #: _____

14.) BUILDING SETBACKS (Front setback, as measured in feet, from the road right of way.)

FRONT: _____ SIDE: _____ SIDE: _____ REAR: _____

15.) Are there any houses or mobile homes, occupied or not, on this property at this time? ____ yes ____ no

I AGREE TO COMPLY WITH THE TERMS AND REQUIREMENTS OF LOCAL ORDINANCES REGARDING SIDE YARDS AND BUILDING SETBACKS. IT IS ALSO UNDERSTOOD THAT ALL STRUCTURAL, ELECTRICAL, PLUMBING, HEATING, DRIVE APPROACHES, AND SIDEWALKS SHALL BE INSTALLED TO BOTH STATE AND LOCAL REQUIREMENTS, AND THAT A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO OPERATION OR USE.

SIGNATURE OF APPLICANT: _____ DATE: _____

FOR OFFICE USE ONLY

APPLICATION REVIEWED BY: _____ DATE: _____

☐ APPROVED

☐ DENIED

Minimum Setbacks Required: Front: _____ 1 Side: _____ 2 Sides: _____ Rear: _____

Jurisdiction of:

ELECTRICAL APPLICATIONMake checks payable to
the jurisdiction110 W. Center St. • Hastings, MI 49058
Ph (269) 948-4088 • Fax (269) 948-9963
www.pcimi.comGreat Lakes Energy ☐ Consumer's Energy ☐
ER# _____

PERMIT NO. _____

Job Location _____

Owner _____

Address _____

City _____ State _____ Zip _____

Phone No. (Home) _____ Email _____

TYPE OF JOB:COMMERCIAL: NEW ☐ REMODEL ☐RESIDENTIAL: NEW ☐ REMODEL ☐**COMMERCIAL & RESIDENTIAL REMODEL**

BLDG. PERMIT NO. _____

ELECTRICAL PERMIT FEE SCHEDULE

	Per Unit	Number	FEE
Permit base fee (non-refundable, no inspections included)	48.00	1	48.00
Final Inspection	40.00		
Rough In Inspections	40.00		
Re-inspection	40.00		
Underground/Pool Bonding	40.00		
Additional Inspection	40.00		
Inspections, hourly rate	50.00		
Electrical Services thru 600 amp Permanent and Temp.	20.00		
600 amp – 800 amp	20.00		
Over 800 amp	25.00		
Sub Panel	5.00		
Circuits, each	4.00		
Light fixtures per 25 and fraction thereof	5.00		
Dishwasher, garbage disposal, and range hood, each	4.00		
Furnace, unit heaters	5.00		
Electrical heating units (baseboards), each	4.00		
Power outlets (including ranges, dryers, etc.), each	4.00		
Exhaust and ventilation fans	5.00		
Signs, per circuit	5.00		
Feeders, bus ducts, etc per 50 ft & fraction thereof	6.00		
Mobile home park site, each	6.00		
Recreational vehicle park site, each	4.00		
TOTAL FEE			

☐ Please send jurisdiction maps.☐ Please send permit forms.

	Per Unit	Number	FEE
K.V.A. & H.P., each up to 20 K.V.A. or H.P.	4.00		
over 20 K.V.A. or H.P.	8.00		
Fire alarms up to 10 stations and horns	50.00		
11 to 20 stations and horns	100.00		
over 20 stations and horns, each	5.00		
TOTAL FEE			

NEW RESIDENTIAL

New Single Family Dwelling	160.00		
Duplex	210.00		
Special inspections not requiring permits	75.00		
TOTAL FEE			

Please itemize when using flat rates for
One & Two Family Residence. (CHECK NO. COLUMN ONLY).If work is started before permit is applied for,
an additional fee will be charged

CONTRACTOR'S NAME			
EMAIL		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
LICENSE NO.			EXPIRATION DATE
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES
WORKERS COMP. INSURANCE CARRIER OR REASON FOR EXEMPTION			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____

Date _____

Check/Cash _____

Homeowners Affidavit

I hereby certify the electrical work described on this permit application shall be installed by myself in my single family dwelling in which I am living or about to occupy. All work shall be installed in accordance with the local 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 responsibility to arrange for necessary inspections.

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 building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner: _____

Keep pink copy. Return other copies with payment

Jurisdiction of

MECHANICAL APPLICATION☐ Please send jurisdiction maps☐ Please send permit formsMake checks payable
to the Jurisdiction.110 W Center St • Hastings, MI 49058
(269) 948-4088 • Fax (269) 948-9963
www.pcimi.com

PERMIT NO. _____

Job Location _____

Owner _____

Address _____

City _____ State _____ Zip _____

Phone No. (Home) _____ Email _____

NOTE: Any equipment to be covered must be inspected before covering.

DATE _____

BLDG. PERMIT NO. _____

TYPE OF JOB:

COMMERCIAL: NEW ☐ REMODEL ☐RESIDENTIAL: NEW ☐ REMODEL ☐**Mechanical Permit Schedule****Single Family, Additions, & Remodeling**

Permit Base Fee (non-refundable, no inspections included)

Final inspections, Additional inspections

Underground inspection

Rough-in inspection

Inspections, hourly rate

Inspections not requiring a permit

Furnaces, heat pumps, boilers, fireplaces,

solid fuel equipment, complete woodstoves

Add on furnaces and water heaters, each

Chimney factory built

Duct system or hydronic piping

Solar equipment, piping fee included

Gas piping new installation

Exhaust fans, each

LPG piping fee

Central Air Conditioning

Single Family (new)

Duplex (new)

Per Unit	No.	Fee
40.00	1	40.00
40.00		
40.00		
40.00		
50.00		
75.00		
20.00		
20.00		
15.00		
10.00		
15.00		
5.00		
3.00		
10.00		
15.00		
180.00		
210.00		
TOTAL FEE		

Commercial, Industrial

Permit Base Fee

Final inspections, Additional inspections

Underground inspection

Rough-in inspection

Inspections, hourly rate

Inspections not requiring a permit

Gas/oil burning equipment (New or Conversion)

Gas piping, each outlet new installation

Solar equipment, each panel & tank, piping fee included

40.00	1	40.00
40.00		
40.00		
40.00		
50.00		
75.00		
30.00		
4.00		
15.00		

Air Conditioning and Refrigeration heat pumps, self contained:

Under 15 HP a/c each,

Evaporator coils, each,

Under 5 HP, Split System, each,

SHP and over, split system, each

Chiller, each

Fireplace

Chimney factory built

Cooling towers, each

Compressor, 15 HP to 50 HP, each

Over 50 HP, each

Air handlers, self-contained units

Ventilation & Exhaust fans under 1500CFM, each

1500 CFM to 10,000 CFM each

Over 10,000 to CFM, each

heat recovery and wall fan coils, each

unit heaters, each

Ducts, insulation, piping, fire suppression/protection systems, baseboard

Based on bid price

under \$3000

\$3000 to \$7999

\$8000 to 10,999

Over \$11,000 (\$ 10.00 for each \$ 3,000.00 in addition to above rate)

(\$ 10.00 for each \$ 3,000.00 in addition to above rate)

Fire suppression plan review fee

Incinerators, each

Crematories, each

Humidifiers, each

Electronic air cleaner with washer, each

TOTAL FEE

Please itemize when using flat rates for One & Two Family Residence.
(CHECK NO. COLUMN ONLY).

If work is started before permit is applied for, an additional fee will be charged

CONTRACTOR'S NAME			
EMAIL		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
LICENSE NO.		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/>	
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION		NO EMPLOYEES <input type="checkbox"/>	
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION		SELF EMPLOYED <input type="checkbox"/>	
		NO EMPLOYEES <input type="checkbox"/>	

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____

Date _____

Homeowners Affidavit

Check/Cash _____

I hereby certify the electrical work described on this permit application shall be installed by myself in my single family dwelling in which I am living or about to occupy. All work shall be installed in accordance with the local 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 responsibility to arrange for necessary inspections.

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 building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner

Keep yellow copy. Return white copy with payment

Jurisdiction of

PLUMBING APPLICATION☐ Please send application forms**Make checks payable
to the Jurisdiction**110 W. Center St. Ste A
Hastings, MI 49058
Phone: (269) 948-4088
Fax: (269) 948-9963
Web: www.pcimi.com

PERMIT NO. _____

Job Location _____

Owner _____

Address _____

City _____ State _____ Zip _____

Phone No. (Home) _____ (Bus) _____

Email _____

DATE _____

BLDG. PERMIT NO. _____

TYPE OF JOB:

COMMERCIAL: NEW ☐ REMODEL ☐RESIDENTIAL: NEW ☐ REMODEL ☐**Commercial and Residential**

Permit base fee, non-refundable, no inspections included

Fixtures, each

Stacks, vents and roof conductors

Sewers each (city sewer)

Subsoil drains, each

Water services each, (city water)

Utility holes, catch basins, each

Sewage sumps, sewage ejectors, each

Water distributing pipe (system)

Up to one inch

Over one inch

Reduced pressure zone backflow preventer each

Water connected appliances, equipment and devices, each

All drains and traps, each

Laboratory, hospital, clinic fixtures, equipment devices, each

Underground inspection

Rough-in Inspection fee

Reinspection

Final Inspection

Inspections, hourly rate

Inspections not requiring a permit

Additional Inspection Fee

New Single Family Residence

Duplex (Two Family)

Pre-Manufactured Dwelling w/o Basement

Per Unit	No.	Fee
40.00	1	40.00
5.00		
5.00		
10.00		
5.00		
10.00		
5.00		
5.00		
5.00		
5.00		
5.00		
20.00		
5.00		
2.00		
2.00		
2.00		
40.00		
40.00		
40.00		
40.00		
50.00		
75.00		
40.00		
160.00		
210.00		
40.00		
TOTAL FEE		

**Please itemize when using flat rates for
One & Two Family Residence. (CHECK NO. COLUMN ONLY).**

CONTRACTOR		EMAIL	
NAME		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
CONTRACTOR LICENSE NO.	MASTER LICENSE NO.	EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION	SELF EMPLOYED <input type="checkbox"/>		NO EMPLOYEES <input type="checkbox"/>
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION	SELF EMPLOYED <input type="checkbox"/>		NO EMPLOYEES <input type="checkbox"/>
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION	SELF EMPLOYED <input type="checkbox"/>		NO EMPLOYEES <input type="checkbox"/>

THIS IS YOUR PERMIT WHEN APPROVED BY ADMINISTRATIVE AUTHORITY

Inspectors Validation Signature _____ Date Paid _____

Check # _____

HOMEOWNERS AFFIDAVIT

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

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 building or a residential structure. Violators of sections 23a are subjected to civil fines.

Signature of Licensee or Homeowner _____

Keep yellow copy. Return white copy with payment.

Village of Middleville



Village of Middleville



Middleville
-MICHIGAN-

APPLICATION FOR ZONING COMPLIANCE PERMIT

Village of Middleville, PO BOX 69, 100 E. Main St., Middleville, MI 49333

Contact: Planning and Zoning Administrator

Phone: 269-795-3385

Fax: 269-795-8889

Email: info@villageofmiddleville.org

PERMIT: # -

FEE:

DATE:

PCI ☐ Assessor ☐

INSTRUCTIONS

- Please print legibly and provide all information requested. Incomplete or illegible applications may be returned.
- Include a site plan drawing of your proposed construction along with applicable permit fees and sewer or water connection fees.
- All fees must be paid before a permit can be issued.
- Submission of a formal plan may be required depending on the nature of your project.
- Please consult the Village Code of Ordinances at our website www.villageofmiddleville.org for details on these and other regulations governing your proposed project. Note that proper review of Zoning Permit Application takes time. Accordingly, please allow up to five business days for your application to be reviewed by Village staff.

Each new building or addition may require a building permit. These permits are issued by Professional Code Inspectors, Inc. (PCI), located in Hastings, MI. **PCI may be reached at 269-948-4088.** PCI will not issue a building permit before a completed and approved Zoning Permit Application is received for the project.

****CALL MISDIG! You must first have all buried utility lines staked via MISDIG at 800-482-7171****

PROPERTY OWNER INFORMATION

Owner: Phone: Cell:

E-Mail Address:

Address:

CONTRACTOR INFORMATION

Contractor Name: Phone: Cell:

Contractor Address:

Contractor License #

PURPOSE OF APPLICATION

PURPOSE (Check One)

☐ New Construction ☐ Remodel ☐ Demolition ☐ Deck ☐ Pool ☐ Other

OCCUPANCY

☐ New Dwelling ☐ Addition to dwelling ☐ Residential Accessory Building-Detached
☐ Agricultural Building for housing animals ☐ Attached Garage ☐ Fence ☐ Other:

CONSTRUCTION STYLE: ☐ Traditional Frame ☐ Pole ☐ Modular

SIZE OF BUILDING: Width Depth

DWELLING: [state floor area in sq. ft]: 1st Floor: _____ 2nd Floor: _____
 STYLE OF BUILDING: ☐ 1 Story ☐ 2 Story ☐ Multi-Level
 BASEMENT: ☐ Conventional ☐ Walk-out ☐ Slab
 ROOF TYPE: ☐ gambrel ☐ gable ☐ mansard ☐ hip ☐ shed ☐ A-frame ☐ flat
 BUILDING HEIGHT: _____ feet

PROPERTY AND BUILDING SITE INFORMATION

Parcel Tax ID # **08-41-** _____ - _____ - _____ Wetlands Present? ☐ yes ☐ no
 Building Site Address: _____ Overlay District: _____
 Current Zoning District: _____ Lot Area: _____
 Proposed Setbacks: Front: _____ Rear: _____ Side 1: _____ Side 2: _____
 Required Setbacks: Front: _____ Rear: _____ Side 1: _____ Side 2: _____

APPLICATION FOR ZONING COMPLIANCE PERMIT MUST INCLUDE: Applicant assumes responsibility for all measurements in regards to setbacks. The Village inspection is based solely on information supplied by applicant.

- Scaled drawing or survey of property and proposed improvement showing the following:
 - Dimensions of property
 - All roads adjacent to property indicating private or public
 - Existing easements
 - Lakes and streams
 - All structures
 - Distance from buildings to property line
 - Dimensions of proposed building
- Water and Sewer connection fees
- Copy of house plans if new dwelling or residential addition

PROOF OF OWNERSHIP

☐ Deed ☐ Assessment/Tax Records ☐ Other (_____)

WATER AND SEWER CONNECTIONS: Does this project involve tapping into Village sewer and water mains?

(Sewer connection is required for all principle buildings and selected accessory buildings, if located within 200 feet of an existing sanitary sewer line.)

Sewer: _____ Water: _____

ATTEST

By signing below, I represent in good faith that I am the legal owner of the subject property described in this application and that the information provided in this application and accompanying supporting materials is true and accurate to the best of my knowledge. I understand that failure to comply with the representations, terms and conditions of the permit shall be cause for this permit to be revoked by the Village of Middleville. I also give permission for the Zoning Administrator to access the subject property exterior grounds to conduct reasonable zoning compliance inspections during regular Village business hours.

 Signature of Applicant Date

 Signature of Property Owner Date

Please return completed forms to: Attn: Zoning Administrator
Village of Middleville
PO Box 69
100 E. Main St.
Middleville, MI 49333

Please contact the Zoning Administrator at (269) 795-3385 at Village Hall if you have any questions about the zoning permit process, need help filling out this application, or if you are in need of further assistance.

*****For Use by Zoning Administrator*****

Permit Number:		Date Filed:	
Application Fee Amt Paid:		Memo:	
Sewer Tap Fee Amt Paid:		Memo:	
Water Tap Fee Amt Paid:		Memo:	
Total Fees Paid:		Memo:	

- ☐ Form 78-46 sent to Village Inspection Staff Member
- ☐ Copy of Site Plan given to DPW Director: Mailbox Hand Delivered
- ☐ Form 78-46 returned from Village Inspection Staff Member
- ☐ Escrow Agreement
- ☐ Escrow Funds Received: Date: Amt: Initials: Check #:

Zoning Permit Approved or Denied:

Conditions of Approval, Reasons for Denial, or other comments from Zoning Administrator:

Signature of Zoning Administrator

Date

☐ Zoning Administrator verified permit

Date:



Village of Middleville Site Plan Process

Step 1: Contact the Zoning Administrator (ZA)

The ZA can start by helping petitioners determine what all is needed. Depending on the proposal, this may be a quick, one-time discussion. Longer, more involved projects may require a pre-development meeting.

Step 2: Determine Required Materials

Step 3: Submit a complete site plan application with all required documents, fees, and escrow.

Step 4: Site Plan Committee to act upon petition within 60 day of submission to ZA.

Predevelopment meetings allow interested parties to learn more about the development process, including timeframes, applications, permits, fees, and approval methods.

The Site Plan Committee **approved** your request! The petition has been approved and a permit may be issued seven (7) days after Site Plan Approval.

The Site Plan Committee forwards your request to the Planning Commission for consideration

The Planning Commission may review the site plan.

The Site Plan Committee declines your request.

Your request has been **denied**. Appeals can be submitted to the Village Council within seven (7) days of the board decision.

Projects located on the M-37 Highway will be referred to the M-37 Corridor Committee to receive request approval.

If the Site Plan Committee refers your plan to the full planning commission for review and decision, the full planning commission shall perform all duties of the site plan review committee.

To learn more about the Village's Site Plan process, please review Article V of the Village Code or contact Village Hall at 269-795-3385.



Village of Middleville Site Plan FAQ

Who approves site plans?

A basic site plan and zoning compliance permit shall be acquired for single family dwellings. The Zoning Administrator (ZA) is responsible for reviewing these types of plans. The Site Plan committee may approve or deny a petition or have it forwarded to the planning commission for a final determination.

Who approves site plan amendments?

Minor changes to a site plan can be approved by the ZA. Major changes require the site plan committee or planning commission approval.

Who is the "Site Plan Committee"?

The Committee consists of three voting members that are appointed by the Planning Commission as well as non-voting members. Non-voting members work with applicants before, during, and after the site plan review process and give technical guidance to the site plan committee. Non-voting members include the ZA, Department of Public Works Director, Village Engineer, Thornapple Township Fire Chief and the Barry-Eaton District Health Department.

What if my project is on M-37?

MDOT approval will be required prior to the issuance of permits. The M-37 Corridor Committee will review the site plan and work with the petitioner throughout this process.

Does my site plan approval expire?

Site plan approval is good for one (1) year from the date of approval.

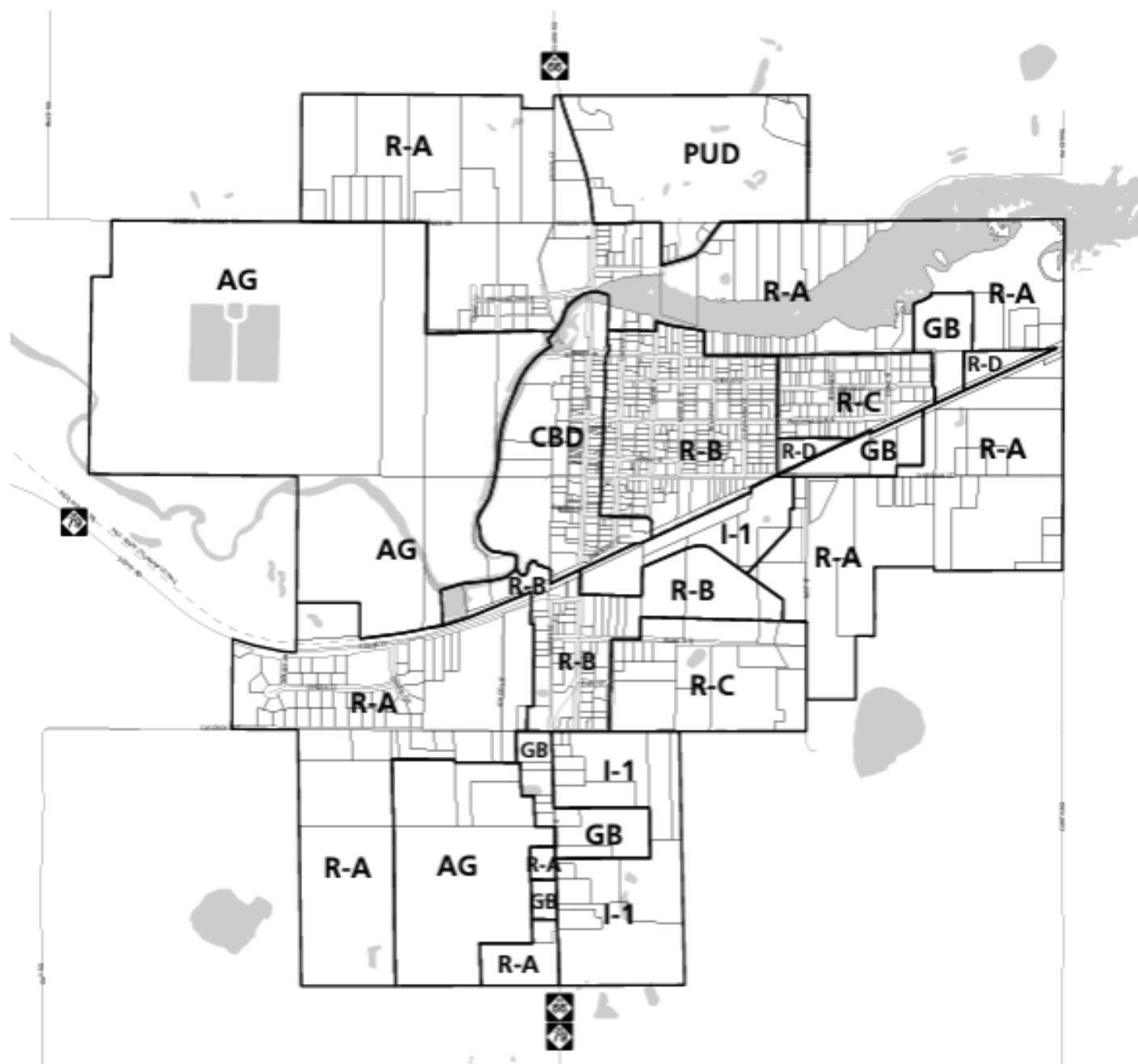
Why is a site plan approval required?

Site plans are imperative for maintaining responsible growth and development by allowing for review to protect the community from negative impacts. Site plans assist village officials in encouraging and aiding proposers of land development to design and implement land use proposals which foster orderly, efficient, compatible, and aesthetic uses of land in the Village of Middleville.

Village of Nashville



Village of Nashville



Zoning Ordinance - Nashville, Michigan

DISTRICT		LOT SIZE (SQ. FT.)
AG	Agricultural	40,000
R-A	Single Family	12,000
R-B	Single Family	6,600
R-C	Single Family	6,600
R-C	Two Family	12,000
R-D	Multiple Family	20,000
CBD	Central Business	-
GB	General Business	-
I	Industrial	-
PUD	Planned Development	-

Revised May 25, 2011

APPLICATION

Basic Information:

Name: _____ Age 18 or older? ☐ Yes ☐ No
Address: _____
Phone: () _____ Best time of day to contact you: _____

Please indicate area(s) of interest:

- ☐ Village of Nashville Planning Commission
☐ Village of Nashville Zoning Board of Appeals

Are you a registered voter for the Village of Nashville: ☐ Yes ☐ No
(all applicants must be registered voters for the Village of Nashville or they cannot be appointed)

Have you ever participated in the area(s) that you have selected on this application?

☐ Yes ☐ No

If yes, please explain which area(s) and in what capacity you have participated: _____

Have you ever been convicted of a felony? ☐ Yes ☐ No

If yes, please explain: _____

Please give a brief introduction of yourself and provide any other information you feel is necessary for this application.

Signature: _____

Date: _____

Incentives

Barry County Brownfield Authority

Barry County land Bank Authority

Michigan Economic Development Corporation

Small Business Administration

EGLE

EPA

Incentives

BARRY COUNTY

BROWNFIELD ASSESSMENT GRANT PROGRAM

- Are you buying or redeveloping blighted, contaminated, and/or other environmentally sensitive property?
- Are you seeking a loan for the purchase of commercial property?
- Are you expanding the physical footprint of your business?
- Have you always thought about redeveloping that abandoned auto repair or corner gas station?



Barry County has funding that may be able to cover the cost of environmental due diligence, assessment, and redevelopment planning for your project. Barry County has received a \$400,000 grant from the U.S. EPA to help revitalize known brownfield sites and other sites with perceived environmental challenges such as:

- Industrial Facilities
- Gas Stations / Auto Repair Operations
- Dry Cleaners
- Auto Salvage / Junkyards
- Asbestos in Buildings
- Underground Storage Tank Sites

Barry County, in conjunction with the Barry County Brownfield Redevelopment Authority (BRA) and the Barry County Economic Development Alliance (BCEDA), is seeking qualified projects for utilization of the \$400,000 assessment grant. Funds can be used for:

- Phase I Environmental Site Assessments (ESAs)
- Phase II ESAs (including soil, groundwater and soil gas sampling)
- Baseline Environmental Assessments
- Asbestos, Lead-bearing Paint, and other Hazardous Materials Assessments
- Due Care/Safe Re-use/Site Cleanup Planning
- Brownfield Plans/Act 381 Work Plans (a.k.a., TIF plans)

The US EPA Brownfields Program has helped influence positive change in Barry County for nearly the past 15 years. Over 100 new jobs have been created and over \$15M in new private investment on 80+ acres of land has been realized as a result of the US EPA's investment in our community.

To discuss your project or for more information on the availability of funding, please contact:

Jennifer Heinzman
Executive Director & President
Barry County Chamber of Commerce & Economic Development Alliance
Phone: (989) 560-5786
Email: Jennifer@mibarry.com