

CITY OF MOUNT CLEMENS
COMMUNITY DEVELOPMENT DEPARTMENT
2016 ANNUAL REPORT



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EXECUTIVE SUMMARY

Section 19(2) of the Michigan Planning Enabling Act (Public Act 33 of 2008) requires the Planning Commission to ***“make an annual written report to the legislative body concerning its operation and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”***

The **2016 Community Development Department Annual Report** acts as this written report and also provides the Planning Commission and City Commission with the following information:

- An update of development activities within the City
- The meeting activity of the Planning Commission, Zoning Board of Appeals, Historic District Commission, Historical Commission, Harbor Commission and Construction Board of Appeals
- Code enforcement data
- Building and rental inspection data
- Internal Department actions
- A review of Master Plan implementation actions

The **Annual Report** is separated into the following categories; **Building and Rental Housing Inspection, Planning and Zoning, Economic Development, Code Enforcement and Department Administration.**

The **Annual Report** offers valuable information that may be relevant to the Planning Commission, City Commission, other boards and committees, City staff and the general public.

Staff has prepared the following statement as the Department’s vision:

In our capacity as Community Development Department staff, we are committed to providing the City with professional assistance so that together we may work towards the vision created in the City Master Plan. As staff, we see ourselves as the facilitators between the many various stakeholders within the City and strive to develop consensus on the multitude of land use and regulatory issues that come before the City. As always, our ultimate goal is to provide for the health, safety, and general welfare of the community as a whole. We take seriously this obligation and strive to accomplish this goal in every facet of our department’s actions.

BUILDING & RENTAL HOUSING INSPECTION

Building and Rental Housing Inspection is divided into the following: **Permit Revenue, Permit Numbers, Inspections, Certificates of Occupancy, Rental Registration and Inspection, and Construction Board of Appeals.**

PERMIT REVENUE

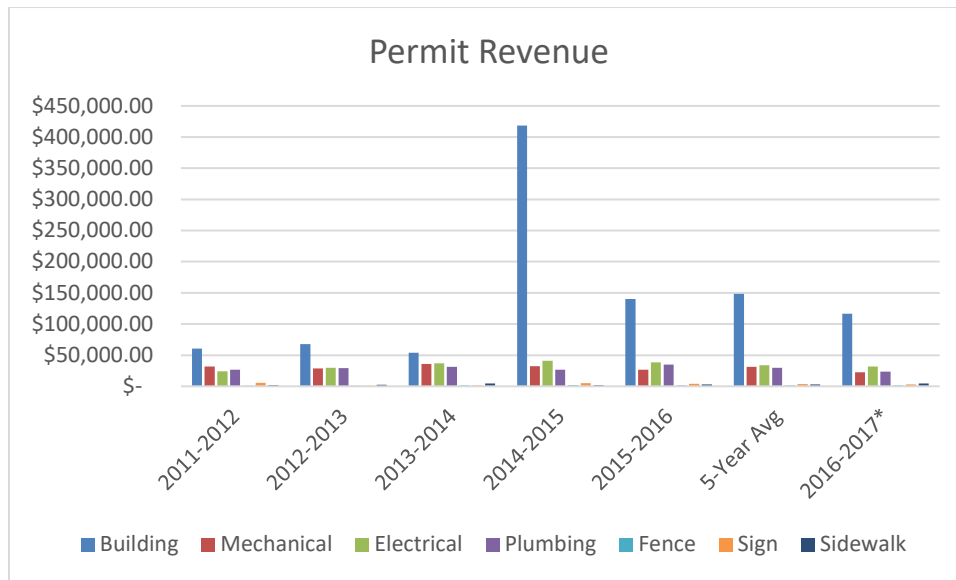
Table 1 and Chart 1 below detail the revenue from building, electrical, plumbing, mechanical, fence, sign and sidewalk permits over the last 5 fiscal years. Also shown is the 5-year average and the current fiscal year through 4/3/17. Please note the following:

- The large increase in building permit revenue in 2014-2015 was the result of several larger projects, including McLaren Macomb and Macomb County,
- Current fiscal year revenue is on par with the 5-year average.

Table 1 – Permit Revenue

Revenue	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	5-Year Avg	2016-2017
Building	\$ 60,730.34	\$ 67,735.24	\$ 54,086.46	\$ 418,568.13	\$ 140,099.81	\$ 148,244.00	\$ 116,567.43
Mechanical	\$ 31,740.00	\$ 28,524.50	\$ 35,892.00	\$ 32,494.00	\$ 26,721.50	\$ 31,074.40	\$ 22,443.50
Electrical	\$ 23,963.50	\$ 29,594.00	\$ 36,808.00	\$ 41,211.50	\$ 38,473.00	\$ 34,010.00	\$ 31,906.00
Plumbing	\$ 26,530.50	\$ 29,200.00	\$ 31,422.50	\$ 26,568.50	\$ 35,060.00	\$ 29,756.30	\$ 23,626.00
Fence	\$ 1,125.00	\$ 1,145.00	\$ 1,497.50	\$ 1,895.00	\$ 1,570.00	\$ 1,446.50	\$ 1,240.00
Sign	\$ 5,675.00	\$ 1,210.00	\$ 1,225.00	\$ 4,980.00	\$ 4,090.00	\$ 3,436.00	\$ 3,010.00
Sidewalk	\$ 2,070.00	\$ 2,750.00	\$ 4,660.00	\$ 2,080.00	\$ 3,095.00	\$ 2,931.00	\$ 4,410.00

Chart 1 – Permit Revenue



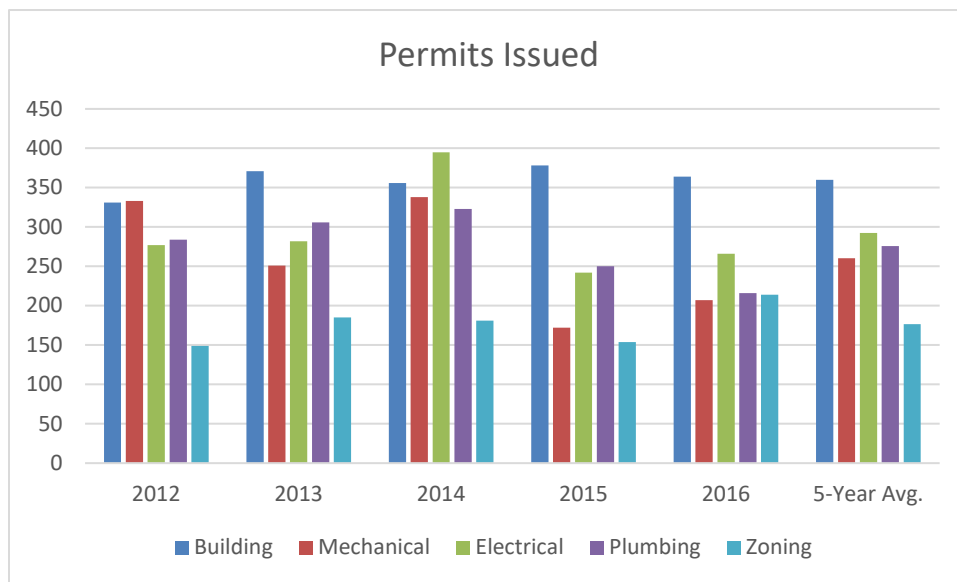
PERMIT NUMBERS

Table 2 and Chart 2 below detail the number of building, electrical, plumbing, mechanical, and zoning permits over the last 5 calendar years, including a 5-year average.

Table 2 – Number of Permits

	2012	2013	2014	2015	2016	5-Year Avg.
Building	331	371	356	378	364	360.00
Mechanical	333	251	338	172	207	260.20
Electrical	277	282	395	242	266	292.40
Plumbing	284	306	323	250	216	275.80
Zoning	149	185	181	154	214	176.60

Chart 2 – Number of Permits



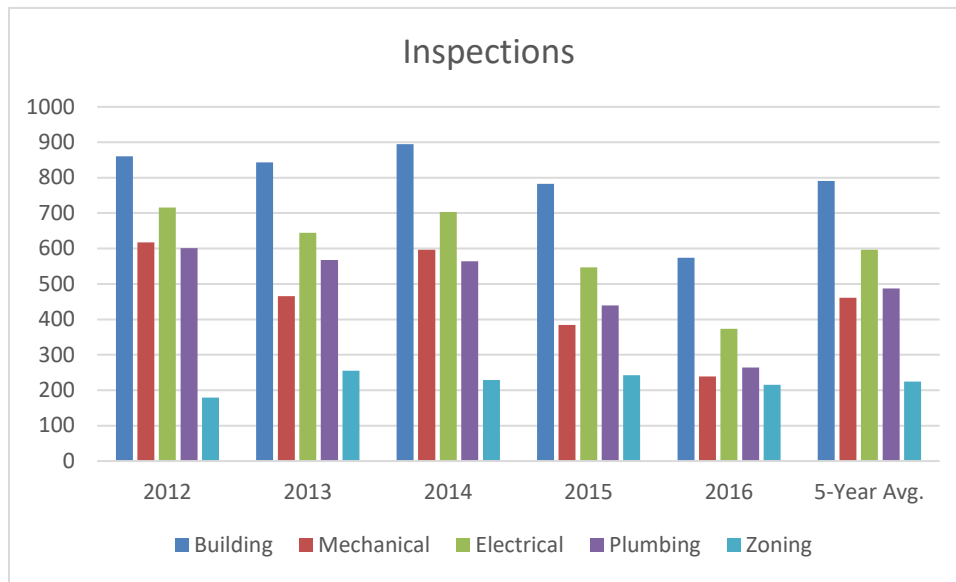
INSPECTIONS

Table 3 and Chart 3 below detail the number of building, electrical, plumbing, mechanical, and zoning inspections over the last 5 calendar years, including a 5-year average.

Table 3 - Inspections

	2012	2013	2014	2015	2016	5-Year Avg.
Building	860	843	895	783	574	791.00
Mechanical	617	466	597	384	239	460.60
Electrical	716	644	703	547	373	596.60
Plumbing	601	568	564	439	264	487.20
Zoning	179	255	229	242	215	224.00

Chart 3 - Inspections



CERTIFICATES OF OCCUPANCY

In 2008, in response to the growing mortgage foreclosure crisis, the City adopted its Abandoned/Vacant Residential Structure Ordinance. Still in place today, this ordinance requires structures that have become abandoned/vacant for 30 or more days to receive a Certificate of Occupancy before it can be legally occupied. **Table 4** on the following page provides the number of Certificates of Occupancy that have been issued since 2009.

Table 4 – Certificates of Occupancy

Year	Number
2009	68
2010	165
2011	137
2012	157
2013	130
2014	134
2015	63
2016	50

While the vast majority of these Certificates of Occupancy are for residential structures, these numbers do include commercial and industrial structures. You will notice that as the housing market and economy began to recover in 2010, the number of Certificates of Occupancy issued increased, with a peak of 157 in 2012. The year 2016 saw the lowest number of Certificates of Occupancy issued since the ordinance was adopted. Staff sees this as proof that adoption of the ordinance has resulted in a large number of residential structures being rehabbed, thus improving the overall housing stock of the City. We anticipate the number of new Certificates of Occupancy being issued in upcoming years to either remain steady or continue to decline.

RENTAL REGISTRATION AND INSPECTION

The City has operated a rental registration and inspection program since the early 1990s, at varying levels of enforcement and staffing over the years. The table below lists the number of rental inspections and vacant property verifications, as well as certificates of compliance, that have been completed since 2013.

Table 6 – Rental Data

Year	Rental Inspections/Vacant Property Verifications	Certificates of Compliance Issued
2013	863	407
2014	990	298
2015	1282	469
2016	1032	422

The City continues to place a high priority on managing its rental housing stock. In 2017, the Department intends on introducing updates to the City’s Rental Registration and Inspection Ordinance and Property Maintenance Code to strengthen the tools available when working with rental properties.

CONSTRUCTION BOARD OF APPEALS

Number of Board Members: 7

Term Length: 3 Years

Current Vacancies: 1

Member Roster: James DeBard (Chairperson); Paul DeMaster; Dennis DeWulf; Herman Hook; Brian Stadler; David Weber

Dangerous Building Hearings Officer: Robert Vickery

Authority

The Mount Clemens Construction Board of Appeals is established and shall perform its duties and exercise its powers as provided for under Section 14 of 1972 Public Acts 230, Michigan Compiled Laws 125.1514.

Purpose

Any property owner or contractor may apply to the board for variance from the provision(s) of the code. The State Construction Code Act provides:

“After a public hearing the board of appeals may grant a specific variance to a substantive requirement of the code if the literal application of the substantive requirement would result in an exceptional, practical difficulty to the applicant, and if both of the following requirements are satisfied:

(a) The performance of the particular item or part of the building or structure with respect to which the variance is granted shall be adequate for its intended use and shall not substantially deviate from performance required by the code of that particular item or part for the health, safety and welfare of the people of this state.

(b) The specific condition justifying the variance shall be neither so general nor recurrent in nature as to make an amendment of the code with respect to the condition reasonably practical or desirable

A board of appeals may attach in writing any condition in connection with the granting of a variance that in its judgment is necessary to protect the health, safety and welfare of the people of this state. The breach of a condition shall automatically invalidate the variance and any permit, license and certificate granted on the basis of it. In no case shall more than minimum variance from the code be granted than is necessary to alleviate the exceptional, practical difficulty.”

2016 Summary

The Construction Board of Appeals did not meet in 2016.

2016 Goals

As needed, to hear, and act upon, all appeals under the Building Codes.

PLANNING AND ZONING

PLANNING COMMISSION

Number of Commission Members: 9

Term Length: 3 Years

Current Vacancies: 2

Member Roster: Richard Shoemaker, Laura Fournier, Kristi Glavich, Robert Leslie, Robert Schleicher, Frank Cusimano, Stephen Gay

Authority and Purpose

The Planning Commission is established under Article 14, section 14.0001 of the City of Mount Clemens Ordinances which was amended last in January 1978. The Planning Commission shall perform its duties and exercise its powers as provided by the Michigan Planning Enabling Act, as amended, PA 33 of 2008. The Planning Commission shall oversee the drafting and amendments to the city’s Master Plan, review proposed site plans, and draft amendments to the Zoning Ordinance, when needed.

2016 Summary

The Planning Commission met 7 times in 2015. The attendance for all meetings is shown in **Table 7**.

Table 7 – 2016 PC Attendance

Meeting Attendance									
	Dempsey	Shoemaker	Fournier	Innes	Femminineo/ Cusimano	Schleicher	Servitto	Glavich	Leslie
Jan	CANCELLED								
Feb	CANCELLED								
Mar	X	X	X	ABSENT	ABSENT	X	X	ABSENT	ABSENT
Apr	CANCELLED								
May	ABSENT	X	X	ABSENT	ABSENT	X	X	X	X
Jun	X	X	X	X	ABSENT	X	X	X	X
Jul	CANCELLED								
Aug	ABSENT	X	X	X	X	X	X	ABSENT	X
Sep		X	ABSENT	ABSENT	RESIGNED	X	X	X	X
Oct	CANCELLED								
Nov		X	X	X	RESIGNED	X	X	X	ABSENT
Dec		X	X	X	X	X	X	X	X

The Planning Commission conducted the following development reviews in 2016:

Address	Request Type	Description	Status
249 Cass Avenue	Site Plan Review	Construction of a new 9,826 square foot office building, a 3,915 square foot office building and related site improvements	Approved
168 N. Groesbeck, 180 N. Groesbeck, and 193 N. Rose St	Rezoning	Light Industrial to General Commercial	Recommend Approval
Vacant N. Rose Parcel	Site Plan Approval Extension	Granted 1-year extension for new, Multi-Family Condominium Development – 10, 4-Unit Buildings	Approved
210 S. Main Street	Site Plan Review	2,500 Square Foot Addition for Painters Supply	Approved
168 N. Groesbeck	Site Plan Review/Use Change	Change from Residential Use to Outdoor Display of Vehicles for Groesbeck Auto Sales	Approved
71 North Avenue	Site Plan Review	24,100 Square Foot Assisted Living Facilities	Approved

The Planning Commission also took the following actions related to other matters:

- Reviewed a Public Participation Plan and forwarded to City Commission for adoption.
- Reviewed draft Master Plan Update and forwarded to City Commission for distribution.
- Conducted Public Hearing for Master Plan Update and recommend adoption by City Commission

2017 Goals

In addition to providing oversight of development review matters that come before it, the Planning Commission will also work towards the following:

- Begin updates to Zoning Ordinance as it relates to the Master Plan and Redevelopment Ready Communities™ program.
- Review other items related to the City’s engagement in the Redevelopment Ready Communities™ program.
- Participation in ongoing professional development, training and education for all members.

ZONING BOARD OF APPEALS

Number of Board Members: 7, plus 1 or 2 Alternates

Term Length: 3 Years

Current Vacancies: 1

Member Roster: Michael Bernier, Richard Shoemaker (Planning Commission Liaison); Paul Kropp; Chad Shoemaker; Susie Wells; Michael Simmons; David Rivard (Alternate)

Authority

The Mount Clemens Zoning Board of Appeals is established under Article 14, section 15.0141 of the City of Mount Clemens Zoning Ordinance which was adopted by The Mount Clemens City Commission on April 21, 2003. The Zoning Board of Appeals shall perform its duties and exercise its powers as provided by Public Act 110, The Michigan Zoning Enabling Act of 2006, as amended.

Purpose

The Zoning Board of Appeals shall have the following powers and it shall be its duty:

1. *To hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by the Community Development Department or Planning Commission in the administration or enforcement of this Ordinance.*
2. *To grant variances from the provisions of this Ordinance as may be in harmony with its general purpose and intent so that the function of this Ordinance is observed, public safety and welfare secured, and substantial justice done.*

2015 Summary

The Zoning Board of Appeals met on 2 occasions in 2016. The attendance for all meetings is shown in Table 8:

Table 8 – 2015 ZBA Attendance

Meeting Attendance								
	Bernier	R Shoemaker		Wells	C. Shoemaker	Kropp	Simmons	Rivard (Alternate)
Jan	CANCELLED							
Feb	X	X		X	X	ABSENT	X	ABSENT
Mar	CANCELLED							
Apr	CANCELLED							
May	CANCELLED							
Jun	CANCELLED							
Jul	CANCELLED							
Aug	CANCELLED							
Sep	CANCELLED							
Oct	X	X		X	X	X	ABSENT	ABSENT
Nov	CANCELLED							
Dec	CANCELLED							

The Zoning Board of Appeals took the follow actions in 2015:

Address	Type	Description	Staff Recommendation	Action
249 Cass Avenue	Variance	Zoning Ordinance - Section 8.2 (C)(2b) – Variance to allow for a 6’ setback for a proposed building adjacent to where 25’ is required.	Approval	Denied
1029 N. Esplanade	Variance	Zoning Ordinance – Section 7.1 (A)(1a) – Variance to allow for a 1,104 sq. ft. proposed accessory structure, where 800 sq. ft. is the maximum allowed.	Denial	Denied

The table below shows a 10-year history of variance requests:

Table 9 – Variance History

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Total Number of Variances Requested	22	29	18	14	3	6	13	4	2	2
% Change in Total from Previous Year	-	38%	-37%	-22%	-78%	100%	116%	-69%	-50%	0%
Total Number Approved	11	24	15	9	1	4	6	4	1	0
% of Total Requests Approved	50%	83%	83%	64%	33%	67%	46%	100%	50%	0%

The overall trend has been a reduction in the number of variance requests. This is due to several factors including; revised ordinance requirements for privacy fences, revised review procedures for porches, and staff’s efforts to work with property owners to find alternatives to their projects that can meet ordinance requirements.

2015 Goals

Goals for the Board of Zoning Appeals in 2015 are to hear, review and decide any appeals from any person, firm or corporation regarding the Zoning Ordinance; review of previous decisions to ensure they are working in the right direction; and, if possible, participation in ongoing professional development, training and education for all members.

HISTORIC DISTRICT COMMISSION

Number of Board Members: 7

Term Length: 3 Years

Current Vacancies: 3

Member Roster: Lois Ulintz; Thomas Hill; Carolee Schmid; Marti Ellyson

Authority

The Mount Clemens Historic District Commission is established under Chapter 12.755, Section 6 of the City of Mount Clemens Code of Ordinances, which was adopted by the Mount Clemens City Commission on April 11, 2003 and updated June 26, 2008.

Purpose

1. *Safeguard the heritage of the city by establishing and preserving one or more historic districts that reflect elements of Mount Clemens' history, architecture or culture.*
2. *Stabilize and improve property values in each district and the surrounding areas.*
3. *Foster civic beauty.*
4. *Strengthen the local economy*
5. *Promote the use of historic districts for the education, pleasure and welfare of the citizens of Mount Clemens and the State of Michigan.*

2016 Summary

The Historic District Commission met three times in 2016 and took part in the following activities:

- Facilitated the 2016 Plant Swap at the Train Depot
- Oversaw the completion of the Train Depot Roof Replacement grant project.
- Continued working relationship with the Michigan Transit Museum.
- Submitted an application to the State Historic Preservation Office for the Train Depot Tool House Roof and Cosmetic Building Repair.
- Created a display at City Hall for Historic Preservation Month.
- Continued strategic planning for updates to historical reconnaissance surveys.

2017 Goals

Continue to work towards the following:

- Raise awareness of the general public about the City's historical importance in the development of Macomb County.
- Raise the awareness of the City's residents about the value of the city's historic housing stock and commercial buildings.
- To provide an education on appropriate rehabilitation techniques as a means of maintaining the structural and architectural integrity of historic city properties.
- Stabilize city owned historic structures.

MASTER PLAN

The City Commission adopted its Master Plan on February 10, 2010 and adopted an update to the Master Plan on September 6, 2016. The update revised the Implementation section. The Master Plan recognizes that the schedule is fluid and dynamic and should be annually monitored and revised if needed.

The new Implementation section is divided into 4 sections; *Zoning, Physical Planning, Leadership and Economic Development*. Some of the implementation strategies are ongoing efforts and not linked to any suggested timeframe. The suggested strategies are based on the various goals, objectives and actions that are discussed in the Master Plan.

The 67 strategies are listed below.

Zoning

- Prepare a new Zoning Ordinance to replace the 2003 Zoning Ordinance
 - Adopt conditional rezoning procedures
 - Amend multi-use zoning district to incorporate standards for the Railroad Redevelopment district
 - Adopt form-based regulations for the Downtown and new Downtown Edge District (South Gratiot and Riverfront Community) so that buildings and site design are consistent with the Master Plan
 - Evaluate school, church and institutional reuse criteria to ensure redevelopment or reuse fits appropriately with the character of the neighborhood
 - Evaluate residential and mixed-use districts to accommodate a wider variety of attached housing types
 - Ensure zoning ordinance and street design standards emphasizes non-motorized connections and low-impact storm water design
 - Develop riverfront design standards for building placement, design, and water-related activities.
- Rezone South NB Gratiot east frontage to allow attached residential
- Rezone Railroad Redevelopment land use area to multi-use district to facilitate potential redevelopment

City staff has engaged LSL Planning, who prepared the Master Plan Update, in discussion about how the Zoning Ordinance rewrite would occur. We hope to begin this project, which would include the above bullet points, in the upcoming fiscal year.

Physical Planning

- Request MDOT study the potential of converting one lane of Gratiot to buffered bike lanes or a two-way cycle track or conversion to two-way traffic
- Implement Macomb County Non-motorized Plan to incorporate more bike routes, lanes, and pathways through the City
- Discourage suburban development model on Gratiot at edges of downtown
- Encourage Oakland University Campus stability and growth by improving pedestrian connections to downtown, providing room for parking growth to south, and encouraging integration into downtown for building facilities as growth occurs
- Continue process of Universal Access improvements and sidewalk maintenance

- Prepare and annually update six-year capital improvements plan that coordinates with the master plan
- Annually review master plan and track progress toward achieving actions
- Focus more intense development around the planned BRT station, work with RTA on the routing and changes to parking and pedestrian crossings around the station
- Improve crosswalks on NB Gratiot, add mid-block crossings at Kennedy Plaza and New Street/County parking redevelopment
- Encourage residential loft conversion for upper floors of existing buildings
- Encourage attached residential at downtown perimeter, especially on underutilized parcels on New Street
- Replace existing light fixtures with a more energy efficient and visually pleasing design, reusing existing poles, light locations, and wiring infrastructure if possible
- Update site furnishings such as benches and trash receptacles, selecting models that are compatible with the historic architecture and the urban environment
- Refresh existing downtown open spaces with lighting, landscaping and site furnishings as needed
- Add design features along Gratiot to celebrate the presence of the river, such as pedestrian scaled lights, banner poles, and landscaping
- Encourage vendors and watersports to activate the riverfront park
- Prepare an RFP to evaluate the feasibility of redevelopment of city property on the east side of river- balance increasing tax base of the city while providing revenue from the land sale to offset costs of moving City Hall.
- Relocate the Farmer’s Market to downtown, in conjunction with new mixed-use development at Macomb and Pine Street
- Convert Macomb Place from one-way to two-way from Main Street to SB Gratiot
- Develop Macomb Place street edge on the south side of the street near the arts center to activate this block
- Improve key gateways into downtown with wayfinding signs, pedestrian crossing improvements, lighting, and new landscape treatments
- Enhance existing pedestrian connections at Cherry Street, through the Red Lot to Cass Street, and between New Street and Market Street
- Include plaza or gathering space along the river
- Create an urban park edge (promenade) along Gratiot and the river’s edge
- Improve the non-motorized link between Riverfront Park and MacArthur Park, enhance the park facilities at MacArthur, and coordinate public waterfront access through the development site to the east of the park
- Upgrade public parking lot screening and landscaping in downtown to make the walk from parking to destinations more inviting
- Prepare a parking management and pricing plan to study utilization to ensure the most convenient on-street parking is high turnover for customers and that employees are parking on the edges of the core. Create a simpler system with better signage

Leadership

- Enhance code enforcement to encourage property upkeep, especially downtown
- Provide training for elected and appointed officials and staff and monitor participation
- CC convenes annual planning and development meeting with PC, ZBA and development authorities.

- Support and encourage periodic investor summits, developer matchmaking or similar events
- Foster open collaboration with County leadership
- Directly engage in efforts to acquaint hospitals, realtors, and educational institutions with downtown development opportunities
- Continue to plan dynamic, unique downtown programming and events
- Engage the Michigan Historic Preservation Office to help identify potential obstacles and opportunities with respect to building rehabilitation
- Leverage partnership with County to redevelop the parking deck site at Main and Market into a mixed-use space to add commercial vitality to Main Street, provide for limited parking, and connect downtown to Riverfront Park
- Convene a committee of community leaders to identify a physical project in downtown that would celebrate the 200th anniversary of the City (2018), upgrade a physical public space, and encourage redevelopment. Possible examples include an artistic feature, historical element or other placemaking space
- Explore partnering opportunities with neighboring communities for recreation at the Community Center
- Rehabilitate or relocate bath house near YMCA for useable vendor space

Economic Development & Marketing

- Partner with Macomb County economic development, MEDC staff, and MML Placemaking programs to pursue grants
- Prepare community profile/brochure to share with local and national businesses
- Expand programmatic efforts to include business recruitment/retention
- Prepare a housing market analysis to evaluate the demand for alternative housing downtown and across the city
- Prepare commercial market study to draw attention to unmet retail and service needs
- Prepare a Guide to Development clearly outlining policies and procedures
- Create priority redevelopment site packages using this plan's catalytic projects as a basis
- Target marketing messaging toward entrepreneurial ventures
- Investigate the development of a micro-loan/grant program to support new business development ventures
- Secure outside assistance to develop a marketing/ branding campaign
- Connect new marketing efforts to Make Macomb Your Home
- Tap local firms and talent to assist in branding/marketing project
- Connect marketing/ branding to social media
- Promote the City as an RRC community when certified
- Continue to support events to draw attention to development opportunities in and near downtown in partnership with Macomb County
- More fully evaluate the adequacy of existing broadband infrastructure to support technology-based economic activity (particularly downtown).
- Establish ad hoc committee to evaluate reinvigorating mineral bath industry
- Create a shared festival street block on Walnut between Macomb and Main to signify its position as the core area of downtown and provide for space for urban street events

PARKS & RECREATION

Community Development Department staff continued providing support to City parks and recreation planning. In 2016 the Clinton River Watershed Council (CRWC), in partnership with several communities including Mount Clemens, completed a planning and design grant through the DEQ Coastal Zone Management (CZM) program for 12 universally accessible paddling launches and landings along the main branch of the Clinton River.

For Mount Clemens, MacArthur Park was identified as the location for its universally accessible launch. In November of 2016, in partnership with the CRWC, Macomb County, the MEDC and MSHDA, the City launched a crowdfunding campaign through Patronicity to begin funding the launch. The crowdfunding campaign was set to conclude in January of 2017.

Also in 2016, the City began work on a new 5-year Parks and Recreation Plan. This project was done in-house and spearheaded by the City's Planner, Jennifer Neal, with adoption set to occur early in 2017.

Lastly, the City began engagement in the County's Green Macomb initiative, which is designed to support green infrastructure and improved tree canopy coverage. These efforts may support grants for targeted tree plantings for the City in 2017 and 2018.

ECONOMIC DEVELOPMENT

The Department continues to seek ways to broaden its economic development focus. In 2016, the department took part in the following economic development related areas:

- Worked with the City's contracted grant writer to identify potential funding sources for the Farmers' Market structure in the Downtown.
- Staff represented the City on the Technical Committee of the Gratiot Avenue Bus Rapid Transit study, making sure to coordinate these efforts with the City's Master Plan Update.
- Attended four Macomb County Partners meetings, which bring together local and state planning and economic development professionals.
- Continued to provide staff support to the Downtown Development Authority.
- Worked with the new owners of the apartments at 35 S. Groesbeck to complete the rehabilitation and reopening of the complex <http://princetonmanagement.com/apartments/michigan/35-south/>.
- Facilitated the rehabilitation of a building formerly used by the Macomb Daily at 100 Macomb Daily Drive into a climate controlled storage business - <http://www.northriverstorage.com/>
- Attended the International Economic Development Council's Business Retention & Expansion Course.
- Attended Michigan Municipal League's Capital Improvements Plans Training.
- Entered into an agreement with Macomb County for the use of Salesforce licensing through the MEDC to help with business attraction and retention efforts.
- Attended the SEMCOG Workshop on Local Governments' Involvement in Innovation & Entrepreneurship.
- Completed several initiatives under the Michigan Economic Development Corporation for the City participation in the Redevelopment Ready Communities™ program.
 - Adoption of a Public Participation Plan
 - Creation of a new Economic Development services tab on the City website
 - Creation of an Online Guide to Development
 - Advertisement of free Conceptual Review Meetings with developers

BROWNFIELD REDEVELOPMENT AUTHORITY

Number of Board Members: 5

Term Length: 3 Years

Current Vacancies: 1

Member Roster: Robert Morris (Chairperson); Carl Harlow; Lawrence Moloney; Mark Richardson;

Authority

The Mount Clemens City Commission established the City of Mount Clemens Brownfield Redevelopment Authority (BRA) and designated the boundaries of the BRA by resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, and for the purpose of complying with the prerequisites of obtaining a Michigan Single-Business Tax Credit. The Resolution was filed with Michigan Department of State, Office of the Great Seal, on March 21, 1997.

Purpose

To facilitate the implementation of Brownfield projects that will identify, rehabilitate and revitalize environmentally distressed commercial and industrial properties throughout the City of Mount Clemens.

2016 Summary

The Brownfield Redevelopment Authority did not meet in 2015.

2017 Goals

The Brownfield Redevelopment Authority assists property owners and businesses to redevelop sites that have environmental contamination or have become functionally obsolete. If a site qualifies, tax incentives may be available to assist in the costs associated with clean up and redevelopment. There are many benefits to Brownfield redevelopment: new job creation, increase in the local tax base, improved property values for the site and its adjacent neighbors, and alleviation of public health and safety concerns.

At this time there are no further requests to approve a Brownfield plan; however, if a plan should come forward, the Brownfield Authority will convene as necessary in 2017.

HARBOR COMMISSION

Number of Board Members: 5

Term Length: 1 year and 3 Years

Current Vacancies: 0

Member Roster: Stephen Saph, Jr. (DDA Appointee); Brian Tingley (City Manager Appointee); David Sutton; Peter Williams; Carl Hikade

Authority

The Mount Clemens Harbor Commission is established under Article 21, Section 21.011 of the City of Mount Clemens Code of Ordinances, pursuant to the authority granted in MCL 324.79302 and Section 11(7) of the City Charter.

Purpose

The purpose for which the Harbor Commission is created and established is to administer, maintain and operate the harbor/marina facilities which are defined as the dockage and restroom facilities on both sides of the Clinton River between the Crocker and Dickinson Street bridges and the facilities on the north side of the river from Dickinson Street to Jones Street, but specifically excluding the gazebo.

2016 Summary

The Harbor Commission was reactivated in 2012 after several years of no activity. Regular meetings began again in 2013. The Harbor Commission met on 2 occasions in 2016 and took the following actions:

1. Managed the advanced reservation of boat slips for the Independence Day Fireworks.

2017 Goals

Goals for the Harbor Commission in 2016 are to focus on marketing and advertising efforts related to the marina, explore funding sources for capital improvements within the marina area, explore conservation efforts for Clinton River Park, and to review any future concession agreements prior to them going before the City Commission.

HISTORICAL COMMISSION

Number of Board Members: 9

Term Length: 3 Years

Current Vacancies: 2

Member Roster: Nancy Donahue; John Brian; Mary Grant; Kim Smith; Lauren Koerber; Todd Harrington; Christine Fitzpatrick

Authority and Purpose

The Mount Clemens Historical Commission was established by ordinance (12.700) effective April 11, 1985.

(a) Promote and safeguard the heritage of the City of Mount Clemens by increasing public awareness and appreciation of the structures and objects in Mount Clemens which reflect elements of its cultural, social, economic, political, or architectural history;

(b) Stabilize and improve property values within the City of Mount Clemens;

(c) Foster civic beauty; and

(d) Strengthen the local economy.

2016 Summary

The Historical Commission met 2 times in 2016. They approved a historical marker for 174 Dickinson and 197 Robertson.

2017 Goals

- Foster new leadership roles among the Commissioners.
- Continue to promote and work on; Homes Tour, Historical Markers, Oral History, Preservation Awards, Newsletter, Archiving, Website, Historic Districts, Preservation Plan / Master Plan
- Monitor all historic buildings in the City to promote and assist with preserving the remaining buildings/structures.
- Educate and encourage residents on proper preservation of historical structures, serve as a repository for information on restoration techniques and procedures, and make preservation guidelines available to interested citizens.

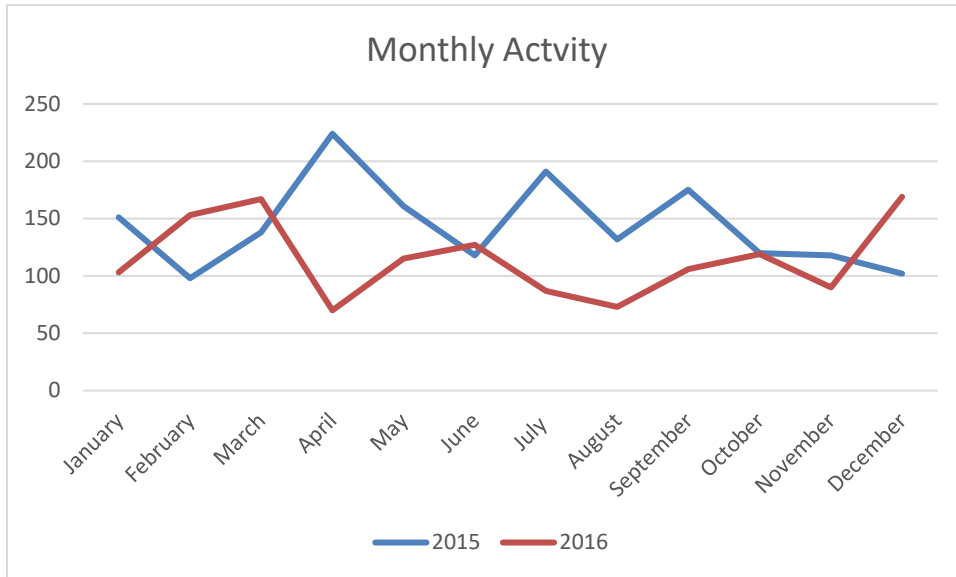
CODE ENFORCEMENT

The various tables and charts found below display information concerning code enforcement actions and enforcement categories in recent years.

Table 10 – Code Enforcement Actions by Month

Month	2015	2016
January	151	103
February	98	153
March	138	167
April	224	70
May	161	115
June	118	127
July	191	87
August	132	73
September	175	106
October	120	119
November	118	90
December	102	169
Annual Total	1728	1379

Chart 4 – Code Enforcement Actions by Month

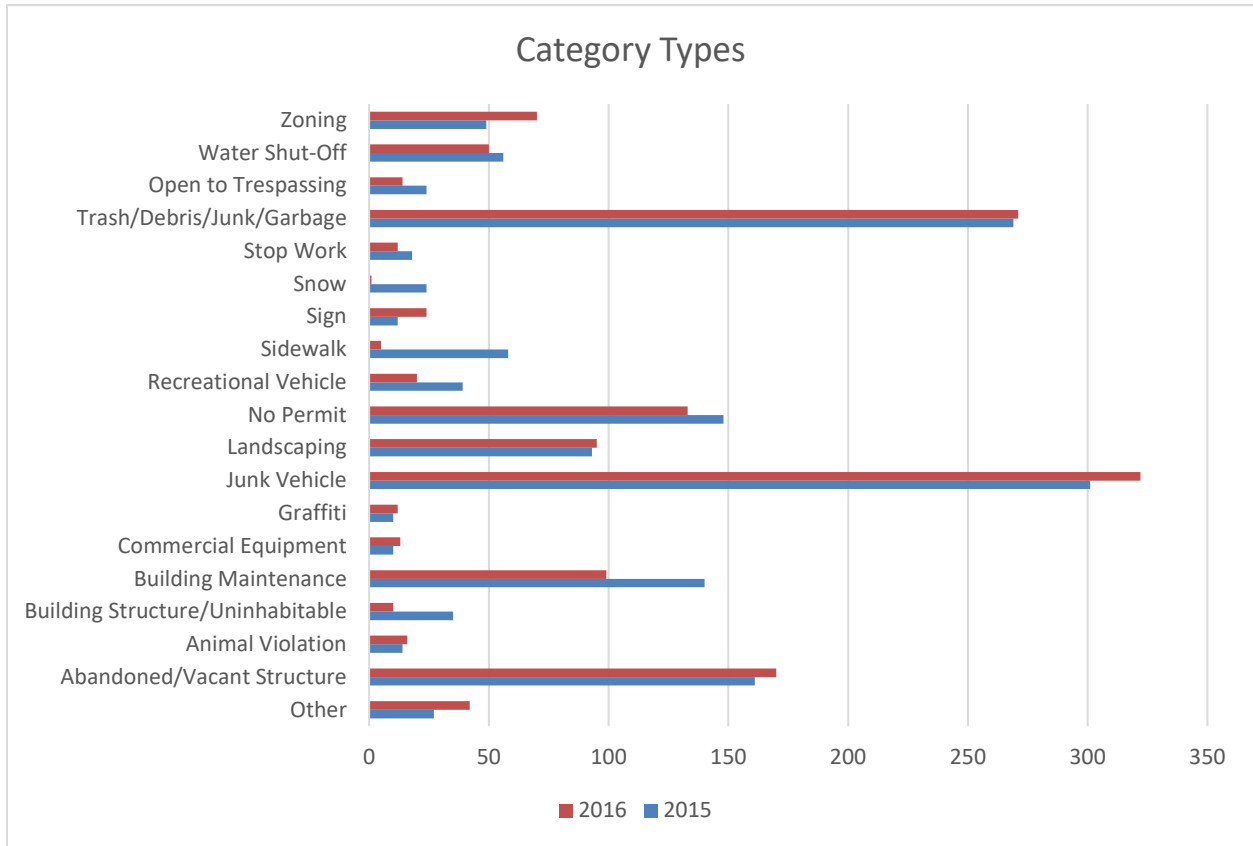


The follow “case types” are aggregated types from an even larger number of categories that are available through our permitting system. We intend on streamlining the number of enforcement categories over time so that the data can be more easily tracked.

Table 12 – Annual Case Types

Type	2015	2016
Other	27	42
Abandoned/Vacant Structure	161	170
Animal Violation	14	16
Building Structure/Uninhabitable	35	10
Building Maintenance	140	99
Commercial Equipment	10	13
Graffiti	10	12
Junk Vehicle	301	322
Landscaping	93	95
No Permit	148	133
Recreational Vehicle	39	20
Sidewalk	58	5
Sign	12	24
Snow	24	1
Stop Work	18	12
Trash/Debris/Junk/Garbage	269	271
Open to Trespassing	24	14
Water Shut-Off	56	50
Zoning	49	70
Total	1488	1379

Chart 5 – Annual Case Types



DEPARTMENT ADMINISTRATION

Department Administration is divided into the following sections; **Personnel and Administration.**

PERSONNEL

Department staff is comprised of a mix of City employees and contracted personnel. The current individuals providing services include:

Community Development Director	Brian Tingley
Planner	Jennifer Neal
Administrative Assistant	Theresa Hipple
Blight Officer	John Prieur
Blight Officer	Laurel Emerson
Rental Inspection	Michael Ferron (contracted)
Building Official/Building Inspector/Mechanical Inspector	Matthew Berman (contracted)
Plumbing Inspector	Joseph Orr (contracted)
Electrical Inspector	Fusion Electric/Bob Bobcean (contracted)

ADMINISTRATION

A retirement in August of 2016 left a Blight Officer position vacant. This position was filled in November of 2016.