

**2014**  
**Annual Report**  
Of the  
**Kochville Township Planning Commission**  
**Kochville Township, Saginaw, Michigan**

 **KOCHVILLE**



**TOWNSHIP**

**Planning Commission**

Joel Kiss, Chairperson  
Tony Leuenberger, Vice Chair  
Rhonda Ferrell, Secretary  
Ron Robishaw  
Don Jackson  
Russ Herlache  
Joanne Cammin

Bruce Palmer, Zoning Administrator  
Tony Dier, Planning Assistant, Deputy Zoning Administrator  
Sarah Traxler, AICP, Planning Consultant

Prepared December, 2014

## History of Kochville Township

Kochville Township is situated in the northern portion of the county east of Tittabawassee, west of Zilwaukee, and due north of Saginaw Township. Its population, as given in the census returns of 1880, is 1,768.

There are five school districts and two fractional, each provided with a substantial school building. The church buildings are four in number, comprising three Lutheran and one German Methodist. The lands of the township are as fertile as any in the Valley, the people industrious and enterprising. The appearance of the county bespeaks great progress and rehearses, as it were, the story of German perseverance.

Under authority given by the Board of Supervisors, *Oct. 12, 1855*, the following described territory was constituted a township under the name of Kochville, viz.: Township 13 north, of range 4 east; sections 6, 7, 18, 19, and the north half of section 30 in township 13 north, of range 5 east; and sections 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 in township 14 north, of range 4 east. The application to organize was signed by 75 electors. In granting the prayer of these citizens, the board ordered that the first annual meeting for the election of township officers should be *held at the house of Adam Goetz of Kochville*, on the first Monday in *April, 1856*, and that the following named persons: G. Stengel, J. P. Weggel, and J. S. Hehelt, being three electors, be designated and appointed to preside at such election, and to perform all the duties required by the statute.

The first Kochville township election was held *April 7, 1856*, at the house of Andreas Goetz, with the following results: Luke Wellington, Supervisor; John C. Schmidt, Township Clerk; Andreas Goetz, Treasurer; J. G. Helmrenh, Caspar Linik, School Inspectors., Wm. Butts, Henreich Hipser and Paul Stephan, Highway Commissioners; Luke Wellington, Louis Loeffler, Geo. Hengee and Leonard Fleabite, Justices of the Peace; Geo. Hengee and Andreas Goetz, Overseers of the Poor; G. M. Geigler, Geo. Sturm, Andreas Schmidt and Mark Kranzlien, Constables.

Kochville Township was originally a municipality twice as large as the township is today. In 1881, the State Legislature drew the Saginaw-Bay county line directly through the center of Kochville. The area north of the line became Frankenlust Township, Bay County. Most of the land was not very appealing to prospective settlers. Land in the eastern end of the township was low and in the mid 1800s it was swampy and wild with only scattered clearings in the forest. Kochville was so rugged it was an unwritten law that if a farmer heard a cry in the woods he had to answer it immediately and help whoever was lost. There were few trails and fewer roads.



## ***Message from the Chair....***

On behalf of the Kochville Township Planning Commission, I am pleased to present the Commission's annual report for fiscal year 2014, as required by Public Act 33 of 2008, the Michigan Planning Enabling Act and Public Act 110 of 2006, The Michigan Zoning Enabling Act.

The purpose of the annual report is to disseminate information of the operations of the Planning Commission and department staff, which has occurred over the past year, to the Township Board and the citizens of the Township. On that premise, this report provides a current look at development, and other information for the Township Board and the community, to keep them apprised of economic activity and other improvements that further the overall goals of the Township.

Economic development has simmered down somewhat in Kochville Township over the past year, but development has not come to a standstill. The Hindu Temple has been progressing along and will be completed in 2 phases. Kochville is home to the new Gordman's store and Firehouse Subs has expressed some interest in locating in Kochville Township at the former site of the Baskin Robins, 5208 Bay Road. The new Taco Bell has been completed and is now open for business. Several other new businesses are in the construction phase including a new restaurant in Cardinal View, a physical therapy business and Decorative Concrete retail business reoccupying the former Wurth Supply, at 5093 N. Michigan.

The new Quality 10 GDX Theater complex was completed along with related site improvements, which transformed the look of the entire area directly east of Meijer's.



The Planning Commission is beginning the long process of developing the ground work for the next master plan of the Township, which will provide a pathway for development looking forward for the next 10 years and well into the future.

Joel Kiss  
Chair

## ECONOMIC DEVELOPMENT

**GORDMAN'S** – The Saginaw Square Shopping Center is now at full occupancy with the addition of the new Gordman's. Gordmans operates 98 stores in 21 states. The company's story began in 1915 when Russian immigrant Sam Richman opened a small Omaha retail clothing store in Omaha, Nebraska.



They offer the latest trends in name brand merchandise and home décor at values of up to 60% off department store prices. The \$1,400,000 development features a children's theater called Gordmans Giggles and a sports-themed television viewing area called Gordmans Grandstand, inside of the 50,000 square foot department store.

The Gordman's company has been in business for nearly 100 years and employs approximately 5,300 people overall. Over the past three years, Gordmans has expanded its store base by nearly 40%, and in 2014 opened 2 new stores in

Michigan including Grand Rapids and here in Kochville. A 3<sup>rd</sup> Michigan location is in Norton Shores. The Kochville store is located next to Cabela's Outpost, which opened its doors in 2013.

## QUALITY 10 GDX THEATERS – 3250 KABOBEL DR.



Grand Rapids-based Goodrich Quality Theaters Corporation opened the doors to its new Quality 10 GDX theater complex early this year. The theater features 3 GDX (giant digital experience) auditoriums, one with 400 seats and a 70-foot-wide screen that's nearly four stories tall and GDX with 56-foot-wide screens. All 10 of the new theater's auditoriums feature wall-to-wall screens, stadium seating and high-back seating with increased leg room. The 40 year old Saginaw 12 multiplex theater was torn down and the parking lot is now completed with landscaping including the Cardinal Square "signature" brick pillars and wrought iron fencing along Kabobel Drive. The 48,347 square foot complex was a \$12,000,000 investment which was totally completed in the early summer of 2014.



## **BAY OUTBOARD MARINE, 5230 BAY RD.**

Bay Outboard, 5230 Bay Rd. began back in 1946 when founder John W. Fobear Sr. began by building small wooden boats of his own, which eventually turned into building Chris Craft kit boats. The business is now under 2nd and 3rd generation leadership and their main focus is on fishing boats and pontoons and all types of boating accessories.



Bay Outboard Marine recently received approval to begin improvements to the property which will include an expanded asphalt parking lot, front façade landscaping, Cardinal Square amenities, and a showcase area for their some of their pontoon boats. This resulted from the acquisition of property from Davenport University. The business enhancement will provide visual esthetics to the site and improve the congestion at the business. Improvements are expected to begin in the spring. Dollar values on the improvements being done are not yet available.

## **TACO BELL, 2424 TITTABAWASSEE**



Taco Bell tore down their old building this year and within a 2-month time span had redeveloped the property and re-opened its doors in the new 2,635 square foot, \$425,000 rebuild. The project was contracted through Wolgast Construction. The new restaurant provides seating for 66 people. Site improvements included the traditional Cardinal Square elements, new landscaping, and a new parking lot and a drive-thru window. The development provided a beautiful enhancement to the corner and to the entrance of Bay Valley Plaza.

## **RIEMOLD PRINTING, 5171 BLACKBEAK DR.**

Reimold Printing also completed construction on its new \$440,000 facility. The construction began during the winter months in 2013 and began operations early in 2014 at the location. Final site improvements were completed in 2014. It is located to the rear of Andersen Eye Center off Cardinal Park Dr. Reimold printing has served the Great Lakes Bay Region since 1972, and relocated in Kochville from Saginaw Township. They are a full service commercial printing company.



Services include digital and offset printing, direct mail, variable data printing, imprinted promotional items, and more. Mike and Cathy White operate the business and have 18 employees and a 4-legged "security" officer...named Napoleon.



**FIRE HOUSE SUBS - 5208 BAY RD. COMING SPRING of 2015**



The property at 5208 Bay Rd. (old Baskin Robbins) has been purchased and plans are in the works for a new restaurant along the Bay Rd. corridor. Fire House Subs was the brainchild of Chris Sorensen & Robin Sorensen, both fire fighters. Now, nearly 20 years after opening their first restaurant, the brand has grown to more than 800 restaurants in 42 states and one U.S. territory. Fire House

Subs is rated in the Top 10 Growth Chains - *Nation's Restaurant News*, and their target is 2000 locations by 2020. The Bay road location will require extensive renovations to transform the look of the 70's style building with brick and stucco. API Design is working on the drawings which were submitted on December 30, 2014, for review.



**BUILDING ACTIVITY IN 2014**

Although there has been less activity in terms of new commercial development “breaking new ground” in Kochville over the last year, the township is still experiencing development at a more sustainable pace which is significant in that it still supports a positive outlook for future economic development activity within Kochville.

**BUILDING ACTIVITY REPORT SUMMARY – 2014 (values based on computed cost)**

**COMMERCIAL DEVELOPMENT – Month to Month**

January 0.00	February 1,594,000.00	March 6,500.00	April 82,460.00	May 804,872.00	June 3,500.00
July 1,305,000.00	August 0.00	September 219,035.00	October 96,500.00	November 8,000.00	December 20,000.00

**Total Commercial – \$4,139,867.00**

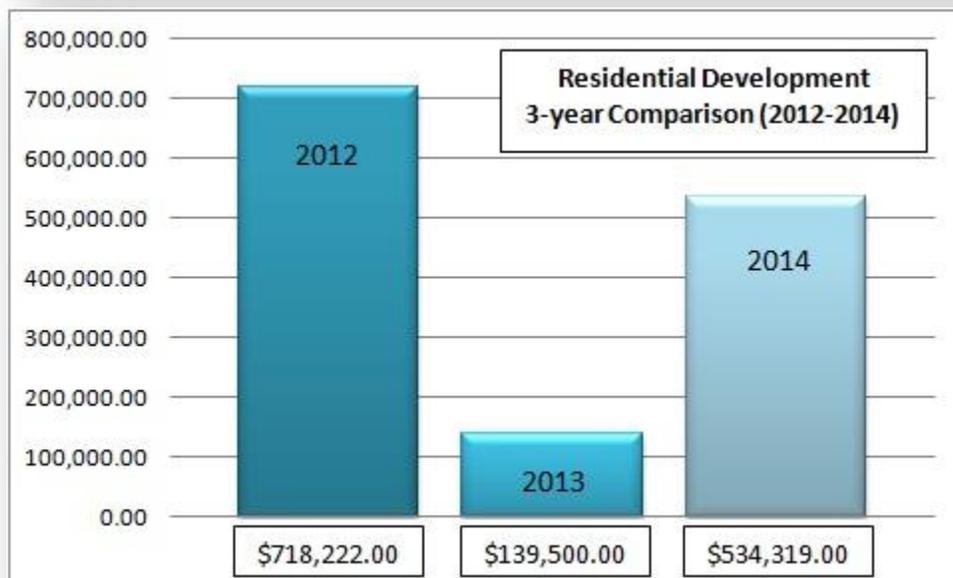
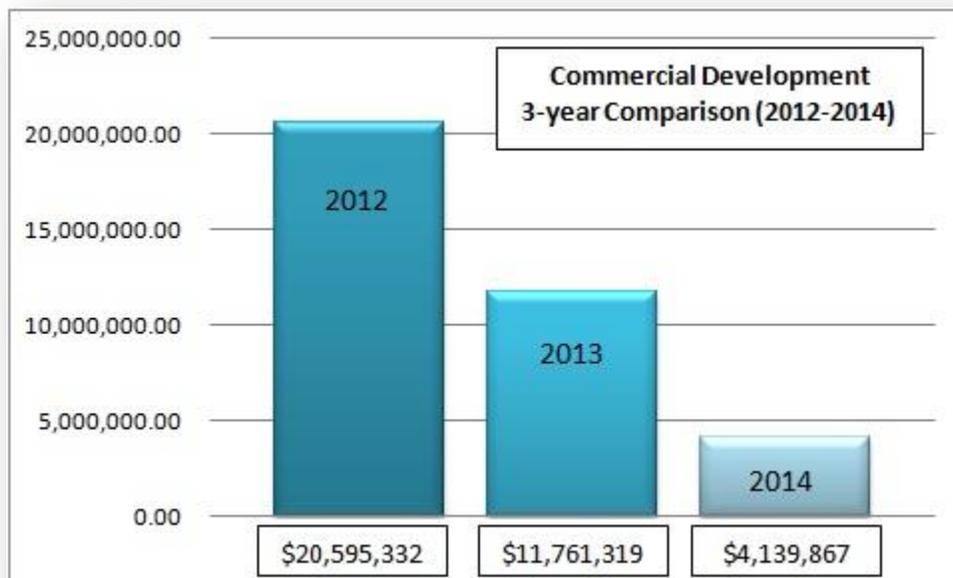
January 0.00	February 0.00	March 102,400.00	April 5,420.00	May 7,200.00	June 98,489.00
July 14,500.00	August 0.00	September 58,410.00	October 238,000.00	November 9,900.00	December 0.00

**Total Residential - \$534,319.00**

**TOTAL ECONOMIC DEVELOPMENT ACTIVITY: \$4,674,186.00**

Three Year Comparisons – The following chart shows a 3-year comparison of all activity that has taken place in Kochville Township. Overall, the change in economic development activity is down by \$7,641,452.00 or 65% from 2013 and \$16,475,465.00 or 80% from 2012. It would be hard pressed to measure up to development that occurred in 2012 when several major developments occurred, all but setting records in that year. Kochville is still experiencing commercial growth and redevelopment though. There are still some properties available to support business opportunities for those seeking an established location, but, prime central locations, such as the Saginaw Square Shopping Center, are now completely occupied. Activity is continuing, although somewhat restrained, but the Township is still well-suited for additional growth with plenty of available land for new development along the Bay Rd. corridor.

On the Residential side, 2012 experienced \$718,222.00 in construction activity, while dropping off significantly in 2013, with \$139,500.00 in construction. Residential activity has increased almost 75% since last year with \$534,319.00 in activity due to a new home project in addition to other residential projects that have taken place.



The following numbers show actual permits issued during 2014 and associated Township fees charged on those permits.

<u>2014-Permits</u>	<u># Permits Issued</u>	<u>Permit Fees</u>
Commercial	37	\$17,380.00
Residential	18	\$3,930.50
Plumbing Permits	18	\$3,329.00
Mechanical Permits	48	\$9,000.08
Electrical Permits	51	\$7,835.25
Utility Permits	8	\$15,850.00
Temp. Signs	64	\$1,600.00
<b>Totals:</b>	<b>244</b>	<b>\$58,924.83</b>

## **BUSINESS LICENSING**

Township ordinance requires annual business registrations. In 2014, 9 new businesses located in Kochville Township, while 5 either closed their doors or relocated elsewhere. Currently, Kochville Township has 270 registered businesses which include several home-based businesses.

## **THE PLANNING COMMISSION**

The Planning Commission is one the Township's most active official bodies. It is charged with considering, recommending and approving just about all commercial activity that occurs in Kochville Township. The Planning Commission is assisted by McKenna Associates for site plan reviews, where substantial development may be proposed. Administrative reviews of smaller projects where the Planning Commission may not need to become involved are completed by the Community Development Department. The following represents a snapshot of some of the activity that came before the commission in 2014.

January 13 <sup>th</sup>	Elections, presentation – 2014 CIP, review 2013 Annual Report of the Planning Commission.
February 10 <sup>th</sup>	Zoning text amendments proposed, presentation by Sara Traxler ref the township's Master Plan, training for the Planning Commission was discussed.
March 10 <sup>th</sup>	Presentation and discussion on the Animal Protection Shelter text amendment, accessory uses, garage sales and zoning permit requirements.
April 14 <sup>th</sup>	Public Hearing – zoning text amendments, Presentation by Sara Traxler ref the township's Master Plan amendment, recommendation of Adoption of zoning text amendments.
May 12 <sup>th</sup>	Public Hearing – Rezoning request from Rob Pieschke - denied, discussion on conditional rezoning for 5200 Tittabawassee Rd. by Lighthouse Rehabilitation Center – no action taken.
June	Cancelled.

July 14 <sup>th</sup>	Sign Ordinance discussion – sign ordinance was amended by special committee and planning commission presented with the results of those meetings. This is a general ordinance and will proceed directly to the Township Board. Master Plan discussion by Sara Traxler.
August	Cancelled.
September 15 <sup>th</sup>	Application for Special Use for Life Church Michigan. Public hearing set for Oct. 13 <sup>th</sup> . Master Plan discussion.
October 13 <sup>th</sup>	Public Hearing – SPR-14-004/SUP-14-001 request from Life Church Michigan for a special use to occupy the Golf Learning center at 5200 Tittabawassee. Approved to submit to the Township Board. Master Plan discussion.
November 10 <sup>th</sup>	Presentation by Julie Miller about building an 8,000 square foot building for a conference center to hold 500 people. Information regarding a rental ordinance workshop held on November 5 <sup>th</sup> .
December 9 <sup>th</sup>	Presentation by Sara Traxler on proposed future land use map and discussion.

### **Planning Commission Attendance**

<u>Representative</u>	<u>Meetings Attended</u>
Chair – Joel Kiss	10 of 10
Vice Chair – Tony Leuenberger	9 of 10
Secretary – Rhonda Ferrell	10 of 10 (Twp. Board Representative)
Ron Robishaw	8 of 10
Don Jackson	10 of 10
Russ Herlache	7 of 10
Joanne Cammin	9 of 10

Ron Robishaw also serves as Zoning Board of Appeals Chair.

### **THE ZONING BOARD OF APPEALS**

The Zoning Board of Appeals has 3 members and one new alternate member. Mr. Lynn Kauer will be joining the ZBA in 2015. Lynn has previously served on the ZBA and holds a Master Citizens Planner Certificate. The ZBA meets a minimum of 1 scheduled meeting each year and afterwards, only as needed. The ZBA handled 1 request during 2014, as follows.

February 20 <sup>th</sup>	Election of Officers, Public Hearing – request from the Zoning Administrator for interpretation and classification of a use not specifically mentioned in the zoning ordinance.
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### **ZBA Attendance**

<u>Representative</u>	<u>Meetings Attended</u>
Chair – Ron Robishaw	1 of 1
Board Representative – Ed Thon	1 of 1
Secretary – Beverly Yanca	1 of 1

## **ZONING ADMINISTRATOR COMMENT**

The Township's revised sign ordinance was adopted and became effective on September 26<sup>th</sup>, 2014. The ordinance corrected some issues with allowable sizes and heights and aligns with Saginaw Township along our common Tittabawassee border and along the Bay road corridor. The ordinance provides for an increase in size as a "bonus" for adding sign enhancements such as brick, decorative block, etc., and landscaping, as an incentive to beautify all signage in the township. Also, beginning on February, 26<sup>th</sup>, of 2015, businesses may appeal to the Sign Board of Appeals, if they have a non-conforming sign. The Planning Commission now will act as the Sign Board of Appeals and their decision is considered final unless it is further appealed to the Circuit Court. The Sign Board of Appeals will be held as needed prior to the Planning Commission's regularly scheduled meetings. The ordinance provides a 1-year window for appeals. The new sign appeals application is available at the office and on the township web site.

Other zoning proposals that may be considered by the Planning Commission will be the requirement for curbs and gutters on small projects, the double striping requirement in small parking lots and seasonal commercial storage.

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## **COMMUNITY DEVELOPMENT – PLANNING STAFF COMMENT**

In the past year, the Township has identified a few key planning-related issues that it wishes to address. The most notable being the Future Land Use map and its relation to the Master Plan. While Kochville's Master Plan is still fairly new, having just recently been adopted in 2011, administration and the Commission has found it necessary to revisit the document and revise portions of it. Working with McKenna Associates, our planning consultant, the Township will update the Master Plan in accordance with the Michigan Planning Enabling Act. In particular, there will be a focus on two special planning areas; the area around Krossroads Park and the "University District" area located adjacent to Saginaw Valley State University. This will tie in with the proposed update of the Future Land Use map, which is intended to correct erroneous future zoning designations and instances of split zoning. Kochville Township will also work with McKenna to update the Zoning Plan and develop a complete Streets Plan, both of which are required by the MPEA. Currently, that process has begun and is ongoing.

The Planning Commission will also be looking into revising or eliminating the Gown Overlay and incorporating portions of it into the University District overlay and into the Cardinal Square development guidelines to eliminate redundancy and ambiguities.

The expansion of Kochville Township's walking and biking pathway is now connected to the Saginaw Township system near Tittabawassee and Center Roads, giving residents of both communities' access and a direct connection to the commercial corridor in Kochville and Saginaw Township. Conceptual plans are to "bridge" connections with other communities, as well, for a complete walking, hiking, biking network of trails, in the future.

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Respectfully Submitted,

*Bruce Palmer*

Zoning & Codes Administrator  
Community Development Department  
Kochville Township