



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room #3
Okemos, Michigan
AGENDA
February 22, 2012
10:00 a.m.

1. Call to Order and Determination of Quorum
2. Approval of Agenda (Pages 1-2)
3. Approval of Minutes — December 21, 2011 (Pages 3-21)
4. Manufactured Housing Commission Fees Financial Report (22-23)
5. Public Comment [If issues are raised during public comment which require a response, the Commission's Executive Director will respond and Commissioners who wish to comment will make their comments after the Executive Director's response. The Commission will not allow public comment about the substance of open or closed complaints (unless, if regarding a closed complaint, the right to appeal is waived) but will allow public comment about procedural issues related to complaints. Public comment will be limited to 10 minutes for an individual representing an organization and 6 minutes for an individual not representing an organization; the Commission chairperson may grant the individual an additional 10 minutes.]

The meeting site and parking are accessible. Individuals attending the meeting are requested to refrain from using heavily scented personal care products, in order to enhance accessibility for everyone. People with disabilities requiring additional services (such as materials in alternative format) in order to participate in the meeting should call Brenda Caron at (517) 241-9317 at least 10 work days before the event. LARA is an equal opportunity employer/program.

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6. Imposition of Penalties
7. Variances
8. Committee Reports
9. Unfinished Business
10. New Business
 - a. Report on Annual Inspections of Manufactured Home Communities
 - b. License Approval (Page 24)
11. Executive Director's Report
12. Other Business
13. Adjournment



RICK SNYDER
GOVERNOR

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DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
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MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room #3
Okemos, Michigan

MINUTES
December 21, 2011
10:00 a.m.

MEMBERS PRESENT

Mr. Ronald Blank, Chairperson
Ms. Brenda Abbey
Ms. Carole Elliott
Mr. David Hagey

Mr. Peter Hennard
Mr. Mark Raukar
Mr. Jerome Ruggirello
Mr. Creighton Weber

MEMBERS ABSENT

Ms. Patricia Newman — Unexcused

MICHIGAN DEPARTMENT OF LICENSING & REGULATORY AFFAIRS PERSONNEL
ATTENDING

Mr. Larry Lehman, Chief, Building Division, Bureau of Construction Codes (BCC)
Mr. Charles Curtis, Asst. Chief, Building Division, BCC
Ms. Brenda Caron, Executive Secretary, Building Division, BCC
Mr. Gerrit Bakker, Departmental Analyst, Building Division, BCC
Ms. Tracie Pack, Departmental Analyst, Building Division, BCC
Mr. Todd Cordill, Chief, Plan Review Division, BCC

OTHERS IN ATTENDANCE

Mr. Chris Anderson – Uniprop
Ms. Reta David – Uniprop
Mr. Curtis Max DeJonge, Jr. – Lakeview Mobile Park
Mr. Tim DeWitt – MMHA
Mr. Darren Ing – MMHA
Ms. Ruth Ann Jamnick – MOLA, Legislative Liaison
Mr. Eric Ventimiglia – Rep. Andrea LaFontaine’s Office
Mr. Jeff Yaroch
Ms. Sara Yaroch

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1. **CALL TO ORDER AND DETERMINATION OF QUORUM**

The meeting was called to order at approximately 10:02 a.m. by Chairperson Blank. A quorum was determined to be present at that time.

2. **APPROVAL OF THE AGENDA**

Chairperson Blank requested that an additional item, "b. Lakeview Mobile Park, LLC and Curtis M. DeJonge, Jr., Operator", be added to the Agenda under "Imposition of Penalties".

A **MOTION** was made by Commissioner Hagey and supported by Commissioner Abbey to approve the Agenda with the addition of item "b" under "Imposition of Penalties".

MOTION CARRIED.

****Addendum 1

3. **APPROVAL OF MINUTES**

A **MOTION** was made by Commissioner Elliott and supported by Commissioner Hagey to approve the minutes of the October 19, 2011, meeting. **MOTION CARRIED.**

****Addendum 2

4. **MANUFACTURED HOUSING COMMISSION FEES FINANCIAL REPORT**

Mr. Lehman reported that the State has not yet released the final FY 2011 Year End figures, so there will be no Manufactured Housing Commission Fees Financial Report given until the next Commission meeting.

5. **PUBLIC COMMENT**

No one spoke.

6. **IMPOSITION OF PENALTIES**

In the matter of Muskegon Group, LLC d/b/a Kings Court Mobile Home Community and D. Mark Krueger, Operator

No one was present to represent the Licensee.

Ms. Pack represented the Bureau of Construction Codes.

After discussion, a **MOTION** was made by Commissioner Elliott and supported by Commissioner Hagey to impose a civil fine in the amount of Two Thousand Dollars (\$2,000.00); an additional civil fine in the amount of Five Thousand Dollars (\$5,000.00) and automatic revocation of the Licensee's Manufactured Home Community License No. 1200682 sixty (60) days from the date of the Final Order if Licensee does not pay the initial Two Thousand Dollar (\$2,000.00) civil fine and submit the Assurance of Discontinuance verifying correction of violations described in Count I of the Order to Show Cause issued on December 10, 2010. Revocation of Licensee's Manufactured Home Community License No. 1200682 shall automatically require Licensee and any manufactured housing licensee of the Bureau to not employ an individual who was an operator of a licensee whose license has been suspended or revoked under the Act during the time of suspension or revocation, under Rule R125.1214b. Revocation of Licensee's Manufactured Home Community License No. 1200682 shall automatically result in a request by the Manufactured Housing Commission that a Receiver be appointed. If the license is revoked, the Licensee shall make full restitution to all existing Kings Court Mobile Home Community residents of One Hundred Percent (100%) of the lot rent that each resident has paid to the Licensee after Licensee's Manufactured Home Community License has been revoked until such time that a Receiver has been appointed. Should Licensee qualify for and obtain a Manufactured Home Community License after the effective date of the Final Order, the license issued shall contain the limitation that it will automatically be revoked if Licensee fails to comply with the Act; if Licensee's Manufactured Home Community License is revoked pursuant to the limitation described above, Licensee shall make full restitution to all customers to whom Licensee has not delivered contractually stipulated services of One Hundred Percent (100%) of the value of those services after revocation of the license. **MOTION CARRIED.**

****Addendum 3

In the matter of Lakeview Mobile Park, LLC and Curtis M. DeJonge, Jr., Operator

Mr. DeJonge was present to represent the Licensee.

Ms. Pack represented the Bureau of Construction Codes.

Ms. Pack gave a brief summary of the matter before the Commission today. She indicated that this item had previously come before the Commission on December 15, 2010, and no one was present at that time to represent Lakeview Mobile Park, LLC, even though the Bureau had received confirmation that the meeting notice had been received by the Licensee. The Commission issued a Final Order on December 15, 2010, imposing a \$2,000.00 civil fine; an additional \$2,000.00 civil fine and revocation of Licensee's Community License if Licensee did not pay the initial \$2,000.00 civil fine and submit documentation verifying correction of all violations within 60 days from the date of the Final Order. Compliance with the Final Order was not achieved by February 13, 2011, so

the civil fine then became \$4,000.00 and the license was revoked. So the community has been operating without a license since February 2011.

Mr. Lehman indicated that Mr. DeJonge contacted our office in September 2011, and has been working on correcting all violations. As of December 14, 2011, the Bureau has received proof that compliance with all violations has been achieved. However, the \$4,000.00 civil fine has not been paid. Mr. DeJonge is here today to request the Commission to reduce or waive the civil fine and allow the community license to be reinstated.

After discussion, a **MOTION** was made by Commissioner Weber that the civil fine be reduced to Two Thousand Dollars (\$2,000.00); once the civil fine is paid, Mr. DeJonge would be allowed to reapply for the community license without bias. There was no support for the motion. Commissioner Weber withdrew his motion.

After further discussion, a **MOTION** was made by Commissioner Hagey and supported by Commissioner Elliott that the civil fine imposed remain at Four Thousand Dollars (\$4,000.00); upon payment of the first Two Thousand Dollars (\$2,000.00), Mr. DeJonge would be allowed to reapply for the community license, with the remaining Two Thousand Dollars (\$2,000.00) to be paid by April 1, 2012. **MOTION CARRIED.**

7. **VARIANCES**

Uniprop d/b/a Stonegate Manufactured Home Community (Ingham County)

Mr. Anderson and Ms. David were present to represent the community.

Ms. Pack reviewed the request.

A **MOTION** was made by Commissioner Weber and supported by Commissioner Hennard to approve the variance request to Rule 703(3) to grant the existing signboard posted at one (1) of the community entrances in lieu of internal road signs. **MOTION CARRIED.**

****Addendum 4

8. **COMMITTEE REPORTS**

Ordinance Review Committee

Meridian Charter Township (Ingham County) – Update on Proposed Ordinance

Mr. Lehman reported that at the last Commission meeting, a proposed ordinance from Meridian Charter Township in Ingham County had been filed with the Commission for review by the Ordinance Review Committee. Subsequently, the Ordinance Review Committee met and had a very lengthy meeting and only got through about half of the proposed ordinance. The Committee concluded that there were significant areas of the draft ordinance which required further revisions and/or justification before they could recommend approval to the Commission. So they recommended that township staff continue to informally work with Bureau staff to resolve the Committee's comments and concerns before it is brought back before the Committee for a formal review. Accordingly, Bureau staff has asked that the draft ordinance be removed from the Commission agenda. The Bureau has contacted Meridian Township and is working with them to identify the areas of concern.

A **MOTION** was made by Commissioner Hagey and supported by Commissioner Hennard to remove the draft ordinance as an item for the Commission or the Ordinance Review Committee to consider until such time that Meridian Charter Township requests a formal approval. **MOTION CARRIED.**

9. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

10. **NEW BUSINESS**

Report on Annual Inspections of Manufactured Home Communities

Mr. Lehman reported that almost all of the 2011 annual inspections have been done. We are just waiting for the last few to be completed and sent in to office staff. The 2012 annual inspection reports have been distributed to the inspectors, and some of them have already begun scheduling and doing the inspections.

License Approval

After discussion, a **MOTION** was made by Commissioner Elliott and supported by Commissioner Hagey to approve all pending licenses. **MOTION CARRIED.**

***Addendum 5

11. **EXECUTIVE DIRECTOR'S REPORT**

Mr. Lehman announced that the Bureau of Construction Codes and the Code Officials Conference of Michigan (COCM) will hold a joint training on January 31 – February 1, 2012, at the Causeway Bay Hotel in Lansing, Michigan. On this year's agenda will be a

manufactured home set-up and tie-down course given by Joe Tyson who is one of the prime instructors for the Michigan Manufactured Housing Association (MMHA). If you would like more information on the BCC/COCM joint training sessions, please go to the COCM website at www.cocm.org.

Mr. Lehman also reported that recently we have had some intermittent State website problems, and hopefully those issues will be taken care of soon. So thank you for your patience during this time.

12. **OTHER BUSINESS**

Mr. DeWitt announced that MMHA is in the process of finalizing the details for the Installer/Service classes for the upcoming year. Once again, the 101 Course will be offered 4 times throughout the year (once each spring, summer, fall and winter), and the Renewal Course will be offered in the spring and summer at various locations across the state.

Commissioner Hagey announced that this will be his last Commission meeting, because he is officially retired now. He indicated it has been a pleasure working with everyone, and he has really enjoyed his time on the Commission; thank you to the rest of the Commission members and thank you to Bureau staff. Chairperson Blank stated that the Commission will certainly miss him and his wisdom. Thank you for your years of service and we wish you the best of luck in your retirement!

From the Bureau's perspective, Mr. Lehman indicated that Commissioner Hagey has been a true professional and has really brought alot to the Commission. Thank you so much for your time and efforts. We really appreciate it!

13. **ADJOURNMENT**

At 11:15 a.m., a **MOTION** was made by Commissioner Elliott and supported by Commissioner Raukar to adjourn the meeting. **MOTION CARRIED.**



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MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room #3
Okemos, Michigan
AGENDA
December 21, 2011
10:00 a.m.

APPROVED

1. Call to Order and Determination of Quorum
2. Approval of Agenda (Pages 1-2)
3. Approval of Minutes — October 19, 2011 (Pages 3-13)
4. Manufactured Housing Commission Fees Financial Report (Provided @ Meeting)
5. Public Comment [If issues are raised during public comment which require a response, the Commission’s Executive Director will respond and Commissioners who wish to comment will make their comments after the Executive Director’s response. The Commission will not allow public comment about the substance of open or closed complaints (unless, if regarding a closed complaint, the right to appeal is waived) but will allow public comment about procedural issues related to complaints. Public comment will be limited to 10 minutes for an individual representing an organization and 6 minutes for an individual not representing an organization; the Commission chairperson may grant the individual an additional 10 minutes.]

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6. Imposition of Penalties
 - a. Muskegon Group, LLC d/b/a Kings Court Mobile Home Community and D. Mark Krueger, Operator (Pages 14-50)
 - b. Lakeview Mobile Park, LLC and Curtis M. DeJonge, Jr., Operator
7. Variances
 - a. UNIPROP d/b/a Stonegate MHC (Ingham County) (Pages 51-80)
8. Committee Reports
 - a. Ordinance Review Committee
9. Unfinished Business
10. New Business
 - a. Report on Annual Inspections of Manufactured Home Communities
 - b. License Approval (Page 81)
11. Executive Director's Report
12. Other Business
13. Adjournment



RICK SNYDER
GOVERNOR

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DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

MANUFACTURED HOUSING COMMISSION
BUREAU OF CONSTRUCTION CODES
2501 Woodlake Circle, Conference Room #3
Okemos, Michigan

MINUTES
October 19, 2011
10:00 a.m.

APPROVED

MEMBERS PRESENT

Mr. Ronald Blank, Chairperson
Ms. Brenda Abbey
Ms. Carole Elliott
Mr. David Hagey

Mr. Peter Hennard
Mr. Mark Raukar
Mr. Jerome Ruggirello
Mr. Creighton Weber

MEMBERS ABSENT

Ms. Patricia Newman — Unexcused

MICHIGAN DEPARTMENT OF LICENSING & REGULATORY AFFAIRS PERSONNEL
ATTENDING

Mr. Keith Lambert, Deputy Director, Bureau of Construction Codes (BCC)
Mr. Larry Lehman, Chief, Building Division, BCC
Mr. Charles Curtis, Asst. Chief, Building Division, BCC
Ms. Brenda Caron, Executive Secretary, Building Division, BCC
Ms. Tracie Pack, Departmental Analyst, Building Division, BCC
Mr. Todd Cordill, Chief, Plan Review Division, BCC
Ms. Dianne Barmes, Departmental Analyst, Office of Administrative Services, BCC

OTHERS IN ATTENDANCE

Mr. Larry Boyce – Wise Heating & Cooling, Inc.
Ms. Ruth Ann Jamnick – MOLA, Legislative Liaison
Ms. Carolyn Suzanne Miller – Arbor Meadows Homeowners Association
Mr. Ron Vittitow – Wise Heating & Cooling, Inc.

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Signatures

Drafted by: Brenda S. Caron Date: October 28, 2011
Brenda S. Caron, Secretary
Building Division

Approved by the Manufactured Housing Commission on: December 21, 2011



Ronald A. Blank, Chairperson
Manufactured Housing Commission

**STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
MANUFACTURED HOUSING COMMISSION
2501 Woodlake Circle
Okemos, MI 48864**

In the Matter of:

BCC Docket/License No. 1200682 (AIR 10)
Expires October 1, 2012

Mr. D. Mark Krueger, Operator
Muskegon Group, LLC
d/b/a Kings Court Mobile Home Community
23540 Reynolds Court
Clinton Township, MI 48036

(Community Mailing Address)

Kings Court Mobile Home Community
1142 Lansing
Adrian, MI 49221

(Community Address)

(Licensee)

**FINAL ORDER OF THE MANUFACTURED HOUSING COMMISSION
TO IMPOSE CIVIL FINE,
TO IMPOSE REVOCATION OF LICENSE,
AND TO IMPOSE ORDER OF RESTITUTION
PURSUANT TO THE MOBILE HOME COMMISSION ACT**

WHEREAS, the Michigan Department of Licensing and Regulatory Affairs (hereafter the Department), Bureau of Construction Codes (hereafter the Bureau), pursuant to the Administrative Procedures Act of 1969, 1969 PA 306, as amended; MCLA 24.201 et seq; MSA 3.560 (101) et seq; the Mobile Home Commission Act, 1987 PA 96, as amended; MCLA 125.2301 et seq; MSA 19.855 (101) et seq (hereafter the Act), and the Rules promulgated under

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY
FINAL ORDER

the Act (hereafter the Rules), issued a Findings of Fact, Conclusions of Law, Order to Cease and Desist, and Recommendation to Impose Penalties Pursuant to the Mobile Home Commission Act (hereafter the Order Finding Facts and Violations) on November 16, 2011, that was forwarded to the Manufactured Housing Commission for the imposition of penalties; and

WHEREAS, the Order Finding Facts and Violations (*Exhibit A*) and Notice that the Manufactured Housing Commission would take action imposing penalties pursuant to the Order Finding Facts and Violations at its regularly scheduled meeting on December 21, 2011, was served on the Licensee by certified mail on November 18, 2011, at the mailing address and November 21, 2011, at the community address listed on page one of this Order, and on the Licensee's licensing agent, the Bureau's Building Division.

WHEREAS, the Manufactured Housing Commission, at its regularly scheduled meeting on December 21, 2011, reviewed the Order Finding Facts and Violations, which is appended hereto and incorporated herein by reference; and

WHEREAS, the Manufactured Housing Commission voted unanimously to impose the following penalties:

IT IS ORDERED, pursuant to Section 43(1) (g) of the Act, that the LICENSEE SHALL, within 60 days of the Commission's issuance of this Order:

- a. Submit to the Bureau the Assurance of Discontinuance, signed by the licensee's operator and properly notarized, verifying correction of violations described in Count I of the attached Bureau Statement of Intent and Order to Show Cause, and the March 18, 2011 Manufactured Home Annual Inspection Report.

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY
FINAL ORDER

- b. Remit a civil fine in the amount of Two Thousand Dollars (\$2,000.00), which shall be paid by certified or cashier's check, or bank money order payable to the State of Michigan. The check or money order shall be mailed to the Bureau of Construction Codes, Building Division, P.O. Box 30255, Lansing, MI 48909.

Licensee's failure to comply with Items (a) and (b) above shall result in imposition of the following additional penalties:

- c. An **additional civil fine** in the amount of Five Thousand Dollars (\$5,000.00), which shall be paid by certified or cashier's check, or bank money order payable to the State of Michigan. The check or money order shall be mailed to the Bureau of Construction Codes, Building Division, P.O. Box 30255, Lansing, MI 48909.
- d. Revocation of Licensee's Manufactured Home Community License Number 1200682.
- e. Revocation of Licensee's Manufactured Home Community License Number 1200682 shall automatically require Licensee and any manufactured housing licensee of the Bureau to not employ an individual who was an operator of a licensee whose license has been suspended or revoked under the act during the time of suspension or revocation, under Rule R 125.1214b, as stated in the last paragraph on page five of the December 10, 2010, Order to Show Cause.
- f. Revocation of Licensee's Manufactured Home Community License Number 1200682 shall automatically result in a request by the Manufactured Housing Commission that a Receiver be appointed.
- g. Licensee shall make full restitution to all existing Kings Court Mobile Home Community residents of One Hundred Percent (100%) of the lot rent that each resident has paid to the Licensee after Licensee's Manufactured Home Community License has been revoked until such time that a Receiver has been appointed.

IT IS FURTHER ORDERED, pursuant to Section 38 (2) of the Act, because Licensee has engaged in acts or practices constituting violations of the Act or Rules or an Order issued thereunder, Licensee shall CEASE AND DESIST from any act or practice constituting a violation of the Act or Rules or an Order issued pursuant to the Act.

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY
FINAL ORDER

IT IS FURTHER ORDERED, pursuant to Section 43 (1)(c) of the Act, that should Licensee qualify for and obtain a Manufactured Home Community License after the effective date of this Final Order, the LICENSE ISSUED SHALL CONTAIN THE LIMITATION THAT IT WILL AUTOMATICALLY BE REVOKED IF THE LICENSEE FAILS TO COMPLY WITH THE ACT.

IT IS FURTHER ORDERED, pursuant to Section 43 (1)(h) of the Act, that if the Licensee's Manufactured Home Community License is revoked, under the limitation described in the preceding paragraph, THE LICENSEE SHALL MAKE FULL RESTITUTION to all customers to whom the Licensee has not delivered contractually stipulated services, of One Hundred Percent (100%) of the value of those services after revocation of the license.

IT IS FURTHER ORDERED this Final Order is effective immediately.

ANY COMMUNICATION regarding this Final Order should be addressed to the Michigan Department of Licensing and Regulatory Affairs, Bureau of Construction Codes, Building Division, Attention: Larry Lehman, Chief, P.O. Box 30254, Lansing, MI 48909.

MICHIGAN DEPARTMENT OF
LICENSING AND REGULATORY AFFAIRS



MANUFACTURED HOUSING COMMISSION
Ronald A. Blank, Chairperson

Dated: 12/21/11

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY
FINAL ORDER

A Copy of this Final Order was sent by Certified and First Class Mail to:

Mr. D. Mark Krueger, Operator
Muskegon Group, LLC
d/b/a Kings Court Mobile Home Community
23540 Reynolds Court
Clinton Township, MI 48036

(Community Mailing Address)

Kings Court Mobile Home Community
1142 Lansing
Adrian, MI 49221

(Community Address)

A Copy of this Final Order was sent by Interdepartmental Mail to:

Administration
Bureau of Construction Codes
P.O. Box 30254
Lansing, MI 48909

Building Division
Bureau of Construction Codes
P.O. Box 30254
Lansing, MI 48909

MICHIGAN MANUFACTURED HOUSING COMMISSION
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
P.O. BOX 30254
Lansing, MI 48909

Mr. Paul Zlotoff, Operator
Uniprop Manufactured Housing Community Income Fund
d/b/a Stonegate Manufactured Home Community
2700 Eaton Rapids Road, Box 309
Lansing, MI 48910

Petitioner

Docket No. 1200226

vs.

Manufactured Housing Commission

Respondent

ORDER OF THE MICHIGAN MANUFACTURED HOUSING COMMISSION

Background:

On behalf of Mr. Paul Zlotoff, petitioner, Mr. Chris R. Anderson, submitted a variance request to the Manufactured Housing General Rules (Rules) on September 30, 2011. Mr. Zlotoff is the Operator of Uniprop Manufactured Housing Community Income Fund d/b/a Stonegate Manufactured Home Community, an Ingham County pre-Mobile Home Commission Act 308-site development built in approximately 1968 and acquired by Mr. Zlotoff in 2006, according to Bureau records.

R 125.1703, Rule 703 (3) Internal roads shall be named and so identified by signs located at all internal road intersections.

This community, licensed through September 30, 2012, seeks a variance to the aforementioned rule cited in the Bureau's July 25, 2011 annual inspection report. Mr. Anderson wants the Commission to approve a signboard posted at one (1) of the community entrances in lieu of internal road signs.

In the September 30, 2011 submission, Mr. Anderson states "to have street blades at intersection with the same name would be pointless and imprudent" and would create a great financial burden on the community. Petitioner presents this request to address outstanding violations cited in the annual inspection report and resulting Bureau correspondence, thereby resolving remaining non-compliances for manufactured housing community license 1200226.

Procedural Findings:

On consideration of Petitioner's request, a hearing before the Commission was held December 21, 2011, at the Bureau of Construction Codes, 2501 Woodlake Circle, Okemos, Michigan in accordance with the Mobile Home Commission Act, 1987 PA 96, and the Administrative Procedures Act, 1969 PA 306.

Issue:

Is Petitioner's variance request for the aforementioned signboard posted at one (1) community entrance which contrasts Rule R 125.1703(3) approvable in accordance with Section R 125.2318(2) of the Mobile Home Commission Act, 1987 PA 96, and the Administrative Procedures Act, 1969 PA 306?

Findings:

The Commission reviewed all materials provided and the July 25, 2011 annual inspection report of the Bureau of Construction Codes and finds that Petitioner's request for a variance:

- a. Is approved for posting a signboard at one (1) community entrance.

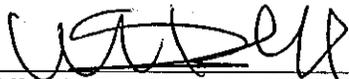
Conclusions:

Findings. The petitioner has provided documentation that a variance to Rule R 125.1703 (3) is justified, as required by Section R 125.2318 (2) of the Mobile Home Commission Act, 1987 PA 96, and the Administrative Procedures Act, 1969 PA 306. The Commission determines the existing signboard posted at one (1) of the community entrances in lieu of internal road signs is reasonable, under the practical difficulty and internal road sign criteria established in Rule R 125.1703 (3).

Decision:

THEREFORE, the Manufactured Housing Commission approves Petitioner's September 30, 2011 request for a variance to Rule R 125.1703 (3), pursuant to Section R 125.2318 (5) of 1987 PA 96, as amended, MCL 125.2318 (5), to grant the existing signboard posted at one (1) of the community entrances in lieu of internal road signs.

This Order is binding on all parties, unless appealed pursuant to the Administrative Procedures Act, 1969 PA 306.



MANUFACTURED HOUSING COMMISSION
Ronald A. Blank, Chairperson

December 21, 2011

PENDING LICENSE APPROVALS
DECEMBER 21, 2011 – MANUFACTURED HOUSING COMMISSION

INSTALLER/SERVICER	RETAILER
Eugene Bohannon Jr. Bohannon & Son 63304 CR 380, Lot 42 South Haven, MI 49090	North Homes & Properties, Inc. 10101 Telegraph Road Carleton, MI 48117 Richard E. Adel, Operator
Country Cousin Home Sales LLC 26855 Haggerty Road Novi, MI 48377 Brandon Ryn Crain, Operator	
Donald C. Dennie Donsons Repair & Removal Service 3013 Aspen Lane Mt. Morris, MI 48458	

**ADDITIONAL PENDING LICENSE APPROVALS
DECEMBER 21, 2011 – MANUFACTURED HOUSING COMMISSION**

INSTALLER/SERVICER	RETAILER
William Hackney 4678 North Street, P.O. Box 550 Millington, MI 48746	Pinegate Mobile Village LLC 7805 S. Division Avenue Grand Rapids, MI 49548 Melvin J. Huyser, Operator
Country Cousin Home Sales LLC 26855 Haggerty Road Novi, MI 48377 Rose Estelle Button, Operator	
Presidential Coatings LLC 19787 N Drive North Marshall, MI 49068 Corey Eggleston, Operator	

Manufactured Housing Program Fund Revenue/Expenditure Report

FY 2011 FINAL

Program Revenue

Licenses	\$ 87,887
Permits	\$ 370
Titles	\$ 1,956,162
Other:	
Publication & Copy Revenue	\$ 603
Land Sales-App. for Registration	\$ -
HUD Reimb. of Insp. Costs	\$ -
Mfrd. Housing Commission Fines	\$ 127,898
Common Cash Interest	\$ 4,753
RED-DCS 1%	\$ (33,942)
RED-Dept of State	\$ (252,393)
RED-AG	\$ -
RED-CIS	\$ -

TOTAL REVENUE \$ 1,885,196

Program Expenditures

Salaries	\$ 1,060,628
Ret., Longev. & Ins.	\$ 684,114
CSS&M & Equipment	\$ 196,826
Travel	\$ 22,643
Sub-Total Direct Expenditures	\$ 1,964,211
Indirect Dept. Expenditures:	
Info Technology Services	\$ 152,800
Rent	\$ 25,586
Property Management	\$ 13,300
Executive Director Programs	\$ 17,299
Administrative Services	\$ 287
Code Enforcement	\$ -

TOTAL EXPENDITURES \$ 2,173,483

FY2011 DIFFERENCE \$ (288,286)

FY11 Year End Fund Balance \$ 2,197,826

Manufactured Housing Program Fund Revenue/Expenditure Report

FY 2012 - 1st Quarter

Program Revenue

Licenses	\$ (7,784)
Permits	\$ 731
Titles	\$ 480,444
Other:	
Publication & Copy Revenue	\$ 5
Land Sales-App. for Registration	\$ -
HUD Reimb. of Insp. Costs	\$ -
Mfrd. Housing Commission Fines	\$ 648
Common Cash Interest	\$ -
RED-DCS 1%	\$ -
RED-Dept of State	\$ -
RED-AG	\$ -

Program Expenditures

Salaries	\$ 220,651
Ret., Longev. & Ins.	\$ 166,657
CSS&M & Equipment	\$ 1,137
Travel	\$ 2,083
Sub-Total Direct Expenditures	\$ 390,528
Indirect Dept. Expenditures:	
Info Technology Services	\$ -
Rent	\$ 8,106
Property Management	\$ -
Executive Director Programs	\$ -
Administrative Services	\$ -
Code Enforcement	\$ -

TOTAL REVENUE \$ 474,044

TOTAL EXPENDITURES \$ 398,634

1st Quarter Difference \$ 75,410

Fund Balance (Through 1st Quarter) \$ 2,273,236

PENDING LICENSE APPROVALS
FEBRUARY 22, 2012 – MANUFACTURED HOUSING COMMISSION

INSTALLER/SERVICER	RETAILER
All Phase Maintenance Service 6815 Grand Kal Road Fife Lake, MI 49633 Charles B. Vance, Operator	Kelly Leasing & Development LLC 312 East Fulton Grand Rapids, MI 49503 Michael F. Kelly, Operator
Kevin M. Parker Kevin Parker Construction 11337 E. Carpenter Davison, MI 48423	
Max J. Stonebraker Stonebraker Transit Co. 14462 Woodbridge Road Hillsdale, MI 49232	