



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

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.]

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
  - a. Muskegon Group, LLC d/b/a Kings Court Mobile Home Community and D. Mark Krueger, Operator (Pages 14-50)
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



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

**MINUTES**  
October 19, 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. 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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1. **CALL TO ORDER AND DETERMINATION OF QUORUM**

The meeting was called to order at approximately 10:00 a.m. by Chairperson Blank. A quorum was determined to be present at that time.

2. **APPROVAL OF THE AGENDA**

A **MOTION** was made by Commissioner Raukar and supported by Commissioner Elliott to approve the Agenda. **MOTION CARRIED.**  
\*\*\*Addendum 1

3. **APPROVAL OF MINUTES**

A **MOTION** was made by Commissioner Hennard and supported by Commissioner Abbey to approve the minutes of the August 17, 2011, meeting. **MOTION CARRIED.**  
\*\*\*Addendum 2

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

The FY 2011 preliminary 4<sup>th</sup> Quarter Manufactured Housing Commission Fees Financial Report was handed out. There were no comments or questions.

5. **PUBLIC COMMENT**

No one spoke.

6. **IMPOSITION OF PENALTIES**

There was no imposition of penalties.

7. **VARIANCES**

There were no variances requested.

8. **COMMITTEE REPORTS**

There were no committee reports made.

9. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

10. **NEW BUSINESS**

**Meridian Charter Township (Ingham County) – Filing of Proposed Ordinance**

Mr. Lehman reported that the Bureau has received for filing and review a proposed ordinance from Meridian Charter Township in Ingham County.

A **MOTION** was made by Commissioner Elliott and supported by Commissioner Hagey to accept the proposed ordinance for filing and refer it to the Ordinance Review Committee. **MOTION CARRIED.**

**2012 Proposed Meeting Schedule**

A **MOTION** was made by Commissioner Hennard and supported by Commissioner Weber to adopt the proposed 2012 meeting schedule. **MOTION CARRIED.**

\*\*\*\*Addendum 3

**Report on Annual Inspections of Manufactured Home Communities**

Mr. Lehman reported that out of 1,148 communities, Bureau inspectors have completed 973 (85%) of the 2011 annual inspections; and out of those, 525 (54%) had no violations, 442 (46%) had one or more violations, and 6 communities have closed. He expects that all of the 2011 inspections will be completed by the December meeting if not before.

**License Approval**

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

\*\*\*\*Addendum 4

11. **EXECUTIVE DIRECTOR'S REPORT**

Mr. Lehman reported that Gerrit Bakker is still out on medical leave. In his absence, Dianne Barmes will be assisting with his case load and has started training with Tracie Pack.

He also announced that Chris Beland is the new Director of the Bureau's Office of Land Survey and Remonumentation.

The 2012 Annual Inspection Reports are being distributed to the divisions some time this week. So the inspectors will be starting on those soon, but will be first finishing those 2011 inspections that are not yet done. The report form was revised to include space for the inspectors to document the date and time when they contact the community representative to schedule the inspection.

Mr. Lehman reported that the Frequently Asked Questions brochure "Installing & Servicing Manufactured Homes in Michigan" has been finalized by the Bureau, and printed and mailed out through the Michigan Manufactured Housing Association. The written version is available on the Bureau's website, but not in the brochure format. Initially, we have received pretty positive feedback both from inspectors and people from the industry. This is something we can continue to work on and add to in the future. Commissioner Elliott commented that the photo that appears on the front of the brochure does not reflect the image of manufactured housing communities very well. Chairperson Blank indicated that he would share Commissioner Elliott's comments with Mr. DeWitt and maybe they can update the photo if they do any subsequent printings.

Mr. Lehman also mentioned that there will be an article appearing in the upcoming edition of the Bureau's "Code Works" newsletter dealing with manufactured housing licenses and some of the issues we are seeing. The newsletter should be available on the Bureau's website near the end of November.

## 12. OTHER BUSINESS

Chairperson Blank commented that he thought the "Reminder to Community Operators" (that is enclosed with the community's copy of the Annual Inspection Report) is a good reminder to owners that they are required by law to update their license information with the Bureau's Building Division whenever a change is made. This is important, especially when there is a change of ownership or a new mailing address, so owners do get proper notification and mailings in a timely manner.

Commissioner Elliott brought up the issue of Commissioner Newman's nonattendance at Commission meetings, and feels the residents of manufactured housing communities are not being represented well because of her absenteeism. She feels the Commission should be able to do something to get this position filled with someone that is able to fulfill the duties. Mr. Lehman indicated that he will have Bureau administration make contact with the Governor's staff regarding this issue.

## 13. ADJOURNMENT

At 10:20 a.m., a **MOTION** was made by Commissioner Ruggirello and supported by Commissioner Abbey to adjourn the meeting. **MOTION CARRIED.**



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**  
October 19, 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 — August 17, 2011 (Pages 3-12)
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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A-1  
7

6. Imposition of Penalties
7. Variances
8. Committee Reports
9. Unfinished Business
10. New Business
  - a. Meridian Charter Township (Ingham County) – Filing of Proposed Ordinance
  - b. 2012 Proposed Meeting Schedule (Page 13)
  - c. Report on Annual Inspections of Manufactured Home Communities
  - d. License Approval (Page 14)
11. Executive Director's Report
12. Other Business
13. Adjournment



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

**MINUTES**  
August 17, 2011  
10:00 a.m.

**APPROVED**

**MEMBERS PRESENT**

Mr. Ronald Blank, Chairperson  
Ms. Brenda Abbey  
Mr. David Hagey  
Mr. Peter Hennard

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

**MEMBERS ABSENT**

Ms. Carole Elliott — Excused  
Ms. Patricia Newman — Unexcused

**MICHIGAN DEPARTMENT OF LICENSING & REGULATORY AFFAIRS PERSONNEL**  
**ATTENDING**

Mr. Irvin Poke, Director, Bureau of Construction Codes (BCC)  
Mr. Keith Lambert, Deputy Director, 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

**OTHERS IN ATTENDANCE**

Mr. Tim DeWitt – MMHA  
Mr. Jerome Moceri – Camelot Villa Macomb MHC

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Signatures

Drafted by: Brenda S. Caron Date: August 26, 2011  
Brenda S. Caron, Secretary  
Building Division

Approved by the Manufactured Housing Commission on: October 19, 2011

Ronald A. Blank  
Ronald A. Blank, Chairperson  
Manufactured Housing Commission

Bureau of Construction Codes  
**Manufactured Housing Commission**

**2012 MEETING SCHEDULE**

<b><u>Date</u></b>	<b><u>Location</u></b>
February 22, 2012	2501 Woodlake Circle, Okemos, Conference Room #3
April 18, 2012	2501 Woodlake Circle, Okemos, Conference Room #3
June 20, 2012	2501 Woodlake Circle, Okemos, Conference Room #3
August 22, 2012	2501 Woodlake Circle, Okemos, Conference Room #3
October 17, 2012	2501 Woodlake Circle, Okemos, Conference Room #3
December 19, 2012	2501 Woodlake Circle, Okemos, Conference Room #3

**Ordinance Review Committee**

January 11, 2012	2501 Woodlake Circle, Okemos, Conference Room #2
March 14, 2012	2501 Woodlake Circle, Okemos, Conference Room #2
May 9, 2012	2501 Woodlake Circle, Okemos, Conference Room #2
July 11, 2012	2501 Woodlake Circle, Okemos, Conference Room #2
September 12, 2012	2501 Woodlake Circle, Okemos, Conference Room #2
November 14, 2012	2501 Woodlake Circle, Okemos, Conference Room #2

Meetings are scheduled to begin at 10:00 a.m. Dates, times and locations are subject to change. Additional meetings may be added as necessary.

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.

**PENDING LICENSE APPROVALS  
OCTOBER 19, 2011 – MANUFACTURED HOUSING COMMISSION**

<b>INSTALLER/SERVICER</b>	<b>RETAILER</b>
DBC Company, Inc. 46574 Erb Drive Macomb, MI 48042 David T. Malkiewicz, Operator	Snowden Construction Corporation 5651 Hasco Road Millington, MI 48746 David Holmes Snowden, Operator
Terry L. Wilson d/b/a TNT Home Services 8384 Ridge Road Goodrich, MI 48438	
Damian T. Grayvold d/b/a Westcove 591 Townsend Court, #14 Imlay City, MI 48444	

**ADDITIONAL PENDING LICENSE APPROVALS  
OCTOBER 19, 2011 – MANUFACTURED HOUSING COMMISSION**

<b>INSTALLER/SERVICER</b>	<b>RETAILER</b>
Rivers Edge Mobile Home Community LLC 135 N. Jane Street Sturgis, MI 49091 Steven P. Hagadorn, Operator	Realty Systems Arizona, Inc. 8225 Embury Road Grand Blanc, MI 48439 Ronald C. Bunce, Operator
Distinctive Landworks LLC 3931 Poli Road Ortonville, MI 48462 Brian R. Maybee, Operator	Realty Systems Arizona, Inc. 16181 Lancaster Way Holly, MI 48442 Ronald C. Bunce, Operator
	Sun Homes Services, Inc. d/b/a Sun Homes 9900 Townsquare Boulevard Fenton, MI 48430 Gary A. Shiffman, Operator
	Freeman and Associates 182A Flicker Street Rochester Hills, MI 48309 Susan J. Freeman, Operator

PROOF OF SERVICE

I hereby state, to the best of my knowledge, information and belief, that a copy of the **Notice of Manufactured Housing Commission Meeting and Findings Of Fact, Conclusions Of Law, Order To Cease And Desist, And Recommendation To Impose Penalties Pursuant To The Mobile Home Commission Act** was served upon all parties in this matter by Inter-Departmental mail to those parties employed by the State of Michigan or by certified mail, return receipt requested, and first class mail at their respective addresses as disclosed by the file on this 16<sup>th</sup> day of November, 2011.

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

Kings Court Mobile Home Community  
1142 Lansing  
Adrian, MI 49221

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

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



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Brenda S. Caron, Secretary  
Building Division  
Bureau of Construction Codes

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF CONSTRUCTION CODES

In the Matter of:

BCC Docket/License No. 1200682 (AIR)  
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)

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Issued and entered  
this 16 day of November 2011  
by Larry Lehman, Chief  
Building Division

**FINDINGS OF FACT, CONCLUSIONS OF LAW,  
ORDER TO CEASE AND DESIST, AND  
RECOMMENDATION TO IMPOSE PENALTIES  
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 Manufactured Housing General Rules promulgated under the Act (hereafter the Rules), issued an Order To Show Cause Why An Order Revoking

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY  
FINDINGS OF FACT

Manufactured Home Community License; Imposing a Civil Fine; Requiring Restitution; And To Cease And Desist Should Not Be Issued Pursuant To The Mobile Home Commission Act (hereafter the Order to Show Cause) on December 10, 2010. A copy of the Order to Show Cause and attachments is appended hereto (*Exhibit A*) and is incorporated herein by reference; and

WHEREAS, the Order to Show Cause was sent by certified mail to the licensee on December 10, 2010, at the addresses listed on page 6 of the Order to Show Cause. The Bureau, on December 10, 2010, also served a copy of the Order to Show Cause upon the licensee by serving the Manufactured Housing Commission with a copy of the Order to Show Cause, pursuant to Section 35 of the Mobile Home Commission Act; and

WHEREAS, more than 15 days elapsed since the date of receipt of the Order to Show Cause and the licensee failed to provide written evidence the violations cited in **Count I** were corrected, as required in subsections a and b, page 4, of the Order to Show Cause.

WHEREAS, more than 15 days elapsed since the date of receipt of the Order to Show Cause and Licensee did not file a written request for a hearing with the Bureau; and

WHEREAS, the Bureau finds this action necessary and appropriate in the public interest, for the protection of the public, and consistent with purposes fairly intended by the policy and provisions of the Act; and

BY DEFAULT, pursuant to Section 78 (2) of the Administrative Procedures Act of 1969 and 39 (1) of the Act, the Bureau makes the following findings of fact and conclusions of law:

**FINDINGS OF FACT**

1. Muskegon Group, LLC d/b/a Kings Court Mobile Home Community, (Licensee), is a limited liability company organized and existing under the laws of the State of Michigan. D. Mark

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY  
FINDINGS OF FACT

Krueger is an Operator of this company. Licensee's mailing address is 23540 Reynolds Court, Clinton Township, MI 48036.

2. The Licensee is engaged in the business of operating a manufactured home community located at 1142 Lansing, Adrian, MI 49221, and holds manufactured home community license 1200682, which expires on October 1, 2012.

3. On May 3, 2010, a state inspector from the Bureau of Construction Codes inspected the Licensee's manufactured home community. The purpose of the inspection was to determine compliance with the Act and the Rules, which is required to be certified for licensing and to operate as a community.

4. The results of this inspection were set forth in the Bureau's Statement Of Intent To Commence Proceedings And Notice Of Opportunity To Show Why Such Proceedings Should Not Be Commenced Pursuant To The Mobile Home Commission Act (hereafter the Statement of Intent), which the Bureau issued and sent to the Licensee by certified mail on July 2, 2010 (*Exhibit B*).

5. The Statement of Intent established the Licensee's right to provide documentation of compliance within 15 days of receipt. The Licensee failed to provide the Bureau evidence of compliance with Count I of the Statement within the 15 days allotted. A certified mail receipt received by the Bureau on July 9, 2010, indicates that a Karen Freije at the Licensee's community mailing address signed for this Statement of Intent on July 7, 2010. A certified mail receipt received by the Bureau on December 15, 2010, indicates that a Pat Bedner at the Licensee's community mailing address signed for the aforementioned Order to Show Cause on December 13, 2010. The results of the August 2, 2010 and November 19, 2010 re-inspections are also referenced in the Order to Show Cause.

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY  
FINDINGS OF FACT

**CONCLUSIONS OF LAW**

6. Licensee's failure to correct all rule violations noted in the Statement of Intent and Order to Show Cause is a violation of Section 38 (1) (b) of the Act.

**FINDINGS OF FACT**

7. On March 18, 2011, a state inspector from the Bureau of Construction Codes completed the 2011 annual inspection of the Licensee's manufactured home community. The purpose of the inspection was to determine compliance with the Act and the Rules, which is required to be certified for licensing and to operate as a community.

8. The inspection revealed no progress was made to correct the violations stated in the May 3, 2010, 2010 Annual Inspection Report or the subsequent August 2, 2010, and November 19, 2010 inspections as well as revealing numerous additional violations. Therefore, the inspector recommended a certification of compliance as "Not in Substantial Compliance and Denial of Certification is Recommended."

**CONCLUSIONS OF LAW**

9. Licensee's failure to correct all rule violations noted in the 2010 Annual Inspection, subsequent August 2, 2010 and November 19, 2010 inspections, and the numerous additional violations cited in the 2011 Annual Inspection is a violation of Sections 16 (2) and 38 (1)(b) of the Act.

IT IS HEREBY FOUND the Licensee engaged in acts or practices constituting violations of the Act, Rules, or an Order issued under the Act.

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY  
FINDINGS OF FACT

IT IS HEREBY ORDERED this Order shall be forwarded to the Manufactured Housing Commission for the consideration of the imposition of any penalty as may be provided in Section 43 (1) of the Act and issuance of a Final Order in accordance with Section 85 of the Administrative Procedures Act of 1969.

IT IS HEREBY RECOMMENDED the Manufactured Housing Commission impose the following penalties:

1. Within sixty (60) days from the date of the Final Order, Licensee shall complete the following actions:
  - a. Submit to the Bureau the Assurance of Discontinuance (*Exhibit C*), 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 (*Exhibit D*).
  - b. Remit to the Bureau an administrative fee 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. This check or money order shall be mailed to the Bureau of Construction Codes, Building Division, P.O. Box 30255, Lansing, MI 48909.
2. Licensee's failure to comply with Item 1 above shall result in imposition of the following additional penalties:
  - a. In addition to the civil fine in the amount of Two Thousand Dollars (\$2,000.00) as prescribed in Item 1 (b) above, a civil fine in the amount of Two Thousand Dollars (\$2,000.00).
  - b. Revocation of Licensee's Manufactured Home Community License.
  - c. Revocation of Licensee's Manufactured Home Community License 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 R 125.1214b, as stated in the Order to Show Cause.

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY  
FINDINGS OF FACT

- d. Revocation of Licensee's Manufactured Home Community License should automatically result in a request by the Manufactured Housing Commission that a receiver be appointed.
- e. Licensee shall make full restitution to all existing 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.
- f. Should Licensee qualify for and obtain a current Manufactured Home Community License within sixty (60) days from the date of the Final Order, the license issued should contain the limitation that it will automatically **BE REVOKED** on October 1, 2012 **IF** Licensee fails to submit a complete Manufactured Home Community License Renewal Application, and qualify for renewal of the license, before that date.

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 and Rules or an Order issued thereunder, that the Licensee CEASE AND DESIST from any act or practice constituting a violation of the Act or Rules or Order issued pursuant to the Act.

ANY COMMUNICATION regarding this Order should be addressed to the Bureau of Construction Codes, Building Division, Attention: Larry Lehman, P.O. Box 30254, Lansing, MI 48909.

MICHIGAN DEPARTMENT OF LICENSING  
AND REGULATORY AFFAIRS

By: Larry Lehman  
Larry Lehman, Chief  
Building Division  
P.O. Box 30254  
Lansing, MI 48909

Dated: November 16, 2011  
Lansing, Michigan

MUSKEGON GROUP, LLC D/B/A KINGS COURT MOBILE HOME COMMUNITY  
FINDINGS OF FACT

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

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

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

STATE OF MICHIGAN  
DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES

In the Matter of:

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

Mr. D. Mark Krueger, Operator  
Muskegon Group LLC  
23540 Reynolds Court  
Clinton Township, MI 48036

(Community Mailing Address)

Kings Court Mobile Home Community  
1142 Lansing  
Adrian, MI 49221

(Community Address)

(Licensee)

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Issued and entered  
this 10th day of December 2010.  
by Tracie Pack, Analyst  
Building Division

**ORDER TO SHOW CAUSE WHY AN ORDER REVOKING MANUFACTURED  
HOUSING COMMUNITY LICENSE; IMPOSING A CIVIL FINE; REQUIRING  
RESTITUTION, AND TO CEASE AND DESIST SHOULD NOT BE ISSUED  
PURSUANT TO THE MOBILE HOME COMMISSION ACT**

The Michigan Department of Energy, Labor & Economic Growth (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 the Act (hereafter the Rules), says:

ORDER TO SHOW CAUSE

FACTS COMMON TO ALL COUNTS

1. On the date indicated on the attached Manufactured Home Community Annual Inspection Report, a state inspector from the Bureau of Construction Codes completed an inspection of the licensee's manufactured housing community. The purpose of the inspection was to determine compliance with the Act and the Rules, which is required to be certified for licensing and to operate as a community.
2. The results of this inspection were set forth in the Bureau's Statement Of Intent To Commence Proceedings And Notice Of Opportunity To Show Why Such Proceedings Should Not Be Commenced Pursuant To The Mobile Home Commission Act (hereafter the Statement of Intent), which the Bureau issued and sent to the licensee by certified mail (*Exhibit 1*). A copy of the Statement of Intent was also delivered to the Bureau's Building Division, the licensee's licensing agent.
3. The Statement of Intent established the licensee's right to provide documentation of compliance to the Bureau, within 15 days of receipt. The licensee has failed to provide the Bureau evidence of full compliance with Count I of the Statement within the 15 days allotted. Certified mail receipt received by the Bureau indicates that the Statement of Intent was signed for at the licensee's delivery address.

Accordingly, the licensee is in violation of the following:

**COUNT I**

**FAILURE TO CORRECT THE RULE VIOLATIONS NOTED IN  
THE MANUFACTURED HOME COMMUNITY  
ANNUAL INSPECTION REPORT**

ORDER TO SHOW CAUSE

4. As a condition of licensing pursuant to Executive Order No. 2006-16 and Sections 16 (3) and 17 (1) of the Act, the Department of Energy, Labor & Economic Growth is required to conduct annual physical inspections of mobile home parks and seasonal mobile home parks and grant certificates of compliance for the purpose of licensing.

5. The Bureau of Construction Codes, Building Division, issued a Manufactured Home Community Annual Inspection Report regarding violations disclosed during the annual inspection of the licensee's residential community. The Bureau mailed this report to the licensee with an accompanying cover letter.

6. The licensee has not filed verification with the Bureau indicating that all of the rule violations noted in the Manufactured Home Community Annual Inspection Report (*Exhibit 2*) have been corrected.

7. Licensee's failure to correct the aforementioned rule violations noted in the Manufactured Home Community Annual Inspection Report is a violation of Section 38 (1)(b) of the Act.

IT IS THEREFORE ORDERED, pursuant to Sections 38 (1)(b) and 38 (2) of the Act, because of the aforementioned violations of the Act and Rules and because the Bureau finds this action necessary and appropriate in the public interest, for the protection of the public, and consistent with the purposes and provisions of the Act, that the above named licensee SHOW CAUSE WHY AN ORDER REVOKING MANUFACTURED HOUSING COMMUNITY LICENSE; IMPOSING A CIVIL FINE; REQUIRING RESTITUTION; AND TO CEASE AND DESIST SHOULD NOT BE ISSUED.

ORDER TO SHOW CAUSE

This Order to Show Cause offers the licensee the final opportunity to resolve outstanding Count I of this Order to Show Cause by providing evidence to the Bureau documenting full compliance with the following requirements within 15 days of receipt of this Order to Show Cause:

- a. Return to the Bureau documentation proving compliance with Count I of this Order, as it references the violations cited in the Bureau's re-inspection report (*Exhibit 2*). This evidence shall include:
  1. *Signed work orders or construction contracts, and photographs verifying correction of all violations outlined in the inspection report, or*
  2. *Signed construction contracts stipulating that all uncorrected violations cited in the aforementioned Items of the inspection report will be corrected within 30 days of the issuance of this Order.*
- b. Remit to the Bureau an administrative fee in the amount of One Thousand Dollars (\$1,000.00), which shall be paid by certified or cashier's check, or bank money order payable to the State of Michigan. This check or money order shall be mailed to the Bureau of Construction Codes, Building Division, P.O. Box 30255, Lansing, MI 48909.

BE ADVISED that all interested parties are afforded an opportunity for a hearing. If a written request for a hearing is received by the Bureau within fifteen (15) days from the date of your written receipt of this Order to Show Cause, then the matter shall be set down for a hearing to commence within forty-five (45) days after your receipt of this Order to Show Cause, unless you and the Bureau consent to a later date.

BE ADVISED that it is important you understand any statements which you present in a written response to this Order to Show Cause may be used against you at a formal proceeding arising from this matter. It is important you understand you have the right, at your own expense, to have an attorney assist you in preparing a written response, or assist you at any appellate proceeding regarding the Manufactured Housing Commission's determination on this matter.

ORDER TO SHOW CAUSE

BE ADVISED that a Findings of Fact and Conclusions of Law, followed by a Final Order, shall be entered in this matter to any licensee who does not comply with this Order to Show Cause within 15 days of receipt, pursuant to Section 39 (1) of the Act. The Manufactured Housing Commission may then impose sanctions as provided by Section 43 of the Act.

BE FINALLY ADVISED that a licensee shall 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.

ANY COMMUNICATION regarding this Order to Show Cause should be addressed to the Bureau of Construction Codes, Building Division, Attention: Tracie Pack, P.O. Box 30254, Lansing, MI 48909.

MICHIGAN DEPARTMENT OF ENERGY,  
LABOR & ECONOMIC GROWTH

By:



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

Dated: December 10, 2010  
Lansing, Michigan

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

Mr. D. Mark Krueger, Member and Operator  
Muskegon Group LLC  
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 Statement of Intent was sent by Interdepartmental Mail to:

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

Beth Aben, Deputy Director  
Administration  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, MI 48909

Michigan Department of Energy, Labor & Economic Growth  
Bureau of Construction Codes  
Building Division  
P.O. Box 30255  
Lansing, MI 48909  
(517) 241-9317  
Authority: 1987 PA 96

# FEES TRANSMITTAL

Mr. D. Mark Krueger, Operator  
Muskegon Group LLC  
23540 Reynolds Court  
Clinton Township, MI 48036

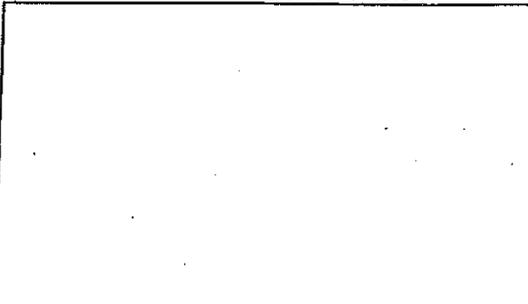
Index Code: 02020

BCC Complaint Number	License Number	Administrative Fee Civil Fine	Late Title Fee	Total Due
N/A	1200682 (AIR 10)	\$1000.00	N/A	\$1000.00

Please make checks or money orders payable to State of Michigan. Return original copy of invoice with payment. Retain a copy for your records.

If you have questions regarding this invoice please contact the Building Division at (517) 241-9317.

VALIDATION AREA



DELEG is an equal opportunity employer/program. Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.

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STATE OF MICHIGAN  
DEPARTMENT OF ENERGY, LABOR AND ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES

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 King's Court Mobile Home Community  
23540 Reynolds Court  
Clinton Township, Michigan 48036

(Community Mailing Address)

King's Court Mobile Home Community  
1142 Lansing  
Adrian, Michigan 49221

(Community Address)

(Licensee)

Issued and entered  
this 2<sup>nd</sup> day of July, 2010  
by Kevin DeGroat, Regulation Specialist  
Building Division

**STATEMENT OF INTENT TO COMMENCE PROCEEDINGS  
AND NOTICE OF OPPORTUNITY TO  
SHOW WHY SUCH PROCEEDINGS SHOULD NOT BE COMMENCED  
PURSUANT TO THE MOBILE HOME COMMISSION ACT**

TAKE NOTICE that the Michigan Department of Energy, Labor and Economic Growth (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

STATEMENT OF INTENT

the Act (hereafter the Rules), intends to begin proceedings relating to possible violations of the Act and Rules which proceedings might result in the imposition of the penalties and remedies provided in the Act unless a satisfactory response to this Statement of Intent to Commence Proceedings and Notice of Opportunity to Show Why Such Proceedings Should Not Be Commenced Pursuant to the Mobile Home Commission Act (hereafter the Statement of Intent) is received.

THE REASONS for this Statement of Intent are:

**FACTS COMMON TO ALL COUNTS**

1. On the date indicated on the attached Manufactured Home Community Annual Inspection Report, a state inspector from the Bureau of Construction Codes completed an inspection of the licensee's manufactured housing community. The purpose of the inspection was to determine compliance with the Act and the Rules, which is required to be certified for licensing and to operate as a community.

The licensee is in violation of the following:

**COUNT I**

**FAILURE TO CORRECT THE RULE VIOLATIONS NOTED IN  
THE MANUFACTURED HOME COMMUNITY  
ANNUAL INSPECTION REPORT**

2. As a condition of licensing pursuant to Executive Order No. 2006-16 and Sections 16 (3) and 17 (1) of the Act, the Department of Energy, Labor and Economic Growth is required to conduct annual physical inspections of mobile home parks and seasonal mobile home parks and grant certificates of compliance for the purpose of licensing.

STATEMENT OF INTENT

3. The Bureau of Construction Codes, Building Division, mailed you the attached letter enclosing a Manufactured Home Community Annual Inspection Report regarding violations disclosed during the annual inspection of the licensee's residential community. The second paragraph of this letter describes the information needed to verify correction of these violations.

4. The licensee has not filed verification with the Bureau indicating that all of the rule violations noted in the Manufactured Home Community Annual Inspection Report (*Exhibit A*) have been corrected.

5. The licensee's failure to correct the aforementioned rule violations noted in the Manufactured Home Community Annual Inspection Report is a violation of Section 38 (1) (b) of the Act.

THE CONDUCT alleged in Count I may constitute grounds for the imposition of penalties and remedies provided in the Act, including suspension, revocation, or limitation on your manufactured housing community license; censure; probation; imposition of a civil fine; restitution; and/or an Order to Cease and Desist, pursuant to the Act.

BE ADVISED that the Bureau must provide you with an opportunity to show compliance with all lawful requirements before commencing formal proceedings which might lead to penalties provided in the Act. This is your Statement of Intent of the right to that opportunity.

BE ADVISED that you may show full compliance in writing, provided that your written statement is submitted to the Bureau within 15 days of your receipt of this Statement of Intent.

STATEMENT OF INTENT

Failure to comply may result in the assessment of an administrative fee, if a subsequent Order is issued.

BE ADVISED that it is important that you understand that any statements which you present in a written response may be used against you at a formal hearing, if one is held. It is also important that you understand that you have the right, at your own expense, to have an attorney assist you in preparing a written response.

BE FURTHER ADVISED that if the Bureau's representatives decide that you have not made a sufficient showing of compliance, or if you do not respond to this Statement of Intent, the Bureau's representatives will institute formal administrative proceedings regarding the Count set forth in this Statement of Intent.

ANY COMMUNICATION regarding this Statement of Intent should be addressed to the Bureau of Construction Codes, Building Division, Attention: Kevin DeGroat, P.O. Box 30254, Lansing, Michigan 48909.

MICHIGAN DEPARTMENT OF ENERGY,  
LABOR AND ECONOMIC GROWTH

By:

*Kevin DeGroat*

Kevin DeGroat, Regulation Specialist  
Building Division  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, Michigan 48909

Dated: July 2, 2010  
Lansing, Michigan

STATEMENT OF INTENT

A Copy of this Statement of Intent was sent by Certified and First Class Mail to:

Mr. D. Mark Krueger, Operator  
Muskegon Group, LLC  
d/b/a King's Court Mobile Home Community  
23540 Reynolds Court  
Clinton Township, Michigan 48036

(Community Mailing Address)

King's Court Mobile Home Community  
1142 Lansing  
Adrian, Michigan 49221

(Community Address)

A Copy of this Statement of Intent was sent by Interdepartmental Mail to:

Larry Lehman, Chief  
Building Division  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, Michigan 48909

Beth Aben, Deputy Director  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, Michigan 48909

**Manufactured Home Community Annual Inspection Report**  
 Michigan Department of Energy, Labor & Economic Growth  
 Bureau of Construction Codes / Building Division  
 P.O. Box 30254, Lansing, MI 48909  
 517-241-9317  
 Authority: 1987 PA 96

*Reinspection*

**EXHIBIT 2**

NAME OF MANUFACTURED HOME COMMUNITY <i>Kings Court Mobile Home Community</i>	COUNTY <i>Lenawee</i>	LICENSED SITES <i>123</i>	COMMUNITY LICENSE NO. <i>1200682</i>
COMMUNITY ADDRESS <i>1142 Lansing</i>	CITY <i>Adrian, MI</i>	ZIP CODE <i>49221</i>	
NAME OF COMMUNITY REPRESENTATIVE <i>D. Mark Krueger</i>	REPRESENTATIVE'S TELEPHONE NUMBER (Include Area Code) <i>[REDACTED]</i>		DATE OF INSPECTION <i>11-19-10</i>

Place a check (✓) in the appropriate box. Checking "YES" indicates compliance with the rules.

			COMPLIES	
			YES	NO
1.	Rule 703(1)	Speed limit signs (maximum 15 mph) are posted on internal roads.		
2.	Rule 703(2)	There are regulation stop signs at intersections of community egress roads and public roads.		
3.	Rule 703(3)	Internal roads are identified by street signs at all intersections.		
4.	Rule 705(1)	Playground, recreational and athletic areas are free of safety hazards.		
5.	Rule 708(1)	All parts of community owned buildings, structures and electrical systems are in good repair.		
6.	Rule 709	Community roads, walkways and driveways are maintained in a sound condition.		✓
7.	Rule 710(1)	Disconnected fuel lines on vacant sites are locked off or plugged to prevent leakage.		
8.	Rule 710(2)	Disconnected electrical service lines on vacant sites removed from sites and site circuit breaker master switches are off or master fuses removed.		
9.	Rule 710(2)	Circuit breaker or fuse box protective covers on vacant sites are secured.		
10.	Rule 947a(4)	There are 4 foot wide (not necessarily straight) pathways running the length of the side yards between homes from the back "lot line" to the internal road which are free of all obstacles to a minimum height of 7 feet. (For communities issued a permit to construct prior to February 28, 1979). Original license date: <i>1952</i>		
11.	Rule 711, 712, 713 & 714	Drainage: Street drainage adequate, lot drainage adequate.		✓
12.	Rule 715	Garbage and Rubbish: Storage/disposal, maintenance of area, dumpsters placed on a paved area.		
13.	Rule 717	There is no evidence of an insect and rodent control problem.		
14.	Rule 718	General operation, maintenance and safety: No health or safety hazards, and the equipment and facilities are adequately maintained.		

**Recommendation Regarding Certification of Compliance:**

- Substantial Compliance
- Substantial Compliance - Follow-up Action is Recommended
- Not in Substantial Compliance and Denial of Certification is Recommended

**Comments:** (Use this space for additional details (such as locations) relating to violations listed above)

*There has been no changes in the condition of the existing problems in items #6 & #11.*

SIGNATURE OF COMMUNITY REPRESENTATIVE	TELEPHONE NUMBER (Include Area Code)	DATE
SIGNATURE OF INSPECTOR <i>[Signature]</i>	<i>517-592-3326</i>	<i>11-19-10</i>

The Bureau of Construction Codes will follow-up any potential violations.

*[Signature]* 23 NOV 2010 **34**

**Manufactured Home Community Annual Inspection Report**  
 Michigan Department of Energy, Labor & Economic Growth  
 Bureau of Construction Codes / Building Division  
 P.O. Box 30254, Lansing, MI 48909  
 517-241-9317  
 Authority: 1987 PA 96

*Re-Inspection*

NAME OF MANUFACTURED HOME COMMUNITY <i>Kings Court Mobile Home Community</i>		COUNTY <i>Lenawee</i>	LICENSED SITES <i>123</i>	COMMUNITY LICENSE NO. <i>1200682</i>
COMMUNITY ADDRESS <i>1142 Lansing</i>		CITY <i>Adrian, MI</i>	ZIP CODE <i>49221</i>	
NAME OF COMMUNITY REPRESENTATIVE <i>D. Mark Krueger</i>		REPRESENTATIVE'S TELEPHONE NUMBER (include Area Code) [REDACTED]		DATE OF INSPECTION <i>8-2-10</i>

Place a check (✓) in the appropriate box. Checking "YES" indicates compliance with the rules.

		COMPLIES	
		YES	NO
1.	Rule 703(1) Speed limit signs (maximum 15 mph) are posted on internal roads.	✓	
2.	Rule 703(2) There are regulation stop signs at intersections of community egress roads and public roads.	✓	
3.	Rule 703(3) Internal roads are identified by street signs at all intersections.	✓	
4.	Rule 705(1) Playground, recreational and athletic areas are free of safety hazards.	✓	
5.	Rule 708(1) All parts of community owned buildings, structures and electrical systems are in good repair.	✓	
6.	Rule 709 Community roads, walkways and driveways are maintained in a sound condition.	✓	
7.	Rule 710(1) Disconnected fuel lines on vacant sites are locked off or plugged to prevent leakage.		✓
8.	Rule 710(2) Disconnected electrical service lines on vacant sites removed from sites and site circuit breaker master switches are off or master fuses removed.	✓	
9.	Rule 710(2) Circuit breaker or fuse box protective covers on vacant sites are secured.	✓	
10.	Rule 947a(4) There are 4 foot wide (not necessarily straight) pathways running the length of the side yards between homes from the back "lot line" to the internal road which are free of all obstacles to a minimum height of 7 feet. (For communities issued a permit to construct prior to February 28, 1979). Original license date: <i>6/29/1979</i>	✓	
11.	Rule 711, 712, 713 & 714 Drainage: Street drainage adequate, lot drainage adequate.		✓
12.	Rule 715 Garbage and Rubbish: Storage/disposal, maintenance of area, dumpsters placed on a paved area.	✓	
13.	Rule 717 There is no evidence of an insect and rodent control problem.	✓	
14.	Rule 718 General operation, maintenance and safety: No health or safety hazards, and the equipment and facilities are adequately maintained.	✓	

- Recommendation Regarding Certification of Compliance:
- Substantial Compliance
  - Substantial Compliance - Follow-up Action is Recommended
  - Not in Substantial Compliance and Denial of Certification is Recommended

Comments: (Use this space for additional details (such as locations) relating to violations listed above)

*#6 No change in the condition of the Roads & walkways.*

*#11 No change in Drainage to prevent lots from accumulating standing water.*

SIGNATURE OF COMMUNITY REPRESENTATIVE	TELEPHONE NUMBER (include Area Code)	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p align="center"><b>RECEIVED</b></p> <p align="center">DATE</p> <p align="center">AUG 5 2010</p> <p align="center">8-2-10</p> </div>
SIGNATURE OF INSPECTOR	TELEPHONE NUMBER (include Area Code)	

The Bureau of Construction Codes will follow-up any potential violations.

#6 Rule 709; The community roads are impassable due to deep pot holes, deep water filled sinking holes and manhole structures and cover sticking up way above the road grade

#11 Rule 711-714; There is standing water on Lot# 180 , and next to Lot# 144.

RECEIVED

EX-1007  
EDUCATION DEPARTMENT  
ALBANY, OHIO

STATE OF MICHIGAN  
DEPARTMENT OF ENERGY, LABOR AND ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES

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 King's Court Mobile Home Community  
23540 Reynolds Court  
Clinton Township, Michigan 48036

(Community Mailing Address)

King's Court Mobile Home Community  
1142 Lansing  
Adrian, Michigan 49221

(Community Address)

(Licensee)

---

Issued and entered  
this 2<sup>nd</sup> day of July, 2010  
by Kevin DeGroat, Regulation Specialist  
Building Division

**STATEMENT OF INTENT TO COMMENCE PROCEEDINGS  
AND NOTICE OF OPPORTUNITY TO  
SHOW WHY SUCH PROCEEDINGS SHOULD NOT BE COMMENCED  
PURSUANT TO THE MOBILE HOME COMMISSION ACT**

TAKE NOTICE that the Michigan Department of Energy, Labor and Economic Growth (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

## STATEMENT OF INTENT

the Act (hereafter the Rules), intends to begin proceedings relating to possible violations of the Act and Rules which proceedings might result in the imposition of the penalties and remedies provided in the Act unless a satisfactory response to this Statement of Intent to Commence Proceedings and Notice of Opportunity to Show Why Such Proceedings Should Not Be Commenced Pursuant to the Mobile Home Commission Act (hereafter the Statement of Intent) is received.

THE REASONS for this Statement of Intent are:

### FACTS COMMON TO ALL COUNTS

1. On the date indicated on the attached Manufactured Home Community Annual Inspection Report, a state inspector from the Bureau of Construction Codes completed an inspection of the licensee's manufactured housing community. The purpose of the inspection was to determine compliance with the Act and the Rules, which is required to be certified for licensing and to operate as a community.

The licensee is in violation of the following:

#### COUNT I

#### FAILURE TO CORRECT THE RULE VIOLATIONS NOTED IN THE MANUFACTURED HOME COMMUNITY ANNUAL INSPECTION REPORT

2. As a condition of licensing pursuant to Executive Order No. 2006-16 and Sections 16 (3) and 17 (1) of the Act, the Department of Energy, Labor and Economic Growth is required to conduct annual physical inspections of mobile home parks and seasonal mobile home parks and grant certificates of compliance for the purpose of licensing.

STATEMENT OF INTENT

3. The Bureau of Construction Codes, Building Division, mailed you the attached letter enclosing a Manufactured Home Community Annual Inspection Report regarding violations disclosed during the annual inspection of the licensee's residential community. The second paragraph of this letter describes the information needed to verify correction of these violations.

4. The licensee has not filed verification with the Bureau indicating that all of the rule violations noted in the Manufactured Home Community Annual Inspection Report (*Exhibit A*) have been corrected.

5. The licensee's failure to correct the aforementioned rule violations noted in the Manufactured Home Community Annual Inspection Report is a violation of Section 38 (1) (b) of the Act.

THE CONDUCT alleged in Count I may constitute grounds for the imposition of penalties and remedies provided in the Act, including suspension, revocation, or limitation on your manufactured housing community license; censure; probation; imposition of a civil fine; restitution; and/or an Order to Cease and Desist, pursuant to the Act.

BE ADVISED that the Bureau must provide you with an opportunity to show compliance with all lawful requirements before commencing formal proceedings which might lead to penalties provided in the Act. This is your Statement of Intent of the right to that opportunity.

BE ADVISED that you may show full compliance in writing, provided that your written statement is submitted to the Bureau within 15 days of your receipt of this Statement of Intent.

STATEMENT OF INTENT

Failure to comply may result in the assessment of an administrative fee, if a subsequent Order is issued.

BE ADVISED that it is important that you understand that any statements which you present in a written response may be used against you at a formal hearing, if one is held. It is also important that you understand that you have the right, at your own expense, to have an attorney assist you in preparing a written response.

BE FURTHER ADVISED that if the Bureau's representatives decide that you have not made a sufficient showing of compliance, or if you do not respond to this Statement of Intent, the Bureau's representatives will institute formal administrative proceedings regarding the Count set forth in this Statement of Intent.

ANY COMMUNICATION regarding this Statement of Intent should be addressed to the Bureau of Construction Codes, Building Division, Attention: Kevin DeGroat, P.O. Box 30254, Lansing, Michigan 48909.

MICHIGAN DEPARTMENT OF ENERGY,  
LABOR AND ECONOMIC GROWTH

By: *Kevin DeGroat*  
Kevin DeGroat, Regulation Specialist  
Building Division  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, Michigan 48909

Dated: July 2, 2010  
Lansing, Michigan

STATEMENT OF INTENT

A Copy of this Statement of Intent was sent by Certified and First Class Mail to:

Mr. D. Mark Krueger, Operator  
Muskegon Group, LLC  
d/b/a King's Court Mobile Home Community  
23540 Reynolds Court  
Clinton Township, Michigan 48036

(Community Mailing Address)

King's Court Mobile Home Community  
1142 Lansing  
Adrian, Michigan 49221

(Community Address)

A Copy of this Statement of Intent was sent by Interdepartmental Mail to:

Larry Lehman, Chief  
Building Division  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, Michigan 48909

Beth Aben, Deputy Director  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, Michigan 48909



STATE OF MICHIGAN

DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH  
LANSING

JENNIFER M. GRANHOLM  
GOVERNOR

STANLEY "SKIP" PRUSS  
DIRECTOR

May 18, 2010

Mr. D. Mark Krueger, Operator  
Muskegon Group, LLC  
d/b/a King's Court Mobile Home Community  
23540 Reynolds Court  
Clinton Township, Michigan 48036

RE: King's Court Mobile Home Community  
(Lenawee Co.) – License No. 1200682

Dear Mr. Krueger:

Enclosed is a copy of the Manufactured Housing Community Annual Inspection Report. The inspection revealed violation of rules that were promulgated under the Mobile Home Commission Act (Act 96, Public Acts of 1987, as amended).

Please correct the violations noted in the "NO" column of the report and submit verification to our office that the violations have been corrected no later than **June 21, 2010**. Acceptable verification would be **photographs** and **signed and/or dated work orders** with written documentation of the action(s) taken.

If you have previously submitted verification to the Department of Environmental Quality or the local health department, you will need to forward a copy of the information to our agency as directed above.

**If you fail to respond to this notification within the specified time frame, then an action to suspend, revoke, or otherwise penalize your community license will be initiated in accordance with Section 43 of the Mobile Home Commission Act. If additional time is required to complete the necessary corrections, please submit written notification immediately.**

If you have any questions, contact our office at (517) 241-9347.

We appreciate your cooperation.

Sincerely,

*Kary L. Dare*

Kary L. Dare  
Building Division

KLD/kld

Enclosure

*Providing for Michigan's Safety in the Built Environment*

BUREAU OF CONSTRUCTION CODES  
P.O. BOX 30254 • LANSING, MICHIGAN 48909  
Telephone (517) 241-9347 • Fax (517) 241-9308  
[www.michigan.gov/dleg](http://www.michigan.gov/dleg)

DELEG is an equal opportunity employer/program.

Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.

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# Manufactured Home Community Annual Inspection Report

Michigan Department of Energy, Labor & Economic Growth  
Bureau of Construction Codes / Building Division  
P.O. Box 30254, Lansing, MI 48909  
517-241-9317

Authority: 1987 PA 96

NAME OF MANUFACTURED HOME COMMUNITY <b>KINGS COURT MOBILE HOME COMMUNITY</b>	COUNTY <b>LENAWEE</b>	LICENSED SITES <b>123</b>	COMMUNITY LICENSE NO. <b>1200682</b>
COMMUNITY ADDRESS <b>1142 LANSING</b>	CITY <b>ADRIAN, MI</b>	ZIP CODE <b>49221</b>	
NAME OF COMMUNITY REPRESENTATIVE <b>D. MARK KRUEGER</b>	REPRESENTATIVE'S TELEPHONE NUMBER (include Area Code) <b>[REDACTED]</b>		DATE OF INSPECTION <b>5-3-10</b>

*Left word with office OK*

Place a check (✓) in the appropriate box. Checking "YES" indicates compliance with the rules.

		COMPLIES	
		YES	NO
1.	Rule 703(1) Speed limit signs (maximum 15 mph) are posted on internal roads.	✓	
2.	Rule 703(2) There are regulation stop signs at intersections of community egress roads and public roads.	✓	
3.	Rule 703(3) Internal roads are identified by street signs at all intersections.	✓	
4.	Rule 705(1) Playground, recreational and athletic areas are free of safety hazards.	✓	
5.	Rule 708(1) All parts of community owned buildings, structures and electrical systems are in good repair.	✓	
6.	Rule 709 Community roads, walkways and driveways are maintained in a sound condition.	✓	
7.	Rule 710(1) Disconnected fuel lines on vacant sites are locked off or plugged to prevent leakage.	✓	
8.	Rule 710(2) Disconnected electrical service lines on vacant sites removed from sites and site circuit breaker master switches are off or master fuses removed.	✓	
9.	Rule 710(2) Circuit breaker or fuse box protective covers on vacant sites are secured.	✓	
10.	Rule 947a(4) There are 4 foot wide (not necessarily straight) pathways running the length of the side yards between homes from the back "lot line" to the internal road which are free of all obstacles to a minimum height of 7 feet. (For communities issued a permit to construct prior to February 28, 1979). Original license date: 06/29/1979	✓	
11.	Rule 711, 712, 713 & 714 Drainage: Street drainage adequate, lot drainage adequate.	✓	
12.	Rule 715 Garbage and Rubbish: Storage/disposal, maintenance of area, dumpsters placed on a paved area.	✓	
13.	Rule 717 There is no evidence of an insect and rodent control problem.	✓	
14.	Rule 718 General operation, maintenance and safety: No health or safety hazards, and the equipment and facilities are adequately maintained.	✓	

**Recommendation Regarding Certification of Compliance:**

- Substantial Compliance  
 Substantial Compliance - Follow-up Action is Recommended  
 Not in Substantial Compliance and Denial of Certification is Recommended

**Comments:** (Use this space for additional details (such as locations) relating to violations listed above) *not*

*#6 Rule 709, Roads soft under construction, some are not drivable, some pot holes and sink holes to look to try driving on.*

*#11 Rule 711-714 Standing water on lot #9 mobile home lot to street*

*#9 Rule 710(2) Electrical panel covers off or missing lot #3 193 & 164*

SIGNATURE OF COMMUNITY REPRESENTATIVE	TELEPHONE NUMBER (include Area Code)	DATE
[Signature]	517-592-3326	5-3-10
SIGNATURE OF INSPECTOR	TELEPHONE NUMBER (include Area Code)	DATE
[Signature]	517-592-3326	5-3-10

The Bureau of Construction Codes will follow-up any potential violations.

*James O'Rourke 6 MAY 2010 43*

#6 Rule 709; The community roads are impassable due to deep pot holes, deep water filled sinking holes and manhole structures and cover sticking up way above the road grade

#3 Rule 703(3); Missing internal road signs, or could not see them.

#9 Rule 710(2); The power distribution by Lot# 194 is missing a cover, and the power outlet lot by Lot#193 has the cover falling off the box.

#11 Rule 711-714; There is standing water on Lot# 180 , and next to Lot# 144.

RECEIVED

DATE

2012  
CITY OF CHICAGO  
OFFICE OF THE COMPTROLLER  
AND CLERK OF THE BOARD



RICK SNYDER  
GOVERNOR

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

STEVEN H. HILFINGER  
DIRECTOR

ASSURANCE OF DISCONTINUANCE

Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Building Division  
P. O. Box 30254  
Lansing, MI 48909

License No. 1200682

To Whom It May Concern:

We have received from your department a copy of the 2011 Annual Inspection Report (AIR) for our licensed manufactured housing community. The AIR listed and described violations of the Mobile Home Commission Act, 1987 PA 96 (the Act), and the Manufactured Housing General Rules which we understand will need to be corrected in order for our community to retain certification of compliance from your department and to remain licensable as a manufactured housing community under Section 16 (2) of the Act.

We, Muskegon Group, LLC, d/b/a Kings Court Mobile Home Community, D. Mark Krueger, hereby request your department and the Manufactured Housing Commission accept this written statement of assurance that the violations cited in the 2011 AIR have been corrected and that the methods, acts, or practices which are allegedly in violation of the Act will be discontinued. We understand the department may, but is not required to, accept this written assurance of discontinuance, in accordance with Section 37 (2) of the Act, MCL 125.2337 (2).

We understand any failure by us to comply with this written assurance of corrections and discontinuance, which we are requesting your department accept, would be the equivalent of filing a written statement with your department in connection with a manufactured home license which is false or misleading, in light of the circumstances under which it was made, and may constitute grounds under Section 38 (1)(a) of the Act, MCL 125.2338 (1)(a), for your department to commence proceedings to impose the sanctions listed in Section 43 of the Act, MCL 125.2343, upon our community's license.

Signed: \_\_\_\_\_

D. Mark Krueger, individually as the Operator;  
And on behalf of Kings Court Mobile Home Community, License No. 1200682

STATE OF MICHIGAN )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me personally appeared D. Mark Krueger to me known to be the person described herein and who executed the foregoing document and acknowledged that s/he executed the same as her/his free act and deed.

Signed: \_\_\_\_\_

Printed: \_\_\_\_\_, Notary Public

\_\_\_\_\_ County, Michigan

My commission expires: \_\_\_\_\_

Acting in \_\_\_\_\_ County

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RICK SNYDER  
GOVERNOR

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

STEVEN H. HILFINGER  
DIRECTOR

August 10, 2011

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

RE: Kings Court Mobile Home Community - License No. 1200682

Dear Mr. Krueger:

Enclosed is a copy of the 2011 Manufactured Housing Community Annual Inspection Report for your community. The inspection revealed violation of rules promulgated under the Mobile Home Commission Act (Act 96, Public Acts of 1987, as amended).

Please correct the violations noted in the "NO" column of the report and submit verification to our office that the violations have been corrected no later than **September 12, 2011**. Acceptable verification **must be in the form of photographs** and may also contain applicable written documentation displaying action(s) taken (i.e., work orders, invoices, etc.). Verification should be sent to the **attention of Kary Dare** by one of the following methods:

- The address at the bottom of this correspondence OR
- Email [bccbldg2@michigan.gov](mailto:bccbldg2@michigan.gov). If emailing, please include the community name and license number in the "Subject" line.

Failure to provide the requested verification by **September 12, 2011**, will result in the scheduling of a comprehensive audit of your community and its records as well as the initiation of administrative action which may include civil fines, suspending, revoking, or otherwise penalizing your community license in accordance with Section 43 of the Mobile Home Commission Act. **PLEASE NOTE: If additional time is required to complete the necessary corrections, notification specifying the reason and requesting an extension should be submitted, in writing, to our office IMMEDIATELY.**

*Because one or more of the violations listed on the enclosed 2011 annual inspection report were also cited on the 2010 annual inspection report, we are requiring the completion of the attached "Assurance of Discontinuance" and it is to be returned with your pictures to verify compliance.*

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Mr. D. Mark Krueger  
Page 2  
August 10, 2011

Your cooperation in this matter is appreciated. If you have any questions, do not hesitate to contact our office at (517) 241-9317.

Sincerely,

BUILDING DIVISION

Enclosures: 2011 Annual Inspection Report  
Assurance of Discontinuance

**Manufactured Home Community Annual Inspection Report**  
 Michigan Department of Energy, Labor & Economic Growth  
 Bureau of Construction Codes / Building Division  
 P.O. Box 30254, Lansing, MI 48909  
 517-241-9317  
 Authority: 1987 PA 98

NAME OF MANUFACTURED HOME COMMUNITY <b>KINGS COURT MOBILE HOME COMMUNITY</b>	COUNTY <b>LENAWEE</b>	LICENSED SITES <b>123</b>	COMMUNITY LICENSE NO. <b>1200682</b>
COMMUNITY ADDRESS <b>1142 LANSING</b>	CITY <b>ADRIAN, MI</b>	ZIP CODE <b>49221</b>	
NAME OF COMMUNITY REPRESENTATIVE <b>D. MARK KRUEGER</b>	REPRESENTATIVE'S TELEPHONE NUMBER (Include Area Code) [REDACTED]		DATE OF INSPECTION <b>3-18-11</b>

Place a check (✓) in the appropriate box. Checking "Yes" indicates compliance with the rules.

		Complies		Repeat Rule Violation
		Yes	No	
1. Rule 703(1)	Speed limit signs (maximum 15 mph) are posted on internal roads within 100 feet of the entrance or before the first intersection.	✓		
2. Rule 703(2)	There are regulation stop signs at intersections of community egress roads and public roads.	✓		
3. Rule 703(3)	Internal roads are identified by street signs at all intersections.	✓		
4. Rule 705(1)	Playground, recreational and athletic areas are free of safety hazards.		NA	
5. Rule 708(1)	All parts of community owned buildings, structures and electrical systems are in good repair.		NA	
6. Rule 709(1) & (2)	(1) The community does not have to maintain its internal roads, walkways, driveways, and permanent foundations free of cracks, but the community shall maintain its internal roads, walkways, driveways, and permanent foundations in a sound condition reasonably free of all of the following: (a) Holes; (b) Upheavals; (c) Buckling; (d) Depressions; (e) Rutting or channelling of the wearing surface; (f) Shifting of the driving or walking surface or foundation base and subbase; (g) Improper grading. (2) The community shall maintain all of its internal roads serving licensed and occupied home sites in a passable condition.	✓		✓
7. Rule 710(1)	Disconnected fuel lines on vacant sites are locked off or plugged to prevent leakage.		✓	
8. Rule 710(2)	Disconnected electrical service lines on vacant sites removed from sites and site circuit breaker master switches are off or master fuses removed.	✓		
9. Rule 710(2)	Circuit breaker or fuse box protective covers on vacant sites are secured.		✓	
10. Rule 947a(4)	There are 4 foot wide (not necessarily straight) pathways running the length of the side yards between homes from the back "lot line" to the internal road which are free of all obstacles to a minimum height of 7 feet. (For communities issued a permit to construct prior to February 28, 1979). 4 ft sites: All (123).	✓		
11. Rule 711, 712, 713 & 714	Drainage: Street drainage adequate, lot drainage adequate.		✓	✓
12. Rule 715	Garbage and Rubbish: Storage/disposal, maintenance of area, dumpsters placed on a paved area.		✓	
13. Rule 717	There is no evidence of an insect and rodent control problem.		✓	
14. Rule 718	General operation, maintenance and safety: No health or safety hazards, and the equipment and facilities are adequately maintained.		✓	

**Recommendation Regarding Certification of Compliance:**

- Substantial Compliance       Substantial Compliance - Follow-up Action is Recommended  
 Not In Substantial Compliance and Denial of Certification is Recommended

**Comments:** (Use this space for additional details (such as locations) relating to violations listed above. Use back side if additional space is needed.)

*See Notes.*

SIGNATURE OF COMMUNITY REPRESENTATIVE	TELEPHONE NUMBER (Include Area Code)	DATE
SIGNATURE OF INSPECTOR <i>William B. Fry</i>	TELEPHONE NUMBER (Include Area Code) <b>517-592-3326</b>	DATE <b>3-18-11</b>

The Bureau of Construction Codes will follow-up any potential violations.

*J. [Signature]*  
**48**  
**21 MAR 2011**

Manufactured Home Community Annual Inspection  
Kings Court Mobile Home Community  
1142 Lansing, Adrian, MI

- 1.) Rule 703.1 I could not find any speed limit signs.
- 3.) Rule 703.3 Some of the internal road intersections were missing signs.
- 6.) Rule 709(1)&(2) I found the roads and walkways to be in extremely poor condition, and not at all free from the following, a) holes; b) upheavals; c) buckling; d) depressions; e) rutting; f) shifting; g) improper grading.

Note; This is a condition that has not been adequately addressed from the past few years. In speaking the on site manager I was informed that the roads are so bad the local police department refuse to patrol the community for fear of ruining their vehicles.

- 7.) Rule 710.1 There are many Lots empty and many in the process of being removed or repaired, remember to lock off and plug fuel lines.
- 9.) Rule 710.2 There are many Lots empty and many in the process of being removed or repaired, remember to lock off, disconnect, and remove electrical lines, and repair the damaged electrical boxes.

- 11.) Rule 711,712,713,714  
There is standing water in the street and on some of the lots, some of the residents resorted to building board walks or the use of pallets to get to there home. This problem is also a repeat violation.

NOTES DON'T ADDRESS RULE 717 OR 718  
SPOKE TO BILL HE WILL EMAIL ME THE COMMENTS + I WILL ATTACH THEM TO THIS  
REPORT 21 MAR 2011 1:22 PM

**Hennesey, Jim (DELEG)**

---

**From:** Fox, William F (DELEG)  
**Sent:** Monday, March 21, 2011 2:04 PM  
**To:** Hennesey, Jim (DELEG)  
**Subject:** Kings Court

13.) Rule 717, Cat infestation, it appeared as though there was no home for any of the cats I saw running around.

14.) Rule 718, There was a lot of debris laying all around the park, trip, cut and scrape hazards.



RICK SNYDER  
GOVERNOR

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

STEVEN H. HILFINGER  
DIRECTOR

December 21, 2011

TO: Manufactured Housing Commission

FROM: Tracie Pack, Building Division 

SUBJECT: Request for Variance  
UNIPROP Manufactured Housing Community Income Fund (UNIPROP) d/b/a  
Stonegate Manufactured Home Community (Stonegate MHC); Ingham Co.; Paul  
Zlotoff, Operator; License No. 1200226

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

Attached is a street sign variance request and accompanying documentation from Mr. Chris Anderson, Regional Vice President, UNIPROP. Stonegate MHC seeks a variance for the posting of internal street signs cited during numerous Stonegate MHC annual inspections – most recently on July 25, 2011.

Each year, during the community's annual inspections, it is cited for not having internal street signs. Stonegate MHC is located on Eaton Rapids Road, and according to Mr. Anderson, all streets within the community are considered as such. In information provided by Mr. Anderson, it appears, in Stonegate MHC's response to their March 12, 2008 inspection, they indicated "...street blades are not necessary nor would having them make any sense." Mr. Kevin DeGroat's April 1, 2008 response (provided by Stonegate MHC) to that letter indicated "the fact that Stonegate is located on Eaton Rapids Road is not, in and of itself, relevant to whether it was, or should have been cited" as a violation "...on multiple occasions." The letter also suggested Stonegate could use "...number clustered" signs or posts to identify home address location ranges directionally" as a way to satisfy the requirement, and he also provided Mr. Anderson with variance request instructions. It appears Mr. DeGroat states in a May 5, 2008 facsimile (provided by Stonegate MHC) that "your approach to the internal road identification violation [Rule 701 (3)] appears reasonable. Upon confirmation of the signboard's installation by photo or work order, we can close this case." Mr. Anderson's September 3, 2008 email to Mr. DeGroat (provided by Stonegate MHC) appears he attached a photo showing the signboard was installed,

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Memorandum: UNIPROP Manufactured Housing Community Income Fund d/b/a Stonegate  
Manufactured Home Community

Page 2

December 21, 2011

and Mr. DeGroat's September 4, 2008 emailed response (provided by Stonegate MHC) indicated "...corrective action was taken..." and the "...complaint file is closed." It does not appear the resolution between Stonegate MHC and Mr. DeGroat was shared with staff and no variance request has ever been submitted until now; therefore, the signage violation continued to be cited from year to year. From the community maps provided by Stonegate MHC, it appears there are two (2) entrances to the community from the public access, and only one (1) signboard has been installed.

In Stonegate MHC's September 30, 2011 submission, Mr. Anderson, Regional Vice President, 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. He presents this request to address outstanding violations cited in the inspection report and resulting Bureau correspondence, thereby resolving remaining non-compliances for manufactured housing community license 1200226.

Attachments

cc: Keith Lambert, Administration, BCC

November 15, 2011

**UNIPROP**

State of Michigan  
Department of Energy, Labor & Economic Growth  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, MI 48909

280 Daines Street  
Suite 300  
Birmingham  
MI 48009  
248.645.9220  
Fax 248.645.2154

Attention: Tracie Pack, Analyst - Building Division

RE: Stonegate MHC -- Street Sign Variance Request

Dear Ms. Pack,

I am in receipt of your letter dated October 24, 2011 outlining additional requirements necessary to process the variance request for the above noted community. Per the request, attached you will find the following:

- 1 – A letter from the Delhi Township Fire Chief, Richard Royston confirming that the absence of street signs in the community has not resulted in any delays or concerns pertaining to fire and EMS Services.
- 2 – A letter from the Ingham County Sheriff's Office Commander, Lt. Michael J. DeBruin confirming that the absence of street signs in the community is not, nor will it be a concern for the police to perform their duties in the community.
- 3 – A letter from the United States Postal Service confirming that the residents of Stonegate receive their mail from one central cluster of mailboxes and therefore, the absence of street signs has no impact to them.
- 4 – A copy of the October 2011 newsletter provided to all residents announcing that a variance request has been filed with the State of Michigan related to the internal street signs.
- 5 – A letter sent to the clerk at Delhi Township informing their office that a variance request has been filed with the State of Michigan related to the internal street signs.

I look forward to a successful variance request notification after the December 21, 2011 meeting.

If you require anything else, please do not hesitate to contact me.

Sincerely,



Chris R. Anderson  
Regional Vice President

C: Stonegate – Reta David

**RECEIVED**

NOV 21 2011

DELEG  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION



# Delhi Township Fire Department

2074 AURELIUS ROAD  
PHONE (517) 694-3327

HOLT, MICHIGAN 48842-6320  
FAX (517) 699-3879

October 31, 2011

To Whom It May Concern;

This letter serves as verification that Delhi Township Fire Department provides fire and ambulance services to Stonegate Mobile Home Park section 7 of Delhi Charter Township.

Since the construction of the mobile home park, this property has had a single street address of 2700 Eaton Rapids Road with individual lot/site numbers for each mobile home residence. This policy has never resulted in been a problem for locating addresses as it pertains to fire and EMS services.

If you have any questions, please feel free to contact me.

A handwritten signature in black ink that reads "Richard Royston".

Richard Royston, EFO  
Chief

**RECEIVED**

NOV 21 2011

DELEG  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

*The mission of the Delhi Township Fire Department  
is to minimize the impact of community emergencies through education, prevention and service.*



Gene L. Wriggelsworth  
Sheriff  
1998-1999 President  
Michigan Sheriff's Association

Allan C. Spyke  
Undersheriff

## INGHAM COUNTY SHERIFF'S OFFICE

630 N. CEDAR STREET \* MASON, MICHIGAN 48854-1098  
TELEPHONE (517) 676-2431 \* FAX: (517) 676-8299  
EMAIL wriggelsworth@ingham.org

Lt. Michael J. DeBruin  
Delhi Township Division  
2045 N. Cedar St.  
Holt, MI 48842

November 2, 2011

To Whom It May Concern:

The mobile home park known as Stonegate Mobile Home Park is located in Delhi Township and has an address of 2700 Eaton Rapids Rd., Lansing, MI 48911. The individual mobile homes are each assigned a lot number. This is the current method of addressing the residences located within the mobile home park and the system we use for locating a particular residence within the park when responding to a call for service.

The current address system used in the Stonegate Mobile Home Park is not detrimental in the performance of our duties and nor do I foresee it to be.

Sincerely,

Lt. Michael J. DeBruin  
Delhi Division Commander

RECEIVED

NOV 21 2011

DELMG  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

55



DATE: 11/07/2011

TO: Whom it may concern

The Post Office does not require the Stone gate property to name the streets at 2700 Eaton Rapids Rd. Lansing MI 48910 to properly deliver the mail. The P.O. delivers mail out of cluster boxes that are centrally located by the office. All of the residences use the same address with different lot numbers attached to them. If you have any questions please contact me at any time. [REDACTED]

**RECEIVED**

NOV 21 2011

DELEG  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

A handwritten signature in cursive script that reads "Quentin Leverich".

Quentin Leverich  
SCS Lansing SWCA  
Lansing MI 48910

RECEIVED

NOV 21 2011

OCTOBER 2011

Stonegate  
2700 Eaton Rapids Road  
Lansing, Michigan 48911  
Phone: 517-393-1850  
Fax: 517-393-1853  
e-mail: [stonegate@uniprop.com](mailto:stonegate@uniprop.com)

DELEG  
BUREAU OF CONSTRUCTION CODES  
& BUILDING DIVISION

### SIPPER SOCIAL HOUR

If you haven't attended the Sippers Social Hour on Wednesday mornings from 9:30 – 10:30, we encourage you do to so. This is a good way to have fun and spend some time getting to know your neighbors. Everyone has a good time, so come join us!!

### Staff

Reta David .....Manager  
Jackie Marr .....Sales & Leasing  
Dave Hayward.....Maintenance  
Bill Graham..... Maintenance

### Office Hours

Monday 9:00 am - 1:00 pm  
Tuesday 11:00 am – 6:00 pm  
Thursday 9:00 pm – 5:00 pm

*Evening Hours by Appointment. Closed Sundays & Major Holidays.*

### HALLOWEEN

Stonegate staff will be passing out candy at the office on Monday, October 31st from 6:00 – 8:00 pm. Residents wishing to pass out candy on Halloween night between 6:00 and 8:00 p.m. should put on their porch lights. We ask parents to assist younger children and ask that all children who are trick-or-treating in the Community to be careful and to only go to homes with lights on.

### COMMUNITY NEWS

Stonegate has requested a variance from the State of Michigan requiring that each inner street in the community be named and a street sign installed with that name. The Stonegate mailing address is 2700 Eaton Rapids Rd. Site # \_\_\_\_\_ Lansing, Michigan 48911. This variance will keep the services from the Post Office, Police, and EMT's that same as they have been for years. If you have any questions regarding this request please call 517-393-1850 and ask for Reta David.

### BINGO

Plenty of laughter filled the Community Center at our last Bingo night. You'll always find good company, prizes and snacks on hand at Bingo night.

For the month of October, we are having an Adult Halloween Activities night. We have some games in mind we think you'll enjoy. Please dress up in costume for this fun-filled evening. Also, let us know in advance if you're coming. That way, we can better coordinate the night's activities. If you're looking for fun, plan to join us on Thursday, October 7<sup>th</sup> from 6:00 – 7:30 pm. We are looking forward to seeing everyone in their costumes!

### YOU PARKED – WHERE???

Do you know you could get a ticket for parking on the sidewalks or on the grass? If you or your guests are in the habit of parking on the sidewalks, don't. Parking places are provided for vehicles. Ingham County Sheriff's Department comes through the Community periodically, and you just may get a ticket if your vehicle is parked on the grass or sidewalk.

### PATRIOTIC PARADE

This was a lot of fun!! We couldn't have had a more beautiful day for our September 11<sup>th</sup> parade. Bicycles were creatively decorated in patriotic colors and/or flags. Several pedestrians carrying flags joined the bicyclists. Afterward, everyone met at the Community Center for pizza and to receive prizes. The children wrote letters to our soldiers for our care packages. We would like to thank all of the children who participated in this event, as well as all of the adults who attended and assisted.

# STONEGATE

October 31, 2011

RECEIVED

NOV 21 2011

DELEG  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

Mr. Evan Hope, Clerk  
Delhi Township  
2074 Aurellus Rd.  
Holt, Michigan 48842

Dear Mr. Hope,

This letter is to inform you that Stonegate Manufactured Home Community, located at 2700 Eaton Rapids Rd, Lansing, Michigan 48911, has requested a variance from the State of Michigan General Rules R 125.703. This rule requires internal street names and street signs installed. By this letter I am insuring that the Delhi Township is aware of the request and that the address to the community is the same, 2700 Eaton Rapids Rd. Lansing, Michigan 48911.

Sincerely,



Reta David  
Stonegate  
Community Manager



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH  
LANSING

ANDREW S. LEVIN  
ACTING DIRECTOR

October 24, 2011

Mr. Chris R. Anderson  
Uniprop Manufactured Housing Income Fund  
280 Daines Street, Suite 300  
Birmingham, MI 48009

RECEIVED  
NOV 21 2011  
DELEG  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

RE: Street Sign Variance Request  
License No. 1100824-01  
Uniprop Manufactured Housing Income Fund d/b/a Stonegate Manufactured Home Community  
2700 Eaton Rapids Road, Box 309, Lansing, MI 48910; Ingham County

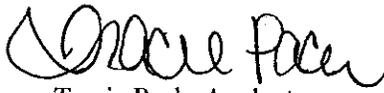
Dear Mr. Anderson:

Our office is in receipt of your variance request regarding Manufactured Housing General Rules (Rules) R 125.703 (3) for Uniprop Manufactured Housing Income Fund d/b/a Stonegate Manufactured Home Community. Per the Rules R 125.1948, to provide the Manufactured Housing Commission (the Commission) with the details necessary to review your request, the following information must be provided to our office no later than **Monday, November 21, 2011**. The Commission's next meeting is currently scheduled for Wednesday, December 21, 2011.

1. Recent letters from fire, police, and emergency medical service administrators specifically indicating whether they believe the absence of street signs in the community impedes their safety and timely access to homes therein.
2. A recent letter from your local post office administrator indicating whether the absence of street signs in your development impedes postal workers in delivering residents mail.
3. Evidence indicating you have provided your local government clerk and community residents written notice you are filing a street sign variance request with the Manufactured Housing Commission.

If you have any questions, do not hesitate to contact me at (517) 241-9317.

Sincerely,

  
Tracie Pack, Analyst  
Building Division

*Providing for Michigan's Safety in the Built Environment*

BUREAU OF CONSTRUCTION CODES  
P.O. BOX 30254 • LANSING, MICHIGAN 48909  
Telephone (517) 241-9317 • Fax (517) 241-9308  
[www.michigan.gov/dleg](http://www.michigan.gov/dleg)

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**Chris Anderson**

---

**From:** Chris Anderson  
**Sent:** Thursday, November 17, 2011 2:51 PM  
**To:** 'packt@michigan.gov'  
**Subject:** Stonegate - Internal sign variance request  
**Attachments:** Document.pdf

Hi Tracie,

Please see the attached pdf. It contains all of the additional information necessary to process the variance request. I have put a hard copy in the mail.

Chris R. Anderson  
280 Daines Street Suite 300  
Birmingham, MI 48009

[REDACTED]  
(248) 645-2154 Fax  
[chris@uniprop.com](mailto:chris@uniprop.com)

**RECEIVED**  
NOV 21 2011  
DELEG  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

September 30, 2011

**UNIPROP**

MI Dept of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Building Division  
P.O. Box 30254  
7150 Harris Drive  
Lansing, MI 48909

280 Daines Street  
Suite 300  
Birmingham  
MI 48009  
248.645.9220  
Fax 248.645.2154

RE: Manufactured Home Community Variance Request  
Stonegate MHC – Lansing, MI License No. P000226

This request for the above mentioned community relates to Rule 701(3) – Internal Road Identification.

Each year, the annual inspection has indicated that Stonegate does not have internal street blade signs identifying the street name. Stonegate is located on Eaton Rapids Road and all streets within the community are "Eaton Rapids Road". There are no other street names in the community.

Upon the request of Kevin DeGrout from the State of Michigan Bureau of Construction Codes, a very large sign was erected at the entrance of the community. This capital improvement satisfied Mr. DeGrout and the file was closed.

Since the departure of Mr. DeGrout from the State, Ms. Karolyn Dare and her staff inspector have once again reopened the topic and indicate the violation on the inspection. After providing Ms. Dare with the documentation from Kevin DeGrout, she was satisfied and closed the file.

In the 2011 inspection, the topic was brought up again. This time, Ms. Dare has requested that I submit a variance request in order to close this issue for good.

I am including the correspondences between my office and Mr. Kevin DeGrout and Ms. Karolyn Dare. Furthermore, I am including a picture of the sign and all related details.

To have street blades at intersection with the same name would be pointless and imprudent. The tremendous expense in our current environment would also be more than the community can tolerate. These combined reasons are why I am respectfully requesting a variance to this rule.

If you require further information, please call me.

Sincerely,



Chris R. Anderson  
Regional Vice President

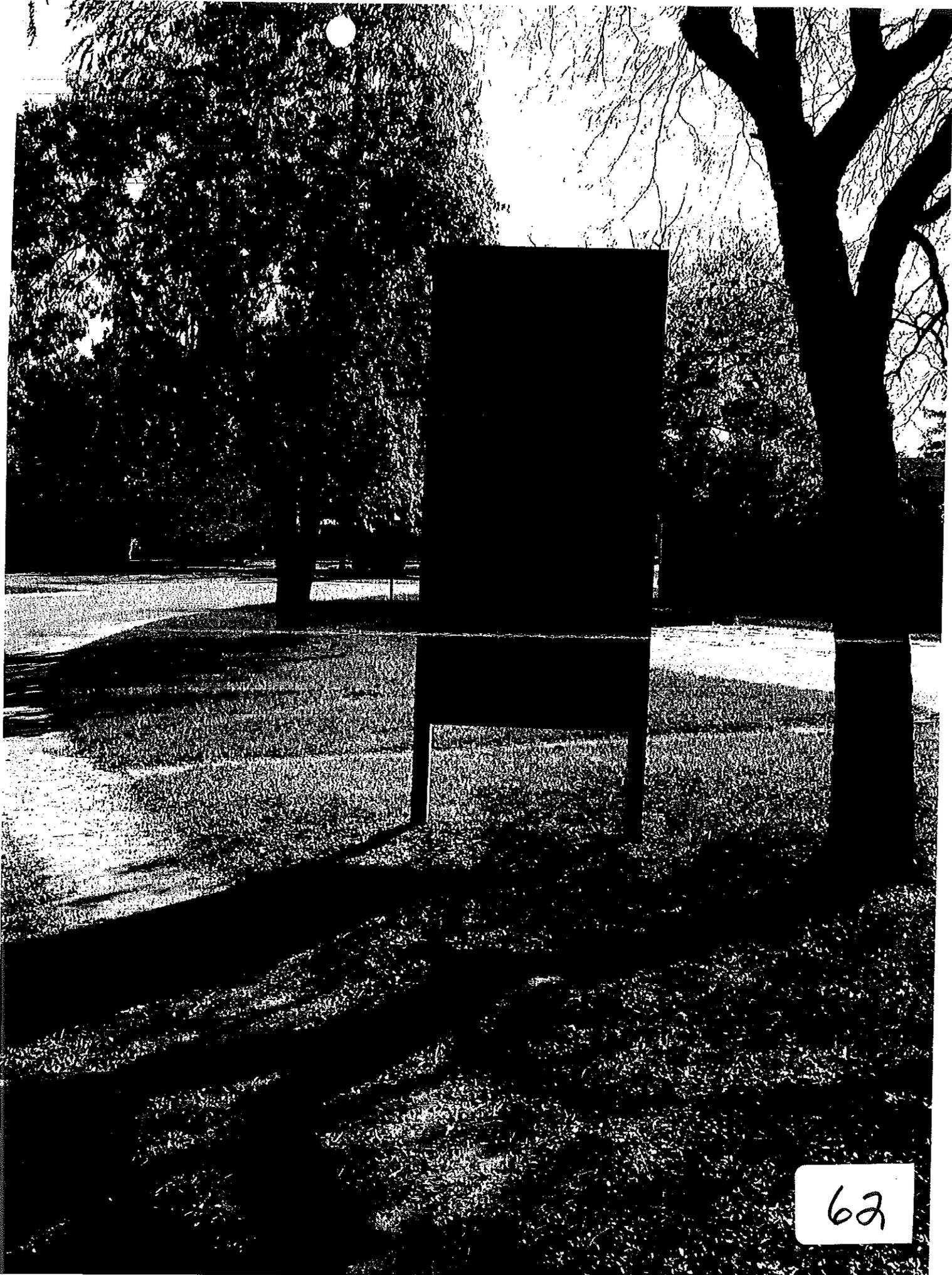
C: Delhi Township Fire and Police Departments

**RECEIVED**

OCT 10 2011

DELEG  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

61



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**Chris Anderson**

---

**From:** Chris Anderson  
**Sent:** Thursday, September 01, 2011 12:32 PM  
**To:** 'Dare, Karolyn (LARA)'  
**Subject:** RE: Stonegate MHC (1200226)

Hi Kary,

Yes indeed. It is unfortunate that this subject has presented itself again. We worked in good faith with Mr. DeGroat and took the suggestion of the State to have a large, expensive map installed at the entrance. According to the city, there are no issues related to emergency vehicles since the lot numbers are in order and required on each home. Regardless, if we have to request a variance before the MHC, we will do so. I await your letter and highlighted map. As of today, I have not received this.

Kind regards,

*Chris R. Anderson*  
280 Daines Street Suite 300  
Birmingham, MI 48009

(248) 645-2154 Fax  
chris@uniprop.com



---

**From:** Dare, Karolyn (LARA) [<mailto:darek1@michigan.gov>]  
**Sent:** Tuesday, August 23, 2011 1:02 PM  
**To:** Chris Anderson  
**Subject:** Stonegate MHC (1200226)

I am in receipt of your 2011 annual inspection report and noticed the information that you provided from Kevin DeGroat from 2008.

I first want to apologize that you have to deal with this again; however, your file was closed without full compliance in 2008. While the map is helpful for visitors, it is not adequate in times of emergency.

After careful review of the information and map provided and discussions with the inspector, it has been determined that you need road names or number clusters in multiple locations.

I am going to send you the standard 30-day letter with a copy of your map. On the map, the highlighted portions are where we have determined that signage needs to exist.

If you do not agree with our findings, your only option is to request a variance and have it reviewed before the Manufactured Housing Commission.

Again, I apologize for the confusion and look forward to helping you achieve compliance at your community.

Kary L. Dare  
Bureau of Construction Codes  
Building Division

16400 Upton Rd  
East Lansing, MI 48823  
Phone 517.339.9559  
Fax 517-.339.2354  
www.uniprop.com



# Fax

<b>To:</b> Chris Anderson	<b>From:</b> Reta David
<b>Fax:</b> 1.248.645.2154	<b>Pages:</b> 4
<b>Phone:</b> 1.248.645.9220	<b>Date:</b> 08/29/2011
<b>RE:</b> ANNUAL INSPECTION	<b>cc:</b>

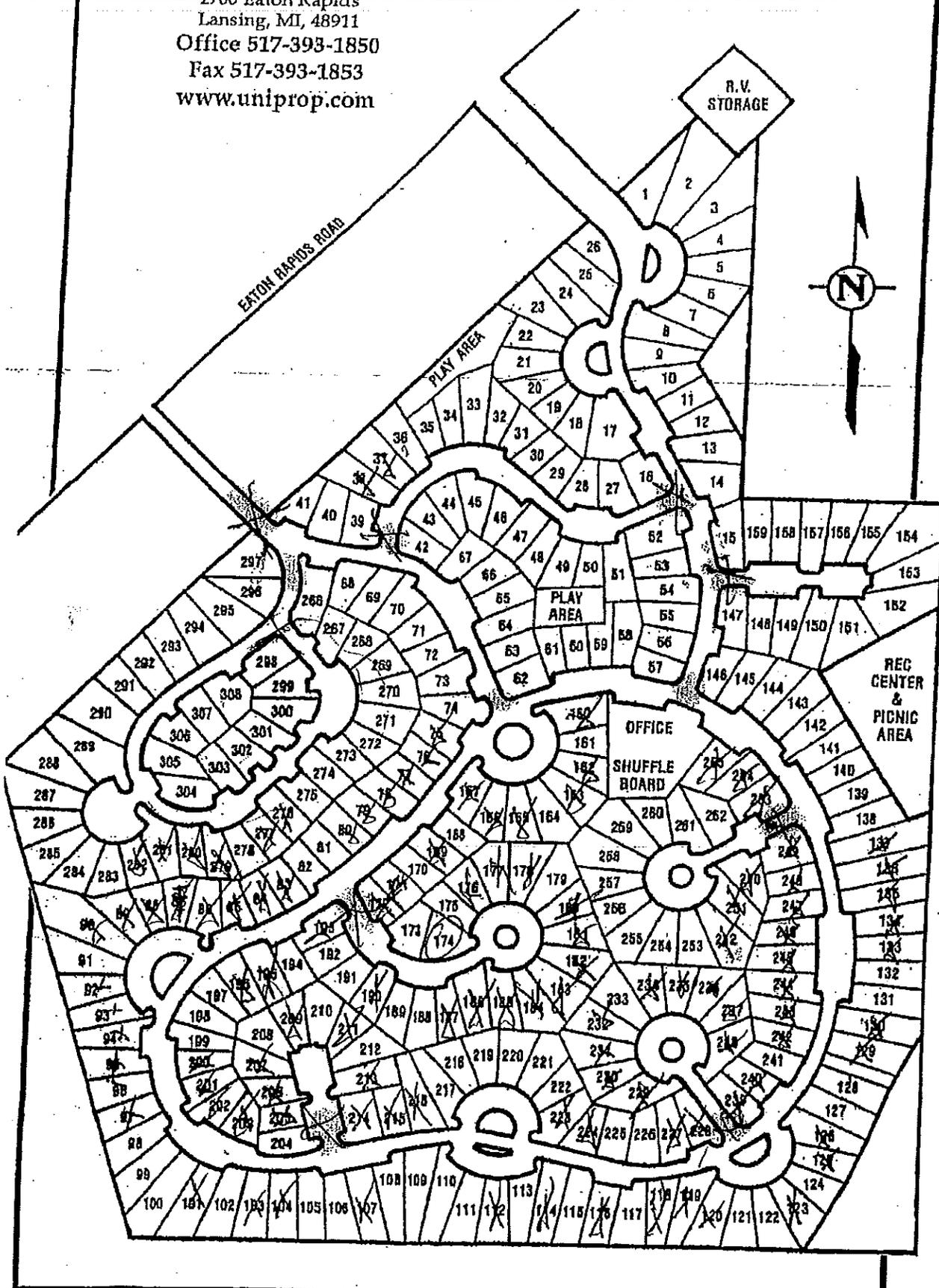
- Urgent   
 For Review   
 Please Comment   
 Please Reply   
 Please Recycle

Chris,

I received the Annual Inspection from the State for Stonegate. It does not specify what areas need attention. They didn't send a list of site #'s for work to be done. I am trying to call them to get a list, but have nothing to go on right now other than they want the street's to be labeled.

# STONEGATE

2700 Eaton Rapids  
 Lansing, MI, 48911  
 Office 517-393-1850  
 Fax 517-393-1853  
 www.uniprop.com



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*file*

**UNIPROP**

October 13, 2010

State of Michigan  
Department of Labor & Economic Growth  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, MI 48909

280 Daines Street  
Suite 300  
Birmingham  
MI 48009  
248.645.9220  
Fax 248.645.2154

Attention: Karey L. Dare  
Office of Local Government & Consumer Services

RE: Stonegate License Number P000226 – Annual Inspection

Dear Ms. Dare,

I am in receipt of the annual inspection for the above noted community. My response can be outlined as follows:

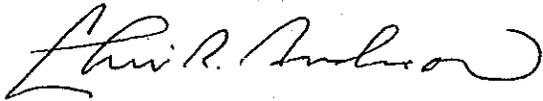
**Rule 703(2) – Stop Signs:** The Stop Signs have been replaced with 30” signs. Pictures are attached.

**Rule 703(3) – Internal Road identification.** I address this issue every year and the item is written up again. This is the 7th consecutive year. The entire community is located on Eaton Rapids Road and therefore, street blades are not necessary nor would having them make any sense. In 2008, Kevin G. DeGroat informed us that if we provide a map at the entrance of the community, that will satisfy the concern. We complied and installed a large map at the entrance of the community. Therefore, I consider this issue resolved.

**Rule 710(1) – Disconnect fuel lines, electrical services and protective boxes:** – The gas lines have been repaired at sites 125, 245, and 249. Photographs are attached.

If you require further information, please do not hesitate to contact me.

Sincerely,



Chris R. Anderson  
Regional Vice President

CC: Stonegate – Reta David

66



RICK SNYDER  
GOVERNOR

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

STEVEN H. HILFINGER  
DIRECTOR

August 23, 2011

Mr. Paul Zlotoff, Operator  
Uniprop  
d/b/a Stonegate MHC  
2700 Eaton Rapids Road, Box 309  
Lansing, Michigan 48910

RE: Stonegate MHC - License No. 1200226

Dear Mr. Zlotoff:

Enclosed is a copy of the 2011 Manufactured Housing Community Annual Inspection Report for your community. The inspection revealed violation of rules promulgated under the Mobile Home Commission Act (Act 96, Public Acts of 1987, as amended).

Please correct the violations noted in the "NO" column of the report and submit verification to our office that the violations have been corrected no later than **September 23, 2011**. Acceptable verification must be in the form of photographs and may also contain applicable written documentation displaying action(s) taken (i.e., work orders, invoices, etc.). Verification should be sent to the attention of Kary Dare by one of the following methods:

- The address at the bottom of this correspondence OR
- Email [bccbldg2@michigan.gov](mailto:bccbldg2@michigan.gov). If emailing, please include the community name and license number in the "Subject" line.

Failure to provide the requested verification by **September 23, 2011**, will result in the scheduling of a comprehensive audit of your community and its records as well as the initiation of administrative action which may include civil fines, suspending, revoking, or otherwise penalizing your community license in accordance with Section 43 of the Mobile Home Commission Act. **PLEASE NOTE: If additional time is required to complete the necessary corrections, notification specifying the reason and requesting an extension should be submitted, in writing, to our office IMMEDIATELY.**

Your cooperation in this matter is appreciated. If you have any questions, do not hesitate to contact our office at (517) 241-9317.

Sincerely,

BUILDING DIVISION

Enclosure

*Providing for Michigan's Safety In the Built Environment*

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Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.  
P.O. BOX 30254 • LANSING, MICHIGAN 48909  
[www.michigan.gov/bcc](http://www.michigan.gov/bcc) • Telephone (517) 241-9302 • Fax (517) 241-9570

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**Manufactured Home Community Annual Inspection Report**  
 Michigan Department of Energy, Labor & Economic Growth  
 Bureau of Construction Codes / Building Division  
 P.O. Box 30254, Lansing, MI 48909  
 517-241-9317  
 Authority: 1987 PA 98

NAME OF MANUFACTURED HOME COMMUNITY <b>STONEGATE MANUFACTURED HOME COMMUNITY</b>	COUNTY <b>INGHAM</b>	LICENSED SITES <b>308</b>	COMMUNITY LICENSE NO. <b>1200226</b>
COMMUNITY ADDRESS <b>2700 EATON RAPIDS RD BOX 309</b>	CITY <b>LANSING, MI</b>	ZIP CODE <b>48910</b>	
NAME OF COMMUNITY REPRESENTATIVE <b>PAUL ZLOTOFF</b>	REPRESENTATIVE'S TELEPHONE NUMBER (Include Area Code) [REDACTED]		DATE OF INSPECTION <b>7/25/11</b>

*Called by 927-3584 T. T. Rita David to let her we would do inspection on 7-25-11.*

Place a check (✓) in the appropriate box. Checking "Yes" indicates compliance with the rules.

1. Rule 703(1)	Speed limit signs (maximum 15 mph) are posted on internal roads within 100 feet of the entrance or before the first intersection.	Complies		Repeat Rule Violation
		Yes	No	
2. Rule 703(2)	There are regulation stop signs at intersections of community egress roads and public roads.	X		
3. Rule 703(3)	Internal roads are identified by street signs at all intersections.	X		
4. Rule 706(1)	Playground, recreational and athletic areas are free of safety hazards.		X	see notes
5. Rule 708(1)	All parts of community owned buildings, structures and electrical systems are in good repair.	X		
6. Rule 708(1) & (2)	(1) The community does not have to maintain its internal roads, walkways, driveways, and permanent foundations free of cracks, but the community shall maintain its internal roads, walkways, driveways, and permanent foundations in a sound condition reasonably free of all of the following: (a) Holes; (b) Upheavals; (c) Buckling; (d) Depressions; (e) Rutting or channelling of the wearing surface; (f) Shifting of the driving or walking surface or foundation base and subbase; (g) Improper grading. (2) The community shall maintain all of its internal roads serving licensed and occupied home sites in a passable condition.		X	
7. Rule 710(1)	Disconnected fuel lines on vacant sites are locked off or plugged to prevent leakage.		X	
8. Rule 710(2)	Disconnected electrical service lines on vacant sites removed from sites and site circuit breaker master switches are off or master fuses removed.		X	
9. Rule 710(2)	Circuit breaker or fuse box protective covers on vacant sites are secured.		X	
10. Rule 947a(4)	There are 4 foot wide (not necessarily straight) pathways running the length of the side yards between homes from the back "lot line" to the internal road which are free of all obstacles to a minimum height of 7 feet. (For communities issued a permit to construct prior to February 28, 1979). 4 ft sites:	X		
1. Rule 711, 712, 713 & 714	Drainage: Street drainage adequate, lot drainage adequate.	X		
2. Rule 715	Garbage and Rubbish: Storage/disposal, maintenance of area, dumpsters placed on a paved area.	X		
3. Rule 717	There is no evidence of an insect and rodent control problem.	X		
4. Rule 718	General operation, maintenance and safety: No health or safety hazards, and the equipment and facilities are adequately maintained.	X		

Recommendation Regarding Certification of Compliance:

Substantial Compliance  Substantial Compliance - Follow-up Action is Recommended

Not in Substantial Compliance and Denial of Certification is Recommended

Comments: (Use this space for additional details (such as locations) relating to violations listed above. Use back side if additional space is needed.)

*703(3) Roads are not identified at any of the intersections.  
Repeat violation for 3 years. See attachments.*

NAME OF COMMUNITY REPRESENTATIVE <i>RITA DAVID</i>	TELEPHONE NUMBER (Include Area Code) [REDACTED]	DATE
NAME OF INSPECTOR <i>[Signature]</i>	TELEPHONE NUMBER (Include Area Code) <b>517-241-9320</b>	DATE <b>7/25/11</b>

Bureau of Construction Codes will follow-up any potential violations.

*68*

**Dare, Karolyn (LARA)**

**From:** Dare, Karolyn (LARA)  
**Sent:** Tuesday, August 23, 2011 12:54 PM  
**To:** Chris Anderson  
**Subject:** Stonegate MHC (1200226)

I am in receipt of your 2011 annual inspection report and noticed the information that you provided from Kevin DeGroat from 2008.

I first want to apologize that you have to deal with this again; however, your file was closed without full compliance in 2008. While the map is helpful for visitors, it is not adequate in times of emergency.

After careful review of the information and map provided and discussions with the inspector, it has been determined that you need road names or number clusters in multiple locations.

I am going to send you the standard 30-day letter with a copy of your map. On the map, the highlighted portions are where we have determined that signage needs to exist.

If you do not agree with our findings, your only option is to request a variance and have it reviewed before the Manufactured Housing Commission.

Again, I apologize for the confusion and look forward to helping you achieve compliance at your community.

Kary L. Dare  
Bureau of Construction Codes  
Building Division

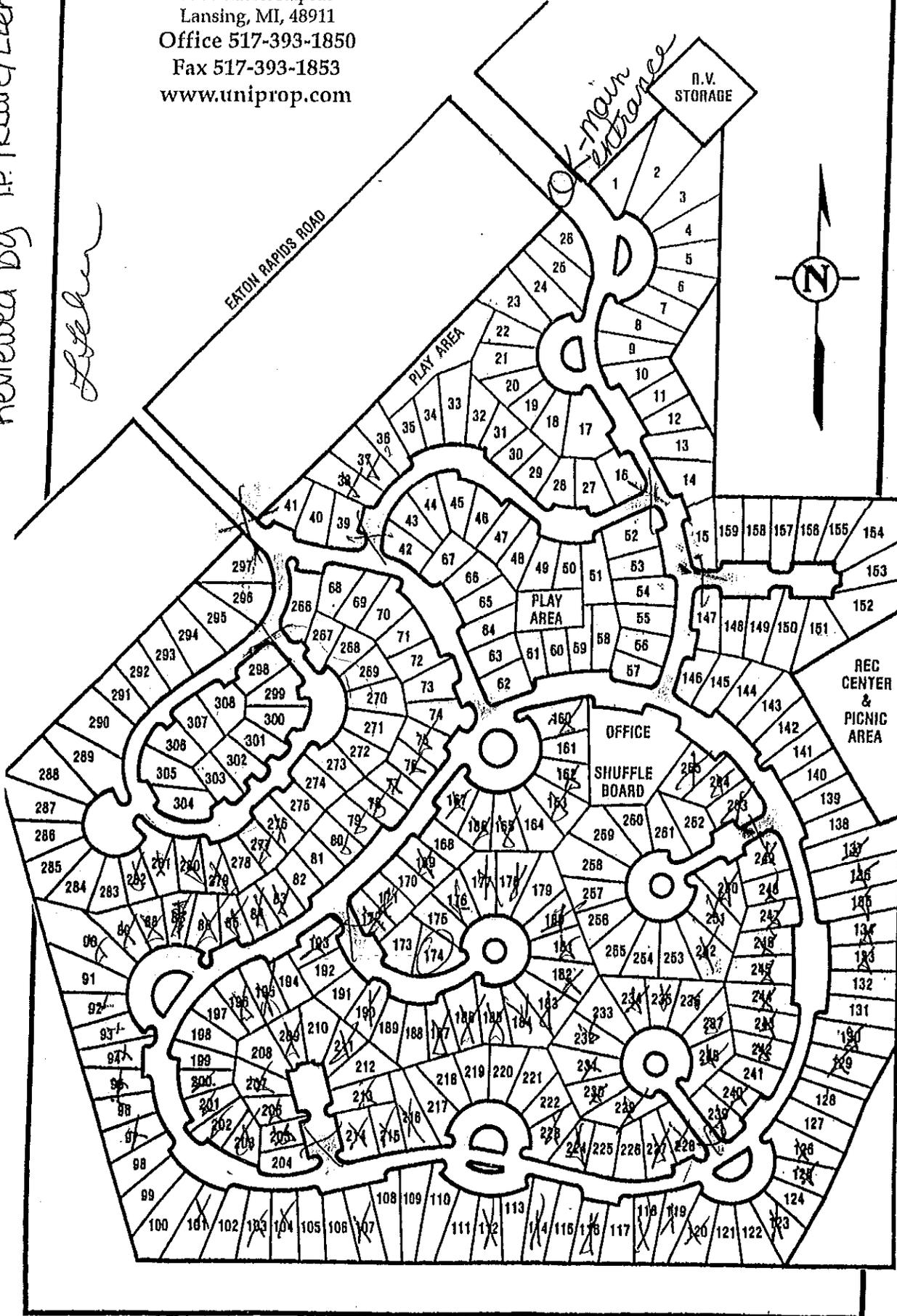
69

# STONEGATE

2700 Eaton Rapids  
Lansing, MI, 48911  
Office 517-393-1850  
Fax 517-393-1853  
www.uniprop.com

08-23-11: Highlighted areas are where  
required signs must be installed.  
Reviewed by TP/KDare/Ltchman.

*Ltchman*





*file*

JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH  
LANSING

STANLEY "SKIP" PRUSS  
DIRECTOR

May 6, 2009

Mr. Chris R. Anderson, Regional Vice President  
Unipro Manufacturing Housing Community Income Fund  
d/b/a Stonegate Manufactured Home Community  
2700 Eaton Rapids Road, Box 309  
Lansing, Michigan 48910

RE: Stonegate Manufactured Home Community - License No. P000226

Dear Mr. Anderson:

I received your response to correspondence regarding the violations revealed in your community during the annual community inspection, dated April 2, 2009.

The response is sufficient to indicate that appropriate corrective action has been taken and your file on this matter has been closed.

I appreciate your cooperation in this matter. If you have any questions, you may contact me at the telephone number listed below.

Sincerely,

Kary L. Dare  
Office of Local Government & Consumer Services

KLD/kld

cc: Deb Norris, Building Division

*Providing for Michigan's Safety in the Built Environment*

BUREAU OF CONSTRUCTION CODES  
P.O. BOX 30254 • LANSING, MICHIGAN 48909  
Telephone (517) 241-9347 • Fax (517) 241-9308  
[www.michigan.gov/dleg](http://www.michigan.gov/dleg)

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April 27, 2009

*file*

**UNIPROP**

State of Michigan  
Department of Labor & Economic Growth  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, MI 48909

280 Daines Street  
Suite 300  
Birmingham  
MI 48009  
248.645.9220  
Fax 248.645.2154

Attention: Karey L. Dare  
Office of Local Government & Consumer Services

RE: Stonegate License Number P000226 – Annual Inspection

Dear Ms. Dare,

I am in receipt of the annual inspection for the above noted community. My response can be outlined as follows:

**Rule 703(3) – Internal Road identification.** I address this issue every year and the item is written up again. This is the 6th consecutive year. The entire community is located on Eaton Rapids Road and therefore, street blades are not necessary nor would having them make any sense. Last year, Kevin G. DeGroat informed us that if we provide a map at the entrance of the community, that will satisfy the concern. We complied and installed a large map at the entrance of the community. Therefore, I consider this issue resolved.

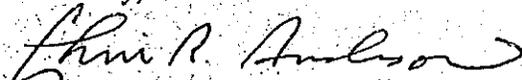
**Rule 710(1)(2) – Disconnect fuel lines, electrical services and protective boxes:** – The gas has been locked off at sites 5, 90, 125, 136, 245, and 249. The electrical panels have been secured on sites 71, 30, 45, 88, 171, 205, 243, and 245

**Rule 718 – General operation** – The electrical issues have been resolved on sites 45, 78, 86, 120, 169, 200, 285, and 287.

All issues were resolved the day the inspection took place.

If you require further information, please do not hesitate to contact me.

Sincerely,



Chris R. Anderson  
Regional Vice President

CC: Stonegate – Reta David

**Chris Anderson**

---

**From:** Degroat, Kevin G (DLEG) [degroatk@michigan.gov]  
**Sent:** Thursday, September 04, 2008 1:35 PM  
**To:** Chris Anderson  
**Cc:** Lehman, Larry J (DLEG)  
**Subject:** RE: Entrance picture with sign

RE: Complaint No. AIR 08-0370  
Stonegate MHC  
(Ingham Co.) – License No. P000226

Dear Mr. Anderson:

I received your response regarding the violations cited in your community during the annual community inspection.

Your response indicates that corrective action was taken. Accordingly, this complaint file is closed.

I appreciate your cooperation in this matter. If you have any questions, you may contact me.

Sincerely,

Kevin G. DeGroat, Analyst  
Office of Local Government & Consumer Services

KGD/kgd

cc: Larry Lehman, Building Division, BCC

-----Original Message-----

**From:** Chris Anderson [mailto:chris@exchange.unlprop.com]  
**Sent:** Wednesday, September 03, 2008 9:12 AM  
**To:** Degroat, Kevin G (DLEG)  
**Subject:** FW: Entrance picture with sign

Kevin,

The attached photo shows the sign at Stonegate installed. Please confirm delivery so I can close the file.

---

**From:** stonegate  
**Sent:** Tuesday, September 02, 2008 2:56 PM  
**To:** Chris Anderson  
**Subject:** Entrance picture with sign

Chris,

# facsimile

## TRANSMITTAL

---

to: Mr. Chris R. Anderson, Uniprop  
fax #: 248-645-2154  
re: Stonegate Mfg. Hous. Comm.; Complaint No. AIR 08-0370  
date: 5/5/08  
pages: 1, including this cover sheet

Thank you for your 4/29/08 letter and photos indicating your correction of the speed limit sign and internal road violations. Your approach to the internal road identification violation [Rule 701 (3)] appears reasonable. Upon confirmation of the signboard's installation by photo or work order, we can close this case.

From the desk of...

Kevin G. DeGroat

Office of Local Government and Consumer Services

Michigan Bureau of Construction Codes

2501 Woodlake Circle, Okemos, MI 48864

phone: (517) 241-9347

fax: (517) 241-9308

Mailing address:

P.O. Box 30254

Lansing, Michigan 48909

74

chris

---

**From:** chris  
**Sent:** Monday, May 12, 2008 4:23 PM  
**To:** dutchhills; Catherine Moritz  
**Subject:** FW: EA Directory

Reta and Catherine,

Please take a look at the attached description and photos of the Directory at EIAdobe. This sign was produced from a digital format, laminated and illuminated from behind. The company we used in Las Vegas is called Sign Tech and it cost between \$1500 and \$2,000.

We need the same sign for Stonegate and it may be easier to obtain it locally in Lansing. I'm asking that between the two of you, can you please get me a plan and price to duplicate the sign. For now, I would not worry about illuminating the sign. If the two of you decide that you can have all of this done locally, then Catherine would not need to be involved.

I'd like to have something by 5-31-08

Thanks

---

**From:** eladobe  
**Sent:** Tuesday, April 29, 2008 3:49 PM  
**To:** chris  
**Subject:** EA Directory

Hi Chris,

Took photos of the back as well. Any questions, let me know. Sign is 52 inches wide and 98 inches tall.

Good Luck Judy

# STONEGATE

2700 Eaton Rapids Rd.  
Lansing, MI 48911

Offices 517-393-1850

Fax 517-393-1853

www.uniprop.com

DOUGLAS SIGN COMPANY  
1800 S. CEDAR ST.  
LANSING, MI 48910



*John R. Anderson*  
SIGN RECD



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LABOR & ECONOMIC GROWTH  
LANSING

KEITH W. COOLEY  
DIRECTOR

April 1, 2008

Mr. Chris R. Anderson  
Uniprop  
280 Daines Street, Suite 300  
Birmingham, Michigan 48009

RE: Your 3/20/08 letter regarding Complaint No. AIR 08-0370

Dear Mr. Anderson:

Thank you for your letter and photos updating your progress correcting or addressing the Rules 708 (1), 710 (2) and MDEQ drainage violations cited in our March 12, 2008, inspection report. However, your explanations of the Rule 701 (1) (speed limit signs) and Rule 701 (3) (road identification signs) violations require clarification. Speed limit signs on internal roads "shall be posted at a minimum *at all community entrances* intersecting public roads *within 100 feet of the entrance or before the first intersection.*" Are any of the speed limit signs shown on the enclosed diagram you sent compliant with the italicized language quoted? If so, please confirm. If not, at least two of those existing signs, or two additional signs, must be installed, as indicated, to remove the Rule 701 (1) violation. Verification by photo or work order is needed.

The fact that Stonegate is located on Eaton Rapids Road is not, in and of itself, relevant to whether it was, or should have been cited in violation of Rule 701 (3) on multiple occasions. Rule 701 (3) requires identifying internal road signs at all internal road intersections, whether by street name or number. Some communities have satisfied this requirement by using "number clustered" signs or posts to identify home address location ranges directionally—an option also available to Stonegate. Although the photos of the internal road surfaces appear to satisfy your roads' compliance with Rule 709 (1), the curved sidewalk shown in the enclosed picture you sent still needs re-paving to remove the violation represented by the holes, upheavals, depressions and wear referenced in subsections a, b, d and e of this rule. Again, verification by photo or work order is needed.

*Providing for Michigan's Safety in the Built Environment*

BUREAU OF CONSTRUCTION CODES  
P.O. BOX 30254 • LANSING, MICHIGAN 48909  
Telephone (517) 241-9347 • Fax (517) 241-9308  
[www.michigan.gov](http://www.michigan.gov)

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Mr. Chris R. Anderson  
April 1, 2008  
Page Two

Consequently, Stonegate will either need to provide the aforementioned compliance, or secure Manufactured Housing Commission approval of variances to waive the standards. For your convenience, I have enclosed a variance request instruction packet for your examination and submission, should you opt to apply for hardship exceptions. Please advise me whether you will be requesting a variance, by April 21, 2008.

If you have any questions, feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kevin G. DeGroat". The signature is written in black ink and is positioned above the typed name and title.

Kevin G. DeGroat, Analyst  
Office of Local Government and Consumer Services

KGD/kgd

Enclosure

March 20, 2008

**UNIPROP**

State of Michigan  
Department of Labor & Economic Growth  
Bureau of Construction Codes  
P.O. Box 30254  
Lansing, MI 48909

280 Daines Street  
Suite 300  
Birmingham  
MI 48009  
248.645.9220  
Fax 248.645.2154

Attention: Kevin G. DeGroat, Analyst  
Office of Local Government & Consumer Services

RE: Stonegate License Number P000226 – Annual Inspection

Dear Mr. DeGroat,

I am in receipt of the annual inspection for the above noted community. My response can be outlined as follows:

**Rule 701(1) – Speed Limit Signs** – The inspector clearly missed all 7 speed limit signs. I've attached a map showing the exact location of each sign. The inspector may want to re-visit the community.

**Rule 701(3) – Internal Road identification.** Each year, I address this and each year it is written up again. This is the 5<sup>th</sup> consecutive year. The entire community is located on Eaton Rapids Road and therefore, street blades are not necessary nor would having them make any sense.

**Rule 708(1) – All parts of community owned buildings, structures and electrical systems are in good repair** – Although the detail noted has nothing to do with the buildings, the panels have been addressed by our maintenance department. I've included a copy of the work order.

**Rule 709 – Roads** – The “roads” are maintained and improvements are made every year. One of the areas noted on the inspection is located on a vacant site. We do not intend to replace any foundations or walkways for homes on vacant sites until such time a home is installed on that site. The sidewalk area may be address in the upcoming 2008 capital improvements project.

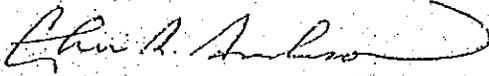
**Rule 710(2) – Electrical Service and circuit breaker protective covers.** We have secured each panel.

**Rule 41, 47, 48 & 49 – Drainage** - We have no unusual drainage problems. As you're aware, we have a lot of snow melting right now. Standing water in two areas of the community is not unusual. I've included of photos taken on 3-20-08 showing these areas are dry.

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If you require further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris R. Anderson".

Chris R. Anderson  
Regional Vice President

CC: Stonegate -- Reta David

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

<b>INSTALLER/SERVICER</b>	<b>RETAILER</b>
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	