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Saco and Sons

Land Use Restriction Track:

Village of Kalkaska Local Ordinance Prohibiting Groundwater Use

Presented by

Jill A. Auger, P.E.

Trevor D. Painter, E.I.T.

DEQ

Land Use Restriction – Local Ordinance

Land Use Restriction
Village of Kalkaska Local Ordinance Prohibiting Groundwater Use

A local ordinance was passed in the Village of Kalkaska, Kalkaska County, in association with a Leaking Underground Storage Tank (LUST) site. The local ordinance was prepared as part of a Site Closure.

Michigan Department of Environmental Quality - the primary oversight for the Local Ordinance

Agencies/people were involved:

- Village of Kalkaska
- Kalkaska County
- District Health Department #10

The Local Ordinance process took place during other activities at the site which included an MODT License and a Restrictive Covenant.

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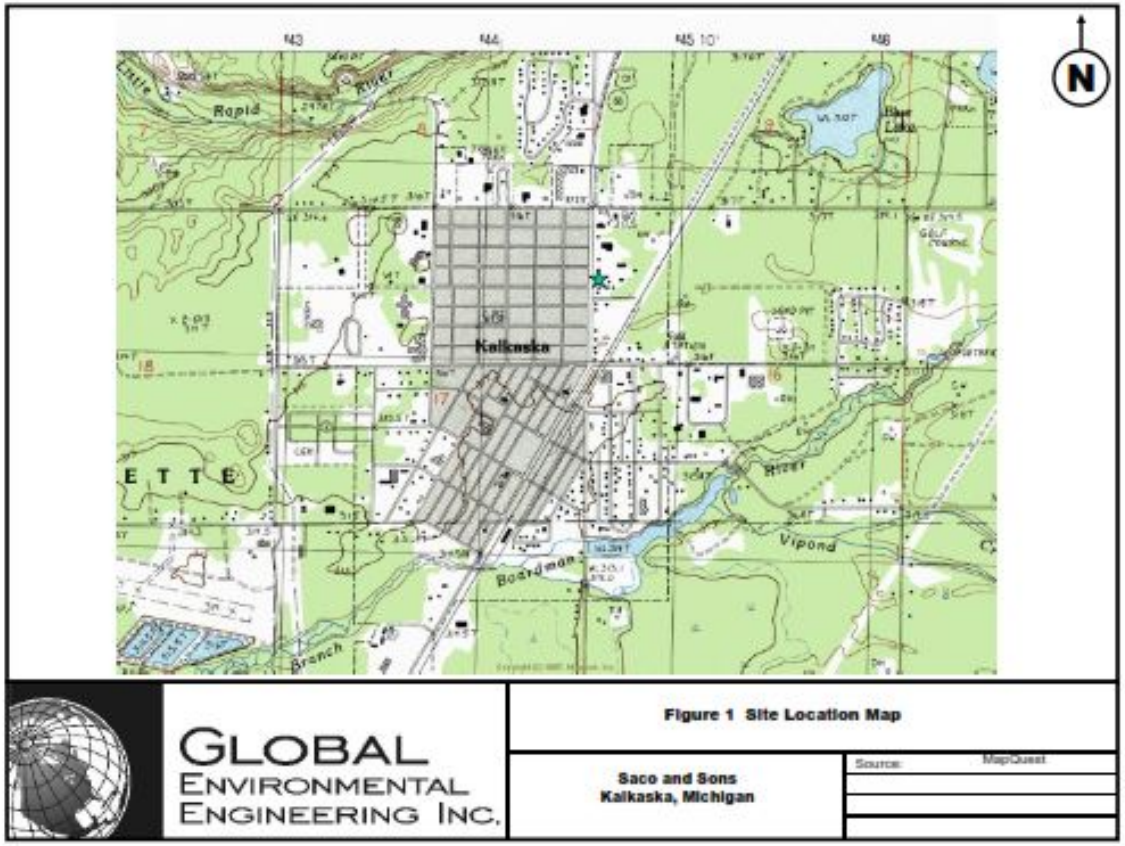
Site Location



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Site History

Non-Aqueous Phase Liquid (NAPL) discovered in 1996

NAPL system installed in 1996-2001
1,703 gallons free product removed
65 cubic yards of soil removed

Initial Assessment Report 1998

Biosparge System 2002-2003

Systems shut down due to decreasing trends in contaminant concentrations, both on site and downgradient from the site and a very conservative transport modeling, indicating minimal threats to properties outside the area served by the municipal water system.

Rapid River closest body of water downgradient.

Final Assessment Report 2011 – Restrictive Covenant for subject property, Local Ordinance restricting groundwater use, MDOT License

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Groundwater Flow Direction

Figure 1 – Groundwater Flow Direction

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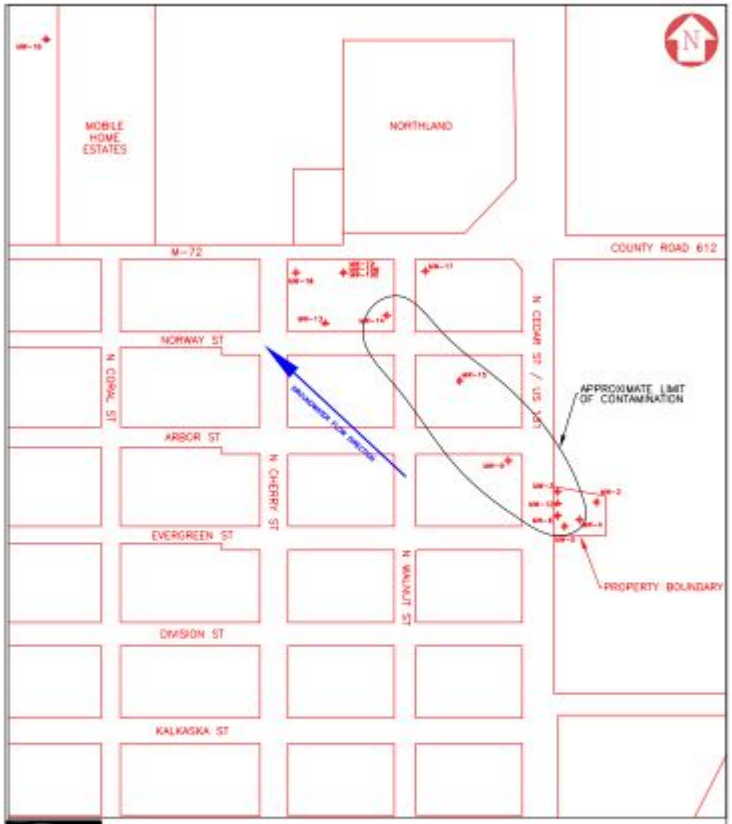
Plume Diagram



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Date: 8/22/14 | Job # : 1213

Figure 3 – Existing Monitoring Wells and Limits of Contamination

Saco & Sons, Inc.
US 131, Kalkaska, MI

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Contaminant Concentration Cross Section Diagram

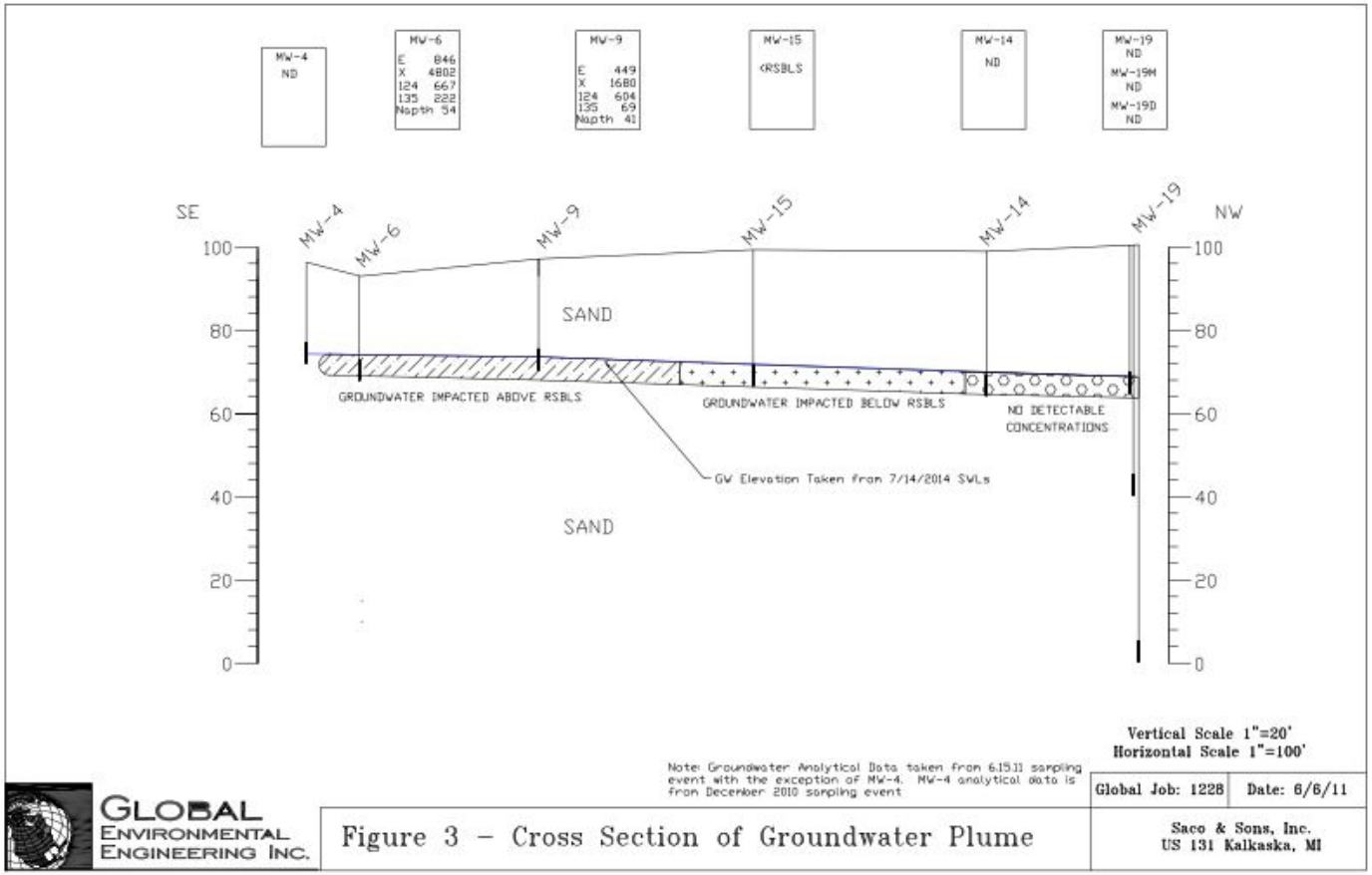

Figure 3 – Cross Section of Groundwater Plume

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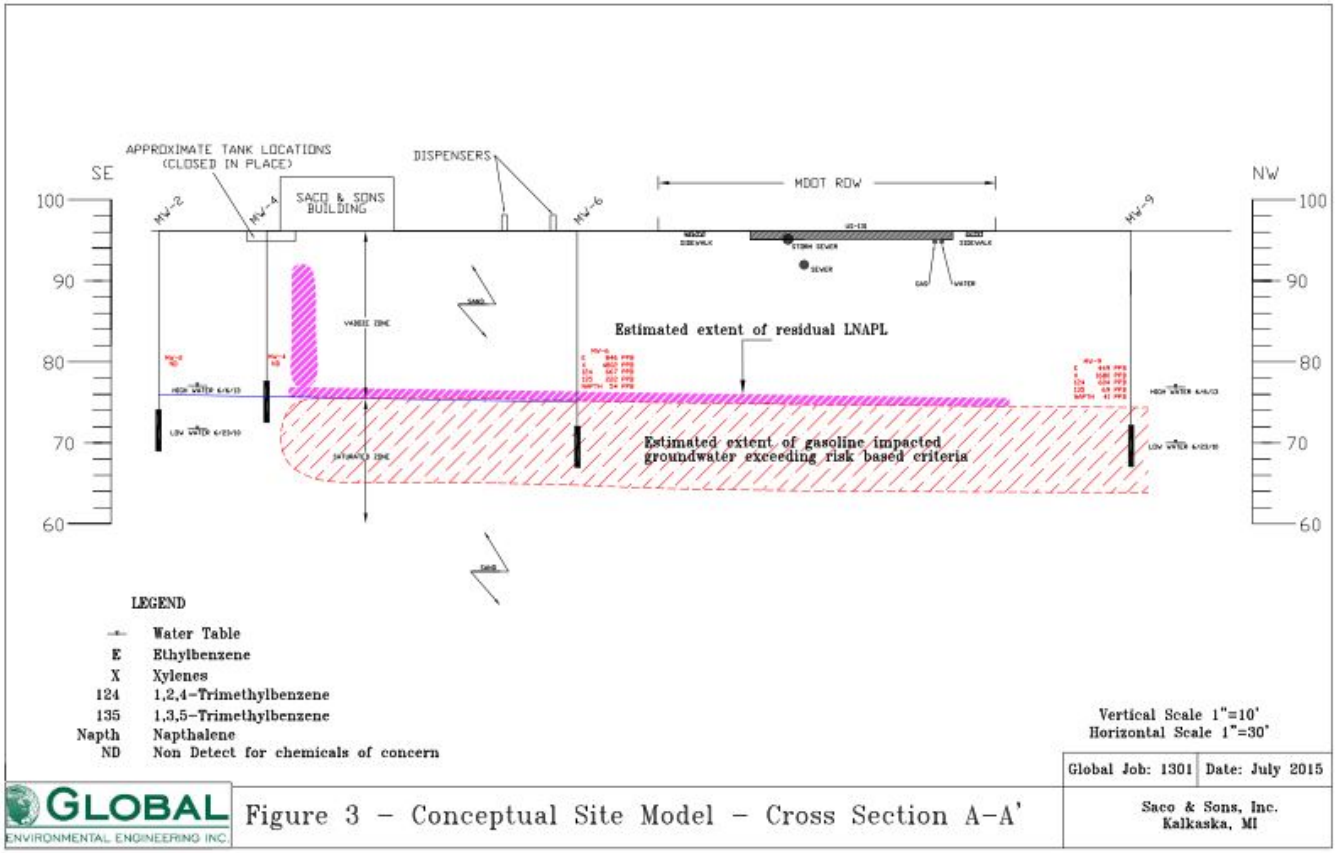
Conceptual Site Model



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General Ordinance Provisions

The ordinance for the Saco and Sons Site was prepared by Global. It was modeled after an already passed local ordinance in Au Sable Township. The Local Ordinance for the Groundwater Use restriction contained components as outlined in the MDEQ checklist for Local Ordinances which was used as a guideline at the time the LO was prepared.

- **Purpose Statement** - Indicating that the ordinance is intended to protect the public health and safety, and being enacted, at least in part, in response to the presence of groundwater contamination.

- **Enforcement Provisions** - Person or department designated as being responsible for enforcement; penalties provided for that are consistent with violations of other provisions of LUGs code; injunctive relief provided

- **Severability** - Language indicating that if a portion of the ordinance is found unenforceable or faulty by a court, that the rest remains enforceable. Must provide notice to DEQ if court action alters LO.

- **Notice to DEQ** - Part 201 and Sect. 10(a)(3) of Part 213, 30 days' notice to DEQ prior to modification, lapse or revocation of the ordinance.

- **Published and maintained** - in same manner as zoning ordinance (required for Part 201) (this may not require specific language in ordinance, can be confirmed with correspondence from LUG

- **Filed with Register of Deeds** - as an ordinance affecting multiple properties (required for Part 213),which gets attached to the deed for each of the properties in the affected area.

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Scope of Restrictions

SCOPE OF RESTRICTIONS

Does the proposed Local Ordinance adequately restrict exposure pathways that are relevant to the facility, and where hazardous substance concentrations exceed DEQ established risk-based criteria?

The intent of the LO for Saco and Sons was to control the exposure to groundwater by prohibiting the use of all PRIVATE water wells (with specific exceptions).

All existing wells were to be abandoned, no new wells will be permitted. The following pathways and uses would be prohibited by the local ordinance:

- Drinking water ingestion
- Groundwater contact
- Indoor air inhalation (volatilization from the water during cooking, showering, etc.)

With the following exceptions: monitoring wells, closed loop heat pump wells, construction dewatering wells.

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General Steps to Enact a Local Ordinance

- **Determine the Local Unit of Government (LUG) for the Subject Property**
- Determine if the LUG would support a LO prohibiting groundwater use
- Identify the Affected Area
- Determine if there are existing Wells and Well Head Protection Zones in the Affected Area
  - MDEQ Well Record Retrieval System (pre 2000) & Well Logic (post 2000)
  - Municipal Water Utility Records Review
  - Groundwater Use Survey
- Write Local Ordinance text
- Follow LUG process to enact ordinance

At every step, report progress and request reviews and approval from overseeing agency (MDEQ, US EPA, etc.). Before enacting LO, allow the LUG and their legal counsel to review and make comments, submit for review to every party involved for comments. Changing it LO after it's been passed is extremely difficult.

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Village of Kalkaska Resolution

RESOLUTION # 646

RESOLUTION TO AMEND KALKASKA VILLAGE ORDINANCE CHAPTER 51: WATER DISTRIBUTION AND SEWAGE DISPOSAL SYSTEM, SECTIONS § 51.58 REQUIRED USE OF THE PUBLIC SYSTEM AND SECTION § 51.59 PRIVATE WATER WELLS PROHIBITED.

Trustee Miller offered the following resolution and moved its adoption:

WHEREAS, the Kalkaska Village Council has authority to make and/or change the requirements for private wells within the Kalkaska Village limits.

BE IT RESOLVED, that the following changes are in effect:

§ 51.58 REQUIRED USE OF THE PUBLIC SYSTEM.

CONNECTION TO SYSTEM. The owner of all houses, buildings or properties used for human occupancy, employment, recreation, or other purposes, situated within the Village and abutting on any street, alley or right-of-way in which there is now located a public water main of the Village, is hereby required to be attached to said water main, or at his expense to install suitable plumbing facilities therein, and to connect such facilities directly with the proper public water main in accordance with the provisions of this Ordinance, within one hundred eighty (180) days after the date of written notice by the Village to do so, provided that said public water main is within one hundred (100) feet of the property line.

§ 51.59 PRIVATE WATER WELLS PROHIBITED.

(A) No private wells may be drilled, dug, developed, extended, enlarged or otherwise created or improved within the Village of Kalkaska where the public water main is adjacent to or within one hundred (100) feet of the property line. The intent of this Article is to equitably and uniformly distribute the costs and to maximize efficiency of the Village water system.

(B) *WELLS.* No public water main shall exist adjacent to or within one hundred (100) feet of the property line. A water well permit shall be required prior to constructing a well. The permit shall be obtained from the Village Clerk for a fee set by the Village Council. This permit is in addition to the normal water well permits obtained from the County Health Department.

After a private water well is installed, the owner shall submit well data information and results of water tests to the Village Clerk to become part of the water well permit information.

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MDEQ Response

From: Johnson, Nancy (DEQ)
Sent: Thursday, September 04, 2014 9:42 AM
To: Maynard, David (DEQ)
Cc: Yordanich, Dan (DEQ)
Subject: RE: Saco and Sons - Village of Kalkaska Ordinance

Hi Dave – I have reviewed the proposal by Global Environmental Engineering (for the Saco and Sons site) to utilize the existing Kalkaska Public Works ordinance to restrict the groundwater route of exposure. Utilizing this ordinance that was created for public works purposes is not adequate to ensure reliable exposure protection. Some of the reasons why it is not fully reliable are:

1. It does not provide notice to current and future property owners of the nature of the land and resource use restrictions that are applicable at an affected property;
2. It does not describe the nature of the land and resource use restrictions that apply to the affected property;
3. It does not provide for notice to the department when there is a lapse, revocation or modification of the restrictions or prohibitions that apply to a specific affected parcel.
4. It is not enforceable with respect to unacceptable exposure for wells that are already in existence.
5. It does not require notification to the DEQ when there is failure of the institutional control to prevent unacceptable exposures.

An ordinance that specifically addresses the concerns associated with the contaminant plume and restricts exposure to such is a more reliable mechanism to prevent exposure. If you have any questions, please feel free to give a call – thanks!

Nancy Johnson

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General Steps to Enact a Local Ordinance

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Sweets Second Addition Subdivision

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CITGO

YAMAHA

Plume Diagram

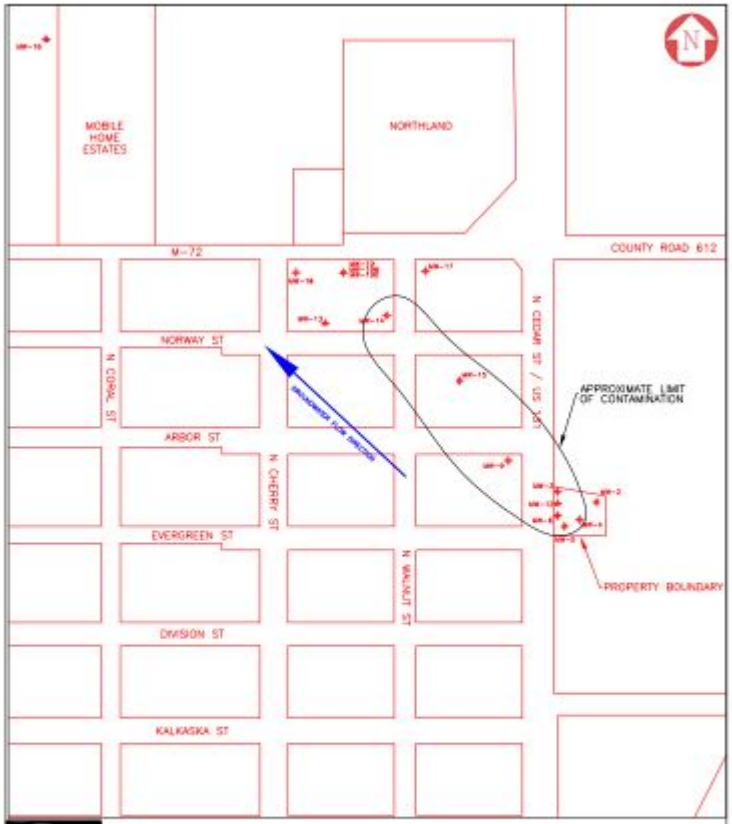

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Figure 3 – Existing Monitoring Wells and Limits of Contamination

Saco & Sons, Inc.
US 131, Kalkaska, MI

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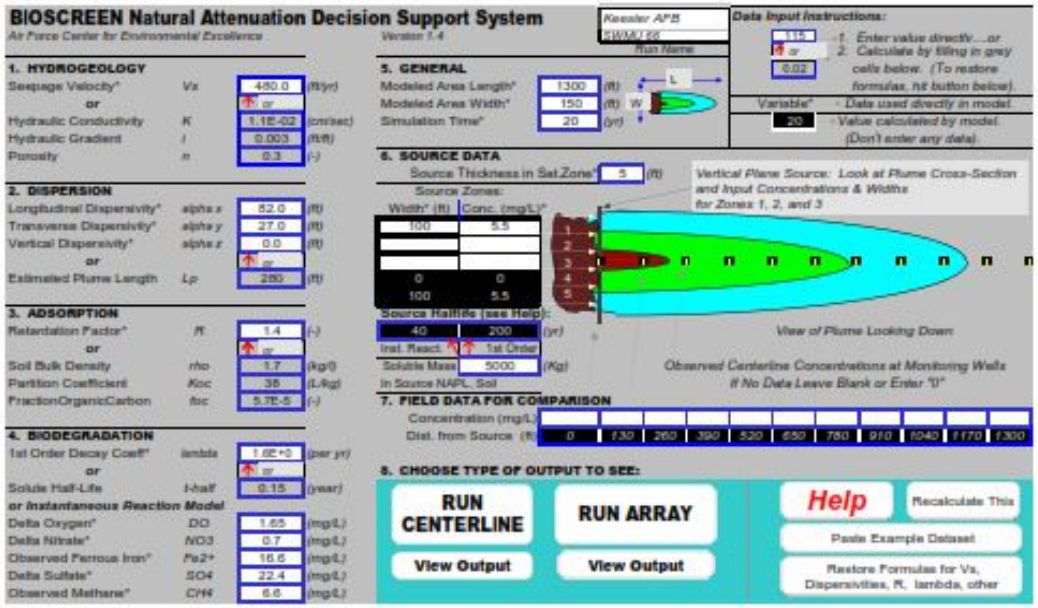
Groundwater Modeling

1, 2, 4 - Trimethylbenzene



Global Environmental Engineering Inc.

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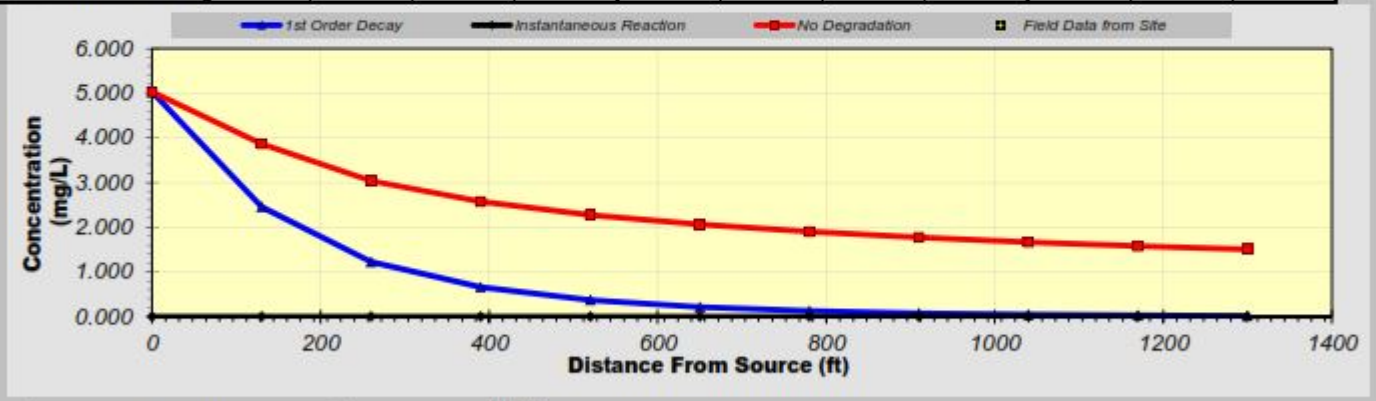
Groundwater Modeling

DISSOLVED HYDROCARBON CONCENTRATION ALONG PLUME CENTERLINE (mg/L at Z=0)

TYPE OF MODEL	Distance from Source (ft) 0	130	260	390	520	650	780	910	1040	1170	1300
No Degradation	5.028	3.865	3.033	2.573	2.274	2.061	1.899	1.771	1.666	1.578	1.503
1st Order Decay	5.028	2.453	1.222	0.658	0.369	0.212	0.124	0.073	0.044	0.026	0.016
Inst. Reaction	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Field Data from Site											



Calculate Animation

Time: 20 Years

Return to

Recalculate This

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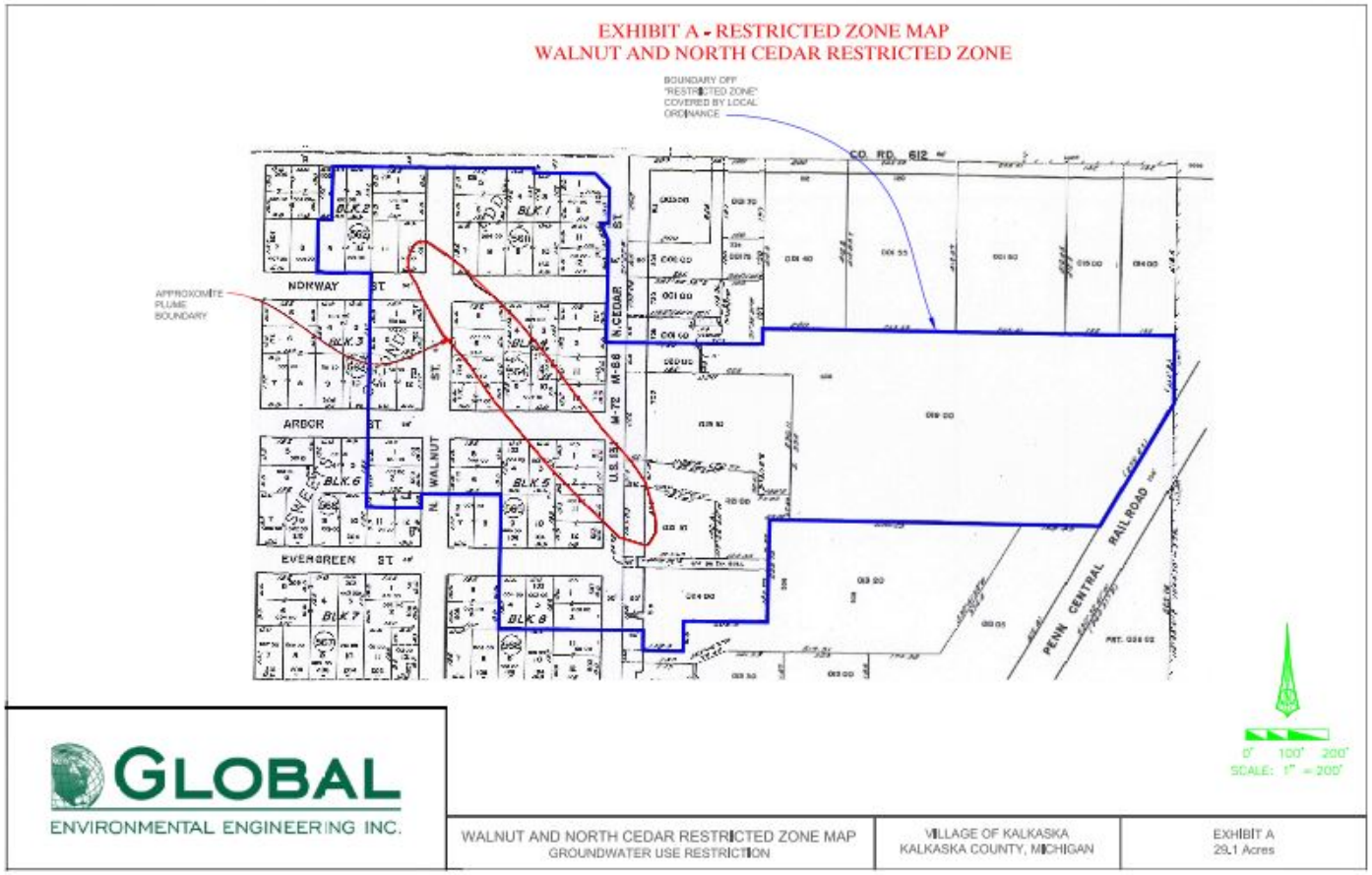
Affected Area – Exhibit A



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List of Properties – Exhibit B

EXHIBT B
Properties in Restricted Zone
Walnut and North Cedar Restricted Zone
Village of Kalkaska Groundwater Use Restriction Ordinance

	Address	Tax ID Number	Owner	Owner Address	Property Use
1	510 N. Cedar	041-160-024-00	Northwestern Bank	PO Box 809, Traverse City, MI 49685-0809	Whitetail Restaurant
2	604 N. Cedar	041-160-021-10	Saco and Sons	606 N. Cedar Street	Saco Gas station
3	702 N Cedar	041-160-019-10	EPM Inc.	702 N Cedar Street	Ultimate Outfitters
4	North of 702	041-160-020-00	Todd & Renee Chwastek c/o A Squared Properties	PO Box 490, Kalkaska, MI 49646	Ultimate Outfitters
5	708 N. Cedar	041-160-19-00	Todd & Renee Chwastek c/o A Squared Properties	PO Box 490, Kalkaska, MI 49646	Ultimate Outfitters
6	809 N.Cedar	041-561-001-00	Northwood Oil Co.	235 Waters Alpena MI, 49707	Shell Station
7	109 W Mile Road	041-561-004-00	O'Reilly Auto Store	223 S Patterson, Springfield MO 65802	Auto Parts Store
8	201 W Mile Road,	041-562-001-00	A Squared Properties	PO Box 1030, Kalkaska, MI 49646	Mich Bell offices
9	No address	041-562-009-00	Michigan Bell Telephone	MI Bell c/o Brown D Gen Attorney, 444 Michigan Avenue, RM 1610, Detroit, MI 48226	Mich Bell offices
10	203 W Mile Road	041-562-003-00	Michigan Bell Telephone	MI Bell c/o Brown D Gen Attorney, 444 Michigan Avenue, RM 1610, Detroit, MI 48226	Mich Bell offices
11	205 W Mile Road	041-562-004-00	Michigan Bell Telephone	MI Bell, 444 Michigan Avenue, Rm 1610, Detroit, MI 48226	Mich Bell offices
12	No Address	041-562-008-00	Michigan Bell Telephone	MI Bell, 444 Michigan Avenue, Rm 1610, Detroit, MI 48226	Mich Bell offices
13	No Address	041-562-012-00	Michigan Bell Telephone	MI Bell, 444 Michigan Avenue, Rm 1610, Detroit, MI 48226	Mich Bell offices
14	806 N Cherry Street	041-562-007-00	Randall Ryan	PO Box 1120, Kalkaska, MI 49646	residential
15	209 W Mile Road	041-562-005-00	Randall Ryan	PO Box 1120, Kalkaska, MI 49646	residential
16	301 W Mile Road	041-569-004-50	Randall Ryan	PO Box 1120, Kalkaska, MI 49646	Cherry Street market
17	707 N Walnut	041-563-001-00	Richard Potter Jr	707 N Walnut	residential
18	705 N Walnut	041-563-002-00	Theresa Root	705 N Walnut	residential
19	703 N. Walnut	041-563-011-00	Kelly Stein & Robert Hall	703 N. Walnut	residential
20	703 N. Cedar Street	041-564-005-00	AMI Hospitality LLC.	703 N. Cedar Street	Econolodge
21	703 N. Cedar Street	041-564-009-10	AMI Hospitality LLC.	703 N. Cedar Street	Econolodge
22	705 N. Cedar Street	041-564-009-00	Charles R Hoogland Trust/ Family Video #299	1022 E Adams Street, Springfield IL 62703	Family Video
23	704 N . Walnut	041-564-007-50	Joan Knauf	704 N . Walnut	residential
24	702 N. Walnut	041-564-007-00	Stanley Kimball	P.O. Box 186, Kalkaska MI 49646	residential
25	610 N. Walnut	041-565-005-00	Douglas Stephens & Janet Tru	P.O. Box 32, Kalkaska MI 49646	residential
26	103 Arbor Street	041-565-004-00	Karen & Michael Lynn Vanhorn	P.O. Box 411, Kalkaska MI 49646	residential
27	603 N. Cedar	041-565-001-00	James Fochtman c/o Tom Downs	P.O. Box 727, Kalkaska MI 49646	Car Quest
28	611 N. Walnut	041-566-001-10	Harley Wales	611 N. Walnut	residential
29	609 N. Walnut	041-566-002-00	Bradley A. Brewer	3204 Abington Dr. NW, Grand Rapids, MI 49544	residential
30	107 Evergreen	041-568-004-00	Lake Five Investments LLC	PO Box 747, Kalkaska, MI 49646	residential
31	103 Evergreen	041-568-003-00	Larry & Margaret Glasson	3351 Bear LN NE, Kalkaksa, MI 49646	residential
32	507 N. Cedar	041-568-001-00	Glasson Enterprises Inc.	3351 Bear LN NE, Kalkaksa, MI 49646	residential

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General Steps to Enact a Local Ordinance

- Determine the Local Unit of Government (LUG) for the Subject Property
- Determine if the LUG would support a LO prohibiting groundwater use
- Identify the Affected Area
- **Determine if there are existing Wells and Well Head Protection Zones in the Affected Area**
  - Review local Well head Protection Areas
  - Previous Well Abandonment program in Kalkaska – Wellhead Protection Program/DEQ Abandoned Well Grant 2003
  - MDEQ Well Record Retrieval System (pre 2000) & Well Logic (post 2000)
  - Municipal Water Utility Records Review
  - Groundwater Use Survey
- Write Local Ordinance text
- Follow LUG process to enact ordinance

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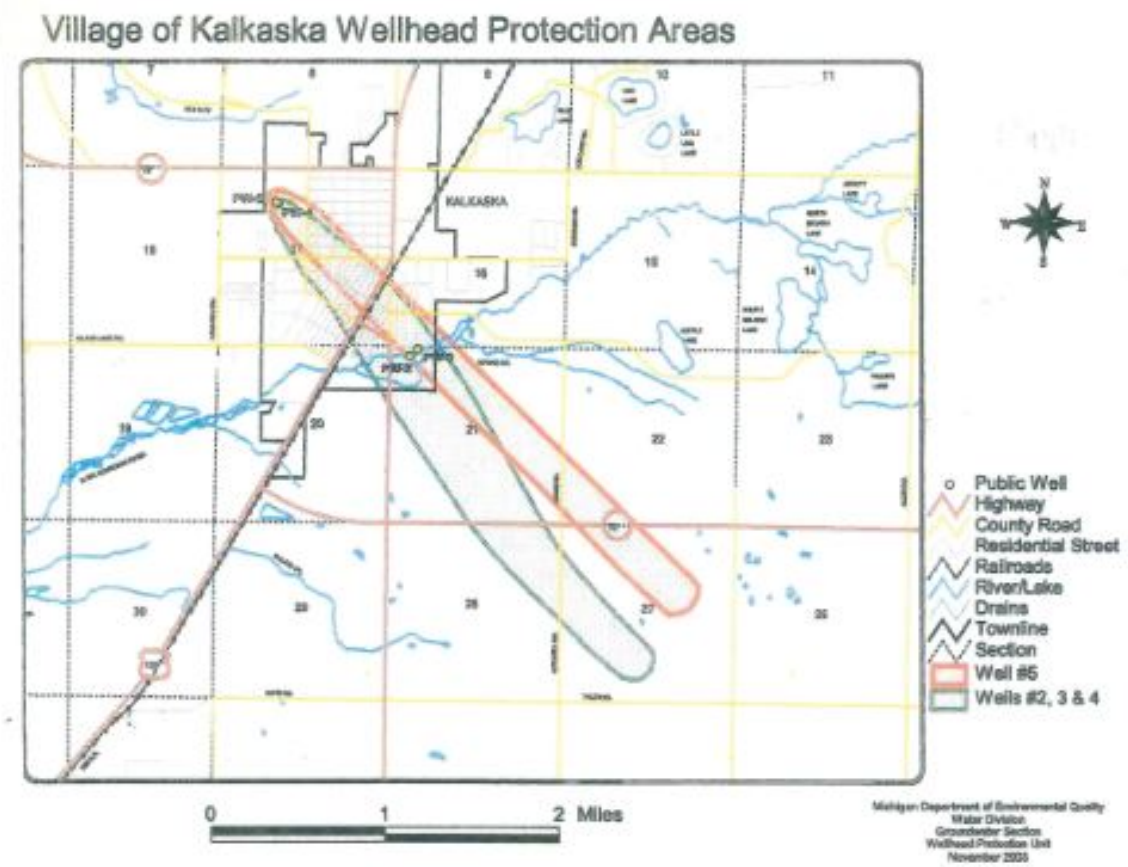
Wellhead Protection Area Map



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https://secure1.state.mi.us/wellogic/Login.aspx?ReturnUrl=%2fwellogic%2fdefault.aspx

Apps G gmail Other bookmar

DEQ Department of Environmental Quality Wellogic System

Michigan.gov The Official State of Michigan Website

Wellogic

Wellogic Login | Michigan.Gov Home | Contact Wellogic

Log In

User ID:
Password:
Log In

Request an Account
Forgot User ID
Forgot Password

Links

DEQ Well Construction Unit
Download Wellogic Data
Get Adobe Reader
Get Firefox
DEQ Scanned Well Records (pre-2000)
DEQ Environmental Mapper
View Water Well Records on a Map (GeoWebFace)

Documents

Flowing Wells Handbook
Wellogic 2.0 Start Up Guide
Troubleshooting Guide

Welcome

Welcome to Wellogic, the State of Michigan's statewide groundwater database!
If you have any questions or experience problems using Wellogic, please email the Wellogic Help (wellogic@michigan.gov)

Search Water Wells

Basic Information

Search Type: Water Well Records
Well ID:
Permit No: Import ID:

Well Address

Street Address:
For best match, enter street name only

Well Owner

Owner Name:
For best match, enter last name only

Database

Created Between: and
Created By User ID:
Created By Group:

Well Location

County:
Township: Select Township
Town/Range: Select Section: Click Here

Contractor

Registration Number:

Well Details

Well Type: Well Use:
Constructed Between: and
Well Depth (ft.): and
Source ID/Well No: WSSN:
Pump Capacity (GPM): and
Plugged Between: and

Search Reset

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Municipal Utility Records Review

VILLAGE OF KALKASKA

Meter Consumption Report - By Cycle, Meter

Report Date(s): 12/19/2013 to 12/19/2014

Page: 1

Mar 02, 2016 11:10am

Report Criteria:

CustomerTown Date = [is NULL]

CustomerCycle Id = [all]

Meter Id	Action	Date	Reading	Demand	Usage	Mult	Est Usage	Reader Info
ALPENA DR. - 837 N CEDAR ST								
[illegible]	Beginning	[illegible]	[illegible]					
[illegible]	Period Meter Reading	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	
[illegible]	Period Meter Reading	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	
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[illegible]	Period Meter Reading	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	
Total ALPENA DR.							[illegible]	

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Municipal Billing Records Review

3/2/2015 Global Environmental Engineering Inc. Mail - RE: water billing records

Gmail

Jill Auger <jauger@globaleei.com>

RE: water billing records

1 message

Clerk <KalClerk@kalkaskavillage.com> Mon, Mar 2, 2015 at 12:16 PM
To: Jill Auger <jauger@globaleei.com>

Good morning, Jill. I again apologize for the delay in response. I have attached a consumption report for Alpena Oil (Shell Station). I believe this was initially overlooked.

In regard to the five properties currently not connected to Village water, please see below:

806 N. Cherry Street: The house was to be removed in 2012, and I believe that it was. Sewer was cut and capped. If you would like confirmation as to whether the house was physically removed, please advise and I will request our Department of Public Works to verify this. It may take a few days as they have been working on several frozen water lines throughout the Village.

209 W. Mile Road: The house was to be destroyed in 2000. Again, please advise if you would like me to request DPW to confirm.

107 Evergreen Street: For as long as the current property owner has owned the parcel (since 1997), there has not been a structure on this vacant parcel.

103 Evergreen Street: The water was disconnected at this residence due to non-payment. We believe the home to be vacant.

507 N. Cedar Street: Water was disconnected per the owner request as the business is closed.

I will await your response to highlighted items above. Thank you again for your patience in this matter.

Sincerely,

GLOBAL ENVIRONMENTAL ENGINEERING INC.

DEQ

Groundwater Use Survey

GLOBAL
ENVIRONMENTAL ENGINEERING INC.

1/6/2014

Chan LLC
510 N. Cedar Street
Kalkaska, MI 49646
Submitted via email: Lchan9@me.com

RE: Groundwater Survey for Parcel Number: 041-160-024-00

Dear Mr. Chan,

Global Environmental Engineering Inc. (Global) is currently working with the Village of Kalkaska and the Michigan Department of Environmental Quality (MDEQ) to survey properties in the area for the existence of groundwater wells. The survey is associated with a pending environmental assessment at Saco and Sons Gas Station at 606 N. Cedar Street in the Village of Kalkaska where a leak from a gasoline underground storage tank was identified in 1996. Since then, contamination has migrated off site in a northwesterly direction.

Groundwater in the area contains chemicals exceeding appropriate levels as determined by the MDEQ. The only pathway of concern for exposure to these chemicals is through the utilization of groundwater (drinking/ingestion and irrigation). Since the homes in your area are served by municipal water, we do not believe there is any risk to your family and/or your business occupants. To be safe, we are conducting a survey to confirm there are no wells on your property. These wells include those used for drinking, irrigation, and supplying additional water for your home or business.

There is a brief questionnaire attached to this letter. Please complete it to the best of your ability and return it to Global using the self-addressed, stamped envelope within 7 days. If you have a well on your property, Global will properly plug it with no expense to you. If there is no well on your property, there is no risk to your health or the health of your family.

If you have any questions regarding this notice or this survey, please contact Jill Auger P.E., Senior Project Manager at Global (231.264.3000 ext 303), David Maynard, Environmental Quality Analyst with MDEQ (231-876-4451), or Scott M. Yost, Interim Village Manager with the Village of Kalkaska (231-258-9191). We apologize for any inconvenience, and we thank you for your anticipated assistance in the matter.

Sincerely,

Jill A. Auger, P.E.
Senior Project Manager

Trevor Painter
Environmental Technician

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Groundwater Use Survey

Well Survey:

Thank you for your help with this survey. Please complete the form to the best of your ability. If a water well is present on your property, it will be properly abandoned and plugged at no cost to you.

Property Address: **611 N. Walnut, Kalkaska, MI (Parcel Number #: 041-566-001-10)**

Signs of a water well include:

- Pipes sticking out from the ground
- Pipes sticking through the wall or floor in the basement
- Electrical switch boxes in the yard
- Cement pits in or under sheds or porches
- Windmills
- Old crock, brick or stone structures
- Old hand pumps

Please circle your response for each of the following:

Do you know of a water well on the property? **YES** **NO**

Would you like an inspector to look for a well on the property? **YES** **NO**

If you answered YES to either of the proceeding questions, a representative of Global Environmental Engineering will contact you of behalf of Saco and Son's Gas Stations. At which point, the representative will schedule an inspection or abandonment of the well. Again, thank you for your help in completing this survey!

Form Completed By:

Name: Harley Wales Date: 12/31/14

Phone: 231 564 3582

Please return a copy of this survey to Global Environmental Engineering in the self-addressed, stamped envelope. Please do not hesitate to contact Global with any questions or concerns.

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LO Property List

Table 1
Saco and Sons Inc.
Local Ordinance
Properties in Affected Area

Last Updated: 10/2/2015

	Site Address	Tax ID Number	Owner	Owner Mailing Address	City	State	Zip	Phone:	Property Use	MDEQ Wellogic (Well Logs)	GW Survey Received	On-site Well Present	Uses of on-site well	Municipal Water Bill Available
1	110 N. Cedar	041-180-024-00	Michigan Chemical Bank (fr. Northwestern Bank)	PO Box 809	Traverse City	MI	49686	989-839-5265	Ultimate Outfitters	--	X	Site Visit - No		U
2	604 N. Cedar	041-180-021-10	Saco and Sons	606 N. Cedar Street	Kalkaska	MI	49646	IN	Saco Gas station	--	No Wells Present		--	U
3	702 N Cedar	041-180-019-10	DPM Inc.	702 N Cedar Street	Kalkaska	MI	49646	231-258-4000	Ultimate Outfitters	--	X			U
4	North of 702	041-180-020-00	Todd & Renee Chwastek c/o A Squared Properties	PO Box 490	Kalkaska	MI	49646	231-258-4000	Ultimate Outfitters	--	X			U
5	708 N. Cedar	041-180-19-00	Todd & Renee Chwastek c/o A Squared Properties	PO Box 490	Kalkaska	MI	49646	231-258-4000	Ultimate Outfitters	--	X			U
6	809 N.Cedar	041-561-001-00	Northwood Dr Co.	135 Waters	Hiawa	MI	49707	231-258-4800	Shell Station	--	X	Phone-No		U
7	109 W Mile Road NW	041-561-004-00	O'Reilly Auto Enterprises LLC	123 S Patterson	Springfield	MO	65802	231-518-0157	Auto Parts Store	--	X	Phone-No		U
8	201 W Mile Road NW	041-562-001-00	A Squared Properties Inc.	PO Box 1030	Kalkaska	MI	49646	313-223-9900	AT&T (Fr. Mich Bell offices)	--	X			U
9	No Address	041-562-009-00	Michigan Bell Telephone					313-223-9900	AT&T (Fr. Mich Bell offices)	--	X			U
10	203 W Mile Road	041-562-003-00	Michigan Bell Telephone	Mi Bell c/o Brown D Gen Attorney	Detroit	MI	48226	313-223-9900	AT&T (Fr. Mich Bell offices)	--	X			U
11	205 W Mile Road	041-562-004-00	Michigan Bell Telephone	Mi Bell, 444 Michigan Avenue, Rm 1610	Detroit	MI	48226	313-223-9900	AT&T (Fr. Mich Bell offices)	--	X			U
12	No Address	041-562-008-00	Michigan Bell Telephone	Mi Bell, 444 Michigan Avenue, Rm 1610	Detroit	MI	48226	313-223-9900	AT&T (Fr. Mich Bell offices)	--	X			U
13	No Address	041-562-012-00	Michigan Bell Telephone	Mi Bell, 444 Michigan Avenue, Rm 1610	Detroit	MI	48226	313-223-9900	AT&T (Fr. Mich Bell offices)	--	X			U
14	806 N Cherry Street	041-562-007-00	Randall Ryan	PO Box 1120	Kalkaska	MI	49646	231-258-4646	Cherry Street Market	--	X			U
15	209 W Mile Road	041-562-005-00	Randall Ryan	PO Box 1120	Kalkaska	MI	49646	231-258-4646	Cherry Street Market	--	X			U
16	201 W Mile Road	041-589-004-50	Randall Ryan	PO Box 1120	Kalkaska	MI	49646	231-258-4646	Cherry Street Market	abandonment log				U
17	707 N Walnut	041-563-001-00	Richard Potter Jr	707 N Walnut	Kalkaska	MI	49646	--	residential	--	X			U
18	705 N Walnut	041-563-002-00	Theresa Root	7742 Cunningham Rd	Mancelona	MI	49659	IN	residential	abandonment log				U
19	703 N. Walnut	041-563-011-00	Kelly Stein & Robert Hall	P.O. Box 734	Kalkaska	MI	49646	IN	residential	abandonment log	No Wells Present			U
20	703 N. Cedar Street	041-564-005-00	KMI Hospitality LLC.	703 N. Cedar Street	Kalkaska	MI	49646	231-258-9118	Econolodge	--	No Wells Present		--	U
21	703 N. Cedar Street	041-564-009-10	KMI Hospitality LLC.	703 N. Cedar Street	Kalkaska	MI	49646	231-258-9118	Econolodge	--	No Wells Present		--	U
22	705 N. Cedar Street	041-564-009-00	Charles R Hoagland Trust/ Family Video #2395	1022 S Adams Street	Springfield	IL	62703	231-258-2589	Family Video	--	Requested Inspection	Site Visit - No		U
23	704 N. Walnut	041-564-007-50	Joan Knauf	704 N. Walnut	Kalkaska	MI	49646	231-513-9090	residential	--	X	Site Visit - No		U
24	702 N. Walnut	041-564-007-00	Stanley Kimball	P.O. Box 188	Kalkaska	MI	49646	IN	residential	abandonment log	No Wells Present		--	U
25	610 N. Walnut	041-565-005-00	Douglas Stephens & Janet Trust	P.O. Box 32	Kalkaska	MI	49646	IN	residential	--	No Wells Present		--	U
26	103 Arbor Street	041-565-004-00	Karen & Michael Lynn Vanhorn	P.O. Box 411	Kalkaska	MI	49646	IN	residential	--	No Wells Present		--	U
27	603 N. Cedar	041-565-001-00	James Fochtman c/o Tom Downs	P.O. Box 727	Kalkaska	MI	49646	231-258-9152	Car Quest	--	No Wells Present	Phone-No		U
28	611 N. Walnut	041-566-001-10	Harley Wales	611 N. Walnut	Kalkaska	MI	49646	231-564-3582	residential	--	No Wells Present		--	U
29	609 N. Walnut	041-566-002-00	Bradley A. Brewer	1404 Abingdon Dr. NW	Grand Rapids	MI	49544	--	residential	--	X	Site Visit - No		U
30	507 Evergreen	041-568-004-00	Lake Five Investments LLC	PO Box 747	Kalkaska	MI	49646	--	residential	--	X			Sewer Only
31	203 Evergreen	041-568-003-00	Larry & Margaret Gleason	1351 Bear Lk Rd	Kalkaska	MI	49646	231-258-2814	residential	--	X	Phone-No	--	U
32	607 N. Cedar	041-568-001-00	Gleason Enterprises Inc.	1351 Bear Lk Rd	Kalkaska	MI	49646	231-258-2814	residential	--	X	Phone-No	--	U

-- No well data available
FR.: Formerly

Letters Mailed: 12/23/14
Charles R Hoagland Trust was returned open.
Attempt 2: 12/26/14
Theresa Root was returned with forwarding address
Attempt 2: 12/31/14

Chemical Bank: Online Correspondance, Foreclosed Property Management:
Chuck Kinney, 989-839-5265
Owned: Chan LLC, email provided, email sent.

IN
Phone Number Not Required

X
Mailed: 12/23/14
Not Yet Received

U
Water Bill Requested
12/31/2014

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TC Project # 1301
January 2015

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File LO with Register of Deeds

Recording Requirements

1. Signatures must be **original**; and names must be typed or printed beneath signatures. MCLA 565.201 Sec. 1(a)
2. No discrepancy shall exist between names printed in the notary acknowledgment and as printed beneath signatures. MCLA 565.201 Sec. 1(b)
3. Instruments conveying or mortgaging property shall state the marital status of all male grantors/mortgagors. (Married or Single) MCLA 565.221
4. The address of the grantees in each deed of conveyance or assignment of real estate shall contain the street number address or post office address. MCLA 565.201 Sec. 1(d)
5. The name and address of the **person** who drafted the document must appear on documents executed in Michigan. MCLA 565.201a Corporation, Partnership, Trust, Association MCLA 55.265(g)
6. Documents purporting to convey or encumber real estate executed in Michigan require an acknowledgment by a judge, clerk of a court of record or a notary public within this state. MCLA 565.8; form: LAND 565.47, MCLA 565.265; 565.267
7. A certified copy of the death certificate or proof of death must be recorded or have been recorded and referenced by Liber and Page on and document when "survivor" is indicated on the document. MCLA 565.48
8. Court orders must be **certified** and **sealed** by the clerk of the court. MCLA 565.401,; 565.411
9. The document submitted for recording must be legible. MCLA 565.201 Sec. 1(f)(iv).
10. Documents must have a margin of unprinted space at least 2 1/2 inches at the top of the first page and at least 1/2 inch on all remaining sides of each page. MCLA 565.201 Sec. 1(f)(i)
11. Documents must display on the first line of print on the first page, a single statement identifying the recordable event that the instrument evidences. MCLA 565.201 Sec. 1 (f)(ii); 565.201 Sec. 3
12. The type on the form must be printed with black ink; type size at least 10-point type. MCLA 565.201 Sec. 1 (f)(iii)(iv)
13. The paper on which the document is printed must be white and not less than 20-pound weight. MCLA 565.201 Sec. 1 (f)(v)
14. The size of the document and any attachment thereto must be at least 8 1/2 inches by 11 inches; at most 8 1/2 inches by 14 inches. MCLA 565.201 Sec. 1 (f)(vi)(vii)
15. Unless required by state or federal law or court order, no more than 4 sequential digits of any social security number may appear on the instrument. MCLA 565.201 Sec.1(g)
16. Instruments shall not purport to evidence more than one recordable event. MCLA 565.201(3)
17. When a subdivision plat has been recorded, the lots in the plat shall be described by the caption of the plat and the lot number for all purposes. MCLA 560.255

SCHEDULE OF FEES

for

RECORDING DOCUMENTS

IN OFFICE OF
REGISTER OF DEEDS

KALKASKA COUNTY MICHIGAN

JOANN DEGRAAF
Kalkaska County
Register of Deeds
605 N. Birch St.
Kalkaska, MI 49646

Phone: (231) 258-3315
FAX: (231) 258-3345
www.kalkaskacounty.net/regdeeds.asp

Revised 2013

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Local Ordinance Challenges/Comments

- The amount of time the process takes
- Having all regulatory agencies review the LO before enacting
- Closing the site is in the client's and community's best interest

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Saco and Sons

Land Use Restriction Track:

Village of Kalkaska Local Ordinance Prohibiting Groundwater Use

Presented by

Jill A. Auger, P.E.

Trevor D. Painter, E.I.T.

DEQ