



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**  
June 15, 2011  
10:00 a.m.

1. Call to Order and Determination of Quorum
2. Approval of Agenda (Pages 1-2)
3. Approval of Minutes — April 13, 2011 (Pages 3-11)
4. 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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5. Imposition of Penalties
6. Variances
  - a. Ravine View Estates (Berrien County) (Pages 12-25)
7. Committee Reports
8. Unfinished Business
  - a. Update on Arbor Village LLC and Terry Winter, Member and Operator
9. New Business
  - a. Report on Annual Inspections of Manufactured Home Communities
  - b. License Approval (Page 26)
10. Executive Director's Report
11. Other Business
12. Adjournment



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

**MINUTES — DRAFT**  
April 13, 2011  
10:00 a.m.

**MEMBERS PRESENT**

Mr. Ronald Blank, Chairperson  
Ms. Brenda Abbey  
Ms. Carole Elliott  
Mr. Peter Hennard  
Mr. Thomas Leduc  
Mr. Jerome Ruggirello

**MEMBERS ABSENT**

Mr. David Hagey — Excused  
Ms. Patricia Newman — Excused  
Mr. Mark Raukar — Excused

**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  
Mr. Gerrit Bakker, Departmental Analyst, Building Division, BCC  
Ms. Tracie Pack, Departmental Analyst, Building Division, BCC  
Mr. Dave Viges, Director, Office of Management Services, BCC  
Mr. Todd Cordill, Chief, Plan Review Division, BCC

**OTHERS IN ATTENDANCE**

Mr. Tim DeWitt – MMHA  
Mr. Tom Janes – First Choice Mobile Home Sales  
Ms. Helen Janes – First Choice Mobile Home Sales  
Ms. Carolyn Suzanne Miller – Arbor Meadows

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

The meeting was called to order at approximately 10:03 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 Hennard and supported by Commissioner Abbey to approve the Agenda. **MOTION CARRIED.**  
\*\*\*\*Addendum 1

3. **APPROVAL OF MINUTES**

A **MOTION** was made by Commissioner Ruggirello and supported by Commissioner Leduc to approve the minutes of the February 16, 2011, meeting. **MOTION CARRIED.**  
\*\*\*\*Addendum 2

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

Mr. Vigas reviewed the Manufactured Housing Commission Fees Financial Report for the 2<sup>nd</sup> Quarter of FY 2011 and answered any questions. He noted that the Bureau recently discovered that the Manufactured Housing Commission fines that were paid to or collected by the Department of Treasury were being deposited in the wrong account since 2003. So approximately \$113,000 has been transferred into the Manufactured Housing Program Fund, and is included in the \$118,000 listed on this report under the Program Revenue.

5. **PUBLIC COMMENT**

Mr. DeWitt of the Michigan Manufactured Housing Association indicated that for the past 10 years, the Association, in conjunction with the State of Michigan, has been giving classes for the Installer/Serviceers to meet their education/training requirement for their license. At some of the recent classes, the question was raised by individuals that they do not think it is fair that the box store companies (Lowe's, Home Depot, etc.) hire subs that do not have to be licensed as Installer/Serviceers. For example, they may be a licensed mechanical contractor and be hired to install a new furnace in a manufactured home, but while they are in the home they do other work that does not fall under that license. So from the industry's standpoint, Mr. DeWitt is requesting that a letter drafted by the

Bureau and signed by the Chairman be sent to the satellite offices of Lowe's, Home Depot, Menards, etc., telling them that they need to be licensed if they are going to continue to do this type of work.

Chairman Blank welcomed Keith Lambert who is the Bureau's new Deputy Director replacing Beth Aben.

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**

**Update on Arbor Village LLC and Terry Winter, Member and Operator**

Mr. Lehman gave a brief update on this item. At the last meeting he requested that it be tabled, because it had been discovered just prior to the meeting that this community had went through foreclosure and subsequently sold, and the new operator had not been properly notified and had no knowledge of this administrative action going before the Commission. The Bureau has since had very recent communication with the new operator and has forwarded him a copy of the annual inspection report. Therefore, Mr. Lehman requested that this item once again be tabled until the next Commission meeting, allowing the new operator some time to review the report and correct the violations.

A **MOTION** was made by Commissioner Elliott and supported by Commissioner Abbey to table this item until the June 15, 2011 meeting. **MOTION CARRIED.**

10. NEW BUSINESS

Report on Annual Inspections of Manufactured Home Communities

Mr. Lehman reported that to date, Bureau inspectors have completed 134 (12%) of the 2011 annual inspections; and out of those, 86 had no violations, 43 had one or more violations, and 5 parks have closed. So there are still a lot of inspections yet to be completed, but so far so good!

License Approval

A **MOTION** was made by Commissioner Elliott and supported by Commissioner Leduc to approve all pending licenses. **MOTION CARRIED.**

\*\*\*\*Addendum 3

11. EXECUTIVE DIRECTOR'S REPORT

Mr. Lehman welcomed Keith Lambert as the Deputy Director of the Bureau of Construction Codes. Mr. Lambert came from the Bureau's Office of Land Survey and Remonumentation where he was the director. We wish him the best in his new position!

Mr. Lehman indicated that a copy of the Bureau's response letter to Ypsilanti Township regarding their proposed ordinance was given to each of the Commissioners today just as a follow-up from the discussion at the last meeting.

12. OTHER BUSINESS

Chairperson Blank asked about the status of the "Frequently Asked Questions" handout that the Bureau is working on in conjunction with MMHA? Mr. Lehman indicated that it is still in the works. Staff has done their research and submitted their answers to him, and now he is currently working on reviewing the answers that they have submitted.

Chairperson Blank also reminded the other Commissioners to please remember to RSVP to Brenda Caron once she sends out the meeting notices. This will assist us in determining whether or not we will have a quorum.

13. ADJOURNMENT

At 10:40 a.m., a **MOTION** was made by Commissioner Ruggirello and supported by Commissioner Leduc to adjourn the meeting. **MOTION CARRIED.**



RICK SNYDER  
GOVERNOR

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

STEVEN H. HILFINGER  
DIRECTOR

**MANUFACTURED HOUSING COMMISSION**  
**DEPARTMENT OF ENERGY, LABOR AND ECONOMIC GROWTH**  
**BUREAU OF CONSTRUCTION CODES**  
2501 Woodlake Circle, Conference Room #3  
Okemos, Michigan

**AGENDA**  
April 13, 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 — February 16, 2011 (Pages 3-28)
4. Manufactured Housing Commission Fees Financial Report (Provided @ meeting)
5. Public Comment [If issues are raised during public comment which require a response, the Commission’s Executive Director will respond and Commissioners who wish to comment will make their comments after the Executive Director’s response. The Commission will not allow public comment about the substance of open or closed complaints (unless, if regarding a closed complaint, the right to appeal is waived) but will allow public comment about procedural issues related to complaints. Public comment will be limited to 10 minutes for an individual representing an organization and 6 minutes for an individual not representing an organization; the Commission chairperson may grant the individual an additional 10 minutes.]

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6. Imposition of Penalties
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11. Executive Director's Report
12. Other Business
13. Adjournment



RICK SNYDER  
GOVERNOR

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

ANDREW S. LEVIN  
ACTING DIRECTOR

**MANUFACTURED HOUSING COMMISSION**  
**DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH**  
**BUREAU OF CONSTRUCTION CODES**  
2501 Woodlake Circle, Conference Room #3  
Okemos, Michigan

**MINUTES**  
February 16, 2011  
10:00 a.m.

**APPROVED**

**MEMBERS PRESENT**

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

Mr. Peter Hennard  
Mr. Thomas Leduc  
Mr. Mark Raukar

**MEMBERS ABSENT**

Ms. Brenda Abbey — Excused  
Ms. Patricia Newman — Excused  
Mr. Jerome Ruggirello — Excused

**MICHIGAN DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH PERSONNEL**  
**ATTENDING**

Ms. Beth Aben, 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  
Mr. Gerrit Bakker, Departmental Analyst, Building Division, BCC  
Ms. Tracie Pack, Departmental Analyst, Building Division, BCC  
Mr. Dave Viges, Director, Office of Management Services (OMS), BCC  
Ms. LeeAnn Allaire, Departmental Analyst, OMS, BCC

**OTHERS IN ATTENDANCE**

Mr. Michael Bertakis – Bertakis Development, Inc.  
Mr. Gerald Burton – LA Group, LLC  
Mr. Tim DeWitt – MMHA  
Mr. John Fiero – Kline Krest MHC  
Mr. Larry Kline – Kline Krest MHC  
Ms. Suzanne Miller – MOLA & Arbor Meadows  
Mr. Daniel Thom – Whispering Oaks MHP

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**Signatures**

Drafted by: Brenda S. Caron Date: February 25, 2011  
Brenda S. Caron, Secretary  
Building Division

Approved by the Manufactured Housing Commission on: April 13, 2011

  
Ronald A. Blank, Chairperson  
Manufactured Housing Commission

**PENDING LICENSE APPROVALS**  
**APRIL 13, 2011 – MANUFACTURED HOUSING COMMISSION**

<b>INSTALLER/SERVICER</b>	<b>RETAILER</b>
AMHS Inc. 22157 Grant Rockwood, MI 48173 Jasen R. Straub, Operator	Rivers Edge Mobile Home Community LLC 135 Jane Street Centreville, MI 49032 Steven P. Hagadorn, Operator
	Portage Terrace Mobile Home Park 11247 Portage Road Portage, MI 49002 David M. Daren, Operator



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BUREAU OF CONSTRUCTION CODES  
IRVIN J. POKE  
DIRECTOR

STEVEN H. HILFINGER  
DIRECTOR

# Memorandum

Date: May 25, 2011  
To: Manufactured Housing Commission  
From: Gerrit Bakker, Building Division *GB*  
Subj: REQUEST FOR VARIANCE in the matter of:  
Ravineview Partners Limited Partnership, d/b/a Ravine View Estates (Berrien Co)  
License No. 1200670 / Plan Review Division Project No. 97097

Ref: (a) MAC R125.1905(5) – A plans approval and permit to construct shall be valid for 5 years after the date of the issuance and may, upon application, review of the previously approved construction plans for compliance with these rules, and approval of the application, be renewed by the department if the last renewal does not expire more than 10 years after the initial plans approval and permit to construct was issued.

Purpose. To consider the enclosed submission from Marc Glova, President of Propvest Ltd., the General Partner, on behalf of the developer, Ravineview Partners Limited Partnership, requesting a specific variance from the above referenced rule which, in turn, would authorize the Bureau to renew Permit To Construct No. 97097, beyond the current 10-year limit, and to establish a new permit expiration date of June 15, 2016, in order to allow the developer time to complete this partially completed development.

Background. The original permit to construct for this community was issued on April 27, 2001, to Ravineview Partners Limited Partnership, d/b/a Ravine View Estates, and approved for a 61-site expansion of an existing 93-site community in Berrien County's Coloma Township. On February 23, 2006, a permit extension was granted until February 27, 2011. So far, construction on only 38 of the 61 additional permitted sites has been completed, although significant additional financial investments and infrastructure improvements have already been made on the remaining 23 incomplete sites. Because of the 10-year time limit on permit extensions imposed by Reference (a), the Bureau may not further extend the developer's permit to construct unless the Commission grants a specific variance pursuant to its authority under MCL 125.2318 and MAC R125.1948.

Justification. The enclosed letter from Mr. Glova, dated April 11, 2011, contains the applicable statements required by R125.1948(3) for Commission consideration. The letter states, in relevant part:

"Our request for this extension of time is based largely on the severe economic climate in the Coloma Township and Berrien County area over the past several years which has made completion of the final lots financially unfeasible and the hardship which would be imposed upon us should the permit expire since improvements designed and integral to the overall plan for the original 61 permitted lots and benefiting the remaining 23 lots have been partially completed. Once again, these matters are further discussed below...."

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12

MEMORANDUM – REQUEST FOR VARIANCE  
Ravineview Partners Limited Partnership, d/b/a Ravine View Estates  
May 25, 2011

\*\*\*

"The 38 original lots constructed currently have a vacancy of 35% (13 lots). Based on the length of time it has taken to achieve the current occupancy level in these lots, the number of still available lots to fill, the state of the local economy as described above and the number of remaining lots (23 – being lots 159-181) left to build under the original permit, we respectfully request a ten (10) year extension on the current Permit to Construct. These 23 lots occupy a location within Ravine View Estates which is a significant distance from any public roads or adjacent buildings and as such will not affect any safety or health issues either within the existing community or neighboring property. Public water and public sewer is already at Ravine View Estates in sufficient capacity to serve these lots, another improvement that was already installed in anticipation of completion of these 23 lots."

Discussion. Whether the specific reasons stated in the enclosed filings listed in the following pages demonstrate an exceptional practical difficulty to compliance that supports the need for a variance under the criteria of Rule R125.1948, hinges upon whether the Commission believes that Rule's intent regarding exceptional practical difficulty would include the delays in real estate development projects that have been caused by the exceptionally severe economic downturn and high unemployment that has temporarily affected Michigan and its manufactured housing industry.

Recommendation. The Bureau's Plan Review Division is neutral on the substance of this Request and has no objection to its approval. If the Commission is persuaded that the existing permit to construct should be renewed and approved for an extension through June 15, 2016, then it will be understood that the remainder of this partially completed community may continue to be built to its currently engineered standards and that it will not be subject to any higher or newer standards until the expiration of a renewed permit. The Commission has the option of attaching a condition with an earlier permit expiration date.

GHB/ghb

Encl: (1) Propvest Ltd. letter of 11 Apr 2011 (w/attachments)

cc: Larry Lehman, BCC, Building Div  
Todd Cordill, BCC, Plan Review  
Usha Menon, BCC, Plan Review

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APR 12 2011

DEPT OF LABOR & ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

April 11, 2011

Mr. Kevin G. DeGroat  
State of Michigan – Department of Labor and Economic Growth  
Bureau of Construction Codes – Building Division  
P.O. Box 30254  
Lansing, MI 48909

Re: Ravine View Estates Manufactured Home Community  
Request for Variance – Extension of Permit to Construct No. 62040  
Project Number 97097 – Berrien County  
Request to Extend Permit for Remaining Lots (23) Out of Original Total of 61

Dear Kevin:

Regarding the above matter, enclosed please find a copy of the checklist provided to us along with related items denoted and requested in that checklist.

You had indicated that documents requested by your office had to be submitted no later than May 18, 2011 in order for this matter to remain on the docket for the June 15, 2011 commission meeting. We have made every effort to respond timely. If you require anything additional, please let me know.

On a personal side note, I understand that you are retiring shortly after many years of service to the residents of the State of Michigan. I have had the personal pleasure of working with you over the past many years on a variety of matters and truly appreciate your help, your responsiveness and your courtesy. My sincere and heartfelt best wishes for your personal enjoyment in whatever path you take in the future.

Best Regards,



Marc A. Glova  
President

**PROVEST LTD.**  
REAL ESTATE DEVELOPMENT AND MANAGEMENT

P.O. BOX 1088  
LITTLETON, NC 27850  
TELEPHONE 252-586-7310  
FACSIMILE 252-586-7386

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APR 12 2011

DEPT OF LABOR & ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

April 8, 2011

Mr. Kenneth Parrigin, Supervisor  
Coloma Charter Township  
4919 Paw Paw Lake Road  
Coloma, MI 49038

Re: Ravine View Estates Permit to Construct Variance.  
Permit #62040 – Extension for 23 Remaining Lots Under This Permit  
Project Number 97097 – Berrien. Community License No. P000670

Dear Mr. Parrigin:

Propvest Ltd., the sole general partner of Ravine View Estates, is currently seeking an extension of time for the subject Permit to Construct in order to complete the 23 remaining lots covered under this permit which was issued by the State of Michigan. By law, the Michigan Department of Labor & Economic Growth (“DLEG”) requires all applicants for such an extension to notify the local municipality in writing that such an extension of time is being formally requested from the State. The DLEG issues such extensions in the form of a Permit to Construct Variance.

Due to prolonged poor economic conditions throughout the nation, state and specifically within the Berrien County/Coloma Township area, there has been virtually zero need for new mobile home lots in Coloma Township and Berrien County for several years now. This lack of need/demand has made it unfeasible to construct new lots anywhere in the immediate area, including at Ravine View Estates. The extension of this permit will allow us to continue construction in future years as the local market recovers and conditions improve enough to support such a financial investment. You may recall that the original of the referenced permit was for 61 lots, of which 38 have gradually been built since the original issuance of the permit, leaving the remaining 23.

Please allow this letter to serve as our notice to Coloma Township that Propvest Ltd. on behalf of Ravine View Estates has requested our Permit to Construct Variance from DLEG. If you have any questions, please contact me any time. There is no action required by you on this matter and this letter is simply a statutorily required notification. Thank you again.

Best Regards,



Marc A. Glova  
President

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DEPT OF LABOR & ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

April 11, 2011

Mr. Kevin G. DeGroat  
State of Michigan – Department of Labor and Economic Growth  
Bureau of Construction Codes – Building Division  
P.O. Box 30254  
Lansing, MI 48909

Re: Ravine View Estates Manufactured Home Community  
Request for Variance – Extension of Permit to Construct No. 62040  
Project Number 97097 – Berrien County  
Request to Extend Permit for Remaining Lots (23) Out of Original Total of 61  
Lots 159-181

Dear Mr. DeGroat:

Propvest Ltd. on behalf of and as the sole general partner of Ravine View Estates is requesting a variance of R125.1905(5), the purpose of such variance to extend the time to continue development of Ravine View Estates in Coloma Township, Berrien County.

Our request for this extension of time is based largely on the severe economic climate in the Coloma Township and Berrien County area over the past several years which has made completion of the final lots financially unfeasible and the hardship which would be imposed upon us should the permit expire since improvements designed and integral to an overall plan of the original 61 permitted lots and benefiting the remaining 23 lots have been partially completed. Once again, these matters are further discussed below.

Though the national and state economies have been in turmoil over the past several years, the Benton Harbor and Berrien County area in particular has struggled and suffered. As shown on the attached data sheets, from 2000-2009, the population of the county declined by over 1% and the percent of persons below the poverty level in 2008 was at a staggering 17.5%. In addition, unemployment rates have been in the double digit range for well over 2 years now (see attached). When our original permit we pulled we proceeded to build 38 lots of the 61 permitted, believing that this number in the Coloma Township market could be absorbed and occupied within a 4-5 year period allowing us to build the remaining 23 towards the final stages of fill in the initial sites – well before the

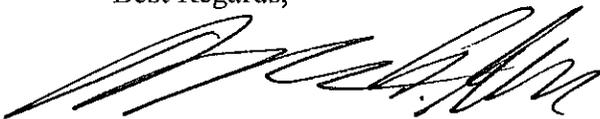
renewed permit expired this year. The economic hardship on a national, state and local level has made achieving this time frame impossible.

In giving favorable consideration to a variance extending this permit, please also consider that a significant proportionate investment has already been made in the installation and construction of these 23 sites with roads stubbed, storm water infrastructure partially in place, some preliminary grading done, water services partially extended to a number of the 23 lots which abut existing licensed lots and sewer service lines also partially extended to some of the lots. Public water and public sewer was extended to Ravine View Estates over the past several years and designed and installed based upon the existing permit. To abandon or attempt to modify the design and engineering of these 23 permitted lots at this time could require abandonment of many infrastructure improvements which have already been made. I have included in this package marked up copies of sections of the blueprints for these 23 lots highlighting the location of some or the improvements already in place.

The 38 original lots constructed currently have a vacancy of 35% (13 lots). Based on the length of time that it has taken to achieve the current occupancy level in these lots, the number of still available lots to fill, the state of the local economy as described above and the number of remaining lots (23 – being lots 159-181) left to build under the original permit, we respectfully request a ten (10) year extension on the current Permit to Construct. These 23 lots occupy a location within Ravine View Estates which is a significant distance from any public roads or adjacent buildings and as such will not affect any safety or health issues either within the existing community or neighboring property. Public water and public sewer is already at Ravine View Estates in sufficient capacity to serve these lots, another improvement that was already installed in anticipation of completion of these 23 lots.

If you require any additional information, please just let me know. Thank you for your help on this matter.

Best Regards,



Marc A. Glova  
President

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APR 12 2011

DEPT OF LABOR & ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

**PROVEST LTD.**  
REAL ESTATE DEVELOPMENT AND MANAGEMENT

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April 11, 2011

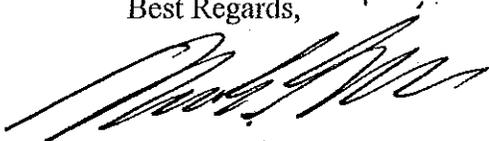
Dear Valued Resident of Ravine View Estates,

You may already know that the newest phase of Ravine View Estates (the area on Overlook Trail) consists of 38 lots (some with homes and some vacant) and was part of an originally planned and permitted total phase of 61 lots. Having built 38 of the 61 lots, there are 23 remaining lots to build which were covered under the original Permit to Construct from the Michigan Department of Labor and Economic Growth (DLEG). We have requested an extension of time from the DLEG via a Permit to Construct Variance request for these 23 lots.

If you have any questions, please feel free to contact our office and we would be happy to discuss this with you. This notice is being given to fulfill a statutory requirement and no action is required on your part.

Thank you for your residency at Ravine View Estates.

Best Regards,



Marc A. Glova  
President

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APR 12 2011

DEPT OF LABOR&ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION



STATE OF MICHIGAN  
LANSING

RICK SNYDER  
GOVERNOR

DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH

STEVEN H. HILFINGER  
DIRECTOR

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APR 12 2011

DEPT OF LABOR & ECONOMIC GROWTH  
BUREAU OF CONSTRUCTION CODES  
BUILDING DIVISION

March 9, 2011

Mr. Marc Glova  
Propvest Ltd  
117 Spring Forest Circle  
Po Box 1088  
Littleton, NC 27850

RE: Project Number: 97097 - Berrien  
Arch. Project Number: N/A  
Ravine View Estates  
5100 Little Paw Paw Lake Road  
Coloma, MI

Construction Type: Renewal  
No. of Sites: 23  
Site Sequence: 158-161

Dear Mr. Glova:

This project has been reviewed for compliance with the State of Michigan Manufactured Housing General Rules.

2008 Manufactured Housing General Rules - Usha Menon

Rule 905(5) - A plan approval and permit to construct is valid for 5 years after the date of issuance and may, upon application, review of the previously approved plans for compliance with these rules, and the approval of the application, be renewed by the department if the last renewal does not expire more than 10 years after the initial plan approval and permit to construct was issued.

Our records show that the initial permit was issued on April 27, 2001 and expired on April 27, 2006. A renewal was issued on February 23, 2006 and will expire on February 23, 2011. Since the rules restrict the renewal to a maximum of 10 years from the initial plan approval and permit to construct, plan review division can only renew the permit until April 27, 2011.

In order to receive a 5 year renewal you may apply for a variance. For details please contact Building Division at (517) 241- 9317.

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

BUREAU OF CONSTRUCTION CODES  
P.O. BOX 30254 • LANSING, MICHIGAN 48909  
Telephone (517) 241-9328 • 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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Mr. Marc Glova  
Page 2  
March 9, 2011

Upon receipt of a written satisfactory response to each code plan review comment, the approval will be forwarded.

If you have any questions regarding your plan review, please contact our office at (517) 241-9328.

Sincerely,



Usha Menon, Plan Reviewer

UM/lg

cc: BCCFS – Building Division  
Wrightman & Associates - Jamie Harmon

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Berrien County, Michigan

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People QuickFacts	Berrien County	Michigan
Population, 2009 estimate	160,472	9,969,727
Population, percent change, April 1, 2000 to July 1, 2009	-1.2%	0.3%
Population estimates base (April 1) 2000	162,455	9,938,492
Persons under 5 years old, percent, 2009	6.6%	6.2%
Persons under 18 years old, percent, 2009	23.9%	23.6%
Persons 65 years old and over, percent, 2009	15.8%	13.4%
Female persons, percent, 2009	51.5%	50.8%
White persons, percent, 2009 (a)	81.5%	81.2%
Black persons, percent, 2009 (a)	14.8%	14.2%
American Indian and Alaska Native persons, percent, 2009 (a)	0.5%	0.6%
Asian persons, percent, 2009 (a)	1.7%	2.4%
Native Hawaiian and Other Pacific Islander, percent, 2009 (a)	0.1%	Z
Persons reporting two or more races, percent, 2009	1.5%	1.6%
Persons of Hispanic or Latino origin, percent, 2009 (b)	4.2%	4.2%
White persons not Hispanic, percent, 2009	77.8%	77.4%
Living in same house in 1995 and 2000, pct 5 yrs old & over	57.7%	57.3%
Foreign born persons, percent, 2000	4.9%	5.3%
Language other than English spoken at home, pct age 5+, 2000	7.1%	8.4%
High school graduates, percent of persons age 25+, 2000	81.9%	83.4%
Bachelor's degree or higher, pct of persons age 25+, 2000	19.6%	21.8%
Persons with a disability, age 5+, 2000	30,301	1,711,231
Mean travel time to work (minutes), workers age 16+, 2000	20.0	24.1
Housing units, 2009	77,482	4,541,680
Homeownership rate, 2000	72.3%	73.8%
Housing units in multi-unit structures, percent, 2000	17.5%	18.8%
Median value of owner-occupied housing units, 2000	\$94,700	\$115,600
Households, 2000	63,569	3,785,661
Persons per household, 2000	2.49	2.56
Median household income, 2008	\$42,905	\$48,606
Per capita money income, 1999	\$19,952	\$22,168
Persons below poverty level, percent, 2008	17.5%	14.4%
<b>Business QuickFacts</b>	<b>Berrien County</b>	<b>Michigan</b>
Private nonfarm establishments, 2008	3,864	229,310 <sup>1</sup>
Private nonfarm employment, 2008	55,848	3,636,241 <sup>1</sup>
Private nonfarm employment, percent change 2000-2008	-7.7%	-10.7% <sup>1</sup>
Nonemployer establishments, 2008	9,890	640,719
Total number of firms, 2002	12,709	735,531
Black-owned firms, percent, 2002	5.7%	6.0%

**BERRIEN COUNTY, MICHIGAN**  
**UNEMPLOYMENT DATA**

	<u>Jan-08</u>	<u>Dec-08</u>	<u>Jan-09</u>	% change month	% change year
<b>NILES - BENTON HARBOR MSA</b>					
(Berrien County)					
Civilian Labor Force	79,100	78,700	77,100	-2.0%	-2.5%
Total Employment	72,900	70,700	68,200	-3.5%	-6.4%
Unemployment	6,100	8,000	8,900	11.3%	45.9%
Rate (percent)	7.7	10.2	11.6		

Contact: Leonidas Murembya, DELEG Regional Economic Analyst (517) 841-5634

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2000 02	3.7
2000 03	4.0
2000 04	3.0
2000 05	3.6
2000 06	4.1
2000 07	5.1
2000 08	3.7
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2002 10	4.9
2002 11	5.5
2002 12	6.0
2003 01	7.2
2003 02	7.3

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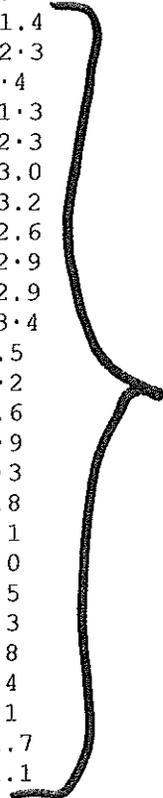
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2005 12	6.5
2006 01	7.1
2006 02	7.5
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2006 06	7.2
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2007 07	7.2
2007 08	6.1
2007 09	6.2
2007 10	6.0
2007 11	6.4

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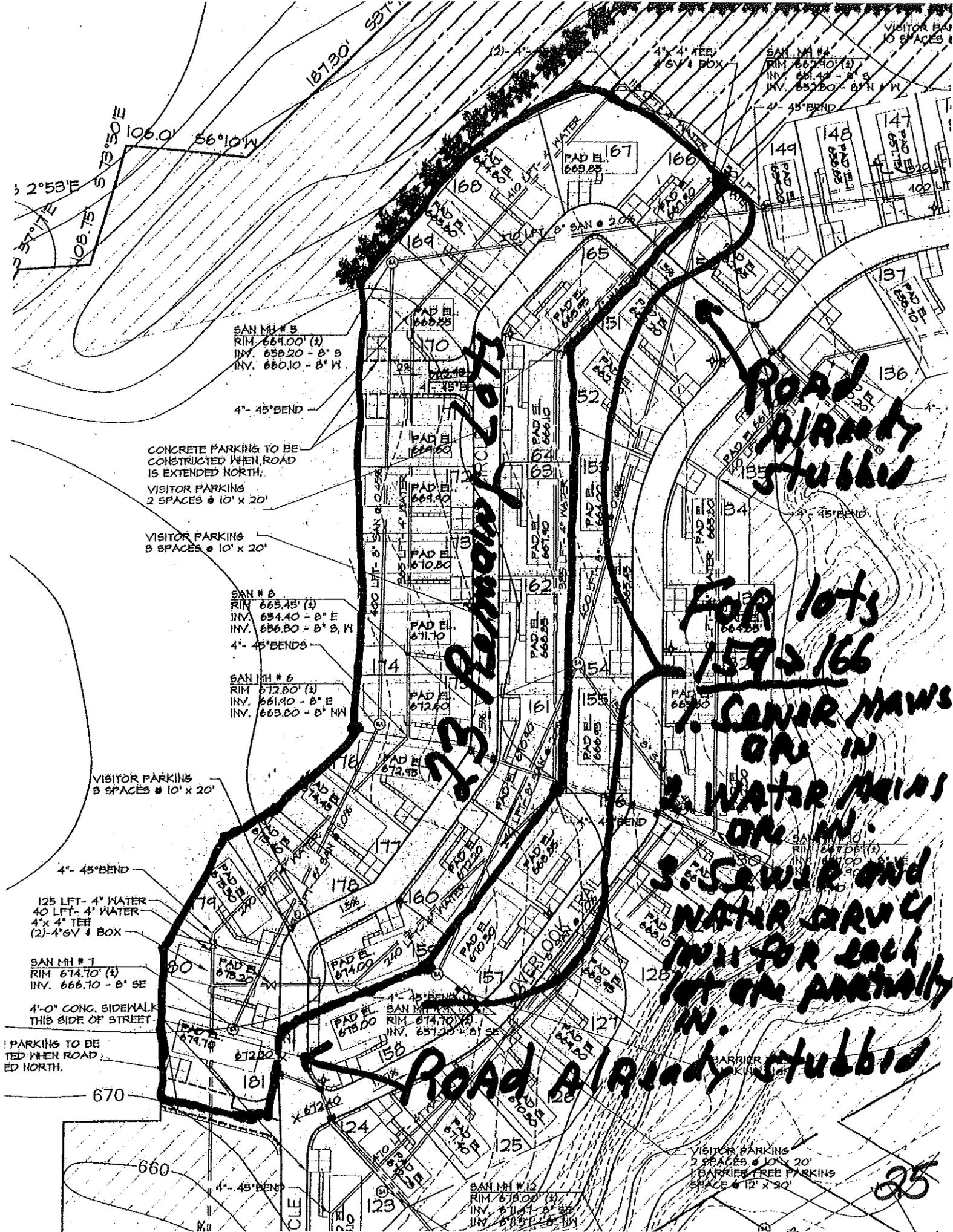
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2011 02	11.1



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BUILDING DIVISION



**PENDING LICENSE APPROVALS**  
**JUNE 15, 2011 – MANUFACTURED HOUSING COMMISSION**

INSTALLER/SERVICER	RETAILER
Michael J. Hazen, Jr. MJS Mobile Home Repair 2895 Wiersma Road Cedar Springs, MI 49319	Haynes Real Estate, Inc. Coldwell Banker Haynes Real Estate Inc. 15489 S. Telegraph Monroe, MI 48161 Alan Haynes, Operator
JM Home Remodeling LLC 26721 Crystal Avenue Warren, MI 48091 William J. McSwain, Operator	Act 1 Homes LLC 4384 E. Mt. Morris Road Mt. Morris, MI 48458 James A. Groleau, Operator
West Michigan Home Sales Inc. 5935 S. 9 <sup>th</sup> Street Kalamazoo, MI 49009 Jonathan Johnson, Operator	
Meadowbrook Manor Estates Inc. 7280 W. Mt. Morris Road Flushing, MI 48433 Richard McGinley, Operator	
Manufactured Home Services Inc. 3313 Lily Court Midland, MI 48642 Patrick J. Murphy, Operator	