



2022

ANNUAL REPORT of the KOCHVILLE TOWNSHIP
PLANNING COMMISSION

Planning Commission

Joel Kiss, Chairperson

Ron Robishaw, Vice Chair

Ed Thon, Secretary

Jessica Tuck

Russ Herlache

Joanne Cammin

Dennis Knowlton

Bruce Palmer, Zoning Administrator, Building Official

January 06, 2023

2022 Planning Commission Annual Report

Message from the Chair....



On behalf of the Kochville Township Planning Commission, I am pleased to present the Commission's annual report for 2022.

The Planning Commission in concert with Spicer group continues the work on updating the Township's Masterplan. We are reviewing the surveys, completed by both residents and non-residents to develop a Masterplan that will provide the guardrails for future development. A big "thanks" to all that provided much needed input.

The Township "Welcomed" new and ongoing development with multiple furniture establishments, eateries, and a Planet Fitness. It is good to still see some interest in development, with energy and materials costs continuing to increase and inflation showing little signs of abating from 40-year highs. These expense pressures will continue to drive investment decisions as we navigate 2023. The Kochville Township Planning Commission will continue to work with developers, as projects are presented for consideration.

The Saginaw County Animal Care and Resource Center is making good progress and should be open in the Spring/Summer 2023 window. In addition, the walking/bike path was connected to Tittabawassee Township and is a most enjoyable way to get a little exercise. It is the positive developments like those listed above that add to quality of life and make Kochville a great place to work and live.

Sincerely,

Joel J. Kiss
Chair



2022 - ECONOMIC DEVELOPMENT IN KOCHVILLE

VALUE CITY FURNITURE – 2780 Tittabawassee Road



Value City Furniture opened its doors for a grand opening on August 18th, filling the long empty Toys R-Us building on the corner of Tittabawassee road and Cardinal Square Blvd. Permits were issued on March 11th for the project, and they received their Certificate of Occupancy on August 17th, 2022. The 43,334 s.f. renovation was a 1.57 million dollar investment in Kochville Township. The project consisted of interior, exterior and site improvements that were consistent with the Cardinal Square Development standards and added a new look for the property. Value City now has over 120 stores and employs over 4,000 people.



ASHLEY FURNITURE - 2292 Tittabawassee Road



Ashley Furniture will be opening a new store in the Bay Valley Shopping Center in what was a long vacant tenant space and the former OfficeMax. With the new occupancy, Bay Valley has now reached full occupancy at the shopping center. Ashley Furniture is a world-wide recognized furniture store chain and according to their web site, are now the world's largest manufacturer of furniture with over 1,100 furniture stores in 36 countries.

Pumford Construction began a white-box buildout in September to combine the two tenant spaces which will provide 72,000 square feet of space for the new store. Final floorplans for the store have yet to be submitted and approved. The store will offer a large showroom and an outlet center for immediate delivery or take with options.

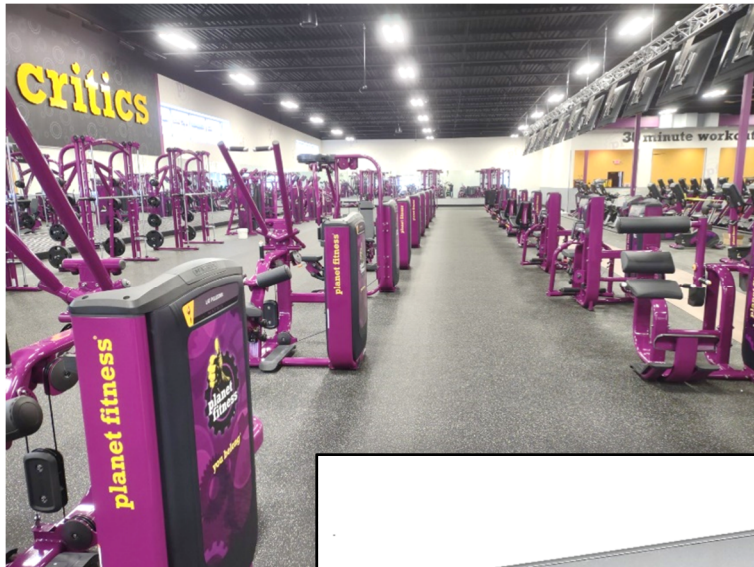
BUFFALO WILD WINGS – 2690 Tittabawassee Road



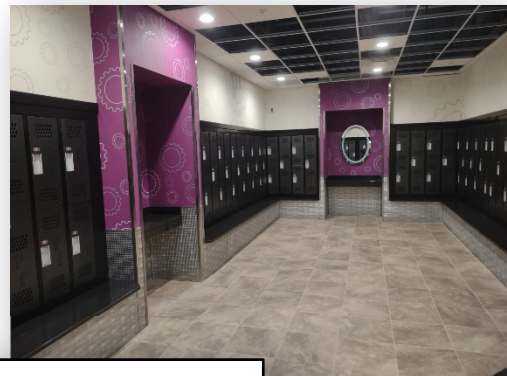
Buffalo Wild Wings has received permits for a new renovation of the restaurant that increases the seating through-out the year and makes some other changes to the interior. Currently the restaurant has an open outside covered patio for the warm months. The renovation will enclose the patio for 4 season occupancy. The renovation is expected to begin in the late fall of 2022 and extend into the spring of 2023. The \$500,000 project is being contracted by Konwinski Construction from Mt. Pleasant, MI.

PLANET FITNESS – 2270 Tittabawassee Road

NOW OPEN! Planet Fitness continues to expand its fitness clubs across the country with the newest coming to Kochville Township. The fitness club has located in the recently vacated store, which was Gander Outdoors, a division of Camping World. The renovated space includes 33,000 square foot of floor space of which 20,212 square feet is in the fitness area. Their web site states that “all Planet Fitness members enjoy unlimited access to their home club and the support of our friendly, knowledgeable staff anytime you need it. PF Black Card® members receive additional benefits, including the ability to bring a guest for free and access to any of our 2,300+ PF locations.” They offer small group training sessions, personalized exercise programs and certified trainers on site. Wolgast Construction completed the construction in mid-December, and they received their Certificate of Occupancy on December 15th. The grand opening was on December 16th.

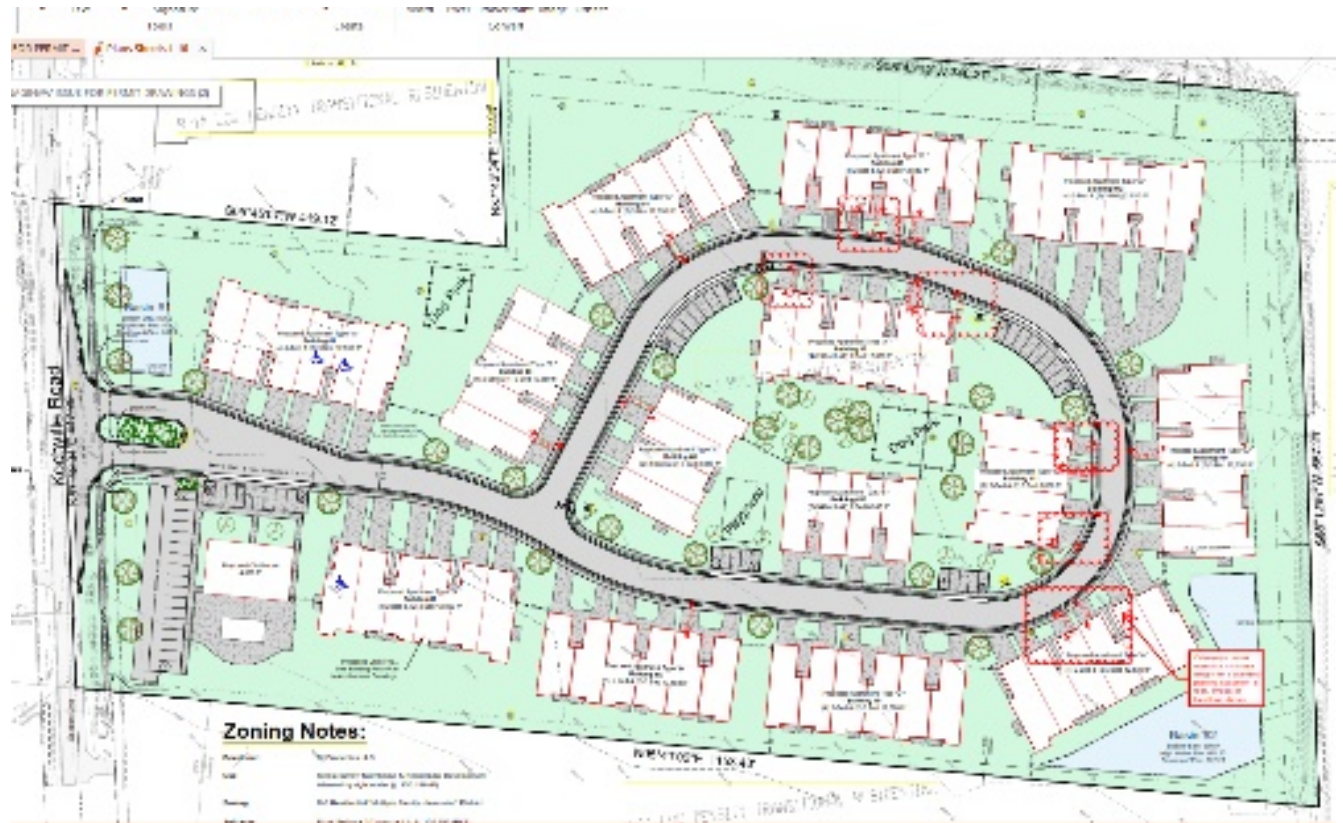


JUDGEMENT FREE ZONE



BIBI's PARADISE VILLAS – 3300 Kochville Road.

The Planning Commission approved the development of a multi-million dollar townhouse development that will provide 74 housing units and a club house within the 23 acre parcel of land in the 3300 block of Kochville Road. The development will provide a quality level of housing in Kochville and the first development of its kind for the township. All units will have attached 2-car garages and floorplans of 1,500 square feet or more, with 2-bedroom and 3-bedroom units available. The development was expected to be under construction in the fall of 2022 after EGLE permits were issued. The developer has recently begun stripping the ground for the project expected to begin in April 2023.



DICKEY'S BBQ – 2903 Pierce Road.



A new restaurant will be opening in the last tenant space available at Cardinal View, a small strip mall with eateries and services across from the SVSU campus. Dickey's Barbecue Pit is an American family-owned barbecue restaurant chain based in Dallas, Texas, and is a subsidiary of Dickey's Capital Group. Since Travis Dickey established the restaurant in 1941, it has become the largest barbecue franchise in the United States. They have approximately 483 locations in 43 states and employ more than 4,800 people. Dickey's Barbecue Pit established its Barbecue, Boots & Badges Foundation, a

charity foundation for law enforcement officers and firefighters, in November 2014. Dickey says, "Helping people is good for business. And helping law enforcement [and] firefighters, having them in our restaurants...boy, that sure is a win."

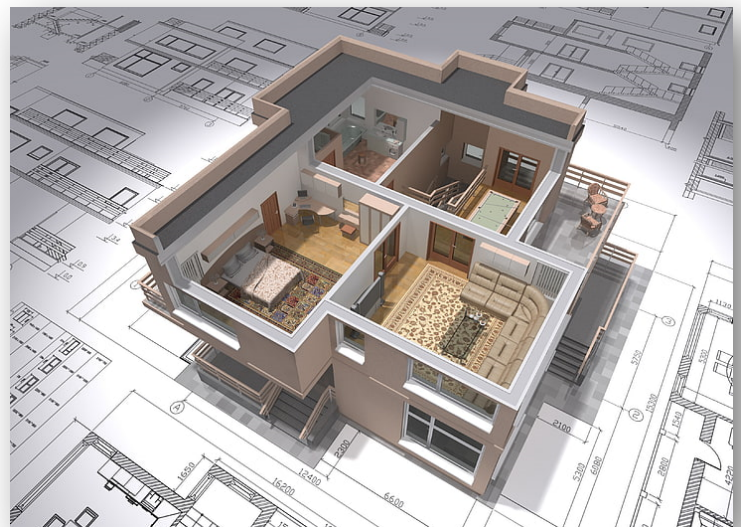
Dickeys received their approval and was issued their building permit for the project. The restaurant will have inside seating for 25 and expanded outside patio seating available during the warm months. KPS Construction, from Arcadia, IN is the builder for this \$528,000 project. Construction began in December.

ALDI'S – 5275 Bay Road.

ALDI's is going "green" with a new solar footprint on the roof of their recently renovated store. Distributed Power of Ferndale, MI is installing a 66KW system with 270 roof mounted PV panels. Permits for this installation were issued in August. This project has not yet started.

RESIDENTIAL – NEW CONSTRUCTION

There were 3 new single-family homes completed in 2022. This does not account for numerous residential projects including pole barns, additions, garages, and other residential renovations and improvements that were completed that resulted in well over a million dollars in investment in Kochville.



2022 BY THE NUMBERS...

The summary below provides a look at month-to-month values of commercial and residential activity during 2022 for which permits were issued and may or may not have been completed by Dec. 31st. The Building Activity Report summary combines both Residential and Commercial into a single month to month record of economic activity, as indicated below.

BUILDING ACTIVITY REPORT SUMMARY – 2022 (values based on computed cost)

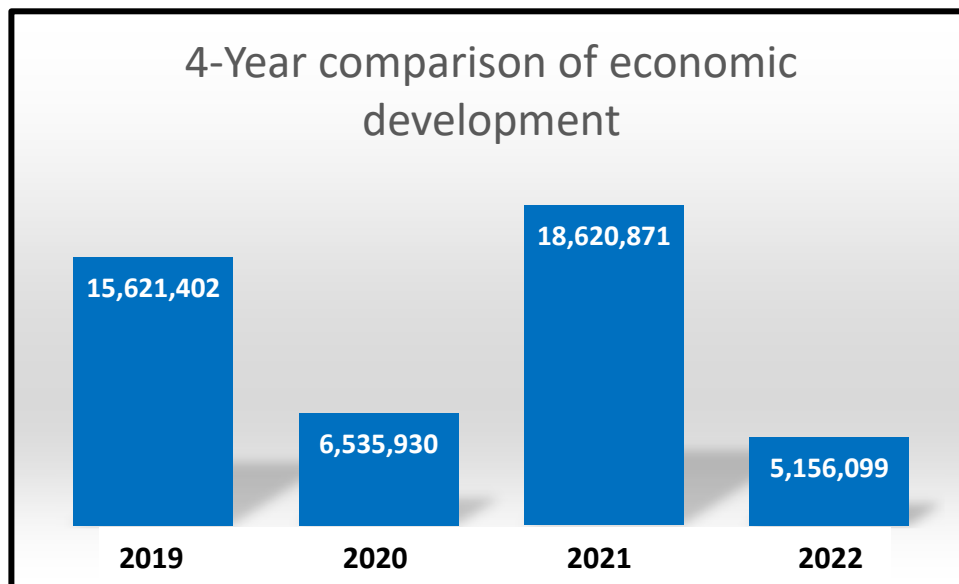
ECONOMIC DEVELOPMENT – Month to Month

January	February	March	April	May	June
20,000.00	655,000.00	110,933.00	182,269.00	19,285.00	987,600.00
July	August	September	October	November	December
500,500.00	699,800.00	1,236,248.00	544,764.00	56,466.00	143,234.00

TOTAL ECONOMIC DEVELOPMENT ACTIVITY IN 2022: \$ 5,156,099.00

Four Year Comparisons – The following chart shows a 4-year comparison of all activity that has taken place in Kochville Township. Kochville, saw less economic activity in 2022 as a result of skyrocketing construction costs, coupled with labor and supply chain issues and cost of financing resulting in less development, and in some cases, cancelled projects that had already received approvals and those actually under permits in 2021.

In total, there was \$45,934,302.00 in development in Kochville Township over the last 4 years.



Looking Forward... Development in 2023 is expected to improve significantly with additional development projects that were approved in 2022, that have not yet been started.

The following numbers show actual permits issued during 2022 attributed to construction activities and Township fees charged on those permits.

<u>2022-Permits</u>	<u># Permits Issued</u>	<u>Permit Fees</u>
Commercial construction (bldg)	34	\$62,092.75
Residential construction (bldg)	43	\$17,270.00
Commercial & Residential		
Plumbing Permits	44	\$10,768.00
Mechanical Permits	74	\$17,723.00
Electrical Permits	91	\$22,938.50
<u>Building Department Totals:</u>		\$130,792.25
DPW Utility Permits	5	\$80,604.00
Totals:	291	\$211,396.25

BUSINESS LICENSING

Township ordinance requires annual business registrations. In 2022, records show an average of 260 businesses in Kochville, with some leaving and some moving in. The Township's code enforcement officer is continually checking for new business startups and ensures all businesses are registered. New fill-in forms are available on the township's web site for the convenience of our business community.

THE PLANNING COMMISSION – MEETINGS HELD IN 2022

January 10 th	Election of 2022 Planning Commission Officers, 3) SPR-22-01 (Special use) Big D's Car Wash, 3500 Tittabawassee Rd.
February 8 th	SPR-22-01 (Special use) Big D's Car Wash – action by PC., Capital Improvement Plan by Ron Robishaw.
March 14 th	CANCELLED – lack of agenda items.
April 11 th	SPR-22-02 Garber Jeep Service Bay Expansion, 5330 Bay Rd.
May 9 th	SPR-22-03 Beyer Business Storage, 3101 Kochville Road. Site Plan Review
June 13 th	SPR-22-01 Bibi's Paradise Villas, 3300 Kochville Road. Housing Project Site Plan Review.
July 11 th	CANCELLED – lack of agenda items
August 8 th	CANCELLED – lack of agenda items
September 12 th	Solar Energy Ordinance update, Future Land Use Map discussion.
October 10 th	Solar Energy Ordinance draft, and Master Plan update by Jenni Stewart of Spicer Group.
November 14 th	Public Hearing for the Solar Energy Ordinance and vote to recommend.
December 12 th	Master Plan – Future Land Use by Jeni Stewart, Spicer Group – with open discussion, CIP by Ron Robishaw

Planning Commission Attendance (9 meetings total)

<u>Representative</u>	<u>Meetings Attended</u>
Chair – Joel Kiss	9 of 9
Vice-Chair – Ron Robishaw	8 of 9
Secretary – Ed Thon	9 of 9 (Twp. Board Representative)
Jessica Tuck	4 of 4 – new pc member beginning Sept. replacing Don Schark.
Dennis Knowlton	8 of 9
Russ Herlache	8 of 9
Joanne Cammin	8 of 9

THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals had 3 members and one alternate member. The ZBA did not have any business before it in 2022.

January 27, 2022 Election of Officers, no further business.

ZBA Attendance (1 meeting total)

<u>Representative</u>	<u>Meetings Attended</u>
Chair – Ron Robishaw	1 of 1 (Planning Commission)
Vice- Beverly Yanca	1 of 1
Secretary – Jim Loiacano	1 of 1
Alternate - Ed Thon	0 of 1 (Township Trustee, excused)

Final Comments – Kochville Township’s Master Plan will also be finalized in 2023 and the Planning Commission will then begin its review of the Kochville Township Zoning Ordinance for any revisions that may be necessary to align with the goals and objectives of the plan for the next 10 years and beyond. What has been long vacant tenant spaces along the Tittabawassee commercial corridor east of Bay Road, those spaces and buildings are now occupied. The slow pace of residential housing is changing with a new development on Kochville Road and 74 new housing units in the Townhome style, expected to break ground in the spring. Word now has it that Kochville and Bay Roads will soon have a traffic signal installed to make the intersection much safer, just in time for the new housing development. The new Saginaw County Animal care and Resource Center is expected to open in May of 2023 and interior finishing is now in progress. There are also hints of additional development that may make 2023 another busy year in community development for Kochville Township.

Respectfully Submitted,

Bruce Palmer

Zoning & Codes Administrator
Community Development Department
Kochville Township

