

**HAMLIN TOWNSHIP ANNUAL REPORT**  
**LAND USE PERMITS \* APRIL 1, 2017 TO MARCH 31, 2018**

Single Family Dwellings .....	23
Modular/Double Wide Dwellings .....	1
Garages .....	9
Pole Buildings.....	10
Decks & Porches.....	16
Additions & Remodeling .....	26
Fences .....	10
Sheds/Storage Buildings .....	7
Commercial Buildings .....	1
Boat House .....	2
Demo.....	13
Car Port.....	2
Lean - to .....	5
Renew Permits .....	3
Ag Buildings.....	3
Misc.....	4
ATF (After the Fact).....	4

**TOTAL PERMITS ISSUED.....106 (+ 7% from 2016)**  
**PROJECTS PERMITTED.....138 (+14% from 2016)**

**LAND USE PERMIT COMPARISONS**

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Single Family Dwelling	14	11	13	26	26	23
Modular Housing	2	0	0	0	0	1
Garages	7	6	9	22	19	9
Remodeling & Additions	18	20	10	14	13	26

**TOTAL NEW UNITS (Including Doublewides & Modulars) 2000 thru 2017....437**

**HAMLIN TOWNSHIP ZONING BOARD OF APPEALS/PLANNING COMMISSION**  
**2017Fiscal Year**

VariANCES GRANTED.....6	SPECIAL LAND USE GRANTED.....1
VariANCES DENIED.....1	SITE PLAN REVIEW.....1
ZONING CHANGE.....1	

**2018 HAMLIN TOWNSHIP MARCH BOARD OF REVIEW**

Appeals in Person.....	16
Mail-in Appeals .....	25
<b>GRAND TOTAL .....</b>	<b>41</b>
2017 Total Appeals.....	39

**HAMLIN TOWNSHIP VALUES**

	<u>2016</u>	<u>2017</u>	<u>2018(*)</u>
Assessed	\$251,054,500	\$264,496,050	\$270,692,600 (+3%)
Taxable Value	\$208,178,375	\$213,671,223	\$223,985,590 (+4%)

(\*)Tentative - Pending State Equalization

## MASON COUNTY BUILDING DEPARTMENT REPORTS

### Building permits issued in the 2017 calendar year:

2017 Building Permits = 102.....	Value Total: \$13,321,447 (+10%)
2016 Building Permits = 91 .....	Value Total: \$11,873,120
2015 Building Permits =122.....	Value Total: \$ 5,653,316
2014 Building Permits = 97 .....	Value Total: \$ 4,171,957
2013 Building Permits = 82 .....	Value Total: \$ 3,270,555
2012 Building Permits = 77 .....	Value Total: \$ 4,049,937

### Building Permits by Number of Permits

<u>UNIT</u>	<u>PERMITS</u>	<u>ESTIMATED VALUE</u>
<b>Hamlin Township</b>	<b>102</b>	<b>\$13,321,447 (Residential \$12,205,645) +10%</b>
City of Ludington	101	\$12,900,280 (Residential \$ 4,264,071)
Summit Township	57	\$ 4,641,409 (Residential \$2,753,120)
P.M.Township	52	\$14,211,712 (Residential \$ 4,527,662)
Victory Township	16	\$ 1,367,488 (Residential \$ 1,347,488)

### Building Permits by Estimated Value

<u>UNIT</u>	<u>ESTIMATED VALUE</u>	<u>PERMITS</u>
P.M.Township	\$14,211,712	52
<b>Hamlin Township</b>	<b>\$13,321,447</b>	<b>102</b>
City of Ludington	\$12,900,280	101
Summit Township	\$ 4,641,409	57
Victory Township	\$ 1,367,488	16

**\*\*County, City & P.M. Township operate on a January 1 to December 31 Fiscal Year**

### Estimated Average Cost per Dwelling

<u>UNIT</u>	<u>NUMBER OF DWELLINGS</u>	<u>AVERAGE</u>
P.M. Township	8	\$476,255
<b>Hamlin Township</b>	<b>23</b>	<b>\$460,205</b>
Amber Township	6	\$272,833
Summit Township	4	\$262,200
Victory Township	4	\$211,430

### SUMMARY

Based on a review of documents filed by Mason County, Pere Marquette Township and the City of Ludington, Hamlin Township ranks first in the number of permits issued and second in estimated value represented by those permits in fiscal 2017. This constitutes a reversal for 2016. It also represents a growth of approximately 10% in construction value. While the City of Ludington reported gains in residential construction, it was primarily in the form of multiple family and apartment construction.

## CONCLUSION

1. Hamlin Township continues to be in the center of residential growth in Mason County. 23 new homes were permitted during the 2017 fiscal year – 75 new homes since 2015.
2. The average estimated cost of a new home in Hamlin Township has risen from \$303,214 in 2016 to \$460,205 in 2017 – a growth of 34%. This number may be inflated due to the construction of several super homes.
3. The calculation in this report may not be statistically viable as they are based on information given by residents and contractors at the time they are applying for permits.

Respectfully submitted,