

**CITY OF KALAMAZOO
PLANNING COMMISSION
ANNUAL REPORT
2005**

Introduction

This is a summary of the activities conducted by the Kalamazoo City Planning Commission during year 2005, plus information on other significant tasks undertaken by the Planning Division staff.

Planning Commission Members

The Planning Commission was made up of the following members in 2005:

Marcia Miller, Chair	Frank Cody, Vice-Chair
Bertha Stewart	Linda Weiner
Sonja Dean	Kelly DeRango
Terry Kuseske	Casey Fawley

It is noted that Norm Hamann, Jr. resigned from the Planning Commission in March 2005 and Floyd Hindbaugh resigned in September 2005. Commissioner Fawley was appointed by the City Commission to fill the vacancy by Mr. Hamann. At the time of this report, the Planning Division staff was recruiting applicants to fill the other vacant position on the Commission. The Commission convened twelve (12) public meetings during the year.

Summary of requests reviewed by the Planning Commission

A total of thirty (30) requests were processed by the Planning Division staff for review by the Planning Commission in 2005 (compared to 18 requests in 2004). The requests are identified as follows:

Rezoning	8	Special Use Permits	10
Text Amendments	2	PUD Overlay	1
Site plans in BTR Park	2	PUD Plan	1
Street Vacation Requests	4	Plat actions	2

The rezoning requests included rezoning several parcels on N. Pitcher Street and Portage Court to allow two proposed housing projects to become conforming uses in the new zoning ordinance.

The special use permit issues included two requests for church building additions, a school building addition, and two new fraternity uses. The notable text amendment action was to adopt the city's new zoning ordinance. The PUD Overlay and plan requests were for the Shelter Pointe Condominium project on Winchell Avenue that will include 18, new single-family homes.

The two site plans that were reviewed by the Commission were for the Soils and Materials Engineers, Inc. and Tekna, Inc. facilities located on the north side of the WMU BTR Park. The street vacation issues included requests related to the Stryker Corporation headquarters facility being constructed on Fairfield Avenue, the change in the intersection at W. Michigan Avenue and Stadium Drive, and the Girl Scouts facility on W. Crosstown Prkwy. being constructed. The plat requests pertained to approval of the preliminary and final plat plans for the Marketplace at Washington Square project.

Summary of Planning Division staff activities

The following is a list of significant activities completed by the Planning Division staff in 2005:

1. Several workshops were provided for the public, the Planning Commission, and the City Commission pertaining to the contents and regulations of the new zoning ordinance. Public hearings were held by the Planning Commission and the City Commission, and the new ordinance was adopted. It went into effect on October 18, 2005. This concluded a nearly five year planning process for the project.
2. The West Side Area Plan was adopted by the City Commission on January 31, 2005.
3. The North Drake Area Plan was adopted by the City Commission on March 21, 2005.
4. A draft of the Riverfront Overlay Zone was created by the city's consultant, Clarion Associates, and it was reviewed by the staff from the CP&D Department. The review process for staff will continue in 2006 culminating in presentation of a final draft document to the Planning Commission and City Commission. Meetings will also be held with the public to solicit input into the document.
5. The Downtown Design Guidelines document was developed by staff, along with assistance from DKI and downtown business and property owners, and it was approved by the City Commission on March 7, 2005. The Planning Commission reviewed the document in November 2004. The Downtown Design Review Committee, made up of staff from the CP&D Department and DKI, along with area property and business owners, was created to implement the Guidelines in conjunction with the site plan review process.
6. Construction was completed on three new housing projects that received financial assistance from the city. These included 56 units for Apple Ridge Apartments at 2201 Flower Street; 24 units for The Village at Kalamazoo apartments at 3840 S. Burdick Street; and 68 apartment units for Rosewood at 4001 12th Street. Staff monitored the construction and related expenses incurred for reimbursement through the Community

Development Block Grant and Home funds for the projects, assisted with complaint resolution, and coordinated inspections and overall review of the work. Construction will continue into 2006 for the 22 condominium units located directly north of the Apple Ridge Apartments and the single-family homes located directly south of the Rosewood project.

7. The Planning Division processed 60 site plan projects. Forty-seven (47) of the plans have been approved to date. Over \$16,000 in fees was collected for the program this year. The Site Plan Review Committee convened 41 meetings for the purpose of reviewing the site plans. Some of the more notable site plans included three new office buildings on Drake Road adjacent to the Drake's Pond PUD, the new Aggregate Industries asphalt plant on Hatfield, the Rave Theater complex downtown, the renovation of the United Building on Kalamazoo Avenue, the addition to the Carver Center facility on Park Street, the new corporate headquarters for the Stryker Corporation on Fairfield Avenue, the two new facilities on the north side of the BTR Park, three new retail buildings on Stadium Drive, the new Girl Scouts facility on Maple Street, the Kalamazoo Pointe Dialysis facility on Kilgore Road, the Shelter Pointe housing project on Winchell Avenue, and the new duplex project on N. Pitcher Street.
8. The Planning Division welcomed Keith Hernandez as the new City Planner for Kalamazoo.

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