

Tentative Agenda  
Kalamazoo City Planning Commission  
October 2, 2008  
Regular Meeting

City Commission Chambers, 2<sup>nd</sup> Floor, City Hall

7:00 p.m.

- 
- A. Call to Order
  - B. Roll Call
  - C. Adoption of Formal Agenda
  - D. Approval of Minutes (September 4, 2008)
  - E. Communications and Announcements
  - F. Public Hearings:
    - 1. P.C. #2008.09: Consideration of a request from the Community Planning and Development Department to rezone the 31 lots of the Marketplace at Washington Square Plat, identified as 500-624 Collins Street and 503-631 Marketplace Blvd., from Zone CC (Commercial, Community District) to Zone RS-7 (Residential, Single-Dwelling District.)  
**[Recommendation: motion to recommend approval of the rezoning request to the City Commission.]**
  - G. Citizens' Comments Regarding Non-Agenda Items
  - H. Old Business  
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
  - I. New Business  
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
    - 1. Recommendation from the Nominating Sub-Committee.
  - J. Citizens' Comments
  - K. City Planner's Report
  - L. Miscellaneous Comments by Planning Commissioners
  - M. Adjournment

## **PLANNING COMMISSION**

### **Minutes**

**September 4, 2008**

***DRAFT***

The City of Kalamazoo Planning Commission meeting was called to order by Commissioner Kuseske at 7:00 p.m. in the City Commission Chambers, 241 W. South Street, Kalamazoo, MI 49007. There were approximately 20 additional people in attendance.

#### **MEMBERS PRESENT**

Terry Kuseske, Chair; Sonja Dean, Vice Chair; Casey Fawley; James Kneen; Merilee Mishall; Bertha Stewart; Linda Wienir; Reed Youngs

#### **MEMBERS EXCUSED**

Frank Cody; Bertha Stewart

#### **CITY STAFF**

Keith Hernandez, Deputy Director/City Planner; Robert Bauckham, Assistant City Planner; John Kneas, Assistant City Attorney; Amy Thomas, Recording Secretary

#### **GUESTS**

Barbara Miller, City Commissioner

#### **ROLL CALL**

Planner Hernandez completed roll call and determined that the aforementioned members were present.

#### **AGENDA (September 4, 2008)**

There were no changes to the agenda.

**Commissioner Kneen, supported by Commissioner Dean, moved approval of the September 4, 2008 Planning Commission agenda. With a voice vote, the motion carried unanimously.**

#### **MINUTES (July 8, 2008)**

There were no changes to the minutes.

**Commissioner Kneen, supported by Commissioner Dean, moved approval of the July 8th, 2008 Planning Commission minutes as submitted. With a voice vote, the motion carried unanimously.**

#### **COMMUNICATIONS AND ANNOUNCEMENTS**

Planner Hernandez advised that city staff received two letters regarding the first public hearing.

## **PUBLIC HEARINGS**

### **P.C. #2008.10: Consideration of a request from Rebekah Leininger for a special use permit to allow a group day care use in the house at 1015 Homecrest Avenue to serve up to twelve (12) children.**

Planner Bauckham gave the staff report, which is included in these minutes by reference hereto. Planner Bauckham advised that the subject property is in the Milwood Neighborhood east of Portage Rd. The applicant has been running a family daycare for the past 5 years. The current zoning allows for the applicant to take in up to six kids for the day care business. There has been an increased demand for child care in the area, and the applicant would like to expand the use to allow for up to twelve children at the day care. There is a reportedly a one year waiting list for kids to come into this program. The current owner of the house has provided approval for this use.

The applicant must obtain a special use permit (SUP) before receiving required licensing from the State of Michigan. The day care hours are 7:30 a.m. to 5:30 p.m., Monday through Friday. The children range in age from infant to 7 years. There is a fenced area in the back yard for the kids. If approved, the day care would be licensed and monitored by the State of Michigan. There are no modifications proposed for the house or property at this time. The surrounding properties are in the RS-5 zoning district.

City staff believes this application meets the 10 criteria necessary for approval of the SUP. Staff is recommending approval of the application with the condition that the expanded day care not operate until the licensing is approved at the state level.

City staff received two letters from neighbors of the applicant regarding the noise levels at the day care.

The applicant was not present to speak and the meeting proceeded to the public hearing.

### **Public Hearing**

Jill Reynolds, 1010 Roseland, advised that she is not comfortable with the planning process because it feels awkward to speak against her neighbor. She stated that she wants to be a good neighbor but she has concerns regarding the application. She first learned of the day care this summer when she heard "horrific screaming", and her husband informed her of the child care facility at the subject property. Ms. Reynolds stated that there are lots of children in the Milwood Neighborhood, but she emphasized that the noise coming from the daycare was different. Ms. Reynolds also expressed concern regarding possible traffic congestion associated with the day care. She commented that this area is not for businesses, it is for single-family residential homes. She requested that the Planning Commission deny the applicant's request. She presented a petition from eleven of the neighbors opposing the request.

Rob Baxter, 1004 Roseland, referred to a neighbor to the west of the subject property who works at the VA hospital in Battle Creek. He arrives home around midnight and sleeps into the day time. Mr. Baxter stated that he also works the night shift. He expressed concern that approving the application would create twice the amount of noise and increase the traffic.

There were no further public comments.

**Commissioner Kneen, supported by Commissioner Mishall, moved to close the public hearing on P.C. #2008.10. With a voice vote, the motion carried unanimously.**

Commissioner Kneen commented that it seemed counterintuitive to expand a business that doesn't seem compatible with the Future Land Use Plan. Planner Bauckham advised that the day care use is allowed in the current zone with a special use permit. The purpose of the public process is to solicit opinions and comments from the neighbors.

(7:15 p.m. – Applicant Rebekah Leininger arrived.)

Commissioner Fawley suggested discussing any questions with the applicant, who had just arrived.

Ms. Leininger advised that she has been running a day care for the past seven years, and she recently moved to her current address. Sara Rathburn from the State suggested that the day care business be expanded to serve the increased need in the community. Ms. Leininger advised that she and her husband are going to college, and her husband has been laid off from his job. She stated that she has received great feedback from customers. The day care provides a preschool-based program with a schedule of things for the kids to do. Ms. Leininger advised that she tries to keep the kids as quiet as possible. The day care facility has been in its current location for approximately one year.

Commissioner Youngs stated that he lives behind Winchell elementary, and that he has used in-home day care in the past. He stated that he has also lived across the street from a day care facility. He referred to the people who signed the petition against the day care and inquired how the applicant would appease their concerns. Ms. Leininger stated that the children spend a minimal amount of time outside, generally 60 to 90 minutes per day, and she tries to be respectful of the neighbors. Ms. Leininger advised that she is taking care of eight kids, two of them are hers. She mentioned that if the SUP is not approved, the kids who currently use the facility will still be there. The SUP will allow up to six additional children to use the day care. Ms. Leininger stated that she doesn't want to cause a problem, and she is willing to work with the neighbors.

Commissioner Mishall inquired as to the status of the state licensing. Ms. Leininger stated that the next step is to have her husband finger printed, and then the state will inspect the day care facility. She advised that her license can be viewed on line, and that she would provide further information if requested.

Commissioner Mishall inquired if the day care had been at this location since the applicant moved there. Ms. Leininger responded in the affirmative and stated that the day care facility was inspected last July.

Commissioner Wienir inquired if the applicant was aware of the petition signed by 11 of her neighbors. Ms. Leininger stated that she was not aware of the petition.

Commissioner Fawley inquired as to how the applicant handled disciplinary situations. Ms. Leininger advised that she has a written policy stating that after three incidents, the child would no longer be able to attend the day care. She further advised that if there are problems, she tries to redirect the children, and time-outs have been indoors for the last couple of weeks.

Commissioner Fawley referred to the complaints regarding noise and inquired as to how the applicant proposed to address those problems. Ms. Leininger stated that if the children are noisy, she will bring them in the house. She is also willing to take suggestions on how best to deal with disciplinary situations.

Commissioner Kneen inquired if the application meets the guidelines and rules. Planner Bauckham responded in the affirmative. He added that there is a gray area regarding the compatibility and quality of life issues. The question is whether or not having a group day care in this location will be a problem for the neighborhood or if the problems can be overcome.

Commissioner Kneen inquired if there could be a 12-month trial period. Attorney Kneas advised that would not be an option.

Commissioner Fawley suggested that if there are problems, the neighbors could contact Ms. Leininger. Planner Bauckham advised that if any of the 10 conditions of the SUP are violated, the SUP could be revoked.

Commissioner Mishall inquired as to the approval process needed when the original daycare was established. Planner Bauckham stated that up to six children are allowed at the day care with the current, single-family zoning. The SUP is only required with more than six children.

Commissioner Fawley mentioned that the system is set up to address issues with noise. Regardless of whether or not the SUP is approved, the neighbors can voice their objections. Accordingly, Commissioner Fawley advised that he would be willing to give

the applicant a chance. If the neighbors have a problem with the noise, the SUP can be revoked.

Commissioner Kneen inquired if the SUP stays with the property forever, and Planner Bauckham responded in the affirmative.

**Commissioner Kneen, supported by Commissioner Youngs, moved approval of P.C. #2008.10: Consideration of a request from Rebekah Leininger for a special use permit to allow a group day care use in the house at 1015 Homecrest Avenue to serve up to twelve (12) children.**

Commissioner Dean advised that she is concerned and empathetic with the neighbors regarding the issues that have been brought forth. She inquired if it would be possible to postpone the decision to allow the applicant to talk with the neighbors.

Commissioner Kuseske reminded everyone that a vote should be taken on the motion.

Commissioner Kneen advised that he would be willing to withdraw his motion. He suggested that the neighbors and the applicant discuss the issues.

Commissioner Fawley commented that he thought that the concerned people had been brought up to date, and the applicant knows what is expected of her. It doesn't benefit anyone for the Planning Commission to delay the decision on the application.

Commissioner Wienir commented that she thought she heard the applicant state that she was not aware that the opposition from the neighbors was so serious. She concurred with Commissioner Dean's statement.

Commissioner Kuseske inquired if a vote should be taken on the motion. Attorney Kneas suggested a motion to amend.

Commissioner Youngs inquired as to how long this would delay the applicant's process. Ms. Leininger advised that October would be the latest she could delay the process.

**Commissioner Kneen, supported by Commissioner Youngs, moved to amend the motion to state that the Planning Commission's decision on P.C. #2008.10 would be postponed one month in order to allow the applicant and the neighbors time to discuss the issues regarding this application. With a roll call vote, the amended motion carried by a majority vote.**

**Ayes: Kneen, Wienir, Dean, Kuseske, Mishall**

**Nays: Fawley, Youngs**

Commissioner Kuseske advised that the applicant is to communicate with the neighbors and the Planning Commission will revisit this issue in one month.

**P.C. #2008.11: Consideration of a request from the Roman Catholic Diocese of Kalamazoo for a special use permit to allow a transitional residence and drop-in center use for the ARK**

**program at 751 Pleasant Avenue, including two building additions and two, new 3-unit residential buildings.**

Planner Bauckham gave the staff report, which is included in these minutes by reference hereto. The subject property is a six acre parcel located between Westnedge and Duke Street. From 1967 through 1991 a school operated in this location. The property has had several other uses since then. Special use permits were approved in 1991, 1995, 2002, and 2005.. In 2006 a SUP was approved for the transitional use and drop in center for the Ark, two additions and a new duplex to the south. The plans from 2006 were not implemented. The Roman Catholic Diocese is now requesting permission to construct two, 3-unit buildings to the east of the existing buildings. The number of proposed units has been increased from two to six, so an additional SUP is needed. Consideration is also being given to locating the proposed units to the east of the building rather than to the south.

The Ark, currently located on Duke St., is a facility that assists runaway youths. Youths who stay at the Ark attend regular school and receive various services from the Ark program. The Ark facility accommodates up to 13 kids, with an average of 5 to 9 kids per day. The age range of the children is between 10 and 21 years old. The average stay is approximately 10 days. There will be two adults at the facility at all times of the day and night. There will also be 18 part-time staff members and two, part-time therapists. The children at the Ark typically receive mental health services. Youth for Christ also assists with the kids. The older kids would live in the new residential units. The kids are eventually returned to their homes or other living arrangements are made. Approximately 100 kids participate in the drop-in services every year. It is an after-school program.

A 3,700 square foot building addition is planned for the residential use and a 500 square foot addition to be used for storage. The east parking lot would be reduced in size but there would still be adequate parking on the site. Landscaping would be added, including pine trees on the east border and privacy fencing. A total of 15 residential units are proposed for this site.

The applicant has held two neighborhood meetings; 175 invitations were sent to adjacent residents. No concerns were raised during those meetings. City staff received a letter from a neighbor expressing some concerns about the request. A copy of the letter was provided to the Planning Commission. The Site Plan Review Committee reviewed this site plan on August 28<sup>th</sup>, and they are recommending approval of the plan with the following conditions: 1. The location of the two new residential units is to be changed so one of the new units will be located to the east of the main building and the other one will be located to the west of the main building. 2. A new fire hydrant will be added to the site. 3. The outside lighting is to conform with the zoning ordinance. City staff believes the 10 SUP requirements have been met.

The Michigan State Housing Development Authority (MSHDA) is partially funding the new residential units and they have advised that the new units should be grouped together for visibility and for oversight.

Commissioner Youngs inquired if the plans provided to the Planning Commission only show the existing units. Planner Bauckham stated that the six proposed units are on the map provided to the Planning Commission.

Commissioner Kuseske referred to the conflicting suggestions from MSHDA and city staff regarding the placement of the residential units on the site. He inquired as to how that situation would be resolved. Planner Bauckham commented that the applicant has a good program, which city staff supports. There have also been many positive comments from the neighbors. The City of Kalamazoo would like to have a viable use for this property. Separating the new buildings would provide a more even distribution of density on the building site, as opposed to placing both of the new buildings next to existing single-family homes. However, MSHDA may not fund the project if the buildings are not placed on the site as they requested.

Commissioner Mishall inquired as to why the property had not been used in 2006 for the purpose proposed at that time. Planner Bauckham deferred that question to the applicant.

Steve Hassevoort, Diekema Hamann Architects; Fran Denny, Catholic Family Services/the Ark; and Paul Warnick, Larry Harris and Associates, were present to answer questions on behalf of the applicant. Mr. Hassevoort stated that he was present two years ago when The Ark appeared before the Planning Commission. This project is still in the fund raising stage for the renovations. The Ark project will stay the same, but cottages are now being proposed for this site. The cottages would not be possible without the funding from MSHDA. The proposed cottages have been moved to the front of the site as required by MSHDA.

Fran Denny, Catholic Family Services/The Ark, advised that there were three categories of housing that were under consideration for this project: shelter, transitional housing, or permanent housing. The current Ark facility is categorized as a shelter. There are no plans for transitional housing. The current proposal is for permanent housing. Catholic Family Services would have a landlord/tenant relationship with the occupants of the new buildings. The facility would be available for young adults from 18 through 21 years of age. They can remain at the proposed facility for the rest of their lives as an alternative to chronic homelessness. Catholic Family Services competed at the state level to receive funding from MSHDA. There are many people in our community in the 18 to 21 age group who are in desperate need of housing. Ms. Denny commented that people who are homeless make poor decisions; when they have good housing, they make better decisions.

Mr. Hassevoort explained the rationale for location of the units is based on the following: safety and support of the tenants is a primary goal. The applicant is proposing a 24-hour shelter in the new addition. The doors of the new facility will be facing the Ark to provide optimum security. The intention is to not disrupt the park-like atmosphere of the site, so trees and a berm will be added. The proposal shows the buildings grouped in a cluster to help preserve the green space. The Michigan State Housing Development Authority (MSHDA) is concerned about the city's proposal for separating the two new buildings. They want the tenants to have as much support as possible. Accordingly, it is MSHDA's preference to have the two new buildings clustered together. Cost is also a factor. Miller Davis has been consulted regarding the construction of the facility, and it is estimated that it will take an additional \$26,000 to relocate the proposed buildings. An alternate configuration would be to keep the drive location but alter the parking area. This would allow one of the units to be turned, which would allow for a 25-foot setback on the corner. This would provide a softer, more angled view facing the neighboring properties, and would probably not add to the cost of the project but would enhance it.

Commissioner Mishall inquired if the neighbors would be able to use the park land. Mr. Hassevoort stated that the land has been empty for quite some time. There doesn't seem to be a conflict with the neighbors or occupants at the Ark facility using the open space. Ms. Denny added that no one at the neighborhood meetings expressed an interest in using the open space. There has been no conclusion yet about how that space will be used.

Commissioner Kuseske inquired if MSHDA funding was part of the previous project. Mr. Hassevoort stated that it was not. The MSHDA funds provided an opportunity to expand the number of units proposed. The Michigan State Housing Development Authority requires that this portion of the site be used only for the specified purpose.

Commissioner Kuseske requested information regarding the criteria for the Ark's applicants to become residents of the proposed facility. Ms. Denny advised that only part of the criteria has been set. The Michigan State Housing Department Authority requires that the project be for low income, homeless people ranging in age from 18 to 21 years old when they enter the program. The tenant selection plan has not been finalized at this point. Commissioner Kuseske inquired if the neighbors could present some of the criteria, and Ms. Denny responded in the affirmative.

Commissioner Youngs inquired if Catholic Family Services counseling staff would be involved with the 18 to 21 year olds. Ms. Denny stated that counseling will be offered to those individuals. It will be a landlord/tenant relationship so they can't be forced to take the counseling.

Commissioner Fawley mentioned that there was some concern a couple of years ago with regard to what kind of kids would occupy this facility, and if there would be any restrictions on them leaving the facility. He questioned if this facility would present any increased risks to the neighbors. He inquired if background checks would be done on the residents at the facility. Ms. Denny stated that more will be known about the occupants of the new facility than will be known about any of the other neighbors.

Commissioner Fawley inquired if there will be a six-foot tall wood privacy fence along the back of the property. Ms. Denny stated that she didn't know at this point. She is not familiar with the city's ordinances and whether or not a fence would be appropriate in that location.

Commissioner Kuseske inquired as to how tenants would be dealt with if there was a problem. Ms. Denny stated that, if necessary, tenants would be evicted according to landlord tenant rules.

Commissioner Mishall inquired about the participation at the neighborhood meetings. Ms. Denny stated that there have been three neighborhood meetings. Approximately 25 people attended the first meeting held in 2006. Approximately a dozen people attended the second meeting, and the third meeting.

### **Public Hearing**

Chris Rowe, 725 Pleasant, advised that he didn't attend the previous public meetings because he didn't receive an invitation. He expressed concern about the buildings to the east, and the possibility of late-night wandering by the tenants of the proposed buildings. He inquired as to what type of control the landlords would have over the tenants. He requested that the applicant look into the noise factor and the possibility of having a privacy fence.

There were no further public comments.

**Commissioner Youngs, supported by Commissioner Dean, moved to close the public hearing on P.C. #2008.11. With a roll call vote, the motion carried unanimously.**

Commissioner Kneen advised that he would need to abstain from voting on this application because he is the Co-Chair of corporate fund raising for the Ark. Commissioner Dean stated that she works for LISC (Local Initiative Support Corp.) and she has a similar conflict.

**Commissioner Fawley, supported by Commissioner Youngs, moved approval of P.C. #2008.11, consideration of a request from the Roman Catholic Diocese of Kalamazoo for a special use permit to allow a transitional residence and drop-in center use for the ARK program at 751 Pleasant Avenue, including two building additions and two, new 3-unit residential buildings, with the conditions recommended by the Site Plan Review Committee (the applicant and MSHDA are to meet with the Planning Division staff to determine the final acceptable location of the two new buildings). With a roll call vote, the motion carried by a majority vote.**

**Ayes: Mishall, Youngs, Wienir, Kuseske, Fawley**  
**Abstain: Kneen, Dean**

Commissioner Fawley commented that if he lived in that neighborhood he would be concerned about who was living at the new facility. A positive aspect is that the neighbors will be involved with development of the tenant selection criteria.

Commissioner Dean inquired if the tenants would be paying part of the rent. Ms. Denny responded in the affirmative, and added that 20% to 30% of the tenants' income would be spent on rent. The tenants will also be assisted with education and development of job skills.

Commissioner Kuseske commented that the staff recommendation is separation of the two rental units; one to the east and one to the west. Commissioner Dean expressed concern that if the Planning Commission mandates separation of the two housing units the applicant could lose the funding from MSHDA.

Commissioner Kneen inquired if the plan to place the units together would meet the required zoning regulations. Planner Bauckham responded in the affirmative.

Commissioner Wienir inquired if the new presentation by Mr. Hassevoort would preclude the proposed residential buildings from being set apart. Planner Hernandez advised that city staff didn't want the neighbors to be overburdened with having the development too close to their property. The purpose in separating the proposed residential buildings was to alleviate crowding near any of the existing single-family homes. City staff will be having further discussions with MSHDA representatives regarding the details of this project.

Commissioner Kuseske inquired if city staff would have leeway to make adjustments after discussion with MSHDA or if they would have to adhere to the wording in the motion. Attorney Kneas advised that city staff could agree to the appropriate conditions. Therefore, it would not be necessary to amend the motion.

Commissioner Mishall inquired as to how tall the buildings will be. Mr. Hassevoort stated that the proposed buildings will be under 1,700 square feet and not as tall as the existing building.

#### **CITIZENS' COMMENTS REGARDING NON-AGENDA ITEMS**

Mattie Jordan-Woods, Director of the Northside Association for Community Development, inquired if the presentation by DKI would include an opportunity for public comment. Commissioner Kuseske advised that the intention was to make a verbal request at the beginning of the meeting to add the DKI presentation to the agenda. He advised Ms. Jordan-Woods that she would have an opportunity to address the Planning Commission after the presentation from DKI.

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

##### **Recommendation from the Nominating Sub-Committee.**

Planner Hernandez advised that the Nominating Committee interviewed Tim Terrentine, Director of the Douglass Community Association, to fill the vacant seat created by Commissioner Cody's resignation. The Committee interviewed Mr. Terrentine several months ago and they were impressed with his credentials. They agreed that Mr. Terrentine would be an asset to the Planning Commission, and that he could provide some perspective from an under represented neighborhood of the city.

**Commissioner Wienir, supported by Commissioner Kneen, moved to recommend to the City Commission that Tim Terrentine be appointed to fill the seat vacated by Frank Cody on the Planning Commission. With a voice vote, the motion carried unanimously.**

Commissioner Fawley commented regarding the unusual number of applicants, and that not everyone who applied was interviewed.

#### **PRESENTATION BY DOWNTOWN KALAMAZOO INC. (DKI) REGARDING THE DOWNTOWN COMPREHENSIVE PLAN.**

Steve Deisler, Vice President of Planning & Development for DKI; Bob Doud, Chair of the DKI Board of Directors; Chris Schook, Vice Chair of the Downtown Development Authority; and Ken Nacci, President of DKI were present to answer questions. The process of rewriting the Downtown Comprehensive Plan began in March of 2008. There has been much input from a variety of groups, and about 20 people have helped with rewriting the Plan. Three consultants were also involved with rewriting the Plan: TSI Consulting, Downtown Parking Solutions, and LSL Planning from Grand Rapids.

The public has been involved with the process from March through early July, when the public process was completed. The comprehensive land use process is now beginning and updates will be provided shortly. The second community forum is scheduled for September 23<sup>rd</sup> from 6 to 8 p.m. at City Scapes. Two thirds of the process has been completed and updates are being

provided to the Downtown Development Authority, Downtown Tomorrow, Inc. and Downtown Kalamazoo, Inc. boards. City staff requested that this information be presented to the Planning Commission.

There have been nine focus group meetings including property owners, neighborhood representatives, residential focus groups, retailers, restaurants and one general public focus group. There were also interviews with key stakeholders in the downtown area.

Approximately 95 people attended the first community forum in January, and they provided input regarding the plan. The planning consulting firm provided a list of what they thought were some of the main concerns discussed at the input sessions. The mission statement will be rewritten as a guideline for future development. Following are some of the main concerns to be addressed in the plan: safety and parking in the downtown area, the two-way street conversion, senior housing, pedestrian accessibility, bikeways/trailways, redevelopment and sustainability.

Mr. Deisler provided further details regarding the key elements of the plan. The draft plan will be completed in a couple of weeks and will be posted on the website. The project team will then refine the plan with the intention of presenting the final product to the Planning Commission and the City Commission in October. The intention is to incorporate the DKI Plan into the city's Comprehensive Plan.

Commissioner Kuseske advised that he has attended a number of focus group meetings and that he has participated in the process. He mentioned that the WMU business park is filling up and potential changes to the U.S. 131 business loop may present new opportunities for the north side of town.

Commissioner Youngs mentioned that before the construction on I-94 began, there was a proposal to place an interchange on the north side of town. It appeared to be a good plan and the traffic does warrant it. Building an interchange could encourage investment in that area, which would be a benefit to the north side of town. There is also vacant land in Parchment that could possibly be incorporated into the plan. Mr. Deisler advised that Mosel and Riverview could be utilized with the new interchange. Mr. Youngs mentioned that there are very few residential properties in that area.

Commissioner Dean mentioned that there are residential properties in the Northside Neighborhood near Mosel. She questioned what impact building the new linkages would have on those areas.

Commissioner Fawley commented that there may not be enough traffic to warrant the new interchange but, if it is built, it will attract people to the area.

Commissioner Dean inquired as to what impact building the new interchange would have on the community. Mr. Deisler advised that vacant land near Mosel and Riverview would be utilized for the new interchange. Commission Dean suggested looking at what impact that will have on residential housing in the area.

### **CITIZENS' COMMENTS**

Mattie Jordan-Woods referred to the appointment of Mr. Terrentine and inquired as to what was meant by “under represented neighborhood.” She further commented that just because someone is black doesn’t mean they represent the area, and being Director of a non-profit in the area doesn’t mean the person represents the neighborhood. She suggested that if there are issues in the Northside Neighborhood that the Planning Commission obtain information from people who actually live in the neighborhood and not just people who happen to work in the neighborhood.

Ms. Jordan-Woods referred to DKI’s intention to provide new linkages in the neighborhoods. When the Northside Business Association was discussing the new linkages, they were talking about wiping out parts of the Northside so they could extend the highway linkages from Sprinkle Road. She suggested looking at what has happened to neighborhoods in the past when the traffic is rerouted to the outside of the neighborhood. There has also been some discussion about including the Northside Neighborhood in what is known as the Riverfront Redevelopment Area. She expressed concern that the low-income residents in the western portion of the Northside Neighborhood have never been asked or looked at as how they might be included in employment empowerment zones or the proposed linkages. Ms. Jordan-Woods advised that she attended one of the focus groups and made some comments regarding her concerns. However, at the focus group meeting the attendees were asked what they would like to see downtown, but there was no discussion about how the specific areas would be connected to the rest of the community. She advised that it is imperative to not just form linkages to neighborhoods such as Edison and Vine, and then “just stop at the railroad tracks” by having the linkages bypass the Northside Neighborhood.

### **CITY PLANNER’S REPORT**

Planner Hernandez advised that the Portage Creek Reuse Plan is proceeding. There were about 21 people at the public meeting in August, and many of the residents and stakeholders provided input regarding what they would like to see if the site is redeveloped. City staff requested further input via a survey sent to residents of the Edison Neighborhood. The information is also posted at portagecreekreuse.com. so that people can fill out the survey and advise what they would like to see at the Portage Creek Corridor.

The Fairmont, Stuart, Eastside, Edison and Northside Neighborhoods are all in the process of updating their land use plans. The West Main Hill Neighborhood is developing a plan for a corridor in that area. There will be a design charrette during the third weekend of September pertaining to this corridor.

Planner Hernandez stated that he would make sure the Planning Commissioners are provided with a schedule regarding the Parks and Recreation planning process. All of this ties in with the city’s Master Plan, which is scheduled to be reviewed in October or November. The start date of the Master Plan rewrite is contingent upon progress for the Portage Creek Corridor. The goal is to create individual, neighborhood plans with an overarching theme for the city.

Discussions are underway with regard to the empty Public Safety stations, including Station #4 on Rose St. and Station #5 on N. Douglas and the Cedar Street Training Station. The intention is to readapt and reuse these buildings. There has been discussion about the possibility of

demolishing Station #2. The station on N. Douglas may be repurposed for use by the Fairmont/Stuart Neighborhoods.

Planner Hernandez mentioned that the Planning Commission meetings that were held off-site were not successful at drawing additional public input. Due to the fact that off-site meeting rooms need to be scheduled weeks in advance, there is no way to predict if relevant issues for the off-site meeting locations will be on the Planning Commission agenda. Accordingly, Planner Hernandez suggested suspending the off-site meetings.

Planner Bauckham advised that the annual goal for the site plan program is to have about 60 projects (about 5 projects per month). There were over 70 site plans submitted in 2007. In the early part of 2008, city staff experienced a decline in the number of site plans submitted. However, 11 projects were submitted for the month of August, and it appears that September will be similar.

#### **MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS**

Planner Fawley referred to the first applicant and her reference to an activity schedule for her day care. He requested that city staff obtain that activity schedule and distribute it to the Planning Commission via e-mail. He suggested driving by the daycare to gauge the noise levels, and find out if there is actually a problem or just a perception of a problem.

Commissioner Wienir thanked the city for adding the handicap ramp to the back of City Hall. It is an improvement over the prior access.

Commissioner Kuseske advised that he participated in the CIP (Capital Improvement Program) process, which was recently concluded. Details of the budget will be presented to the Planning Commission in November.

#### **ADJOURNMENT**

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Keith Hernandez, AICP  
Deputy Director/City Planner  
Community Planning and Development



# Planning Commission Staff Report

City of Kalamazoo

**Project Address:** 500-624 Collins Street, and 503-631  
Marketplace Blvd.

**Case #:** P.C. 2008.09

**Request:** Rezone the 31 parcels from Zone CC to Zone  
RS-7

**Meeting Date:** October 2, 2008

**Applicant:** City of Kalamazoo

**Owner:** Opportunity Builders, Inc.

**Public Hearing:** Yes

**Date Legal Ad Published:** September 17, 2008

## **Project Summary:**

The request is to rezone 500-624 Collins Street and 503-631 Marketplace Blvd. from Zone CC (Commercial, Community District) to Zone RS-7 (Residential, Single-Dwelling District). The request was originally scheduled for the August 7, 2008 Planning Commission meeting, but it was postponed.

## **Recommendation:**

It is recommended that the Planning Commission recommend approval of the rezoning request to the City Commission.

### ***Community Planning & Development Department***

445 W. Michigan Avenue  
Kalamazoo, MI 49007  
(269) 337-8044  
(269) 337-8513 [fax]  
[www.kalamazoo.org](http://www.kalamazoo.org)

### **Staff Contact Information:**

Keith Hernandez, AICP, City Planner/Deputy Director  
Robert Bauckham, AICP, Assistant City Planner

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## **ANALYSIS**

### Property Size:

Approximately 7.55 acres

### Description of Current Use of Property:

The site contains thirty-one vacant residential lots that constitute the Marketplace at Washington Square Plat.

### Current Zoning District:

Zone CC

### Future Land Use Map Designation:

High Density Residential

### Surrounding Zoning and Land Uses:

North: Zone M-1, CC, RS-5; Vacant commercial building and single-family homes

South: Zone RM-15; single-family homes

East: Zone CC; Washington Square Senior Citizens Co-op

West: Zone M-1; Farmer's market and MRC Industries, Inc.

### Project Description:

This request is to rezone the 31 parcels of land that constitute the Marketplace at Washington Square Plat. The plat is located at the corner of Collins and Bank Street in the Edison Neighborhood, and all of the lots are vacant. The request was originally scheduled for the August 7, 2008 Planning Commission meeting, but it was postponed. The reason for the postponement was that the Edison Neighborhood Association expressed concern that the RS-7 zone would allow most of the lots in the plat to be only 50 feet wide, and they preferred to have most of them wider.

After several meetings with the Association and Planning staff, the Association agreed to support the rezoning request with the understanding that there will only be 24 lots developed in the plat instead of 31 lots. This will be accomplished by splitting and combining several of the existing lots to create 18 lots available for development that are greater than 50 feet in width. For example, one of the new lots will contain one of the platted lots plus one-half of the adjacent platted lot to create a larger lot. Such larger lots are acceptable in the RS-7 zone since the fifty-foot-width lot requirement is only a minimum standard for the lots. The other 6 lots in the plat will be approximately 50 feet wide. The Planning Commission is not being requested to approve the splitting/combining of the lots, but only to recommend rezoning of the entire land

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area of the plat. The lot combination/splitting process will take place through the city Assessor's office when the lots are sold for development. This process, along with the normal zoning compliance review conducted by the Planning Division staff, will ensure that the lots are developed as shown on the attached plan.

The plat was created in 2005 by the site owner, Opportunity Builders, Inc. Marketplace Blvd. was constructed within the plat and it connects Collins Street with Bank Street. All of the necessary utilities for the lots were included along it. A boulevard with a landscaped island exists in the southern portion of the road. Decorative street lights line the road on both sides. The intent of the property owner was to construct single-family homes on the lots, similar in scale and architecture to the existing homes in the area. None of the homes have been built.

When the plat was approved in 2005, the property was in the former Zone 4 – Community Business District. The planned single-family homes were a permitted use in that zone. When the city's new Zoning Ordinance was approved in late 2005, Zone 4 became Zone CC (Commercial, Community District). In the new CC Zone, residential uses are only allowed when part of a mixed use development project that includes office or commercial uses in the same building. This zoning district does not permit new single-family units without such accompanying business uses.

The Marketplace Plat was intended for new single-family homes only. Therefore, in order to promote such development, the Planning Division is recommending that the plat be rezoned to Zone RS-7. This zone allows single-family homes at a density of no more than seven units per acre, which would be appropriate for the number of lots identified in the plat. It also allows individual lot sizes to be as small as 6,250 square feet in area with 50-foot frontages, which also complies with the dimensions of the lots in the plat. These are minimum standards, and the lots can be made larger and wider as requested by the Edison Neighborhood Association.

#### Findings:

Staff has made the following findings regarding this request:

1. The Marketplace at Washington Square Plat has been developed and is planned for new, single-family homes.
2. Under the current zoning of the plat, single-family units would not be a permitted use unless accompanied by commercial or office uses in the same buildings. The plat was only planned for single-family homes and not for mixed uses.
3. In the proposed zone, single-family homes would be permitted in the plat. The lot sizes and frontages of the lots identified in the plat correspond with the minimum requirements for such lot dimensions in the RS-7 zoning district.

4. The Edison Neighborhood Association has supported the rezoning with the condition that 18 of the lots will be greater than fifty feet in width.

## **RECOMMENDED ACTION**

It is recommended that the Planning Commission recommend approval of the rezoning request to the City Commission.

### *Attachments:*

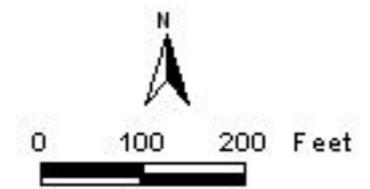
1. Existing and future land use plan maps
2. Existing and future zoning maps
3. Aerial photograph
4. Plat plan

# 500-624 COLLINS STREET AND 503-631 MARKETPLACE BOULEVARD-- REZONE FROM ZONE CC TO ZONE RS-7

REZONING P.C.#2008.09



 AREA REQUESTED FOR REZONING



# 500-624 COLLINS STREET AND 503-631 MARKETPLACE BOULEVARD-- REZONE FROM ZONE CC TO ZONE RS-7

P.C # 2008.09



## ZONING

- M2- MANUFACTURING, GENERAL
- M1- MANUFACTURING, LIMITED
- CCBD- COMMERCIAL CENTRAL BUSINESS
- CBTR- COMMERCIAL, BUSINESS, TECHNOLOGY AND RESEARCH
- CC- COMMERCIAL, COMMUNITY
- CNO- COMMERCIAL, NEIGHBORHOOD OFFICE
- CN-1- COMMERCIAL, (LOCAL) NEIGHBORHOOD
- CO- COMMERCIAL, OFFICE
- RM-36- RESIDENTIAL MULTI-DWELLING
- RM-15- RESIDENTIAL MULTI-DWELLING
- RM-15C- RESIDENTIAL MULTI-DWELLING - CAMPUS AREA
- RD-19- RESIDENTIAL, DUPLEX
- RS-7- RESIDENTIAL, SINGLE-DWELLING
- RS-5- RESIDENTIAL, SINGLE-DWELLING

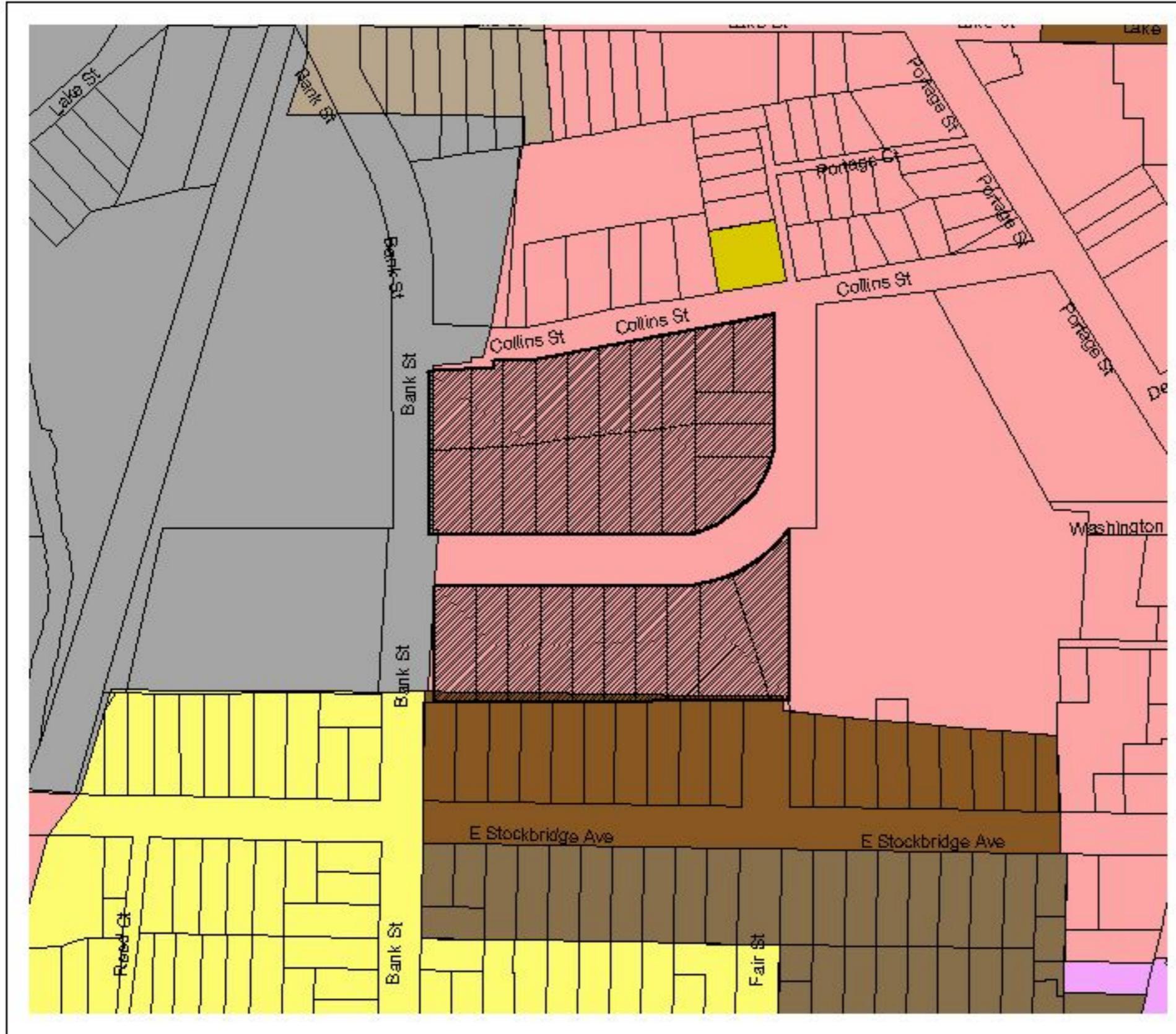
 AREA REQUESTED FOR REZONING

0  500 Feet

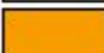
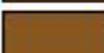
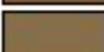
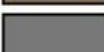
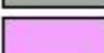
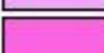
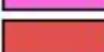


# 500-624 COLLINS STREET AND 503-631 MARKETPLACE BOULEVARD-- REZONE FROM ZONE CC TO ZONE RS-7

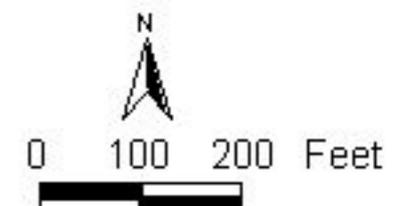
REZONING P.C.#2008.09



## EXISTING ZONING

-  RS-5
-  RS-7
-  RM-36
-  RM-15C
-  RM-15
-  RD-19
-  M-2
-  M-1
-  CO
-  CN-1
-  CCBD
-  CC
-  CBTR
-  Existing PUD Areas

 AREA REQUESTED FOR REZONING



# 500-624 COLLINS STREET AND 503-631 MARKETPLACE BOULEVARD-- REZONE FROM ZONE CC TO ZONE RS-7

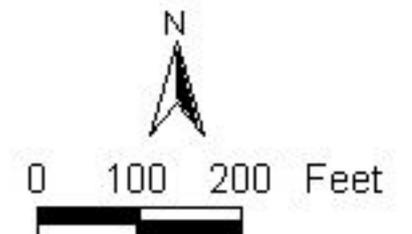
REZONING P.C.#2008.09



## FUTURE LAND USE MAP

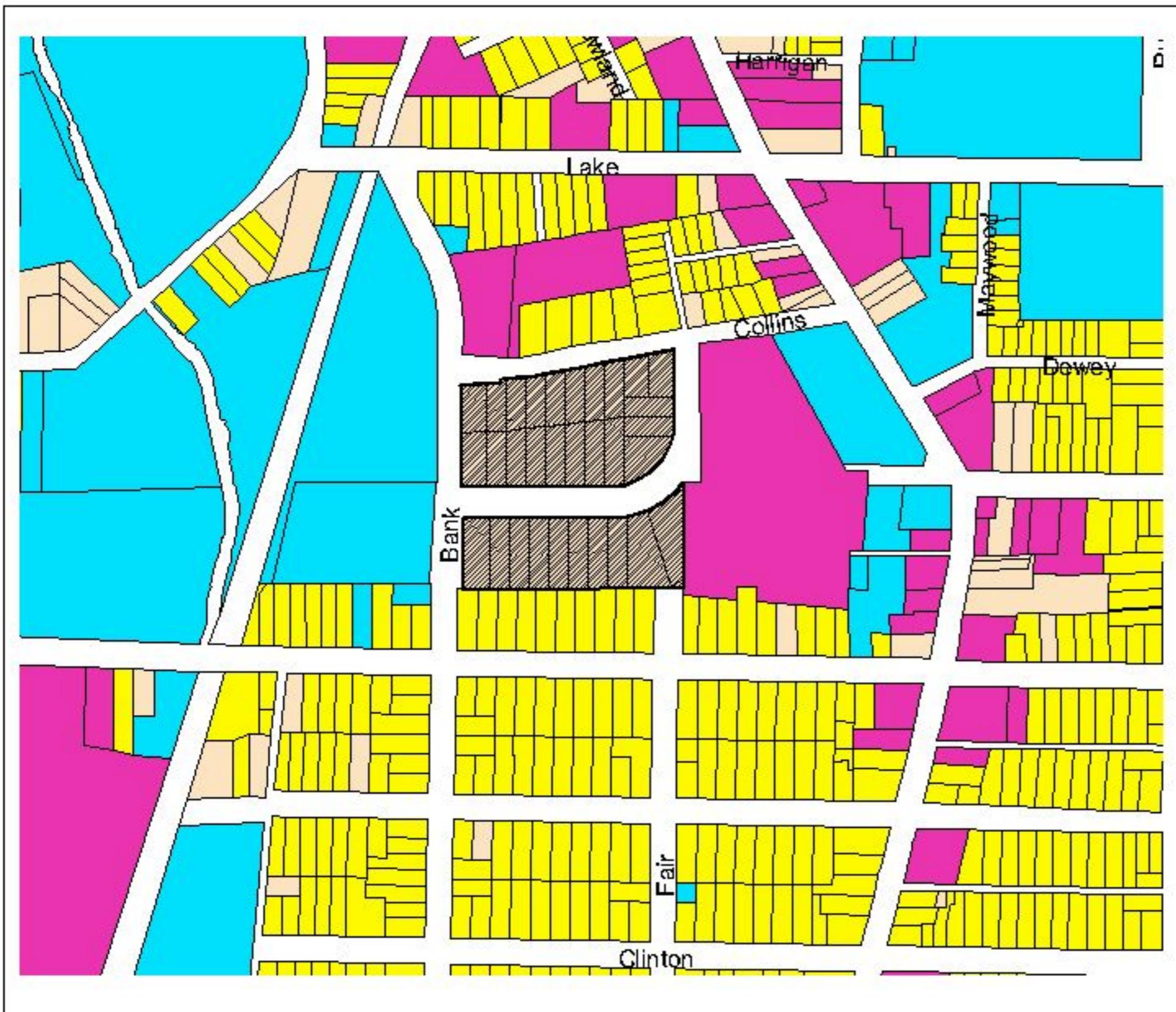
- Centerline strip
- Parcel
- Future land use strip
- Light Industrial
- Industrial
- Institutional
- General Commercial
- Neighborhood Commercial
- Commercial Recreation
- Office
- Office/Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Open Space
- Parks
- Mixed Use
- Special Consideration
- Low Density Residential with Open Space Preservation

 AREA REQUESTED FOR REZONING



# 500-624 COLLINS STREET AND 503-631 MARKETPLACE BOULEVARD-- REZONE FROM ZONE CC TO ZONE RS-7

REZONING P.C. #2008.09



## Land Use

- COMMERCIAL
- VACANT
- PUBLIC/INSTITUTIONAL
- INDUSTRIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL OR RENTAL



AREA REQUESTED FOR REZONING



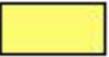
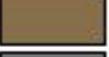
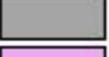
0 300 600 Feet

# 500-624 COLLINS STREET AND 503-631 MARKETPLACE BOULEVARD-- REZONE FROM ZONE CC TO ZONE RS-7

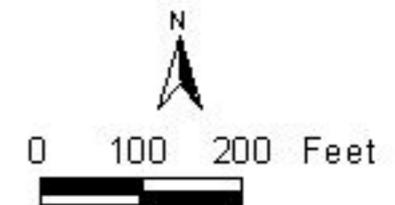
REZONING P.C.#2008.09



## PROPOSED ZONING

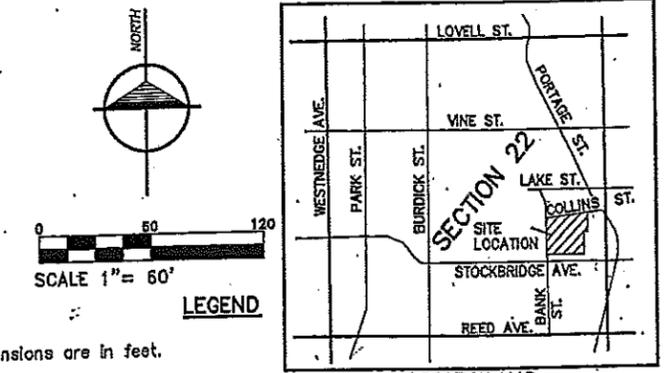
-  **RS-5**
-  **RS-7**
-  **RM-36**
-  **RM-15C**
-  **RM-15**
-  **RD-19**
-  **M-2**
-  **M-1**
-  **CO**
-  **CN-1**
-  **CCBD**
-  **CC**
-  **CBTR**
-  **Existing PUD Areas**

 **AREA REQUESTED FOR REZONING**



# MARKETPLACE AT WASHINGTON SQUARE

THAT PART  
OF THE SOUTHEAST 1/4 OF SECTION 22, T2S, R11W CITY OF KALAMAZOO,  
KALAMAZOO COUNTY, MICHIGAN



W 1/4 COR. SECTION 22, T2S, R11W, Book 2 Page 1092  
E-W 1/4 LINE SECTION 22  
N89°58'35" W 4684.58  
N89°58'35" W 591.54  
E 1/4 COR. SECTION 22, T2S, R11W, Book 2 Page 551

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, WHICH ARE RECORDED IN LIBER PAGE 2086 - 03135 P OF RECORDS OF THIS COUNTY.

NOTE:  
NO DIRECT ACCESS TO BANK STREET FROM LOTS 1, 11, AND 31

- All dimensions are in feet.
- Curvilinear measurements are arc measurements.
- 4" diameter x 36" long concrete monuments with 1/2" diameter x 36" long steel bars have been placed at all points marked "O".
- Lot markers are 1/2" diameter x 18" long steel bars.
- Bearings are based on the recorded plat of Southside Improvement Company's Addition to the City of Kalamazoo, Michigan, as recorded in Book 5 of Plats on Page 39, Kalamazoo County Records.
- NR=Not Radial, R=Radial

**CURVE DATA**

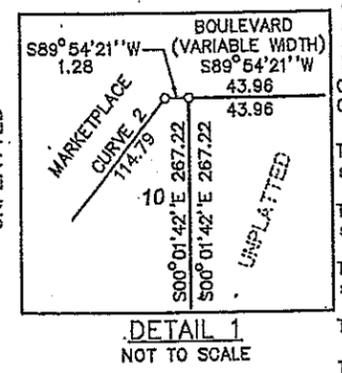
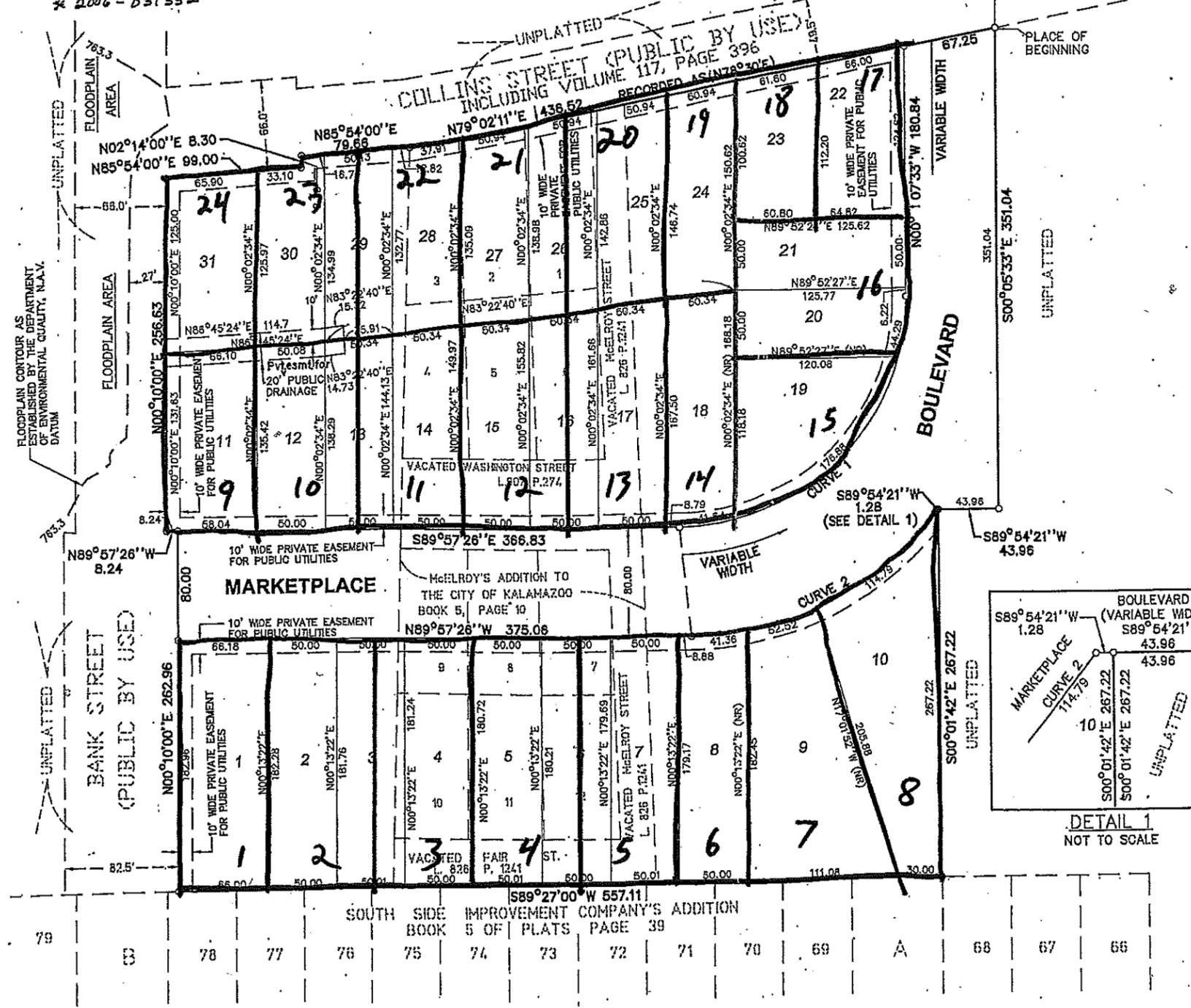
NO.	DELTA	RADIUS	LENGTH	BEARING AND CHORD
1)	90°10'06"	167.00	262.81	N44°57'31"E 236.52
2)	53°08'16"	225.00	208.67	S63°28'27"W 201.27

**SURVEYORS CERTIFICATE**

I, Lawrence W. Albaugh, Surveyor, certify:  
That I have surveyed, divided and mapped the land shown on this plat, described as follows:

Market Place at Washington Square  
That part of the Southeast 1/4 of Section 22, Town 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan, and replat of Lots 1 through 12, inclusive, vacated Washington Street as vacated in Liber 907, Page 274, vacated McElroy Street as vacated in Liber 826, Page 1241, and vacated Fair Street as vacated in Liber 826, Page 1241, of McElroy's Addition to the City of Kalamazoo, recorded in Book of Plats 5, Page 10, described as; Commencing at the East 1/4 corner of Section 22; thence North 89°58'35" West 591.54 feet along the East-West 1/4 line of said Section; thence South 00°05'33" East 614.25 feet to a point on the South right-of-way line of Collins Street for the PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 00°05'33" East 351.04 feet; thence South 89°54'21" West 43.96 feet; thence South 00°01'42" East 267.22 feet to the North line of the Plat of South Side Improvement Company's Addition to the City of Kalamazoo, Michigan as recorded in Book 5 of Plats, Page 39, Kalamazoo County Records; thence South 89°27'00" West 557.11 feet along said line to the East right-of-way line of Bank Street; thence North 00°10'00" East 262.96 feet along said line; thence North 89°57'26" West 8.24 feet; thence North 00°10'00" East 256.63 feet along said Bank Street right-of-way to the South right-of-way line of Collins Street; thence North 85°54'00" East 99.00 feet along said right-of-way; thence continuing along said right-of-way North 02°14'00" East 8.30 feet; thence North 85°54'00" East 79.66 feet along said right-of-way line; thence North 79°02'11" East 436.52 feet along the South right-of-way line of Collins Street to the place of beginning. Also along the north line of McElroy's Addition  
Contains 31 Lots.  
Contains 7.55 Acres.

That I have made such survey, land division and plat by the direction of the owners of such land.  
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.  
That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality, as required by section 125 of the act.  
That the accuracy of survey is within the limits required by section 126 of the act.  
That the bearings shown on the plat are expressed as required by section 126(3) of the act and as explained in the legend.



WILLIAMS & WORKS, INC.  
549 Ottawa Avenue NW  
Grand Rapids, MI 49503  
*L. W. Albaugh*  
Lawrence W. Albaugh, Secretary  
Professional Land Surveyor No. 20073

# INTER-OFFICEMEMO

**To:** Kalamazoo City Planning Commissioners  
**From:** Robert H. Bauckham, Assistant City Planner  
**Date:** September 25, 2008  
**Subject:** **Planning Commissioner Nomination**

Commissioners,

At the October 2 meeting, the Nominating Sub-Committee of the Planning Commission will make a recommendation regarding the appointment of Mr. Mark Fricke to replace Commissioner Cody. A copy of Mr. Fricke's application form is attached.

Unfortunately, it was discovered that the previous candidate, Mr. Timothy Terrentine, does not live in the City of Kalamazoo. He is not eligible to become a Planning Commissioner as a result. Mr. Terrentine's application indicated that he was a city resident.

Enclosure

THE CITY OF



BOARD AND COMMISSION APPLICATION

1. On which Board or Commission would you like to serve?

PLANNING COMMISSION, DOWNTOWN DEVELOPMENT AUTHORITY

2. Name: MARK EDWARD FRICKB  
(First) (Middle) (Last)

3. Home Address: 1841 CUMBERLAND ST KALAMAZOO 49006  
(Street Address) (City) (Zip) (Code)

4. City Resident: Yes  No  5. Neighborhood: WESTWOOD

6. Home Phone: 383-2063 7. E-mail Address: mfricke@chartermi.net

8. Occupation: SALES MANAGER 9. Employer: WRKR/WKMI  
4154 JENNINGS DR KALAMAZOO, MI 49048 MI  
(Employer's Street Address) (City) (State) (Zip Code)

10. Business Phone No: 978-2106 11. Home/Business Fax: 978-2102

12. How would you prefer to receive communications from the city (fax, e-mail, home/business phone, etc.)? email

13. Please indicate any information (experience, education, community activities, organizations, etc) which you think should be considered for your appointment to a Board or Commission. Use additional paper and include a resume if you wish.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Are there any reasons you may have a conflict of interest if you were appointed to a Board or Commission listed above? Yes  No . If yes, please explain.

\_\_\_\_\_  
\_\_\_\_\_

15. References (Non-Family)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

16. [Signature] \_\_\_\_\_  
(Signature of Applicant) (Date)

**OPTIONAL INFORMATION**

The following Affirmative Action and Equal Opportunity information is requested to help determine whether application information for City Boards and Commissions is reaching all segments of the community. Provision of the following information is optional, and you will not be penalized if you do not complete this section. Please check as appropriate.

GENDER	RACE OR ETHNIC BACKGROUND	AGE
<input type="checkbox"/> Female	<input type="checkbox"/> Black or African-American	<input type="checkbox"/> 16-21 years
<input checked="" type="checkbox"/> Male	<input type="checkbox"/> American Indian or Alaskan Native	<input type="checkbox"/> 22-34 years
	<input type="checkbox"/> Asian	<input type="checkbox"/> 35-44 years
	<input type="checkbox"/> Pacific Islander	<input type="checkbox"/> 45-54 years
<b>DISABLED</b>	<input type="checkbox"/> Hispanic or Latino	<input type="checkbox"/> 54-64 years
<input type="checkbox"/> Yes	<input type="checkbox"/> White	<input type="checkbox"/> 64+ years
<input checked="" type="checkbox"/> No		

Please return your application to:

City Clerk's Office  
241 W. South Street  
Kalamazoo, MI 49007

Fax: (269) 337-8494

How did you learn about the Board and Commission position? \_\_\_\_\_

Are you currently serving as an appointee to any other City of Kalamazoo Board/Commission?

Yes \_\_\_\_\_ No  If yes, which Board/Commission?

CURRENT BOARD TERM EXPIRES IN MARCH

Thank you for your interest in serving the City of Kalamazoo.

For further information, call the Clerk's Office at (269) 337-8791. E-mail : [borlings@kalamazoo-city.org](mailto:borlings@kalamazoo-city.org)

**For office use only:**

Date Received in Clerk's Office:	<u>1/22/08</u>
Date Distributed:	<u>1/30/08</u>
Distributed to:	<u>R. Hernandez, T. Kuseske, K. Nacci &amp; B. Doud</u>
Disposition:	_____

# Mark Fricke

1841 Cumberland St.  
Kalamazoo, Michigan 49006

269-383-2663 (home)  
269-598-7785 (cell)

## Work Experience:

- Cumulus Broadcasting** August 2007 – Present  
Local Sales Manager – WRKR/WKMI
- Clear Channel Radio** October 2001 – August 2007  
Marketing Representative - WBCT/WBFX
- Cumulus Broadcasting** May 1994 – October 2001  
Senior Account Manager – WKFR/WKMI
- Radio Associates of Michigan** August 1991 – May 1994  
News Editor - WKZO

## Associations and Committees:

- Community Development Act Advisory Board (City of Kalamazoo)** –2003-2007, one term as chair
- Zoning Board of Appeals (City of Kalamazoo)** –1998-2003, One term as chair
- St. Luke's Episcopal Church** –Vestry board 2004-2006
- Douglass Community Association** – Board Member 2003-2006
- Leadership Kalamazoo** – 1995 Graduate

**Educational Experience:**

**Georgia State University – Atlanta, Georgia**

Journalism major. Received honors as morning drive personality on WRAS radio station.

**DeKalb College – Atlanta, Georgia**

Business major. Completed one year of studies. Served as editor of on-campus newspaper “The Open Door” as well as student government liaison.

**Personal References:**

**Jamie Commissaris – Former co-worker (Cumulus Broadcasting)**

135 26<sup>th</sup> St.

Kalamazoo, Mi 49010

269-692-2610

**Jeanne Borzkowski – Family friend**

1536 Northampton

Kalamazoo, Mi 49006

269-382-3144

**CITY OF KALAMAZOO  
SITE PLAN REVIEW PROJECT LIST**

Year 2008	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments
2008.38	3308 Mini Lane	New commercial building	Gar Gillespie Graphic Packaging, Inc.	9/9/2008	9/24/2008	9/25/2008	--	Under review.
2008.37	300 E. Paterson Street	New parking lot	City of Kalamazoo Recreation Department	9/4/2008	9/22/2008	9/23/2008	--	Under review.
2008.36	2600 Mt. Olivet Road	Spring Valley Park improvements	City of Kalamazoo Recreation Department	9/3/2008	9/17/2008	9/18/2008	9/23/2008	Final approval provided
2008.35	4400 Picadilly Street 1214 E. Crosstown Prkwy.	Frays Park improvements	City of Kalamazoo Recreation Department	9/3/2008	9/17/2008	9/18/2008	9/23/2008	Final approval provided
2008.34		New parking lot	National Products	8/28/2008	9/15/2008	9/16/2008	9/22/2008	Final approval provided
2008.33	4401 Siesta	Co-location on existing cell tower	A T & T	8/26/2008	9/8/2008	9/9/2008	9/11/2008	Final approval provided
2008.32	3013 Oakland Drive	New antennas on existing cell tower	A T & T	8/26/2008	9/8/2008	9/9/2008	9/10/2008	Final approval provided
2008.31	3421 S. Burdick Street	New antennas on existing cell tower	A T & T	8/26/2008	9/8/2008	9/9/2008	9/10/2008	Final approval provided
2008.3	1811 Lake Street	New antennas on existing cell tower	A T & T	8/26/2008	9/8/2008	9/9/2008	9/10/2008	Final approval provided
2008.29	4037 S. Westnedge	New storage building	Exteriors of Kalamazoo	8/21/2008	9/3/2008	9/4/2008	--	Under review.
2008.28	710 Collins Street	Antenna co-location on a building	T-Mobile Central, LLC	8/14/2008	8/27/2008	8/28/2008	9/10/2008	Final approval provided
2008.27	751 Pleasant Avenue	Building addition and two new buildings	The ARK Consumers Credit Union	8/14/2008	8/27/2008	8/28/2008	--	Under review.
2008.26	4023 Portage Street	New bank building	Consumers Credit Union	8/7/2008	8/20/2008	8/21/2008	--	Under review.
2008.25	1516 Rockledge	Add antennas to cell tower	A T & T	7/16/2008	7/30/2008	7/31/2008	8/1/2008	Final approval provided
2008.24	2815 Millicork	Add antennas to cell tower	A T & T	7/16/2008	7/30/2008	7/31/2008	8/1/2008	Final approval provided
2008.23	4201 W. Michigan	Building addition	Planned Parenthood	7/3/2008	7/21/2008	7/22/2008	9/8/2008	Final approval provided
2008.22	3103 W. Michigan	4-unit apartment building	Greg Watts Graphic Packaging, Inc.	6/23/2008	7/7/2008	7/8/2008	8/7/2008	Final approval provided
2008.21	1421 N. Pletcher St.	Building addition	Graphic Packaging, Inc.	6/19/2008	7/7/2008	7/8/2008	--	Under review.
2008.2	3303 Gembrit Circle	Re-use building for shingle recycling	Crutchall Resource Recycling, LLC	6/10/2008	6/25/2008	6/26/2008	--	Under review.
2008.19	3037 Oakland Drive	Building addition for drive through	Water Street Coffee Joint	5/23/2008	6/9/2008	6/10/2008	--	Under review.

CITY OF KALAMAZOO  
SITE PLAN REVIEW PROJECT LIST

Year 2008	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments
2008.18	1701 Banbury	Re-use half of the building for a computer repair store	Joel Wright - Aftech	5/16/2008	6/2/2008	6/3/2008	6/3/2008	Final approval provided
2008.17	1715 E. Main Street	Re-use building for a mosque	Philip Adkins	5/2/2008	5/19/2008	5/20/2008	---	Under review.
2008.16	4216 Sprinkle Road	New outdoor seating area	Nob Hill Bar & Grill	4/24/2008	5/7/2008	5/8/2008	5/13/2008	Final approval provided
2008.15	524 N. Burdick Street	New retail building	Kalamazoo Gospel Mission	4/24/2008	5/7/2008	5/8/2008	5/27/2008	Final approval provided
2008.14	4141 Manchester Road	New storage silos, extend driveway	Fabri-Kal	4/22/2008	5/5/2008	5/6/2008	5/9/2008	Final approval provided
2008.13	212 S. Park Street	Building addition and new garage	First United Methodist Church	4/18/2008	5/5/2008	5/6/2008	6/23/2008	Final approval provided
2008.12	714 S. Westnedge Ave.	New chiller facility - Chenery Auditorium	Kalamazoo Public Schools	4/18/2008	Staff review only	--	4/29/2008	Final approval provided
2008.11	251 Mills Street	New restroom/storage building at Mayors' Riverfront Park	City of Kalamazoo Recreation Department	4/10/2008	4/23/2008	4/24/2008	5/23/2008	Final approval provided
2008.1	3329 Virginia Avenue	New family day care use in existing house	Sandra Walker	4/4/2008	Staff review only	---	4/10/2008	Final approval provided
2008.09	4798 Campus Drive	New office building	Fleis & VandenBrink	4/3/2008	4/21/2008	4/22/2008	7/7/2008	Final approval provided
2008.08	3215 Oakland Drive	School building addition	Woods Lake Elementary School	4/1/2008	Staff review only	--	4/17/2008	Final approval provided
2008.07	2316 Winchell Avenue	School building addition	Winchell Elementary School	4/1/2008	Staff review only	--	4/17/2008	Final approval provided
2008.06	3333 Gull Road	New nursing home	Borgess Health Alliance	3/27/2008	4/9/2008	4/10/2008	5/21/2008	Final approval provided
2008.05	511, 512, 526 & 602 W. Willard Avenue	New parking lot for Retro 411 Bar	Union Bag & Barrel, Inc.	3/6/2008	3/19/2008	3/20/2008	3/27/2008	Final approval provided
2008.04	1327 Fraternity Village	New apartment project	GMJ Holding, LLC	3/6/2008	3/19/2008	3/20/2008	3/31/2008	Final approval provided
2008.03	3641 E. Cork Street	Re-use building for a union lodge	IBEW Local 131	3/4/2008	3/17/2008	3/18/2008	3/20/2008	Final approval provided
2008.02	330 N. Drake Road	Commercial development	330 N. Drake, LLC	1/21/2008	2/6/2008	2/7/2008	2/14/2008	Final approval provided
2008.01	532 & 534 Florence	Northside Children's Water Playground	NACD	1/10/2008	1/23/2008	1/24/2008	2/11/2008	Final approval provided