

City of Kalamazoo
PLANNING COMMISSION
Minutes
April 22, 2019

Second Floor, City Hall
Commission Chambers
241 W. South Street, Kalamazoo, MI 49007

Members Present: Gregory Milliken, Chair; Jack Baartman; Alfonso Espinosa; Emily Greenman
Wright, Vice Chair; Derek Wissner; Charley Coss

Members Excused: James Pitts; Sakhi Vyas

City Staff: Christina Anderson, City Planner; Pete Eldridge, Zoning Administrator; Robert
Bauckham, Senior Development Planner; Beth Cheeseman, Code Administration
Clerk/Cashier; Clyde Robinson, City Attorney; Sharon Ferraro, Historic
Preservation Coordinator

A. CALL TO ORDER

Commissioner Milliken called the meeting to order at approximately 7:04 p.m.

B. ROLL CALL

Planner Anderson proceeded with roll call and determined that the aforementioned members were present.

C. ADOPTION OF FORMAL AGENDA

Commissioner Coss, supported by Commissioner Espinosa, moved approval of the April 22, 2019 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Milliken informed the committee that the Minutes of April 09, 2019 will be reviewed at the next regular meeting.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

None

G. UNFINISHED BUSINESS

None Responded

H. NEW BUSINESS

Commissioner Milliken reviewed the purpose of the meeting and explained the expectations of the Planning Commissions review of the two site plans based upon the staff report.

S.P. #2019.15: Review the site plan for the proposed demolition of buildings for the Congregation of St. Joseph located at 3427 Gull Road.

Mr. Bauckham came forward and began to review the minor details and explains the purpose of the site plan in question. The intent of the site plan is to move offices, facilities, and personnel in the new building.

The site is located on the corner of Gull rd. and Nazareth rd. it is owned and operated by The Nazareth Center Congregation of St. Joseph, they own the property and facilities. He mentioned that areas of the site contain underground tunnels, as well as their plans for certain Trees on the site. The resulting vacant land will return to grass areas. There is a revised site plan that has been submitted and that is under review, the Site Plan Review Committee will review in its complete entirety and return in the upcoming days. The Site plan Committee provided a list of comments of items on the site plan that need to be addressed.

1. Provide a note on the site plan indicating that an easement will be provided to the city for the new entrance
2. Providing a note on the site plan of trees that will be removed (the note will included less than 10' inches in diameter)
3. Filling the location of the underground tunnels (indicating the removal of the underground tunnels as part of the process)
4. Providing a note of removal of the water and sanitary sewage utility facility for the building will coordinated with the city's public services
5. Providing a note that a coronation will be initiated by public safety department to make sure that there is emergency access to all other areas of the site during the demolition

Attorney Pat Lennon came forward and mentioned that they have been responsive to the comments and questions given to them about the project in question.

Commissioner Milliken opened the floor for Public Comments

None responded

Commissioner Milliken closed the floor for Public Comments

Commissioner Greenman Wright asked if there were plans for historical salvage.

Sister Pat resident of the St. Joseph Parish in Kalamazoo explained that some elements will move into the new building, some on the grounds. The intent is for everything to be reused as much as possible on the site or other sites.

Commissioner Espinosa questioned rather this project would fall under the Natural Features Protection. Ms. Anderson explained that it would not apply with the NFP.

With no additional comments, Commissioner Milliken turned the project over to the site plan committee to complete their review.

S.P. #2019.17: Review the site plan for the proposed new medical office building for Bronson Hospital to be located at 805 John Street.

Commissioner Milliken turned over the meeting to Commissioner Greenman Wright due to conflict of interest.

Mr. Bauckham began to review the details and explains the purpose of the site plan in question. They have not yet received a revised site plan for the project.

The site is located on the corner of John St. and E. Vine St. It is owned and operated by Bronson. The majority of the site is caved, applicant is planning to construct a medical pavilion on the site to be utilized as a treatment facility for cancer patients, and medical offices but no overnight stays. The Site plan review committee did ask for additional clarification on the parking in the area, the parking will be completed in phases. The site plan committee had comments on the site plan such as some minor utility adjustments for the building, side walk changes, provisions of copies of environmental studies that have been conducted, changes to fire department facilities and open space calculation for both the current parking lot and the plan building, the open space calculation is being increased.

Steve Dickerson, Architecture from Diekema Hamann Architecture approached and explained more details on the project.

Dan Lewis, a Senior Civil Engineer and Director of Business from AR Engineering approached as well and explained his part and the details and updates of the project.

Commissioner Greenman Wright opened the public comment

No comments

Commissioner Greenman Wright closed the public comment and turned the project over to the site plan committee to complete their review.

I. CITIZENS' COMMENTS (Regarding non-agenda items)

None

J. CITY COMMISSION LIAISON COMMENTS

None

K. CITY PLANNER'S REPORT

Ms. Anderson mentioned that she would like to discuss items she would like to discuss at the next meeting agenda. With no business scheduled for the May meeting, Commissioners were given the choice to cancel the meeting or discuss some business items, including site plan review by the Planning Committee, additions to the public participation Plan and updates to the development continuum. After discussion, the commissioners asked that these business items be saved for the June meeting.

Commissioner Coss supported by Wissner approve to cancel the May Planning Commission meeting. A voice vote was taken. Motion passed.

Commissioner Coss asked about nominating committee and what the update is with available vacant seats. Ms. Anderson answered that the advertisements for the open position on the Planning Commission and the ZBA were already out.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

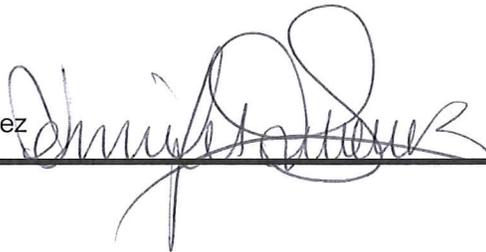
Commissioner Coss had some miscellaneous comments about the election needing some volunteers.

Commissioner Espinosa questioned work on Drake Rd. Ms. Anderson answered that this work was on BTR2, it's not city limits, Drake rd. is shared between County and City, trees removed in the median were approved for the removal by the City's Tree Board.

M. ADJOURNMENT

Commissioner Milliken adjourned the meeting at approximately 7:44 p.m.

Recording Secretary: Jennifer Gutierrez



Date: 6/11/2019

City Staff Liason:



Date: 6/11/19