

Agenda

City of Kalamazoo - Planning Commission November 7, 2019

Regular Meeting

City Commission Chambers, City Hall, 241 W. South Street

7:00 p.m.

- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes from September 5, 2019
- E. Communications and Announcements
- F. Public Hearings:
- G. Unfinished Business
- H. New Business:
 - 1. P.C. #2019.08: 709 Axtell Street. The YWCA is requesting a special use permit to allow a transitional residence for up to 14 individuals at this location. [Recommendation: Approve the special use permit request for the transitional residence]
- I. Citizens' Comments
- J. City Commission Liaison Comments
- K. City Planner's Report
- L. Miscellaneous Comments by Planning Commissioners
- M. Adjournment

City of Kalamazoo
PLANNING COMMISSION
Minutes
September 5, 2019
DRAFT

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

Members Present: Gregory Milliken, Chair; Emily Greenman Wright, Vice Chair; Alfonso Espinosa; James Pitts; Sakhi Vyas; Coreen Ellis; Shardae Chambers

Members Excused: Derek Wissner

City Staff: Christina Anderson, City Planner; Clyde Robinson, City Attorney; Pete Eldridge, Assistant City Planner; Beth Cheeseman, Code Administration Clerk/Cashier

A. CALL TO ORDER

Commissioner Milliken called the meeting to order at 7:00 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 Greenman Wright, supported by Commissioner Espinosa, moved approval of the September 5, 2019 Planning Commission agenda. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Greenman Wright, supported by Commissioner Vyas, moved approval of the August 1, 2019 Planning Commission minutes. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

1. Introduction of New Planning Commissioners: Coreen Ellis and Shardae Chambers

Planner Anderson introduced the two new commissioners. Commissioner Milliken welcomed them to the Commission.

F. PUBLIC HEARINGS

None

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

1. P.C. #2019.07: Review of a site plan for parking lot expansions at Thermo Fisher Scientific, 4481 Campus Drive [Recommendation: Approve Site Plan]

Planner Eldridge stepped forward to give the Staff Report. Planner Eldridge explained that Thermo Fisher Scientific wants to add 54 parking spaces on the west side of the building. They also want to create parking stalls for trailers on the east side of the building near the loading docks. He stated that significant staffing has created the need for additional parking. Employees are currently parallel parking along the access drive on the west side of the building. Planner Eldridge said the staff recommends approval of the site plan. Thermo Fisher Scientific has gone through a preliminary Site Plan meeting and have submitted all paperwork for the Site Plan approval meeting. That meeting is scheduled later in September.

Commissioner Milliken asked why this particular site and zoning district needs to come before the Planning Commission. Planner Eldridge responded that the zoning ordinance states that all site plans in the CBTR zone district, which includes the BTR Park for Western Michigan University, is required to come before the Planning Commission for approval. He stated it is part of maintaining transparency with the public. Planner Eldridge informed the Commission that he has an approval letter from WMU Design Review Committee signed by the Director of Business Services.

Commissioner Pitts requested clarification of the Commission handing over the Site Plan Process to the City. Planner Eldridge stated the Planning Commission delegated responsibility for the Site Plan process to the Site Plan Review Committee. Planner Anderson stated that Site Plans are now available online and people can sign up to be notified when a new Site Plan arrives.

Commissioner Vyas asked about stormwater management for the site. Planner Eldridge said a stormwater management plan has been submitted and is under review by engineers and Public Services.

Mr. Chris Markham, Paradigm Design, came forward and asked for any questions. He indicated they provided all necessary documents to City regarding stormwater management. He said they are, “busting at seams for parking.” Mr. Steve Bench, Director of Operations, came forward and said Thermo Fisher Scientific has been in this location since 2002 and is still growing. He said they have 3 shifts of employees and have come up against a capacity issue for parking and safety. He said they also need to resurface some areas of the existing parking lots.

Commissioner Espinosa, supported by Commissioner Vyas, moved to approve P.C. #2019.07: the proposed site plan for parking lot expansions at Thermo Fisher Scientific, 4481 Campus Drive.

Commissioner Espinosa said he thinks the request is straight-forward and is needed. He said his only concern is stormwater management so close to asylum lake.

A roll call vote was taken and passed unanimously.

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

None

J. CITY COMMISSION LIAISON COMMENTS

Commissioner Cunningham came forward and told the Commissioners he appreciates their work. He welcomed the new Commissioners and gave them the advice to continue to ask what acronyms mean as they come up.

K. CITY PLANNER'S REPORT

Planner Eldridge gave an update on two projects. He stated that Chick-fil-A is approved and will be moving along. He also shared that 2927 Millcork, a grow/processor, recently received Site Plan approval and an operating license from the City Clerk. He asked Commissioners to review the roster he sent them and get back to him with any changes.

Planner Anderson encouraged Commissioners to sign up for Site Plan notification for all neighborhoods.

She also stated they had their first meeting on 9/21/19 of the Street Design Project regarding the streets taken over with jurisdictional transfer and other priority areas. The second meeting will be a hands-on design meeting to be held on 10/23/19 at the Foundry from 6:30-8:30pm with an open house format. Planner Anderson said Wednesdays (starting on September 11th) will be Walking Wednesdays. They will have 1 or 2 guided walking audits. Participants will be able to go online and provide comments about the streets. She said they will also be arranging bike rides to help with the design project. Planner Anderson explained this is tied in with the Master Plan, Street Types and Connected City goals. More information is available on ImagineKalamazoo.com.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Milliken stated the walking/biking tours were a great way to be more involved. He thanked the City for updating the Site Plan process and the website.

Commissioners Greenman Wright and Pitts welcomed the new Commissioners.

Commissioner Espinosa asked about editing choices of neighborhoods if someone had already signed up for Site Plan Notification. Planner Anderson said he could send her an email for which neighborhoods he would like notifications.

M. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 7:28 pm.



Planning Commission Staff Report

City of Kalamazoo

Project Address: 709 Axtell Street
Case #: P.C. 2019.08
Meeting Date: November 7, 2019
Applicant: YWCA of Kalamazoo
Owner: Bayless E. Cobb IV, GSTT Nonexempt Trust
Public Hearing: Yes
Date Legal Ad Published: October 23, 2019

Project Summary:

The applicant is requesting a special use permit to allow a transitional residence for up to 14 individuals at this location.

Recommendation:

The staff recommends that the Planning Commission approve the special use permit request.

ANALYSIS

Property Size:

0.139 acres

Description of Current Use of Property:

The property contains a single-family home.

Community Planning & Development Department

415 Stockbridge Avenue
Kalamazoo, MI 49001
(269) 337-8044
(269) 337-8513 [fax]
www.kalamazoocity.org

Staff Contact Information:

Christina Anderson, AICP, City Planner
Peter Eldridge, AICP, Zoning Administrator

Current Zoning District:

Zone RM-15 (Residential, Multi-Dwelling District)

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The Future Land Use Map denotes the subject parcel as ‘R-2 Residential’ which is described as medium intensity residential.

The request meets the Complete Neighborhoods goal of the Strategic Vision pertaining to creating areas that support the full range of citizen needs.

Surrounding Zoning and Land Uses:

West:	Zone RM-15: Single-family home
North:	Zone RM-15: Duplex
East:	Zone RM-15: Duplex
South:	Zone RM-15: Single-family home

Project Description:

The property is in the Vine Neighborhood and within the Vine Historic District. The 1,771 square foot dwelling has six bedroom and three full baths. The house was built in 1893. The gravel driveway and parking area can accommodate five to six vehicles. The parking area is in the east side yard.

The YWCA has experience operating various programs which involve providing temporary housing and shelters. The YWCA plans to utilize 709 Axtell Street for a shelter for both adults and children. This additional housing is urgently needed for this program. Very few of these individuals will have cars. The capacity of the home has been reviewed to confirm that the six bedrooms are large enough to accommodate up to 14 individuals. The YWCA will staff this location 24 hours a day.

The applicant has met with Steve Walsh, Director of the Vine Neighborhood Association (letter of support included). In addition, two rounds of informational fliers will be dropped-off in the neighborhood prior to the meeting date.

Review Criteria:

The Planning Commission’s role is to approve or disapprove special use permit requests based on the following criteria from Chapter 8 of the Zoning Ordinance. Staff’s opinion of the level of conformance of the project with the criteria is provided in the bolded text.

1. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone district(s) of surrounding lands.

The subject property is bordered by duplexes on two sides and single-family homes on two sides. The subject property already has a sizable parking area and the land area is large enough to accommodate three dwelling units if the

-
- house was to be converted to have multiple family units. However, the YWCA has no plans to alter the house.**
2. That the proposed special use complies with Sec. 4.2: Use Standards of the zoning ordinance.
The location does comply. In Zone RM-15 there is not a required separation distance of 1,500 square feet from other transitional residences like in the CC and CCBD Districts.
 3. That the location and design of the proposed special use minimizes adverse effects, including visual impact of the proposed use on adjacent lands by: 1) avoiding significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance; 2) retaining, to the greatest extent possible, the natural features of the landscape where they provide a barrier or buffer between the proposed special use and adjoining lands; 3) locating buildings, structures, and entryways to minimize impact; and, 4) providing appropriate screening, fencing, landscaping, and setbacks.
The house and property are residential in use and appearance. There will be security cameras and a staff person present 24 hours a day to assist the residence and monitor the property.
 4. That the proposed special use minimizes environmental impacts and conforms to all relevant environmental protection standards of this ordinance, or any other state or federal laws.
The transitional residence use is not anticipated to have any negative environmental impacts on the property or on adjacent properties.
 5. That there is adequate road capacity available to serve the proposed special use.
The subject property is approximately one and a half blocks west of South Westnedge Avenue on Axtell Street. Few if any of the residents will have vehicles so it will not increase the traffic volume on Axtell Street.
 6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.
The driveway and access point on to Axtell Street will not be altered. It is anticipated that it will be adequate to accommodate the proposed use.
 7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.
The subject property is adequately served by all services.
 8. That the proposed special use is located and designed so that adequate access onto the site is provided for fire, police, and EMS services. **Adequate access will continue to be provided on the site for emergency services.**
 9. That the proposed special use complies with the appropriate standards in Chapter 6: General Development Standards.
Staff has verified that the use complies with the standards in Chapter 6

pertaining to off-street parking, lighting, design, and operational performance.

10. That the proposed special use complies with all standards imposed on it by all other applicable provisions of the ordinance for use, layout, and general development characteristics.

Staff has verified the proposed use will meet the applicable provisions of the Zoning Ordinance.

Site plan review:

This project does not require site plan review approval.

Findings:

Staff has made the following findings regarding this request:

1. Transitional residences are allowed as special uses in Zone RM-15 with approval from the Planning Commission.
2. The proposed use at this location meets all Zoning requirements.
3. Housing needs in Kalamazoo include the need for temporary housing and shelters
4. The proposed facility will be staffed and monitored by the YWCA
5. The YWCA has reached out to the neighbors with informational fliers and contacted the Director of the Vine Neighborhood Association to explain the intended use of the house.

RECOMMENDED ACTION

The staff recommends that the Planning Commission approve the special use permit request for the transitional residence for up to 14 individuals

Attachments:

1. YWCA Narrative
2. Picture of House
3. Map of Rental Properties
4. Letter of Support from the Vine Neighborhood Association
5. Existing Zoning Map
6. Aerial Map
7. Existing Land Use
8. Future Land Use

Narrative

The property 709 Axtell St will be the site of the YWCA's KORU House.

The Koru House is a safe shelter provided by the YWCA Kalamazoo. It is the only shelter in Southwest Michigan inclusive to all; adult men and women (and their children), who are recent victims of human trafficking. Human trafficking is the act of recruiting, harboring, transporting, etc., of individuals by means of force, fraud, or coercion for sex or labor trafficking, or both. Over the past year, the YWCA has been able to serve over 50 survivors of Trafficking.

The purpose of the shelter is to provide urgent safety for individuals coming out of their trafficking situations and trauma as well as reacclimate them to everyday life. With a 14 bed capacity, clients can reside in the emergency shelter for up to three months. The house is staffed 24/7 and utilizes video surveillance for the safety of clients as well as staff. The staff is available at all times to anticipate and be attentive to the needs of the clients. Client safety is the most crucial concern of the YWCA; living in a safe house in a safe area is imperative.

The Koru House helps victims of human trafficking reclaim their independence and autonomy to pick up their bearings and continue on a positive path in life. Empowering the clients is the number one goal of the Koru House and the YWCA Kalamazoo.



Axtell Street (Zone District RM-15, Residential - Multi Dwelling)



1: 564

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

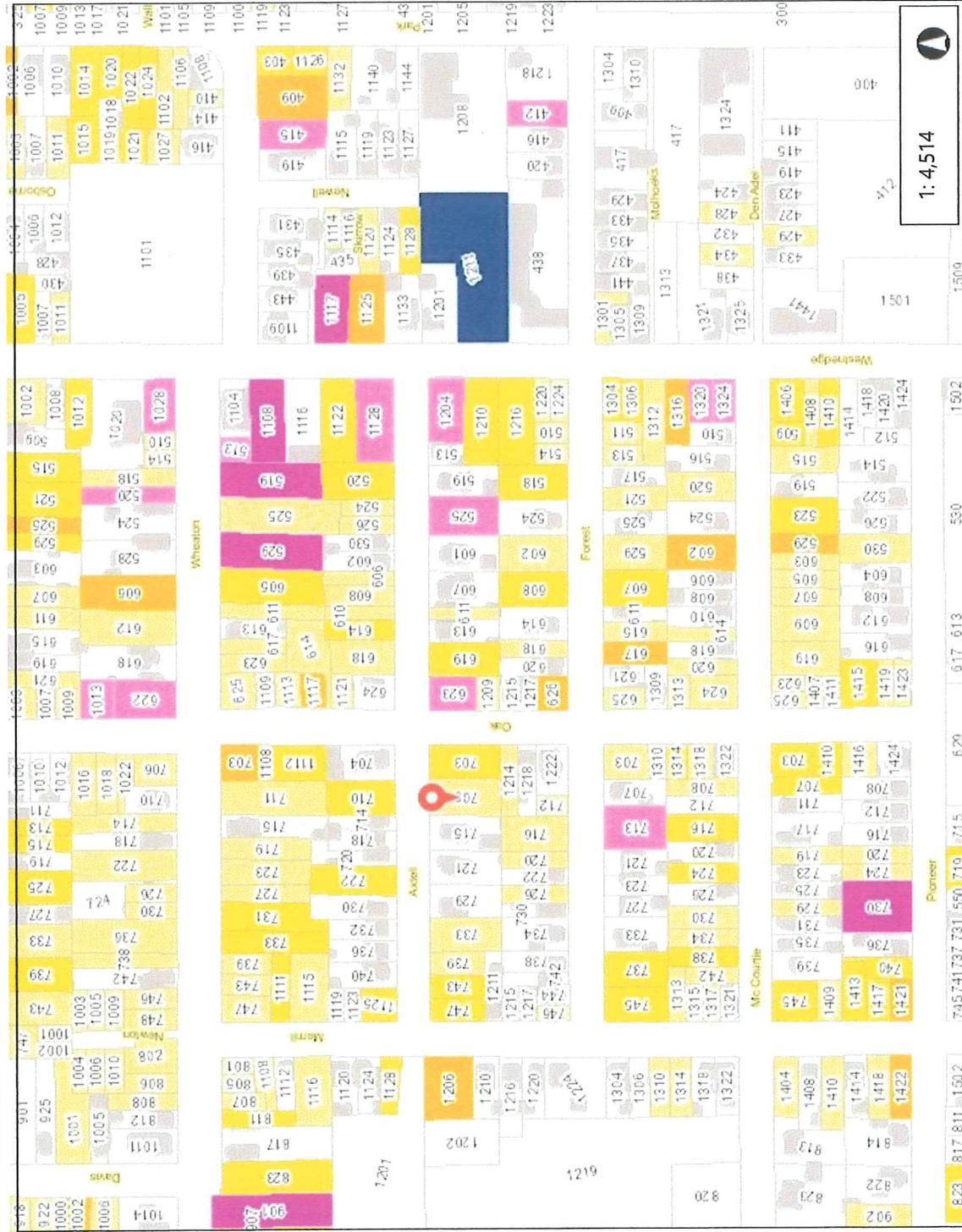
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Legend
Street Names - City
Parcels

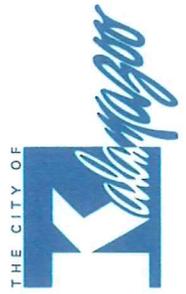
Rental Properties in Area of 709 Axtell Street



Legend

Street Names - City

- Parcels
- Rentals
 - Single
 - Duplex
 - 3-Unit
 - 4
 - 5-13
 - 14-31
 - 32-61



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 Miles

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0.1

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 4,514



814 SOUTH WESTNEDGE AVENUE
KALAMAZOO, MICHIGAN 49008
269.349.6463
www.vineneighborhood.org

October 22nd, 2019

To Whom It May Concern,

It is my pleasure to write a letter in support of the YWCA requesting a variance in zoning for their new anti-trafficking shelter here within the Vine Neighborhood. YWCA housing has proven to be a wonderful asset and partner in providing quality, shelter housing here in the Vine neighborhood. The YWCA residents are diligent stewards within the neighborhood.

In conclusion, I fully support the rezoning efforts of the YWCA, and hope to see more housing options here in the Vine neighborhood in the near future as they focus their efforts on housing opportunities within Kalamazoo's core downtown neighborhoods.

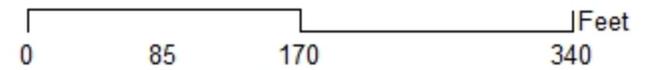
Sincerely,

Steve Walsh
Executive Director
Vine Neighborhood Association

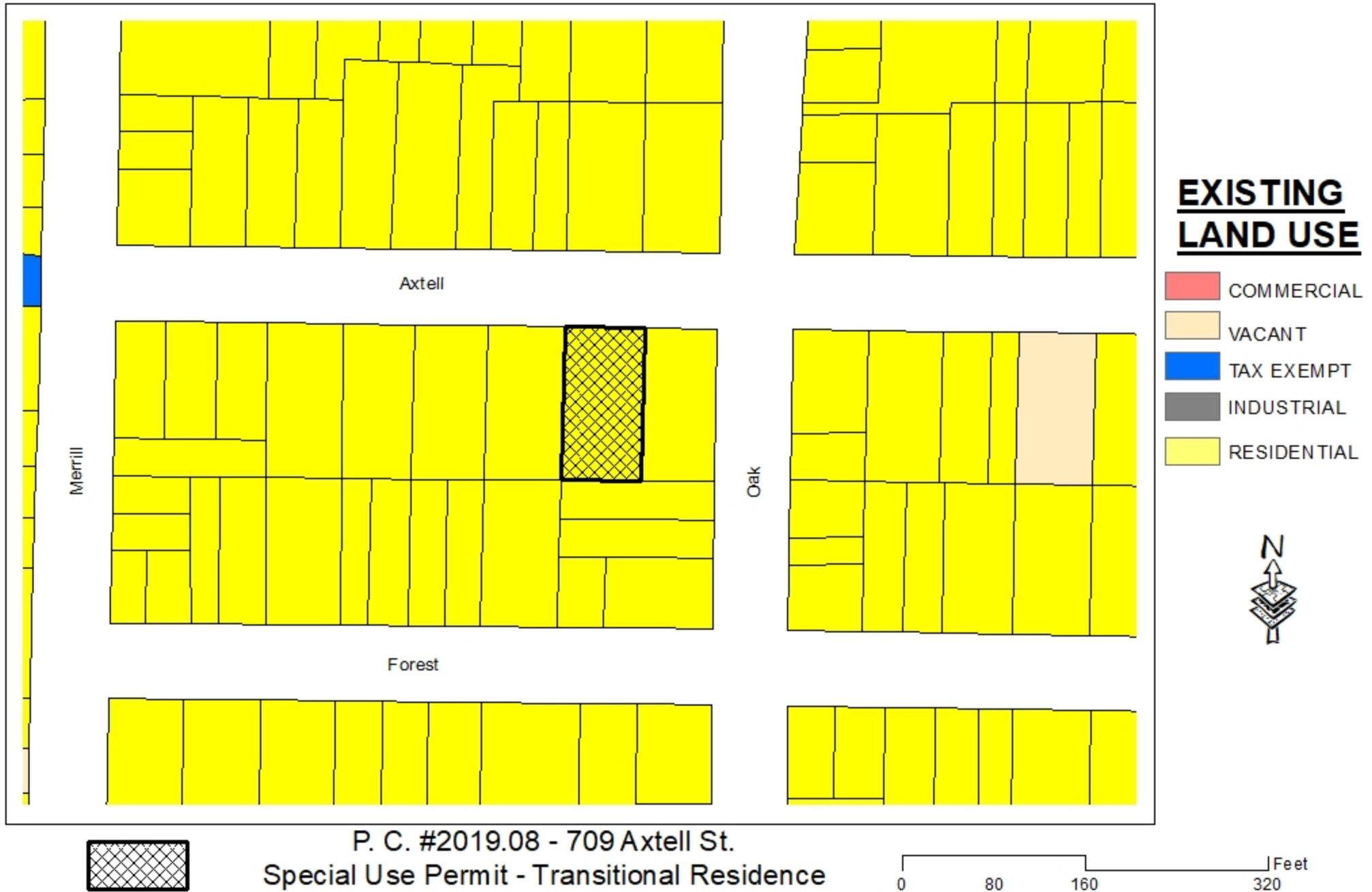
P. C. #2019.08 - 709 Axtell St.
Special Use Permit - Transitional Residence



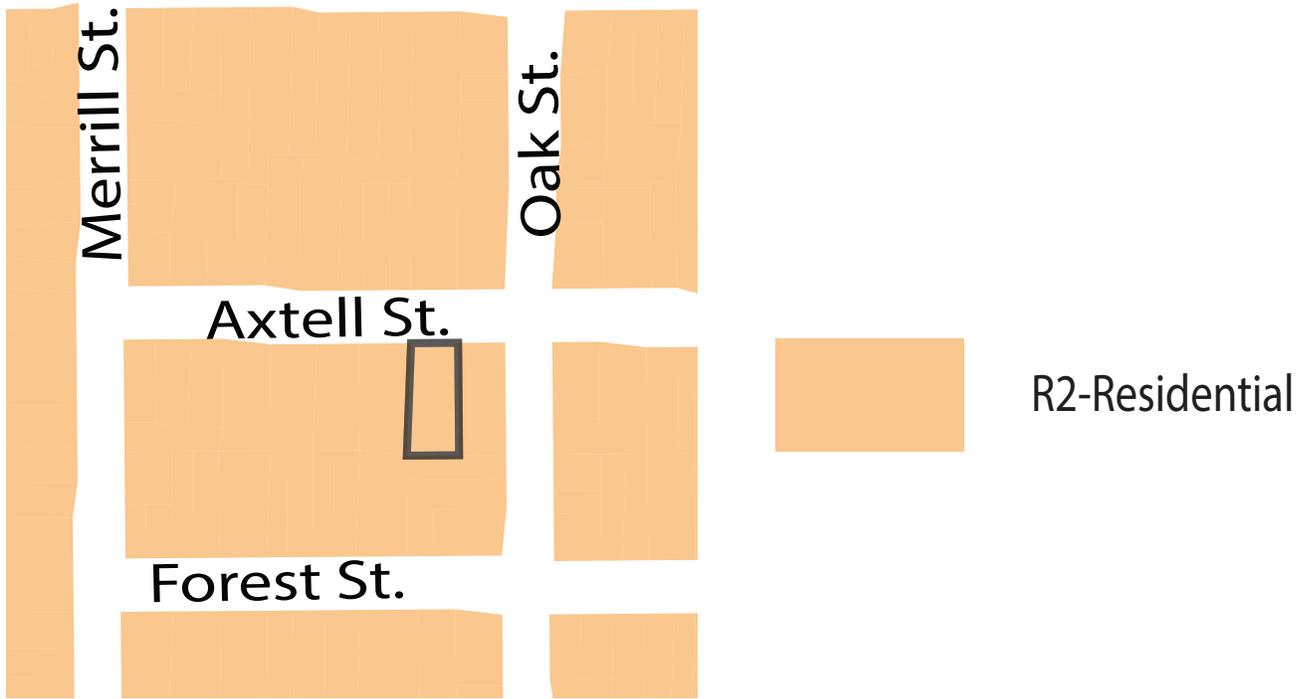
P. C. #2019.08 - 709 Axtell St.
Special Use Permit - Transitional Residence



P. C. #2019.08 - 709 Axtell St.
Special Use Permit - Transitional Residence



P.C. #2019.08 - 709 Axtell St
Special Use Permit - Transitional Residence



P.C. #2019.08 - 709 Axtell St
Special Use Permit - Transitional Residence

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST 2019**

Year 2019	Project Address	Project Description	Applicant	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Landscaping	Final Inspect.
2019.54	2001 Fulford Street	Cell Antenna Co-Location	Sprint	10/9/2019	10/23/2019	10/23/2019	10/24/2019	\$385	11/20/2019	N/A	Project Under Review			
2019.53	500 Golden Dr	Demolish buildings in prep for future structure	Byce and Assoc.	9/23/2019	10/9/2019	10/9/2019	10/21/2019	N/A	11/20/2019	N/A	Project Under Review			
2019.52	3710 Pine Terrace	New Leasing Office/ Workout Room		9/13/2019	9/25/2019	9/25/2019	10/9/2019	\$330	11/20/2019	N/A	Project Under Review			
2019.51	4300 Beech	New Clubhouse for Condo subdvn.	Slocum Architects	7/17/2019	7/31/2019	8/1/2019	10/3/2019	\$396	10/30/2019	N/A	Project Under Review		12 trees, 65 shrubs	
2019.5	822 Schuster	Medical Marijuana Grow Facility	The Woods Cultivation, LLC	7/29/2019	8/7/2019	8/7/2019	9/6/9019	N/A	10/3/20109	N/A	Project Under Review	10/21/2019		
2019.49	4481 Campus Dr.	Parking lot expansion	Thermo-Fischer Scientific	7/18/2019	7/31/2019	7/31/2019	8/23/2019	N/A	9/25/2019	BTR Park	Final approval provided	9/27/2019		
2019.48	209 E Stockbridge	New mixed use buildings w/ 60 dwelling units	Management/ Consulting	7/24/2019	7/17/2019	7/24/2019	8/27/2019	\$690.00	9/25/2019	Southtown	Project Under Review			
2019.47	2927 Millcork	Change of use to a medical marijuana grow facility/ processor	Lake Effect Group	7/2/2019	7/17/2019	7/17/2019	8/20/2019	N/A	9/11/2019	NA	Final approval provided	9/19/2019		
2019.46	1919 Factory	Building Addition	LC Howard	6/24/2019	7/10/2019	7/10/2019	8/12/2019	\$918.00	9/11/2019	NA	Final approval provided	9/20/201	40 trees, 48 shrubs	
2019.45	1418 Ravine Road	New pole building	Extreme Power Sports	7/18/2019	7/24/2019	7/24/2019	8/6/2019	N/A	8/28/2019	NA	Final approval provided	9/10/2019		
2019.44	151 S Rose St	Cell Tower antenna co-location	T-Mobile	6/25/2019	7/17/2019	7/17/2019	7/23/2019	N/A	8/21/2019	NA	Final approval provided	9/3/2019		
2019.43	4400 Stadium Dr	Change of use to a credit union	Honor Credit Union	7/1/2019	7/17/2019	7/17/2019	8/1/2019	N/A	8/21/2019	NA	Final approval provided	10/21/2019	19 trees, 113 shrubs	
2019.42	218/318 E Stockbridge	New Medical Marijuana Provisioning Center	Red Bud Roots	7/3/2019	7/17/2019	7/17/2019	7/23/2019	\$360.00	8/14/2019	Southtown	Project Under Review		12 trees, 16 shrubs	
2019.41	527 W South Street	Change of use to an office and add a carriage house	UpJohn Institute	4/18/2019	5/1/2019	6/13/2019	6/28/2019	N/A	7/31/2019	Historic	Final approval provided	8/12/2019	1 tree	
2019.4	1000 King Hwy	Building Addition to Johnstone Supply	Johnstone Supply	6/28/2019	7/10/2019	7/10/2019	7/10/2019	\$492.00	8/7/2019	N/A	Final approval provided	8/8/2019	20 trees, 103 shrubs	
2019.39	2712 Portage Road	Change of use to a medical marijuana provisioning center	Spartan Services, LLC	6/19/2019	6/26/2019	6/26/2019	7/3/2019	N/A	7/24/2019	N/A	Final approval provided	8/19/2019		
2019.38	1233 Edgemoor	Add equipment to cell tower	T-Mobile	5/28/2019	6/5/2019	6/5/2019	6/18/2019	N/A	7/10/2019	N/A	Final approval provided	7/16/2019		
2019.37	615 W. Kalamazoo Ave	Mixed Use Buildings	615 Holdings, LLC	6/14/2019	6/19/2019	6/19/2019	6/20/2019	\$438.00	7/10/2019	Historic	Final approval provided	7/31/2019	10 trees, 41 shrubs	
2019.36	817 W. Kilgore	Add equipment to cell tower	AT&T	3/7/2019	3/13/2019	3/13/2013	6/11/2019	\$385.00	7/3/2019	NFP	Final approval provided	7/3/2019		
2019.35	824 Portage	Change of Use to Mixed Use	REO Specialists	5/24/2019	6/5/2019	6/5/2019	6/5/2019	N/A	6/26/2019	N/A	Final approval provided	6/27/2019		
2019.34	4510 W KL Ave	Marijuana Dispensary in building	Big Dog LLC	5/24/2019	5/22/2019	5/22/2019	5/22/2019	N/A	6/19/2019	N/A	Final approval provided	6/24/2019		
2019.33	1117 Summit Avenue	Two additions to complex	Summit Park Apartments	4/4/2019	4/10/2019	4/10/2019	6/4/2019	\$342.00	6/26/2019	N/A	Final approval provided	8/15/2019		
2019.32	4114 Stadium (4126 tenant addr.)	Change of use of portion of building to a marijuana provisioning center	Huntington Valley Ventures, Inc.	4/29/2019	5/8/2019	5/8/2019	5/20/2019	N/A	6/12/2019	N/A	Final approval provided	6/13/2019		
2019.31	3731 Covington	Change of use for Dance Studio	Habitat Performing Arts Center	5/1/2019	5/8/2019	5/8/2019	5/14/2019	N/A	6/5/2019	N/A	Final approval provided	6/6/2019		
2019.3	3406 Stadium	Marijuana Dispensary in building	EFS Stadium Properties	4/4/2019	4/24/2019	4/24/2019	5/2/2019	N/A	5/22/2019	N/A	Final approval provided	6/6/2019		
2019.29	2500 E. Cork Street	Add equipment to cell tower	T-Mobile	4/30/2019	5/1/2019	5/1/2019	5/1/2019	\$385.00	5/22/2019	N/A	Final approval provided	5/20/2019	N/A	
2019.28	1324 Portage Street	Reuse for diner	KPEP	4/15/2019	4/17/2019	4/17/2019	5/1/2019	N/A	5/22/2019	Southtown	Final approval provided	5/29/2019	N/A	
2019.27	6201 Mastenbrook	New outdoor fuel tank	Allen Edwin	3/18/2019	4/3/2019	4/3/2019	4/24/2019	N/A	5/15/2019	N/A	Final Approval Provided	5/13/2019	3 trees, 18 shrubs	

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST 2019**

Year 2019	Project Address	Project Description	Applicant	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Landscaping	Final Inspect.
2019.26	4315 Portage	Change of use for grocery store	Arthur Esparza/ El Rancho Supermarket	3/29/2019	4/3/2019	4/3/2019	4/22/2019	N/A	5/15/2019	N/A	Final approval provided	5/31/2019		
2019.25	1411 Oakland Drive	Building addition	Phoenix High School	1/10/2019	1/16/2019	1/16/2019	4/24/2019	N/A	5/15/2019	N/A	Project under review			
2019.24	3717 E. Cork Street	New Avid Hotel	Tapan Patel	1/24/2019	2/6/2019	2/6/2019	4/24/2019	\$858.00	5/15/2019	N/A	Final approval provided	6/27/2019	18 trees, 115 shrubs	
2019.23	3635 E. Kilgore Road	Use change to medical marihuana	Lake Effect Group	2/18/2019	2/27/2019	2/27/2019	4/10/2019	N/A	5/1/2019	N/A	Project under review	5/29/2019		
2019.22	2805 E. Cork Street	New Building	Harbor Farmz	1/10/2019	1/16/2019		4/3/2019	\$738	4/24/2019	N/A	Project under review	5/24/2019		
2019.21	3416 S. Westnedge	Use change to a gym	Strength Beyond	3/15/2019	3/27/2019	3/27/2019	4/3/2019	N/A	4/24/2019	N/A	Final approval provided	4/29/2019	2 trees, 15 shrubs	
2019.2	2605 E. Kilgore Road	Building addition and parking lot expansion	Zoetis	1/8/2019	1/23/2019	1/23/2019	4/3/2019	\$507.07	4/24/2019	N/A	Final approval provided	5/3/2019	10 trees, 119 shrubs	
2019.19	730 E. Cork Street	Re-use building for medical marihuana	Green Bronco	3/8/2019	3/20/2019	3/20/2019	4/3/2019	N/A	4/24/2019	N/A	Final approval provided	5/7/2019	32 shrubs	
2019.18	3661 Easy Street	Re-use of building for animal shelter	Kalamazoo Humane Society	3/14/2019	3/20/2019	3/20/2019	3/27/2019	N/A	4/17/2019	N/A	Final approval provided	4/16/2019	74 shrubs	
2019.17	805 John Street	New cancer building	Bronson Hospital	3/13/2019	3/13/2019	3/13/2019	3/27/2019	\$546.00	4/17/2019	Southtown	Final approval provided	5/2/2019	61 trees, 240 shrubs	
2019.16	123 Acker Lane	New Natatorium building	Kalamazoo College	1/24/2019	2/6/2019	2/6/2019	3/27/2019	\$685.27	4/17/2019	N/A	Final approval provided	4/29/2019	24 trees, 66 shrubs	
2019.15	3427 Gull Road	Demolish buildings	Congregation of St. Joseph	2/13/2019	2/20/2019	2/20/2019	3/20/2019	N/A	4/10/2019	N/A	Final approval provided	5/2/2019	N/A	
2019.14	504 N. Drake Road	New restaurant	Chick-Fil-A	11/20/2018	11/28/2018	11/28/2018	3/20/2018	\$390.00	4/10/2019	N/A	Project under review			
2019.13	1106 Trimble Avenue	Rockwell Park new building	Parks & Recreation Department	1/10/2019	1/16/2019	1/16/2019	3/6/2019	N/A	3/27/2019	N/A	Final approval provided	3/29/2019	3 trees, 5 shrubs	
2019.12	200 N. Rose Street	Bronson Park improvements	Parks & Recreation Department	12/20/2018	1/2/2019	1/2/2019	3/6/2019	N/A	3/27/2019	N/A	Final approval provided	4/11/2019	13 trees, 268 shrubs	
2019.11	333 E. Frank Street	Change use to sign shop business	Innovative Design Properties	2/5/2019	2/13/2019	2/13/2019	2/26/2019	N/A	3/20/2019	N/A	Project under review			
2019.1	4231 Portage Street	Change use to convenience store	Avanika Patel	2/5/2019	2/13/2019	2/13/2019	2/26/2019	N/A	3/20/2019	N/A	Final approval provided	5/9/2019	9 shrubs	
2019.09	911 Hatfield Avenue	New storage building	Reith Riley Construction	2/12/2019	2/20/2019	2/20/2019	2/27/2019	N/A	3/20/2019	N/A	Final approval provided	4/4/2019	N/A	
2019.08	619 Porter Street	Change building use to apartments/commercial	Plazacorp	8/28/2018	9/5/2018	9/5/2018	2/20/2019	N/A	3/13/2019	N/A	Project under review			
2019.07	3013 Oakland Drive	Add equipment to cell tower	AT&T	1/9/2019	1/16/2019	1/16/2019	2/12/2019	\$385.00	3/6/2019	N/A	Approval provided	3/7/2019	N/A	
2019.06	901 Portage Street	Building addition	Loaves & Fishes, Inc.	1/15/2019	1/23/2019	1/23/2019	2/13/2019	\$364.00	3/6/2019	Approved 3/8/19	Approval provided	3/19/2019	2 trees, 3 shrubs	
2019.05	1700 Portage Street	Reed Park improvements	City Parks & Rec.	1/23/2019	2/6/2019	2/6/2019	2/6/2019	N/A	2/27/2019	N/A	Approval provided	3/4/2019	4 trees, 18 shrubs	
2019.04	2805 E. Cork Street	New building	Seven Point Supply	12/19/2018	1/9/2019	1/9/2019	2/6/2019	\$564.00	2/27/2019	N/A	Approval provided	6/5/2019	16 trees, 91 shrubs	
2019.03	450 N. Burdick Street	Building replacement	Kalamazoo Gospel Mission	12/20/2018	1/9/2019	1/9/2019	1/23/2019	\$774.00	2/13/2019	Approved 2/8/19	Approval provided	2/15/2019	12 trees, 47 shrubs	
2019.02	519 W. Willard	Add equipment to cell tower	Sprint	12/17/2018	1/2/2019	1/2/2019	1/9/2019	\$385.00	1/30/2019	N/A	Approval provided	2/1/2019	N/A	
2019.01	3710 S. Westnedge	New building	Quality Auto Today	10/29/2018	11/7/2018	11/7/2018	1/2/2019	\$348.43	1/23/2019	N/A	Approval provided	2/12/2019	4 trees, 23 shrubs	
						Total:		\$6,929.77						

<p>Planning Commission (Tentative) Meeting Schedule 2020</p>

<u>Application Deadline:</u>	<u>Meeting Date:</u>
December 17, 2015	(Tues) January 7, 2020
January 9, 2020	February 6, 2020
February 6, 2020	March 5, 2020
March 5, 2020	April 2, 2020
April 9, 2020	May 7, 2020
May 7, 2020	June 4, 2020
June 4, 2020	July 2, 2020
July 9, 2020	August 6, 2020
August 6, 2020	September 3, 2020
September 3, 2020	October 1, 2020
October 8, 2020	November 5, 2020
November 5, 2020	December 3, 2020
December 10, 2020	January 7, 2021

Note: The meeting dates shown above are for regularly scheduled monthly meeting on the first Thursday of each month except for the January 2020 meeting which will be moved to Tuesday, January 7th due to New Year's Day.