

## Revised Agenda

City of Kalamazoo - Planning Commission  
December 5, 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 November 7, 2019
- E. Communications and Announcements
- F. New Business:
  - 1. P.C. #2019.10: 2020 Capital Improvement Program. Request from Community Planning & Economic Development Department to review 2020 C.I.P. [Recommendation: recommend to the City Commission to approve the C.I.P.]
- G. Public Hearings:
  - 1. P.C. #2019.09: 5374 Andrus Court. The Kalamazoo Youth for Christ is requesting a special use permit to allow a community service center at this location. [Recommendation: Approve the special use permit request for the community service center]
- H. Other Business:
  - 1. Interview Team Recommendation for Commission Vacancy
- I. Citizens' Comments
- J. City Commission Liaison Comments
- K. City Planner's Report:
  - 1. Discussion of Proposed Changes to the Public Participation Plan
- L. Miscellaneous Comments by Planning Commissioners
- M. Adjournment

City of Kalamazoo  
PLANNING COMMISSION  
Minutes  
November 7, 2019  
*DRAFT*

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

Members Present: Gregory Milliken, Chair; Emily Greenman Wright, Vice Chair; Alfonso Espinosa; Sakhi Vyas; Sharda Chambers; Derek Wissner; Coreen Ellis

Members Excused: James Pitts

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 7:04 p.m.

**B. ROLL CALL**

Planner Anderson proceeded with roll call and determined that the aforementioned members were present. Ms. Coreen Ellis arrived at the meeting at approximately 7:30pm.

**C. ADOPTION OF FORMAL AGENDA**

Planner Anderson clarified that P.C. #2019.08 should be under F. Public Meetings and not H. New Business. She reported there are no items of New Business.

**Commissioner Greenman Wright, supported by Commissioner Espinosa, moved approval of the November 7, 2019 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.**

**D. APPROVAL OF MINUTES**

**Commissioner Greenman Wright, supported by Commissioner Vyas, moved approval of the September 5, 2019 Planning Commission minutes. With a voice vote, the motion carried unanimously.**

**E. COMMUNICATIONS AND ANNOUNCEMENTS**

None

**F. PUBLIC HEARINGS**

**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.]**

Planner Eldridge came forward to present the Staff Report. The YWCA is proposing to set up a transitional residence at 709 Axtell Street for up to 14 individuals. He reported that the zoning is currently classified RM-15 (residential) with the future land use zoning to be R-2 (medium-density residential). Planner Eldridge reported the home to is 1770 square feet, with 6 bedrooms and 3 baths. The parking lot is gravel and can accommodate approximately six vehicles. Planner Eldridge then reviewed maps and pictures of the home and neighboring properties. He stated that the shelter coordinator passed out fliers in the neighborhoods and met with Steve Walsh from the Vine Neighborhood Association. Mr. Walsh provided a letter of support for the project. Planner Eldridge said that the applicant does meet criteria for a special use permit. He shared that transitional residences are allowed as a special use in RM-15; the proposed use meets all zoning requirements; housing needs in Kalamazoo include temporary housing and shelters. Planner Eldridge added that the proposed residence will be staffed and monitored by the YWCA.

Commissioner Espinosa expressed concern with potentially 14-unrelated people in the house with less than 300 square foot per bedroom. He asked how that would work for privacy issues. Planner Eldridge responded that the transitional residence will house men, women and children. In some cases, they believe that will include families or mothers with children. He stated the minimum requirement for two unrelated occupants is 100 square feet per bedroom. Planner Eldridge stated that the bedrooms technically have that capacity. In addition, the YWCA is planning on 12 residents with the capacity for 14 if necessary.

Commissioner Greenman Wright asked if the residence on Oak Street was still operational. Planner Eldridge was unsure of the answer but stated there are no required separation distances between transitional residences in this zone.

The applicant, Sherry Brockway, Director of Emergency Response Services for the YWCA, came forward and informed Planning Commissioners that the human trafficking shelter on Oak Street is no longer operating. She said their lease on Oak Street ended in July and they decided to seek out a larger facility. Ms. Brockway stated that, due to labor trafficking, there is a need to house families. They hope to do so at the Axtell address. She said the shelter will be staffed 24 hours per day, they will have cameras, and they will provide case management, advocacy, and legal services throughout an individual's stay at the shelter. Their goal is for individuals to find safe housing on their own when they are to leave the program. Ms. Brockway said they also have funding through the Office of Victim Crime Act which means they can provide up to \$5,000 in housing for individuals being transitioned from this shelter. She added that they feel this will be a permanent house with long-term programming.

Commissioner Greenman Wright asked for clarification of who can stay in the shelter. Ms. Brockway said this would only be for human trafficking victims.

Commissioner Wissner asked how many other shelters they have in Kalamazoo. Ms. Brockway said they have their domestic violence and sexual assault shelter. The Axtell Street location would be their second shelter.

Commissioner Chambers inquired about how long people can stay in the shelter. Ms. Brockway stated that it is a 90-day program. They do allow extensions based on safety needs, but it would never go past a year. Commissioner Chambers asked what kind of vehicles and traffic would be introduced to the neighborhood. Ms. Brockway stated there would be minimal traffic - case manager vehicles or the YWCA's vehicle. She said most of the individuals in the program use public transportation.

Commissioner Chambers asked how they keep up the confidentiality from people in these neighborhoods. Ms. Brockway stated they do not allow anyone to pick up or drop off at the location. New people are kept at the main facility for 24 hours before being moved to the human trafficking shelter.

Commissioner Greenman Wright asked about the average victim in a trafficking situation. Ms. Brockway stated the average age they work with is between 35-40 years old. They don't take anyone under 18 years old.

Commissioner Vyas asked for explanation of the visitor policy. Ms. Brockway said no visitors allowed there. If people have appointments, they can bring people to the main building or the counseling building or they use public facilities.

Commissioner Milliken clarified that the operation at Axtell would be very similar as the operation at Oak St. Ms. Brockway stated that the operation of the shelter would be identical as the Oak Street.

**Commissioner Milliken opened the public comment portion of the hearing.**

Mr. Jeff Messer said he is not opposed to the special use permit but asked the Planning Commissioners to consider the concentration of transitional housing uses and group homes in the Vine neighborhood. He noted that since 2018 there have been 4 requests for special use permits for transitional housing. Three of those requests were for the Vine Neighborhood.

Ms. Shannon Winchester came forward and read a statement from another neighbor, Ms. Sarah Pratt. Ms. Pratt wrote that she has concerns about the amount of traffic and the number of staff and residents. She also expressed concern about neighborhood safety. Ms. Winchester said she was never notified of the shelter by YWCA staff. She only heard about it that morning. She also expressed concern about the number of people staying on the small lot.

Residents, Ms. Mallory Kruienza and Ms. April Schmidt, expressed support for the shelter. Ms. Kruienza said it is a great location for people to gain access to resources and she is not concerned about safety. Both she and Ms. Schmidt hope the neighborhood can come together in support and welcome for this shelter.

Ms. Terri Sieplinga, an employee of the YWCA and a survivor, came forward in support of the shelter. In response to safety concerns and cameras at the home, she said many people have cameras in their own homes. She said it is just what we do today. Ms. Sieplinga stated their survivors are coming from a life of trauma. They are not holding parties or looking for trouble, they are going to school and pursuing life goals and visions. They are looking for peace and restoration to redefine their lives. They want to be welcomed into a community with open arms.

Ms. Sasha Hoyle lives in the house next door to 709 Axtell. She expressed understanding of the need for housing in this community and the needs of victims of interpersonal violence. She said she never received a notice from the YWCA. Ms. Hoyle said she had concerns regarding traffic, people coming in and out, confidentiality and safety. She wondered how it would directly impact her family.

Ms. Carolyn Eckland stated that she was concerned about questions her kids will ask about the shelter. She wondered if the staffing at the shelter will be trauma-trained and know how to handle situations. She felt it was somewhat secretive and neighbors were informed at the last moment. Ms. Eckland asked why these types of requests seem to always be for the Vine Neighborhood – pointing out there are bus stops and groceries in most neighborhoods.

Mr. Wayne Deering said he has lived and worked in the Vine Neighborhood most of his life. He informed the Commissioners that he was not aware of any problems with the home on Oak Street. He believed there would be more problems from parking, garbage, noise and parties if this house remained student housing. He believed this shelter would be good for the community. Mr. Deering made the point that these people are not criminals, they are victims and he believes they will quietly blend in the neighborhood.

**Commission Vyas, with support from Commissioner Greenman Wright, moved to close the public comment portion of the hearing. A voice vote was taken and passed.**

Commissioner Greenman Wright asked staff to elaborate more on the operation on the transitional home on Wall Street and if it was operational. She also asked how many special use permits exist in the vine neighborhood of this type total. Planners Anderson and Eldridge didn't have information about the Wall Street home, or a total tally of special use permits for the Vine Neighborhood.

Commissioner Wissner asked for clarification that the special use permit would stay with the property even if the YWCA leaves – permitting another transitional shelter to occupy that property. Planner Eldridge said if it was an identical use, then it wouldn't have to go before the Planning Commission. He said there is typically a variation in the type of use and then it would have to go back before them. Planner Anderson added that if a special use ceases to operate for a full year, then it has expired.

Commissioner Milliken asked City staff if there were any concerns, issues identified, or code violations known for the Oak Street shelter. Planners Eldridge and Anderson were not aware of any.

Commissioner Greenman Wright asked the applicant to clarify outreach that was done. Ms. Brockway said they did two outreaches - personally delivering letters to the residents.

Commissioner Chambers asked if the staff would be trauma-trained and asked about the purpose of the cameras at the house. Ms. Brockway stated they will be trauma-trained YWCA employees. Employees are also required to have continuing education. She affirmed that the cameras are just to make sure the people in the shelter are safe. They do not indicate these people will harm anyone else.

Commissioner Greenman Wright asked the applicant if there were any issues with the Oak Street house and if Public Safety was ever involved. Ms. Brockway stated that, overall, there were no problems. They called the police once for a minor incident. She also confirmed that the size of the house is the reason they chose the Vine Neighborhood.

Commissioner Milliken asked what the typical day would look like with traffic. Ms. Brockway said that the staff would have a car, but residents typically use public transportation or bikes. No visitors would be allowed at the shelter.

**Commissioner Vyas, supported by Commissioner Chambers, moved to approve P.C. #2019.08: 709 Axtell Street: The special use permit request for a transitional residence.**

Commissioner Vyas shared that this is a wonderful use of a large home. She said there are great qualities to the neighborhood, the size of home, transportation around it, and access to amenities. She didn't believe it would always be full to the maximum number of 14 people. Commissioner Vyas liked the fact that the YWCA could serve so many people in this house and she said she would support this.

Commissioner Espinosa expressed continued concern that they might outgrow this house very soon and find themselves in front of the Planning Commission again. He said in the future, he would like more clarity about the size of the rooms vs people who are not related. He also commented there is a concentration of these housing uses in the Vine Neighborhood. Commissioner Espinosa thinks the house is great, and he would be interested to learn more about how individuals go forward from a trafficking situation after the 90-day program.

Commissioner Chambers stated that she is in support of the housing. She encouraged the YWCA to do a better job of communicating with all the people in the neighborhood to make sure everyone knows, and it is not short notice.

Commissioner Wissner stated he is in full support of this shelter. While he agreed there is a concentration of these uses in the Vine Neighborhood, he wanted to acknowledge there will be no increase in number of shelters since the Oak Street shelter has been closed.

Commissioner Greenman Wright admonished the applicant for not putting a letter in the mail, especially considering the political canvassing at the same time. She acknowledged the concern of neighbors regarding the length of time and preparation for thinking about this. Commissioner Greenman Wright stated that it comes up more frequently for the Vine Neighborhood because of the density of housing. She

asked the City to find out if the applicants are planning to post a letter and figure out how they can help people interpret what “transitional housing” means.

Commissioner Milliken thanked everyone for coming. He stated that the comments were poignant, smart and heartfelt, and he appreciated everyone for coming forward. Change and the unknown can be tough, but the zoning ordinance leads to a decision. Commissioner Milliken summarized they’ve heard about a certain concentration of use in a neighborhood and a lack of guidance in decision making. He believed they can improve upon these areas as they look to the zoning ordinance, and changes to implement in the Master Plan.

**Roll call vote taken and the motion passed unanimously. Commissioner Ellis abstained.**

### **G. UNFINISHED BUSINESS**

None

### **H. NEW BUSINESS**

None

### **I. CITIZENS’ COMMENTS (Regarding non-agenda items)**

Mr. Jeff Messer came forward and stated that the YWCA’s shelter on Oak Street didn’t maintain their sidewalk last winter. He requested they maintain their section of the sidewalk and mow their lawn at the new location on Axtell. He asked staff if reports for code violations are transmitted to planning staff.

In response, Ms. Sieplinga stated that it was the landlord’s responsibility to maintain the sidewalk and mow the lawn. She hoped that it was noticed they did a good job removing bushes, raking and planting flowers and hanging flower baskets.

Planner Anderson stated that snow shoveling, and other violations can be reported online at [Kalamazoo.org/report](http://Kalamazoo.org/report). She indicated many warnings and violations were given last year and those details are noted in the property database.

### **J. CITY COMMISSION LIAISON COMMENTS**

Commissioner Urban came forward. He reinforced the comments that Commissioner Milliken made about the quality, earnestness and poignancy of the people who came forward to speak. He told the Commissioners he recorded the meeting and plans to get it to the public to show what goes on and to remind them it is a public meeting.

### **K. CITY PLANNER'S REPORT**

Planner Anderson pointed out next years proposed calendar. She noted changes and asked them to review it and be prepared to vote on it later.

Planner Anderson also shared they are working on adjusting the Public Participation Plan. She said it outlines how the City views different situation, how many people an action would impact, and the geographic area of the action. They take these factors into account to decide if they will do large or small meetings, mailers, door knocking. Planner Anderson said they have researched ordinances from other cities, and they are amending the document to specifically call out what the applicant does. The City does required noticing, and strongly encourages applicants to do outreach and report back to the Planning Commission. She said they need to clarify language of what an applicant should do, for example, if you do door knocking and don't reach someone. It is in draft form and is being reviewed. It is hoped to go before City Commission before end of year.

Planner Anderson announced that the Planning portion of CPED has moved to 245 N. Rose Street. Commissioner Wissner asked about long-term plans for the Stockbridge facility. Planner Anderson responded there will be some renovations to building and then Public Services will take over the building.

Commissioner Milliken asked how City Streets meetings have been going. Planner Anderson said they had their 2<sup>nd</sup> public meeting for streets design project on 23<sup>rd</sup> of October. They asked the community for their priorities street by street. She stated their next steps will be to have staff conduct several more meetings throughout the community, do a youth activity and some activities in neighborhoods discussing streets. Planner Anderson said they will also translate their walking audits into a text-based form so those with low vision can participate. She said this will lead to engineering consultants taking the identified priorities, looking at them on the streets to help model different scenarios and answer questions. They will then take the information back to the public, present different scenarios, have discussions, and then determine budget and phasing. She reminded Planning Commissioners this is a long-term project – 10-20 years.

### **L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS**

Commissioner Espinosa asked about the in-street signage on Oakland Drive. He indicated that it's great, but dangerous if biking. Commissioner Espinosa inquired if that was the only sort of sign they will use or if they can do something flashing. Planner Anderson said they have done two types of signage, the stop for pedestrian signage and then the in-street signs. They have looked at the rapid response flashing beacon for certain locations. Planner Anderson said she appreciated him bringing forward that concern. She encouraged anyone in the cycling community to share concerns with Planning staff directly. She said they are always trying to balance space with signage. Commissioner Milliken asked if the signs were to remain all winter. Planner Anderson believed the intention was to leave the signs, but she didn't know about the bollard posts. She indicated she would be happy to get a confirmation from Director Baker.

Commissioner Chambers gave kudos to the City for the hands-on event for the streets. She said it was very nice to visually make up your own ideas for the roads and then receive explanation of requirements of how big/small to make it.

Commissioner Ellis expressed appreciation in knowing that the streets design projects are a long-term commitment. She said she did take part in the walking audits. She also expressed a concern about having the street signage up for winter.

Commissioner Milliken had the pleasure hearing Dr. Mona, Pediatrician from Flint who discovered lead issues. He said she complimented the City for remediating the lead service lines. Last year over 800 lines were removed in the city and next year 1300.

**M. ADJOURNMENT**

**Commissioner Milliken adjourned the meeting at 8:31pm.**



# Planning Commission Staff Report

City of Kalamazoo

**Project Address:** 5374 Andrus Court –  
Colonial Acres Mobile Home Community

**Case #:** P.C. 2019.09

**Meeting Date:** December 5, 2019

**Applicant:** Kalamazoo Youth for Christ

**Owner:** Colonial Acres Associates, LLC

**Public Hearing:** Yes

**Date Legal Ad Published:** November 20, 2019

## **Project Summary:**

Kalamazoo Youth for Christ is requesting a special use permit to allow a community service center within the Colonial Acres Mobile Home Community

## **Recommendation:**

Staff recommends that the Planning Commission approve the special use permit request.

## **ANALYSIS**

### Property Size:

37.6 acres (portion of the mobile home park within the City of Kalamazoo)

### Description of Current Use of Property:

This property is part of Colonial Acres Mobile Home Park.

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

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

#### Staff Contact Information:

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

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Current Zoning District:

Zone RM-36 (Residential, Multi-Dwelling District)

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The Future Land Use Map denotes the subject parcel as 'R-3 Residential' which is described as high 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, M-1: Kalamazoo - Battle Creek International Airport

North: Zone, Mobile Home Community: Mobile Home Park [City of Portage]

East: Zone, Mobile Home Community: Mobile Home Park [City of Portage]

South: Zone, Light Industrial: Vacant Land [City of Portage]

Project Description:

The property is located directly east of the Kalamazoo-Battle Creek International Airport. Colonial Acres Associates, LLC manages a large mobile home park with approximately 38 acres in the City of Kalamazoo and 65 acres in the City of Portage. Youth for Christ has indicated they have been doing outreach work with teens in Colonial Acres for the past 18 months. Youth for Christ now wishes to set up a community service center within Colonial Acres. The property owner is supportive of the program and has provided a small cul-de-sac known as Andrus Court for the location of the Community Service Center.

The proposed improvements include a doublewide mobile home renovated for the center with two wheelchair ramps, ADA restroom and meeting space. Outside there will be a deck area and concrete patio with picnic tables. The large open space south of the center will be cleared to be used for soccer and other outdoor activities. In the future, Youth for Christ plans to add a basketball court east of the community service center.

Kalamazoo Youth for Christ is an organization that has been serving youth in Kalamazoo for the past 75 years. This organization has other outreach programs in the area with Lakeside Academy, the Ark shelter and the Kalamazoo County Juvenile Home. The community service center would be staff by Youth for Christ to run daily programs, but no one would live at this location.

The applicant has met with Colonial Acres Associates, LLC to review the project and work out the details for the development. There is no neighborhood association for this area of the City.

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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 portions of the same mobile home park on two sides. The subject site within the park is a cul-de-sac street which will only have the community service center and amenities. This will limit the impact on other park residents.**
2. That the proposed special use complies with Sec. 4.2: Use Standards of the zoning ordinance.  
**There are no specific standards in the Zoning Ordinance for mobile homes. However, the doublewide mobile home being utilized for the community service center is the same type of structure located on pad sites throughout the park. It will blend with other structures in the park.**
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 structure used for meetings will be positioned further away from occupied mobile homes in the park with the use of the entire cul-de-sac. Additionally, there will be landscaping and greenspace on the west and south side of the center.**
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 community service center use is not anticipated to have any negative environmental impacts on the property or on adjacent occupied mobile homes.**
5. That there is adequate road capacity available to serve the proposed special use.  
**The subject site is approximately 1,800 feet from Sprinkle Road and approximately 2,200 feet from E. Kilgore Road. The internal roads of the Colonial Acres are privately maintained.**
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 ingress and egress for Colonial Acres off Sprinkle Road and E. Kilgore**

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**Road are more than adequate for the community service center.**

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.

**A site plan will be required to be reviewed and approved for this community service center.**

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.

**The Site Plan Review process will cover these requirements**

Site plan review:

This project does require site plan review approval.

Findings:

Staff has made the following findings regarding this request:

1. Community Service Centers are allowed as special uses in Zone RM-36 with approval from the Planning Commission.
2. The proposed use will be able to comply with all Zoning requirements.
3. Youth for Christ has specifically selected this park to locate the community service center because it is a challenged area.
4. The proposed facility will be staffed and monitored by the Youth for Christ
5. Youth for Christ has been working in Colonial Acres for eighteen months and has the full support of the park owners for this project.

**RECOMMENDED ACTION**

The staff recommends that the Planning Commission approve the special use permit request for the community service center.

*Attachments:*

1. Kalamazoo Youth for Christ Narrative
2. Mobile Home Park Map / Site Layout
3. Existing Zoning Map
4. Aerial Map
5. Existing Land Use
6. Future Land Use



**Community Planning and Economic Development**

415 Stockbridge Avenue

Kalamazoo, MI 49001

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

**NOTICE OF PUBLIC HEARING**

**KALAMAZOO CITY PLANNING COMMISSION**

November 20, 2019

Dear Property Owner/Occupant:

This notice is to inform you that an application has been filed with the Planning Commission for a Special Use Permit to allow a community service center at 5374 Andrus Court in the Colonial Acres Mobile Home Community. Our records indicate you occupy and/or own property that is near this site.

All Special Use Permits are reviewed by the Planning Commission at a public hearing. During the public hearing, the applicant is provided the opportunity to present the request. Then property owners and other city residents/citizens will have an opportunity to speak to the issues of the special use. Final decisions on Special Use Permits are made by the City Planning Commission.

APPLICANT: **Kalamazoo Youth for Christ**

APPLICATION NO: **P.C. #2019.09**

LOCATION OF PROPERTY: **5374 Andrus Court**

PROPOSED SPECIAL USE: **Community Service Center**

LOCATION AND DATE OF HEARING: The meeting will be held on **Thursday, December 5, 2019 at 7:00 p.m.** in the City Commission Chambers, second floor of City Hall, 241 W. South Street, Kalamazoo, MI 49007.

If you have any questions regarding the proposed Special Use Permit application, please call the Community Planning and Economic Development Department at 337-8044. You may also submit written comments to this office prior to the meeting.

Sincerely,

Peter C. Eldridge, AICP  
Assistant City Planner



# Application for Special Use Permit

Fully completed application, fee, and all related documents must be returned to the Community Planning and Development Department at least four (4) weeks prior to the Planning Commission Meeting.

Please Include the \$ 303 Fee

SU-2/5

\*\*\*Return to the Community Planning and Development Department, 445 W. Michigan Ave., Kalamazoo, MI 49007\*\*\*

### A. Applicant Information

Name of Applicant Kalamazoo Youth for Christ Phone 269.388.3888  
Address P.O. Box 51487 Fax \_\_\_\_\_  
City Kalamazoo State MI Zip 49005

[If the applicant is not the property owner, a letter signed by the owner agreeing to the Special Use Permit must be included with the application]

Owner of Parcel [if different than applicant] \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Provide names and addresses of any other person having a legal or equitable interest in the property  
RHP Properties, owners of the Colonial Acres Mobile Home Park, owns the lot that we will be leasing.

### B. Property Information

Street or Street Address 5374 Andrus Ct, Kalamazoo, MI 49002 (Parcel 3142 E. Kilgore Rd)  
This property is located between Andrus Ct is a dead end street. This address is at the end of the cul de sac. \_\_\_\_\_ street  
and Andrus Ct intersects with Deadwood N. street, on the  
 north  south  east  west side of the street. zone: RM-36

Number of acres 0.146

Legal Description of the property [may be on a separate sheet attached to this application] Attached

### C. Purpose of Request [describe briefly the nature of your request]

Attached

### D. Attachments [8 – 24" x 36" prints; 2 – 11" x 17" prints]

- Development Site Plan
- Topographic Map
- Architectural Renderings [may be waived by the City Planner]

This application shall be completed in full and accompanied by all supporting data and the application fee before it will be accepted by the City of Kalamazoo.

Scott McCloyhan 11.6.19  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
Executive Director of Kalamazoo Youth for Christ

**Special Use Permit – Purpose of Request**

Kalamazoo Youth For Christ is a non-profit organization that has been serving teens in Kalamazoo for 75 years. We do outreach to at-risk youth in the Kalamazoo County Juvenile Home, The Ark shelter for teens in crisis, Lakeside Academy and the Michigan Youth Challenge Academy. In addition, we do one-on-one mentoring and take teens on summer camp trips. We also serve teens on local high school and middle school campuses as well as in urban neighborhoods. Our desire is to walk alongside hurting teens and help them grow to be all that God intended for them to be.

One of our outreach sites is at Colonial Acres, a mobile home community that is, unfortunately, very well known among members of Portage and Kalamazoo Public Safety. There is a great deal of crime, drugs, abuse, neglect, violence and overall brokenness that exists within that community. Youth For Christ has been doing outreach to the teens of Colonial Acres for the past 18 months. Our desire is to establish a Community Center that would amplify our ability to serve the teens of Colonial Acres and their families.

This community center, which would be a double-wide trailer designed with a large meeting space, would allow us to offer classes for babysitting, computers, finances, nutrition, first aid, art or other areas of interest for the teens. We would also be able to offer tutoring, mentoring, weekly activities and special events. All of these initiatives will not only keep the teens off the streets and out of trouble; they will also help them grow in ways that will help them live healthy, productive lives as adults.

Our request for a special use permit stems from this property being zoned for residential use. No one would reside at this community center. Rather, Youth For Christ will have a full trained staff member dedicated to overseeing this Community Center and the programming that we would offer. It would simply be a safe gathering place for the teens of Colonial Acres. We believe that this will be a tremendous benefit to this neighborhood and the families that live in it.

Thank you for your consideration in this matter.

Scott McCloughan  
Executive Director  
Kalamazoo Youth for Christ



# Colonial Acres Community Center Site Layout



Our ultimate goal is to create a useable and enjoyable space for teenagers and others from the park.

The Center of our plan will be the double wide trailer placed on space #390. We will follow and comply with all building codes.

We plan to build a large deck and trellis area in front of the trailer. This area will be either stamped concrete or pavers. We plan to have multiple picnic tables and outdoor seating in order to create this patio area. We can imagine a bike rack, grass area, and benches.

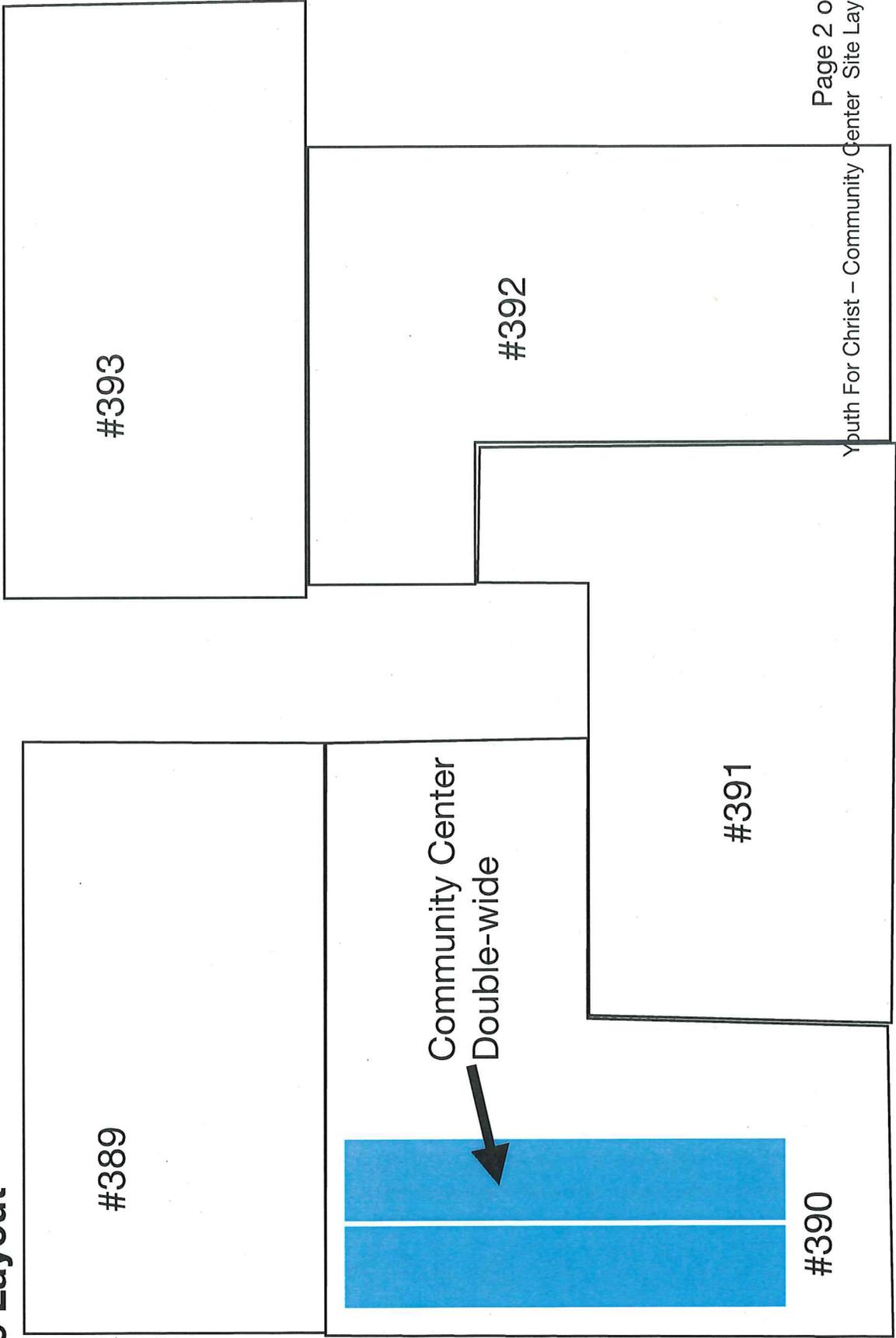
We have begun to work on the large area behind space #390 which will be come a large soccer field / sports field. With the trees removed, we are in the process of leveling that area and will eventually plant grass and install soccer goals.

**Phase 2** will include converting sites #391 and #392 into a large basketball court.

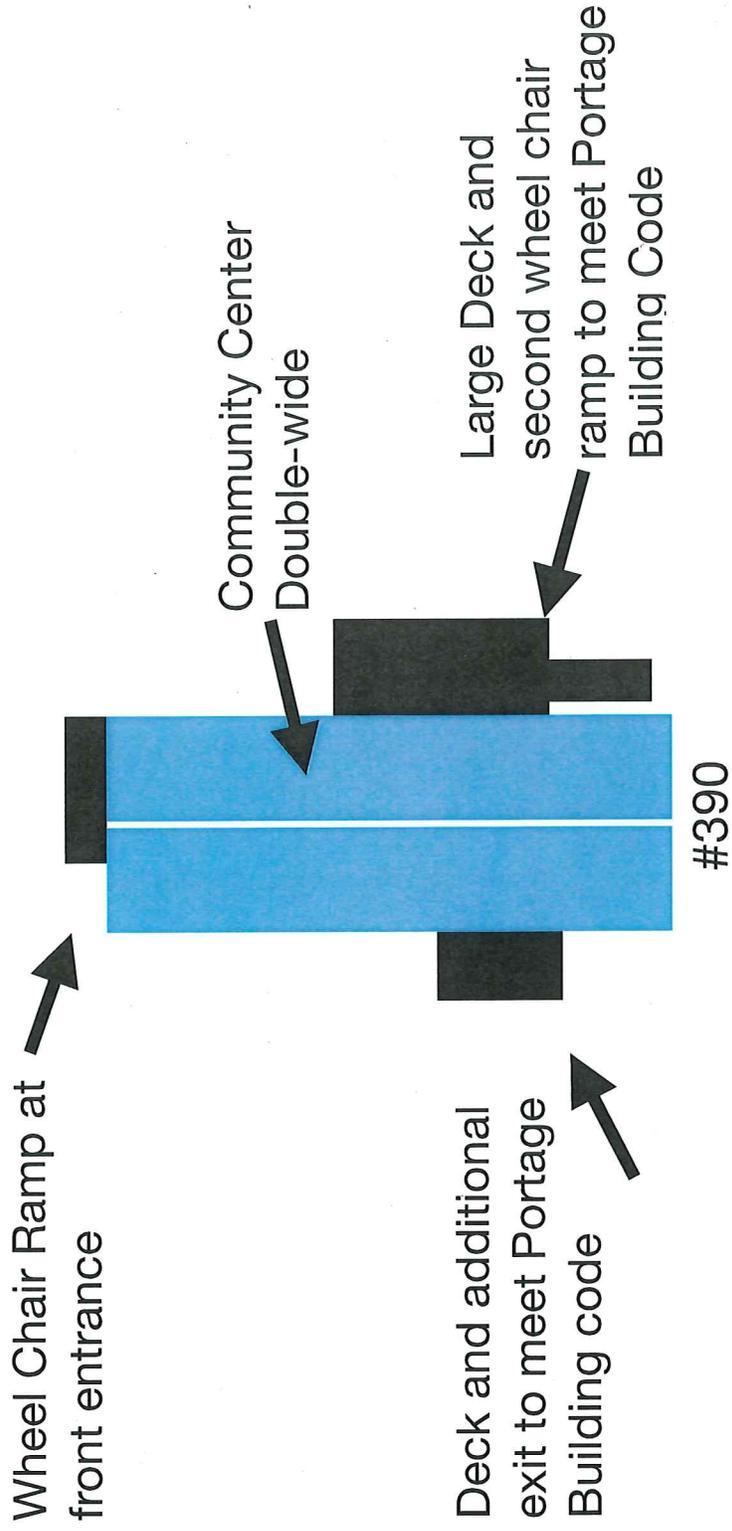
# Colonial Acres Community Center Site Layout

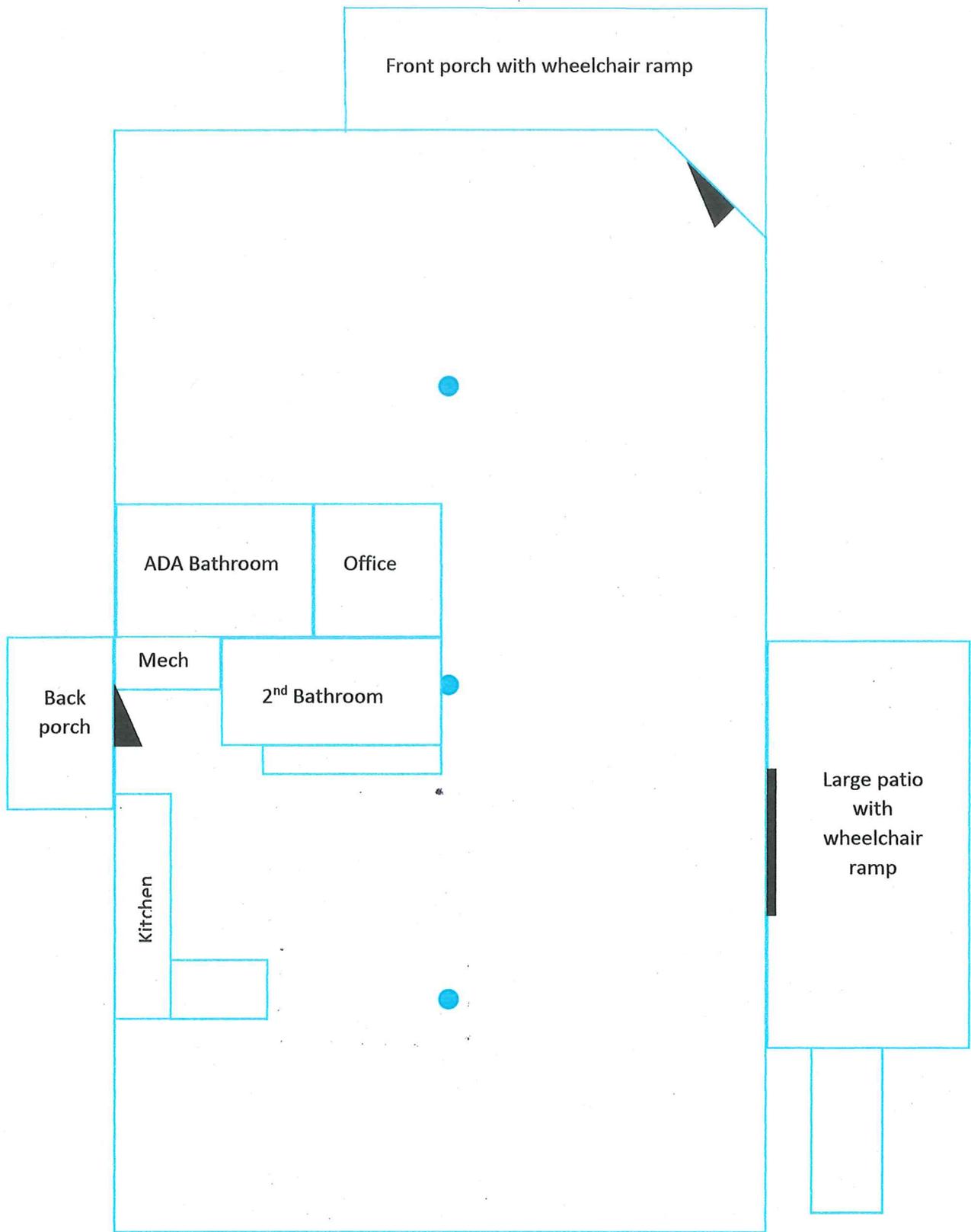


# Colonial Acres Community Center Site Layout

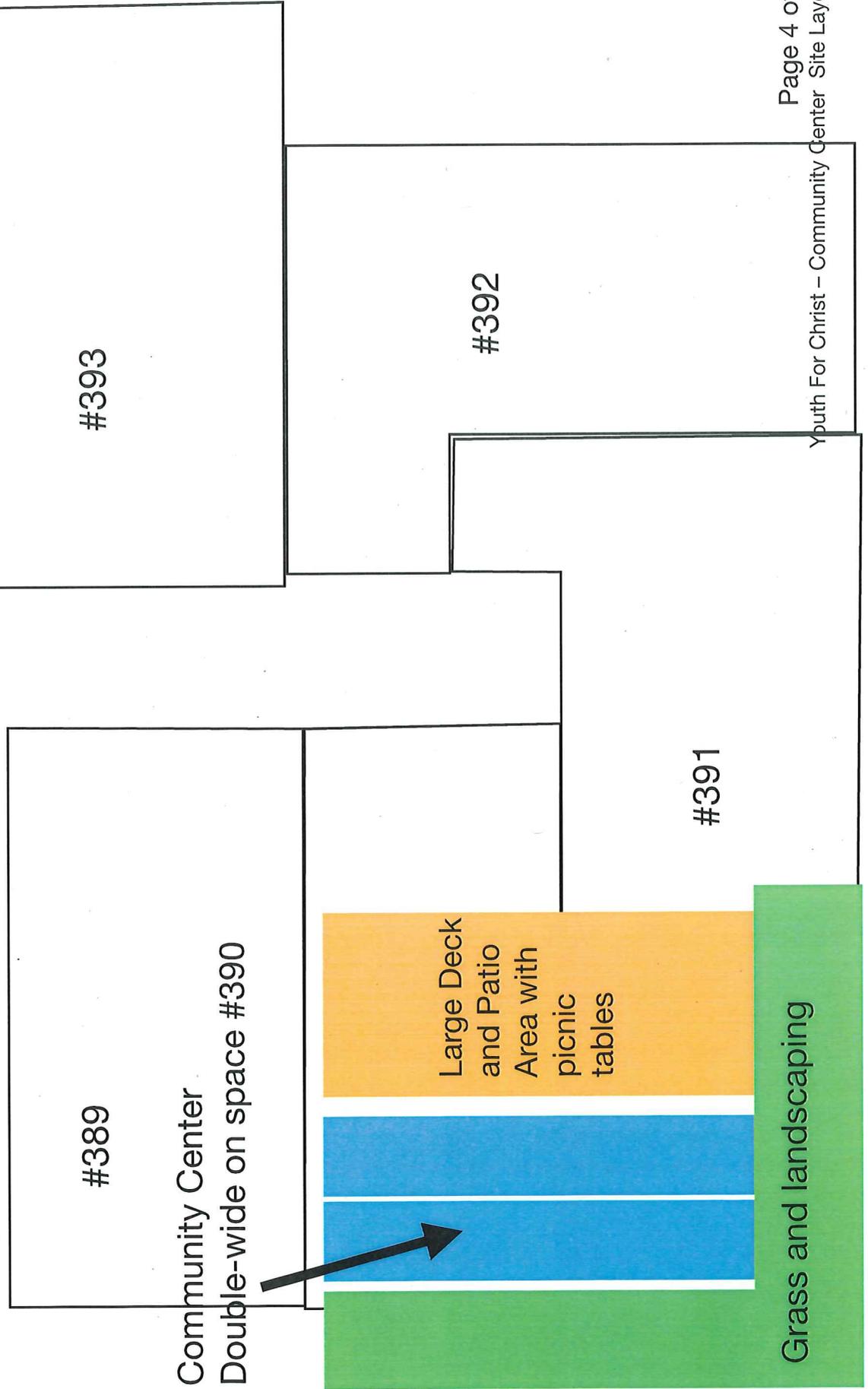


# Colonial Acres Community Center Site Layout





# Colonial Acres Community Center Site Layout



#389

Community Center  
Double-wide on space #390

Large Deck  
and Patio  
Area with  
picnic  
tables

#391

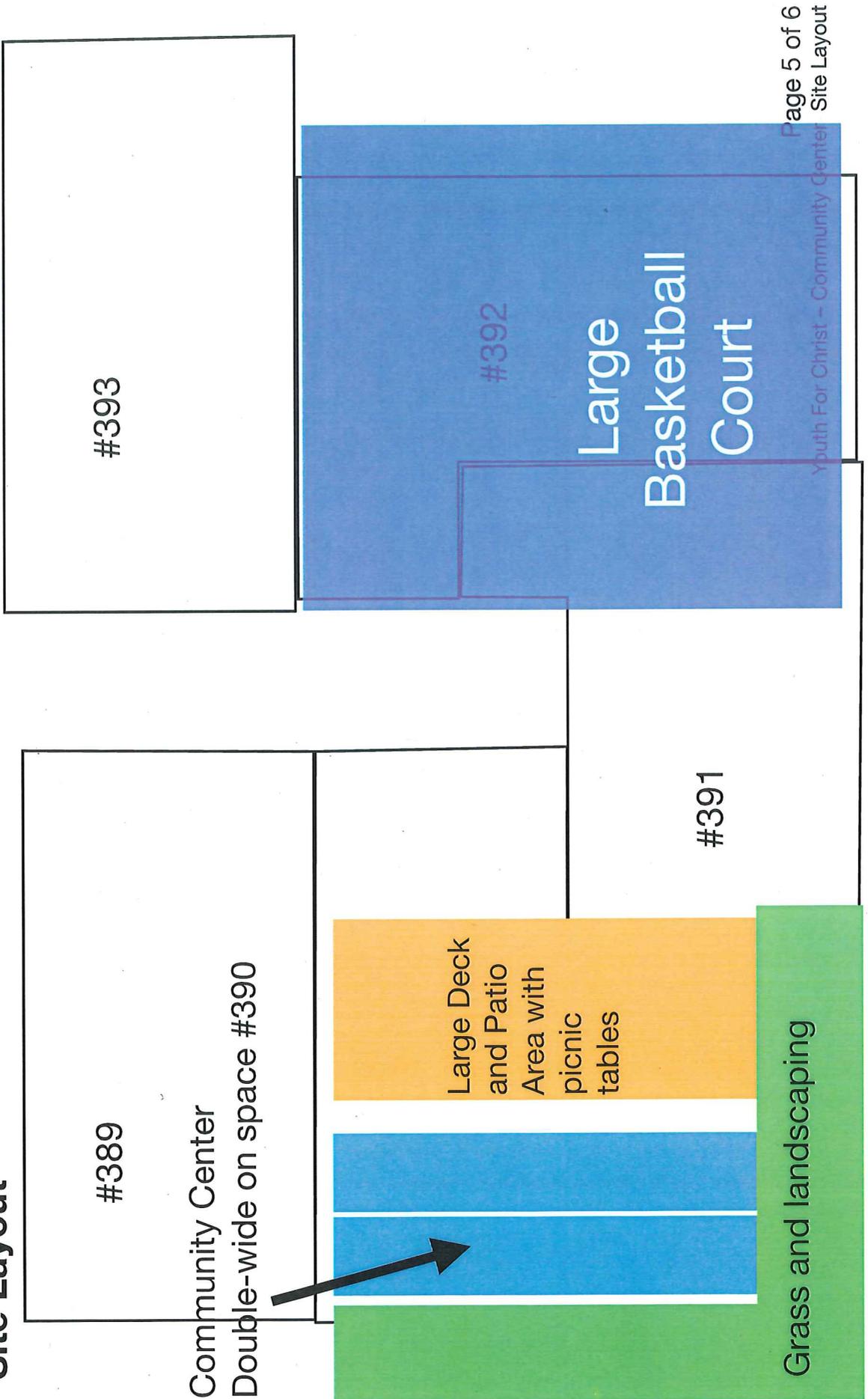
#392

#393

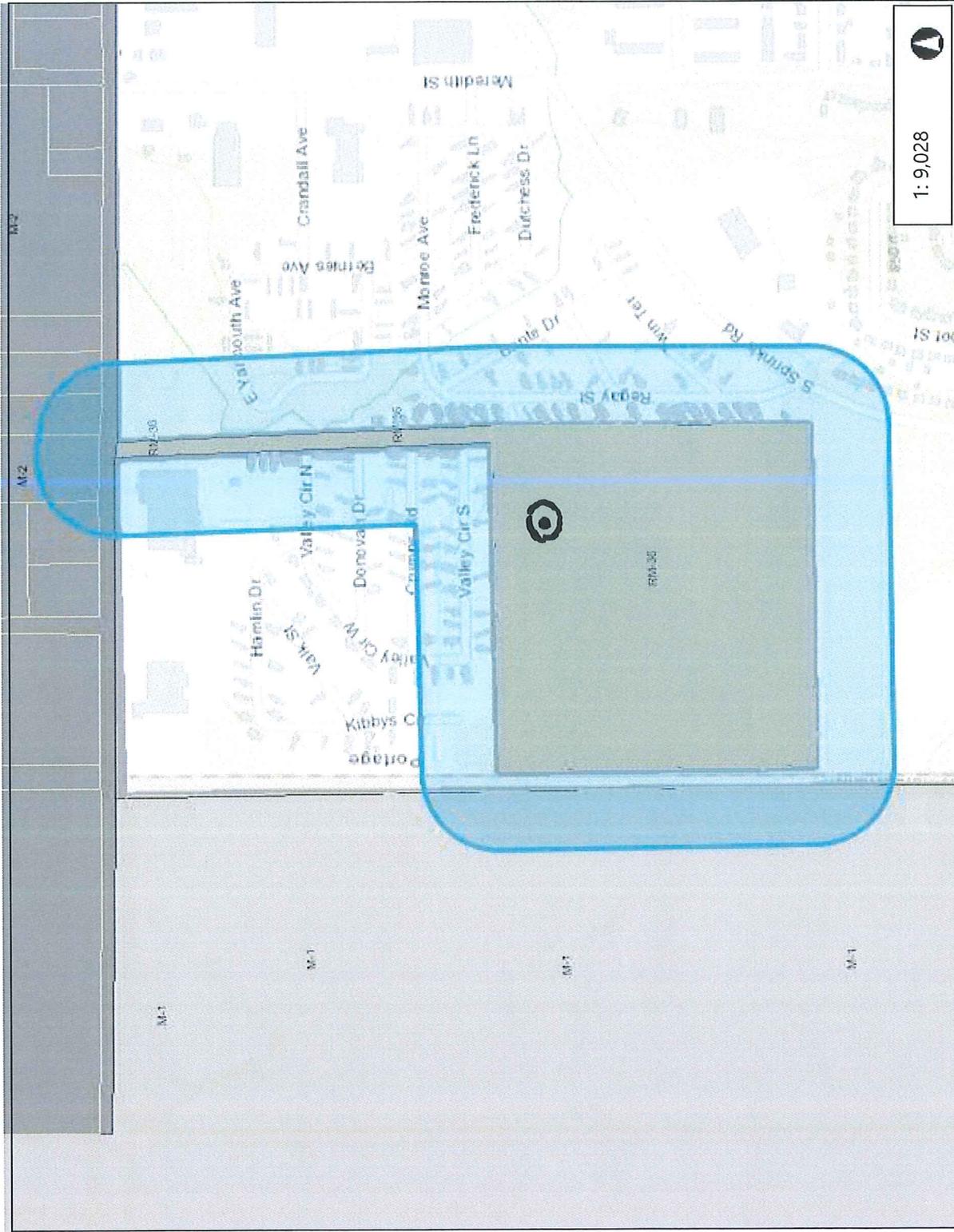
Grass and landscaping

Youth For Christ - Community Center Site Layout  
Page 4 of 6

# Colonial Acres Community Center Site Layout



# Colonial Acres Mobile Home Community: 5374 Andrus Ct.



1: 9,028

0.3 0 0.14 0.3 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

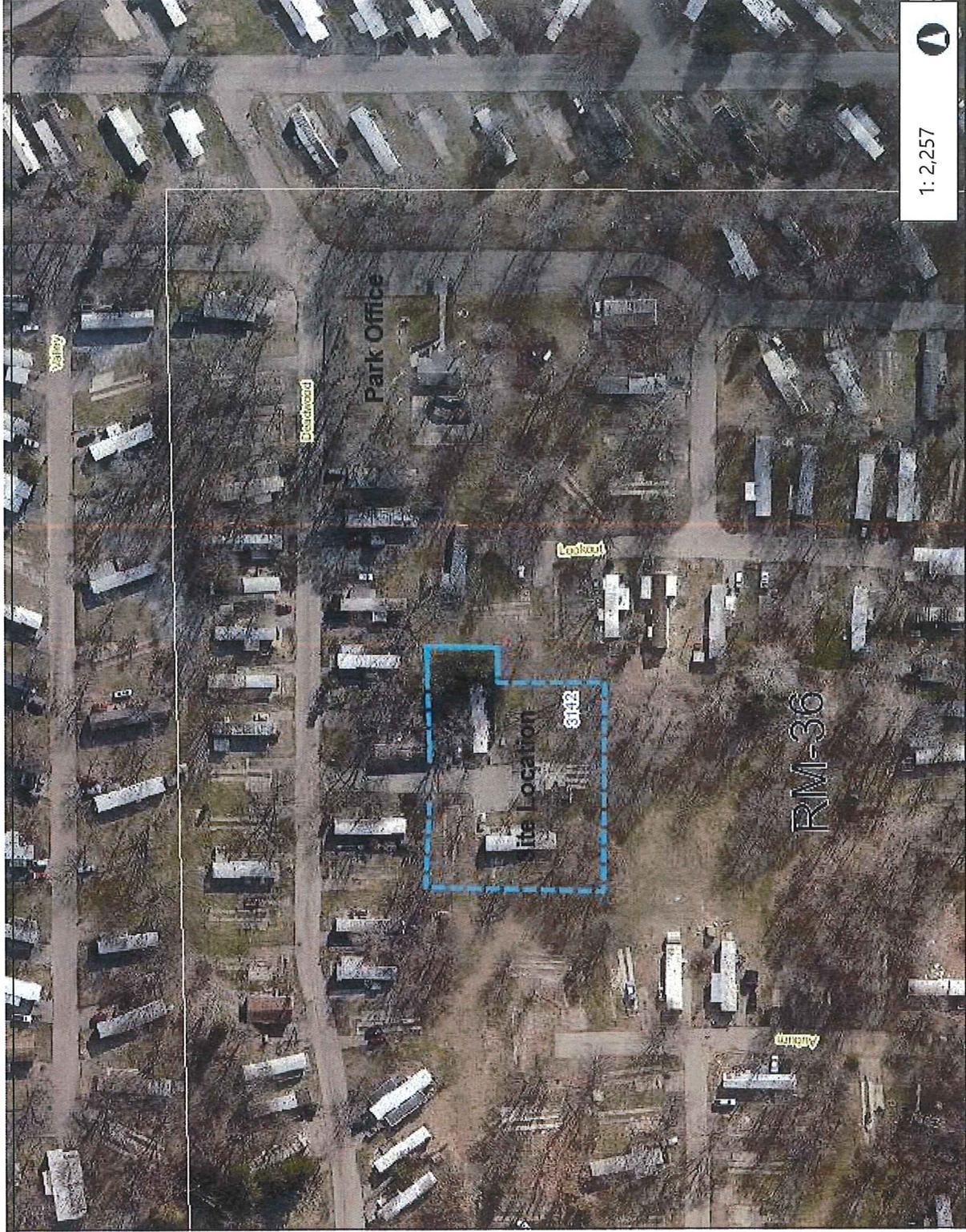
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Legend

- Parcels
- Zoning**
  - CBTR
  - CC
  - CCBD
  - CMU
  - CN-1
  - CO
  - IC
  - LW-1
  - LW-2
  - M-1
  - M-2
  - NODE
  - PUD
  - RD-19
  - RM-15
  - RM-15C
  - RM-24
  - RM-36
  - RMU
  - RS-5
  - RS-7



# Colonial Acres Mobile Home Park



0.1 0.04 0 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

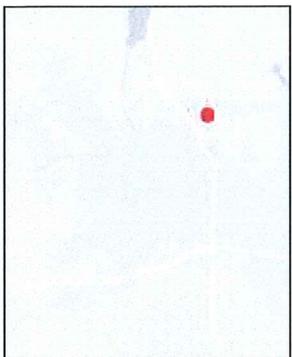
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1:2,257



### Legend

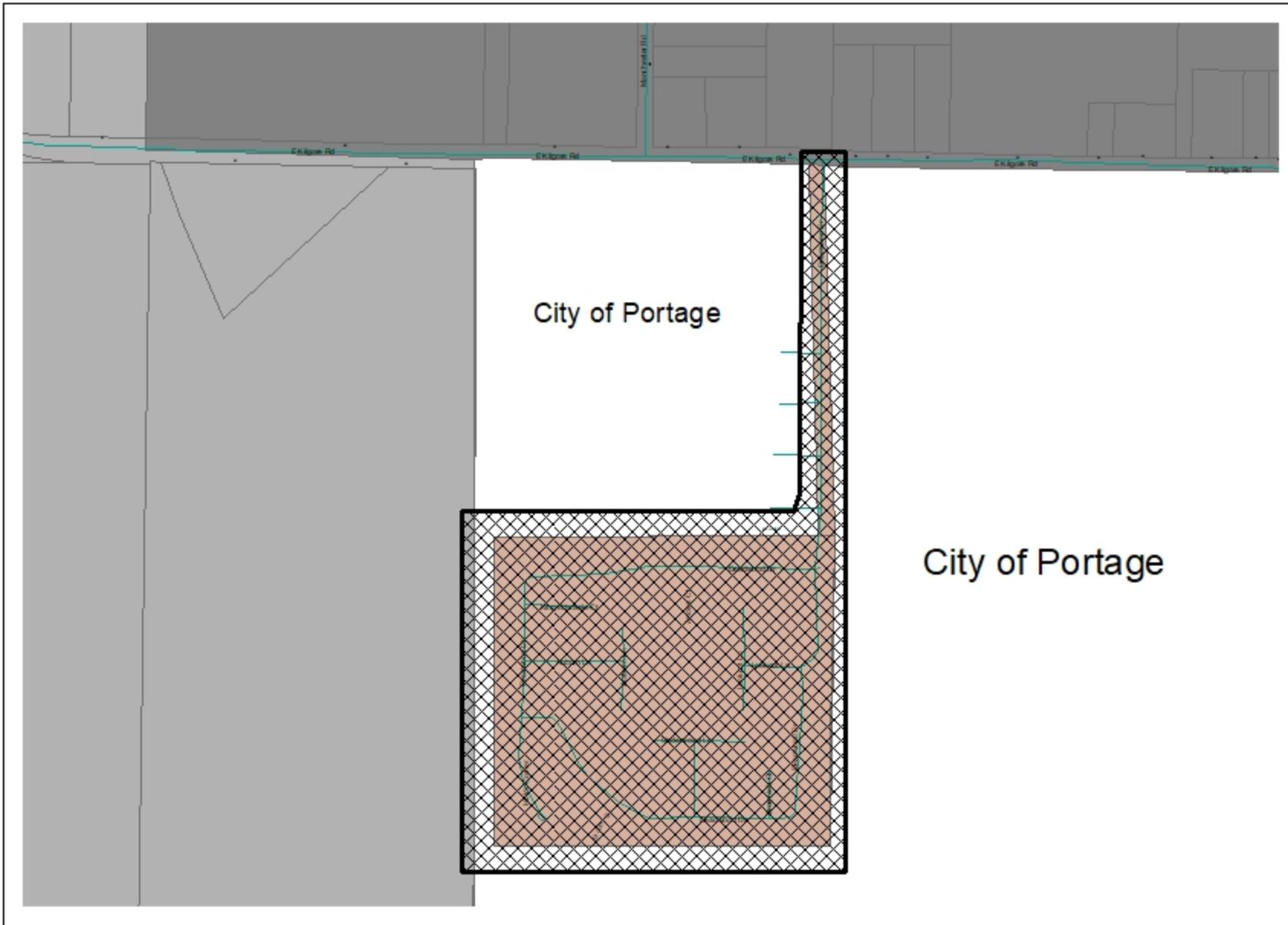
- Street Names - City
- Parcels
- Natural Features Overlay



# P.C. #2019.09 – 5374 Andrus Court Special Use Permit – Community Service Center

## Current Zoning

-  M-1
-  M-2
-  RM-36

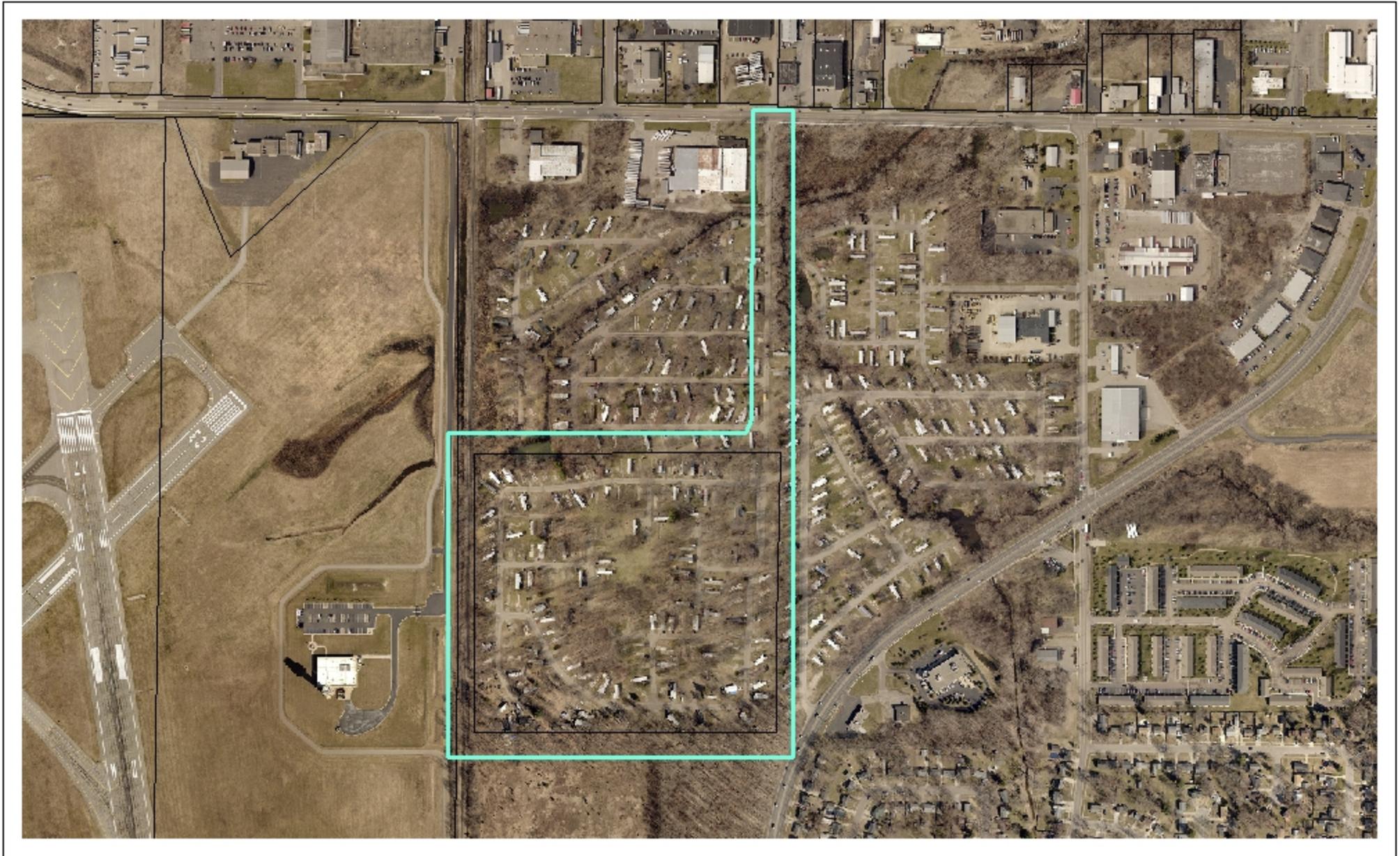


P.C. #2019.09 – 5374 Andrus Court  
Special Use Permit – Community Service Center

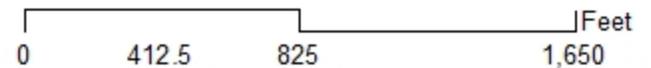
0 237.5 475 950 Feet



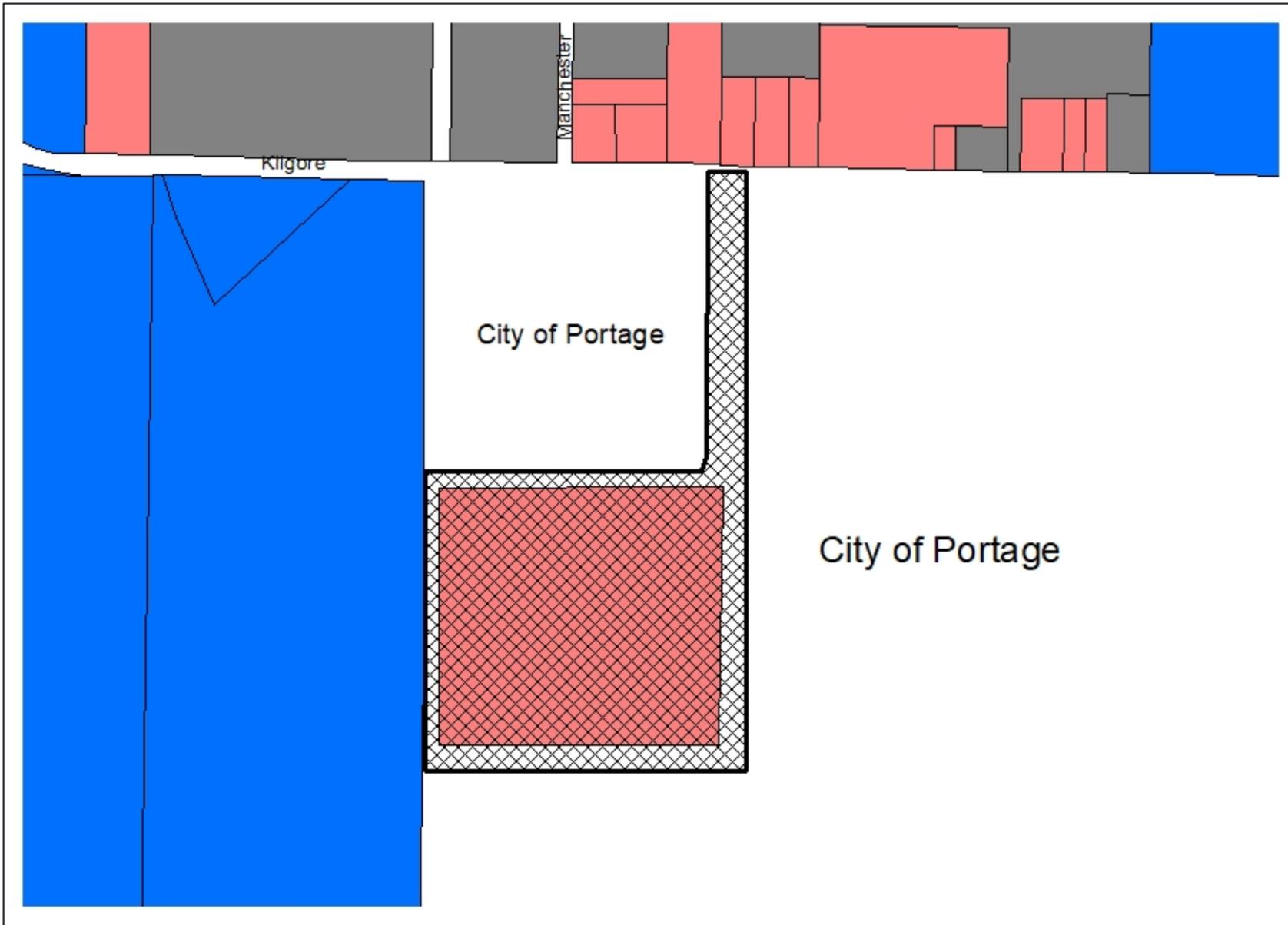
P.C. #2019.09 – 5374 Andrus Court  
Special Use Permit – Community Service Center



P.C. #2019.09 – 5374 Andrus Court  
Special Use Permit – Community Service Center



P.C. #2019.09 – 5374 Andrus Court  
Special Use Permit – Community Service Center

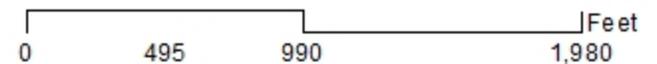


**EXISTING  
LAND USE**

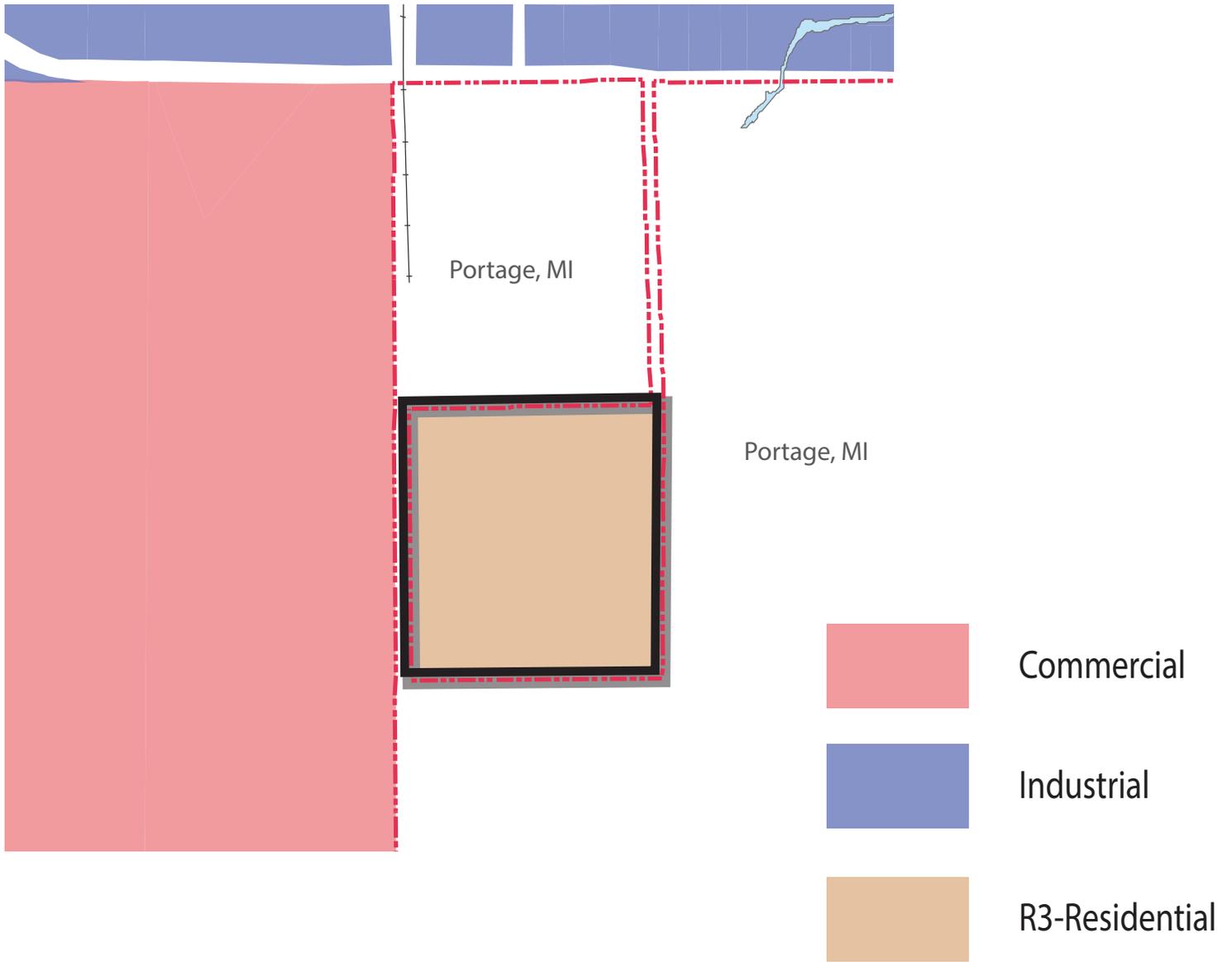
- COMMERCIAL
- VACANT
- TAX EXEMPT
- INDUSTRIAL
- RESIDENTIAL



P.C. #2019.09 – 5374 Andrus Court  
Special Use Permit – Community Service Center



P.C. #2019.09 – 5374 Andrus Court  
Special Use Permit – Community Service Center



P.C. #2019.09 – 5374 Andrus Court  
Special Use Permit – Community Service Center

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**PROJECTS & FUNDING SOURCES BY DEPARTMENT  
 GENERAL FUND**

Department	Project #	2020	2021	2022	2023	2024	Total
<b>Information Technology (CIP)</b>							
City Fiber Redesign	cip0500063	50,000	125,000	125,000	125,000	125,000	550,000
<i>Bond</i>		50,000	125,000	125,000	125,000	125,000	550,000
City Wide Security Camera Project	cip0500064	150,000	400,000	450,000			1,000,000
<i>Bond</i>		150,000	400,000	450,000			1,000,000
Watchguard Server Expansion	cip0500066	250,000	187,500	182,500			620,000
<i>Bond</i>		250,000	187,500	182,500			620,000
Data Center Backup Hardware	cip0500067	75,000					75,000
<i>Bond</i>		75,000					75,000
Cisco Core Switch (KDPS)	cip0500068	82,000					82,000
<i>Bond</i>		82,000					82,000
Cisco Firewall Hardware	cip0500069	200,000					200,000
<i>Bond</i>		200,000					200,000
<b>Information Technology (CIP) Total</b>		<b>807,000</b>	<b>712,500</b>	<b>757,500</b>	<b>125,000</b>	<b>125,000</b>	<b>2,527,000</b>
<b>Parks &amp; Recreation (CIP)</b>							
Farmers Market Redevelopment	cip0300057	2,000,000	2,400,000	2,700,000			7,100,000
<i>Bond</i>			1,800,000	2,700,000			4,500,000
<i>Foundation for Excellence</i>		2,000,000					2,000,000
<i>Private</i>			600,000				600,000
Northside Splash Pad	cip0300062	585,000					585,000
<i>Bond</i>		585,000					585,000
Verburg Park Improvements	cip0300067	488,000					488,000
<i>Bond</i>		488,000					488,000
Milham Park Improvements	cip0300068				200,000	1,800,000	2,000,000
<i>Bond</i>					200,000	1,000,000	1,200,000
<i>Local</i>						500,000	500,000
<i>State</i>						300,000	300,000
Milham Park Dam Removal	cip0300069	450,000					450,000
<i>Bond</i>		102,000					102,000
<i>State</i>		348,000					348,000
Emerald Park Improvements	cip0300073			8,000	250,000		258,000
<i>Bond</i>				8,000	200,000		208,000
<i>Private</i>					50,000		50,000
Sherwood Park Improvements	cip0300074			8,000	225,000		233,000
<i>Bond</i>				8,000	225,000		233,000
KIK Pool; Pool Repair & Bldg Improvement	cip0300075	150,000					150,000
<i>Bond</i>		150,000					150,000
Youth Development Center	P&R-23-001					100,000	100,000
<i>Bond</i>						100,000	100,000
Upjohn Park Redevelopment	P&R-23-005					500,000	500,000
<i>Bond</i>						500,000	500,000
MRP Office Expansion	P&R-24-001					10,000	10,000
<i>Bond</i>						10,000	10,000

\*\*\*Note: Capital Project plans are subject to change

Department	Project #	2020	2021	2022	2023	2024	Total
<b>Parks &amp; Recreation (CIP) Total</b>		<b>3,673,000</b>	<b>2,400,000</b>	<b>2,716,000</b>	<b>675,000</b>	<b>2,410,000</b>	<b>11,874,000</b>
<b>Public Safety (CIP)</b>							
New Station #2 (Bryant) <i>Bond</i>	cip0200032	1,100,000 <i>1,100,000</i>	2,700,000 <i>2,700,000</i>				3,800,000 <i>3,800,000</i>
KDPS Radio Replacement <i>Bond</i>	cip0200045	800,000 <i>800,000</i>	800,000 <i>800,000</i>				1,600,000 <i>1,600,000</i>
New Station #1 <i>Bond</i>	cip0200047	250,000 <i>250,000</i>	1,800,000 <i>1,800,000</i>	450,000 <i>450,000</i>			2,500,000 <i>2,500,000</i>
Nazareth Shooting Range & Classrooms <i>Bond</i>	KDPS-20-002					300,000 <i>300,000</i>	300,000 <i>300,000</i>
New Station #5 / #8 <i>Bond</i>	KDPS-21-003					150,000 <i>150,000</i>	150,000 <i>150,000</i>
<b>Public Safety (CIP) Total</b>		<b>2,150,000</b>	<b>5,300,000</b>	<b>450,000</b>		<b>450,000</b>	<b>8,350,000</b>
<b>Public Safety (EQP)</b>							
Replace Fire Apparatus - Truck 6 <i>Bond</i>	KDPS-20-001			1,300,000 <i>1,300,000</i>			1,300,000 <i>1,300,000</i>
Replace Engine #3 <i>Bond</i>	KDPS-21-002				550,000 <i>550,000</i>		550,000 <i>550,000</i>
Replace Engine #6 <i>Bond</i>	KDPS-22-002					550,000 <i>550,000</i>	550,000 <i>550,000</i>
<b>Public Safety (EQP) Total</b>				<b>1,300,000</b>	<b>550,000</b>	<b>550,000</b>	<b>2,400,000</b>
<b>Public Svcs:General (CIP)</b>							
KRVT - Portage Creek Trail Ph (3) <i>Bond</i> <i>Private</i>	cip0600036	750,000 <i>450,000</i> <i>300,000</i>					750,000 <i>450,000</i> <i>300,000</i>
Crosstown Facility Repurposing <i>Bond</i>	GEN-19-002					400,000 <i>400,000</i>	400,000 <i>400,000</i>
City Wide Facility Improvements <i>Bond</i>	PS-YR-004		250,000 <i>250,000</i>	500,000 <i>500,000</i>	750,000 <i>750,000</i>	1,000,000 <i>1,000,000</i>	2,500,000 <i>2,500,000</i>
<b>Public Svcs:General (CIP) Total</b>		<b>750,000</b>	<b>250,000</b>	<b>500,000</b>	<b>750,000</b>	<b>1,400,000</b>	<b>3,650,000</b>
<b>GRAND TOTAL</b>		<b>7,380,000</b>	<b>8,662,500</b>	<b>5,723,500</b>	<b>2,100,000</b>	<b>4,935,000</b>	<b>28,801,000</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**FUNDING SOURCE SUMMARY**  
**GENERAL FUND**

Source	2020	2021	2022	2023	2024	Total
Bond	5,642,000	8,682,500	6,193,500	2,940,000	4,685,000	28,143,000
Foundation for Excellence	2,000,000					2,000,000
Local					500,000	500,000
Private	300,000	600,000		50,000		950,000
State	348,000				300,000	648,000
<b>GRAND TOTAL</b>	<b>8,290,000</b>	<b>9,282,500</b>	<b>6,193,500</b>	<b>2,990,000</b>	<b>5,485,000</b>	<b>32,241,000</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**  
**MAJOR STREETS**

Department	Project #	2020	2021	2022	2023	2024	Total
<b>Public Svcs:Major Street (MST)</b>							
Angling Road Culvert	mst0100200			850,000			850,000
<i>Bond</i>				850,000			850,000
Oakland Dr (Parkview - Howard)	mst0100210	1,610,000					1,610,000
<i>Bond</i>		750,000					750,000
<i>Federal</i>		860,000					860,000
Parkview Ave (Oakland - Greenleaf)	mst0100212	30,000	400,000				430,000
<i>Bond</i>		30,000	400,000				430,000
Burdick & North (Traffic Signal Upgrade)	mst0100214			300,000			300,000
<i>Bond</i>				300,000			300,000
Bank St Re-alignment	mst0100218	500,000					500,000
<i>Bond</i>		500,000					500,000
Emerald Street (Cork - Miller)	mst0100221	250,000					250,000
<i>Bond</i>		250,000					250,000
Miller Rd (Emerald - Sprinkle)	mst0100222	500,000					500,000
<i>Bond</i>		500,000					500,000
Miller Rd (Portage - Emerald)	mst0100225		400,000				400,000
<i>Bond</i>			400,000				400,000
Douglas & North (Traffic Signal Upgrade)	mst0100226			22,500	300,000		322,500
<i>Bond</i>				22,500	300,000		322,500
Crosstown Bridge	mst0100228			127,500	1,700,000		1,827,500
<i>Bond</i>				127,500	1,700,000		1,827,500
Paterson Bridge	mst0100229		258,975	3,453,000			3,711,975
<i>Bond</i>			258,975	753,000			1,011,975
<i>Federal</i>				2,700,000			2,700,000
Inkster Bridge	mst0100230			89,775	1,197,000		1,286,775
<i>Bond</i>				89,775	57,000		146,775
<i>Federal</i>					1,140,000		1,140,000
Drake Rd CMAQ Traffic Signal Project	mst0100236	110,000					110,000
<i>Federal</i>		110,000					110,000
Cork Street (Portage - Sprinkle)	mst0100237	1,400,000					1,400,000
<i>Bond</i>		1,400,000					1,400,000
Drake Rd (Parkview - Stadium)	mst0100238	500,000					500,000
<i>Bond</i>		500,000					500,000
Porter Street (Frank - Paterson)	mst0100241			125,000			125,000
<i>Bond</i>				125,000			125,000
Ransom Street (Walbridge to Burdick/FY23 start)	mst0100242				430,000		430,000
<i>Bond</i>					430,000		430,000
Stockbridge Ave (Crosstown - Burdick)	mst0100243			90,000			90,000
<i>Bond</i>				90,000			90,000
Portage Rd Corridor (4 - 3 Lane Conversion)	mst0100244		250,000				250,000
<i>Bond</i>			250,000				250,000
Harrison Extension	mst0100245			1,600,000	1,600,000		3,200,000
<i>Bond</i>				1,600,000	1,600,000		3,200,000

\*\*\*Note: Capital Project plans are subject to change

Department	Project #	2020	2021	2022	2023	2024	Total
Oakland Dr (Kilgore - Parkview)	mst0100246		500,000				500,000
<i>Bond</i>			500,000				500,000
Portage (Cork - Stockbridge/resurface)	mst0100247		95,000				95,000
<i>Bond</i>			95,000				95,000
Portage (Cork - Stockbridge/Signal)	mst0100248		90,000				90,000
<i>Bond</i>			90,000				90,000
Portage Rd (Stockbridge - Michigan)	mst0100249		2,720,000				2,720,000
<i>Bond</i>			2,000,000				2,000,000
<i>Federal</i>			720,000				720,000
Ransom St (Walbridge - Burdick/FY21 start)	mst0100250		175,000	624,000			799,000
<i>Bond</i>			175,000	624,000			799,000
Stadium Dr (Howard - Lovell)	mst0100251		160,000	2,160,000			2,320,000
<i>Federal</i>				1,600,000			1,600,000
<i>Other Financing</i>			160,000	560,000			720,000
W Michigan Ave (Howard - Drake)	mst0100252		350,000				350,000
<i>Bond</i>			350,000				350,000
Water St (Westnedge - Rose)	mst0100253		150,000				150,000
<i>Bond</i>			150,000				150,000
North St Railroad Crossing	mst0100254	30,000					30,000
<i>Bond</i>		30,000					30,000
S Westnedge Ave (Howard - Lovell)	MST-22-002			140,000	340,000		480,000
<i>Other Financing</i>				140,000	340,000		480,000
Kilgore Rd (Oakland - Duke)	MST-22-005			600,000			600,000
<i>Bond</i>				600,000			600,000
VanRick (Sprinkle - Covington)	MST-22-006			100,000			100,000
<i>Bond</i>				100,000			100,000
Whites Rd (Parkview - Westnedge)	MST-22-007			90,000	1,270,000		1,360,000
<i>Bond</i>				90,000	350,000		440,000
<i>Federal</i>					920,000		920,000
Covington (VanRick - Manchester)	MST-22-008			200,000			200,000
<i>Bond</i>				200,000			200,000
Whites & Bronson (Traffic Signal Upgrade)	MST-23-001				22,500	300,000	322,500
<i>Bond</i>					22,500	300,000	322,500
Cork St (Westnedge - Burdick)	MST-23-002				300,000		300,000
<i>Bond</i>					300,000		300,000
Walbridge St (Kalamazoo - Paterson)	MST-23-003				250,000		250,000
<i>Bond</i>					250,000		250,000
Maple St (Park - Burdick)	MST-23-004				150,000		150,000
<i>Bond</i>					150,000		150,000
Scattered Sites	MST-YR-001	150,000	150,000	150,000	150,000	150,000	750,000
<i>Bond</i>		150,000	150,000	150,000	150,000	150,000	750,000
Major Streets Contingency	MST-YR-002	250,000	250,000	250,000	250,000	250,000	1,250,000
<i>Bond</i>		250,000	250,000	250,000	250,000	250,000	1,250,000
Major Street Program	MST-YR-003					2,800,000	2,800,000
<i>Bond</i>						2,800,000	2,800,000
<b>Public Svcs:Major Street (MST) Total</b>		<b>5,330,000</b>	<b>5,948,975</b>	<b>10,971,775</b>	<b>7,959,500</b>	<b>3,500,000</b>	<b>33,710,250</b>
<b>GRAND TOTAL</b>		<b>5,330,000</b>	<b>5,948,975</b>	<b>10,971,775</b>	<b>7,959,500</b>	<b>3,500,000</b>	<b>33,710,250</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**FUNDING SOURCE SUMMARY**  
**MAJOR STREETS**

Source	2020	2021	2022	2023	2024	Total
Bond	4,360,000	5,068,975	5,971,775	5,559,500	3,500,000	24,460,250
Federal	970,000	720,000	4,300,000	2,060,000		8,050,000
Other Financing		160,000	700,000	340,000		1,200,000
<b>GRAND TOTAL</b>	<b>5,330,000</b>	<b>5,948,975</b>	<b>10,971,775</b>	<b>7,959,500</b>	<b>3,500,000</b>	<b>33,710,250</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**  
**LOCAL STREETS**

Department	Project #	2020	2021	2022	2023	2024	Total
<b>Public Svcs:Local Street (LST)</b>							
Frank St Railroad Crossing	Ist0100218	30,000					30,000
<i>Bond</i>		30,000					30,000
Grand Ave (West Main - Monroe)	Ist0100257	30,000					30,000
<i>Bond</i>		30,000					30,000
Maple St (Stearns - Crosstown)	Ist0100258	55,000					55,000
<i>Bond</i>		55,000					55,000
Oak St (Pioneer - Wheaton)	Ist0100259	48,000					48,000
<i>Bond</i>		48,000					48,000
Weaver Ave (W Michigan - Kendall)	Ist0100260	75,000					75,000
<i>Bond</i>		75,000					75,000
Broadway Ave (Winchell - Aberdeen)	Ist0100261	55,000					55,000
<i>Bond</i>		55,000					55,000
Montrose Ave (Westnedge - S Rose)	Ist0100262	42,000					42,000
<i>Bond</i>		42,000					42,000
W Belmont St (S Burdick - Dead End?)	Ist0100263	20,000					20,000
<i>Bond</i>		20,000					20,000
Cameron St (Miller - Cork)	Ist0100264	70,000					70,000
<i>Bond</i>		70,000					70,000
James St (Stockbridge - Miller)	Ist0100265	165,000					165,000
<i>Bond</i>		165,000					165,000
4th St (King Highway east)	Ist0100266	25,000					25,000
<i>Bond</i>		25,000					25,000
Center St (Charlotte - Wallace)	Ist0100267	65,000					65,000
<i>Bond</i>		65,000					65,000
Woodward Ave (North - Kalamazoo)	Ist0100268	38,000					38,000
<i>Bond</i>		38,000					38,000
Elizabeth St (Westnedge - Woodward)	Ist0100269	50,000					50,000
<i>Bond</i>		50,000					50,000
Hillcrest Ave (Oakland - Indiana)	Ist0100270	38,000					38,000
<i>Bond</i>		38,000					38,000
Londonderry Ave (Northampton - Newgate)	Ist0100271	10,000					10,000
<i>Bond</i>		10,000					10,000
Newgate Rd (Londonderry - Canterbury)	Ist0100272	14,000					14,000
<i>Bond</i>		14,000					14,000
Old Orchard Pl (Allen - Dead End)	Ist0100273	8,000					8,000
<i>Bond</i>		8,000					8,000
Bronson Circle (Bronson - Bronson)	Ist0100274	32,000					32,000
<i>Bond</i>		32,000					32,000
Wells Pl (March - James)	Ist0100275	20,000					20,000
<i>Bond</i>		20,000					20,000
Corlot St (Clamin - Mt Oliver)	Ist0100276	32,000					32,000
<i>Bond</i>		32,000					32,000
Fulford St (Lake - Dead End)	Ist0100277	40,000					40,000

\*\*\*Note: Capital Project plans are subject to change

<b>Department</b>	<b>Project #</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
<i>Bond</i>		40,000					40,000
Ferdon Rd (Kensington - Dead End)	lst0100278	68,000					68,000
<i>Bond</i>		68,000					68,000
Portage Rd (raised sidewalks)	lst0100279	75,000					75,000
<i>Bond</i>		75,000					75,000
South & Westnedge improvement	lst0100280	65,000					65,000
<i>Bond</i>		65,000					65,000
Local Street Program	LST-YR-001	0	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
<i>Bond</i>		0	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
<b>Public Svcs:Local Street (LST) Total</b>		<b>1,170,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>5,170,000</b>
<b>GRAND TOTAL</b>		<b>1,170,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>5,170,000</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**FUNDING SOURCE SUMMARY**  
**LOCAL STREETS**

Source	2020	2021	2022	2023	2024	Total
Bond	1,170,000	1,000,000	1,000,000	1,000,000	1,000,000	5,170,000
<b>GRAND TOTAL</b>	<b>1,170,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>5,170,000</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**PROJECTS & FUNDING SOURCES BY DEPARTMENT  
 WASTEWATER**

Department	Project #	2020	2021	2022	2023	2024	Total
<b>Public Svcs: Wastewater (WWR)</b>							
Solids Handling Process Upgrade	wwr0100179	4,500,000	1,500,000				6,000,000
<i>Bond</i>		4,500,000	1,500,000				6,000,000
Fine Screens Process Upgrade	wwr0100180	1,000,000					1,000,000
<i>Bond</i>		1,000,000					1,000,000
Tertiary Process Upgrade	wwr0100196	1,600,000	6,250,000	6,500,000			14,350,000
<i>Bond</i>		1,600,000	6,250,000	6,500,000			14,350,000
Bar Screen 1	wwr0100200	500,000					500,000
<i>Bond</i>		500,000					500,000
Clarifier Drives & Sweeps 5-8	wwr0100212				5,250,000	5,250,000	10,500,000
<i>Bond</i>					5,250,000	5,250,000	10,500,000
Motor Control Center (MCC) Upgrades	wwr0100216			150,000	150,000	200,000	500,000
<i>Working Capital</i>				150,000	150,000	200,000	500,000
Newton Ct Sanitary Sewer Replacement	wwr0100224	15,000	150,000				165,000
<i>Bond</i>		15,000	150,000				165,000
Fellows Ct Sanitary Sewer Replacement	wwr0100225	15,000	250,000				265,000
<i>Bond</i>		15,000	250,000				265,000
Bank Street Realignment	wwr0100226	400,000					400,000
<i>Bond</i>		400,000					400,000
Real Time Decision Support System (RT-DSS)	wwr0100228	900,000	500,000	250,000	250,000		1,900,000
<i>Bond</i>		900,000	500,000	250,000	250,000		1,900,000
Bar Screen 4	wwr0100230					75,000	75,000
<i>Bond</i>						75,000	75,000
Sludge Cake Storage Silos	wwr0100235					400,000	400,000
<i>Working Capital</i>						400,000	400,000
Sludge Storage & Thickening	wwr0100236					400,000	400,000
<i>Working Capital</i>						400,000	400,000
WW SCADA System Upgrade (2021-2024)	wwr0100237				200,000	500,000	700,000
<i>Bond</i>					200,000	500,000	700,000
Cork St Sanitary	wwr0100239		400,000				400,000
<i>Bond</i>			400,000				400,000
Parkview Ave Sanitary Rehab	wwr0100240		350,000				350,000
<i>Bond</i>			350,000				350,000
Ransom St. Inceptor Upgrade	wwr0200065		150,000	1,750,000	2,000,000		3,900,000
<i>Bond</i>			150,000	1,750,000	2,000,000		3,900,000
Scum Handling	WWR-22-005					100,000	100,000
<i>Working Capital</i>						100,000	100,000
Vactor/Hauled Waste Receiving Facility & Treatm	WWR-22-006					400,000	400,000
<i>Working Capital</i>						400,000	400,000
Michigan Ave	WWR-22-011			50,000	500,000	500,000	1,050,000
<i>Bond</i>				50,000	500,000	500,000	1,050,000
Westnedge (Pioneer - Crosstown)	WWR-22-012			25,000	250,000		275,000
<i>Bond</i>				25,000	250,000		275,000
KWRP Staff Locker Room&PC/IT/Elec Bldg	WWR-24-002					500,000	500,000

\*\*\*Note: Capital Project plans are subject to change

<b>Department</b>	<b>Project #</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
<i>Bond</i>						500,000	500,000
6" Sewer Upgrade	WWR-24-003					300,000	300,000
<i>Bond</i>						300,000	300,000
Sewer Main Program	WWR-YR-003	500,000	500,000	500,000	500,000	500,000	2,500,000
<i>Bond</i>		500,000	500,000	500,000	500,000	500,000	2,500,000
Sewer Connections	WWR-YR-004	30,000	30,000	30,000	30,000	30,000	150,000
<i>Contrib In Aid</i>		30,000	30,000	30,000	30,000	30,000	150,000
Sewer Trenchless Rehab Program	WWR-YR-007	1,000,000	250,000	1,000,000	1,000,000	1,000,000	4,250,000
<i>Bond</i>		1,000,000	250,000	1,000,000	1,000,000	1,000,000	4,250,000
<b>Public Svcs:Wastewater (WWR) Total</b>		<b>10,460,000</b>	<b>10,330,000</b>	<b>10,255,000</b>	<b>10,130,000</b>	<b>10,155,000</b>	<b>51,330,000</b>
<b>GRAND TOTAL</b>		<b>10,460,000</b>	<b>10,330,000</b>	<b>10,255,000</b>	<b>10,130,000</b>	<b>10,155,000</b>	<b>51,330,000</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
**2020 thru 2024**

**FUNDING SOURCE SUMMARY**  
**WASTEWATER**

<b>Source</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Bond	10,430,000	10,300,000	10,075,000	9,950,000	8,625,000	49,380,000
Contrib In Aid	30,000	30,000	30,000	30,000	30,000	150,000
Working Capital			150,000	150,000	1,500,000	1,800,000
<b>GRAND TOTAL</b>	<b>10,460,000</b>	<b>10,330,000</b>	<b>10,255,000</b>	<b>10,130,000</b>	<b>10,155,000</b>	<b>51,330,000</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**  
**WATER**

Department	Project #	2020	2021	2022	2023	2024	Total
<b>Public Svcs: Water (WAT)</b>							
New Phosphate Construction	wat0100013	6,000,000	1,500,000				7,500,000
<i>Bond</i>		6,000,000	1,500,000				7,500,000
Station #8 Booster Pump Replacement	wat0200074		100,000	1,000,000			1,100,000
<i>Bond</i>			100,000	1,000,000			1,100,000
Station Roadway Improvements	wat0200078	70,000	70,000	70,000	70,000	70,000	350,000
<i>Bond</i>		70,000	70,000	70,000	70,000	70,000	350,000
Super High Pressure District Tank	wat0200080	3,500,000	2,500,000				6,000,000
<i>Bond</i>		3,500,000	2,500,000				6,000,000
Station #39 Generator	wat0200081				600,000		600,000
<i>Bond</i>					600,000		600,000
Station #5 Booster Pump House Replacement	wat0200083	3,000,000	4,000,000	2,500,000			9,500,000
<i>Bond</i>		3,000,000	4,000,000	2,500,000			9,500,000
Central Station Pumping Upgrades	wat0200084	75,000	200,000				275,000
<i>Bond</i>		75,000	200,000				275,000
Blakeslee Tank Large Valve Replacement	wat0200093			50,000	200,000		250,000
<i>Bond</i>				50,000	200,000		250,000
Central PS Sand Filter Valve Replacement	wat0200094	25,000	25,000	25,000	25,000	25,000	125,000
<i>Bond</i>		25,000	25,000	25,000	25,000	25,000	125,000
Station #10 Upgrades	wat0200096	180,000					180,000
<i>Bond</i>		180,000					180,000
Central Pump Sta Air Stripper Media Rpl	wat0200097	500,000					500,000
<i>Bond</i>		500,000					500,000
Central Pump Sta Generators	wat0200098		150,000	2,000,000			2,150,000
<i>Bond</i>			150,000	2,000,000			2,150,000
Central Pump Sta Well Field Valve Rpl	wat0200099	50,000					50,000
<i>Bond</i>		50,000					50,000
Sta #25 Generator	wat0200100		100,000	600,000			700,000
<i>Bond</i>			100,000	600,000			700,000
Sta #4 Upgrades	wat0200101		200,000	200,000	200,000	200,000	800,000
<i>Bond</i>			200,000	200,000	200,000	200,000	800,000
Station #12 Upgrades	wat0200102		150,000				150,000
<i>Bond</i>			150,000				150,000
Station Facility Upgrades	wat0200103	50,000	50,000	50,000	50,000	50,000	250,000
<i>Bond</i>		50,000	50,000	50,000	50,000	50,000	250,000
Station #26 Replacement	wat0200104				80,000	1,000,000	1,080,000
<i>Bond</i>					80,000	1,000,000	1,080,000
STA#9 Flow Control Upgrade	wat0200105			100,000	100,000		200,000
<i>Bond</i>				100,000	100,000		200,000
Station PLC Replacement	wat0200106	80,000	20,000				100,000
<i>Bond</i>		80,000	20,000				100,000
Blakeslee Water Main Replacement	wat0500302	55,000					55,000
<i>Bond</i>		55,000					55,000
Portage Road - Stocbridge to Walnut	wat0500308		2,500,000				2,500,000

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Department	Project #	2020	2021	2022	2023	2024	Total
<i>Bond</i>			2,500,000				2,500,000
Oakland - Howard to Parkview	wat0500319	2,200,000					2,200,000
<i>Bond</i>		2,200,000					2,200,000
Bank Street Re-Alignment	wat0500321	100,000					100,000
<i>Bond</i>		100,000					100,000
Richland Twp Water Main Loops	wat0500322	500,000	1,384,300				1,884,300
<i>DWRF</i>		500,000	1,384,300				1,884,300
Cooper Twp Water Main	wat0500342	2,000,000	8,448,625				10,448,625
<i>DWRF</i>		2,000,000	8,448,625				10,448,625
Glendale Blvd Water Main Rpl	wat0500343		838,200				838,200
<i>DWRF</i>			838,200				838,200
33rd ST Water Main	wat0500351	339,500	4,243,600				4,583,100
<i>Bond</i>		339,500	4,243,600				4,583,100
Fellows Court Water Main Replacement	wat0500352	20,000	150,000				170,000
<i>Bond</i>		20,000	150,000				170,000
Newton Court Water Main Replacement	wat0500354	20,000	150,000				170,000
<i>Bond</i>		20,000	150,000				170,000
Lead Services (City of Kalamazoo)	wat0500361	2,000,000	7,528,585				9,528,585
<i>DWRF</i>		2,000,000	7,528,585				9,528,585
Prairie - Blakeslee to Alamo	wat0500363		30,000	300,000			330,000
<i>Bond</i>			30,000	300,000			330,000
Ransom Street Reconstruction	wat0500364		150,000	500,000	500,000		1,150,000
<i>Working Capital</i>			150,000	500,000	500,000		1,150,000
Angling Rd (Culvert Replacement)	wat0500372		40,000	300,000			340,000
<i>Bond</i>			40,000	300,000			340,000
Cork St (Portage - Sprinkle)	wat0500373	1,500,000					1,500,000
<i>Bond</i>		1,500,000					1,500,000
Parkview (Oakland - Greenleaf)	wat0500374	230,000	920,000				1,150,000
<i>Bond</i>		230,000	920,000				1,150,000
Stadium (Rambling - Downtown)	wat0500375		170,000	680,000			850,000
<i>Bond</i>			170,000	680,000			850,000
Stockbridge Bridge Water Main Rpl	wat0500376	500,000					500,000
<i>Bond</i>		500,000					500,000
SunValley (Angling Rd - North Cul-De-Sac)	wat0500377	350,000					350,000
<i>Bond</i>		350,000					350,000
STA#6 Upgrades	WAT-20-005					80,000	80,000
<i>Bond</i>						80,000	80,000
Academy Street Culvert Main	WAT-20-011					103,000	103,000
<i>Bond</i>						103,000	103,000
Central Pump Station Filtration Expansion	WAT-22-002			200,000	2,000,000		2,200,000
<i>Bond</i>				200,000	2,000,000		2,200,000
Sta #11 Generator	WAT-22-003			600,000			600,000
<i>Bond</i>				600,000			600,000
Westnedge (Cork - Howard)	WAT-22-004			260,000	1,040,000		1,300,000
<i>Bond</i>				260,000	1,040,000		1,300,000
Whites (Oakland - Westnedge)	WAT-22-005			335,000	1,340,000		1,675,000
<i>Bond</i>				335,000	1,340,000		1,675,000
Michigan Ave (Douglas - Harrison/Kalamazoo)	WAT-23-001				500,000	2,000,000	2,500,000
<i>Bond</i>					500,000	2,000,000	2,500,000
Central Pump Station Roof Replacement	WAT-24-004					100,000	100,000
<i>Bond</i>						100,000	100,000
Sta #17 & #18 Reconstruction	WAT-24-005					500,000	500,000
<i>Bond</i>						500,000	500,000
Well Replacement Program	WAT-YR-001	200,000	300,000	300,000	300,000	300,000	1,400,000

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Department	Project #	2020	2021	2022	2023	2024	Total
<i>Bond</i>		200,000	300,000	300,000	300,000	300,000	1,400,000
Hydrant Replacement Program	WAT-YR-002	150,000	150,000	150,000	150,000	150,000	750,000
<i>Working Capital</i>		150,000	150,000	150,000	150,000	150,000	750,000
Water Main Program	WAT-YR-003			1,200,000	1,500,000	4,000,000	6,700,000
<i>Bond</i>				1,200,000	1,500,000	4,000,000	6,700,000
Valve Replacement Program	WAT-YR-004	125,000	125,000	125,000	125,000	125,000	625,000
<i>Working Capital</i>		125,000	125,000	125,000	125,000	125,000	625,000
New Service Connection Program	WAT-YR-005	515,000	530,000	546,000	562,000	579,000	2,732,000
<i>Contrib In Aid</i>		515,000	530,000	546,000	562,000	579,000	2,732,000
Lead Service Replacement	WAT-YR-006	500,000	500,000	2,000,000	2,000,000	2,000,000	7,000,000
<i>Foundation for Excellence</i>		500,000	500,000	2,000,000	2,000,000	2,000,000	7,000,000
Meter Improvement Program	WAT-YR-007	2,250,000	2,000,000	6,000,000	6,000,000	6,000,000	22,250,000
<i>Bond</i>		2,250,000	2,000,000	6,000,000	6,000,000	6,000,000	22,250,000
Water Project Contingency	WAT-YR-010	500,000	500,000	500,000	500,000	500,000	2,500,000
<i>Working Capital</i>		500,000	500,000	500,000	500,000	500,000	2,500,000
Roof Replacement Program	WAT-YR-013	25,000	25,000	25,000	25,000	25,000	125,000
<i>Working Capital</i>		25,000	25,000	25,000	25,000	25,000	125,000
<b>Public Svcs:Water (WAT) Total</b>		<b>27,609,500</b>	<b>39,748,310</b>	<b>20,616,000</b>	<b>17,867,000</b>	<b>17,807,000</b>	<b>123,647,810</b>
<b>GRAND TOTAL</b>		<b>27,609,500</b>	<b>39,748,310</b>	<b>20,616,000</b>	<b>17,867,000</b>	<b>17,807,000</b>	<b>123,647,810</b>

\*\*\*Note: Capital Project plans are subject to change

City of Kalamazoo, Michigan  
*Capital Improvement Plan*  
 2020 thru 2024

**FUNDING SOURCE SUMMARY**  
**WATER**

<b>Source</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Bond	21,294,500	19,568,600	16,770,000	14,005,000	14,428,000	86,066,100
Contrib In Aid	515,000	530,000	546,000	562,000	579,000	2,732,000
DWRF	4,500,000	18,199,710				22,699,710
Foundation for Excellence	500,000	500,000	2,000,000	2,000,000	2,000,000	7,000,000
Working Capital	800,000	950,000	1,300,000	1,300,000	800,000	5,150,000
<b>GRAND TOTAL</b>	<b>27,609,500</b>	<b>39,748,310</b>	<b>20,616,000</b>	<b>17,867,000</b>	<b>17,807,000</b>	<b>123,647,810</b>

\*\*\*Note: Capital Project plans are subject to change

CITY OF KALAMAZOO  
SITE PLAN REVIEW PROJECT LIST

Year	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.
2019.57	1810 Pitcher	New Building	Graphics Packaging	11/14/2019	11/20/2019	11/20/2019	Pending	\$2,022	12/18/2019	NA	Project Under Review		57 trees, 120 shrubs	
2019.58	233 Eleanor	New Parking Lot	City of Kalamazoo - CPED	10/3/2019	10/9/2019	10/9/2019	11/06/2019	N/A	12/18/2019	DDRC	Project Under Review		Maintain existing	
2019.55	601 John Street	Generator Extension	Bronson Hospital	10/21/2019	10/30/2019	10/30/2019	10/31/2019	\$366	11/20/2019	DDRC	Project Under Review		7 trees, 12 shrubs	
2019.54	2001 Fulford Street	Cell Antenna Co-Location for future structure	Sprint	10/9/2019	10/23/2019	10/23/2019	10/24/2019	\$365	11/20/2019	N/A	Project Under Review		N/A	
2019.53	500 Golden Dr	New Leasing Office/Workout Room	Byce and Assoc.	9/23/2019	10/9/2019	10/9/2019	10/21/2019	N/A	11/20/2019	NFP	Project Under Review			
2019.52	3710 Pine Terrace	New Clubhouse for Condo subvyn.	Slocum Architects	9/13/2019	9/25/2019	9/25/2019	10/9/2019	\$330	11/20/2019	N/A	Project Under Review		12 trees, 65 shrubs	
2019.51	4300 Beech	Medical Marijuana Grow Facility	The Woods Cultivation, LLC	7/17/2019	7/31/2019	7/31/2019	8/23/2019	N/A	10/30/2019	N/A	Project Under Review		N/A	
2019.5	822 Schuster	Parking lot expansion	Thermo-Fischer Scientific	7/29/2019	8/7/2019	8/7/2019	9/6/2019	N/A	10/3/2019	N/A	Final approval provided	10/21/2019	27 trees, 177 shrubs	
2019.49	4481 Campus Dr.	New mixed use buildings w/ 60 dwelling units	Management/Consulting	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	N/A	
2019.48	209 E Stockbridge	Change of use to a medical marijuana grow facility/processor	Lake Effect Group	7/24/2019	7/17/2019	7/24/2019	8/27/2019	\$690.00	9/25/2019	Southtown	Project Under Review			
2019.47	2927 Millicork	Building Addition	LC Howard	7/2/2019	7/17/2019	7/17/2019	8/20/2019	N/A	9/11/2019	NA	Final approval provided	9/19/2019	40 trees, 48 shrubs	
2019.46	1919 Factory	New pole building	Extreme Power Sports	6/24/2019	7/10/2019	7/10/2019	8/12/2019	\$918.00	9/11/2019	NA	Final approval provided	9/20/2019		
2019.45	1418 Ravine Road	Cell tower antenna co-location	T-Mobile	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	Change of use to a credit union	Honor Credit Union	6/25/2019	7/17/2019	7/17/2019	7/23/2019	N/A	8/21/2019	NA	Final approval provided	9/3/2019	19 trees, 113 shrubs	
2019.43	4400 Stadium Dr	New Medical Marijuana Provisioning Center	Johnstone Supply	7/1/2019	7/17/2019	7/17/2019	8/1/2019	N/A	8/21/2019	NA	Final approval provided	10/21/2019	12 trees, 16 shrubs	
2019.42	218/318 E Stockbridge	Change of use to an office and add a carriage house	Red Bud Roots	7/3/2019	7/17/2019	7/17/2019	7/23/2019	\$360.00	8/14/2019	Southtown	Final approval provided	11/4/2019		
2019.41	527 W South Street	Building Addition to Johnstone Supply	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, 20 shrubs	
2019.4	1000 King Hwy	Change of use to a medical marijuana provisioning center	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		
2019.39	2712 Portage Road	Add equipment to cell tower	Spartan Services, LLC	6/19/2019	6/26/2019	6/26/2019	7/9/2019	N/A	7/24/2019	N/A	Final approval provided	8/19/2019		
2019.38	1233 Edgemoor	Mixed Use Buildings	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	10 trees, 41 shrubs	
2019.37	615 W. Kalamazoo Ave	Add equipment to cell tower	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		
2019.36	817 W. Kilgore	Change of Use to Mixed Use	AT&T	3/7/2019	3/13/2019	3/13/2019	6/11/2019	\$385.00	7/3/2019	NFP	Final approval provided	7/3/2019		
2019.35	824 Portage	Marjuana Dispensary in building	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	Two additions to complex of building to a marijuana provisioning center	Big Dog LLC Summit Park Apartments	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	Change of use for Dance Studio	Huntington Valley Ventures, Inc.	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 for Dance Studio	Habitat Performing Arts Center	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	Marjuana Dispensary in building	EFS Stadium Properties	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			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		

CITY OF KALAMAZOO  
SITE PLAN REVIEW PROJECT LIST

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.
2019.29	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	
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	Final approval provided	11/25/2019		
2019.24	3717 E. Cork Street	New Avid Hotel	Tapan Patel	1/24/2019	2/6/2019	2/6/2019	4/24/2019	\$658.00	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	Lake Effect Group	2/18/2019	2/27/2019	2/27/2019	4/10/2019	N/A	5/1/2019	N/A	Final approval provided	5/29/2019		
2019.22	2805 E. Cork Street	New Building	Harbor Farmz	1/10/2019	1/16/2019	1/16/2019	4/9/2019	\$738	4/24/2019	N/A	Final approval provided	5/24/2019		
2019.21	3416 S. Westnedge	Use change to a gym	Strength Beyond	3/15/2019	3/27/2019	3/27/2019	4/9/2019	N/A	4/24/2019	N/A	Final approval provided	4/29/2019	2 trees, 15 shrubs	
2019.20	2605 E. Kilgore Road	Building addition and parking lot expansion	Zoetis	1/8/2019	1/23/2019	1/23/2019	4/2/2019	\$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 marijuana	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	4/18/2019	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	\$686.27	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	Final approval provided	7/11/2019		
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	Final approval provided			
2019.10	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	Piazacorp	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	\$548.43	1/23/2019	N/A	Approval provided	2/12/2019	4 trees, 23 shrubs	
						Total:		\$6,929.77						