

**From:** [keb.fo](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Asylum Lake Preserve  
**Date:** Sunday, January 5, 2020 10:33:42 AM

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Dear Ms. Anderson:

Please have the foresight to preserve the Asylum Lake property in perpetuity. Residents of Kalamazoo recently completed a survey about how they envision a future Kalamazoo where they would like to continue to live and prosper. Looking at the results, no where did I see residents clamoring for more concrete, light and air pollution, traffic, mini-malls, and less green space. To the contrary, residents specified that more protected green space and healthy animal habitats, more pedestrian and bike trails, less traffic were of top priority to them.

Your decision to protect this space or destroy it will have huge quality of life implications for the residents of Kalamazoo for generations to come. Look to places like Ann Arbor, where local officials had the foresight to preserve what is now the Arboretum, an important green space in the heart of Ann Arbor that is now part of the identity of the city. Look to Burlington, Vermont, where a condominium complex was slated for the city shore on Lake Champlain. A group of forward thinking individuals fought to preserve the lake front, stop its destruction, and create a lake shore park. It is now the key symbol of the city, the symbol of a thriving, prosperous, happy town.

Be bold and stand up looking towards the future. The project may look good on paper when thinking only about dollars and cents. When you look at the effect your decision will have on human health, happiness, and wildlife habitat, it is clear that preserving the Asylum Lake property preserve in its current state is the right decision to make. Don't buckle to status quo pressure. Be a visionary and a leader and protect this area for generations to come.

Thank you,  
Kevin Fuchs  
3025 Morgan Street  
Kalamazoo, MI 49001

**From:** [Kathy Rabbers](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] DNS  
**Date:** Friday, January 3, 2020 7:06:29 PM

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I object to this request. Kalamazoo's live ability is at stake.

To: Planning Commission  
From: Concerned Residents of Parkview Hills  
Date: January 3, 2020

Subject: Deny KNS Stadium Drive, LLC Rezoning Request

As Parkview Hills residents who are concerned about the environment, we are asking you, the Planning Commission, to deny the rezoning request from KNS Stadium Drive, LLC for the parcels of land along Stadium and Drake, known as the Vermuelen property.

This property, adjacent to Asylum Lake Preserve, is essentially an extension of the preserve, and development of the area would cause irreparable damage to the preserve, trees, wildlife, plants, water, migrating waterfowl.

Kalamazoo City Commission recently declared a Climate Crisis in our city. Development resulting from rezoning the Vermuelen property would greatly add to the climate crisis we face. Light and sound pollution, removal of trees which provide our oxygen, paving and resulting runoff and road salt, destruction of wildlife habitat and migration patterns, and endangering native plants and vegetation are all in direct opposition to what we should be doing to protect our environment.

**We are strong supporters and close neighbors of Asylum Lake Preserve. The waters from Asylum Lake travel under Parkview Avenue directly into the waters of Parkview Hills lakes and streams, including the West Fork of the Portage Creek which ultimately flows into the Kalamazoo River and thus Lake Michigan. This and the issue of a climate crisis makes the rezoning of the Vermuelen property more than a local issue. It's a global issue. We all need to be doing what we can to protect the environment of our planet.**

Please join the city commissioners in recognizing our climate crisis. Protect our environment, and allow Asylum Lake Preserve to continue offering healthy outdoor enjoyment for our residents.

**Please deny the rezoning request of KNS Stadium Drive, LLC.**

Thank you.

Parkview Hills residents:

1. Anita Lawson
2. Joan Harman
3. Jan Crosby
4. Mel Church
5. Jeanne Church
6. Libby Janssen
7. Alan Erickson
8. Laurie Young
9. Dean Margaret Hauck
10. Rochelle Habeck
11. Hillary H. Hunt
12. Bonita J. Alkema
13. Marcy Ohs
14. Mary Lewis
15. Caren Braymer
16. Michael Kruk
17. Marjorie Lightner
18. Carolyn Allen
19. Belinda McDougal
20. Greg Nakken

December 29, 2019  
Kalamazoo, MI

To:  
City of Kalamazoo Planning Commission

Asylum Lake Preserve provides habitat for many bird species. Some species reside there year-round like woodpeckers, cardinals, chickadees and titmice. Others are neotropical migrants that use the preserve during the summer for nesting like grosbeaks, orioles, tanagers and a number of vireos and warblers. The preserve is also an important migration stopover site during fall and spring bird migration. Any disturbance in or adjacent to the preserve will affect birds negatively.

The west end of Asylum Lake is shallow and a favorite spot for waterbirds, like ducks and herons. This area would be greatly impacted by the development of the Vermeulen property, especially one with lights. The light pollution and the lack of cover resulting from the removal of vegetation due to development will hinder the resident and migratory birds that count on that area for nest building and rest.

Run-off from a business like a car wash would negatively impact the water quality of the lake and therefore negatively impact both vertebrates and invertebrates, especially at the west end of the lake.

While Asylum Lake Preserve is a refuge for wildlife, it is also an important area for nature observation in general, and bird watching in particular, for not only the city of Kalamazoo residents but for those from areas adjacent to the north, west and south. Studies have shown that even when people don't have a particular interest in the natural world, they still benefit greatly by just taking a walk in nature.

The Audubon Society of Kalamazoo with its 300+ members uses the preserve for field trips and bird counts and is strongly opposed to the development of the Vermeulen property in such a way that would impact bird habitat.

Audubon Society of Kalamazoo Board of Directors:

John Chenault  
Susan Creager  
Ilse Gebhard  
Thom Jones  
Donna Keller  
Phil Micklin  
David Riggs  
Nate Strong

Po Box 19333  
Kalamazoo MI 49019-0333  
[www.kalamazooaudubon.org](http://www.kalamazooaudubon.org)

**From:** [Samantha Cree](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Asylum Lake Preserve Rezoning  
**Date:** Tuesday, January 7, 2020 1:06:45 PM

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Good afternoon Christine,

It is my understanding that at the next city council meeting there will be a discussion on rezoning property adjacent to Asylum Lake. I have a county board meeting that same night so I will not be able to attend, but wanted to pass along my two cents as an Oakwood resident and a frequenter of the preserve.

From an ecological standpoint, I do not feel the risk is worth the reward in terms of building up the site for business. The old trailer park across the street would be a prime location for redevelopment, as the concrete slabs are putting the area in a holding pattern. It would be beneficial for whatever business builds there, however, to keep environmental protection at the forefront as the creek attaching to the lake runs right next to it.

My main concern for any business growth in this area is that the ecological footprint could be disrupted, when we have other areas of Kalamazoo that are vacant and could be used for business needs based on history of industry within them. I feel the focus should be made on re-using business spaces that are being unused before taking natural land to do so.

Thank you for the opportunity to hear my opinion on this. As a biologist, public health professional, Kalamazoo resident, and environmentally conscious community member, this is of great importance to me.

Thank you again,  
Samantha Cree, MPH

**From:** [James English](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Asylum lake preserve  
**Date:** Monday, January 6, 2020 12:50:14 PM

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Christina, I am a home owner living on Winchell Avenue. I am expressing my objection to changing the zoning of the property on the northeast corner of Stadium avenue and Drake road. This property needs to remain undeveloped to protect the Asylum lake preserve.

The traffic congestion in this area is already a problem with recent addition of Costco and other businesses with more to come to that center. More business development would only make the situation much worse. A better alternative would be to create a walking park as an entrance to asylum and a welcoming venue to the city.

Please keep this area from commercial development and maintain it as open space.

Respectfully,

Jim and Jo English

**From:** [jennifer frea](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Asylum Lake  
**Date:** Monday, January 6, 2020 9:44:48 PM

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I have spent many years living in the Winchell neighborhood, slowly watching the development and the encroachment on the animal habitats. Western buying up land, protecting Old Colony orchards but then developing it as a business park. It's no wonder there's such a problem with the deer population. My daughter grew up in Winchell, playing in the woods and building forts with friends. There won't be any more woods to play in at this rate. It saddens me that the plan is again to clear cut the Asylum lake area. I hope you take in consideration those who want to protect the wildlife and beauty of this preserved area for future generations.

Thank you,

Jennifer Frea

**From:** [Susan K Freeman](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] opposition to development near Asylum preserve  
**Date:** Sunday, January 5, 2020 4:18:39 PM

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Dear David Anderson,  
I'm a professor at WMU, a resident of Winchell neighborhood, and a regular visitor the the Asylum preserve, a space that I treasure for its natural beauty so close to home. I admire my neighbors and friends who have been actively following the requests for rezoning parcels of land abutting the preserve. I am writing because I am deeply concerned about the prospects of spoiling the area with unneeded commercial development.

I understand that in the the commission is entertaining a Natural Features Protection exemption for the three parcels of land at Stadium and Drake, to enable development by DNS Stadium Drive, LLC. I hope that you will agree that these business interests are significantly outweighed by the environmental and recreational benefits of protecting the Asylum Preserve. Protecting the preserve is in the interests of the entire Kalamazoo community--people and plants and creatures all. We simply do not want or need another fancy car wash, especially one that endangers the preserve's ecosystem.

Can I count on you to oppose the rezoning and NFP exemption request?

best,  
Susan

Susan Freeman, Ph.D.  
Associate Professor and Chair  
Department of Gender and Women's Studies  
Western Michigan University  
3063 Moore Hall  
(269) 387-2511

join GWS on [Facebook](#), [LinkedIn](#), and [Twitter](#)

**From:** [Charles Glatt](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Planning committee meeting on carwash  
**Date:** Sunday, January 5, 2020 5:49:20 PM

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Dear Ms. Anderson,

I understand you are on the Planning Committee which is meeting next week to render judgment about the car wash. There isn't anything new I can add to the objections already raised--except that I recall how WMU promised to be careful about construction at the Old Colony Farm, yet they managed to allow pollution to enter into Asylum Lake. Empty promises. Please, Asylum Lake is a treasure to Kalamazoo, don't allow another industry to menace the area.

Charles Glatt  
3040 Wellington Rd

**From:** [Gail Griffin](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Drake/Parkview  
**Date:** Sunday, January 5, 2020 4:00:18 PM

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Dear Mr. Anderson,

I could not be more ardently opposed to the zoning change that would allow a car wash or any other business to encroach upon the Asylum Lake Preserve.

The 2020s simply must be an era of conservation, green thinking, and respect for wild places. Please keep this beautiful area safe.

Respectfully,

Gail Griffin  
427 Burrows Rd.  
Kalamazoo, MI 49006  
[269-349-5345](tel:269-349-5345)

**From:** [Laurie Kaniarz](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Planned re-zoning of the land adjacent to Asylum Lake Preserve  
**Date:** Sunday, January 5, 2020 3:06:29 PM

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Dear Ms. Anderson,

I would like to comment on the mega car wash planned on land adjacent to Asylum Lake:

As inhabitants of a planet suffering from too much poisoning of our air, our soils, our waters, and our communities, we need to protect our irreplaceable natural lands and waterways. Kalamazoo does not need another car wash - in fact, as good stewards of our dwindling resources, we need to wash our cars even less. This proposed mega car wash dangerously near a natural place that has already suffered damage from massive construction nearby would enrich one man and impoverish our community. Please protect our collective well being by protecting the Asylum Lake ecosystem: don't re-zone!

Thank you.

Laurie Kaniarz  
1003 Whites Road  
Kalamazoo MI 49008  
269-349-5637

**From:** [Enid Dauliere](#)  
**To:** [Anderson, Christina](#)  
**Cc:** [Pete Kushner](#); [Cheryl Lord](#); [Cash@ Connecthomebuyers.com](mailto:Cash@Connecthomebuyers.com); [Christopher Bovid](#); [Jan Sneddon](#); [AJ Srmek](#); [Alfonso Espinosa](#)  
**Subject:** [EXTERNAL EMAIL] Vermulen property zoning  
**Date:** Friday, January 3, 2020 5:06:55 PM

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I would like to voice my opposition to changing the zoning of the Vermulen property to heavy commercial. I cannot imagine why the natural protection overlay would be stripped from this delicate, beloved site. I have urged my board members of The Oakwood Neighborhood Association to do the same.

Thank you,  
Marcia Wallace  
Board President  
Oakwood Neighborhood Association

**From:** [Gary Niemeck](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Fwd: Urgent Asylum Lake Planning Commission meeting  
**Date:** Sunday, January 5, 2020 1:34:04 PM

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Sent from my iPad

Begin forwarded message:

**From:** Gary Niemeck <[gniemeck@sbcglobal.net](mailto:gniemeck@sbcglobal.net)>  
**Date:** January 5, 2020 at 11:56:41 AM EST  
**To:** [mayor@kalamazoo.org](mailto:mayor@kalamazoo.org), [lauriholmes@gmail.com](mailto:lauriholmes@gmail.com)  
**Subject: Re: Urgent Asylum Lake Planning Commission meeting**

Honorable Mayor Anderson and Lauri,  
As a former City Planner for the City of Kalamazoo, I cannot believe the Planning Staff is recommending that the southern portion of the Vermeulen property be rezoned to commercial. For 25 years during my tenure in the Planning Department, the Land Use Plans never recommend that the southern portion be any type of commercial. As I recall, this portion of the land was either Residential or Open Space. I don't have a problem with the northern portion of the property being rezoned to commercial as long as the NFP is applied. I would assume the current Land Use Plan indicates commercial for the southern portion, but I would highly recommend that it be changed to Open Space. Technically, the LUS Plan should be changed prior to any rezoning at both the Planning Commission and City Commission meetings. Lauri, I cannot make it to the meeting but I fully support you and many others in this endeavor and thanks for keeping me informed. David, I have not forgotten you nor the Douglas Neighborhood Association. I wish you all the best as Mayor of this great City that has been my home for many years.

Best Regards,  
Gary Niemeck

**From:** [Erin Passehl](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Please don't develop land around Asylum Lake Preserve (EOM)  
**Date:** Monday, January 6, 2020 6:05:52 PM

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**From:** [Laurie Young](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Asylum Preserve  
**Date:** Sunday, January 5, 2020 11:57:05 AM

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Dear Christina,  
I will be unable to come to the meeting on the 14th but want to add my name to the chorus of people requesting that you protect and preserve this jewel.  
After seeing the facility on West Main this issue is even more important than ever!  
Laurie Young  
269 569-5251

*Asylum Lake Preserve has been a sacred space for our family since our children were small. We love the balance between forest, water, and prairie and the wide diversity of plants and animals that these different environments support. Even now, with all the kids out of the house, I return to Asylum Lake nearly every week, in all seasons of the year, for the spiritual inspiration that it offers.*

*I am troubled by the degradation of this environment that has already begun along Drake Road to the west of the preserve: How will fresh and clean water continue to flow into the stream that feeds the chain of small lakes extending into Parkview Hills?*

*And I am even more troubled by the further degradation proposed for the northern portion along Stadium Drive: The vitality and diversity of animals and plants that this rich ecosystem supports and that I find such a blessing today will surely disappear if the land adjacent to the Preserve continues to be developed in ways that are hostile to life itself.*

*As City Planners, you have the power to shape a policy that protects this space for future generations of families. I want to encourage you to do so!*

*With a hopeful heart and best regards,*

*John Fink*

**From:** [COK - Development Center](#)  
**To:** [Cheeseman, Elizabeth](#)  
**Subject:** FW: [EXTERNAL EMAIL] Vermeulen Property  
**Date:** Wednesday, January 8, 2020 3:35:11 PM

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**From:** Matthew Schuld <matt@summittreesales.com>  
**Sent:** Wednesday, January 8, 2020 3:28 PM  
**To:** COK - Development Center <cokdevelopmentcenter@kalamazoocity.org>  
**Subject:** [EXTERNAL EMAIL] Vermeulen Property

I am a resident at 2710 Rambling Road (Kalamazoo). I am writing to strongly recommend that the Planning Commission **not approve** the removal of the Natural Features Protection Overlay at the Vermeulen Property on the southeast corner of Stadium Drive and Drake Road. This property is adjacent to one of the few remaining large wooded areas within the city limits. Asylum Lake is a critical water resources that would undoubtedly be threatened by the presence of a large commercial development on this site. The current speculation is that the site owner is proposing a car wash on this site. Need it be said that we must have at least 20 car washes within the city limits alone, not to mention there is ALREADY a car wash across the street from the property as well as one within a quarter mile to the east on Stadium Drive. Please protect the natural features on this site.

Gratefully,  
Matthew Schuld  
269.930.0645

Matthew Schuld  
[Summit Tree Sales](#)  
37456 Red Arrow Highway  
Paw Paw, MI 49079  
[matt@summittreesales.com](mailto:matt@summittreesales.com)  
800.424.2765  
fax 269.655.1109



**SUMMIT TREE SALES**  
REPRESENTING THE COUNTRY'S FINEST NURSERIES

From: Jesse Russell  
To: Anderson, Christina  
Subject: [EXTERNAL EMAIL] If you don't like trees, move to Australia.  
Date: Wednesday, January 8, 2020 12:35:39 PM  
Attachments: Screenshot 2020-01-08 at 12:25:26 PM.png

Stop destroying literally everything for economic gain. I prefer things like oxygen.

Have a good day.

Love,  
Jesse

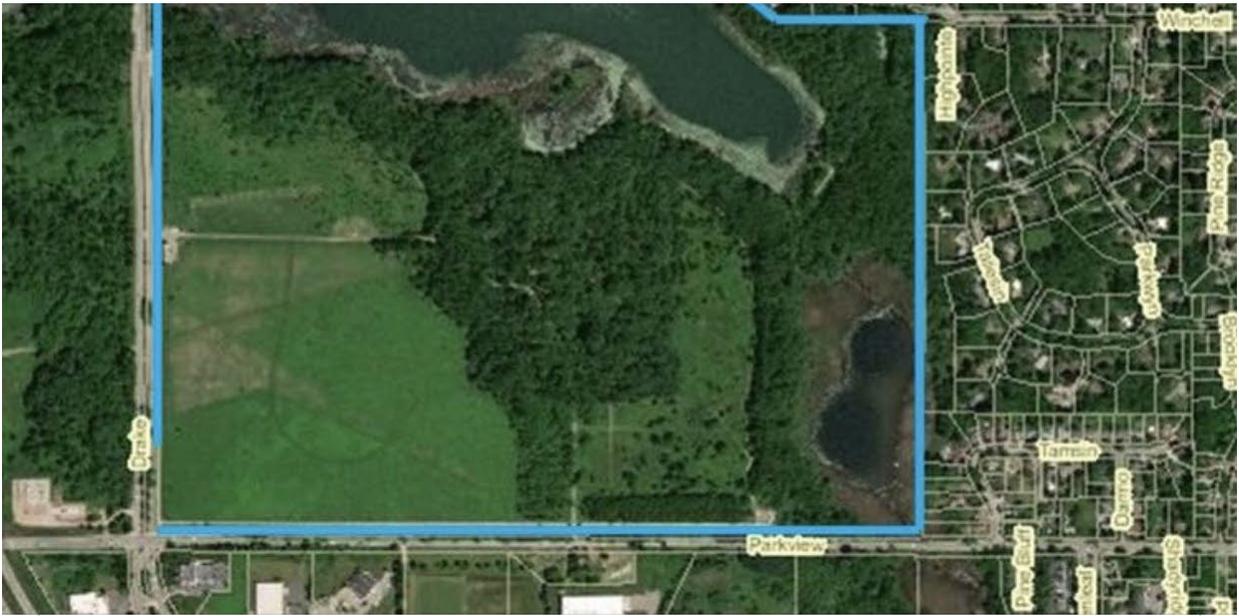
Jan. 14th, 7pm @CityHall = if you think Stadium and Drake has lost enough trees, here is your chance to keep some on the corner! 🌲

This map illustrates the development proposal. The blue outline is the Asylum Lake Preserve. The red outline is the former Vermeulen property that will possibly be developed edge to edge, if the city planning board and City Commission approve the request of the new owner. Imagine yourself on the opposite shore of the lake looking at a new restaurant, condos and all that goes with CC zoning- or would you prefer to preserve the trees? Voice your opinion. The planning board meets Tuesday, Jan 14 at 7pm for the first step in the approval process.

If you want to be part of the discussion, make time to be there! [www.kalamazoo.org/planning](http://www.kalamazoo.org/planning)

The deadline for inclusion of statements in the packet sent to the Commissioners has passed but statements can still be sent to [andersonc@kalamazoo.org](mailto:andersonc@kalamazoo.org) or brought to the January 14th meeting in spoken or written form.





Thank you,

Jesse

**From:** [Fred Weber](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Asylum Preserve  
**Date:** Wednesday, January 8, 2020 4:00:46 PM

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Dear Ms. Anderson,

Please do everything in your power to preserve Asylum Lake and surrounding property as it is. Please do not give in to rezoning of any kind that will allow business interests a leeway into the property now or in the future.

The lesson that we need to keep reminding ourselves is that **businesses relocate but natural features DO NOT**. What we have now is precious. The existing border between natural areas and Stadium Drive is ideally situated. Please, please, do not allow it to be tampered with.

Most sincerely,  
Elizabeth S. Weber  
4022 Old Field Trail  
Kalamazoo, MI 49008

**From:** [Nikki Sobell](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Drive and Shine - Natural Features Protection  
**Date:** Wednesday, January 8, 2020 4:30:40 PM

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Hello -

My name is Nikki Sobell. I do not live in Kalamazoo, however I work in downtown and conduct most of my weekly business in the area. I also own a small photography business, which is the reason I am writing today. I recently read an article on MLive that described how a new Indiana owned company, Drive and Shine, wants natural features protection removed from its location on Stadium Drive.

Despite not living in Kalamazoo, nearly all of my photography work is completed in Kalamazoo. I live in Jonesville, 75 miles SE of Kalamazoo. When my clients ask for recommendations of where to take photos (ranging from senior photography, to family photo shoots, to wedding & engagement sessions), I always highly recommend Kalamazoo to them. This is because in addition to a charming downtown scene, there is so much natural beauty just within a few minutes drive of the downtown. My favorite of these, and has rapidly become a client favorite, is Asylum Lake Preserve.

There is so much commercial ugliness nearby as well unfortunately - Stadium Drive, Westnedge, and Gull Road, just to name a few. It is box store, after box store; mega-monstrosity after mega-monstrosity. I would hate to see another beautiful green area be destroyed to the benefit of capitalism and commercialization. As it is, not living in the area, failure to provide beautiful green spaces and preserve natural features will result in individuals like myself moving our business, and money, to communities that value those features.

While I may not have much stake in your community, I do enjoy it very much - both personally and professionally. I would hate to have to relocate my services because someone can get a car wash (of which Kalamazoo currently has at least 20 locations in which to do this, excluding private use facilities) at the expense of losing mature trees and other natural features that are critical to my photography services.

Side note: Australia is literally on fire because of climate change. Half a billion wildlife animals are dead, and many species now endangered or extinct because of the massive brush fires. Decisions like this, and failing to preserve green areas, have contributed greatly to carbon footprints. Kalamazoo may not be a continent, but you as a city can take a stand to prioritize our environment and our planet by standing up for nature. The city recently made a resolution to commit to protecting natural resources (Climate Emergency Resolution); it would be refreshing to see a government agency stay true to its word and commitments.

Kind regards,

Nikki L. Sobell  
Owner, Sobell Photography

**From:** [Ian Vincent](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Oppose overturning the NFP on the corner of Stadium Drive and South Drake Road  
**Date:** Wednesday, January 8, 2020 4:30:43 PM

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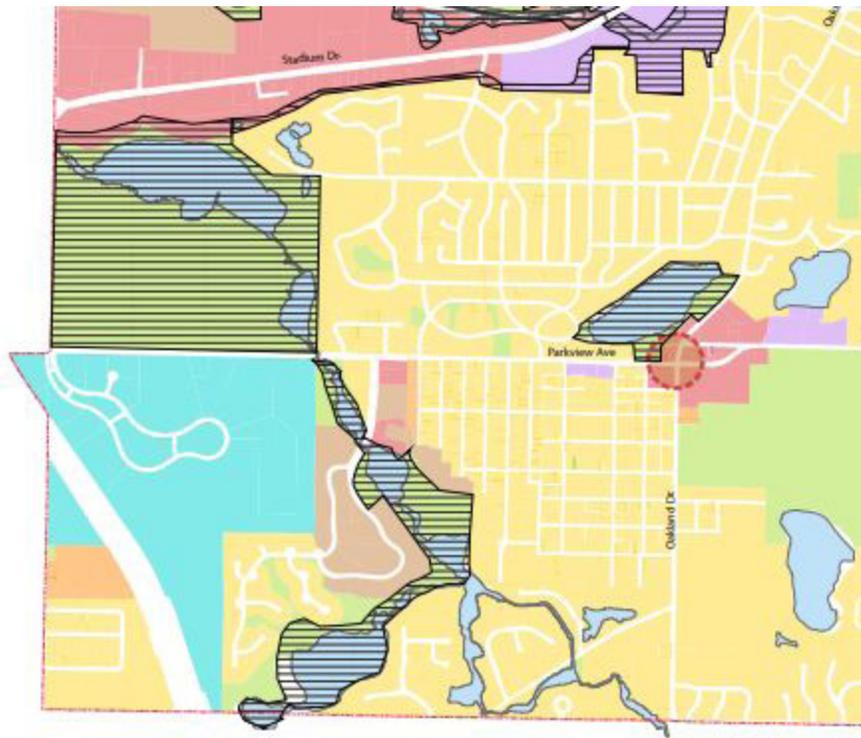
Dear Ms. Anderson,

I am writing to oppose the removal of the Natural Features Protection Area (NFP) on the corner of Stadium Drive and South Drake Road. The proposed Drive and Shine car wash already has opened one property on West Main Street and I fail to see why a second car wash from this company is necessary in an already saturated and developing area. The natural beauty on this corner and at Asylum Lake is precious and adds a much needed balance for both environment and aesthetics. Tearing it down for a car wash that is already available at the previously mentioned West Main Street location is caving into short-sided corporate greed at the expense of irreplaceable nature and greenery. I sincerely hope that this request will be denied not just for the sake of the trees but for the sake of all of us who live in this City and want to keep breathing clean air and have the ability to enjoy the green spaces that are left.

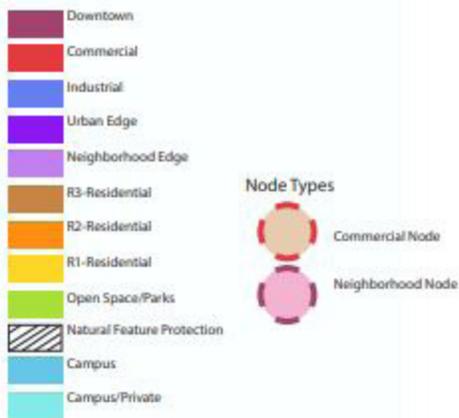
Sincerely,

Ian Vincent  
Kalamazoo, MI

# Future Land Development Map - 2025 Master Plan



## Future Land Use - Legend



**From:** [Abigail Estelle Harpe](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Asylum Lake  
**Date:** Friday, January 10, 2020 4:23:39 AM

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To whom it may concern:

I was greatly shocked and saddened to see that the city is considering allowing corporate development in one of our most beloved green spaces.

Asylum Lake is more than a preserve. It is a sanctuary in Kalamazoo, a beautiful and peaceful place with property that allows an escape from the city while still in the midst of it. As a WMU student at the health campus on Oakland drive, I frequently came to Asylum to relieve stress and enjoy nature. Walking out on the small peninsula to the lake is breathtaking, and I am always amazed that I can be in the intersection of Stadium, Drake, and Parkview without seeing human influence.

The multimillion dollar glitzy car wash would change all of that. The lunch break escape is being threatened by greed and MONEY. We have already lost significant nature across Drake on WMU's property and at Drake and Stadium's other corner where flats of asphalt surround Costco. As I drive down S 12<sup>th</sup> Street, I am seeing more and more confused deer in the road than ever before. They are being driven out of the once tree-rich area that Drake and Stadium were. Don't let us lose the last preserved space and views in this area; don't ruin our precious lake view with the sight of an identical glass monstrosity to the one clogging West Main.

Protect Asylum Lake. Stand up against greed, money, and construction. Stand up for the families enjoying Sunday walks, the runners taking a break from work stress, the couple with their excited puppy, and me – a new college graduate navigating life changes through walks in nature.

Best,

Abigail Harpe

Sent from [Mail](#) for Windows 10

**From:** [Van Dyk, Matthew B.](mailto:Van Dyk, Matthew B.)  
**To:** [hampton@wmich.edu](mailto:hampton@wmich.edu)  
**Cc:** [Eldridge, Peter](#); [Anderson, Christina](#); [Mike Danch](#)  
**Subject:** [EXTERNAL EMAIL] Rezoning of Southeast Corner of Stadium/Drake [IWOV-MJ\_DMS.FID2057247]  
**Date:** Wednesday, January 8, 2020 11:40:33 AM  
**Attachments:** [DNS - Rezoning Application Compiled.PDF](#)

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Dear Dr. Hampton,

Happy New Year! Hope you're doing well. As you know, we represent the owner of the property at the Southeast Corner of Stadium Drive and Drake Road (4101 & 4305 Stadium Drive / 2231 S. Drake Road). Consistent with the City's Public Participation Plan, we would like to take a moment and provide some information to you relating to my client's upcoming rezoning request which will be heard by the City Planning Commission on January 14, 2020, at 7:00 PM at City Hall.

As you can see from the drawings included in the attached rezoning application, this property consists of 3 parcels – 2 of which abut Stadium Drive (the "North Parcels"), and 1 of which abuts Asylum Lake Preserve (the "South Parcel"). The North Parcels and South Parcel are currently zoned a combination of RS-5 (Residential - Single Dwelling) and RM-15 (Residential – Multi-Dwelling), and all 3 parcels are overlaid by the NFP (Natural Features Protection) Overlay. Our rezoning request requests that the North Parcels and South Parcel be rezoned to a single zoning district consistent with the City's Master Plan – CC (Commercial-Community), and that the NFP Overlay be removed from the North Parcels which abut Stadium Drive (and do not abut Asylum Lake Preserve), which is also consistent with the City's Master Plan.

It is important to note that this is a rezoning request only. Although we are in the process or working internally and with City staff on various conceptual proposals for this property, at this stage, there is not an actual project being proposed. Once the rezoning has been completed, and we have some more certainty on the parameters that will apply to the property, we will then concentrate our efforts at developing a project consistent with those parameters. At that stage, there will be a proposed site plan and related material which will all be submitted for review by various City agencies, including the NFP Review Committee, the Planning Commission, City staff, and others. Those are all public processes, and we will be coming back to re-engage you at that stage to discuss the project specifics.

At this stage, however, the only issue before us is the rezoning request, which pertains solely to the question of whether or not the property should be rezoned consistent with the City's Master Plan and consistent with the commercial corridor along Stadium Drive, as requested in our rezoning application. I have attached a copy of our rezoning application for your review as it goes into greater detail on these subjects. In particular, I would draw your attention to Exhibit D (which sets forth the criteria to be applied by the City when considering rezoning requests as well as our rationale in support of each factor) and the colored drawing immediately behind it (which is the easiest way to visualize the request).

If you have any questions or concerns relating to this matter, please feel free to let me know. Additionally, if you have questions for the City, I am certain that the City Planner, Christina Anderson ([andersonc@kalamazoo-city.org](mailto:andersonc@kalamazoo-city.org); 269.337.88141), or Assistant City Planner, Peter Eldridge

([eldridgep@kalamazoocity.org](mailto:eldridgep@kalamazoocity.org); 269.337.8806), would be happy to discuss with you. Or, finally, please feel free to attend the Planning Commission meeting on January 14, and raise your questions at the meeting.

Thank you very much for your time, and we look forward to working with you as we move forward through the process.

--Matt

**Matthew B. Van Dyk**

Attorney at Law

**Miller Johnson**

100 West Michigan Avenue, Suite 200, Kalamazoo MI 49007

D: 269.226.2988 | [vandykm@millerjohnson.com](mailto:vandykm@millerjohnson.com) | [vcard](#)

**From:** [Van Dyk, Matthew B.](#)  
**To:** [lauriholmes@gmail.com](mailto:lauriholmes@gmail.com)  
**Cc:** [Eldridge, Peter](#); [Anderson, Christina](#); [Mike Danch](#)  
**Subject:** [EXTERNAL EMAIL] Rezoning of Southeast Corner of Stadium/Drake [IWOV-MJ\_DMS.FID2057247]  
**Date:** Wednesday, January 8, 2020 11:37:32 AM  
**Attachments:** [DNS - Rezoning Application Compiled.PDF](#)

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Dear Ms. Holmes,

As you may know, we represent the owner of the property at the Southeast Corner of Stadium Drive and Drake Road (4101 & 4305 Stadium Drive / 2231 S. Drake Road). Consistent with the City's Public Participation Plan, we would like to take a moment and provide some information to you relating to my client's upcoming rezoning request which will be heard by the City Planning Commission on January 14, 2020, at 7:00 PM at City Hall.

As you can see from the drawings included in the attached rezoning application, this property consists of 3 parcels – 2 of which abut Stadium Drive (the "North Parcels"), and 1 of which abuts Asylum Lake Preserve (the "South Parcel"). The North Parcels and South Parcel are currently zoned a combination of RS-5 (Residential - Single Dwelling) and RM-15 (Residential – Multi-Dwelling), and all 3 parcels are overlaid by the NFP (Natural Features Protection) Overlay. Our rezoning request requests that the North Parcels and South Parcel be rezoned to a single zoning district consistent with the City's Master Plan – CC (Commercial-Community), and that the NFP Overlay be removed from the North Parcels which abut Stadium Drive (and do not abut Asylum Lake Preserve), which is also consistent with the City's Master Plan.

It is important to note that this is a rezoning request only. Although we are in the process or working internally and with City staff on various conceptual proposals for this property, at this stage, there is not an actual project being proposed. Once the rezoning has been completed, and we have some more certainty on the parameters that will apply to the property, we will then concentrate our efforts at developing a project consistent with those parameters. At that stage, there will be a proposed site plan and related material which will all be submitted for review by various City agencies, including the NFP Review Committee, the Planning Commission, City staff, and others. Those are all public processes, and we will be coming back to re-engage you at that stage to discuss the project specifics.

At this stage, however, the only issue before us is the rezoning request, which pertains solely to the question of whether or not the property should be rezoned consistent with the City's Master Plan and consistent with the commercial corridor along Stadium Drive, as requested in our rezoning application. I have attached a copy of our rezoning application for your review as it goes into greater detail on these subjects. In particular, I would draw your attention to Exhibit D (which sets forth the criteria to be applied by the City when considering rezoning requests as well as our rationale in support of each factor) and the colored drawing immediately behind it (which is the easiest way to visualize the request).

If you have any questions or concerns relating to this matter, please feel free to let me know. Additionally, if you have questions for the City, I am certain that the City Planner, Christina Anderson ([andersonc@kalamazoo-city.org](mailto:andersonc@kalamazoo-city.org); 269.337.88141), or Assistant City Planner, Peter Eldridge

([eldridgep@kalamazoo-city.org](mailto:eldridgep@kalamazoo-city.org); 269.337.8806), would be happy to discuss with you. Or, finally, please feel free to attend the Planning Commission meeting on January 14, and raise your questions at the meeting.

Thank you very much for your time, and we look forward to working with you as we move forward through the process.

--Matt

**Matthew B. Van Dyk**

Attorney at Law

**Miller Johnson**

100 West Michigan Avenue, Suite 200, Kalamazoo MI 49007

D: 269.226.2988 | [vandykm@millerjohnson.com](mailto:vandykm@millerjohnson.com) | [vcard](#)

**From:** [Van Dyk, Matthew B.](#)  
**To:** [Peter Kushner](#)  
**Cc:** [Eldridge, Peter](#); [Anderson, Christina](#); [Mike Danch](#)  
**Subject:** [EXTERNAL EMAIL] Rezoning of Southeast Corner of Stadium/Drake [IWOV-MJ\_DMS.FID2057247]  
**Date:** Wednesday, January 8, 2020 11:44:31 AM  
**Attachments:** [DNS - Rezoning Application Compiled.PDF](#)

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Dear Pete,

Happy New Year! Hope you're doing well. As you know, we represent the owner of the property at the Southeast Corner of Stadium Drive and Drake Road (4101 & 4305 Stadium Drive / 2231 S. Drake Road). Consistent with the City's Public Participation Plan, we would like to take a moment and provide some information to you relating to my client's upcoming rezoning request which will be heard by the City Planning Commission on January 14, 2020, at 7:00 PM at City Hall.

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([eldridgep@kalamazoo-city.org](mailto:eldridgep@kalamazoo-city.org); 269.337.8806), would be happy to discuss with you. Or, finally, please feel free to attend the Planning Commission meeting on January 14, and raise your questions at the meeting.

Thank you very much for your time, and we look forward to working with you as we move forward through the process.

--Matt

**Matthew B. Van Dyk**

Attorney at Law

**Miller Johnson**

100 West Michigan Avenue, Suite 200, Kalamazoo MI 49007

D: 269.226.2988 | [vandykm@millerjohnson.com](mailto:vandykm@millerjohnson.com) | [vcard](#)

To: Planning Commission  
From: Bonita Alkema  
Date: January 10, 2020

Subject: Have You Been To The Asylum Lake Preserve?

Your January 14 meeting agenda includes the KNS Stadium Drive, LLC rezoning request for the property at the corner of Stadium and Drake. Recommendations for allowing the rezoning are based on the view of Stadium Drive. I ask you to change your outlook. Drive up Drake Rd, pull into the Asylum Lake Preserve parking lot, and explore the preserve.

Absorb the peace and quiet, marvel at the ancient trees, view the beauty of the lake, look for native plants, watch for the animals who live in the preserve. This setting allows visitors to be a million miles from the every day demands and the stress they may have carried in with them.

Rezoning the corner of Stadium and Drake with the planned development would cause irreparable damage and harm to the preserve, regardless of the Natural Features Protection and good intentions.

Since the main objection to rezoning is an environmental issue concerning Asylum Lake Preserve, I am asking all members of the Planning Commission to visit the Preserve as part of their preparation for the upcoming meeting and environmentally important vote.

Thank you for your time in reading this and in visiting Asylum Lake Preserve.

Sincerely,  
Bonnie Alkema

**From:** [Emily Maybee](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Natural Features Protection  
**Date:** Friday, January 10, 2020 1:15:15 PM

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Dear Anderson,

Please do not remove the protection of the natural features to develop your car wash. As someone who has a high value for nature, the idea of removing those for a car wash is not appealing to me. As a person living in Kalamazoo, I do not support this idea and strongly urge you to find another option. Thank you for your time in reading this email. Please take to heart what I, and others in Kalamazoo, are saying. Thank you.

- Emily

**From:** [Dava Antoniotti](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Please say NO to the Stadium Drive / Drake Road Rezoning Proposal  
**Date:** Wednesday, January 8, 2020 9:12:05 PM

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Hello,

I'm writing to express my sadness and frustration after learning that there is a proposal to rezone the 17-acre, 3 parcel property on the SE corner of Stadium Dr./Drake Rd. from it's current residential (RS-5) zoning to commercial (Community Commercial-CC). I am urging you to say NO to this proposal.

My wife and three small children live in the Winchell neighborhood and regularly hike in the Asylum Lake Preserve area. We feel incredibly fortunate to have access to wooded green space that is protected and open to all. I grew up in Kalamazoo, but lived in New York where my children were born. We moved back to Kalamazoo three years ago for more access to green space. As we have seen in New York, once green space is destroyed in favor of commercial property, it is gone forever. That cannot be reversed.

The Kalamazoo Gazette has reported that a car wash has been planned for that site. No one needs another car wash. There are a half dozen along that route already and they are never busy. There is absolutely no business or community need for such a property.

Many studies have shown that access to green space improves health and wellness and even reduces crime in an area. (Source: <https://www.npr.org/transcripts/646413667>)

Thank you for considering my opinion in this matter, and for your work on this issue.

In partnership,

Dava Antoniotti  
2516 Frederick Ave.  
Kalamazoo, MI 49008

**From:** [Mark Bugnaski](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Please,  
**Date:** Thursday, January 9, 2020 7:03:02 AM

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don't overturn "The Natural Features Protection (NFP) Area overlay" that helps to protect and buffer the natural habitat at the corner of Stadium Drive and South Drake Road.

Asylum Lake Preserve is Kalamazoo's largest and most beautiful nature parks and it needs our protect from commercial development.

If anything, the area might be developed by the city to encourage access to nature, sustainability education...

When is enough, enough? Come on David, not everything in life is about making money.

Thanks for your support, Mark

**From:** [Tala Davidson](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Rezoning and removal of NFP overlay at Drake and Stadium  
**Date:** Friday, January 10, 2020 11:21:52 AM

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Dear Christina,

Please deny the request to rezone and remove of the NFP overlay at the property on the corner of Drake and Stadium.

These properties adjoin Asylum Lake Preserve, enjoyed by many city and county residents. As a land preserve, Asylum Lake Preserve needs to be protected from any development that would endanger it's health and viability now and in the future. It contains two lakes and lies within the West Fork of the Portage Creek Watershed. The largest of the two lakes and the wet meadow/emergent marsh area border the land with proposed development. A high intensity development located adjacent to this preserve would endanger its water areas and expansive ecosystem as well as destroy both the visual and noise buffers it provides this treasured, peaceful area.

Please vote in favor of retaining and protecting our natural areas, rather than the addition of another out-of-state car wash.

Thank you,

Tala Davidson

**From:** [COK - Development Center](#)  
**To:** [Anderson, Christina](#)  
**Subject:** FW: [EXTERNAL EMAIL] Rezoning and removal of NFP overlay at corner of Stadium and Drake  
**Date:** Friday, January 10, 2020 11:44:04 AM

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**From:** Tala Davidson <tala.j.davidson@gmail.com>  
**Sent:** Friday, January 10, 2020 11:21 AM  
**To:** COK - Development Center <cokdevelopmentcenter@kalamazoocity.org>  
**Subject:** [EXTERNAL EMAIL] Rezoning and removal of NFP overlay at corner of Stadium and Drake

Dear planners,

Please deny the request to rezone and remove of the NFP overlay at the property on the corner of Drake and Stadium.

These properties adjoin Asylum Lake Preserve, enjoyed by many city and county residents. As a land preserve, Asylum Lake Preserve needs to be protected from any development that would endanger its health and viability now and in the future. It contains two lakes and lies within the West Fork of the Portage Creek Watershed. The largest of the two lakes and the wet meadow/emergent marsh area border the land with proposed development. A high intensity development located adjacent to this preserve would endanger its water areas and expansive ecosystem as well as destroy both the visual and noise buffers it provides this treasured, peaceful area.

Please vote in favor of retaining and protecting our natural areas, rather than the addition of another out-of-state car wash.

Thank you,

Tala Davidson

**From:** [Abigail Dean](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Please uphold Stadium Drive's natural features protection  
**Date:** Thursday, January 9, 2020 11:46:02 AM

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Hello. I'm writing to express my concern for the proposed zoning change and removal of the NFP overlay for development by Drive and Shine on Stadium Drive by Asylum Lake Preserve. I moved from Chicago to Kalamazoo precisely because of all the green space here. Even in the last five years that I've lived here, I see this changing and it is so frustrating. Once we lose our natural heritage, it's gone forever. I urge you to not cave to industry pressures--especially for a mega-car wash -- how does this really better the lives of any Kalamazoo residents compared to the beauty, the pollution/climate defense, and habitat preservation that the trees and other natural features offer at this site?

Thank you for your time and consideration on this matter,

Abigail Dean



Dear City Father's-

My name is Eric Brokus, I am the owner of Ric & Stan's Carwash Inc. We have 4 locations in the Allegan, Plainwell, and Kalamazoo area. I understand that many organizations and individuals have and will be expressing their displeasure and support of the properties on stadium dr NOT being rezoned commercial, and maintaining the NFP overlay as well. I believe there are enough organizations and individuals including WMU itself expressing concerns over this, and I would like to express my own much different concerns. Although I will say that I have very real concerns regarding storm water run off if it's rezoned commercial and left with NFP overlay on it in regards to a carwash. I also have concerns regarding the noise of the blow dryers and free vacuums and its impact on the wildlife.

My family has been in the carwash industry for over 35 years, I've seen it during its technological infancy, through its mid 90's/early 2000's boom, through its bubble crash after the economy crash in 2008, and through its recent resurgence that has closely resembled that mid 90's/early 2000's boom.

I have very real concerns about how this specific location of Mr. Tehrani's will affect the economic viability of the carwash industry as it relates to the Kalamazoo region.

Firstly, I question whether Kalamazoo is the right market for Mr. Tehrani's business model. If you do not know, Drive and Shine is a company based out of South Bend Indiana. There are 3 locations in the South Bend region, one quite a ways away in Schererville, and two in the Elkhart region. Mr. Tehrani has continually mentioned that he views the Kalamazoo region as extremely similar to the South Bend region, this was referenced in an article in the South Bend tribune that can be found at [https://www.southbendtribune.com/news/business/cars/drive-shine-expands-into-kalamazoo/article\\_56e6cdc2-1b67-11ea-8452-8b27b79b554f.html](https://www.southbendtribune.com/news/business/cars/drive-shine-expands-into-kalamazoo/article_56e6cdc2-1b67-11ea-8452-8b27b79b554f.html)

I do not believe the Kalamazoo region to be nearly as similar to the South Bend region as Mr. Tehrani believes it to be. The overall population, and specifically the population density surrounding his South Bend locations is much greater than the proposed location on Stadium Dr. Not only this, but more importantly, the average household income in a 3 mile radius of each location is far greater at each of his South Bend locations, with over 35% of the households having an income above 60k a year, and even more surprising, an astounding 20% of them having an income above 105k a year. The average household income in a 3 mile radius surrounding the proposed stadium dr location is considerably less than this. And the average income in a 3 mile radius of his new west main location is even lower yet, being located next to mostly nothing but college student housing and apartments.

A quick glance at the new west main locations reviews on google or comments on facebook will tell you that the place has not been well received by the residents of Kalamazoo. With most noting the incredibly high prices that they feel is too high for the kalamazoo market and is more suited to the Chicago or South Bend region. Others questioned why we needed another carwash in the area.

More importantly than this, and to my largest point. Mr. Tehrani has 3 locations in the South Bend region, with the average distance between locations being 4.68 miles. There is a reason for this, this is the type of distance needed between large conveyorized carwashes for them to each be individually successful. As I mentioned, my family has been in the carwash industry for over 35 years. There is an industry standard as it relates to distance between full serve conveyorized carwashes. This industry standard is 3 miles. This is based on multiple studies that have been done by the International Carwash Association over the years that has shown that 70% of a carwashes business comes from within a 3 mile radius.

I was not thrilled about the location on west main when it was proposed, but knowing that it was 2.94 miles away from my location on the corner of 9<sup>th</sup> st, I chose not to protest the location too heavily as I knew it would thankfully not have a large impact on me based on distance. I have no stake in the game as it relates to the proposed Stadium dr location, as this is obviously even further away from any of my locations, however I do care about the overall carwash industry and carwash landscape of Kalamazoo, and feel that it is my responsibility as an owner to look out for everyone who is going to be impacted by this potential decision.

I do not believe there to be a demand for more carwashing in this area. Far from it. As a matter of fact I think a carwash and oil change is actually with all bias aside, the most redundant thing that could possibly be developed on this property. Bob and Kay's is less than a mile to the West and has been a long standing member of the community for over 40 years. Sparkle Buggy is literally a few thousand feet to the East and has also been a long standing member of the community since the 80's. Not only this, but there are two self serve carwashes only 1.5 miles away on Drake Rd. A carwash at the gas station right across the street from the proposed location, and the zeigler car dealership RIGHT NEXT to the proposed development has its own carwash at it as well.

Aside from the plethora of carwashes in the area there is also an Uncle Ed's oil change less than a mile to the East on Stadium dr. Another Uncle Ed's 1.5 miles away on Drake. And a quick n easy oil change a mile away on the corner of Drake and KL Ave. Seelye Wright has an express lube that is open to the public less than a mile to the East on Stadium as well, on the opposite side of the road as Uncle Ed's. Not only this but every car dealership on this strip of Stadium does service work and oil changes on all of the vehicles that they sell. The Nissan dealership less than a mile to the East also has an indoor detailing area as well. That's A LOT of carwashes and oil changes within a 3 mile radius. Remember, building another one doesn't increase the amount of vehicles that need to be washed or serviced in the area, it just spreads it out between one more place and decreases the amount of business for everyone.

Even more questionable to this is that the proposed Stadium Dr location wouldn't even be more than 2 miles away from the already existing drive and shine that was just built on West Main. I believe Mr. Tehrani would argue that he is offering something a bit different than a traditional carwash with his interior detailing etc.. And in my experience as it relates to detailing, this is far less of an impulse purchase or an "I'm in the area and it's convenient" purchase, and much more of something that the consumer specifically seeks out and makes it a point to go out of their way to drop their car off to have it detailed. And with taking this into consideration, I think that no one is going to have a problem driving the extra 1.86 miles to the location he already has on West Main that does this.

Mister Carwash, the largest national carwash chain in the nation, has been expanding rapidly over the years and is now up to almost 350 locations in the US. Some of you may be familiar with them as they are now in the state of Michigan in the Grand Rapids area. They invite any and all owners looking to retire or looking for an exit strategy to reach out and get in touch with their acquisitions department about possibly acquiring their locations. It's a win win for everyone involved. Operators get to reap the benefits of their hard work over the years and retire comfortably, and Mister Carwash gets to continue to expand. They have a section on their website dedicated to seeking acquisitions. Even our industry leader has it in writing on their website that they are looking for locations without a direct competitor within a 2 mile radius.

Our company has both acquired, and built carwashes. And I can tell you that your basic traditional carwash such as our location on west main and 9<sup>th</sup> st, bob and kays, sparkle buggy etc... could be built 3 or 4 times over for the same price as Mr. Tehrani is investing and spending on his locations. With this kind of investment in a single location, I am certain that

the pro forma for these sites is reliant on any immediate competition in the area eventually closing down. I think this would obviously be very unfortunate and extremely inconsistent with the 2025 master plan that states the importance of “supporting local business” Remember Drive and Shine is a company based out of South Bend Indiana. Even more unfortunate is what happens to carwashes when they close down. I’ve seen it happen a million times. Carwashes are a very “special use” structure. Once a carwash is built, there is very little that can be done with that building again other than using it for a carwash. It’s not like office buildings or strip malls where a completely different type of business can just rent it out. 90% of all carwashes that are built, for better or worse, stay a carwash. This means that you generally have old, unattractive, run down carwashes that are driven by on a daily basis simply because someone built one in an area that didn’t need another carwash and couldn’t make the investment work. Or someone built one too close to one and put the other guy out of business. Case in point the Autobath America on Drake Rd that is now owned by Uncle Ed’s. Or the little wash on the corner of 9<sup>th</sup> and Stadium that was dozed a few years back. There’s two self serve washes a mile apart over on Gull Rd, both have changed hands repeatedly over the years. Why is this? Because the area doesn’t need two self serve carwashes a mile apart from each other. So naturally the new owners are just taking turns putting each other out of business, as the area cannot sustain both. These closed down locations are eye sores for the community for years until someone with enough money comes along that can afford to doze the whole thing and redevelop something else entirely on the property.

If Drive and shines proposed location is allowed to be built on Stadium, I am almost certain that at least one of the carwashes in the immediate surrounding area will not survive. There is just not room enough for ANOTHER carwash/oil change in that area. Outcome 1, would be that the residents of Kalamazoo do not like the new location on stadium just as they don’t care for the new one on West Main, and you have a 10 million dollar investment that it is underperforming and struggling to make a return on investment for the new owner, or outcome 2, if it does well enough to justify the 10 million dollar price tag as Mr. Tehrani clearly believes it will, that will mean one of the other carwashes in the area will be out of business. Which again would be a shame given how long each of them have been in the community. Neither outcome does anything positive for the city of Kalamazoo, and neither one is consistent with the 2025 master plan.

In closing I would say that I’m not going to argue the natural features, plenty of others are going to do that, but regardless of how you feel about wildlife I think we can all agree that development on this land is a very sensitive subject, and if it’s going to be developed, I think it needs to be something that’s going to actually be beneficial and a positive for the city of Kalamazoo. Address an actual need of the community. As it stands, not only would it be very sad for a lot of people and organizations if that land were to be developed, but it would also be one of the most redundant and worse uses of development for that land given what’s already in the area. It also would not be consistent with either the “economic viability” or the “supporting local business” part of the 2025 master plan.

Thank you for your time

**From:** [Sonia Hubartt](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Preserve and wetland preservation  
**Date:** Thursday, January 9, 2020 4:22:24 PM

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To whom it may concern,

It's very disturbing and concerning that a natural featuring protection would be considered being disturbed or removed .

Our city and this area in particular does not need more development, especially a car wash!

There are at least 4 -6 within a few miles and proximity from each establishment

Bob &Kay

Sparkle

Bunca

New Drive and Shine

Top Notch

And a few others not to far away

Do we really need more coffee shops, banks, extra added and duplicated businesses?

We are the demise of our own being and surrounding, all because of so called progress ...

We are losing green space in many other areas as well .

We have wildlife and living things in many forms in that current location.

It is necessity to have those kinds of natural habitats to sustain our environment, our own well being and the well being of nature

Please look at the bigger issues surrounding what will happen when a natural area is removed or destroyed

Thank you for your time and please keep our natural areas safe and protected

S. Hubartt

Sent from my iPhone

**From:** [Allison McKenna](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Asylum Lake | Stadium Dr. zoning  
**Date:** Thursday, January 9, 2020 8:52:21 PM

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Dear Ms. Anderson,

As a resident of the City of Kalamazoo, I would like to state my support of the position statement filed by the Oakland Drive/Winchell Neighborhood Association Board regarding both the proposed rezoning of 4301 and 4305 Stadium Drive, and 2231 S. Drake Road from current Residential (RS-5) status to Community Commercial (CC) and the proposed removal of the Natural Features Protection (NFP) Overlay from 4301 and 4305 Stadium Drive.

As with many in our neighborhood, I strongly oppose the proposal to rezone these properties to Community Commercial. It would be inconsistent with the City's Master Plan to allow such high-density commercial development immediately adjacent to residences (Stadium Drive Apartments) and the Asylum Lake Preserve.

I would also like to state that I oppose the proposal to eliminate the NFP Overlay on any of the properties. Natural features within the City must continue to be protected for the long term enjoyment of City residents and the health of the environment.

Both proposals violate the essential balance between our neighborhood quality of life, environmental responsibility, and sustainable development. This balance is a recognized, distinguishing, and even unique beauty of our City. It must be judiciously and responsibly protected.

Thank you for the work that you do. Please support Asylum Lake.

Kind regards,

Allison McKenna  
2237 Winchell Ave  
Kalamazoo, MI 49008  
Graphic Design/Web Design  
(269) 808-3603

**From:** [Joey Miller](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Jan 14 zoning petition  
**Date:** Friday, January 10, 2020 9:23:31 AM

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As a resident and tax paying member of the Kalamazoo city community I want you to know I strongly oppose rezoning the parcel of land adjacent to the NW corner of Asylum Preserve. I understand the city need for capital investments and commercial tax revenues but a CC designation here is completely wrong...we have too few natural spots within our city now; placing the risk on Asylum is irresponsible and foolhardy today and for the future. City offices and organizations are to provide the framework and policies to assure Kalamazoo is a safe, clean, and yes, prosperous place to live. Changing the zoning AND removing the NFP protection is assuring additional pollution, damaged eco systems, and very unhappy community members. Community members, who will never use the commercial development and will rally continually for its boycott.

Please do not allow these requested changes.

Thank you,  
Joanne Miller

**From:** [melissa montague](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Stadium Drive Car Wash  
**Date:** Wednesday, January 8, 2020 10:20:19 PM

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Please do not allow another senseless business develop more green space in our community. The need for another car wash in this area is not necessary as there are already several in that area. Additionally, removing natural protection to do so could be the biggest mistake. Asylum lake has been a natural habitat that our family has enjoyed for generations. The wildlife has been greatly impacted by the deforestation across Drake road. We are seeing more wildlife migrate north to our neighborhood, Westwood, north of West Main. This has posed a threat to drivers as over personally witnessed several near car/deer misses on West Main this year. These green spaces are what makes so special and with the impact that we are seeing on climate change, seems like a super senseless, greedy move to allow this land to be developed for such a ridiculous purpose. Please don't allow this to happen in our community.

With Gratitude,

Melissa Montague  
510 Grand Pre Ave.  
Kalamazoo, MI 49006

Sent from my iPad

**From:** [Barbara Nagler](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Natural Features overlay at Asylum Lake  
**Date:** Thursday, January 9, 2020 10:02:35 AM

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Dear Christina Anderson,

As a member of a family with a home in the Winchell area, and as a former Kalamazoo citizen, I request that you and colleagues allow the Natural Features Protection overlay to remain at the Asylum Lake area property and not allow a car wash to be created there.

A car wash is especially inappropriate near lakes and streams. I am sure that the vast majority of environmental scientists would agree.

Please act to protect the precious and diminishing natural areas of Kalamazoo. They are vital to the well-being and balance of humans, animals, plants, their supporting microbiomes, etc.; all interconnected in ways we're only beginning to grasp.

Thank you very much!

Sincerely,

Barbara Irene Nagler  
Ann Arbor and Kalamazoo, Michigan

**From:** [Hannah Rall](#)  
**To:** [Mayor; Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Please keep the protections around Asylum Lake  
**Date:** Wednesday, January 8, 2020 8:31:53 PM

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Dear Mr. Anderson,

I am a resident in your neighborhood; we met just before the election while I was helping pick up litter on our block. I was pleased to meet you and to learn that you also care about environmental quality. I am writing to express my sincere hope that you will help the city Planning Commission make the right decision to keep the existing Natural Features Protection Area at the corner of Stadium Drive and Drake Road. The quality of that habitat, the water, etc. must continue to be protected.

Sincerely,

Hannah Rall  
Resident of Kalamazoo for 8 years

**From:** [Susan Reed](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] oppose removal of natural features protection for Stadium Drive property  
**Date:** Wednesday, January 8, 2020 4:44:15 PM

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Dear Mayor Anderson and Commissioners:

I oppose removal of natural features protection for Stadium/Drake corner near Asylum Lake Preserve. The preserve's atmosphere has already been degraded by the alterations to the protections for Colony Farm Orchards and the new construction there.

I walk in Asylum Lake Preserve frequently with my children. We love to see the birds there and scatter the contents of milkweed pods. When I lived closer, I walked there every day. I studied for the bar exam while listening to tapes and cross country skiing there daily in the winter of 2003 (I passed and serve the community as a legal aid lawyer now). It is a beautiful place with a rich history that deserves to be protected to the greatest degree.

I recently drove past the new car wash on West Main owned by the developer seeking the variance. It's not just any building -- it's strikingly large and particularly unappealing. It would be a remarkable disruption to the environment in many ways. It's exactly the kind of construction natural features protection is intended to prevent. Please protect a beautiful, shared place that cannot be replaced or repaired once damaged.

Thank you for your consideration.

Sincerely,

Susan Reed

--

Susan E. Reed  
1004 Parker Ave  
Kalamazoo, MI 49008

Cell: 269.329.9294

**From:** [Michele Solitro](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Stadium Drive/Asylum Lake property  
**Date:** Wednesday, January 8, 2020 4:49:17 PM

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Dear Mayor Anderson,

Please deny the request to remove the Natural Features Protection on the Stadium Drive/Asylum Lake property. We need our healthy green spaces! Honestly, that corner is too built up and busy already, and there is already a car wash down the street. Please protect the little bit of nature we have left. I know Kalamazoo has stated a commitment to address climate change and protect our natural resources. This is the way to start! Please deny this request.

Best regards,  
Michele Solitro  
3030 Duke Street  
Kalamazoo

Sent from my iPhone

**From:** [Amelia Stefanac](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Please maintain Natural Features Protection for Stadium & South Drake  
**Date:** Wednesday, January 8, 2020 11:13:41 PM

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To Whom it May Concern,

I am writing to ask that you uphold the Natural Features Protection status for the land on Stadium and South Drake.

The Asylum Lake Preserve is a community treasure. The development of a car wash would certainly cause a disruption of this ecosystem and a potential threat of runoff from detergents used, especially during times of high rains.

This is an opportunity for Kalamazoo to make a choice that will reflect their recent recognition of our global Climate Emergency. Traffic and car pollution is something we need to be finding more ways to mitigate, not encourage. The City of Kalamazoo has promised to plant 500 trees - in this process, we must not cut them down for the sake of development and diminish our green spaces.

To lift the Natural Features Protection overlay for a company that boasts of owning a "10 million dollar car wash" in the area would send a clear message of our city's priorities. First of all, does putting soap and water, maybe some wax on cars really need to be a 10 million dollar ordeal? What are the priorities of a company who would spend so much money on something that - when you really get down to it - can be done with a sponge and a bucket? What *else* could 10 million dollars do for our community?

Thank you for your consideration,  
Amelia Stefanac

**From:** [Bruce Stein](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Rezoning of Drake and Stadium Dr properties  
**Date:** Thursday, January 9, 2020 7:39:28 PM

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I have been a Kalamazoo resident for 46 years and now live in Rudgate. I have seen the "development" of Westnedge and Stadium Dr in addition to the rest of Kalamazoo.

When I lived at Lake Doster and M-89 was being "developed" I asked the same question, do we need/want another "Westnedge." The vote was for development and unfortunately they got another Westnedge.

Yes, the City needs development but there are few places like Asylem Lake area. IF some development must take place, a residential area facing the lake area and/or quiet office space, attorney office, dental office - but not businesses with a lot of traffic.

City residents want natural areas protected. There are few of these areas, especially close to the city.

Bruce Stein

**From:** [Heather Ratliff](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Stewards of Kleinstuck on DNS Stadium Drive LLC Rezoning Request  
**Date:** Friday, January 10, 2020 1:11:14 PM

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To: Members of the City of Kalamazoo Planning Commission

cc: Director, Community Planning and Development; City Planner

From: The Stewards of Kleinstuck

Re: DNS Stadium Drive LLC request to rezone 3401 and 4305 Stadium Drive and 2231 S. Drake Road

The Stewards of Kleinstuck are opposed to the request to rezone the above-mentioned properties and are especially opposed to the request to remove them from the Natural Features Protection overlay.

These properties lie on the northwesterly boundary of the Asylum Lake Preserve. A nature preserve's goal is to preserve/protect its natural systems and it is important to recognize that these systems extend onto the adjacent properties, and what happens on them is critical to the short-term health and the long-term viability of the preserve.

Page 145 of the Kalamazoo 2025 Master Plan talks of "Environmental Responsibility" and in particular, mitigation of stormwater runoff, erosion and **contamination of water**. Asylum Lake Preserve's northwest wetland is adjacent and contiguous with the aforementioned private property. This northwest marsh is one of the most delicate and important ecosystems in the preserve. It is the first and most important retention system for the stormwater flowing into the lake from impervious surfaces in a very large drainage area to the north and west. Most of this water ends up infiltrating into the ground and into the aquifers that supply the community with drinking water. This is just one consideration which points to the importance of health and how our natural spaces contribute to the overall wellness of our citizens.

Twenty-six of the 176 bird species recorded at Asylum Lake are waterfowl. Many of these find quiet and secluded nesting areas along the north shore of the lake. Commercial development on the Drake Road and Stadium Drive intersection adjacent to the marsh **will** alter this habitat and may well displace these birds entirely. Amphibian species of "special concern" to State ecosystems have also been identified inhabiting the north shore of Asylum Lake. Amphibians are especially sensitive to the types of disturbance to their habitat that is likely to occur from development.

From our own experiences The Stewards of Kleinstuck understand very well the impact this zoning consideration will have on the preserve and community who embrace its ecological value. We encourage you to consider the long-term health of Kalamazoo's environment and our community's need for green space as you make this important decision.

Sincerely,

The Stewards of Kleinstuck Board

Kate Kirk-Greenberg, Heather Ratliff, Jacquelyn McShulskis, Dave DeBack, Steve Wester, Fiona Summers, Fiorina Talaba, Jacob Akert [Note: board members Erin Fuller and Paul MacNellis have recused themselves from this letter due to their position on the Natural Features Protection Review Board]

**From:** [Lyda J Stillwell](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] NO!  
**Date:** Friday, January 10, 2020 11:27:05 AM

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Hello Ms. Anderson,

Please vote *no* on the car wash proposed to be built adjacent to lovely Asylum Lake! Why in the world would the city want to tear down natural landscapes for such an ugly and in my mind, unnecessary behemoth! Just miles away - *a few miles* - sits a newly built structure by the same developer!

Green spaces support life: cleaning air, feelings of peace (and goodness knows, we all need this!).

Actually, this land should be *removed* from Commercial development!!! What is the city thinking?

Thank you for your attention.

Sincerely,

Lyda Stillwell  
4236 Persianwood Drive  
Kalamazoo, MI 49006  
388-4839

**From:** [Mary Vowell](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Jan 14 zoning petition  
**Date:** Friday, January 10, 2020 1:15:28 PM

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As a resident and tax paying member of the Kalamazoo city community I want you to know I strongly oppose rezoning the parcel of land adjacent to the NW corner of Asylum Preserve. I understand the city need for capital investments and commercial tax revenues but a CC designation here is completely wrong...we have too few natural spots within our city now; placing the risk on Asylum is irresponsible and foolhardy today and for the future. City offices and organizations are to provide the framework and policies to assure Kalamazoo is a safe, clean, and yes, prosperous place to live. Changing the zoning AND removing the NFP protection is assuring additional pollution, damaged eco systems, and very unhappy community members. Community members, who will never use the commercial development and will rally continually for its boycott.

Please, please do not allow these requested changes.

Thank you,

--

Mary Vowell  
3032 Broadway  
Kalamazoo, MI 49008  
269-929-7301 cell

I used to be normal and then I got a sled dog, and another, and another.....



January 10, 2020

Pete Eldridge  
Assistant City Planner  
City of Kalamazoo  
245 North Rose Street, Suite 100  
Kalamazoo, MI 49007

RE: Letter of Recommendation-4301 and 4305 Stadium Drive / 2231 S. Drake Road  
Case #: P.C. #2020.02

Members of the Planning Commission,

The Asylum Lake Preserve, the immediately adjacent property to the three parcels included in the above referenced case, is an important environmental asset to the university, the City of Kalamazoo residents and visitors. It is managed using an ecosystems-based approach to protect water quality, wildlife habitat, and public open space. The City and its residents have worked diligently to develop the Nature Features Protection (NFP) Ordinance and Development Standards with the intent to preserve existing natural features, foster environmental stewardship and education. The NFP Overlay District and Development Standards were adopted as part of the Imagine Kalamazoo 2025 Master Plan to guide the development of land on or near areas identified as natural features in order to achieve the long-term protection of these areas. Removal of the requested properties from the NFP Overlay District would be a detriment to the Asylum Lake Preserve, the city and the university, if the properties are not held to the same standards as other properties on or near natural features.

As an adjacent property owner to 4301 and 4305 Stadium Drive and 2231 S. Drake Road properties, Western Michigan University supports the recommendation to deny the request to remove the Stadium Drive parcels from the Natural Features Protection Overlay District.

Thank you for considering our support of the recommendation, which is consistent with the Imagine Kalamazoo 2025 Master Plan.

Sincerely,

Jeffrey S. Breneman  
Vice President  
Government Relations  
Western Michigan University

Government Relations  
Western Michigan University  
1903 W. Michigan Ave., Kalamazoo, MI 49008-5247  
PHONE: (269) 387-2072  
WEBSITE: [wmich.edu/government](http://wmich.edu/government)

**Woods Lake Association**  
Kalamazoo, MI 49008

January 9, 2020

City of Kalamazoo  
Planning Commission  
241 W. South Street  
Kalamazoo, MI 49008

Via e-mail to  
andersonc@kalamazoocity.org

RE: P.C. #2020.02 / 4301 and 4305 Stadium Drive and 2231 S. Drake Road (“Properties”)  
Woods Lake Association’s Opposition to Rezoning Properties to Community Commercial

Dear Members of the City of Kalamazoo Planning Commission:

The Woods Lake Association, by its Board of Directors, hereby formally opposes (1) the request of DNS Stadium Drive, LLC to rezone the above-captioned Properties from residential zones to Community Commercial (“CC”) and (2) the request of DNS Stadium Drive, LLC to remove the NFP Zoning Overlay District from any of the Properties. In support of its positions, the Woods Lake Association relies upon, incorporates by reference, and reiterates the reasoning set forth in the Oakland Drive-Winchell Neighborhood Association’s January 3, 2020 letter to the Planning Commission, which letter is included in the January 14, 2020 Planning Commission Meeting Packet and attached hereto.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Bovid", written in a cursive style.

Christopher Bovid, President  
Woods Lake Association  
cbovid@gmail.com



January 3, 2020

**To: Members of the City of Kalamazoo Planning Commission**  
**cc: Director, Community Planning and Development; City Planner**

**RE: Position of the Oakland Drive/Winchell Neighborhood Association (ODWNA) Board regarding: A) the proposed rezoning of 4301 and 4305 Stadium Drive, and 2231 S. Drake Road, located at the SE corner of Stadium Drive and Drake Road, from their current Residential (RS-5) status to Community Commercial (CC), and B) the requested removal of the Natural Features Protection (NFP) Overlay from 4301 and 4305 Stadium Drive.**

The foregoing described properties are located entirely within the Oakland Drive/Winchell Neighborhood (ODWN), so any future development of the properties will have a direct impact on the quality of life of its residents and businesses. In addition, these properties lie on the northern boundary of the Asylum Lake Preserve (ASP). This public nature preserve provides essential outdoor recreation for three nearby neighborhoods (ODWN, Parkview Hills, and the Oakwood Neighborhood), as well as provides outdoor recreational and educational experiences for all city residents. Because a nature preserve's goal is to preserve our natural systems it is important to recognize that these systems extend onto the adjacent properties, and what happens on them is critical to the short-term health and the long-term viability of the ASP as well as the surrounding neighborhoods.

The ODWNA Board recognizes that while the City's Master Plan Future Land Use Map has designated the property that is the subject of this zoning request for "commercial" use, neither the Plan nor the Map specify or recommend which specific commercial zoning district(s) might be appropriate or allowed.

**Consequently, the ODWNA Board has taken the following positions, based on neighborhood feedback gathered throughout our Neighborhood Plan process:**

1. The ODWNA Board strongly opposes rezoning of these properties to Community Commercial (CC), the most intense commercial development allowed by the City.
2. The ODWNA Board would be less opposed to an application seeking to rezone the properties to either Commercial Office (CO) or Commercial Neighborhood Office (CNO).
3. The ODWNA Board strongly opposes eliminating the NFP Overlay on any of the properties.

**Our positions are based upon the following:**

- I. CC zoning would be inconsistent with the goals of the City's Master Plan, specifically the City's Strategic Vision of Environmental Responsibility. This vision was formalized in the Imagine Kalamazoo (IK) 2025 Master Plan and action items were developed as part of IK@Work on pages 144-146 of the Master Plan. ***To allow high-density commercial development on this property, located immediately adjacent to residences (Stadium Drive Apartments) and the ASP would be inconsistent with the City's Description and Purposes of a CC zoning district.***
  - Community Commercial (CC) is defined in the City's §2.3 Commercial Districts Descriptions and Purposes as: "The CC, Community Commercial district is intended to accommodate larger community and regional shopping centers that serve a community-wide market area."; the most commercially intense development allowed by the City.



II. Although CC is the current zoning district along most of Stadium Drive, the property in question is the only parcel of land in the City being proposed for such intense commercial development that shares a (1,500 foot) property line with a nature preserve and abuts a large residential development (Stadium Drive Apartments), **establishing this situation as unique, and the properties in question should be zoned accordingly.**

- As defined in the City's §2.3 Commercial Districts Descriptions and Purposes:

Commercial Office (CO) district is defined as *"generally intended to function as a medium- to high-intensity office district primarily along arterial streets. The district is intended to prevent strip commercial development by allowing office uses but no other commercial uses and to serve as a land use buffer between major streets and residential neighborhoods. It may also be an appropriate land use buffer between higher intensity commercial areas and residential neighborhoods."*

Commercial Neighborhood Office (CNO) district is defined as *"primarily intended to accommodate low-intensity administrative and professional offices that are compatible with the character of residential neighborhoods. The district is also intended to be used as a transition district between higher intensity commercial areas and residential neighborhoods. The district allows administrative and professional office uses in structures that formerly housed residential dwelling units. Residential uses are also allowed in the district when located in a mixed-use structure (one containing office and residential uses)."*

***Unlike rezoning to CC, rezoning to allow the types of commercial development in CO and CNO could be consistent with our Master Plan as it: 1) allows for a better transition or buffer between existing land uses, and 2) promotes a reasonable balance between commercial development and the issues related to residential quality of life and environmental respect and sustainability.***

III. Removal of the NFP Overlay would circumvent the NFP process as set out in § 50-3.2 Overlay Zone Districts

- When the NFP Overlay Ordinance was approved by the City Commission in May 2019, they specifically did not allow for the removal of the Overlay on this property, as it was determined at that time that this property met all of the requirements of the Ordinance to be included in NFP Overlay-protected status. The NFP was developed to *"put in place a guide for the development of land on or near areas identified as Natural Features in order to achieve the long-term protection of these areas."* and to *"insure natural features within the City are protected long term for the enjoyment of the public and health of the environment"*. ***We insist that the Planning Commission follow the lead of the City Commission in requiring all property owners to follow the current Ordinance for requesting any NFP Overlay variances.***

IV. Lack of public engagement (to-date) by the applicant concerning this rezoning request

- The City's Draft Public Participation Policy recognizes that *"the heart of Imagine Kalamazoo is engagement."* The City has also stated in that document that:
  - *"[The City] believes that communication between developers/petitioners, those who are seeking review or approval from a City Board, and stakeholders/adjacent property owners is key to a successful development project."*
  - *"[Public] Engagement is REQUIRED when any proposed project requires review through...rezoning."*
- To date, neither the ODWNA nor any other recognized Neighborhood Association or environmental interest group has been approached by the applicant to discuss or explain this aggressive rezoning request or listen to the concerns of those neighborhoods or interest groups that would be most affected



by approval of the rezoning request.

- The first (and last) meeting the ODWNA had with the property owner's representatives was on October 30, 2018, when representatives from our Board and other local groups met with the applicant's representatives to be briefed on a "conceptual" site development plan. While some of our initial questions were given responses post-meeting in writing, our subsequent multiple requests for additional meetings (and to include the public at-large) to gain additional detailed information about the owner's plans were rejected.

Before the Planning Commission's January 14, 2020 meeting and subsequent recommendation on this rezoning request, we respectfully ask that each member of the Planning Commission undertake his or her own due diligence in understanding what is at stake with the current rezoning request. Take a walk around the area of the property at issue – along Stadium Drive and Drake Road and along the shore of Asylum Lake to help inform your decisions regarding this environmentally sensitive area of our city and what development intensity will best coexist with neighborhood quality of life, environmental responsibility, and sustainable development goals.

Our Board members would be pleased to meet with any member(s) of the Planning Commission at his or her convenience to discuss this issue or walk the area together.

Please email us at: [odwnanews@winchellneighborhood.org](mailto:odwnanews@winchellneighborhood.org) and we can arrange a time to meet.

Sincerely,

Oakland Drive/Winchell Neighborhood Association Board

A handwritten signature in black ink, appearing to read "Peter Kushner". The signature is fluid and cursive, with a long horizontal flourish at the end.

Peter Kushner, President

January, 9, 2020

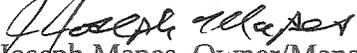
To: The Kalamazoo City Planning Commission  
Re: Request to remove NFP designation

I am writing as a long-time Kalamazoo area businessman (over 48 years) and a former Kalamazoo City Planning Commissioner (1983-1988), serving two years as it's chairperson. Later on I served on the Vicksburg Planning Commission for seven years. Before being asked to serve (I didn't apply to either board), I said that I would do it, but that I would be "listening to the people first". Thus, I know how important it is to let planning commissioners know the feelings of the community members.

Here is what I think about the request to remove the Natural Features Protection designation by Drive and Shine car wash on the corner of Stadium and Drake...DENY THE REQUEST!

This designation was put there for a purpose. The land is far too close to the Asylum Lake Preserve as it is, and the developer should just have to work around it.

Thanks for listening.

  
J. Joseph Mapes, Owner/Manager  
Bank Street Bingo Hall  
1157 Bank Street  
Kalamazoo, Michigan 49001

**From:** [Wendy Denning](#)  
**To:** [Wendy Denning](#); [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Mr.Tehrani's zoning request  
**Date:** Sunday, January 12, 2020 10:05:29 PM

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Dear Christina and the Planning Commission:

I am writing to voice my opinion on the request made by Mr Tehrani to rezone the three parcels at Stadium and Drake, (former Vermeulen property) to Zone CC and to remove the NFP restrictions from these properties. I am against the request, due to its proximity of the Asylum Preserve and the negative effects the commercial enterprises will have on the Preserve. The inevitable development of that corner will cause a decrease in wildlife, reduction in clean air due to loss of trees, and add noise and light which will disturb the wildlife and the peace of those of us who frequent Asylum Preserve seeking repose. Please I implore you to not grant the property Zone CC, and to deny Mr. Tehrani his request to be exempt from the NFP.

I played as a child in that Preserve, now I take my grandchildren there to explore. It's time in evolutionary history that as stewards of our wonderful City and the environment we consider placing a value on green spaces; forests, woods, and water, higher than that of economic gain. . I realize Free Enterprise is the American economic norm, but in Kalamazoo, on this corner, exists a community asset that is becoming scarce and priceless, meaning green spaces. It is our responsibility as citizens of this great City to preserve the gems we have.

As the Commission in charge of Planning and preserving our community, please protect this precious green space where one can stroll among the woods, listen to the wildlife, rest our eyes on beauty, and seek refuge. Please do not allow the space to be zoned CC. If the CC zone is passed, PLEASE SO NOT allow the property to be exempt from the Natural Features Protections. We citizens and your grandchildren will thank you for preserving Kalamazoo's precious gem, Asylum Preserve.

Respectfully submitted,

Wendy Denning

**From:** [Dok Stevens-Dehring](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Planning Commission Commentary  
**Date:** Sunday, January 12, 2020 10:23:36 AM

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I cannot attend the Planning Commission meeting his upcoming Tuesday, but I am VERY concerned about the Drive & Shine request to be allowed to build on the former Vermeulen property next to Asylum Lake. We don't need another car wash in that area, and that corner property is critical to protecting one of the last natural areas in Kalamazoo County.

Please share with the Planning Commission my opinion and request that they do NOT rezone it to a high-level commercial use or drop the Natural Features Protection Overlay for this property.

Dok Tael Stevens-Dehring

*Connie Ferguson  
525 S. Burdick St., Apt. 4101  
Kalamazoo, MI 49007*

January 13, 2020

To: Planning Commission, City of Kalamazoo

Re: 4301 and 4305 Stadium Dr./2231 S. Drake Rd.

The agenda for your January 14, 2020, meeting includes consideration of requests to rezone the properties at 4301 and 4305 Stadium Drive and 2231 S. Drake Road to Community Commercial and to remove the NFP overall from the Stadium Drive properties.

That location, adjacent to the Asylum Lake Preserve, is not appropriate for large-scale commercial development. Furthermore, the proposed car wash would pose possible environmental threats to the nearby waters and wetlands.

I urge you to follow the recommendation of your Environmental Concerns Committee and deny both the requested rezoning and the removal of the NFP overlay.

**From:** [Rick Freiman](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Rezoning by Asylum Lake  
**Date:** Friday, January 10, 2020 6:25:36 PM

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Ms. Anderson,

The value of the Asylum Lake Preserve is already diminished by the nearby commercial activity. Please hold the line on development to protect what little we have left. Places like Asylum Lake are what drew me to settle in this area when moving from Illinois.

Please do not rezone or remove the NFP overlay.

Rick Freiman - Portage MI  
815.871.7424 (voice & text)  
richard.freiman@gmail.com  
Sent from iPhone

**From:** [Pat Glass](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Strongly oppose the rezoning of the former Vermeulen property at 4301/4305 Stadium Drive and 2231 S. Drake Rd. Kalamazoo, MI  
**Date:** Sunday, January 12, 2020 5:59:20 PM

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Dear Kalamazoo Planning Commission:

I have just reviewed a map that shows just how perilously close the proposed business is to Asylum Lake, and gives this detail about the "large carwash/oil change operation **owned by an out-of-state developer who has recently opened a \$10 million facility only two miles away.**"

I and my husband strongly oppose the rezoning of the former Vermeulen property at 4301/4305 Stadium Drive and 2231 S. Drake Rd. Kalamazoo, MI, from current residential (RS-5) status to Community Commercial (CC) and secondly, the removal of Natural Features Protection (NFP) Overlay, from any of these properties.

Allowing this rezoning and removing the NFP overlay would set a terrible precedent as it goes against one of the main **NFP objectives to "ensure natural features within the city are protected long term for the enjoyment of the public and health of the environment – with special focus on properties being developed or redeveloped"** and it does not align with the goals of the City's Strategic Vision of Environmental Responsibility.

It's a no-brainer that we should care more about our community than someone who doesn't live here and won't be affected when things go wrong. And trust me, they will go wrong at some point and affect the land around this proposed mega-carwash. The Stadium/Drake intersection is way too busy already, besides ... and how many car washes do we really need in this town?

Lastly, I believe that to allow another mega-carwash to be built, here, will allow these out-of-state owners to pretty much kill off all of the locally-owned car wash businesses that we Kalamazoo citizens have

happily used and supported for years. Why would you allow/facilitate this demise of our local owners who have supported you and your forbears for decades. Why?

**Vote against the rezoning. Please!**

Larry and Pat Glass  
6617 West "G" Avenue  
Kalamazoo MI 49009  
269-375-2238

**From:** [Elisia Grewe](#)  
**To:** [Anderson, Christina; ahaan@downtownkalamazoo.org](mailto:ahaan@downtownkalamazoo.org)  
**Subject:** [EXTERNAL EMAIL] asylum lake car wash  
**Date:** Saturday, January 11, 2020 8:53:45 AM

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Hello Ms. Anderson and Mr. Haan,

I am writing to express my dismay at the possibility of allowing Drive and Shine to build on the corner of Stadium and Drake as well as allowing removal of protection orders. I don't think Kalamazoo needs another car wash and we really want to keep this land part of the preserve.

Thank you,

Elisia Grewe and Chris Simons  
Kalamazoo, MI 49008

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**From:** [John Hosley](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Controversial development at Stadium and Drake  
**Date:** Saturday, January 11, 2020 9:28:23 PM

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Dear Christina,

One of the planning commission's major duties was the development of the city's Comprehensive Plan, a master plan for current and future land use, which was adopted by the Kalamazoo City Commission on Oct 16, 2017. The commission is tasked to follow this plan, as it provides recommendations to the City Commission on re-zoning requests and changes to the Zoning Ordinance. It is my understanding that the commission recommends changing the zoning for the south-east corner of Drake and Stadium to Community Commercial (CC). This is an environmentally fragile area adjoining a nature preserve and green space and these green spaces are critical to the success of the Imagine Kalamazoo 2025 master plan.

As a Winchell resident, I find that this recommendation is against the wishes of a large portion of the voting public and, as such, violates the Public Participation Plan. Because this is a high-controversy plan, I do not believe that adequate review and input from the residents of Kalamazoo have been used to make this decision. Also, there has not been adequate feedback explaining how their concerns and requests shaped the decision making process. These are requirements of the Communicating Outcomes and Social Accountability section of the Master Plan. That decision to re-zone to CC also does not adhere to the Public Spaces requirements in Master Plan Section 1: Connected City, because something as industrial as a car wash/oil change facility would negatively impact the quality, placement, design, and utilization of the Asylum Lake Preserve, diminishing its contribution to quality of life in Kalamazoo. This action would not only negatively impact the preserve, but also contribute to noise and light pollution that I, personally, would experience as a Winchell resident. Finally, the CC designation and heavy industrial use of that space would be in complete contradiction to Master Plan Section 3: Great Neighborhoods, subsection 1.1 Alignment with Strategic Vision, in that many residents of this city do not feel like the proposed changes would be stabilizing to the local economy or benefit all. The change also does not support the Environmental Responsibility section, establishing Kalamazoo as green and healthy city.

It is my hope that the Kalamazoo City Planning Commission will consider the voices of the residents as expressed by the ODWNA board, ALPA, and numerous petitions to halt re-zoning of that property to CC in accordance with the aforementioned sections of the Master Plan, that require that the views of Kalamazoo residents and neighborhood associations be given a voice before such a controversial development would be allowed to move forward.

Sincerely,  
John Hosley

**From:** [Judy Huxmann](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Proposed Zoning Change Adjacent Asylum Lake Preserve  
**Date:** Saturday, January 11, 2020 9:27:00 AM

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Christine,

Good Friday afternoon Christine,

I have paragraphs and paragraphs with reasons not to develop the property on the corner of Drake and Stadium under the zone CC. But in waiting to write to you with my concerns the most important have surfaced.

I am not opposed to commercial development, I AM opposed to CC Zoning because it is inappropriate development adjacent to Natural area as well as residential apartments. As I hope you are aware, the Drake/Stadium intersection has been determined to be the third most dangerous intersection in Kalamazoo. Has there been a traffic study done prior to this request for change? It would seem most logical to determine that feasibility before entertaining any zoning change. Mr Tehrani says he is helping to build the Drake corridor, when in fact he is only contributing to the congestion on Stadium.

The environmental concerns are great and many which we were hoping the NFP would address in a more comprehensive fashion, and now that endangered species and plant(s) have been discovered, those concerns are even greater.

Sincerely,  
Judy Huxmann  
269-744-6665

To: Kalamazoo City Planning and Development  
From: Celeste and Patrick Jones  
Re: Vermeulen Property Development  
Date: January 6, 2020

We are writing on behalf of wildlife and the land and water on which it depends in the Asylum Lake area. The Asylum Lake Preserve is an essential example of responsible preservation of natural, undeveloped land in cityscapes. Development proposed for the Vermeulen property nearby would lead to an untenable disruption of natural processes in the entire area already highly disturbed by ongoing development of the Colony Farm land.

The destruction of wildlife habitat is increasing around the world. New research reported in SCIENCE reveals that bird populations have plummeted in the last 50 years by almost 3 billion across North America alone, a decline of 29% since 1970.

Every acre of undeveloped land is precious and essential for the preservation of species on which all life depends. The rampant development of the remaining open spaces and natural areas in Kalamazoo in the name of progress is not supportable.

We have an opportunity now to demonstrate restraint in the pursuit of the common good. Please consider and act accordingly with your vote.

Sincerely,

  
Celeste and Patrick Jones

3400 Woodstone Dr. W.

Apt. 202

Kalamazoo, MI 49008

269/353-4678 or 269/716-7599

**From:** [Kathy Justen](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] NO rezoning around asylum lake  
**Date:** Saturday, January 11, 2020 1:59:11 PM

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I am writing to vehemently OPPOSE the rezoning of property around Asylum lake. PLEASE STOP large, out of state corporations from ruining our preserve. PROTECT our environment above corporate interests. Serve the people, NOT large corporations!!

NO rezoning.

Kathy Justen  
Kalamazoo, 49009

**From:** [Bill Klinesteker](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] carwash  
**Date:** Saturday, January 11, 2020 6:57:05 PM

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Hello,

I am writing with great concern about the possible loss of wetlands in Kalamazoo. It's not that I'm anti-carwash, but I am against losing one of the natural habitats that is home to a large variety of turtles, fish, birds, snakes, insects and the list could go on and on.

Brick and mortar buildings come and go on a regular basis, but natural wildlife areas like wetlands do not. Once they are gone, they are gone along with the wildlife that lives there.

Please don't allow any more of Kalamazoo's wetlands to be disturbed or destroyed.

Thank you for your time,  
Bill Klinesteker  
269 569 4170

**From:** [COK - Development Center](#)  
**To:** [Anderson, Christina](#)  
**Subject:** FW: [EXTERNAL EMAIL] Asylum Preserve concern  
**Date:** Monday, January 13, 2020 7:52:53 AM

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**From:** Lesley Lankerd <lesley\_lankerd@yahoo.com>  
**Sent:** Sunday, January 12, 2020 9:37 PM  
**To:** COK - Development Center <cokdevelopmentcenter@kalamazoocity.org>  
**Subject:** [EXTERNAL EMAIL] Asylum Preserve concern

Hello,

As a city of Kalamazoo resident who enjoys Asylum Preserve, I am deeply concerned as to what is going on. I sure hope the city does the right thing and does not allow another monstrosity of an unnecessary carwash take priority over our city's diminishing natural land. Please do the right thing, our kids deserve it.

Sincerely,  
Lesley Lankerd

[Sent from Yahoo Mail on Android](#)

**From:** [Roger Lepley](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Former Vermeulen property  
**Date:** Sunday, January 12, 2020 3:27:23 PM

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Dear City Planner Anderson,

We would like to add our names to the list of folks that are in agreement with the Oakland Drive Winchell Neighborhood's letter of January 3, 2020.

Thank you,

Roger and Kristine Lepley  
2811 Parkwyn Drive  
Kalamazoo, MI 49008  
269-381-4842

**From:** [upjohnmason@aol.com](mailto:upjohnmason@aol.com)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] "Drive and Shine" building  
**Date:** Friday, January 10, 2020 4:31:21 PM

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To Members of the Planning Commission

Re January 14<sup>th</sup> meeting:

Living in Parkview Hills, a close neighbor of the Asylum Lake Preserve, I am very concerned about the serious environmental challenges of a massive "Drive and Shine" building on the former Vermeulen property. There is peril as well in granting the zoning change to a high level of commercial use for that vital property. I surely support retaining the Natural Features Protection Overlay, which was created for just such a situation. Thank you for your consideration.

Elizabeth Upjohn Mason  
4141 Lake Terrace Dr.  
Kalamazoo, MI 49008

**To: Members of the City of Kalamazoo Planning Commission  
cc: Director, Community Planning and Development; City Planner  
From: Philip Micklin, 1618 Grove, Kalamazoo, MI 49006**

**Re: DNS Stadium Drive LLC request to rezone 3401 and 4305 Stadium Drive and 2231 S. Drake Road**

**My name is Philip Micklin. I have lived in Kalamazoo since January 1970. I have visited the Asylum lake property regularly since 1972 (well over a 1,000 times). I am well acquainted with its biodiversity and other natural values, scenic beauty, recreational benefits to the community, and historical significance. It is by far the jewel of natural areas within the City and deserves maximum protection from development not only on the Preserve but on directly adjacent tracts that impact the Preserve. Therefore, let me state emphatically that I am opposed to the request to rezone the former Vermeulen property at 3401, 3405 and 2231 S. Drake Road from residential to commercial. Even more so I oppose the request to remove the Natural Features Protection ((NFP) from these parcels. While not perfect, this ordinance provides a key degree of protection to the natural areas remaining in Kalamazoo. I thank the City and especially the Planning Department for their indefatigable efforts that brought this ordinance to fruition.**

**I was on the Kalamazoo Environmental Concerns Committee (ECC) in the late 1970s and early 1980s. And chaired this body for several years. Lansing developers applied for zoning changes during that period so they could place apartment on lands off Winchell Ave. directly adjacent to the Asylum Lake property (north side). Steep slopes led down from where the apartments were constructed to the lake. The ECC opposed the rezoning but it was approved. At least the developers did provide some lost-cost housing so there were some public benefits, which in my view are totaling lacking in the rezoning request before you.**

**During construction of the apartments there were several serious erosion events during heavy rains that negatively impacted the lake with polluting inflows. (I know because I documented some of them for the ECC.) Also, especially during winter, the apartments are quite visible and detract from the beauty of the lake environs. Other problems created by the housing development are the trash from the apartments that accumulates along the Asylum Preserve's northern fence and the openings cut in the fence to bring watercraft (forbidden) for use on the lake. Similar problems are sure to arise if the rezoning request is approved and the former Vermeulen property developed as planned by DNS Stadium Drive LLC.**

**Others have or will point out in detail the ecologic threats the commercial development of the former Vermeulen Property poses for the Asylum Lake Preserve. I will close with a few observations that I think significant.**

- The rezoning request and NFP overlay are clearly contradictory. The request for a change to "Community Commercial" zoning is being asked so that intensive development is allowed. The reason is to permit construction of the giant "Drive and Shine" car wash that requires this zoning. Have a look at the**

**newly built one on the south side of West Main a bit west of the Todd Property and visualize this monstrosity adjacent to Asylum Lake! If you do decide to rezone to Commercial make it the more restrictive “Commercial Office” or “Commercial Neighborhood Office” designation, that does not allow car washes. If you do allow the “Commercial Community” designation and keep the NFP, the developer will violate the latter, leading to lengthy and expensive litigation for the developer as well as the city. But, again, please, under no circumstances remove the NFP protection from any part of the former Vermeulen property.**

- **Finally, denying the rezoning request is in no way a “death blow” for Mr. Terhani’s business interests in Kalamazoo. He has his huge car wash on West Main and self-congratulatory billboard on Stadium Drive. Build another carwash somewhere else. He could well offer to donate the former Vermeulen Property to WMU [a 501 (c3)] nonprofit and take a huge tax write off. Or, offer WMU a bargain sale and deduct the difference between highest use value and the price charged. Think of the community good-will that action would generate for him.**

D. MORTON-THOMPSON  
1827 Sheffield Drive, Kalamazoo, MI 49008

12 January 2020

City of Kalamazoo Planning Commissioners  
Kalamazoo, MI 49007

**RE: #1) Rezoning of 3401 and 4305 Stadium Dr. and 2231 Drake Rd. from the Current Residential (R-5/R15) Status to Community Commercial (CC)**  
**#2) Removal of the Natural Features Protection (NFP) Overlay from 3401 & 4305 Stadium Dr.**

Dear Planning Commissioners and Fellow Residents of the City of Kalamazoo:

The following represents my personal opinion as a resident of the City of Kalamazoo:

#1) Rezoning of 3401 and 4305 Stadium Dr. and 2231 Drake Rd. from the Current Residential (R-5/R15) Status to Community Commercial (CC)

Like so many of our neighbors, I strongly **oppose** this request. CC zoning is not appropriate for property that is located next door to a nature preserve that serves all of the community.

#2) Removal of the Natural Features Protection (NFP) Overlay from 3401 & 4305 Stadium Dr.

I strongly **oppose** this request. In the City of Kalamazoo we must send a clear message that no individual or business is above the law. Let the petitioner ask for relief via the NFP Review Board process like everyone else.

Sincerely,

D. Morton-Thompson

**From:** [Rosalie Novara](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] Vermeulen property rezoning  
**Date:** Sunday, January 12, 2020 9:22:56 PM

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It has been brought to my attention that this corner is being considered for a zoning change and removal of Natural Feature Protection.

I am sure you are hearing from many in protest and I too ask that this request be turned down.

The Vermeulen property was always a lovely garden. The thought of this historic piece of Kalamazoo history being replaced by a carwash is grotesque.

I have been told your applicant is the developer of the new carwash on West Main. I drive by it everyday It could not be more ugly. It is an eyesore. Please do not allow more of these types of cheap unattractive developments at the gateways to our city.

Sincerely,

Rosalie Novara  
5069 Beech

To: Planning Commission  
From: Concerned residents of Parkview Hills **Page 2**  
Date: January 5, 2020

Subject: Asking Commission to deny KNS Stadium Drive, LLC rezoning request

The following residents of Parkview Hills join their neighbors in asking the the City Commission to deny KNS Stadium Drive, LLC rezoning on Stadium and Drake.

21. Stan Rajnak
22. Richard C. Schmitt
23. Karen Schmitt
24. Jonathon Barkow
25. John Piper
26. Connie Hubbell
27. Fred Hubbell
28. Vaughn Maatman
29. Carol Fitzgerald
30. David Fitzgerald
31. Greg Smith
32. Jean Smith
33. Arlena Jones
34. Nancy Anderson
35. Jessie Voights
36. Ed Forteau

13 January 2020

To: Members of the City of Kalamazoo Planning Commission

Re: Request to rezone parcels 4301 and 4305 Stadium Drive and the parcel identified as 2231 S. Drake Road from Residential (RS-5) to Community Commercial (CC)

Re: Request to remove parcels 4301 and 4305 Stadium Drive from the Natural Features Protection Overlay (NFP)

Dear Commission Members:

As a citizen concerned about retaining and restoring our natural environment, I am troubled by the proposed rezoning being brought before your Commission. The City of Kalamazoo has strongly indicated that it is serious about how we need to change our approach to development by passing the Natural Features Protection Overlay as well as declaring a "Climate Crisis." A primary goal of these measures is to increase preservation of natural landscapes which in turn will improve our air and water quality and the well-being of our residents.

The request to rezone three parcels from a lower impact on the natural landscape (residential) to the most intense City permitted commercial zone (CC) is contrary to recently adopted measures, as mentioned above. Although the Master Plan 2025 may indicate that commercial uses are "appropriate" for the Stadium Drive parcels, the intensity of commercialization is definitely inappropriate for any property that abuts and is of a higher elevation than a nature preserve, in this case, Asylum Lake Preserve. Excluding these parcels from the guidelines of the Natural Features Protection Overlay is an even more egregious disregard for the value and preservation of Asylum Lake as an important community and city resource.

There is no doubt that development allowed under a Community Commercial zone will drastically change the character of the neighborhoods and the ability of the Asylum Lake Preserve to be protected. The proposals for development by this developer that were presented during the adoption process for the Natural Features Protection Overlay showed extensive clearing of the land, massive earth-moving activities, and acres of impervious surfaces. None of which showed much regard for the contours of the land or the existing landscape or the Preserve.

I urge you to deny the request to remove any of the parcels from the guidelines of the Natural Features Protection Overlay.

I urge you to deny the requests to rezone all three parcels to Community Commercial.

Sincerely,



Margo S. Rebar

**From:** [Janet Scarrow](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] rezoning of Vermeulen property on Stadium/Drake  
**Date:** Saturday, January 11, 2020 1:43:45 PM

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I am writing you in lieu of attending the commission meeting on Monday to urge you and other members of the Commission not to rezone this property to allow the construction of another gigantic car wash on the property. It makes possible terrible degradation of the lake/creek situation below it. The Asylum Lake Preservation group has made us well aware of the threat.

Didn't our city vote to become a climate sensitive city? It's not just going all solar for energy, but taking positive steps to protect our natural environment like this one.

Sincerely,  
Janet S. Scarrow  
1400 N. Drake Rd, Apt. 306  
Kalamazoo, MI 49006

**From:** [Robin VanderRoest](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] NFP Overlay for Asylum Lake Preserve  
**Date:** Sunday, January 12, 2020 4:54:38 PM

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Hello,

I've recently learned that a car wash developer wants to remove the Natural Features Protection (NFP) Area overlay for Asylum Lake Preserve, as well as rezone the property from residential to commercial.

I live in the city, and my dog and I regularly walk at Asylum Lake Preserve. I consider it a jewel of our city. I marvel that we have managed to preserve this beautiful green space, in the face of continued development.

I think that the creation of the NFP overlays showed great foresight. It is vital that we protect the natural features of our communities - features that are irreplaceable, that support the health of our environment, and that help to make Kalamazoo the livable community that it is.

After carefully selecting Asylum Lake Preserve as a feature to be protected, it is hard to imagine why we would want to say, "Sure! We'll take that off our list and let you move forward with your development plan." Wouldn't that completely defeat the purpose of the NFP overlay?

I can think of no commercial enterprise - and certainly not another car wash! - that would justify risking the safety and preservation of Asylum Lake.

Please do not honor this request.

Thank you,  
Robin VanderRoest  
269-598-6411  
4409 Canterbury Ave  
Kalamazoo MI 49006

**From:** [Pat Wilcox](#)  
**To:** [Anderson, Christina](#)  
**Subject:** [EXTERNAL EMAIL] car wash  
**Date:** Sunday, January 12, 2020 5:09:17 PM

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*Dear Ms. Anderson,*

*I urge you to vote no on the purposed car wash to be built adjectent to a city land mark, Asylum Lake.*

*The Climate Emergency Resolution was recently approved. By voting yes on the proposal would that not be a violation of the commitment of the city whose job it is to protect our natural resources?*

*Why another car wash so near the West Main car wash?*

*Sincerely,*

*Patricia J Wilcox  
4004 Old Colony Road  
Kalamazoo, Michigan 49008  
269 345 7335*