

## Agenda

### City of Kalamazoo - Planning Commission

March 5, 2020

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

7:00 p.m.

- A. Call to Order:
- B. Roll Call:
- C. Adoption of Formal Agenda:
- D. Approval of Meeting Minutes from February 6, 2020:
- E. Communications and Announcements:
- F. New Business:
- G. Public Hearings:
  - 1. P.C. #2020.04: 416 Phelps Avenue. The Greater Open Door Church of God in Christ is requesting a special use permit to allow the construction of a new church at this location. [**Recommendation: approve special use permit for the church**]
  - 2. P.C. #2020.05: 3635 E. Cork Street. HKH Properties, LLC is requesting a special use permit to allow a moving and storage business at this location. [**Recommendation: approve special use permit for the moving and storage business**]
- H. Other Business:
  - 1. Neighborhood Association Report – Kalamazoo Eastside Neighborhood Assoc.
  - 2. Neighborhood Association Report – Edison Neighborhood Assoc.
  - 3. Neighborhood Association Report – Vine Neighborhood Assoc.
- I. Citizens' Comments:
- J. City Commission Liaison Comments:
- K. City Planner's Report:
- L. Miscellaneous Comments by Planning Commissioners:
- M. Adjournment:

City of Kalamazoo  
PLANNING COMMISSION  
Minutes  
February 6, 2020  
*DRAFT*

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

Members Present: Gregory Milliken, Chair; Emily Greenman Wright, Vice Chair; Alfonso Espinosa; Derek Wissner; Coreen Ellis; James Pitts; Brian Pittelko

Members Excused: Shardae Chambers; Sakhi Vyas

City Staff: Christina Anderson, City Planner; Clyde Robinson, City Attorney; Beth Cheeseman, Executive Administrative Assistant

**A. CALL TO ORDER**

Commissioner Milliken called the meeting to order at 7:00 p.m.

**B. ROLL CALL**

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

**C. ADOPTION OF FORMAL AGENDA**

Planner Anderson announced that Planner Bobby Durkee was unable to come to the meeting to present the information on Transitional Residences. She requested the item be moved from F.1. New Business to K.1. City Planner's Report.

**Commissioner Greenman Wright, supported by Commissioner Espinosa, moved approval of the February 6, 2020 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.**

**D. APPROVAL OF MINUTES**

Commissioner Milliken requested the addition of the words, "if it's not CC," to the last sentence on page 20, paragraph 4.

**Commissioner Ellis, supported by Commissioner Espinosa, moved approval of the January 14, 2020 Planning Commission minutes as amended. With a voice vote, the motion carried unanimously.**

## **E. COMMUNICATIONS AND ANNOUNCEMENTS**

None

## **F. NEW BUSINESS**

Transitional Residence Report was moved to K.1. City Planner's Report.

## **G. PUBLIC HEARINGS**

P.C. #2020.03 – Request for text amendment approvals. Chapter 50 Zoning Ordinance Articles 1, 3, 4, 5, and 7. [**Recommendation: Recommend approval of the text amendments to the City Commission**]

Planner Anderson presented the staff report. She reported they had some text amendments to Chapter 50, the zoning ordinance, to review. She said there were three reasons to make the changes. 1) They have been using these code for about a year. There were places where the language wasn't clear, where they would get questions, and where variances were need. 2) The City is working in Vine, Edison, Eastside, and Northside to do some mapping work. Specifically, to use the mixed-use districts: Live Work 1, Live Work 2 and Node for the commercial center district. Planner Anderson explained when those districts were created, they were narrowly defined for the Northside. The code needed some tweaks to make them work elsewhere. 3) They are kicking off their downtown zoning process and will be organizing meetings in the coming months. In order to start those conversations, they created new downtown districts. Planner Anderson stated these districts will live only in the document until they are mapped. She explained these districts will give them a starting point to have discussions with downtown property owners, business owners and residents. Right now, downtown is one big district. Planner Anderson pointed out they allow residential uses on ground-level everywhere in downtown. They don't want that on the ground-floor of the mall because it is the active, principal shopping area. They needed to find a way to differentiate that. She remarked that the copy online has changes in red to make them easier to pull them out.

Commissioner Espinosa asked if the downtown districts will be mapped on the future land use map. Planner Anderson said the zoning code and zoning map will be updated and clarified the difference between the zoning map and the Master Plans Future land Use map. She said that right now all of downtown is CCBD zoning. Conversations at downtown meetings have let them know they need to think about it in different chunks. Planner Anderson said the creation of these districts gives them a starting point for conversations about what will be allowed in the different areas. They took the zoning they have now and input they already had to create these districts. Planner Anderson said they have one district where residential is not allowed on the ground floor; one district allows it on the ground floor and allows religious assembly and other civic uses on the ground floor; one district where everything goes. They will have discussions with the community to figure out how they get located downtown.

Commissioner Espinosa asked if they have proposed locations where they are thinking of putting the zoning. Planner Anderson said she has ideas as a planner and by looking at best practices. The City will take this and what they hear at meetings, then push and pull the line one direction or another to make sure it is working. She indicated they will consider the Master Plan's hierarchy of streets with the priority streets being the most pedestrian active, walkable streets. Planner Anderson guessed they would recommend a more restrictive downtown district with active ground-floor uses on the priority street.

Planner Anderson said that over the last two weeks, they've had four zoning meetings with Neighborhoods. She said they went in recognizing problems with the current zoning, acknowledging the vision for the area, and asking them to consider the new districts. Planner Anderson said you need to have a balance and come in with ideas to have a starting place.

Planner Anderson said they updated the parking map to match the new DEGA boundary. They made a change on the parking table as it relates to hotels, especially hotels by the expressway. She said they were bumping up against the maximum coverage allowed. The code was written too narrowly for hotels that exist along the expressways and that kind of community commercial district.

Commissioner Milliken asked about the change on the parking table, on page 17, where it talks about attached units. He reported that it says up to two spaces are permitted if they are internal to a primary or secondary building. He wondered if that required garages. Planner Anderson stated that it doesn't require garages. She said the parking standard says one space per dwelling unit. Less parking is required for an all-senior project and more is required for student housing. They've found through multiple projects that the code bumps up against the two-car garages for most single-family homes or attached homes. They needed to work in a way to allow what was very standard in the neighborhoods. The verbiage they chose says that everybody gets their one space per unit. Attached or detached dwellings can have two parking spots. The driveway doesn't count.

Commissioner Milliken said the way it is written, it makes it sound like it needs to be enclosed. He pointed out that if you're building a 6-unit townhouse development, you could have an open parking lot with 12 spaces. That would not be internal to a building. Planner Anderson stated that a carport is a good point. She requested they continue with questions while she thinks about this issue.

Commissioner Greenman Wright asked about the use of carriage strips and gravel driveways. Planner Anderson said when they updated the parking and loading section in 2018, Public Services was updating its access management policies. They were able to have a conversation about when that is the appropriate material and how that works. Planner Anderson stated that they allow the carriage strips provided there is a little distance between where gravel starts and the right of way. The reason for that is to make sure materials are not running off into the storm system. That is why quantity and size of gravel is limited.

Commissioner Greenman Wright referred to the permitted use table on page 15, saying there are residential units in Live Work 1 and D1, 2, and 3. She said that especially downtown along Westnedge and Cedar there are a lot of single-family homes still being used as homes. She wondered what the expectation is when the property is sold.

Planner Anderson shared that residential is allowed without restriction in D2 and D3. In D1, residential could happen on the ground floor, just not along the front of the building. If it is a rear unit that is ADA or if they just want a ground-floor unit, that is fine. She said it is the same for Node. They want those areas to be active commercial units. Active uses need to be on the ground floor. She said this would be part of the discussion they would have with downtown, but she didn't anticipate they would do the most restrictive district.

Commissioner Greenman Wright stated that Westnedge and Vine is designated as Node and there are still homes there. Planner Anderson stated that the changes are a lot of cleanup, eliminating problems and making sure zoning code matches the vision; the intention is not to create a lot of nonconformances.

Commissioner Espinosa asked for a clarification on the standard for 4.4 and C. Agriculture. When it says, the use of outdoor farm machinery is not permitted, he wondered what kind of farm machinery it meant. Planner Anderson said the line would be drawn if someone made a complaint. The Zoning Inspector would look at what is reasonable for the residence. Planner Anderson said they haven't had to make that clarification since it's been in the code. They worked with KVCC and their Sustainable Food and Urban Agricultural people to come up with that definition. They felt that was a clear definition.

Commissioner Milliken asked about page 25, Development Standards for Agriculture as an Accessory Use. It says it is permitted in all yards. He made the comment that there are lot types that may not have a lot of room for agriculture. Planner Anderson responded that the City allows you to use your front yard for agriculture purposes. Residents are required to submit a plan, so they can know how to draw a line about nuisance/weed violations vs. a planned natural scape and agriculture. Planner Anderson gave the example of Martinis. She said both in the right of way and curb lawn their landscaping is all edible herbs. She said residents can't disregard building requirements, but this kind of agriculture is permitted. This standard was added after conversations with MI State University's Extension. They have a woman who works closely with the Urban Farm program at KVCC.

Commissioner Milliken added that on, page 32, under uses, 5.4 A.2, he thought something was missing. There is a sentence that doesn't have a verb. Planner Anderson read the portion he questioned and answered that they are talking about uses and it is just for clarification. When you see the restrictions in the lot types, if you need more information, this is where you go. After some discussion, it was decided to leave the wording as it was.

Commissioner Milliken asked about page 37, Lot Types by Zoning District. He said that D1 is only commerce, so he thinks of Bronson Park and the civic buildings around it. He wondered if civic lot types should be in D1. He was assuming Bronson park will be in the D1 district. Planner Anderson said she

didn't think it would be in the D1 district. D1 is the principal shopping district by definition. D1 talks about priority streets and the principal shopping area. D2 and D3 is where civic buildings are allowed.

Commissioner Milliken talked about the front build to zone where there is an addition of 0-10 feet for public space, wider sidewalks, on-street parking, or cafes, but then the footnote says it is not permitted in D1. He said it would depend on how D1 is mapped. If it is Michigan Avenue or the Mall, that's where he would expect to find larger sidewalks. Planner Anderson commented that those exist already. The mall has a wide sidewalk and allows for sidewalk cafés. Michigan Avenue will have a wider sidewalk. The extra space (0-10 feet) was added for Nodes where the sidewalk is never as wide as downtown. They wanted to allow some flexibility for neighborhood nodes to have that extra space.

Commissioner Espinosa asked about Appendix A. Planner Anderson said Appendix A is where the old zoning code exists. Everything is in the Municipal Code as a chapter number or Appendix letter. The zoning code developed in 2005 was in Appendix A. She said that one of the negatives of doing the incremental approach is that it's not as clean to go find things online. She hopes as we move through these changes - commercial by mid-year and then turn to residential - they will have a much cleaner map and document. Planner Anderson said they felt when they began the process, the 2005 code would have been difficult to edit.

Planner Anderson stated that she wanted to go back to the parking table. If this moves forward, she wanted to make sure it was phrased in a way that made them comfortable. Cities around the country are rethinking parking. It is extra space and impervious surface. They find places all over the City where there is empty parking. When they updated the code 18 months ago, they changed the parking requirements to result in less spaces required, and they also included a maximum of 110% over. They found that one of the problems was, while they were dealing with multi-unit buildings on corridors and downtown, they were potentially causing problems for new single-family homes going in or new attached housing. The intent was to rectify that. Planner Anderson proposed striking after the word, "permitted." Commissioner Milliken said that was perfect.

Commissioner Ellis spoke up regarding the addition to the districts D1, 2, 3. Planner Anderson verified for her that they do not know what the map will look like. It will be part of a lengthy, public process to determine where the districts will go. Planner Anderson said where you draw the line with the districts will require a lot of discussion amongst stake holders. Commissioner Ellis suggested simplifying the language, so it doesn't feel like anyone is losing or gaining something. She wanted to make sure it's clear D1 is not better than D2, perhaps clarifying that one is retail and one is residential. Planner Anderson agreed that each district has its own intent. They are often numbered or lettered and that usually implies intensity. Each one will have different standards as to where buildings are located on a lot or relating to uses. It is all about if the district reflects the character of the area.

Commissioner Espinosa stated that Central CCBD will disappear and it will be D1, D2, D3. He asked why they didn't work this out in overlays. Planner Anderson said overlays add another layer of standards. An overlay says everything underneath is fine with a couple of exceptions, or with these added rules.

When a code is updated, a second set of standards wouldn't help if the base is not right. They are put on areas that need additional thought or standards, like NFP. Planner Anderson shared that if the base zoning is correct, then you can move forward.

Commissioner Milliken commented that this would be easier if they knew the map, but if they flip it around and try to map without knowing the standards for the districts, it would be an exercise in futility. Generally, in downtown they've set three zoning districts up, then they will go out and work with the downtown. They can then have informed conversations with people because they will be able to look at D1, 2, and 3 and understand the difference between them, see the pros and cons and be able to respond appropriately. It seems hypothetical to them now, but it is more productive in the long run.

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

Mr. Jeff Messer came forward and informed the Planning Commissioners that only the agenda was posted on the website. He stated there were no additional attachments. Mr. Messer said the public had no opportunity to read the changes much less respond to them for the Planning Commission. He also informed the Planning Commissioners that he is color blind and cannot see the changes when they are only listed in red. Because the City Commission has asked City Staff to produce documents that are accessible, he requested documents be posted with the text struck through. He indicated his question of the significance of moving Appendix A to Chapter 50 had been answered through the Planning Commissioners discussion.

Attorney Clyde Robinson stepped forward. He said on page 77, regarding parking spaces there is a gap in paragraph one. Attorney Robinson pointed out there is provision under ½ and over ½, but nothing equal to ½. He also encouraged the Planning Commissioners to make sure their microphones are turned on.

A resident came forward (no name given) and commented on planting in his yard. He was concerned he would need to apply for a permit or variance. He said he dug up his grass and planted ground cover in his yard, so he doesn't get a mowing charge when he is out of town.

Dr. Michael Elzinga from the Oakwood Neighborhood stepped forward to speak. He said they have some confusion with a new development that's taking place. He said the specific source of confusion they are having right now has to do with the change in what is now RS5 to a R1, 2 designation. The other one is the new definition of the multi-family unit of 5 or more units per building. He wondered if this new definition of multi-family unit could be interpreted in such a way to shoehorn it into a district that is R1 or what used to be RS5. He also suggested the including the intent of code changes when revisions are done. He brought up the example of the reason for changing the multi-family unit definition. He wondered if it would be used to artificially inflate the density of housing in a given area.

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

Planner Anderson responded to the concern about ground cover. She explained the tall grass and weed ordinance vs. a native planting or vegetable garden. If residents put in plants as part of their landscape design that could be mistaken for tall grass and weeds, they need to alert the City, so they don't get an enforcement.

Planner Anderson stated she didn't know why the full packet was not on the City website. She said she would absolutely have a conversation with the Clerk as to why it is not consistently being posted. Planner Anderson said, although a couple of things were changed, the draft code has been up on the Imagine Kalamazoo website for quite a while. In addition, this item was originally on the agenda for the last meeting and they didn't get to it. She encouraged the attendees that if they're looking for something that is not there, please let them know so they can rectify it immediately. Most things the staff brings will be on [imaginekalamazoo.com](http://imaginekalamazoo.com).

Planner Anderson told Dr. Elzinga that she would follow up with an email afterwards. She said they don't have all the other residential districts that exist in the City in the use table. They haven't done the cleanup of the residential districts. So, RS5 applies to the RS5 rules in Appendix A because that is where that district resides. The new divisions for residential which divides it into three categories: 1 and 2 units, 3 and 4 units, and 5 units and up, only apply to the districts it is listed under in this use table.

Commissioner Milliken commented the amendments before us have nothing to do with the residential districts that exist in this use table. Planner Anderson clarified not the use table doesn't, but there is one place where they talk about all residential districts. That is in the accessory uses of structures. Things like home occupation rules, new standards for secondary buildings, and new standards for accessory dwelling units. Those would apply to all residential districts.. They have all the residential districts to review and remap later this year. They will be looking at those elements at that time.

**Commissioner Greenman Wright, supported by Commissioner Espinosa, moved to recommend approval of text amendments with the changes to City Commission.**

Commissioner Greenman Wright shared this is exciting chapter going forward and will be a useful tool for central city neighborhoods as they are growing and changing. She expressed excitement about the agricultural use changes.

Commissioner Milliken commented that this meets review criteria of the zoning ordinance and complies with the Master Plan.

**Roll call vote was taken, and the motion passed unanimously.**

## **H. OTHER BUSINESS**

None

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

Mr. Jeff Messer came forward to speak about recurring zoning violations. From May 2017 – February 2020, he has removed posters attached to City property within the public right of way in the central business district. He said they are sometimes posted on the outside windows of vacant private property. Mr. Messer said he reported the violations to multiple City staff and brought the signs to City offices. He asked the Planning Commission to motivate the City staff to take aggressive enforcement action or to empower him to act on behalf of the City to enforce the advertising ordinances.

He gave Ms. Cheeseman a copy of his remarks and asked them to be included in the minutes of the meeting.

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

City Commissioner, Jack Urban, came forward. He said he heard one of the citizens suggest including the intent of changes to the code. He said that may mean a lot more detail and there needs to be a balance. He indicated there could be some preliminary explanation of intent, especially when the changes are a furtherance of public input of what went into the Master Plan. He believed that should be emphasized.

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

Planner Anderson shared there will be a lot of zoning changes coming before the Planning Commission over the next year, including adult use/recreational marihuana. She said they are doing a public process for the marihuana ordinance. She reported the first meeting was this week and it was well attended with lots of questions and dialogue. She said there is another public meeting next week. Planner Anderson reported that the State puts out a certain number of use types: dispensary, retail, grower, processor, special event pop-up license. Some questions that will need to be answered is what use types will the City allow and where will they allow them? She said there is already a robust discussion of a social equity piece to this ordinance. The City of Kalamazoo is one of the 40 or so disadvantaged communities according to the State – meaning it is a community with a disproportionate number of convictions and arrests on marihuana charges. Because of that, if you qualify for certain things, at a State level you get a discount on your licensing fees. One thing they are thinking about is what can they do on a local level to pair with that. Planner Anderson encouraged Planning Commissioners to come next Tuesday at 6:30pm in the Commission Chambers for the next meeting. She said they will hear a presentation from City Attorney Robinson and a dialogue led by Dorla Bonner and Pete Eldridge. She told them to watch for meetings in March and the ordinance would likely be coming to the Planning Commission in April.

Planner Anderson shared that because of the need to do noticing better, they made changes to the Public Participation Plan. Those changes should be going to the City Commission soon. A second thing

Planning Commission asked for was something to show where transitional residences exist right now in Kalamazoo. She said there is a perception they are in close proximity to each other. Planning Commissioners were given a handout which included a map of the City showing locations of transitional residences approved by them. There was also information on whether the residences were fully certified or not. The other layer of information was residences approved in the county – not brought before the Planning Commission. The information provided goes back to about 2012.

Planner Anderson explained transitional residences are a type of group living. There are 12 different classifications of group living: adult foster care, dormitories, foster families, fraternity houses, sorority houses, rooming houses, and assisted living facilities. She said they don't all come before the Planning Commission. They are permitted in a variety of different places, often in commercial locations. Transitional residences and adult foster care are often located in residential settings because one of the intents of those uses is to create a community around the people who live there. They are re-entering the community after being homeless or domestic abuse, post-incarceration or post-rehab. That is what staff focused on in getting this data. If there needs to be a distance between occurrences in the residential areas, they will need to think about that when they revise the residential zoning code. The code says transitional residences need to be separated by a distance of 1500 feet when located in a commercial area.

Commissioner Milliken asked for clarification regarding no rental certificates. Planner Anderson explained the City requires rental certifications for any rental property. If you have an Air BnB, you need to have rental certification to make sure it is up to code and there aren't safety violations because other people are living there. She asked Planning Commissioners to review the information and she could either direct questions to the appropriate people or have someone come to a meeting to answer questions.

Commissioner Greenman Wright believed it would be helpful to know the location of adult foster care homes. Planner Anderson agreed that was a good point, but she shared that it's harder to get the information if the City is not involved in approving or certifying them. She said if it is permitted by right by the State, like facilities with up to 6 adults, they don't always know about them. Planner Anderson said she is happy to have a conversation with staff about what records might be sent to them.

Commissioner Greenman Wright shared that the Vine Neighborhood, because of the most recent case on Axtell, is attempting to do their own survey within the neighborhood. She said there is a high concentration of adult foster care homes there. The survey is to help the Neighborhood Association decide their criteria to support both the applicants and the neighborhood. Planner Anderson asked Commissioner Greenman Wright to put the person leading those efforts in touch with her.

Planner Anderson shared that they are about to undertake an inventory of structures in the City. Sharon, Historic Preservation Coordinator, did it last time on her own. She said this will be an update for their records. The inventory must be done when the leaves are mostly off the trees so they can take photos of each street. This will be done on tablets and stored in a database. They are looking for volunteers. The kick-off meeting for the survey was held last night at the Van Deusen Room. She believes it will take two seasons of work. In addition to taking pictures, they have added extra data points, questions about the structures and sidewalk. Planner Anderson added that properties are not eligible for historic districts unless they are 50 years old. Commissioner Milliken cautioned about creating too many historic districts. Planner

Anderson responded that the inventory is to understand what is in their building stock. Commissioner Wissner questioned whether that information was already available. Planner Anderson responded that much of it was available, they are updating that system, and many photos are out of date.

Planner Anderson announced that March 4th at 6:30pm is the next Street Design meeting. It will be in the Van Deusen Room of the Kalamazoo Public Library. This is the 3<sup>rd</sup> meeting of 4 of the Street Design Process. There will be a presentation and open-house style discussion.

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

Commissioner Espinosa asked about the Neighborhood Conservation overlay. Planner Anderson told him it exists in the zoning code, but it has never been used. She said there are several things in the code which are not mapped. Those will probably be removed from the code if they are not used. Commissioner Espinosa encouraged City staff to find out why these things were created and if they can potentially be used. Planner Anderson said the review allows them to take each section of code and find out what works or doesn't work. They can then decide what to keep, add, subtract or simplify. Commissioner Espinosa pointed out that the traditional housing unit development and NCO was not mapped. He thought it was odd to have it and not use it. Planner Anderson said they could have been used and changed, but not extracted from the code.

Commissioner Ellis said the transitional residence information is useful. If someone needs this information in 10 years, they will have it as a tool and a guide. She reported that she went to the marihuana meeting and asked how involved Planning Commissioners should be if this information will come back before them. Planner Anderson referred question to Attorney Robinson. She cautioned that if there are three or more Planning Commissioners there, don't discuss business or the topics before you. Attorney Robinson responded they can attend and take in information. They should maintain a semblance of neutrality. They should not talk about their position on something or how they feel about something. He told them not to have conversations about the topic, unless it is in the Planning Commission session, and do not have online conversations.

Planner Milliken stated he also attended the meeting. He thought he understood a lot of the law and details, but the social equity piece was unique for this law. He said it was helpful to attend.

Commissioner Wissner asked when the next meeting would be held and if it was available on YouTube. Planner Anderson said the next meeting would be Tuesday at 6:30 in the Commission Chambers. Commissioner Wissner was encouraged to check the Public Media Networks page and the City YouTube page.

Planner Anderson encouraged Planning Commissioners to attend the meeting. She said it will be helpful to understand different use types and State parameters in order to weigh and figure out what will work for the City and where they will go in the community. Planner Anderson stated that not all pieces will come before this board. Some pieces belong solely in licensing and would come before the City

Commission. The Social Equity piece will be a policy or program. It is tied to the license and may be an additional document. She believed Planning Commissioners will hear it even though that policy is not coming to them. Understanding it may be helpful in reviewing cases.

Commissioner Espinosa sent Congratulations to Commissioner Vyas on her new baby.

**M. ADJOURNMENT**

**Commissioner Milliken adjourned the meeting at 8:43 pm.**

It is unfortunate that I have to address the Commission tonight, because it means that city staff in the Community Planning and Economic Development department, Public Services department, and City Manager's office have failed to address reoccurring zoning violations that I have made them aware of for over 2½ years. In May 2017, I began finding and removing Shakespeare's Pub Lower Level ( <http://shakespearespub.com/EventsInTheLowerLevel> ) posters that were attached to city property within the public rights-of-way in the Central Business District, in explicit violation of city advertising ordinance section 3-1 and zoning ordinance section 7.2F. Additionally, some of these signs are posted on the outside windows of vacant private property, in explicit violation of ordinance section 3-2.

After two months of finding and removing Shakespeare's posters on a weekly basis, I talked to then-Mayor Hopewell about it during Art Hop in July 2017. He suggested that I turn the signs into the City Clerk's office. I began doing that following a new round of violations that I found on Tuesday, July 11, 2017. On the morning of Tuesday, August 1, 2017, I found another round of twelve (12) illegally posted Shakespeare's signs. I also personally delivered those to the City Clerk's office and followed it up with a detailed e-mail that was copied to Right-of-Way Coordinator Joe Stark, Zoning Inspector Bobby Durkee, Zoning Administrator Pete Eldridge, Deputy City Manager Jeff Chamberlain, Mayor Hopewell, and Kalamazoo Downtown Partnership President Andrew Haan. That evening, I made in person contact with Pete Eldridge at the annual National Night Out event in the Vine neighborhood and we discussed the illegal sign posting. The following morning, I received an e-mail from Pete Eldridge in reply to the one I sent the prior day. He wrote "that late yesterday one of the Public Services staff did indeed stop at Shakespeare's and spoke to the manager".

One week later, on the morning of Tuesday, August 8, 2017, I found and removed another thirteen (13) Shakespeare's posters. Those signs were also personally delivered to the City Clerk's office and followed up with an e-mail to the same city staff members. I discovered the next round of NINETEEN (19) violations on Tuesday, September 12, 2017. I personally delivered that stack of signs to Pete Eldridge at the Imagine Kalamazoo 2025 master plan completion celebration at the Kalamazoo Institute of Arts. One week later, on Tuesday, September 19, 2017, I delivered another round of violations to the City Clerk's office and followed it up with an e-mail that was additionally copied to Community Planning and Economic Development Director Rebekah Kik, City Attorney Clyde Robinson, then-Public Safety Chief Jeff Hadley, and Public Services Director James Baker.

These efforts proved fruitless, as I continued to find, remove, and report 11 signs on Wednesday, November 29, 2017; 5 on Tuesday, March 6, 2018; and 7 on Friday, March 16, 2018. By the time I found and removed the NINTH round of five (5) violations on Monday, March 26, 2018, I changed tactics and began personally delivering the offending signs to the City Manager's office, while still following up with e-mails to the same city staff. That also

proved ineffective, as one week later I found a TENTH round of eight (8) violations on Tuesday, April 3, 2018. Additional rounds of signs were found, removed, and reported on Monday, October 15, 2018; Monday, October 22, 2018; Tuesday, December 18, 2018; and Thursday, January 24, 2019.

When June 2019 rolled around, I changed tactics again. I discontinued delivering signs to the City Manager's office and began saving them instead, though I continued to report the violations to city staff by e-mail. Also in June 2019, I began addressing the Downtown Development Authority about the problem during the public comment period in their meetings. Initially, that seemed to be effective. I did not find any Shakespeare's violations for a 5 month period between July 2019 and December 2019.

Unfortunately, Shakespeare's has since resumed posting their STREET SPAM with a vengeance. Over the past two months, I have removed SEVEN rounds of their posters on Thursday, December 5; Thursday, December 12; 11 signs on Monday, January 6; Friday, January 17; Saturday, January 25; Thursday, January 30; and three days ago on Monday, February 3. That is thirty-one (31) violations over the past two months alone.

I ask the Commission to help resolve this problem by either motivating city staff to take aggressive enforcement action or to empower me to act on behalf of the city and enforce the advertising ordinances. Shakespeare's is hardly the only prolific STREET SPAMer in our city. Others include College Hunks Moving ( <https://www.collegehunkshaulingjunk.com/> ), WOW 1 DAY PAINTING ( <https://www.wow1day.com/> ), and Lorie's Events ( <https://lorieevents.vpweb.com/> ).

Thank you.



Jeffrey Alan Messer

City of Kalamazoo resident

(269) 350-4336



# Planning Commission Staff Report

City of Kalamazoo

**Project Address:** 416 Phelps Avenue  
**Case #:** P.C. #2020.04  
**Meeting Date:** March 5, 2020  
**Applicant:** Open Door Church of God in Christ  
**Owner:** Same  
**Public Hearing:** Yes  
**Date Legal Ad Published:** February 19, 2020

## **Project Summary:**

The applicant is requesting a special use permit to allow a new church to be constructed on the site.

## **Recommendation:**

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

## **ANALYSIS**

### Property Size:

.53 acres

### Description of Current Use of Property:

The property is currently vacant.

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

245 N. Rose Street, Ste. 100  
Kalamazoo, MI 49007  
(269) 337-8044  
(269) 337-8513 [fax]  
[www.kalamazoocity.org](http://www.kalamazoocity.org)

### Staff Contact Information:

Christina Anderson, AICP, City Planner  
Peter Eldridge, AICP, Assistant City Planner

---

Current Zoning District:

Zone RS-5 (Residential – Single Dwelling District)

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The Future Land Use Map denotes the subject parcel as R-1 Residential which is described as low intensity residential. Churches are commonly found in all residential land use classifications.

The request meets the Shared Prosperity goal of the Strategic Vision pertaining to ‘Youth Development’ for youth support services and ‘Compete Neighborhoods’ for alignment of land uses with needs of the neighborhood.

Surrounding Zoning and Land Uses:

North: Zone RS-5: Single-family homes  
East: Zone RS-5: Single-family homes  
South: Zone RS-5: Single-family homes  
West: Zone RD-19: Single-family homes

Project Description:

On this site in July of 2019, the Open Door Church of God in Christ experienced a significant fire. The damage to the structure resulted in the demolition of the church building in the Fall of 2019. The congregation began working on a plan to rebuild the church and is now ready to move forward with the construction of a new church on this property. The former church structure was one story in height and approximately 4,500 square feet. The proposed one-story structure which will contain a sanctuary, fellowship hall, kitchen and offices will be 4,926 square feet. In addition to church service and programs the ministry of Open Door Church of God in Christ also includes a food pantry and after school programs for children.

This organization also owns an adjacent property at 404 Phelps Avenue which serves as the parsonage. This structure was not damage during the fire in 2019.

The proposed layout of the site with the new church and parking lot will be reviewed during the Site Plan Review process. Regarding the off-street parking the parking lot will be expanded to the east according to the preliminary plan.

Outreach:

Staff has asked the applicant to report on outreach to the adjacent property owners. The information for this project has been shared with the Kalamazoo Eastside Neighborhood Association.

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Review Criteria:

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

1. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone district(s) of surrounding lands.  
**The site has had a church located here for decades. The church provides programs and services to the residence of the neighborhood.**
2. That the proposed special use complies with Sec. 4.2: Use Standards of the zoning ordinance.  
**Churches are allowed by special use permit in the residential zoned districts with approval from the Planning Commission.**
3. That the location and design of the proposed special use minimizes adverse effects, including visual impact of the proposed use on adjacent lands by: 1) avoiding significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance; 2) retaining, to the greatest extent possible, the natural features of the landscape where they provide a barrier or buffer between the proposed special use and adjoining lands; 3) locating buildings, structures, and entryways to minimize impact; and, 4) providing appropriate screening, fencing, landscaping, and setbacks.  
**The church building is proposed to be located toward the frontage along Phelps Avenue. The church is also buffered to the south by the parsonage at 404 Phelps Avenue. Staff believes the project complies with the criteria.**
4. That the proposed special use minimizes environmental impacts and conforms to all relevant environmental protection standards of this ordinance, or any other state or federal laws.  
**The church is not anticipated to have a negative environmental impact on the property or on adjacent properties.**
5. That there is adequate road capacity available to serve the proposed special use.  
**The existing road capacity is sufficient to handle the traffic for the church.**
6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.  
**No additional driveway entrances are planned for the property in connection with this project. Existing road and driveway conditions are believed to be safe and adequate.**
7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.  
**The site is adequately served by all services.**

8. That the proposed special use is located and designed so that adequate access onto the site is provided for fire, police, and EMS services. **Adequate access will continue to be provided on the site for emergency services.**
9. That the proposed special use complies with the appropriate standards in Chapter 6: General Development Standards and Article 7 Parking and Loading of Chapter 50. **The project requires Site Plan Review approval. All elements of the site will be required to comply with the above ordinance regulations referenced.**
10. That the proposed special use complies with all standards imposed on it by all other applicable provisions of the ordinance for use, layout, and general development characteristics.  
**Staff has commented that alterations will be necessary to the conceptual site plan prior to applying for Site Plan Review to bring in compliance with the ordinance regulations.**

Site plan review:

This project does require site plan review approval.

Findings:

Staff has made the following findings regarding this request:

1. Church and other religious assembly uses are allowed as a special use in Zone RS-5
2. Churches are a common use within residential neighborhoods and are a vital component to providing needed youth support services
3. This site was previously occupied by a church owned by the Open Door Church of God in Christ
4. The church once open will be able to begin offering services to the neighborhood again including after school programs for children and on-site food pantry

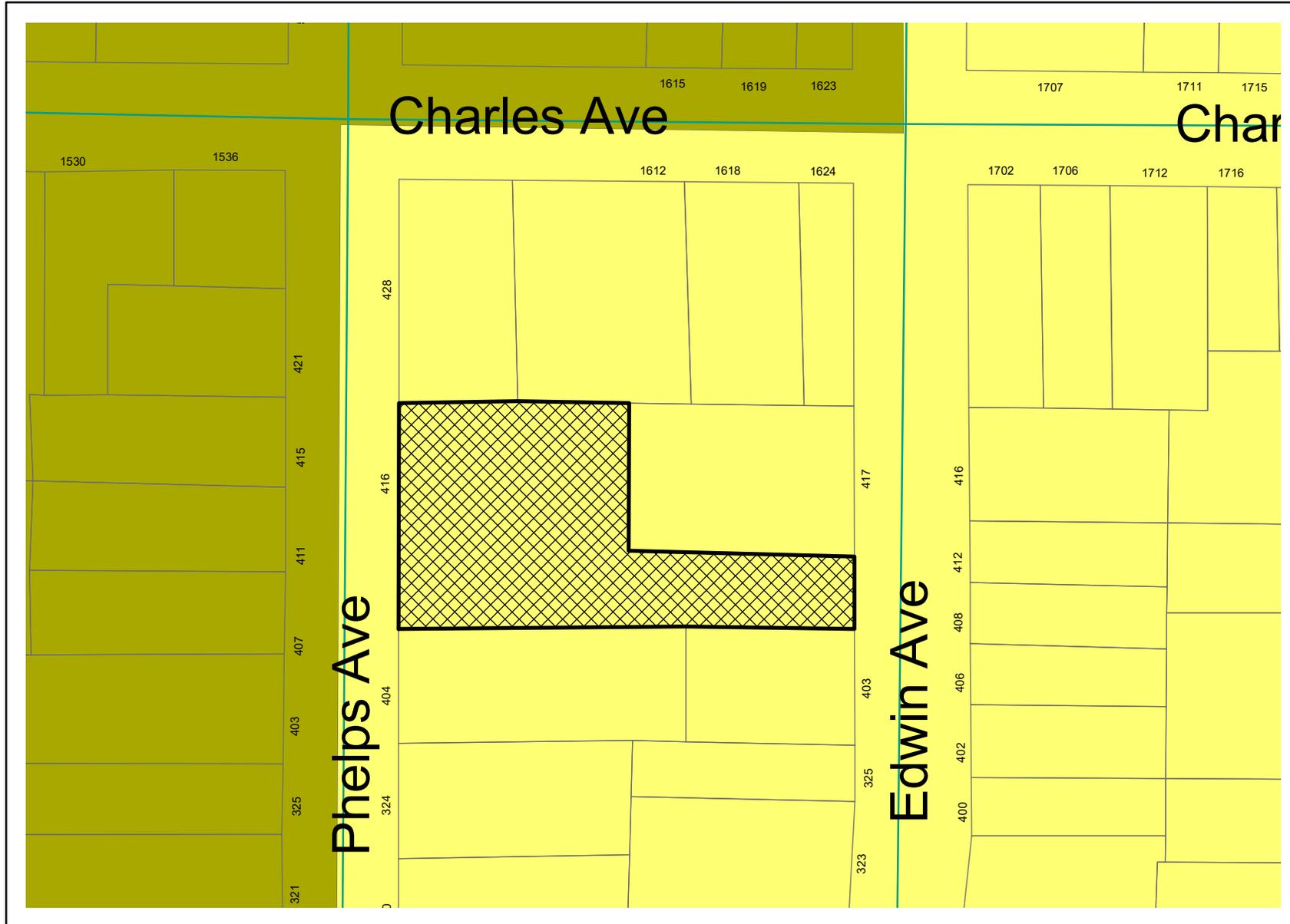
**RECOMMENDED ACTION**

The staff recommends that the Planning Commission approve the special use permit request for the new dormitory building.

*Attachments:*

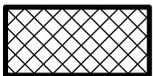
1. Existing Zoning Map
2. Aerial Map
3. Existing Land Use
4. Future Land Use
5. Site Diagram for Church

P. C. #2020.04 - 416 Phelps Avenue  
Special Use Permit - Church

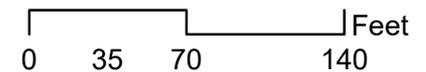


**Current Zoning**

-  RD-19
-  RS-5



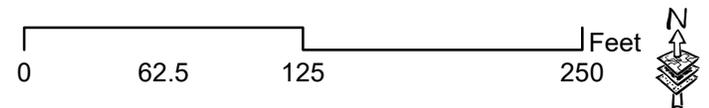
P. C. #2020.04 - 416 Phelps Avenue  
Special Use Permit - Church



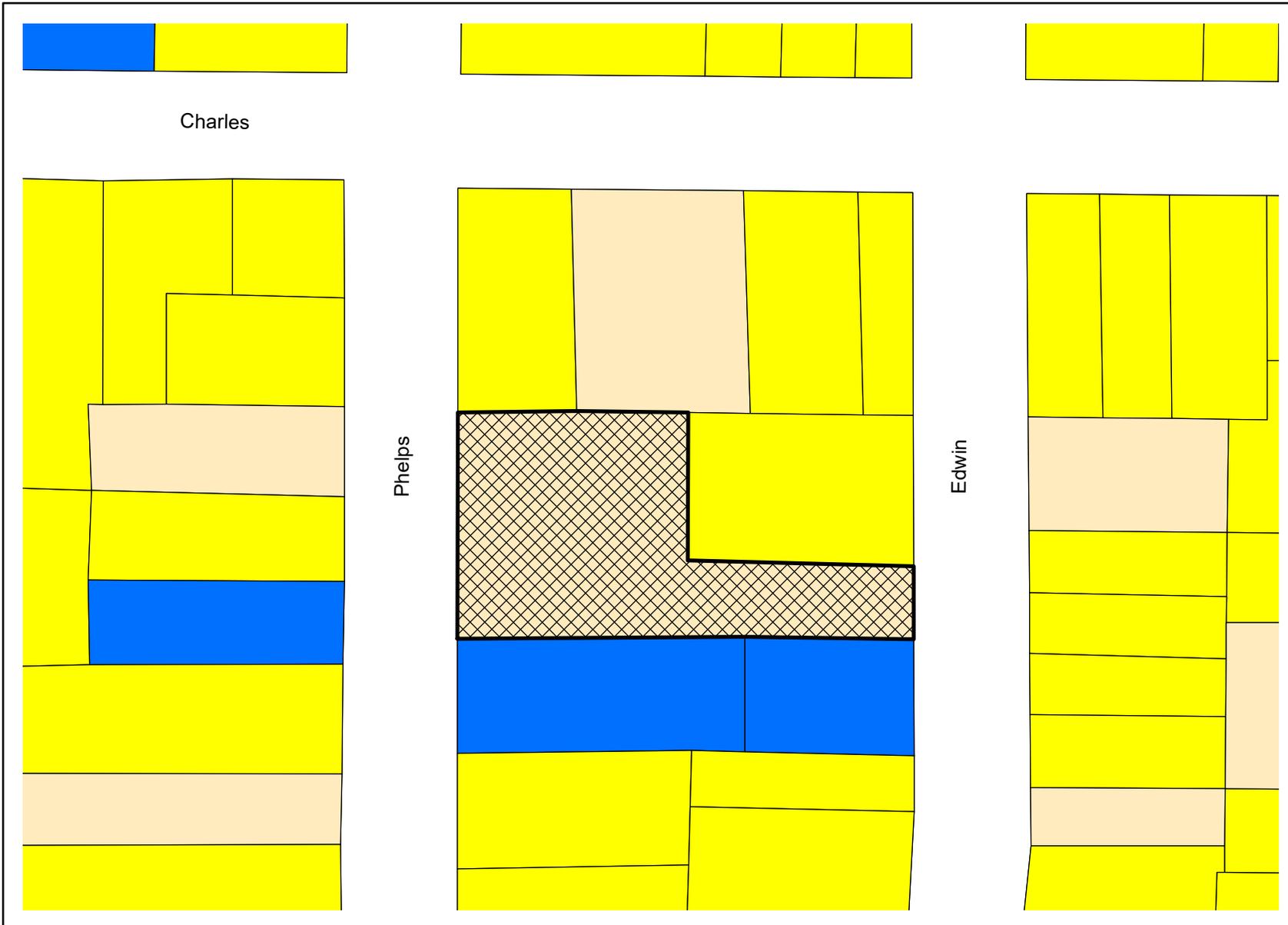
P. C. #2020.04 - 416 Phelps Avenue  
Special Use Permit - Church



P. C. #2020.04 - 416 Phelps Avenue  
Special Use Permit - Church

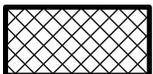


P. C. #2020.04 - 416 Phelps Avenue  
Special Use Permit - Church

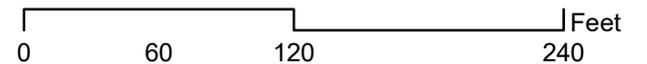


**EXISTING  
LAND USE**

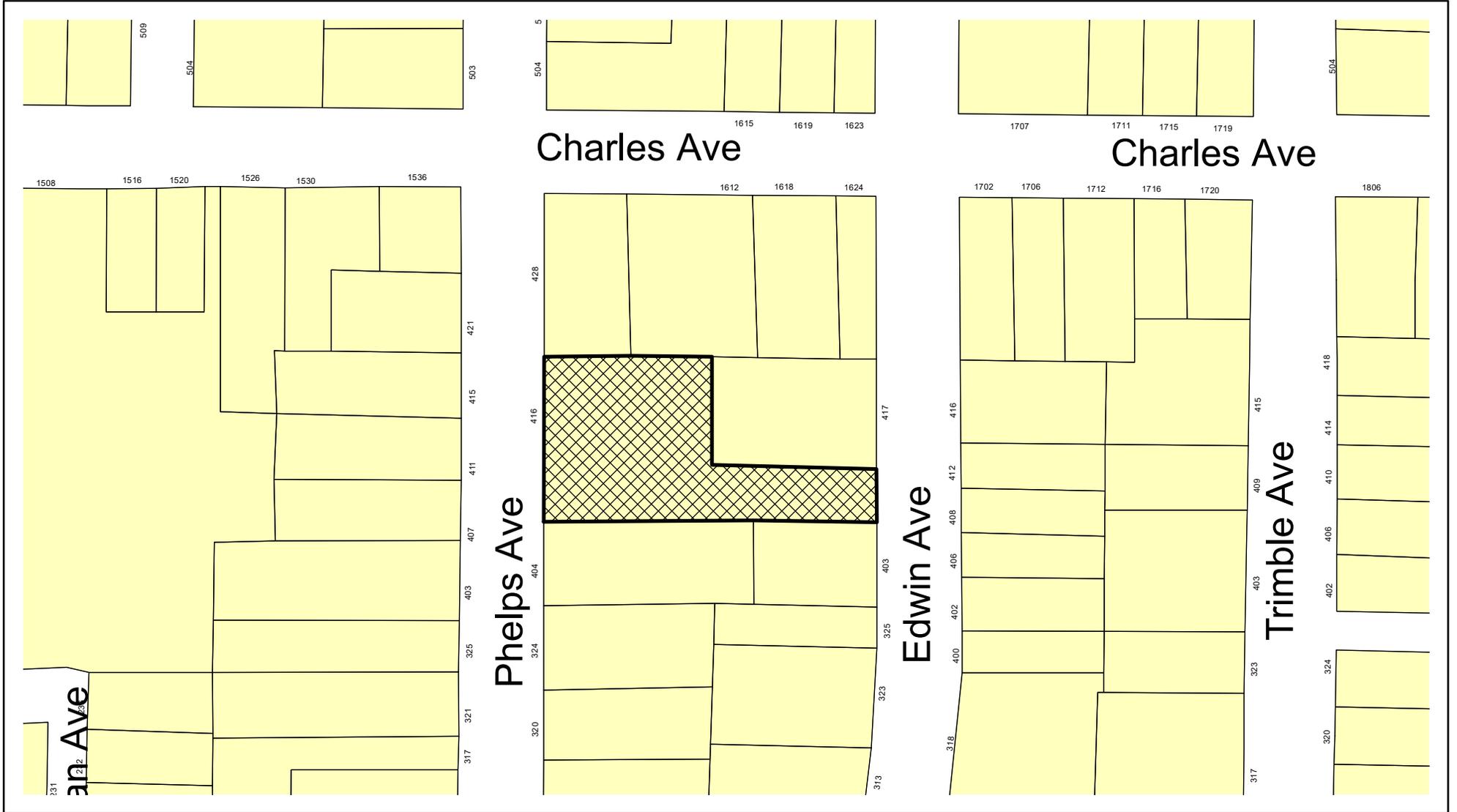
- COMMERCIAL
- VACANT
- TAX EXEMPT
- INDUSTRIAL
- RESIDENTIAL



P. C. #2020.04 - 416 Phelps Avenue  
Special Use Permit - Church



# P. C. #2020.04 - 416 Phelps Avenue Special Use Permit - Church

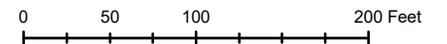


### Future Land Use

- Campus
- Campus/Private
- Commercial
- Downtown
- Industrial
- Natural Feature Protection

- Neighborhood Edge
- Node
- Open Space/Parks
- R1-Residential
- R2-Residential
- R3-Residential
- Urban Edge

## P. C. #2020.04 - 416 Phelps Avenue Special Use Permit - Church



REVISIONS	NO	DATE	DESCRIPTION
	01	01/24/2020	FOR CONSTRUCTION / PERMITS
	02	01/24/2020	FOR PERMITS / CONSTRUCTION
	03	01/24/2020	FOR PERMITS / CONSTRUCTION

NOT FOR PERMITS / CONSTRUCTION

GREATER OPEN DOOR  
SANCTUARY / FELLOWSHIP HALL  
416 PHELPS AVENUE, KALAMAZOO, MICHIGAN 49018

WEST  
ARCHITECTURE  
707 HAZEL PLACE, SUITE 200  
KALAMAZOO, MI 49001  
ALLIANCE WITH PERMITS  
PH: 262-388-8800

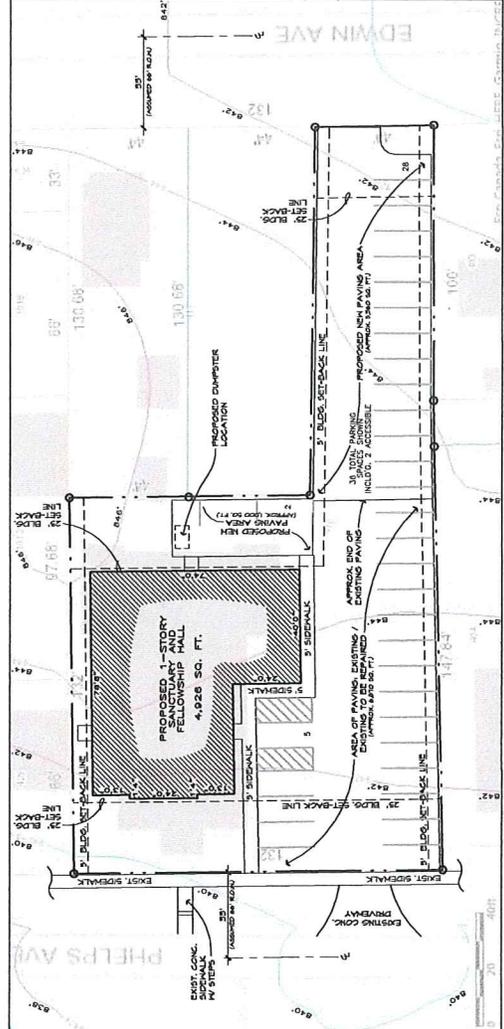
A-1  
or  
4  
DATE: 01-24-2020



TRUE NORTH  
03

AERIAL IMAGE - SHOWING PREVIOUS CHURCH BUILDING

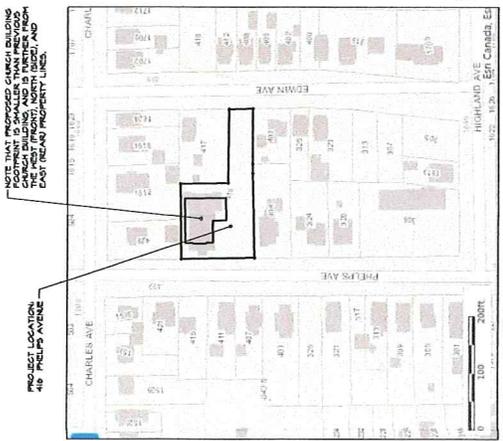
NOTE: AERIAL IMAGE IS APPROXIMATE IN SCALE AND IS SHOWN FOR REFERENCE ONLY. TO SHOW THE PREVIOUS CHURCH BUILDING. NOTE: PROPERTY LINES AND SETBACK LINES SHOWN ON AERIAL IMAGE ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.



TRUE NORTH  
01

SITE PLAN - SPECIAL USE PERMIT

NOTE: ARCHITECTURAL SITE PLAN IS BASED ON OWNER SUPPLIED INFORMATION, INCLUDING PARCEL MAPS, PROPERTY CORNER INFORMATION, AND CITY OF KALAMAZOO GIS MAPPING AND PROPERTY INFORMATION. WEST ARCHITECTURE RELIES ON THE PROVIDED INFORMATION TO BE CORRECT AND ACCURATE AND MAKES NO CLAIM AS TO THE CORRECTNESS OR ACCURACY OF INFORMATION SHOWN.



TRUE NORTH  
04

AREA MAP

NOTE: THAT IF EXISTING CHURCH BUILDING OR SANCTUARY AND IS WANTED TO BE REBUILT, THE PROJECT LOCATION MUST BE WITHIN THE PROPERTY LINES.

ZONING

PROJECT PROPERTY IS ZONED "RS-2"

RESIDENTIAL

PROJECT WILL REQUIRE SPECIAL USE APPROVAL

20' FRONT YARD MINIMUM SETBACK

25' REAR YARD MINIMUM SETBACK

5' SIDE YARD MINIMUM SETBACK

5' SIDE YARD MINIMUM SETBACK

5' MAXIMUM INTERFLOOR COVERAGE

40% OF LOT AREA

MAXIMUM HEIGHT OF BUILDING: 35'

Legend	Zone
CH	CH-1
CO	CO
IC	IC
RS-4	RS-4
RS-7	RS-7
UN-1	UN-1
UN-2	UN-2
Feature	Feature
Overlay	Overlay
County	County
Streets	Streets
NODE	NODE
PLD	PLD
RD-19	RD-19
RM-15	RM-15
RM-15C	RM-15C
RM-24	RM-24
RM-35	RM-35
CDTR	CDTR
CC	CC
CCBD	CCBD
CHU	CHU
CH-1	CH-1



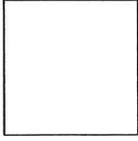
TRUE NORTH  
02

ZONING MAP

NOTE: PROJECT LOCATION AT 416 PHELPS AVENUE

REVISIONS	NO	DATE	DESCRIPTION
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NOT FOR PERMITS / CONSTRUCTION

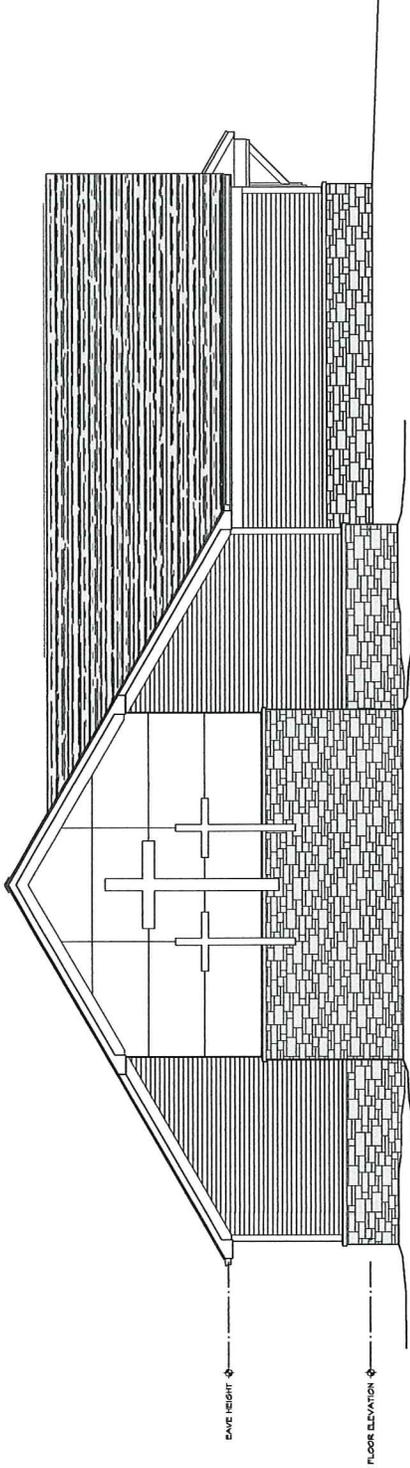


416 PHELPS AVENUE, KILMACKOZ, MICHIGAN 48148  
**SANCTUARY / FELLOWSHIP HALL**  
**GREATER OPEN DOOR**



**THE ARCHITECTURE ARCHITECTURE**  
 674 HAZEL PLACE DRIVE  
 ANN ARBOR, MI 48106  
 ALJ: 248.767.4270  
 ALJ: 248.767.4270  
 FAX: 248.658.8800

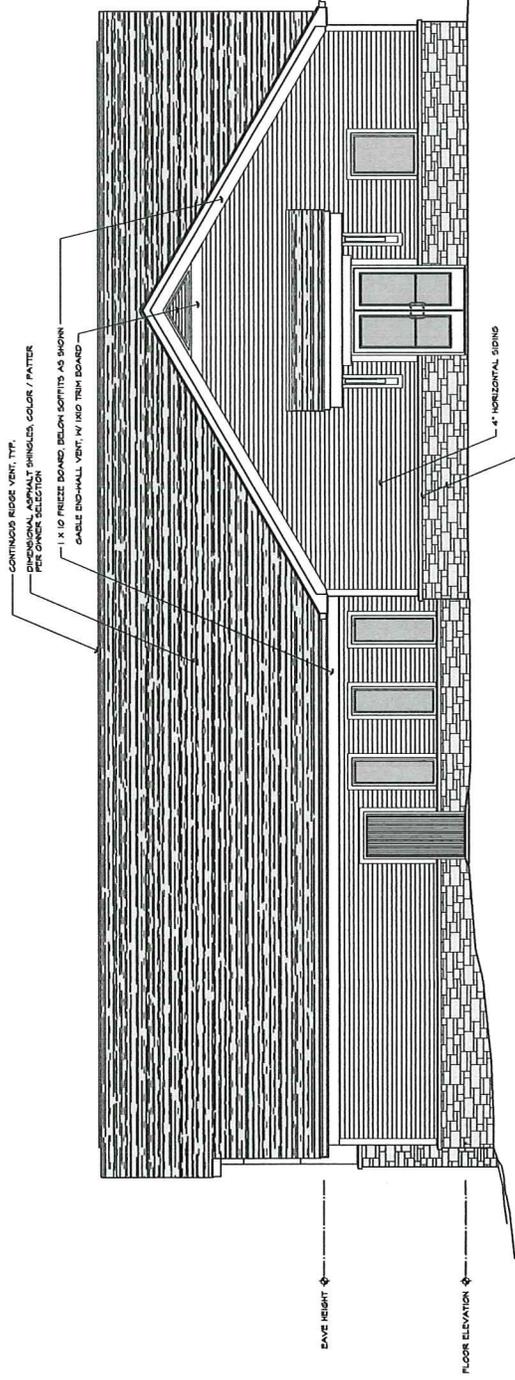
**A-3**  
 or  
 4  
 DATE: 01-24-2020



02

1/4" = 1'-0"

WEST ELEVATION - WOOD FRAMED STRUCTURE



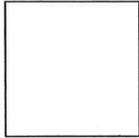
01

1/4" = 1'-0"

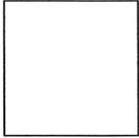
SOUTH ELEVATION - WOOD FRAMED STRUCTURE

REVISIONS	NO	DATE	DESCRIPTION

NOT FOR PERMITS /  
CONSTRUCTION

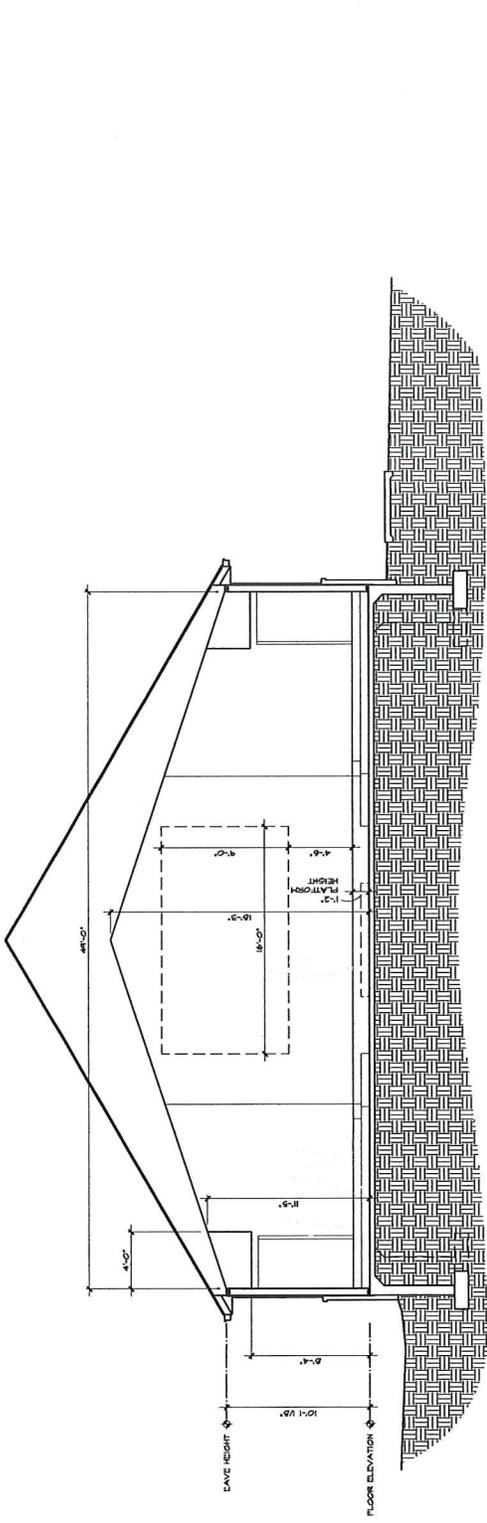


416 PHELPS AVENUE, KALAMAZOO, MICHIGAN 49018  
 GREATER OPEN DOOR  
 SANCTUARY / FELLOWSHIP HALL

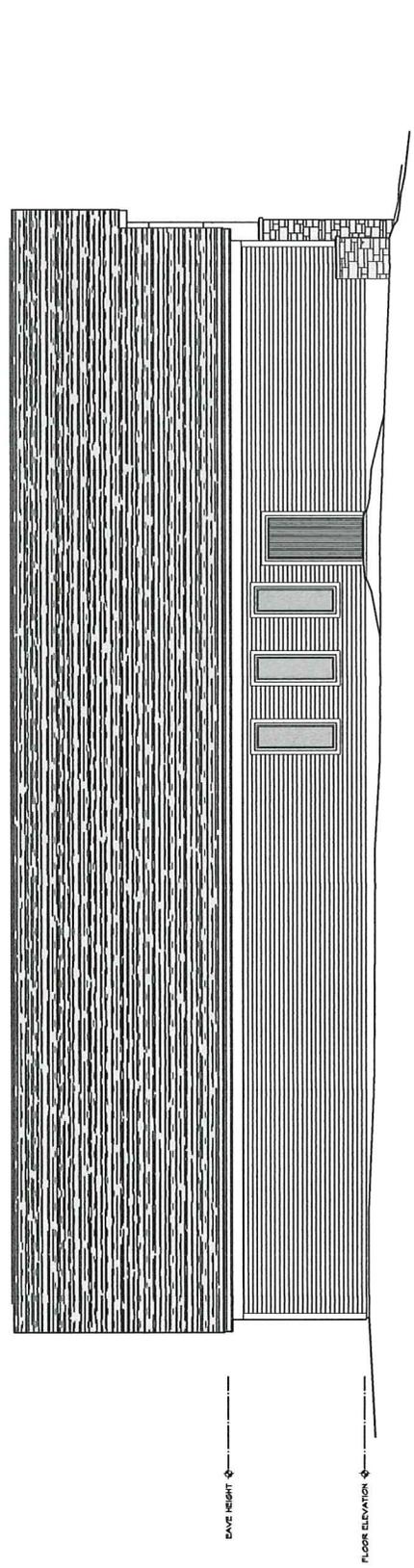


ARCHITECTURE  
 PRAHALE PRAKASHDRAE  
 ARCHITECTS  
 1100 S. STATE ST. #200  
 KALAMAZOO, MI 49001  
 TEL: 268-888-8888

A-4  
 or  
 4  
 DATE: 01-24-2009



SCHMATIC BUILDING SECTION - WOOD FRAMED STRUCTURE 1/4" = 1'-0" 02



NORTH ELEVATION - WOOD FRAMED STRUCTURE 1/4" = 1'-0" 01

REVISIONS	NO.	DATE	DESCRIPTION
	01	01/24/00	FOR CONSTRUCTION /
	02	01/24/00	FOR CONSTRUCTION /
	03	01/24/00	FOR CONSTRUCTION /

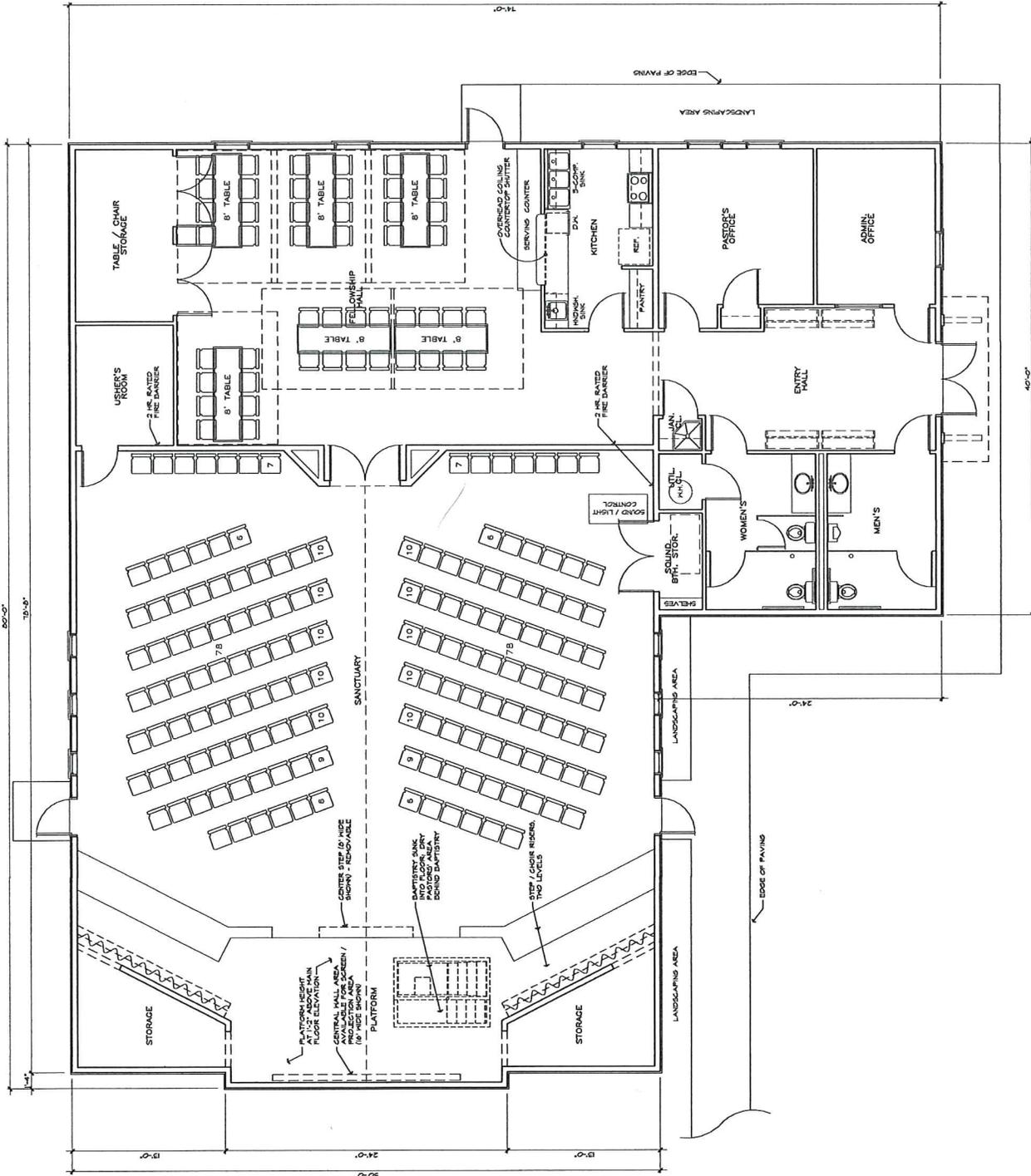
NOT FOR PERMITS /  
CONSTRUCTION

416 PEERS AVENUE, KALAMAZOO, MICHIGAN 49018

GREATER OPEN DOOR  
SANCTUARY / FELLOWSHIP HALL

USA  
ARCHITECTURE  
170 HAMILTON PLACE, SUITE 200  
KALAMAZOO, MI 49001  
TEL: 268-7575  
FAX: 268-8800

A-2  
4  
DATE: 01-24-2000



FLOOR PLAN - WOOD FRAMED STRUCTURE 1/4" = 1'-0" 01

404 Phelps Street

August 2012



Image capture: Aug 2012 © 2020 Google

February 2020





# Planning Commission Staff Report

City of Kalamazoo

**Project Address:** 3635 E. Cork Street  
**Case #:** P.C. #2020.05  
**Meeting Date:** March 5, 2020  
**Applicant:** HKH Properties, LLC (Two Men and A Truck)  
**Owner:** Same  
**Public Hearing:** Yes  
**Date Legal Ad Published:** February 19, 2020

## **Project Summary:**

The applicant is requesting a special use permit to allow a moving and storage business in the existing building.

## **Recommendation:**

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

## **ANALYSIS**

### Property Size:

.252 Acres

### Description of Current Use of Property:

The property contains a 12,100 square foot building which is currently unoccupied.

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

245 N. Rose Street, Ste. 100  
Kalamazoo, MI 49007  
(269) 337-8044  
(269) 337-8513 [fax]  
[www.kalamazoo.org](http://www.kalamazoo.org)

### Staff Contact Information:

Christina Anderson, AICP, City Planner  
Peter Eldridge, AICP, Assistant City Planner

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Current Zoning District:

Zone CC (Commercial - Community District)

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The Future Land Use Map denotes the subject parcel as Commercial.

The request meets the Economic Vitality goal of the Strategic Vision pertaining to ‘Attract and Grow Businesses’. Two Men and A Truck is relocating to a larger site from 3410 E. Cork Street which retains this business in our community.

Surrounding Zoning and Land Uses:

North: Zone CC: Int. Brotherhood of Electrical Workers – Local Union 131

East: Zone CC: Retail building now vacant

South: Zone CC: Holiday Inn Express & Suites / Four Points by Sheraton hotels

West: Zone M-1: Utility contractor storage yard

Project Description:

The site was last occupied by Kalamazoo Amusement with a small showroom, office space and large storage area. The building is 12,100 square feet in area which is 1/3 larger than the current site that Two Men and A Truck occupies at 3410 E. Cork Street. The building has a retail area facing E. Cork Street. In the rear, a large loading area exists with two garage doors on the west side of the building.

The retail space will have boxes and moving supplies for sale, in addition to scheduling moving and storage services. There will also be office space and a warehouse area. HKH Properties LLC, does plan to add another 12 off-street parking spaces on the east side of the building and 18 truck parking spaces directly south of the building. HKH Properties LLC, is also planning to add landscaping to the site adjacent to the building and between the parking lot and E. Cork Street.

Outreach:

Staff has discussed community outreach with the applicant who intends to contact the owner of the adjacent occupied building to the north and attempt to reach other neighboring property owners. The Milwood Neighborhood Watch organization has reviewed the information for the special use permit and is in support of this project.

Review Criteria:

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

- 1. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone**

district(s) of surrounding lands.

**The proposed use is compatible with the surrounding land uses which are all commercial or industrial.**

2. That the proposed special use complies with Sec. 4.2: Use Standards of the zoning ordinance.

**There are no use specific standards mini-storage or warehousing**

3. That the location and design of the proposed special use minimizes adverse effects, including visual impact of the proposed use on adjacent lands by: 1) avoiding significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance; 2) retaining, to the greatest extent possible, the natural features of the landscape where they provide a barrier or buffer between the proposed special use and adjoining lands; 3) locating buildings, structures, and entryways to minimize impact; and, 4) providing appropriate screening, fencing, landscaping, and setbacks.

**The moving and storage business proposed will not result in any expansion of the existing building. The additional parking area will be on the south side of the building. Through the Site Plan Review process adequate landscaping will be required to buffer the view from E. Cork Street. Staff believes the project will be able to comply with all the criteria.**

4. That the proposed special use minimizes environmental impacts and conforms to all relevant environmental protection standards of this ordinance, or any other state or federal laws.

**The moving trucks will not be serviced on the property. Stormwater from the parking areas will be managed per City requirements. There is no anticipated negative environmental impact on the property or on adjacent properties.**

5. That there is adequate road capacity available to serve the proposed special use.

**The existing road capacity is sufficient to handle the traffic for the moving and storage business as E. Cork Street is a commercial corridor.**

6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

**No additional driveway entrances are planned for the property in connection with this project. Existing road and driveway conditions are believed to be safe and adequate.**

7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.

**The site is adequately served by all services.**

8. That the proposed special use is located and designed so that adequate access onto the site is provided for fire, police, and EMS services. **Adequate access will continue to be provided on the site for emergency services.**

9. That the proposed special use complies with the appropriate standards in Chapter 6:

---

General Development Standards and Article 7 Parking and Loading of Chapter 50.  
**The project requires Site Plan Review approval. All elements of the site will be required to comply with the above ordinance regulations referenced.**

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

**The proposed project will be able to comply with all applicable standards for development.**

Site plan review:

This project does require site plan review approval.

Findings:

Staff has made the following findings regarding this request:

1. The moving and storage business is permitted with a special use permit in Zone CC
2. This special use permit will allow for the operational expansion of an existing Kalamazoo business
3. The existing building was used in a similar capacity before with a mix of retail space, offices and storage
4. Minimal site improvements are required to accommodate the moving and storage business
5. The property is directly adjacent to Zone M-1 which allows for more intensive land uses.

**RECOMMENDED ACTION**

The staff recommends that the Planning Commission approve the special use permit request for the moving and storage business

*Attachments:*

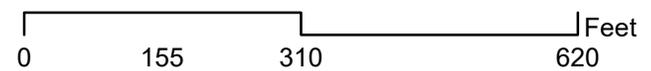
1. Existing Zoning Map
2. Aerial Map
3. Existing Land Use
4. Future Land Use
5. Site Layout for Business



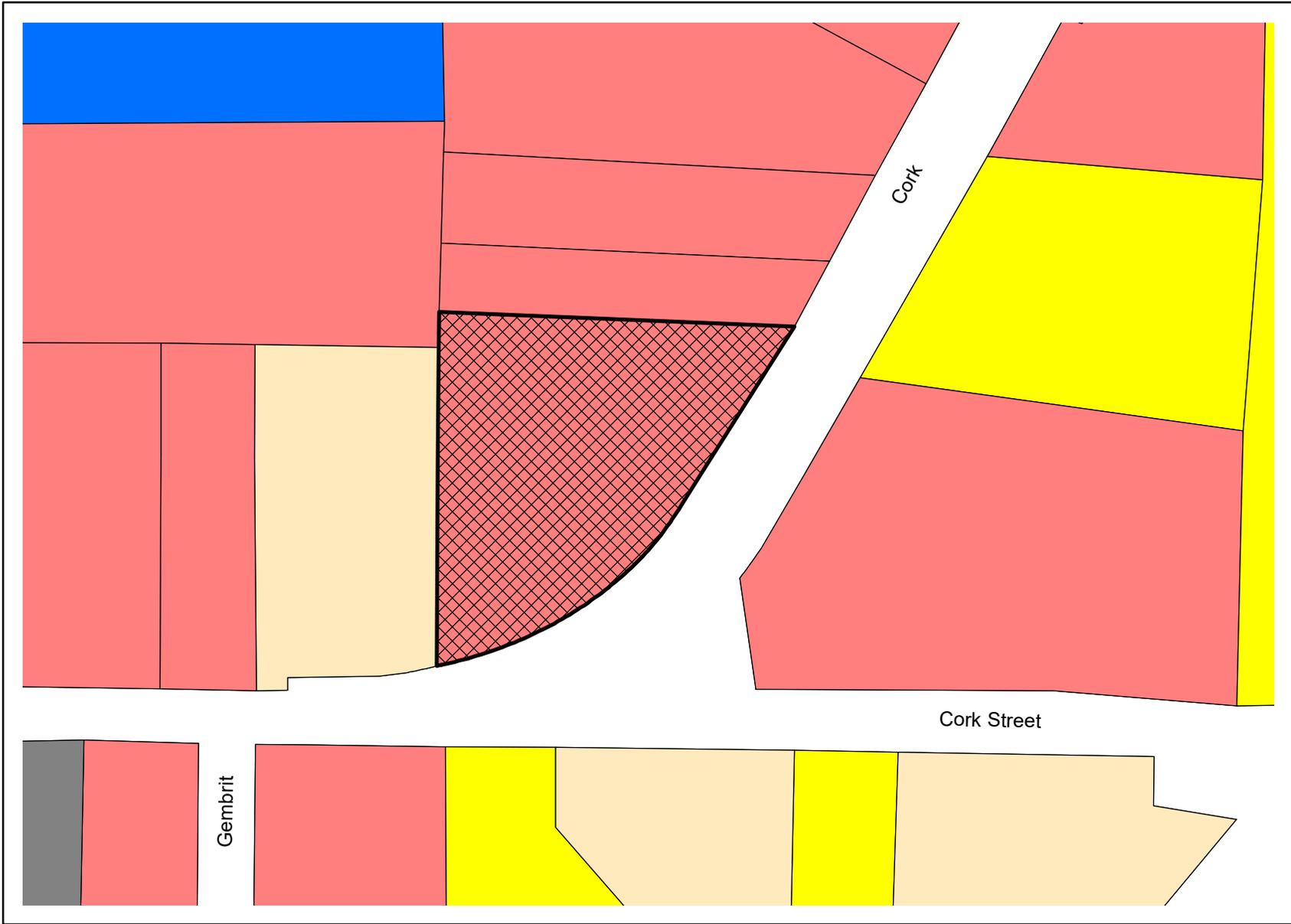
P. C. #2020.05 - 3635 E. Cork Street  
Special Use Permit - Moving & Storage Business



P. C. #2020.05 - 3635 E. Cork Street  
Special Use Permit - Moving & Storage Business

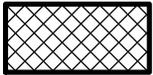


P. C. #2020.05 - 3635 E. CORK STREET  
SPECIAL USE PERMIT - MOVING & STORAGE BUSINESS

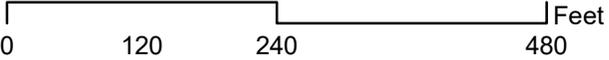


**EXISTING  
LAND USE**

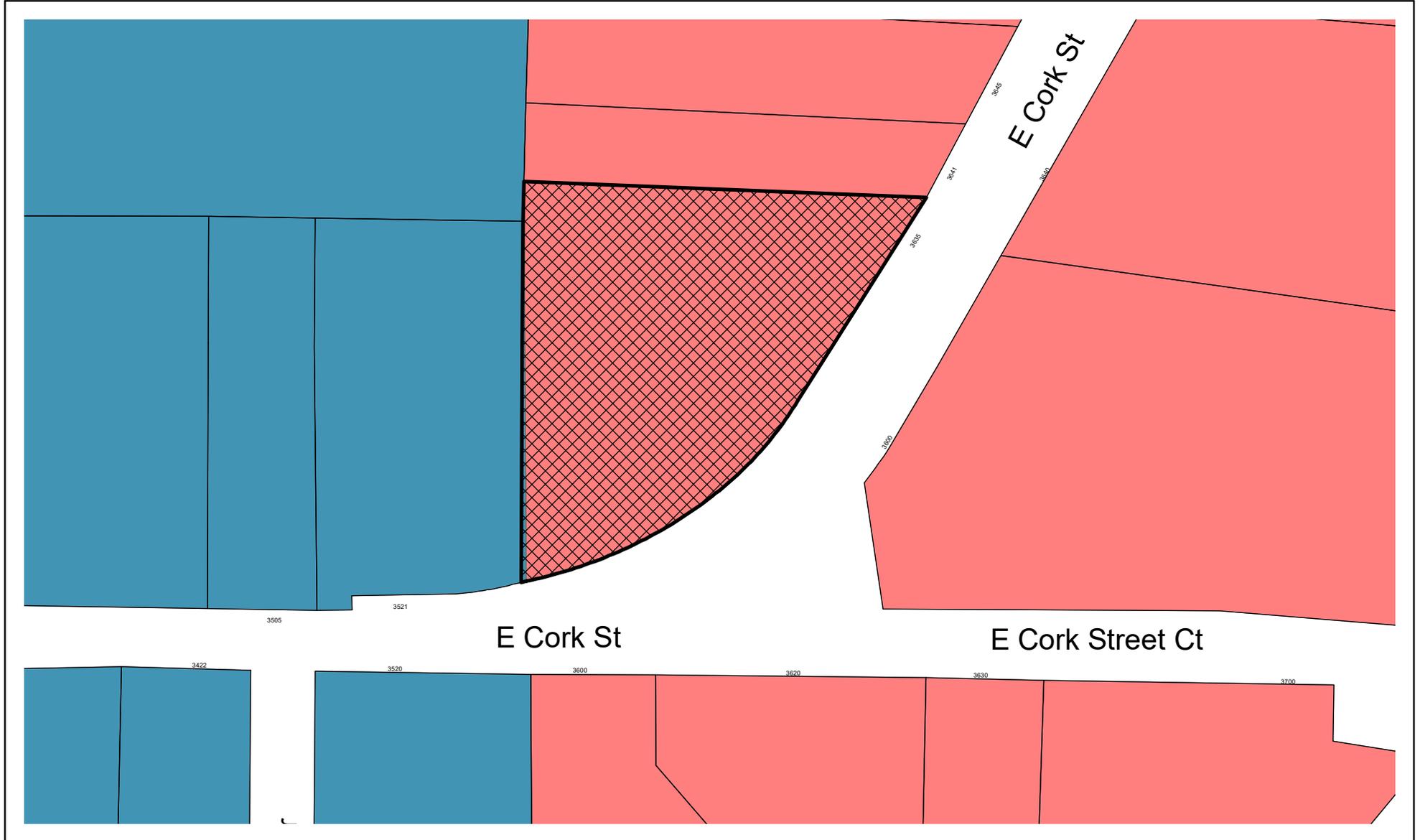
-  COMMERCIAL
-  VACANT
-  TAX EXEMPT
-  INDUSTRIAL
-  RESIDENTIAL



P. C. #2020.05 - 3635 E. CORK STREET  
SPECIAL USE PERMIT - MOVING & STORAGE BUSINESS



# P. C. #2020.05 - 3635 E. Cork Street Special Use Permit - Moving & Storage Business

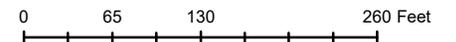


**Future Land Use**

- Campus
- Campus/Private
- Commercial
- Downtown
- Industrial
- Natural Feature Protection

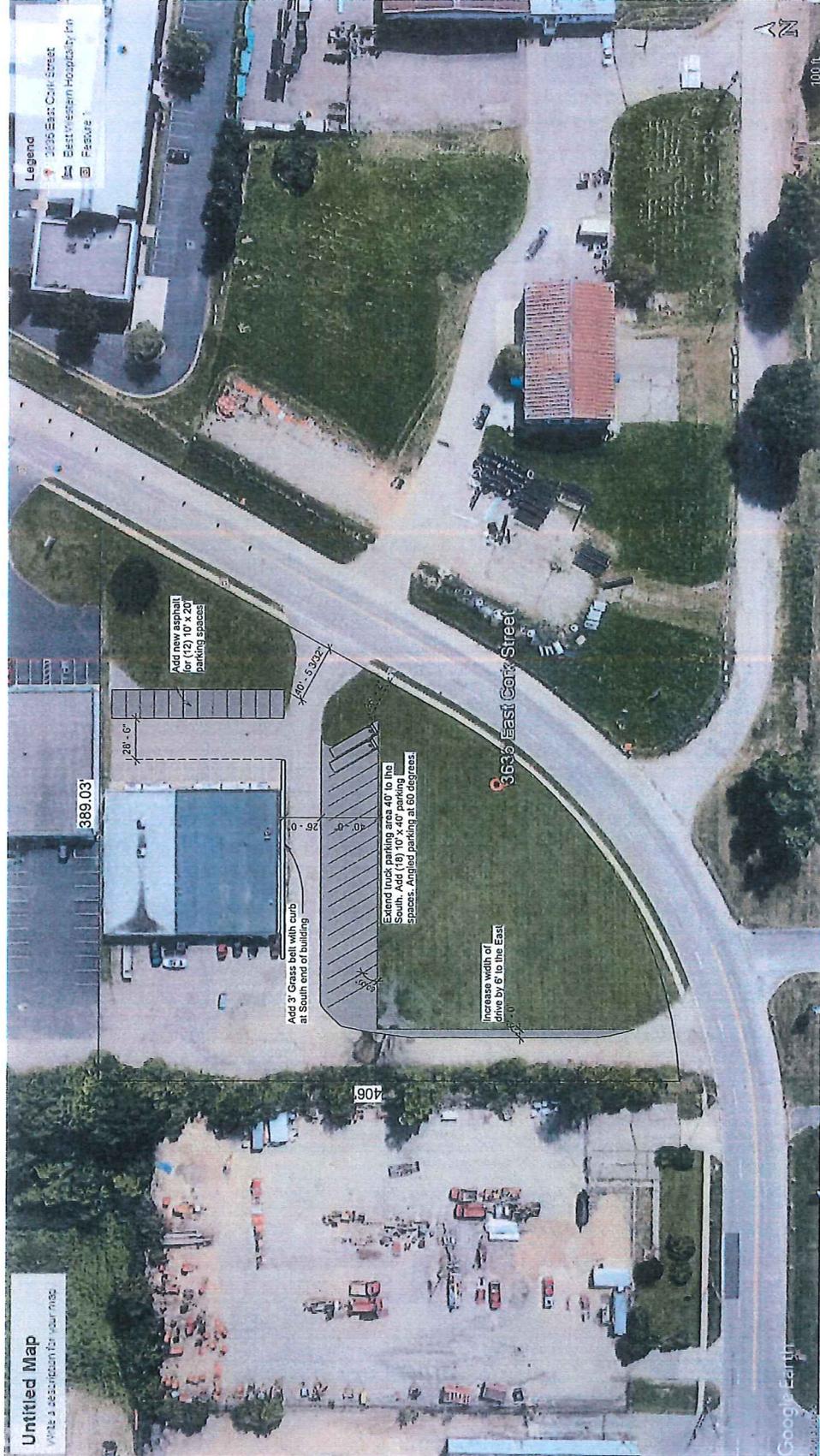
- Neighborhood Edge
- Node
- Open Space/Parks
- R1-Residential
- R2-Residential
- R3-Residential
- Urban Edge

P. C. #2020.05 - 3635 E. Cork Street  
Special Use Permit - Moving & Storage Business



### C. Purpose of Request for 3635 E Cork Kalamazoo, Mi 49002

I would like to move the operations for KOHO LLC DBA Two Men and A Truck, a moving and storage company from 3410 E Cork across the street to this location. This new location will be used for office staff of about 6-8 people and dispatching moving crews on a daily basis. There will also be some retail sales of boxes and packing supplies from this office. Approximately half of the building will be used for short term storage of household goods for our customers. Those customers will only have limited access to their items while we are open for business. To accommodate parking, we would like to expand the current parking area by approximately 11,500 square feet. This would still leave approximately 35,000 sf of greenspace on the lot.



1 Site  
1" = 40'-0"

NOTE: All dimensions are approximate and have been derived from the City of Kalamazoo GIS

↑  
INI

