Agenda

City of Kalamazoo - Zoning Board of Appeals

February 8, 2018

City Commission Chambers, City Hall **7:00 p.m.**

A. Call to Order:

B. Communications and Announcements:

C. Approval of Meeting Minutes from January 11, 2018

D. Public Hearings:

1. ZBA #18-01-01: 2103 S. Burdick Street. Kelly Nyguyen of Nonla Burger is requesting a dimensional variance from Chapter 12, Section 12.3, to allow a wall sign to remain which projects 26 inches from the building and is mounted off the corner of the building, where a wall sign is defined as having a sign face projecting not more than 18 inches from the building and the sign face must be on a parallel plane with the exterior surface of the building.

2. ZBA #18-02-03: 1001 W. Maple Street. Sign Art Inc. on behalf of the YMCA is requesting a dimensional variance from Chapter 7, Section 7.3 A, to install a 24 square foot wall sign, where in Zone RM-15 a special use such as the YMCA is allowed a 32 square foot freestanding sign only with no allowance provided for wall signage.

3. ZBA #18-02-04: 3406 Stadium Drive. Roy Meyer of Meyer Wood Products is requesting the following: **1)** A variance from Chapter 4, Section 4.3 J, to authorize Meyer Wood Products to display and sell sheds and other wood products in the parking lot of 3406 Stadium Drive for a period of six months (April 1, 2018 to September 30, 2018) where a maximum of 30 days is permitted per calendar year for a Temporary Sales or Service use; and **2)** A dimensional variance from the sign provisions for a Temporary Sales or Service use to authorize a double sided 32 square foot sign where only eight square feet is permitted for a Temporary Sales and Service use.

E. Other Business:

1. 2017 Annual Zoning Board of Appeals Report

2. Election of Chair, Vice Chair and Secretary for 2017

F. Adjournment:

MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
JANUARY 11, 2018 - 7:00 p.m.
CITY COMMISSION CHAMBERS

Members Present: Matt Lager, James Houston, Chris Flach, Christina Doane), Jeff Carroll

Members Absent: Reed Youngs

City Staff: Pete Eldridge, Zoning Administrator; Clyde Robinson, City Attorney; Deanna Benthin, Recording Secretary

Chair Lager called the meeting to order at 7:00 p.m.

MINUTES:

Mr. Houston moved to approve the minutes of December 14, 2017 as submitted, seconded by Mr. Carroll.

Motion approved by voice vote unanimously.

NEW BUSINESS:

PUBLIC HEARINGS: Chair Lager summarized the process and explained the Zoning Board of Appeals public hearing rules of procedures stating that a full board consists of six members and that approval requires four affirmative votes. If only four members are present the applicants would have the option to hold their requests over to the next meeting or present their requests with the hopes of getting all four affirmative votes.

Mr. Houston read the application for 3312 Adams Street, Parcel #06-32-131-101:

ZBA#18-01-02: 3312 Adams Street: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Jose Martinez. The request concerns the property at 3312 Adams Street, which is situated in use Zone RS-5, Residential – Single Dwelling District. The applicant is requesting a use variance from Chapter 4, Section 4.1, to allow the living space above the detached garage to be utilized as a second dwelling unit on the property, where only one dwelling unit is permitted for this platted lot in Zone RS-5.

Please note that this request will not change the zoning classification of the property. This is a request for a variance only regarding the items described above. There were sixty-two notices of public hearing sent and zero responses were received.

DRAFT

Anna Herrera and Jose Martinez bought the property in December of 2009, while going to Western Michigan University for a future investment opportunity with the detached garage. The realtor told them it was previously rented out. They had begun to work on the house first; they installed new siding, windows, roofing and remodeled the inside. Then started working on the garage apartment, they installed a new furnace and duct work, a new roof, windows, new electrical, new floors, insulation. When they recently tried to have a gas meter installed is when they found out they needed to come to the ZBA to get the rental approved. They didn't realize it would be a problem since the realtor had said it was previously a rental.

Mr. Houston questioned if the infestation problem had been taken care of and what further improvements they are going to do? Ms. Herrera stated the previous owner must have taken care of the infestations problem, because they haven't seen any signs. They only have the new floors to lay and a few minor details to be finished. Mr. Houston asked how the tenant would enter. Ms. Herrera stated they gain access by an outside stairway. There are no changes to the footprint, only interior upgrades. Mr. Houston asked if they live at this address. They don't live at this address, they live approximately fifteen minutes away, it's an investment property.

Mr. Flach questioned if there was ever a variance for the property as a rental. Mr. Eldridge stated no, the garage was built in 1925, the house in 1929 according the assessor's records. This would predate any zoning regulations in the City. Mr. Flach asked if there were any other duplex's in the area. Mr. Eldridge stated there was one two unit on Parkview Avenue around the corner, on Adams St. it's about 30% rental and they were all one units.

Mr. Houston stated they weren't changing the footprint. Mr. Eldridge commented the sliding door on the garage was being replaced, not changing the style even. Ms. Herrera stated it's not used for a garage, it's used for storage. There's a long driveway and they park in front of the house. Ms. Herrera stated they would rent to a single person because of the parking, not a family so there would only be one car.

There were no comments from the public.
Chair Lager closed the public hearing.

Attorney Robinson commented the applicant indicated they wanted to rent to a single person. They can't officially do that, in Michigan you can't discriminate against ones familial or marital status, they can't hold out a property to rent to single people only.

Mr. Flach questioned if it was a studio? Ms. Herrera stated it's a one bedroom with an office space. She could rent to a couple with the space. There was a question about the square footage requirements for occupants.

FINDING OF FACT

Ms. Doane moved the Finding of Fact as follows:

1.) The Finding of Fact for 3312 Adams Street shall include all information included in the notice of public hearing dated December 27, 2017.

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2.) Sixty-two notices of public hearing were sent and zero responses were received.

3.) A public hearing was held before the board and public comments were accepted.

4.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, photographs, site plans, elevations and a letter.

5.) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include without limitation, the following: Jose Martinez and Anna Herrera, the owners stated the realtor said the property had been a rental prior to them purchasing it. There's no changes in the footprint, and they have done extensive upgrades to the house and garage apartment space to bring it up to code. They want to use it as it had been previously. The property was grandfathered, but lost its status when vacated. The applicant wanted to rent to a single person, the Attorney stated there are laws they can't discriminate against familial status, but there are square footage requirements that can limit the amount of tenants.

Mr. Houston seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Carroll stated the purchaser should have checked prior to the purchase if the property could be used as a rental. He questioned what if others in the area wanted to turn their properties into two unit rentals, what affect would that have on the neighborhood.

Mr. Houston stated the unit has been there and there's no footprint change, it's not out of sync with the neighborhood more than it was before, it's been improved actually.

Mr. Flach stated the buyer should check and verify the zoning. This won't change the neighborhood; there are no neighbors present complaining or any letters against this request.

Chair Lager reviewed the criteria conditions that must be met to qualify and stated he was in favor.

Mr. Houston moved to approve the application, seconded by Ms. Doane.

Motion approved by roll call vote unanimously.

Chair Lager stated the applicant for the second request was not present and the request would be held over until the February 8, 2018 meeting for:

DRAFT

2103 S. Burdick Street, Parcel # #06-27-178-007:

ZBA# 18-01-01: 2103 S. Burdick Street: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Kelly Nyguyen of Nonla Burger. The request concerns the property at 2103 S. Burdick Street, which is situated in use Zone CN-1, Commercial – Neighborhood District. The applicant is requesting a dimensional variance from Chapter 12, Section 12.3, to allow a wall sign to remain which projects 26 inches from the building and is mounted off the corner of the building, where a wall sign is defined as having a sign face projecting not more than 18 inches from the building and the sign face must be on a parallel plane with the exterior surface of the building.

OTHER BUSINESS:

Mr. Eldridge stated they have some candidates for the alternate positions. Mr. Houston, Mr. Flach and Mr. Lager possibly could sit in on the interviews and report back to the Board. He mentioned February is the Officer's elections meeting.

ADJOURNMENT:

Motion approved by roll call vote unanimously.

The meeting was adjourned at 7:30 p.m.

Submitted By_____ **Date**_____
Recording Secretary

Reviewed By_____ **Date**_____
City Staff

Approved By _____ **Date**_____
Chair

DRAFT

THE CITY OF Kalamazoo

Community Planning and Development
415 Stockbridge Avenue
Kalamazoo, MI 49001
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

December 27, 2017

RE: 2103 S. Burdick Street
Parcel #06-27-178-007
ZBA #18-01-01

Dear Property Owner:

An application for a variance from the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Kelly Nyguyen of Nonla Burger. The request concerns the property at 2103 S. Burdick Street, which is situated in use Zone CN-1, Commercial – Neighborhood District.

The applicant is requesting a dimensional variance from Chapter 12, Section 12.3, to allow a wall sign to remain which projects 26 inches from the building and is mounted off the corner of the building, where a wall sign is defined as having a sign face projecting not more than 18 inches from the building and the sign face must be on a parallel plane with the exterior surface of the building.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

A public hearing will be held on **Thursday, January 11, 2018 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

Further information, including property diagrams and drawings are available at the Community Planning and Development Department at 415 Stockbridge Avenue. Meeting agenda packets will also be available to view on-line 10 days prior to the meeting at: www.kalamazoocity.org/boards

If you have any questions, please call (269) 337-8026 or submit by email at eldridgep@kalamazoocity.org.

Sincerely,
ZONING BOARD OF APPEALS

Peter C. Eldridge, AICP
Zoning Administrator

c: File

THE CITY OF Kalamazoo

Zoning Board of Appeals (ZBA) Application Form

Community Planning & Development Department
415 Stockbridge
Kalamazoo, MI 49001
Phone: 269-337-8026
www.kalamazoocity.org

Your fully completed application, fee, and all related documents must be submitted to the Community Planning & Development Department **at least four (4) weeks prior** to the Zoning Board of Appeals meeting.

Applicant: Name **Nonla Burger (contact: Johnny/Kelly Nguyen)**
Address **2103 S. Burdick St**
City, State, Zip **Kalamazoo, MI, 49001**
Phone **(269) 443-2270** Cell **Johnny: (415) 624-7621**
Fax **n/a** Email **jvan143@gmail.com**

Owner: Name Water Lily Properties LLC.
Address 1235 Jefferson Ave
City, State, Zip Kalamazoo MI - 49006.
Phone _____ Cell 269 - 567 - 0444
Fax _____ Email bjunly @ yahoo. com.

(If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.)

Property Information

Street or Street Address **2103 S. Burdick St. Kalamazoo MI 49001**

This property is located on the corner of **Alcott** street and **S. Burdick** street, on the

☐ north ☑ south ☑ east ☐ west side of the street.

CCN# 06- 27- 178-007. Zone **CN-1**

Type of Request

[ ] **Interpretation** of Chapter(s) _____ Sections(s) _____

Paragraph(s) _____ of the City of Kalamazoo Zoning Ordinance.

[ ] **Use Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, unnecessary hardship to the applicant will result. All Use Variance Requirements must be met. (See *Requirements List.*)

[✓] **Dimensional Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, practical difficulties to the applicant will result. All Dimensional Variance Requirements must be met. (See *Requirements List.*)

[ ] **Appeal of an Administrative Decision**

Description _____

Attachments

[✓] $175 Fee (Use Variances - ~~$450~~, All Other Requests ~~$250~~)
[✓] Brief narrative (less than one type-written page) describing the nature of the request (2 copies)
[✓] Sketch plan of the property in questions (2 copies) ***photos attached of bracket and sign**
[✓] Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

Signature of Applicant — Date **11/7/17**

Signature of Owner (if different than applicant) — Date 11/06/17

NONLA BURGER - 2103 S. Burdick St. Kalamazoo MI 49001

DIMENSIONAL VARIANCE REQUEST:

Attention Zoning Board of Appeals:

We would like to request a Dimensional Variance for our second restaurant Nonla Burger (associated with Nonla Vietnamese street food in Mattawan), which has recently opened in the Southside Neighborhood. Please review the below information provided and hopefully with this, we will be approved to keep our sign up. To address all points on the variance requirements list:

1. This ordinance would prevent us from hanging a sign that is visible from both Alcott St. and S. Burdick St. being a corner building we need to address both street fronts.

2. The special circumstance is due to it being a corner lot and not a large amount of flat wall area above or next to front door to safely and effectively mounts signage. Regarding a free standing sign our parking lot is especially small and cars already have a difficult time maneuvering in and out of the lot. This does not leave us enough room to install a freestanding sign, without interfering with the limited parking.

3. There is unnecessary hardship/difficulty due to the success and continuity of our businesses. We have built a name for our first restaurant and want to carry over fluidity to this location. The signage is similar to our first restaurant. To keep consistency the corner of our building is the most secure and effective area to hang our signage.

4. The granting of this variance is the minimum action that will allow signage for our business. It prevents needing multiple signs for the location, and requires no structural changes to the building.

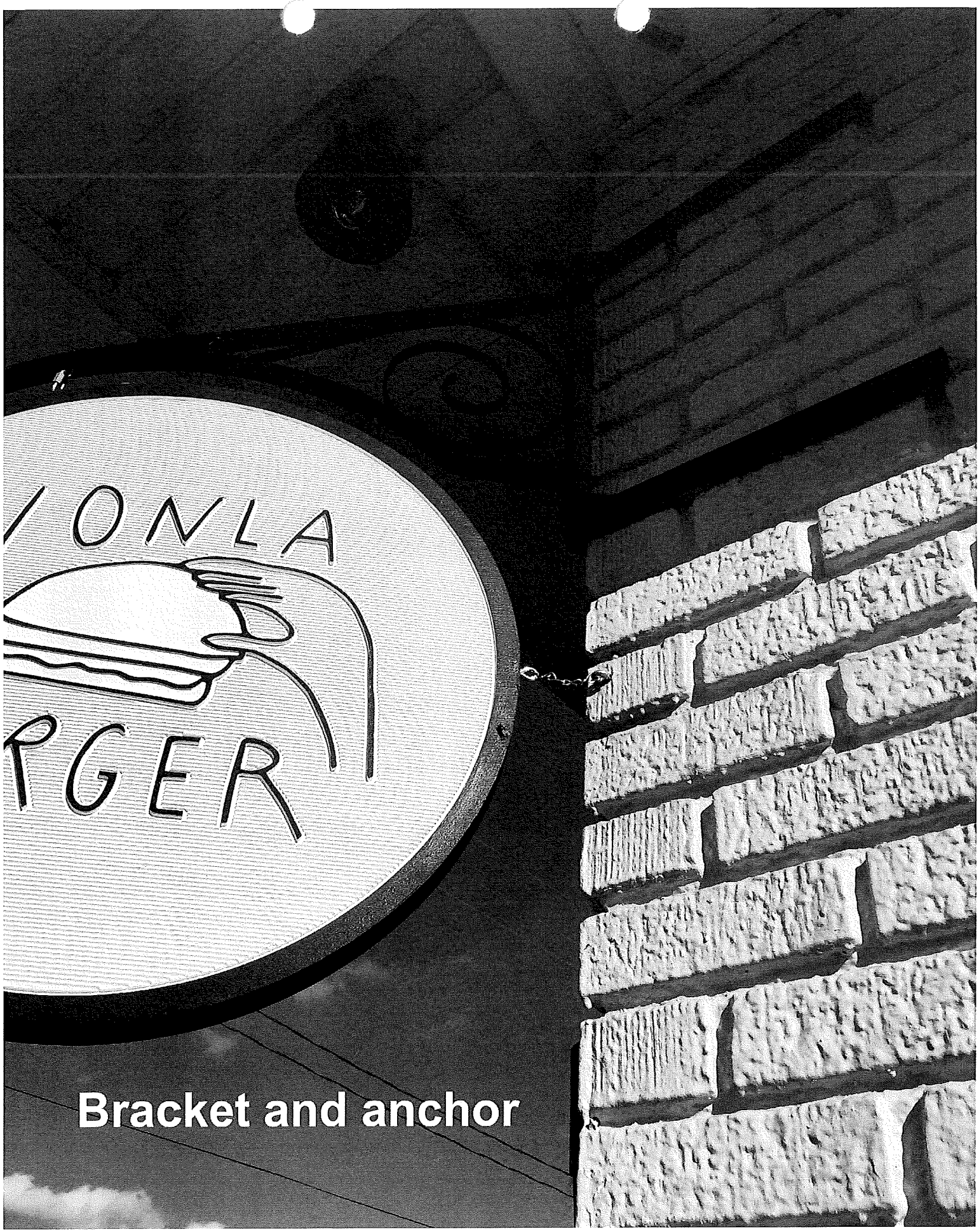
5. The granting of this variance will not affect adjacent land in anyway. The sign is relatively small and falls under our roofline. It is subtle (the same color as the building itself, white) and does not pose any distractions or obstruction to other residents, businesses and traffic.

6. The purpose and intent of the ordinance will be respected in that the safety of the community will not be affected (sign and bracket is anchored twice on both exterior walls and reinforced from the bottom of the sign to resist wind and weather conditions). The sign does not project onto the driveway or street and does hang low enough to interfere with walkways. The ordinance allows for 18 inches from the exterior surface. Our sign would only be an additional 6 inches and does not project past our roofline.

7. This dimensional variance would not require any landscaping.

-Happy Holidays and thank you for your time in reviewing our request

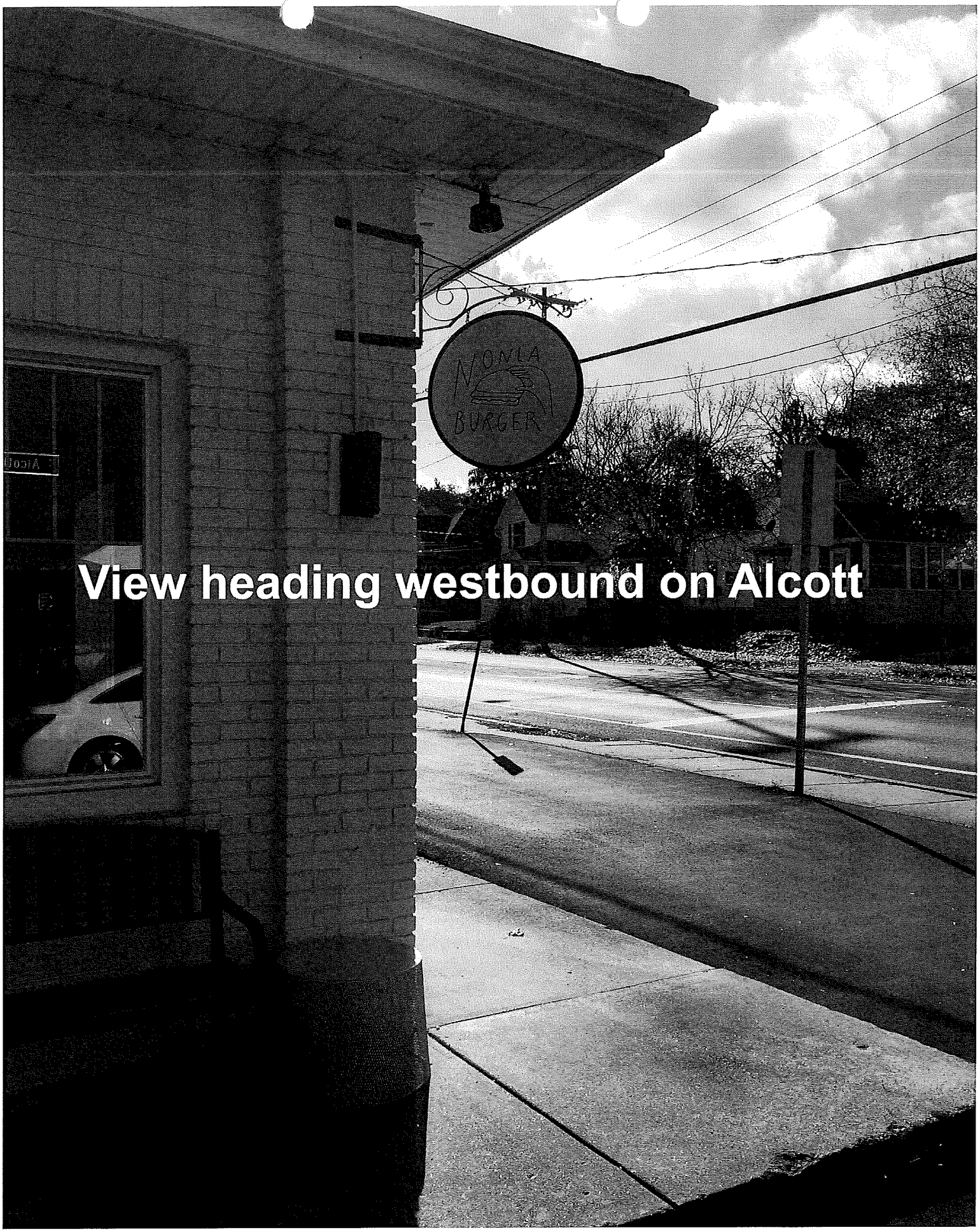
Contact: Johnny/Kelly Nguyen (415)624-7621



Bracket and anchor

view heading northbound on S. Burdick st

view heading westbound on Alcott



View heading westbound on Alcott

or more panels that form both the structure and sign face, and that is intended to be placed in a sidewalk or pedestrian way.

SIGN, SPECIAL EVENT — A temporary sign that advertises a special event. This does not include signs held or supported by a human or animal, which are not permitted.

SIGN, SPECIAL PURPOSE OR SEASONAL — A sign, other than an on- or off-premises sign, including, but not limited to, traffic signs, rest room signs, vending machines, door-opening directions, residential merchandise sales signs, organizations and signs, such as Christmas decorations, used for a historic holiday and installed for a limited period of time.

SIGN, SUBDIVISION — A sign that advertises a residential or commercial subdivision.

SIGN, SWINGING — A sign, installed on an arm or spar, that is not permanently fastened to an adjacent wall or upright pole and is prohibited.

SIGN, TEMPORARY/PORTABLE — A sign and sign structure (a) that is not constructed or intended for long term use in a fixed location, or (b) that is designed to facilitate the movement of the sign from one location to another, or (c) that is not permanently affixed including, but not limited to, devices, such as balloons or other inflatable devices, flags, streamers, searchlights, twirling or sandwich signs, banners, posters, sidewalk or curb signs, signs mounted on or affixed to trailers or wheels of any type and strings of lights, but not including a seasonal sign. The sign may or may not have wheels, changeable letters and/or hitches for towing.

SIGN, WALL — A sign that is painted or attached directly to the wall or other exterior surface of a building, or is directly visible through and attached to the inside or outside of a window of a building, and that does not project more than 18 inches from the exterior surface, with the face of the sign running on a parallel plane to the exterior surface of the building wall.

SIT-DOWN RESTAURANT — See definition of "eating and drinking establishments."

SMALL COLLECTION FACILITIES — See definition of "recycling facility."

SPECIFIED ANATOMICAL AREAS — Portions of the human body defined as follows:

a) Less than completely and opaquely covered human genitals, pubic region, buttocks, or female breast below the point immediately above the top of the areola;

b) Human male genitals in a discernible turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES — The explicit display of one or more of the following:

a) Human genitals in a state of sexual stimulation or arousal;

b) Acts of human masturbation, sexual intercourse, or sodomy;

c) Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast.

THE CITY OF Kalamazoo

Community Planning and Development
415 Stockbridge Avenue
Kalamazoo, MI 49001
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

Johnny and Kelly Nguyen
Nonla Burger
2103 S. Burdick Street
Kalamazoo, MI 49001

January 15, 2018

Re: ZBA #18-01-01
2103 S. Burdick Street
Parcel #06-27-178-007

Dear Mr. and Mrs. Nguyen:

This correspondence is to acknowledge the rescheduling of the public hearing for the following application to the February 8, 2018 Zoning Board of Appeals meeting. Please have a representative present at the meeting to speak on behalf of this variance request.

ZBA #18-01-01: *The applicant is requesting a dimensional variance from Chapter 12, Section 12.3, to allow a wall sign to remain which projects 26 inches from the building and is mounted off the corner of the building, where a wall sign is defined as having a sign face projecting not more than 18 inches from the building and the sign face must be on a parallel plane with the exterior surface of the building.*

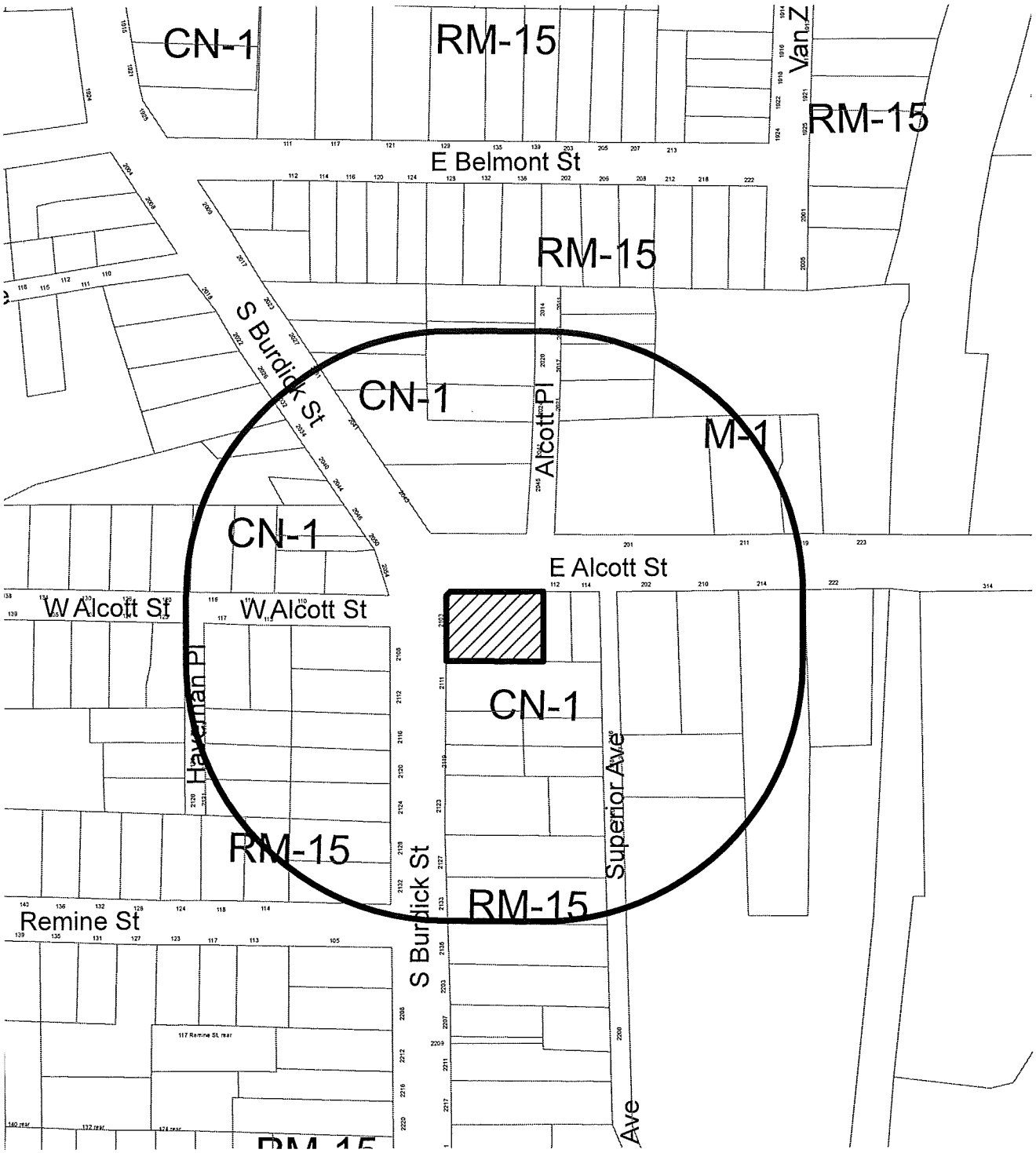
If you have any questions, please contact me in the Community Planning and Development Department at (269) 337-8044.

Sincerely,

ZONING BOARD OF APPEALS

Peter C. Eldridge, AICP
Zoning Administrator

C: Water Lily Properties LLC, 1235 Jefferson Avenue, Kalamazoo MI 49006
Property File



300' Mailing Boundary
2103 S. BURDICK STREET

N

Feet
0.518

THE CITY OF Kalamazoo

Community Planning and Development
415 Stockbridge Avenue
Kalamazoo, MI 49001
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

January 24, 2018

RE: 1001 W. Maple Street
Parcel #06-28-221-001
ZBA #18-02-03

Dear Property Owner:

An application for a variance from the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Sign Art Inc. on behalf of the YMCA. The request concerns the property at 1001 W. Maple Street, which is situated in use Zone RM-15, Residential – Multi Dwelling District.

The applicant is requesting a dimensional variance from Chapter 7, Section 7.3 A, to install a 24 square foot wall sign, where in Zone RM-15 a special use such as the YMCA is allowed a 32 square foot freestanding sign only with no allowance provided for wall signage.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

A public hearing will be held on **Thursday, February 8, 2018 at 7:00 p.m**. in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

Further information, including property diagrams and drawings are available at the Community Planning and Development Department at 415 Stockbridge Avenue. Meeting agenda packets will also be available to view on-line 10 days prior to the meeting at:
www.kalamazoocity.org/boards

If you have any questions, please call (269) 337-8026 or submit by email at eldridgep@kalamazoocity.org.

Sincerely,
ZONING BOARD OF APPEALS

Peter C. Eldridge

Peter C. Eldridge, AICP
Zoning Administrator

c: File

THE CITY OF Kalamazoo

Zoning Board of Appeals (ZBA) Application Form

Community Planning & Development Department
415 Stockbridge
Kalamazoo, MI 49001
Phone: 269-337-8026
www.kalamazoocity.org

Your fully completed application, fee, and all related documents must be submitted to the Community Planning & Development Department **at least four (4) weeks prior** to the Zoning Board of Appeals meeting.

Applicant: Name SignArt, Inc. - Steve VanderSloot
Address 5757 E. Cork St.
City, State, Zip Kalamazoo, MI 49048
Phone 269.381.3012 Cell 269.217.1771
Fax 269.381.0999 Email svandersloot@signartinc.com

Owner: Name YMCA of Greater Kalamazoo
Address 1001 Maple Street
City, State, Zip Kalamazoo, MI 49008
Phone 269.345.9662 Cell
Fax Email

(If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.)

Property Information

Street or Street Address 1001 Maple Street

This property is located between Stearns Ave street and Hudson Ave street, on the

north (south) east west side of the street.

CCN# 06-91-056-365 Zone RM-15

Type of Request

[ ] **Interpretation** of Chapter(s) _____ Sections(s) _____

Paragraph(s) _____ of the City of Kalamazoo Zoning Ordinance.

[ ] **Use Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, unnecessary hardship to the applicant will result. All Use Variance Requirements must be met. (See *Requirements List.*)

[X] **Dimensional Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, practical difficulties to the applicant will result. All Dimensional Variance Requirements must be met. (See *Requirements List.*)

[ ] **Appeal of an Administrative Decision**

Description Install a 4′ 5″ x 5′ 2 ½″23.44 sq. ft. illuminated wall sign on east elevation of new building addition. See attached drawings.

Attachments

[x] $275.00 Fee
[x] Brief narrative (less than one type-written page) describing the nature of the request (2 copies)
[ ] Sketch plan of the property in questions (2 copies)
[x] Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

Signature of Applicant — Date: January 15, 2018

Signature of Owner (if different than applicant) — Date: January 15, 2018

SignArt Inc.
5757 E. Cork Street
Kalamazoo, MI 49048

269.381.3012
800.422.3030
FAX 269.381.0999

www.signartinc.com

January 18, 2018

City of Kalamazoo
Community Planning & Development
445 West Michigan Avenue, Suite 101
Kalamazoo, MI 49007

Re: YMCA of Greater Kalamazoo – 1001 West Maple Street

To Whom It May Concern:

Please find completed Zoning Board of Appeals application for the site referenced above.

On behalf of the YMCA of Greater Kalamazoo, SignArt requests a dimensional variance to erect an internally illuminated 24.33 sq. ft. wall sign on the east elevation of the new building addition. The YMCA operates as a special use in the RM-15 zone. The sign ordinance does not have a wall sign allowance for this circumstance. Rezoning of the property was considered but not practical or consistent with the City of Kalamazoo Master Plan for this medium density residential land use.

Further communication will be provided prior to the meeting. Thank you for your consideration at this time.

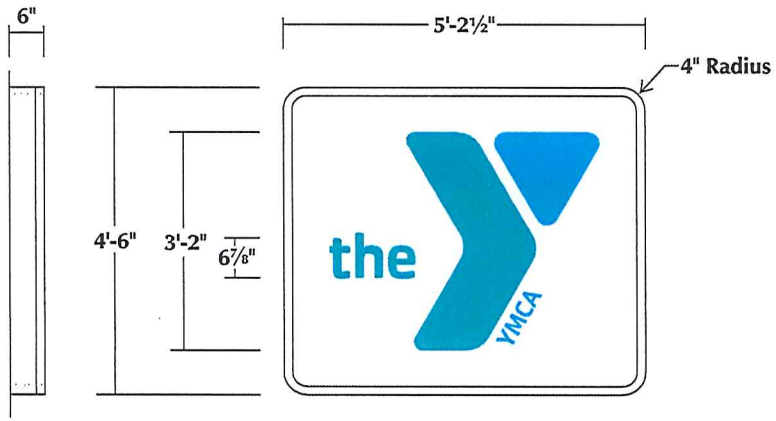
Best regards,

Steve VanderSloot
Sales Director

Enclosures

SignArt

SIGN #1



Night Time View

4'-6" x 5'-2½" = 23.44 Sq.Ft.

Sign #1 — Illuminated Wall Sign

Scale: 3/8" = 1'-0"

6" Deep custom fabricated aluminum sign cabinet with a 1½" formed aluminum retainer and 4" radius corners painted GripGard EFX semi-gloss white. Sign face to be flat white polycarbonate overlaid with #3630-236 Turquoise and #3630-147 Light European Blue pressure sensitive vinyl. Sign to be mounted flush to building facade.

Elevation

Scale: None

YMCA — 1001 West Maple St., Kalamazoo, MI

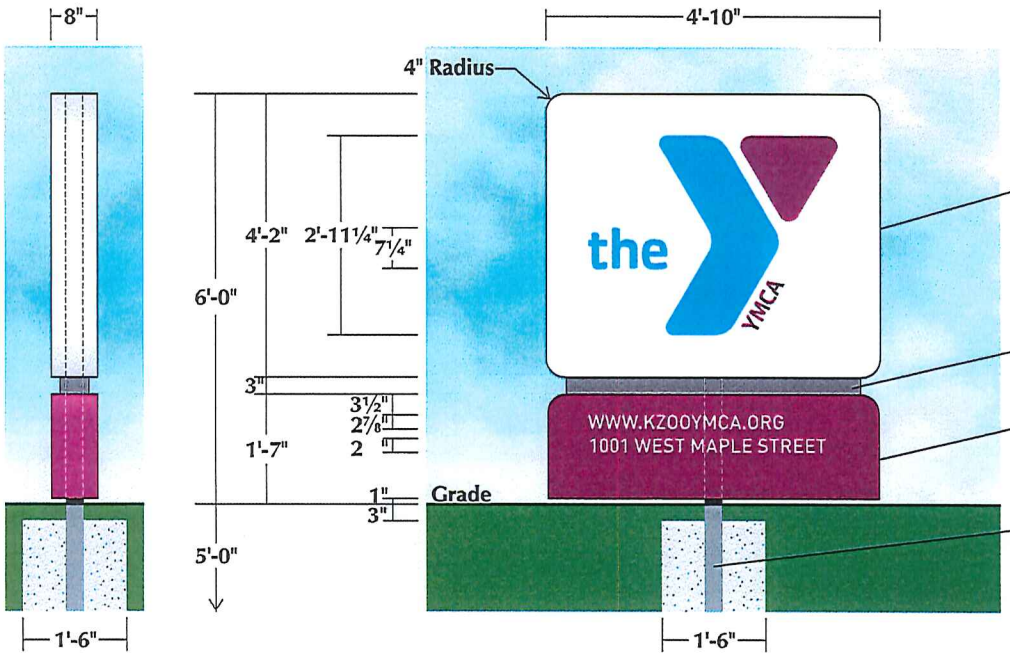
Lead #SV

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt. ©2017 YMCAKalamazoo2

JS 6-15-17 6-19-17 7-6-17 9-20-17AG Approved for: _____ By: _____ Date: _____

SignArt

EXISTING MONUMENT SIGN



8" Deep custom fabricated aluminum sign cabinet with .100 aluminum faces and 4" radius corners painted GripGard Plus semi-gloss white with logo transmasked and painted GripGard Plus semi-gloss to match PMS #241 magenta (verify) and PMS Process Blue (verify).

3" Aluminum reveal painted GripGard Plus semi-gloss to match PMS Cool Grey #11.

.100 Aluminum cladding painted GripGard Plus semi-gloss to match PMS #241 magenta (verify) with applied opaque white pressure sensitive vinyl.

3" x 3" x .250 Steel support tube set in a 1'-6" x 5'-0" deep augured concrete footing with top 3" backfilled with sod/soil.

4'-2" x 4'-10" = 20.14 Sq.Ft.

Double Faced Non-Illuminated Monument Sign **Scale: ⅜" = 1'-0"**

YMCA — 1001 West Maple St., Kalamazoo, MI **Lead #SV**

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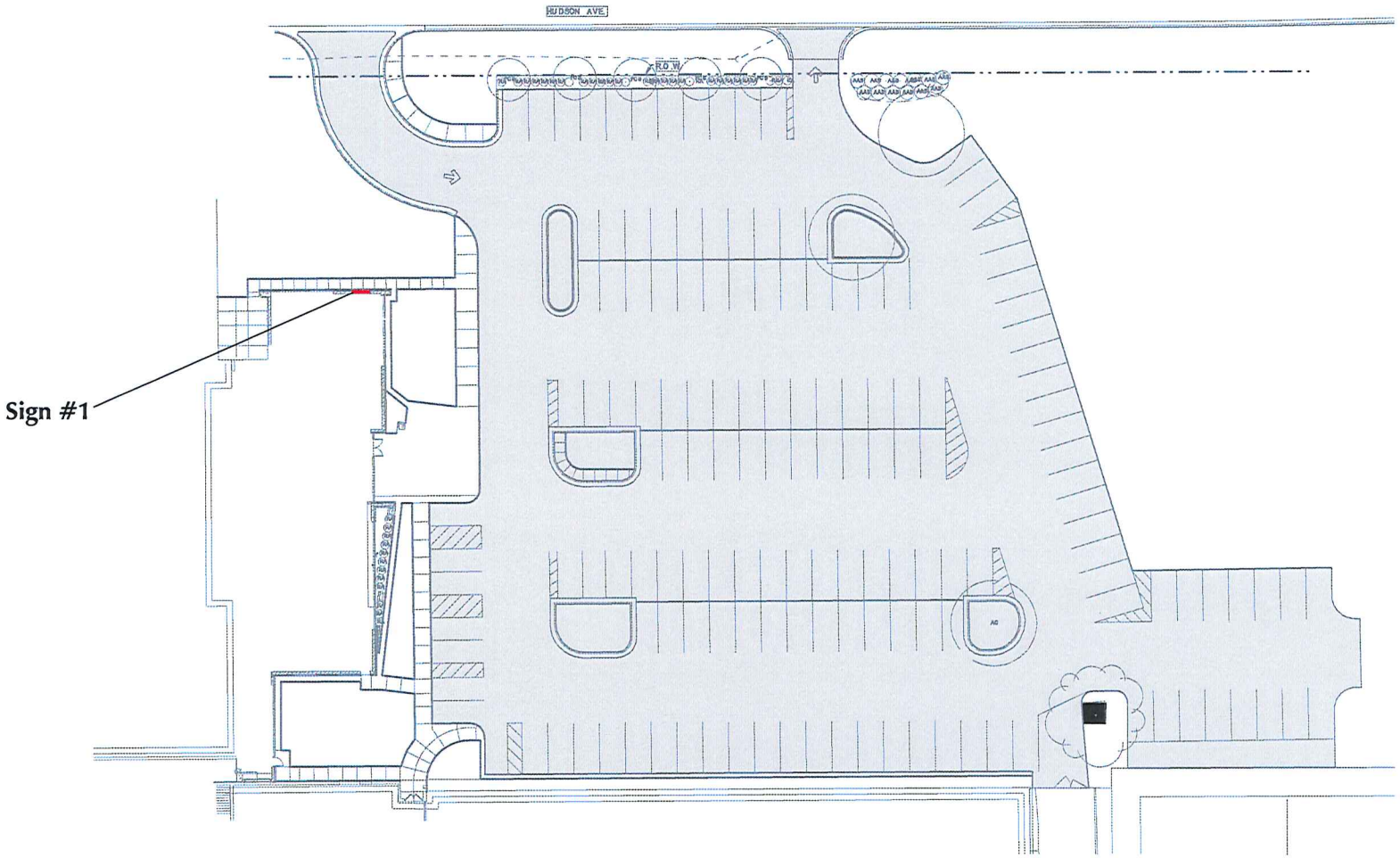
JS 6-15-17 6-19-17 7-6-17 9-20-17AG **Approved for:** _____ **By:** _____ **Date:** _____

SignArt

SITE PLAN



Site Plan

Scale: None

YMCA — 1001 West Maple St., Kalamazoo, MI

Lead #SV

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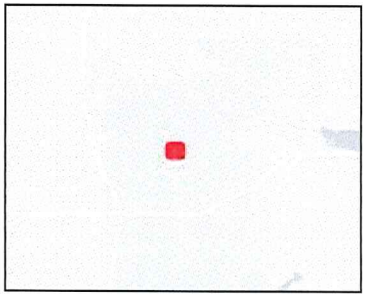
JS 6-15-17 6-19-17 7-6-17 9-20-17AG Approved for: _____ By: _____ Date: _____

1001 W. Maple Street (Zone RM-15)



Legend

- Street Names - City
- Parcels

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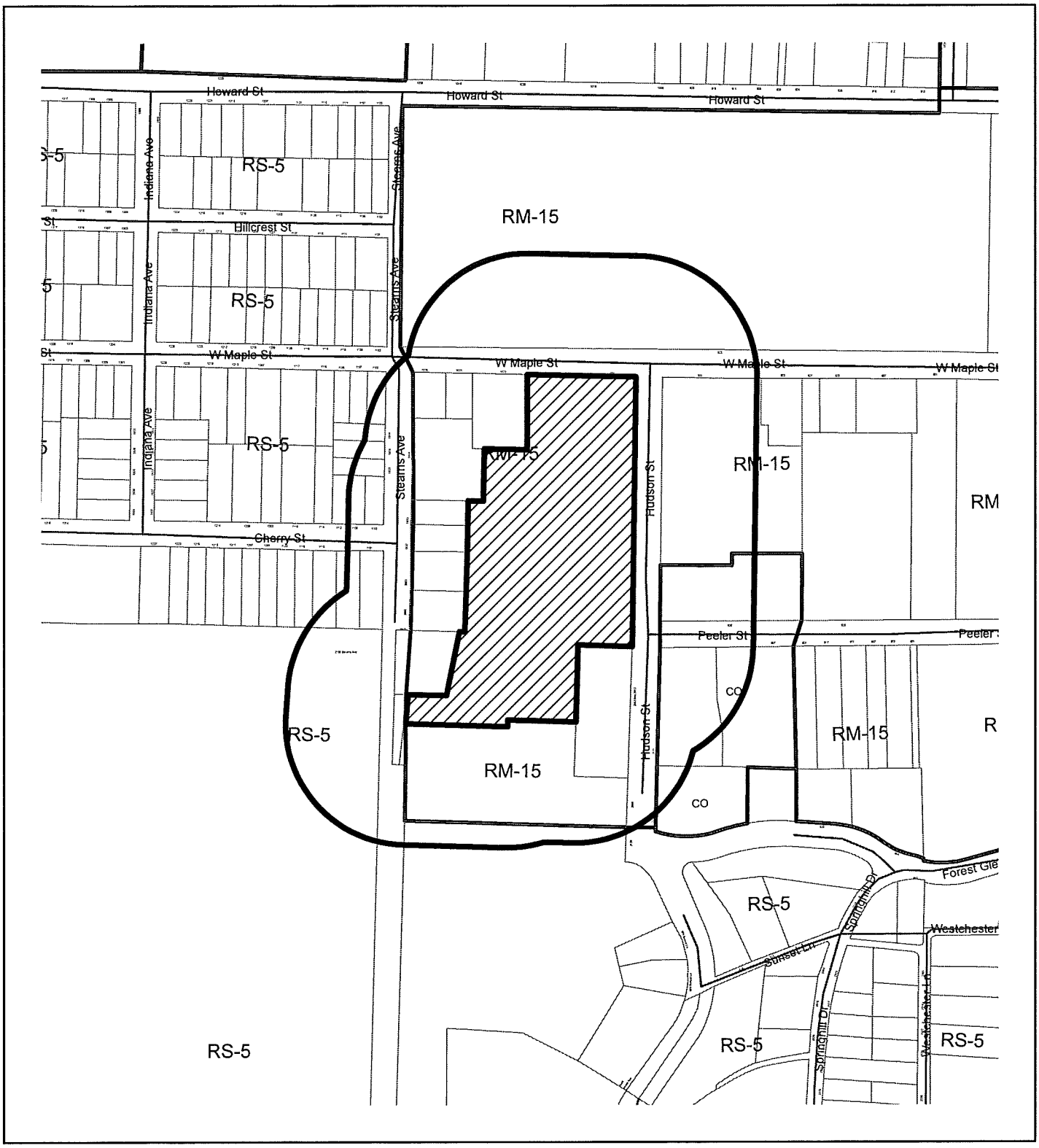
THE CITY OF Kalamazoo



300' Mailing Boundary
1001 W. Maple St.

N

Feet

THE CITY OF Kalamazoo

Community Planning and Development
415 Stockbridge Avenue
Kalamazoo, MI 49001
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

January 24, 2018

RE: 3406 Stadium Drive
Parcel #06-30-241-005
ZBA #18-02-04

Dear Property Owner:

An application for a variance from the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Roy Meyer of Meyer Wood Products. The request concerns the property at 3406 Stadium Drive, which is situated in use Zone CC, Commercial – Community District.

The applicant is requesting the following: **1)** A variance from Chapter 4, Section 4.3 J, to authorize Meyer Wood Products to display and sell sheds and other wood products in the parking lot of 3406 Stadium Drive for a period of six months (April 1, 2018 to September 30, 2018) where a maximum of 30 days is permitted per calendar year for a Temporary Sales or Service use; and **2)** A dimensional variance from the sign provisions for a Temporary Sales or Service use to authorize a double sided 32 square foot sign where only eight square feet is permitted for a Temporary Sales and Service use.

Please note that this request will not change the zoning classification of the property. This is a request for variances only regarding the items described above.

A public hearing will be held on **Thursday, February 8, 2018 at 7:00 p.m.** in the City Commission Chambers in City Hall (241 W. South Street), at which time you may submit your views on this matter in person, by writing, or by representative. If you should know of any interested person who has not received a copy of this letter, please inform them of the time and place of the hearing.

Further information, including property diagrams and drawings are available at the Community Planning and Development Department at 415 Stockbridge Avenue. Meeting agenda packets will also be available to view on-line 10 days prior to the meeting at: www.kalamazoocity.org/boards

If you have any questions, please call (269) 337-8026 or submit by email at eldridgep@kalamazoocity.org.

Sincerely,
ZONING BOARD OF APPEALS

Peter C. Eldridge

Peter C. Eldridge, AICP
Zoning Administrator

c: File

THE CITY OF Kalamazoo

Zoning Board of Appeals (ZBA) Application Form

Community Planning & Development Department
415 Stockbridge
Kalamazoo, MI 49001
Phone: 269-337-8026
www.kalamazoocity.org

Your fully completed application, fee, and all related documents must be submitted to the Community Planning & Development Department **at least four (4) weeks prior** to the Zoning Board of Appeals meeting.

Applicant:
Name MEYER WOOD PRODUCTS
Address 32180 RED ARROW
City, State, Zip PAW PAW MI 49079
Phone 269 657-3450 Cell 269-569-2446
Fax 269 657-1724 Email meyerwoodproducts@gmail.com

Owner:
Name ROY MEYER
Address 32180 RED ARROW
City, State, Zip PAW PAW MI 49079
Phone 269-657-3450 Cell 269-569-2446
Fax 269 657-1724 Email meyerwoodproducts@gmail.com

(If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.)

Property Information

Street or Street Address 3406 STADIUM DRIVE (WAYSIDE
This property is located between HOWARD street and DRAKE street, on the
north south east west side of the street.
CCN# _____ Zone _____

Type of Request

[ ] **Interpretation** of Chapter(s) 4.3J7 Sections(s) DIMENSIONAL VARIANCE
Paragraph(s) _____ of the City of Kalamazoo Zoning Ordinance.

[ ] **Use Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, unnecessary hardship to the applicant will result. All Use Variance Requirements must be met. (See *Requirements List.*)

[X] **Dimensional Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, practical difficulties to the applicant will result. All Dimensional Variance Requirements must be met. (See *Requirements List.*)

[ ] **Appeal of an Administrative Decision**

Description _____

Attachments

[✓] $275 Fee
[✓] Brief narrative (less than one type-written page) describing the nature of the request (2 copies)
[✓] Sketch plan of the property in questions (2 copies)
[ ] Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

Roy D. Meyer — 1/9/18
Signature of Applicant — Date

Roy D. Meyer — 1/9/18
Signature of Owner (if different than applicant) — Date

Meyer Wood Products

32180 Red Arrow Highway, Paw Paw, MI 49079 | 269-657-3450 | meyerwoodproducts@gmail.com

Kalamazoo Zoning Board of Appeals
415 Stockbridge
Kalamazoo, MI 49001

Dear Kalamazoo Zoning Board of Appeals:

My name is Roy Meyer and I am the owner of Meyer Wood Products in Paw Paw, Michigan. My business has served the southwest Michigan area for forty years with our core product line consisting of lawn furniture, storage sheds, gazebos and boat dock. I am submitting a zoning application form for a seven month temporary permit to display my business products at 3406 Stadium Drive, Kalamazoo, MI 49008 for the upcoming year. I will submit to the board a sketch of the proposed layout of my product line that will be displayed at that site. Meyer Wood Products has displayed products at other southwest Michigan cities and townships in the past including South Haven, Sister Lakes, Decatur, Grand Rapids, Portage (7518 Westnedge lot) and Sandy Pines Resort in Hopkins.

I plan on displaying 35-40 models and will provide12 or more parking spaces available for customers. I also will be utilizing a lawn care/weed control client to maintain the property during the permit period. The required amount of liability insurance needed for this type of permit also will be carried by my business. Signage on site will also be per Kalamazoo ordinances and a sign variance may be necessary as well. I plan on using display boxes for brochures and product information also. Sales person will be present 20-30 hours per week (Per Roy Meyer 1/23/18 - P. Eldridge)
If you have any questions please do not hesitate to contact me as my contact information appears above on the company letterhead. Thank you in advance for your consideration.

Sincerely,

Roy Meyer

Roy Meyer
Owner
Meyer Wood Products

PLAZACORP
Developing Reimagined Places

1/2/18

Meyer Wood Products
32180 Red Arrow Hwy,
Paw Paw, MI 49079

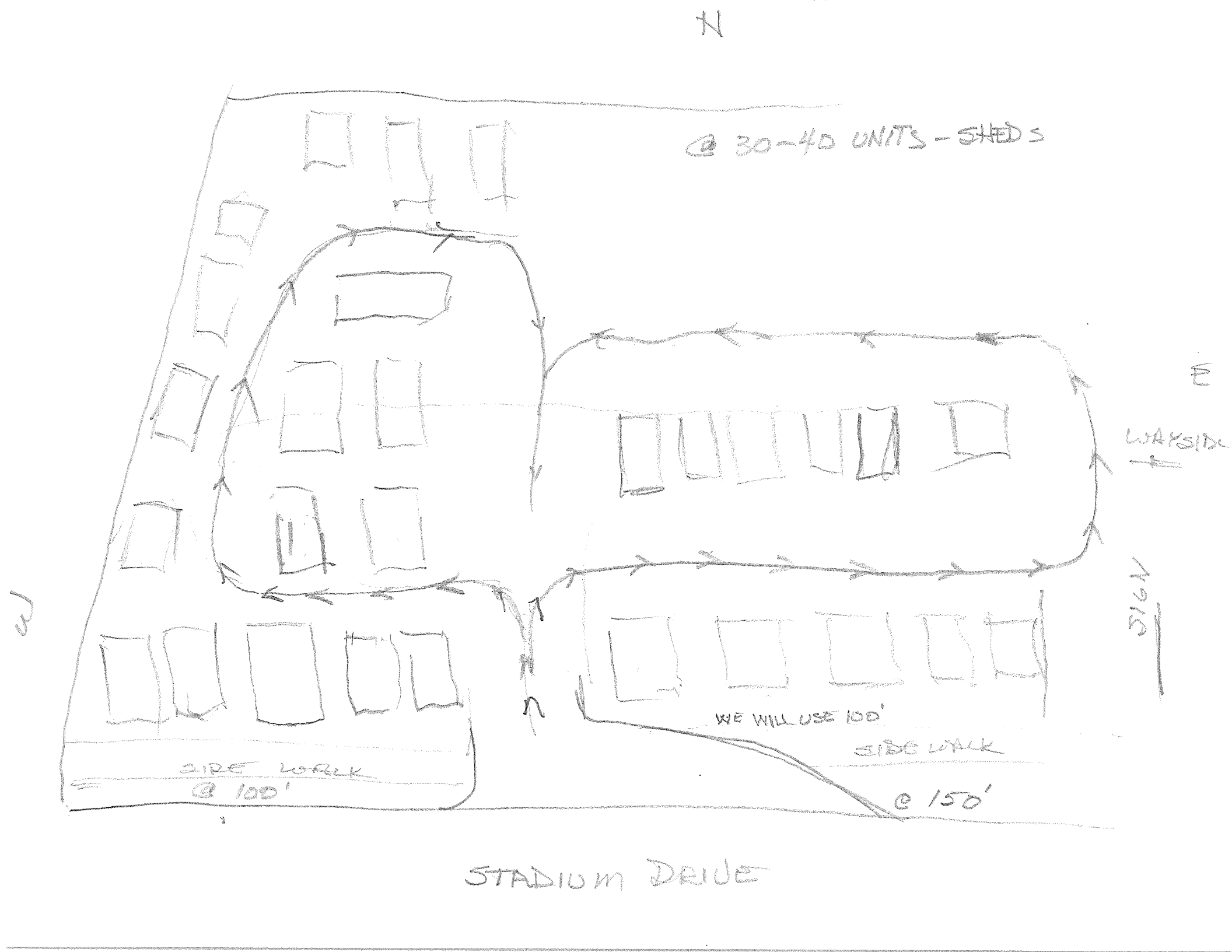
Re: City of Kalamazoo correspondence;

EFS Stadium Properties, LLC
3406 Stadium Dr.
Kalamazoo, MI 49008

Mr. Roy Meyer of Meyer Wood Products, hereby has permission to discuss with the City of Kalamazoo, the possibility and pursuit of placing storage sheds and other related wood products on the property located at 3406 Stadium Drive, Kalamazoo.

Please feel free to contact me with any questions or concerns.

Steven Brown
Senior Property Manager
Direct (269)220-3067
PlazaCorp Realty Advisors, Inc
Agent for EFS Stadium Properties, LLC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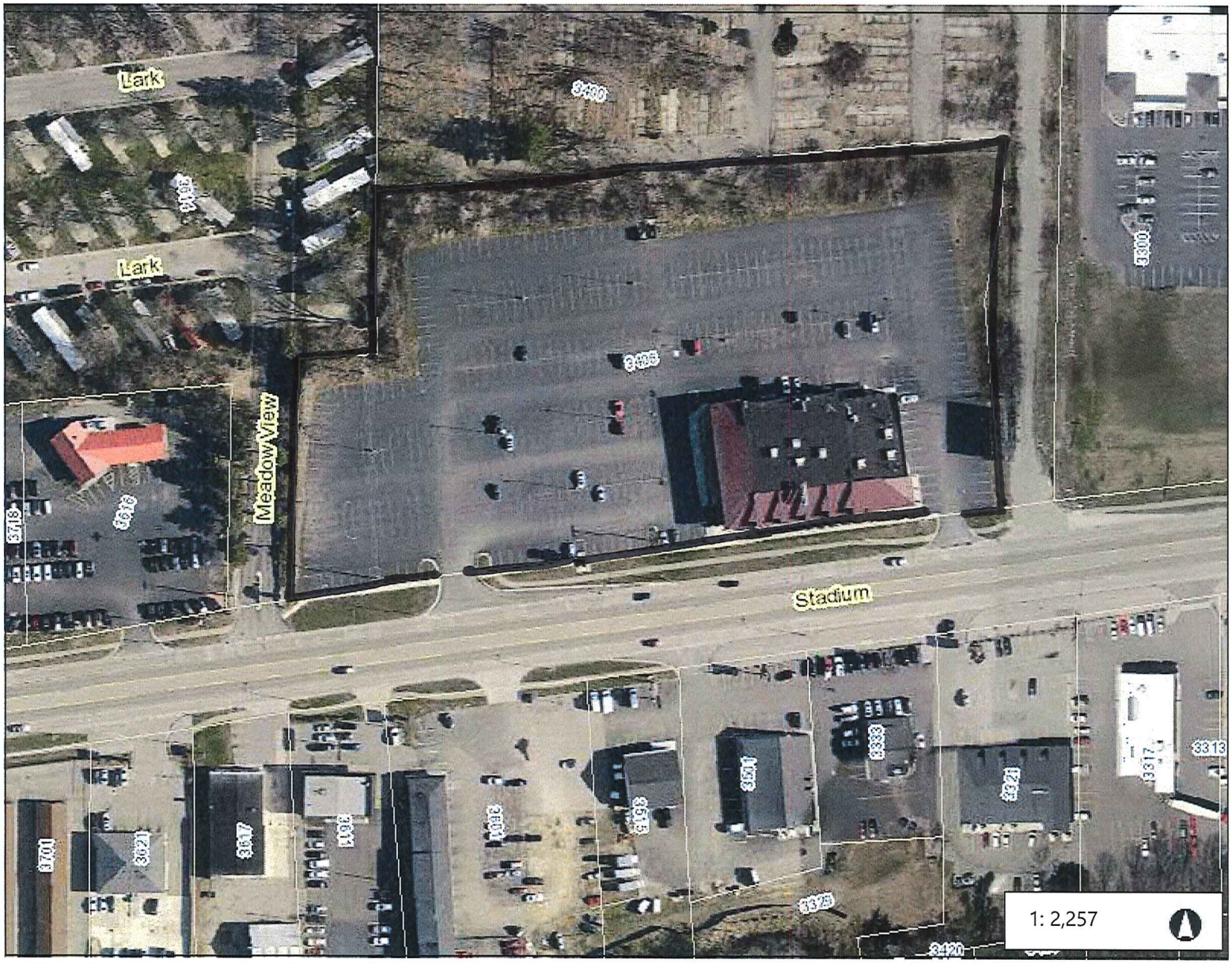
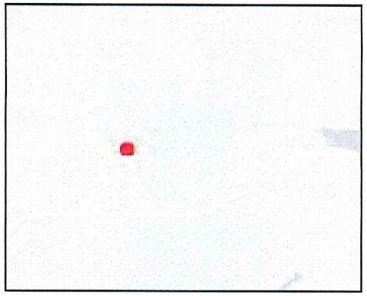
STADIUM DRIVE

3406 Stadium Dr (Zone CC)





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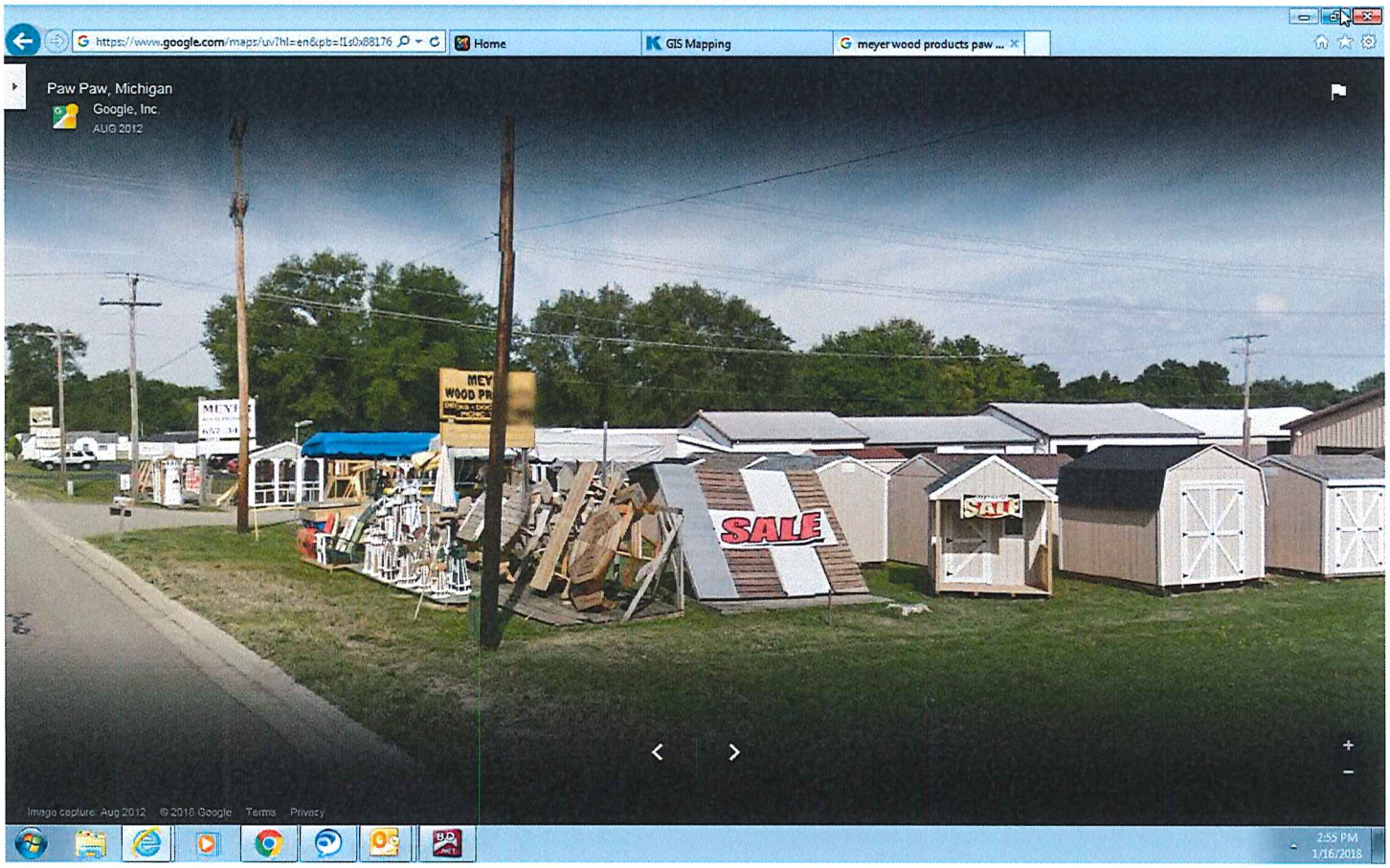
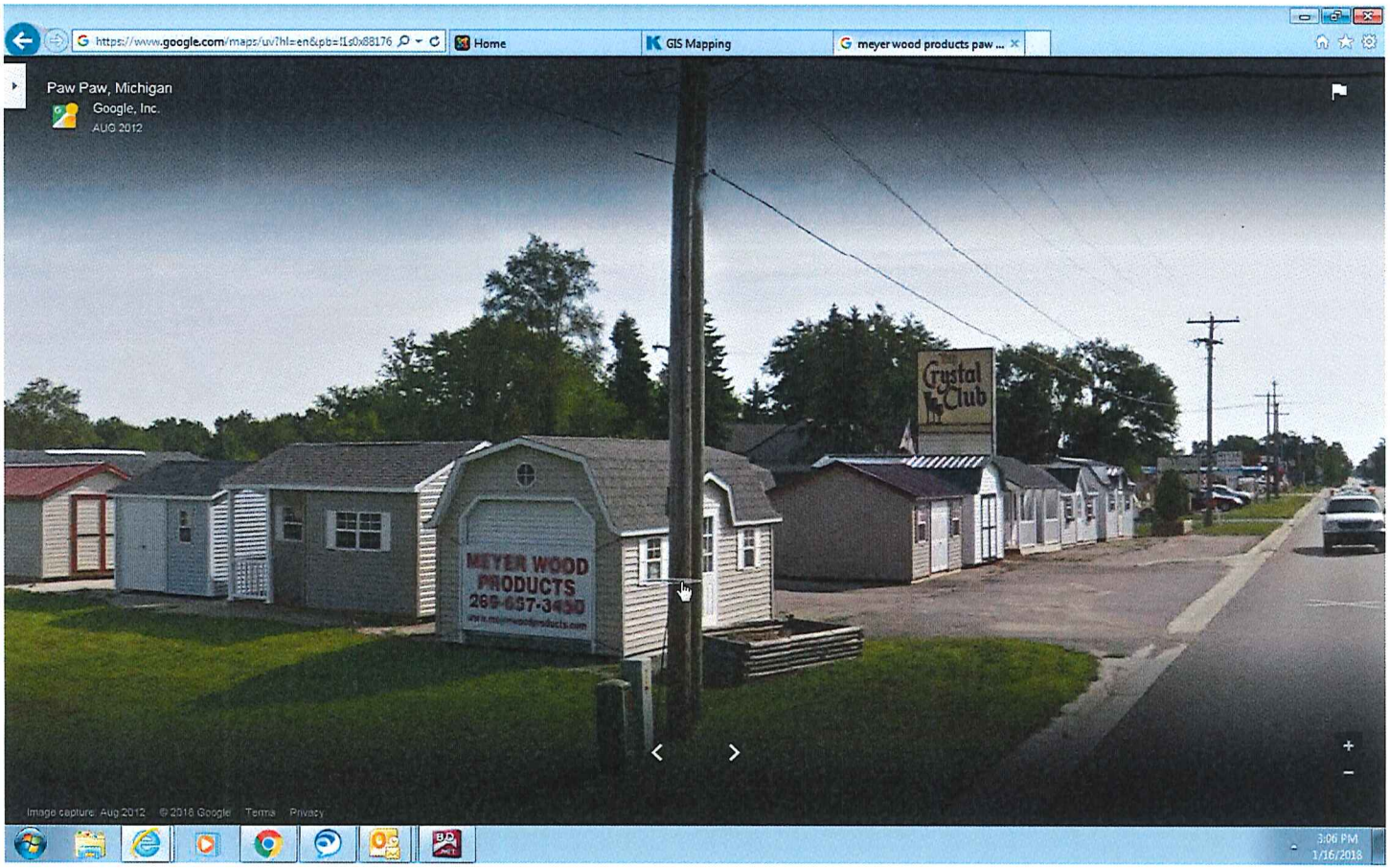
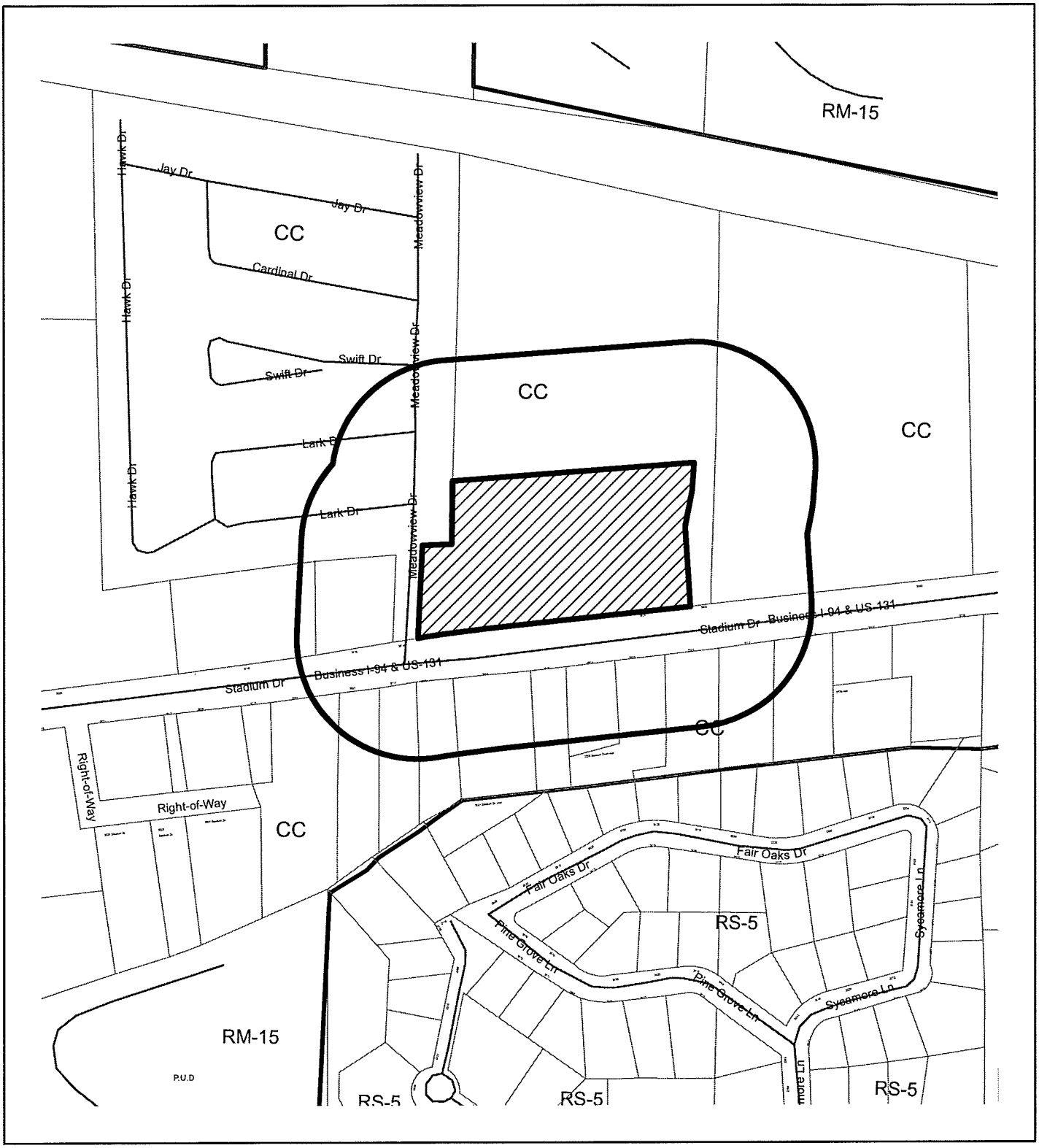
THE CITY OF Kalamazoo

Meyer Wood Products
Paw Paw, MI



Meyer Wood Products
Paw Paw, MI





300' Mailing Boundary
3406 Stadium Drive

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Feet
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CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
ANNUAL REPORT
2017

Introduction:
The Zoning Board of Appeals (ZBA) is a quasi-judicial body, whose duty is to balance protection of the public interest through zoning regulations with property rights of landowners.

Purpose:
The ZBA is a required appeal mechanism established by the State of Michigan's Zoning Enabling Act. Any community adopting a zoning ordinance must also establish an appeals board of review for circumstances in which landowners may be unjustly burdened by the ordinance.

Membership:
Other than residency, the ZBA has no specific membership requirements. However, staff and the ZBA officers work together to maintain membership that brings expertise, professionalism, and a broad geographic cross-section of the community to this decision-making process. The ZBA includes six members and two alternate positions, with quorum being four members. The alternate positions are intended to ensure that a full board is present at each meeting. The 2017 Membership included:

Name	Position	Term
~~Nick Boyd~~	~~Chair~~	~~Second full term~~ (resigned, moved outside City limits)
Matt Lager	Interim Chair	First Full Term
~~Mathew McClelland~~	~~Vice Chair~~	~~First Full Term~~ (resigned)
Reed Youngs	Interim Vice Chair	First Full Term
James Houston	Secretary	Second Full Term
Chris Flach		Partial Term
Christina Doane		Partial Term
Jeff Carroll		Partial Term
VACANT	Alternate #1	Partial term
VACANT	Alternate #2	Partial term

Meetings:
The ZBA meets on the second Thursday of the month at 7:00 pm at City Hall. In 2017, 10 regular meetings were held by the ZBA.

New Initiatives Undertaken:

- Updated the 'Rules of Procedure' for the Zoning Board of Appeals, which were approved by the Board on August 10, 2017.

- Established time limits for the applicant and speakers during the public comment period for each meeting. This was implemented in October 2017.

Summary of 2017 Activity:
The following is a summary of the ZBA activities. A total of 28 applications were brought before the ZBA.

	APPROVED	DENIED	WITHDRAWN	TOTAL
Use Variances	10	0	0	10
Dimensional Variances	10	6	1	17
Temporary Use	0	0	0	0
Appeal of Admin. Decision	0	1	0	1
Total	**20**	**7**	**1**	**28**

Use Variances:
Three use variances were granted to utilize the ground floor level of buildings in commercial zone districts for residential occupancy. These use variances correlate with the trend of increased demand for more dwelling units being developed closer to commercial amenities and jobs.

1. **107 & 117 W. North St.** 4/13/17, the Board granted a use variance from Chapter 4, Section 4.2 Q3, to allow the renovation of the existing building (former church) into three apartments plus a commercial office space with one apartment being located on the ground floor level, where retail or other commercial floor space is required on the entire ground floor level in Zone CC.
2. **2138, 2142, 2152, 2162, 2204 & 2214 Portage St.** 8/10/17, the Board granted a use variance from Chapter 4, Section 4.2 Q3, to allow the construction of a 73-unit apartment building with residential use on the ground floor level, where retail or other commercial floor space is required on the entire ground floor level in Zone CN-1.
3. **563 Portage St.** 11/9/17, the Board granted a use variance from Chapter 4, Section 4.2 Q3, to allow the conversion of the ground floor commercial space into an apartment in this building which already contained three apartments, where in Zone M-1 no new dwelling units are permitted.

Administrative Appeals:

1. **3124 S. Westnedge Ave**. 9/14/17, the Board upheld the determined by the Community Planning & Development Department that the applicable fencing standards for the properties owned by the Stuart Avenue Inn are Chapter 6, Section 6.3 A (Fence and Wall Standards for Residential Uses). Applicant had contended that the use as a Bed & Breakfast / Outdoor Event space was a commercial use and the commercial fencing standards were applicable.

Other Trends and Observations:

- Trends of Board Activity:

2008 - 25 Applications	2013 – 21 Applications
2009 - 23 Applications	2014 – 32 Applications
2010 - 22 Applications	2015 – 34 Applications
2011 - 20 Applications	2016 – 35 Applications
2012 – 21 Applications	2017 – **28 Applications**

- The overall number of applications had been on the rise from 2013 to 2016. However, for 2017 the number of applications fell 25% to a total of 28. Building Permit totals are continuing to trend higher yet ZBA applications are falling, which means more projects are being completed in conformance with the Zoning Ordinance.
- 100% of use variances were approved in 2017, where 57% were granted in 2016
- 59% of the dimensional variances were granted in 2017, where 86% of dimensional variances were granted in both 2015 and 2016