

**Agenda**  
**City of Kalamazoo - Zoning Board of Appeals**  
**June 11, 2009**

**Regular Meeting**

**City Commission Chambers, City Hall**

**7:00 p.m.**

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- A. Call to Order
- B. Approval of the Minutes of the Regular Meeting on May 14, 2009
- C. Communications and Announcements
- D. Public Hearings:
  - 1. ZBA #09-06-08: 520 Pearl Street. Patrick Glocheski, the property owner, is requesting a dimensional variance from Chapter 5, Section 5.1, to authorize three dwelling units on a lot with 4,356 square feet of lot area, where per the Zoning Ordinance 8,700 square feet of lot area (2,900 square feet per dwelling unit) is required.
  - 2. ZBA #09-06-09: 550 W. Crosstown Parkway. SEA Wireless Inc., is requesting a dimensional variance from Chapter 4, Section 4.2 b), to authorize the installation of telecommunications antennas on the roof of the building, which will exceed the maximum height of 65 feet allowed in the CC District. The building is presently 96 feet in height and the proposed antennas would add 18 feet, for an overall height of 114 feet.
  - 3. ZBA #09-06-10: 417 Forest Street. Derek Byrd of Sky Productions Inc., is requesting a use variance from Chapter 4, Section 4.3 J3, to authorize four outdoor music festivals annually (each festival lasting two days); where in the CO District temporary uses must be accessory to the primary use on the property.
- E. Other Business:
- F. Adjournment

**MINUTES  
CITY OF KALAMAZOO  
ZONING BOARD OF APPEALS  
May 14, 2009 - 7:00 p.m.  
CITY COMMISSION CHAMBERS**

**Members Present:** David Artley, Karl Guenther, Rachel Hughes-Nilsson, Karl Freed, Doris Jackson

**Members Absent:** Richard Schau (alternate)

**City Staff:** Pete Eldridge, Project Coordinator; John Kneas, Assistant City Attorney; Amy Thomas, Recording Secretary

**Chair Artley called the meeting to order at 7:03 p.m.**

**MINUTES**

**Mr. Guenther, supported by Ms. Hughes-Nilsson moved to approve the minutes of March 12, 2009 as submitted.**

**Motion approved by voice vote unanimously.**

**NEW BUSINESS:**

**PUBLIC HEARINGS:** Chair Artley 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. Guenther read the application for 3513 Gembrit Circle, CCN# 06-36-218-028:

**ZBA# 09-05-06: 3513 Gembrit Circle: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by BFI Waste Services of Western Michigan. The request concerns the property at 3513 Gembrit Circle, which is situated in use Zone M-2 (Manufacturing – General District). The request, if approved, would authorize a dimensional variance from Chapter 5, Section 5.2, to allow for 83% impervious cover for a parking lot expansion, where 80% impervious cover is the maximum allowed in the M-2 District.**

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 14 notices of public

hearing sent and one response was received in support from Edwin Bos, President of the Worldwide Lab Improvement.

Don Pizzurro, Operations Manager for BFI Waste Systems, stated they purchased the property across the street from the business in order to expand. Mr. Pizzurro stated they lack the necessary amount of parking spaces for all 125 of their employees. With the lack of employee parking there's no space for customers to park. BFI Waste Systems has proposed to put in 49 parking spots across the street.

Mr. Visel, Mr. Pizzurro's associate, stated he laid out the parking lot, but they couldn't meet the green space requirements forcing them to seek a variance for the 49 parking spots. Due to the layout of the operations, the drive approach is located to allow a truck turning radius that is safe and efficient. The City Engineer had required a right turn only be in this location due to the existing street layout. Mr. Visel stated they lose seven parking spaces through this design. The property is currently 83% impervious surface.

Mr. Eldridge commented he appreciated their efforts in trying to restore the curb lawn on the corner.

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

## **FINDING OF FACT**

Ms. Hughes-Nilsson moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 3513 Gembrit Circle shall include all information included in the notice of public hearing dated April 29, 2009.
- 2.) Fourteen notices of public hearing were sent and one response was received and read into the record.
- 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, aerial photographs, site plans, elevations and a letter from Edwin Bos, President of the Worldwide Lab Improvement, in favor of the request.
- 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: Don Pizzurro spoke on behalf of the application stating they had purchased the property in order to gain additional parking spaces. They have 125 employees and there are currently not enough parking spaces for customers. With the current changes their making to the existing property they weren't able to

add the additional parking spaces on their property, so they purchased the property across the street. Allen Visel stated that the owner was relocating a scale to this location and that would alter the existing parking as well. The drive approach is located upon the truck turning radius. The City Engineer had required a right turn only be in this location due to the existing street layout. With these changes they lose seven parking spaces in that area. The parking across the street will be altered so the existing paving in the setback will be removed and turned into a green belt to help improve the impervious surface in that area. City staff stated they appreciated the creation of a green belt around the parking lot.

**Mr. Freed supported the Finding of Fact.**

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

**Ms. Hughes-Nilsson moved to approve the application, supported by Mr. Karl Freed.**

Chair Artley questioned Mr. Visel if he had anything further to say to the Board. Mr. Visel commented, by restoring the green belt along the frontage of the current property it would bring the curb lawn back into code, if it were to be included proportionally with the private property. The site would be in compliance with the impervious cover requirements.

Chair Artley commented he felt that the granting of this variance would not adversely affect adjacent land in a material way. With the commitment to the green space it's generally consistent with the intent of the ordinance and he would be voting in favor.

**Motion approved by roll call vote unanimously.**

Mr. Guenther read the application for 517 E. North Street and 520 E. Frank Street, CCN# 06-15-259-012 and 06-15-259-018:

**ZBA# 09-05-07: 517 E. North Street and 520 E. Frank Street: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Life E.M.S. of Kalamazoo, Inc., on behalf of the property owner M & M Holdings, LLC. The request concerns the properties at 517 E. North Street and 520 E. Frank Street, which are situated in use Zone CMU (Commercial – Mixed Use District). The request, if approved, would authorize a dimensional variance from Chapter 5, Section 5.2, to allow for 77.5% impervious cover for a building addition, where 65% impervious cover is the maximum allowed in the CMU District.**

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 forty notices of public hearing sent and one response was received in favor from Reta Corsi.

Juliana Garner, Architect with Byce and Associates, and Mark Roys, the Project Manager with the CSM Group, were present on behalf of Life E.M.S. of Kalamazoo to represent the request.

Mr. Roys stated the request is an attempt to meet the parking requirements upon expansion of the current facility. Life E.M.S. plans to remove the existing parking garage and expand that area. They've purchased and combined the adjacent property. This left an "L" shaped property and they have a greater need than average for parking due to the ambulances also.

Ms. Garner stated the current developed area has an impervious area of 73.4% in comparison to the request of 77.5%, which is only about a 4% difference.

Bobby Jones, 3108 Briarwood stated his mother lives at 526 E. Frank and they had concerns regarding this request. Chair Artley clarified they weren't really for or against the request. Mr. Jones just wanted to know what affect this would have on his mother's property.

Mr. Eldridge commented the property adjacent to 526 E. Frank would be at least five feet off that property line with shrub plantings in the green strip between the parking lot and the property line. In addition, a new fence would be constructed along the property line. All the lighting would be shielded down and have sharp cut-offs. Mr. Eldridge commented this project was still in site plan review and must meet all the zoning ordinance requirements; including the lighting, planting and screening requirements. This hearing is regarding the impervious coverage variance only.

Ms. Garner commented their adding a drive on Frank St. Currently the ambulances would come in from North Street and circle around to the overhead doors on the back of the building. In the future the ambulances will come in through Frank St. where there are two carports or they can pull into the building.

Chair Artley closed the public hearing.

## **FINDING OF FACT**

Mr. Freed moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 517 E. North Street and 520 E. Frank Street shall include all information included in the notice of public hearing dated April 29, 2009.
- 2.) Forty notices of public hearing were sent and one response was received in favor from Reta Corsi of 417 E. North Street. A public hearing was held before the board and public comments were accepted.
- 3.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, aerial photographs, site plans, elevations and a written response letter from the architect.
- 4.) 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: Juliana Garner, Architect, spoke in favor explaining the difference between the existing situation and the proposed development. Mark Roys explained the

requested variance needed to provide the required parking. Bobby Jones spoke and asked questions regarding his mother's property at 526 E. Frank Street and the impact on her house regarding lighting and traffic. Mr. Eldridge explained the impacts of the development and indicated that Mr. Jones could stop down at his office and look at the site plan as it gets developed. Ms. Garner explained further the development impact Mr. Jones had asked about regarding the lighting on the site and explained the lighting requirements included in the site plan review.

**Ms. Jackson supported the Finding of Fact.**

Ms. Jackson asked Mr. Eldridge to clarify to Mr. Jones what impervious meant. Mr. Eldridge replied it's the cover on the property that doesn't allow saturation of the soil. Mr. Eldridge commented they used to calculate the amount of open space grass areas, now they turn that standard around and count the areas that are improved upon. Where there's walk ways, concrete surfaces, asphalt, drives and parking areas.

Ms. Jackson asked for clarification on what the percentage of paving and relief they were asking for. Mr. Eldridge commented the standard in this district is 65% and the site is already at 73 approximately, the applicant is asking to go to 77.5% coverage in the expansion to remain in this location. It is a 12.5% variance.

Mr. Freed questioned if the roof varying was included. Mr. Eldridge replied it pertains to the foot print of buildings and other areas covered. Mr. Eldridge stated a request from 2006 for MacKenzie's Bakery addition on the corner of Harrison and Ransom was granted for a variance of 87% impervious cover. The Planning staff is looking closely at the density and whether the 65% is a number they want to maintain in the future or consider changing.

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

**Mr. Freed moved to approve the application, supported by Ms. Jackson.**

Mr. Freed stated it's an existing situation with the hardship being sought for a variance that wasn't being brought on by the owner, but has existed for years. It meets the intent of the ordinance by reuse and expanding a business within the city. It won't have any undo hardships on adjacent properties. Mr. Freed stated he would be voting in favor.

Chair Artley stated the granting of this variance would still ensure the spirit of the ordinance and substantial justice would be done.

**Motion approved by roll call vote unanimously.**

Mr. Freed moved to adjourn the meeting and was supported by Mr. Guenther.

**ADJOURNMENT**

**The meeting was adjourned at 7:36 p.m.**

**Submitted By** \_\_\_\_\_ **Date** \_\_\_\_\_

**Reviewed By** \_\_\_\_\_ **Date** \_\_\_\_\_

**Approved By** \_\_\_\_\_ **Date** \_\_\_\_\_

DRAFT



**Community Planning & Development**

445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
Ph. 269.337.8026  
www.kalamazoo.org

**NOTICE OF PUBLIC HEARING**

May 27, 2009

**RE: 520 Pearl Street  
CCN #06-21-237-003  
ZBA #09-06-08**

Dear Property Owner:

An application for a variance from provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Patrick Glocheski, the property owner. The request concerns the property 520 Pearl Street, which is situated in use Zone RM-15 (Residential – Multi Dwelling District).

The applicant is requesting a dimensional variance from Chapter 5, Section 5.1, to authorize three dwelling units on a lot with 4,356 square feet of lot area, where per the Zoning Ordinance 8,700 square feet of lot area (2,900 square feet per dwelling unit) is required.

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

A public hearing will be held on **Thursday, June 11, 2009 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, it would be appreciated if you could inform them of the time and place of the hearing. Further information may be obtained from the Community Planning and Development Department at 445 West Michigan Avenue, Suite 101, or call (269) 337-8026.

Sincerely,

ZONING BOARD OF APPEALS

A handwritten signature in cursive script that reads 'Peter C. Eldridge'.

Peter C. Eldridge, AICP  
Project Coordinator



**Zoning Board of Appeals (ZBA) Application Form**

Community Planning & Development Department  
445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
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 Patrick J. Glocheski  
Address 915 Westfall Ave.  
City, State, Zip Kalamazoo, Mi. 49006  
Phone 269-382-9340 Cell 269-382-9340  
Fax 382-2004 Email patrick.glocheski@att.net

Owner: Name Patrick J. Glocheski  
Address SAME  
City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_ 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 520 Pearl St  
This property is located between Cedar street and Walnut street, on the  
 north  south  east  west side of the street.  
CCN# \_\_\_\_\_ Zone \_\_\_\_\_

**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

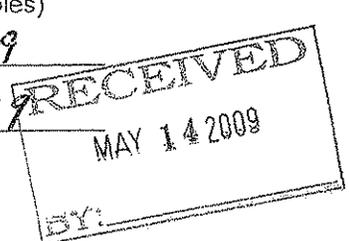
Description Currenty 1 Bedroom + a 5 Bedroom Unit, 6 people. I would like to  
Convert the 5 Bedroom to 2- 2 Bedroom Units Total 5 people @ address

**Attachments**

- \$200 Fee (Use Variances - \$450, All Other Requests \$200)
- 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)

Signature of Applicant [Signature]  
Signature of Owner (if different than applicant) [Signature]

Date 5/11/2009  
Date 5/11/2009





FARMERS®

Patrick J Glocheski

Insurance and Financial Services Agent

2970 S. 9th St.

Kalamazoo, MI 49009

~~Bus: 269-353-3710~~

~~Fax: 269-353-4657~~

382-9340

I own 520 Pearl St. with 1 - 1 Bedroom Unit, + 1 - 5 Bedroom Unit  
I have Marketed the 5 Bedroom for over the last year, unable to rent to 4-5 people  
I would like to Invest in Downtown Kalamazoo by converting this to 2-2 Bedroom  
Units + the 1 Bedroom Unit which would allow me to rent the whole house, if I am  
unable to rent as the 5 Bedroom, I can no longer invest in Kalamazoo, + the property  
It would reduce the # of cars from 6 to 5 as if I did rent it as  
a 5 bedroom there could be 6 cars, with the 1-Bed + 2-2 Bed that  
would reduce it to 5 cars + I can keep the house looking better for me, the  
Tenants, + Downtown Kalamazoo

Thank you for your consideration of this matter



COMMUNITY DEVELOPMENT  
 Inspection Services  
 445 West Michigan Avenue, Suite 101  
 Kalamazoo, Michigan 49007-4796  
 (269) 337-8026

CERTIFICATE ISSUED: **Friday, October 19, 2007**  
 CERTIFICATE EXPIRES: **June 6, 2009**

## CERTIFICATE OF COMPLIANCE

### CHAPTER 17- HOUSING CODE, RENTAL PROPERTY

<b>PROPERTY ADDRESS</b>	520 PEARL ST
<b>CCN#</b>	06-21-237-003
<b>OWNER</b>	TRIO INVESTMENTS & DEVELOPMENT
<b>AGENT</b>	MULLER, JEFF
<b>UNITS</b>	1
<b>ROOMING UNITS</b>	0
<b>TYPE OF FACILITY</b>	Duplex
<b>SPECIAL CONDITIONS</b>	ATTIC IS LOCKED AND TENANTS DO NOT HAVE ACCESS

This property substantially complies with the provisions of the housing code of the City of Kalamazoo, with the exception of any conditions noted above. This certificate is valid for the period noted above unless revoked according to Section 17-20 of the Kalamazoo Code of Ordinances as may be amended.

  
 \_\_\_\_\_  
 Tim Collins, Housing Inspector

Owner:

~~TRIO INVESTMENTS &  
 DEVELOPMENT  
 3000 W C AVE  
 KALAMAZOO, MI 49009~~

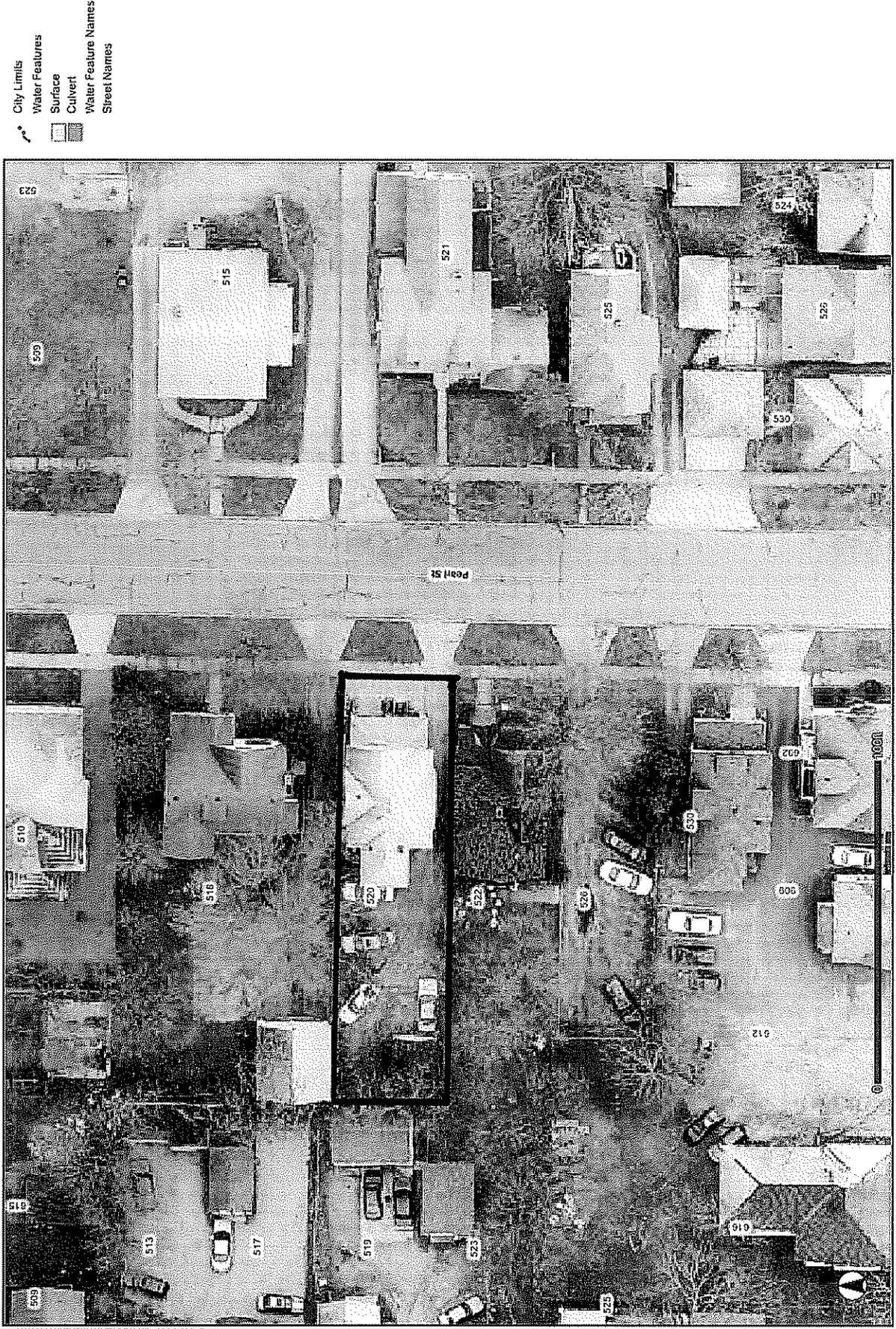
Agent

~~MULLER, JEFF  
 3000 WEST C AVE  
 KALAMAZOO, MI 49009~~

  
 915 Westfall Ave.  
 Kal MI 49006

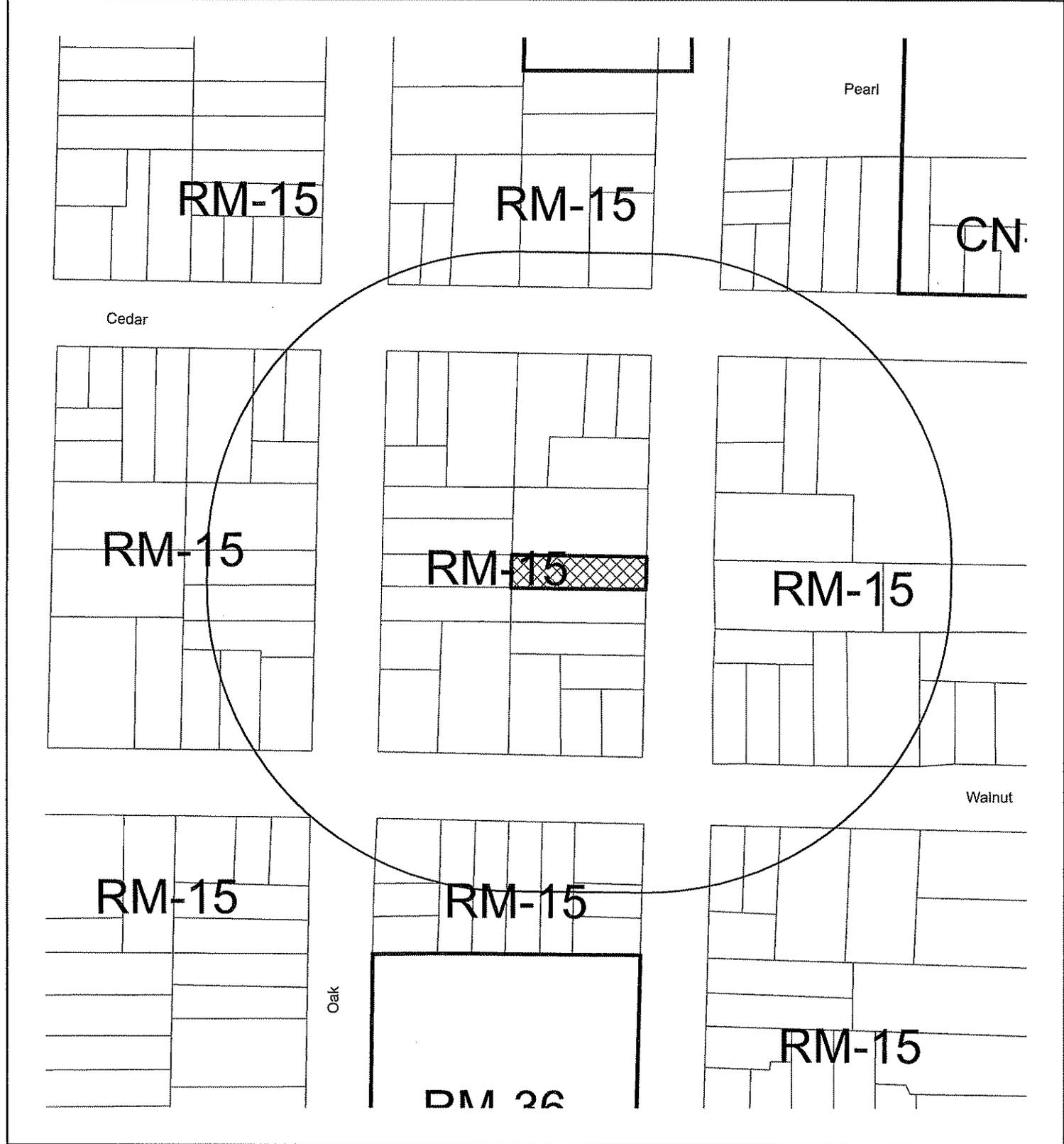
# 520 Pearl Street

2007 Aerial Photo

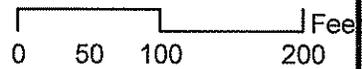


DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: City of Kalamazoo, Plansight LLC; 2008: Rentals Daily; Dec., Section Lines; Nov., Mowing Properties; Sept., Ownership Info; Jan., Parcels, Zoning, Landuse; Bus Stops, Bus Routes; 2007: October,



300' Mailing Boundary  
520 Pearl Street





**Community Planning & Development**

445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
Ph. 269.337.8026  
www.kalamazoocity.org

**NOTICE OF PUBLIC HEARING**

May 27, 2009

**RE: 550 W. Crosstown Parkway  
CCN #06-21-487-001  
ZBA #09-06-09**

Dear Property Owner:

An application for a variance from provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by SEA Wireless Inc., on behalf of the property owner of Crosstown Parkway Apartments. The request concerns the property 550 W. Crosstown Parkway, which is situated in use Zone CC (Commercial –Community District).

The applicant is requesting a dimensional variance from Chapter 4, Section 4.2 b), to authorize the installation of telecommunications antennas on the roof of the building, which will exceed the maximum height of 65 feet allowed in the CC District. The building is presently 96 feet in height and the proposed antennas would add 18 feet, for an overall height of 114 feet.

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

A public hearing will be held on **Thursday, June 11, 2009 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, it would be appreciated if you could inform them of the time and place of the hearing. Further information may be obtained from the Community Planning and Development Department at 445 West Michigan Avenue, Suite 101, or call (269) 337-8026.

Sincerely,

ZONING BOARD OF APPEALS

A handwritten signature in cursive script that reads "Peter C. Eldridge".

Peter C. Eldridge, AICP  
Project Coordinator

**Zoning Board of Appeals (ZBA) Application Form**

Community Planning & Development Department

445 W. Michigan Avenue, Suite 101

Kalamazoo, MI 49007

phone: 269-337-8026

www.kalamazoo-city.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 Christine Newton/SEA Wireless, Inc. d/b/o MetroPCS  
Address 2415 South 11th Street  
City, State, Zip Kalamazoo MI 49009  
Phone (616) 391-5201 Cell \_\_\_\_\_  
Fax (269) 372-7112 Email c.newton@seawirelessinc.com

**Owner:** Name Crosstown Seniors Limited  
Address 834 King Hwy., Suite 100  
City, State, Zip Kalamazoo MI 49001  
Phone (269) 381-0350 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 550 W. Crosstown Pkwy.  
This property is located between Howard street and S. Westridge street, on the  
 north  south  east  west side of the street.  
CCN# 06-21-487-001 Zone CC

**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 collection of wireless communication antennas extended ~~above~~ 18 feet above the top of the parent house.

**Attachments**

- \$ \_\_\_\_\_ Fee (Use Variances - \$450, All Other Requests \$200)
- 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))

Christine Newton d/b/o MetroPCS 5-18-09  
Signature of Applicant Date  
Eric Antinole 5-18-09  
Signature of Owner (if different than applicant) Date



MetroPCS Michigan, Inc  
28505 Schoolcraft Rd, Bldg. 6  
Livonia, Michigan 48150  
Phone: 734-444-0100  
Fax: 734-444-0503

May 26, 2009

City of Kalamazoo  
Zoning Board of Appeals  
445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
(269) 337-8044

**No: KAL2748B**

**Re: MetroPCS Michigan, Inc. – proposed collocation on an existing building rooftop at 550 W. Crosstown Parkway, Kalamazoo, MI 49008**

Dear Members:

MetroPCS plans to provide wireless communications coverage to the Kalamazoo area. To accomplish this, Metro requires a height (dimensional) variance of 18 feet to place its antennas atop the elevator penthouse at the above referenced Crosstown Parkway Apartments building.

Enclosed, please find two (2) sets of 8"x 11.5" **Photo Sims**, two (2) 8"x 11.5" **Architectural Drawings**, two (2) **Dimensional Variance Requirements** and a check in the amount of two-hundred fifty (\$200.00) dollars for the fee. The completed **Dimensional Variance Application** has previously been submitted.

Thank you for your attention to this matter. Should you have any questions or concerns please do not hesitate to contact me.

Sincerely,

O/B/O MetroPCS Michigan, Inc.  
Christine Newton  
Site Acquisition Agent  
S.E.A. Wireless, Inc.  
616-291-5201

## Dimensional Variance

When granting any variance, the Zoning Board of Appeals must ensure that the spirit of the ordinance is observed, public safety secured and substantial justice done. The Board shall approve a Dimensional Variance on a finding there is competent, material and substantial evidence in the record that all of the following standards are met: (Applicant responses in blue)

1. **There are special circumstances or conditions (like exceptional topographic conditions, narrowness, shallowness, or shape of property) that are peculiar to the land or structure for which the variance is sought, that is not applicable to other land or structures in the same zone district.** MetroPCS needs a 110 ft RAD to get the required signal propagation and reception (see attached letter), and there is no other building or structure in the area that will provide the necessary antenna coverage. Also, the penthouse is located on the backside of the rooftop.
2. **The special circumstances are not the result of the actions of the applicant or titleholder of the land.** While there is a tower across the street, Charter Communications, the owner, has filed for bankruptcy, and collocation is not feasible.
3. **The literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same district, and would cause practical difficulty.** Additional height is needed so that the building owner and applicant will be able to provide wireless and E911 services to serve the community in the area. (2.3.F.1) Without this variance, the owner and applicant will be deprived of providing this service as required by Federal Licensing and by the City's own Telecommunication's Ordinance, which provides for antennas being placed in the least conspicuous area. (4.2W.1c)
4. **The granting of the variance is the minimum action that will make possible the use of the land or structure that is not contrary to the public interest, and that would carry out the spirit of this Ordinance.** Placing the antennas atop the penthouse roof will keep to a minimum the number of towers built, and improve wireless and E911 service to the area. (4.2W.1d)
5. **The granting of the variance will not adversely affect adjacent land in a material way.** Placing the antennas atop the penthouse roof will provide minimal visual impact. (4.2W.1c).
6. **The granting of the variance will be generally consistent with the purposes and intent of this Ordinance.** This application will support the Ordinance requirement for collocation on an existing structure (4.2W.1d) (4.2W.4a). Collocation of wireless antennas is a permitted use in the Community Commercial district in which the building is located (4.2W.4b).
7. **Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria:**
  - a. Existing landscaping, screening or wetlands intended to be preserved meets the intent of this section. Not applicable.
  - b. The landscape design proposed by the applicant meets the intent of this section. Not applicable.

- c. There is a steep change in topography that would limit the benefits of required landscaping. Not applicable.
- d. The proposed building and parking lot placement is setback well beyond the minimum required. Not applicable.
- e. The abutting or adjacent land is developed or will be developed in the near future with a use other than residential. Not applicable.
- f. Similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required. Antennas are to be placed atop an elevator penthouse roof negating the need for landscaping or screening.



MetroPCS Michigan, Inc  
Regional Office  
28505 Schoolcraft, Building 6  
Livonia, Michigan 48150  
734) 444-0100

**Subject: KAL2748B – 550 W Crosstown Parkway – Kalamazoo – Michigan – 49008**

The coverage objective is to provide commercial service along Westnedge Ave, Park St, Howard St, and Oakland Dr as well as serving the residential customers in the surrounding areas south of BUS-94, west of Portage St, north of Whites Rd, and east of BUS-131.

The topography, or terrain, in this area tends to slope dramatically upwards to the southeast, south, and southwest. This played a key role in determining the antenna height placements necessary to provide contiguous network service by handing off from this location to our facilities to the southeast, south, and southwest.

Mounting the antennas on the side of the building (approximately 80ft) would not provide the necessary height needed to clear the terrain and provide adequate line of sight to maintain contiguous service. The signal would be blocked by the higher terrain.

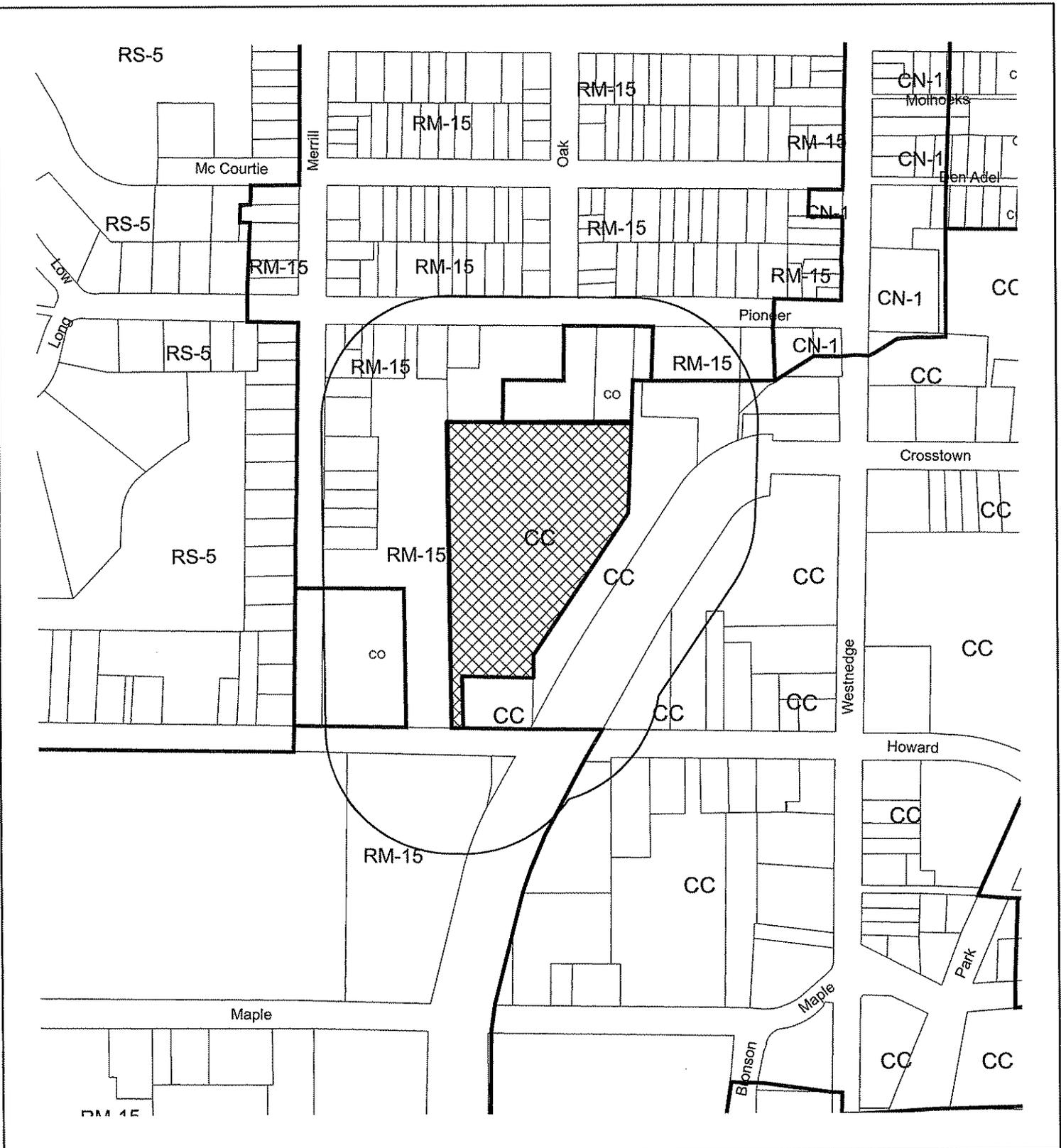
Mounting the antennas on the sides of the existing penthouse presents another set of challenges. The penthouse is over 100ft from the east and west edge of the building. The signal from the antennas would not be able to clear the long roofline and instead, would reflect off the roof and degrade the signal.

The most viable solution is to mount the antennas 18ft above the penthouse which would provide the antenna height necessary for the antenna signal to clear the roofline and terrain to provide contiguous network coverage to the southeast, south, and southwest.

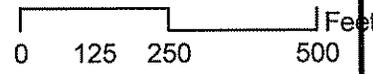








300' Mailing Boundary  
 550 West Crosstown Parkway





**Community Planning & Development**

445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
Ph. 269.337.8026  
www.kalamazoo.org

**NOTICE OF PUBLIC HEARING**

May 27, 2009

**RE: 417 Forest Street  
CCN #06-22-321-002  
ZBA #09-06-10**

Dear Property Owner:

An application for a variance from provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Derek Byrd of Sky Productions Inc., on behalf of the property owner. The request concerns the property 417 Forest Street, which is situated in use Zone CO (Commercial-Office District).

The applicant is requesting a use variance from Chapter 4, Section 4.3 J3, to authorize four outdoor music festivals annually (each festival lasting two days); where in the CO District temporary uses must be accessory to the primary use on the property.

Per Section 4.3 J3, "Except in the Commercial Community District and Commercial Central Business District, each temporary outdoor sales or service use shall be accessory to the permitted primary use of the property." Due to the size of this outdoor festival and off-site parking, this temporary use cannot be considered accessory or incidental to the office/recording studio use on the property.

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

A public hearing will be held on **Thursday, June 11, 2009 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, it would be appreciated if you could inform them of the time and place of the hearing. Further information may be obtained from the Community Planning and Development Department at 445 West Michigan Avenue, Suite 101, or call (269) 337-8026.

Sincerely,

ZONING BOARD OF APPEALS

A handwritten signature in cursive script that reads "Peter C. Eldridge".

Peter C. Eldridge, AICP  
Project Coordinator



**Zoning Board of Appeals (ZBA) Application Form**

Community Planning & Development Department  
445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
phone: 269-337-8026  
www.kalamazoo-city.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 Derek Byrd  
Address 417 Forest St.  
City, State, Zip Kalamazoo, MI, 49001  
Phone 269-385-4759 Cell 269-929-4442  
Fax \_\_\_\_\_ Email Dbyrd@skyproductionsinc.net

**Owner:** Name Dean Plichta  
Address PO Box 83, Oshtemo, MI 49077  
City, State, Zip \_\_\_\_\_  
Phone 269-372-7345 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 417 Forest St.  
This property is located between Westridge street and Park street, on the  
 north  south  east  west side of the street.  
CCN# 06-22-321-002 Zone C0

**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 \_\_\_\_\_

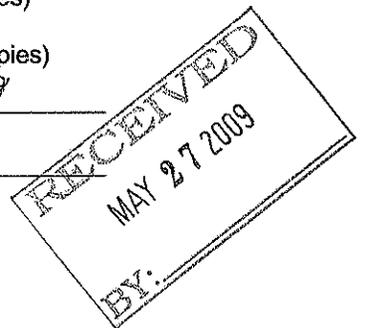


**Attachments**

- \$ \_\_\_\_\_ Fee (Use Variances - \$450, All Other Requests \$200)
- 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)

Derek Byrd \_\_\_\_\_  
Signature of Applicant Date 5/27/09

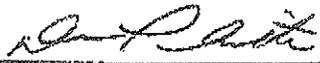
\_\_\_\_\_  
Signature of Owner (if different than applicant) Date \_\_\_\_\_



417 Forest, Kalamazoo, MI 49001

I Dean Plichta of Plichta Real Estate Investments LLC am the owner of 417 Forest St. Kalamazoo, MI 49001, and agree to the variance request being made by Sky Productions Inc.

Plichta Real Estate Investments, LLC:

  
\_\_\_\_\_

Dean Plichta, Member

Date: 5-21-09

Sky Festivals  
Board Members  
417 Forest St.  
Kalamazoo, MI 49001

May 18, 2009

City of Kalamazoo  
Community Planning and Development  
445 W. Michigan Ave. Ste 101  
Kalamazoo, MI 49007

The following proposal has been organized to <sup>request a use variance</sup> ~~change the zoning code to CC~~ for the, site located at 417 forest st. Our events will bringing new, positive recognition and increased commerce to the Vine Neighborhood. The following information is inclusive in this proposal:

- Positive community outlook
- Increased pedestrian traffic and commerce
- Future possibilities
- Our request

The Sky Festivals are a vision of community, family, friends, entertainment and new energy brought together in the Vine Neighborhood and Kalamazoo. The festival will bring monetary donations to various charitable organizations that help children with every day needs as well as pursuing extra curricular activities.

We appreciate your consideration in granting <sup>a use variance</sup> ~~the zone CC~~ to the property at 417 Forest st. If there are any questions or comments, we would be pleased to discuss this proposal and the Sky Festivals events with your further.

Thank you for your time,

Sky Festivals  
c/o Derek Byrd

## **EXECUTIVE SUMMARY**

Sky Festivals would like to be that inspiration to help fortify the pillars of our community and strengthen the bonds that are so precious to all of us.

The founders of Sky Festivals are a part of the Vine neighborhood, and have been for years. We operate successful businesses that have endured the hard times and enjoyed the good times creating family like relationships with other business owners in the community. A Community is a place where you can hear stories of business owners that have employed its members since they were young.

As a part of this growing Community, we feel the need for a new energy. The Vine neighborhood has the honor of being host to the constantly changing college residents that come from all over the world, to attend a great college. The Vine Neighborhood is also the entrance to our beautiful downtown Kalamazoo. We have the opportunity to build stronger bonds and show the world the true meaning of Community.

In a Community, there is strength because everyone works together even if they do not quite know it. Sometimes a little inspiration is necessary to remind everyone that this is why we are strong. Give people a reason to say "Hi" to their neighbor.

## **STEPS**

The steps necessary to the successful completion of the Sky Festivals have already been implemented. Planning is complete, advertisement has begun and vendors, sponsors and community are very much involved. Sky Festivals has chosen to donate a percent of the proceeds to the not for profit organization Worldwide Family Media, as well as a few others.

One of the missions of Worldwide Family Media Productions is to also enlist, engage, educate and empower youth to master the skills necessary to become competitive in the media industry at an earlier age. Training and exposing them in hands-on interactive ways that translate into professions. Especially since the State of Michigan has adopted tax incentives as an economic stimulus booster. What better way to guarantee sustainability than to pour into the coming generation? Media tools combat poverty, violence, gangs, teen pregnancy, school retention, alternatives to college, crime prevention, and leadership development in general for youth.

## APPEAL FOR USE OF 417 FOREST ST FOR EVENTS

Sky Festivals is seeking the use of 417 Forest st. for live outdoor events and outdoors retail. Local businesses, homeowners and the community are in support of Sky Festivals and the events we would like to have at the property. The Kalamazoo Neighborhood Housing Services has decided to be a sponsor in support of the festival. The Vine Neighborhood Association has met with us on many occasions and approves of the Kalamazoo Jazz Fest and has assured us that with a successful first event they would gladly support any future events. The Dual Language School has also taken part in supporting our event. We also have written support from the Knights of Columbus in support of our events and their potential in the community.

This is the first year for our festivals here in the Vine Neighborhood and Kalamazoo and we have learned a great deal about our city. The city planner has brought to our attention the zoning issue we are addressing in this proposal. We would like to insure you the following topics have been addressed:

- Insurance
- Public Safety
- Waste Services
- Parking
- Community awareness and consent
- Cleanup
- Property owner consent

Attached to this proposal, you will find letters and signed petitions from businesses, organizations and citizens alike all in favor of live outdoor events at 417 Forest St. The <sup>use variance</sup> new zoning of CC will conclude the final step in ensuring the successful implementation of this positive, community, and family friendly series of events.

## **CONCLUSION**

The City of Kalamazoo and Sky Festivals have the ability to create a long lasting, annual series of events with outstanding growth potential. Working with youth based organizations we will draw more attention to the Promise and help increase owner occupied housing in the area, and the excitement will assist in reviving the student rental market. All of this is possible through Sky Festivals' vision of a friendly, well-known, respectable neighborhood.

From this year forward, Sky Festivals will host this community-based event for all the reasons we have stated. We will reach our vision of an encouraging community, and embrace the families, friends and neighbors who surround us.

We will be happy to answer all questions that you may have for us at your convenience. Our work phone number is 269-385-4759, or myself; Derek Byrd can be reached directly at 269-929-4442 or [dbyrd@skyproductionsinc.com](mailto:dbyrd@skyproductionsinc.com).

1222

- Red square—10 x 10 booths
- Blue square—20 x 20 booths (mainly food)
- Yellow circle—Light Tree
- Orange square—Portable Restrooms
- Green Line—Sit Fencing (Dotted)
- Access point
- Brown box—Dumpster
- Light Brown—Trash Bins
- Purple Box—Generator
- Black Circle—Security
- Light Green—Admission Table

Forest St

35.23 ft

37.41 ft

94-001  
429

64.38 ft

Mollocks Co.

92.21 ft

Stage Area

Portable Restrooms

Boutrey Toys

Parking  
18 spaces

88.64 ft

60.04 ft

1310

261.9 ft

Wooded Entrance—25 ft

1324

35 ft

412

416

420

433

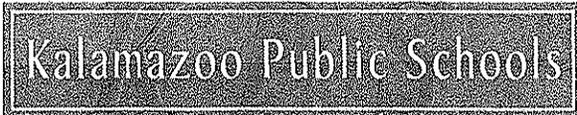
428

424

432

94.86 ft





Every child, every opportunity, every time!

**El Sol Elementary**  
604 W. Vine Street  
Kalamazoo, Michigan 49008  
(269) 337-0230 Fax (269) 337-1648  
babladelis@kalamazoo.k12.mi.us

Sky Productions  
417 Forest St.  
Kalamazoo, MI 49001

To Whom It May Concern:

Please consider this letter of support for the Sky Festivals that will be held this summer and hopefully for summers to come, in the Vine Neighborhood. El Sol Elementary met with the festival producers and has a strong interest in collaborating to help sponsor one festival in the summer of 2010.

The festivals are planned as activities for a wide-ranging audience and strive to be inclusive. The type of music featured in the festivals; jazz, soul and funk, electronic music, and gospel, attracts good people to the community. El Sol, with approximately 50% of our students from Spanish-speaking homes, has also suggested a Latin music addition. These festivals can serve as a vehicle to attract people to the neighborhood and promote the advantages of living here.

We have had a positive experience with the promoters and believe they have a desire to work as part of a larger community development effort. Sponsoring a festival with them next year will help our school, both in exposure, as well as financially.

A music festival in the neighborhood can have several positive benefits, direct, and indirect. Thank you for considering this letter of support.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Babladelis".

Paul Babladelis, PhD  
Principal, El Sol Elementary



Neighborhood Housing Services, Inc.

802 S. Westhedge • Kalamazoo, MI • (269) 385-2916 • Fax 385-9912

May 12, 2009

Re: Support for Sky Festival Summer Concerts

Sky Productions, Inc.  
417 Forest St.  
Kalamazoo, MI 49001

Dear Sir or Madam:

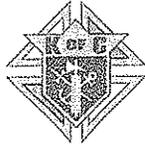
I am the Deputy Director of Kalamazoo Neighborhood Housing Services, Inc. (KNHS). KNHS has been providing affordable housing and neighborhood revitalization in Kalamazoo's core neighborhood including the Vine Neighborhood for 28 years. KNHS has invested great effort and funds in promoting the livability and attractiveness of the Vine Neighborhood.

I am personally enthusiastic about the effort of Sky Productions and Sky Festivals. The proposed series of summer festivals would appear to be further evidence of the belief at KNHS that Vine is a culturally and artistically attractive place to visit and live. My contacts with Sky Festivals have impressed me with their keen desire to provide a benefit to Vine, Kalamazoo, and the arts and music scene in our community. I am happy to voice my support for their proposed endeavor. Enclosed herewith is a check for \$75.00 from KNHS to Sky Productions for booth rental and support of the upcoming Jazz Festival.

Very Truly Yours,

A handwritten signature in black ink that reads 'Matthew Lager'. The signature is written in a cursive, flowing style.

Matthew Lager  
Deputy Director



*Knights of Columbus Council 9962*

*St. Mary's Church*

*929 Charlotte Avenue, Kalamazoo, MI 49048*

May 18, 2009

To Whom It May Concern,

Here at St. Mary's Council our focus is on the community. Our Pastor has asked that, rather than send money all over the country to charitable organizations, that we keep our donations "closer to home."

When we were approached by Sky Productions about their efforts to help unite the community in the Vine neighborhood through a series of musical events, we were more than happy to lend our support. It is through this type of out of the box thinking that the people of Kalamazoo can begin to put an end to the fractionalization that threatens our families, our children, and the peace of our communities.

Please join us in supporting this worthy effort.

Yours in Christ,

A handwritten signature in black ink, appearing to read 'Barry Ray Smith', with a large, stylized flourish at the end.

Barry Ray smith

Financial Secretary

**Sky Festivals**

**Parking Lot Use**

I am a supporter of the Kalamazoo Jazz Fest and Sky Festivals located at 417 Forest St. I will allow the patrons of this event to use my parking lot for the Kalamazoo Jazz Fest that takes place on Friday, May 29 from 5:30 PM until 11:00PM and Saturday May 30 from Anytime until 11:00PM.

The Kalamazoo Jazz Fest and Sky Festivals agrees to clean trash and debris that may be left in the parking lot as a result of the event mentioned above.

Manpower

Business name

310 Bulch  
Kalamazoo MI 49001

Business address

Jeanie Case

owner/authorized individual

(print name)

Jeanie Case

signature

05, 15, 09

Date

Sky Festivals 417 Forest St., Kalamazoo, MI 49001

269-385-4759    [www.skysfestivals.com](http://www.skysfestivals.com)

*Not liable for any Damages or theft to Vehicles.  
20 spaces*

**Sky Festivals**

**Parking Lot Use**

I am a supporter of the Kalamazoo Jazz Fest and Sky Festivals located at 417 Forest St. I will allow the patrons of this event to use my parking lot for the Kalamazoo Jazz Fest that takes place on Friday, May 29 from 4:00 PM until 11:00PM and Saturday May 30 from 3:00 until 11:00PM.

The Kalamazoo Jazz Fest and Sky Festivals agrees to clean trash and debris that may be left in the parking lot as a result of the event mentioned above.

Wagley Top Dog & Malt Shop

Business name

1210 S. Burdick  
Kalamazoo MI 49001

Business address

Jeffrey Kuppel

owner/authorized individual

(print name)

[Signature]

signature

05 / 14 / 09

Date

Sky Festivals 417 Forest St., Kalamazoo, MI 49001

269-385-4759      www.skysfestivals.com

32 SPACES

**Sky Festivals**

**Parking Lot Use**

I am a supporter of the Kalamazoo Jazz Fest and Sky Festivals located at 417 Forest St. I will allow the patrons of this event to use my parking lot for the Kalamazoo Jazz Fest that takes place on Friday, May 29 from 5:00 PM until 11:00PM and Saturday May 30 from 4:00 until 11:00PM.

The Kalamazoo Jazz Fest and Sky Festivals agrees to clean trash and debris that may be left in the parking lot as a result of the event mentioned above.

Youth Development Center

Business name

230 E. Cross Town Parkway  
Kalamazoo, MI 49001

Business address

Victor Taylor

owner/authorized individual

(print name)



signature

5 / 30 / 2009

Date

Sky Festivals 417 Forest St., Kalamazoo, MI 49001

269-385-4759      www.skysfestivals.com

22 spaces

# Vine Neighborhood Business Owners

Starting in May Through September we will put on four community based events focused at bringing the Vine and surrounding areas together to strengthen the Vine Neighborhood as a community which will in turn fortify Kalamazoo as a whole. Festival dates are May 29 and 30, June 19 and 20, August 29 and 30, and September 18 and 19.

We are asking for the support and hopeful involvement of all the Vine Neighborhood business owners. By signing below you show your support for these events and believe they will be good for our community.

Printed Name	Signature	Address	Comment	Date
Mathan Welling Applied Intellect Computers Lots Plus K Zoo John Card	<i>Mathan Welling</i>	1324 S. Park Suite 1		4/20/09
David Jones LLC. D's Quality Law Care	<i>D. Jones</i>	417 Forest St Suite F	Good cause.	4/20/09
WESTERN DEPT AUTO	<i>[Signature]</i>	1216 S. Westnedge		4-21-09
Knights Inn Fresh-N-Clean Barber + Beauty	<i>[Signature]</i>	1116 S. WESTNEDGE AVE		4/21/2009
RETRO	<i>[Signature]</i>	1211 South Westnedge Ave	Should be very profitable for the Vine Neighborhood	4/21/09
Hills Law Office	<i>[Signature]</i>	1200 S. Westnedge Ave.	A GREAT IDEA FOR THE NEIGHBORHOOD!	4/21/09
		1305 S. Westnedge Jr		4/21/09
		425 S. Westnedge		

## Residential support for Sky Festivals upcoming Events

Starting in May Through September we will put on four community based events focused at bringing the Vine and surrounding areas together to strengthen the Vine Neighborhood as a community which will in turn fortify Kalamazoo as a whole. Festival dates are May 29 and 30, June 19 and 20, August 29 and 30, and September 18 and 19.

By signing this document I acknowledge and support Sky Festivals during their summer festivals. I also agree that during the festivals, if there are any problems that arise, I will contact those in charge with the festival first before contacting the authorities.

Printed Name	Signature	Address	Comment	Date
Ben Noack		416 Forest St.		4/20/09
SOHN CAIRNS		429 Forest		4-20-09
Kristin Conroy		437 Forest		4-20-09
Sim Crane		419 Den Adel Ct		4/20/09
Dave LeFebvre		419 Den Adel		4/20/09
Emerald Green		1325 S Wainwright		4-20-09
Josene Moore		1325 S Wainwright		4-20-09
Cathy Shaw		424 Den Adel Ct.		4-20-09
TREVOR FERGUSON		437 FOREST		4-20-09
SHANDAL MCELIN		435 Forest		4/20/09







## Community Planning & Development

445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
Ph. 269.337.8026  
[www.kalamazoo-city.org](http://www.kalamazoo-city.org)

May 21, 2009

Nicholas Clarkson  
Sky Productions Inc.  
417 Forest Street  
Kalamazoo, MI 49008

### **RE: Proposed Outdoor Music Festival at 417 Forest Street**

Dear Mr. Clarkson,

This correspondence is in regard to the proposal to utilize the parking lots beside and to the south of the building at 417 Forest Street for an outdoor music festival on May 29, 2009 and May 30, 2009. Unfortunately, this property is located in the CO, Commercial Office District. The CO District identifies that all activities be conducted within an enclosed building. Per Chapter 2, Section 2.3 D of the Zoning Ordinance, "The Commercial Office District is generally intended to function as a medium to high-intensity office district primarily along arterial streets. The district is intended to prevent strip commercial development by allowing office use, but no other commercial uses and to serve as a land use buffer between major streets and residential neighborhoods." Chapter 4, Section 4.1 of the Zoning Ordinance, lists the "Permitted" and "Special" uses for each zoning district. For the CO District, the list of uses allowed as "Permitted" or "Special" land uses is very limited and does not include any outdoor related uses, which reinforces the limited scope of commercial activity allowed in the CO District.

The zoning districts that do allow for outdoor uses are as follows:

- CC, Commercial – Community District
- CCBD, Commercial Central Business District
- M-1, Manufacturing – Limited District
- M-2, Manufacturing – General District

Once a suitably zoned property is identified for the proposed event, you will need to apply for a "Temporary Use Permit". The "Temporary Use Permit" review process is an administrative review process and would not require any board approval. Past examples of temporary uses include: outdoor car sales events (Kmart parking lot on Stadium Dr.), fireworks stands, Christmas tree sales, barbecue stands and flower sales.

If you desire to pursue hosting the proposed music festival at 417 Forest Street, this will require approval from the Zoning Board of Appeals.

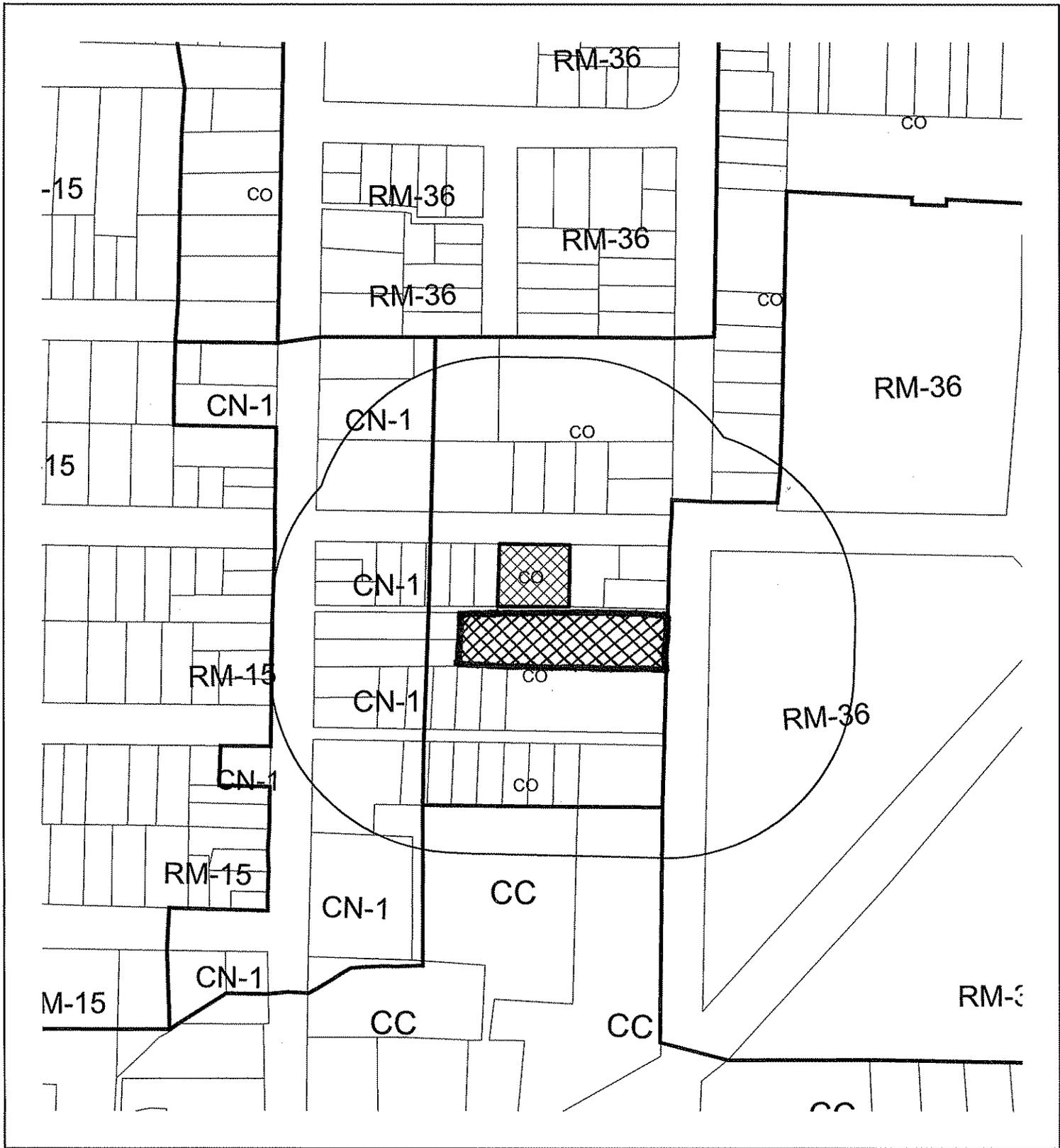
If you have any further question, please contact me in the Department of Community Planning & Development at (269) 337-8806.

Sincerely,



Peter C. Eldridge, AICP  
Project Coordinator

C: Dean Plicta, Plicha Real Estate Investments LLC,  
P.O. Box 83, Oshtemo, MI 490077  
Charlie Dahlinger, Detective –KDPS  
Tim Randall, Sergeant – KDPS  
Keith Hernandez, City Planner  
John Peters, Zoning Inspector



300' Mailing Boundary  
417 Forest Street

