Held virtually, pursuant to Executive Order No. 2020-75 4:00 p.m.

A. Call to Order

B. Roll Call and Excuse Absent Members

C. Adoption of Agenda (ACTION: Motion to approve the agenda as presented)

D. Approval of Meeting Minutes from June 23, 2020 (ACTION: Motion to approve the meeting minutes from the June 23, 2020 meeting)

E. New Business

   1. Public hearing for a variance request for relief from the NFP slope protection standard at 3401 Nazareth Road.
      - Staff and applicant presentation
      - Public comments
      - Discussion

   2. Consideration of a request for relief from the NFP slope protection standard for a portion of trail planned at 3401 Nazareth Road (ACTION: Motion to approve a recommendation to the Zoning Board of Appeals to grant relief from the NFP slope protection standard for a portion of trail planned at 3401 Nazareth Road).

F. Old Business

G. Board Comments

H. Citizen Comments

L. Adjourn Meeting
Held virtually, pursuant to Executive Order No. 2020-75 4:00 p.m.

A. Meeting called to order at 4:07 PM

B. Roll Call and Excuse Absent Members

Members present:
Alan Sylvester
Paul MacNellis
Kyle Martin
Mitch Lettow
Erin Fuller

Staff present:
Jamie McCarthy
Nolan Bergstrom

C. Adoption of Agenda

Director MacNellis made a motion to approve the agenda, supported by director Fuller. Motion approved by unanimous voice vote.

D. Approval of Meeting Minutes from February 21, 2020 and May 26, 2020

Director MacNellis made a motion to approve the minutes from 2/21 and 5/26, supported by Director Sylvester. Motion approved by unanimous voice vote.

E. New Business

1. The board discussed the prohibited planting list in the current Chapter 50 NFP zoning code. Ms. McCarthy explained that consultants and applicants have expressed confusion or redundancy in the requirement to plant all native species and then specifically prohibiting the planting of invasive species on the list. Ms. Fuller suggested an option of using another outside resource to maintain the list of invasive species. Mr. MacNellis suggested the MISIN website. Mr. Lettow commented that we could consider requiring all native plantings in the NFP overlay district and using the prohibited planting list for all parcels as part of the regular zoning code.

F. Old Business
1. The board reviewed a draft amendment to the NFP overlay district map presented by Mr. Bergstrom. The map includes parcels that are adjacent to water, wetlands, public preserves, and slopes with grade greater than 20%. Mr. Bergstrom and Ms. McCarthy spent time performing a desktop review and ground truthing. Around 250 parcels were removed from the map due to an apparent lack of natural features present on the site.

Board members provided feedback on the map. Mr. Lettow was less concerned with map coverage on every small and developed area with slope. Board members expressed priority over sloped sites that could contribute stormwater or cause other erosion problems. Board members will spend time reviewing the map and ground truthing by desktop or visual observations. The board requests a geo-referenced map that can be used with mapping applications.

Ms. McCarthy provided an overview of the upcoming public engagement process. Board comments on the map should be submitted to or discussed with staff by July 3. The map will be revised based on board feedback and posted to the IK2025 NPF website. The public will be able to view and drop pins on the map to indicate areas with important natural features that are not included in the draft map. The board will plan to review a revised map at the August 25 board meeting.

G. Board Comments (none)

H. Citizen Comments (none)

L. Meeting adjourned at 5:25 PM

____________________________
Jamie McCarthy, Recording Secretary

____________________________
Name, Title

____________________________
Signature
INTER-OFFICE MEMO

To: NFP Review Board

From: Jamie McCarthy, Sustainable Development Coordinator

Date: July 22, 2020

Subject: Recommendation to provide the Zoning Board of Appeals with a recommendation to approve the variance request for 3401 Nazareth Road

RECOMMENDATION

It is recommended that the NFP Review Board approve a recommendation to the ZBA for a dimensional variance request by Southwest Michigan Land Conservancy for the property at 3401 Nazareth Road. The applicant requested a variance from the slope protection standards in Chapter 50-6.2(H).

BACKGROUND

Southwest Michigan Land Conservancy (SWMLC) is applying for a dimensional variance for relief from the slope protection standard of the NFP code as described in Chapter 50-6.2(L). The SWMLC is planning public improvements to the preserve located 3401 Nazareth Road, known as Bow in the Clouds preserve. The purpose of the improves is to increase trails to allow better public access for users of all mobility levels. The project will also provide better access for work crews to maintain sanitary sewer infrastructure located at the site.

A portion of the proposed trail will involve regrading of a slope that meets the slope protection criteria of 20% grade or greater. An alternative location to avoid the protected slope is not available. The purpose of regrading will allow for a less steep slope to allow persons with limited mobility to use the trail. The SWMLC manages and maintains the site to protect and restore natural resources and provide users with opportunities for recreation and interaction with the natural environment. To this end the SWMLC is taking steps before and during construction to protect habitat of species of concern, protect wetlands, and mitigate erosion.

Staff reviewed the case and the constraints at the site and evaluated the conditions for granting relief, as described in Chapter 50-6.2(L). Staff determined the request meets the conditions by seeking the minimum relief required for reasonable use, not causing substantial detriment to the public good or substantially ing the intent of NPF ordinance, and the relief is balanced by preservation and management objectives at the site.

ATTACHMENTS

NFP site plan
BOW IN THE CLOUDS PRESERVE
TRAIL & TRAILHEAD PROJECT

KALAMAZOO, MICHIGAN

LOCATION MAP

PROJECT LOCATION
3401 NAZARETH ROAD
Zone: RM-36

NOTES:
1) Call Miss Dig: 1-800-426-7277 three working days, excluding Saturday, Sunday and holidays, before starting your project.

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SITE PLAN REVIEW NOTES

1. Property Identification Numbers: 06-01-407-001 (City of Kalamazoo) 06-01-265-021 (Kalamazoo Township)
2. Owner: Southwest Michigan Land Conservancy, Inc., 8395 E. Main Street, Galesburg, MI 49053
   Phone: 269-325-1860
3. Project Zoning: RM-36
4. Project is not located within any Historic District.
5. Legal Description: See Application Attachments
6. Front Yard Setback: 15'
   Rear Yard Setback: 20' to RM Zone, 25' to RS Zone
7. Existing Parking Spaces: 15 spaces
8. Parking Spaces Required: NA
9. Additional parking spaces for this project: 0
10. Overall Property Area: 2,134,423 sf (49 acres)
11. Gross Area of Earth Change: x sf (x acres)
12. Gross Overall Site Area: x sf (x acres)
13. Proposed Impervious Total Area: x sf (x acres)
14. Proposed Gravel Trail Area: x sf (x acres)
15. Net Area of Open Space: 65,669.3 sf (1.5 acres)
17. Area of Regulated Wetlands: NA
18. Net Area of Proposed Off-Street Parking Lots: 0
19. xoxoxox
20. Number of Residential Units by Type: NA
21. Proposed Site Lighting: None
22. Proposed Bikeway: None
23. Site is located in the 50 year Time of Travel Capture Zone.
24. 2025 Master Plan: Neighborhood Edge.
25. Estimated Vehicle Trips per day: 5-10 weekend & 10-15 week days.

KALAMAZOO COUNTY, MICHIGAN

LOCATION MAP

By Order of the Board of Directors
KALAMAZOO, MI
Date: 2/12/2007

Cover Sheet