Held virtually via Zoom Video Conference* 4:00 p.m.

A. Call to Order

B. Roll Call and Excuse Absent Members (NFP directors and Planning Commissioners)

C. Adoption of Agenda (ACTION: Motion to approve the agenda – NFP directors only)

D. Approval of Meeting Minutes from February 23, 2020 (ACTION: Motion to approve the meeting minutes from the February 23 meeting – NFP directors only)

E. Introduction of NFP Directors and Planning Commissioners

F. New Business

   1. Natural Features Protection Overlay Amendments to Chapter 50 of the Zoning Code, Article 6.
      
      - Background & NFP review process
      
      - Review text amendment options
        Discussion: Q&A and input
      
      - Presentation of mapping methodology and amendment
        Discussion: Q&A and input
      
      - What’s next: public engagement timeline

G. Old Business

H. Citizen Comments

I. Board Comments

L. Adjourn Meeting

* This meeting is being conducted electronically in order for members, staff, and the public to comply with the Emergency Order Under MCL 333.2253 – Gatherings and Face Mask Order issued by Elizabeth Hertel, Director of the Michigan Department of Health and Human Services, on March 2, 2021.
A. Chair Lettow called to order the meeting of the NFP Review Board for February 23, 2021 at 4:03 p.m.

B. Board members present:
Ashley Cole-Wick, Paul MacNellis, Kyle Martin, Erin Fuller, Allan Sylvester, Mitch Lettow

Absent: Bobby Glasser

Director MacNellis made a motion to excuse absent members, supported by Director Sylvester, motion approved unanimously by voice vote.

C. Director Cole-Wick made a motion to adopt the agenda with the addition of a second item under new business, supported by Director MacNellis, motion approved unanimously by voice vote.

D. Director Sylvester make a motion to accept the meeting minutes from November 24, 2020, supported by Director MacNellis, motion approved unanimously by voice vote.

E. New Business

Approval of the Natural Features Protection Site Plan for a redevelopment project at 508 Harrison Street and 660 Gull Road was introduced by Ms. McCarthy. The project is an affordable, mixed-income, four story apartment buildings with a total of 222 units. The project also involves construction of a live-work building along the street frontage on the western part of the property. This area will be more dense and include both residential and office or retail space. The property is currently owned by the Brownfield Redevelopment Authority and was the former location of the Kalamazoo Tank and Silo business. There is legacy contamination on the site from operations there for over 100 years.

Ms. McCarthy introduced the consultant team for the development. Danielle Rhodes of Bye & Associates started by talking about the characteristic of the site and focused on stormwater management plans. Katie Chase, Sandy Blesener, Debbie Mattson from OCBA talked about the location of the parcel in the floodplain and the impact to trees that will happen when the property elevation is increased to raise buildings above flood stage. Ms. Chase explained why the area to the north was not considered to meet the definition of a woodland due to lack of understory. There are many invasive species in that area. Ms. Mattson pointed out the list of tree species planned to be removed where it is not feasible to keep them. The plan is to replant 205 inches of trees to meet the standard.
Ms. McCarthy led the board through the evaluation checklist that was included in the packet. The property is adjacent to publicly open space (KRVT) and Harrison Park. Due to proximity to water, the developer sent notice letters of the NFP review to nearby properties within 300’. The property has no wetlands located on the property. The Kalamazoo River is located adjacent to the site and the setback has been met. The NFP plan meets the tree replacement criteria.

Director Cole-Wick asked about native tree species and replacement with straight natives instead of cultivars and encouraged the designers to consider more climate change resilient species and those beneficial to wildlife (e.g., not Red or Sugar Maples; instead consider Dutch-resistant Elm, Swamp White Oak, Basswood). Director Lettow agreed with Director Cole-Wick and mentioned that these straight natives can offer more function than a cultivar which is often created for aesthetic features.

Director MacNellis asked about stormwater and the outfalls that were to be added. Ms. Rhodes stated no new outfalls are planned to the Kalamazoo River, rather a replacement option has been included in the EGLE permit. He also asked about composition of the seed mix. Ms. Fuller reiterated the desire to see the exact seed mix make up and stated native only species should be used. This seed mix will be required for site plan review approval.

Ms. Chase explained that more straight natives were planned along the river boundary area and that more ornamental type species were planned near the buildings to help lower maintenance requirements on sidewalks and buildings.

Ms. McCarthy finished explaining the evaluation form and how the site did not have protected slope so that standard does not apply. The MNFI letter indicated the project would likely have no negative impacts to rare species. Director Cole-Wick concurred with the letter’s findings. Director Fuller stated that the seed mix will have to be all native species per the zoning code.

Ms. Rhodes showed another site plan sheet more clearly noting the location of the 24” stormwater outfall to kazoo River. There are a couple of existing 8” outfalls that are privately owned. Ms. McCarthy described how staff from Public Services will review stormwater and soil contamination conditions in tandem to be sure contamination does not migrate off-site due to stormwater infiltration.

The motion was made by Director MacNellis to approve the NFP site plan conditional upon receiving the native seed mix list and replacing cultivar tree species with straight natives. The motion was supported by Director Cole-Wick. The NFP review site plan was conditionally approved unanimously by roll call vote.

Director MacNellis made a motion to approve the 2021 NFP Review Board Regular Meeting Schedule to meet the 4th Tuesday of each month at 4:00 p.m. The motion was supported by Director Fuller and approved unanimously by voice vote.

F. Old Business

Ms. McCarthy explained the meetings going forward NFP Phase 2 map and text amendment update and NFP-Planning Commission joint meeting.
G. Board Comments

H. Citizen Comments

Tina McClinton left a public comment stating she is interested in learning about the meeting schedule to add parcels to the NFP overlay district. Her neighborhood is interested in protecting an open green space/wetland near her home that has lots of wildlife. She said the space helps control flooding in the neighborhood.

L. Meeting adjourned at 5:25 p.m.