

# CHARTER TOWNSHIP OF KALAMAZOO PLANNING COMMISSION *ANNUAL REPORT – 2019*

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In compliance with Section 308 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), the Planning Commission has prepared the following report documenting the Commission's activities for 2019 with recommendations for further action in 2020 and beyond. It is submitted to the Township Board for review and consideration for development of its own work plans and budgets for the coming years.

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## PLANNING & ZONING APPLICATIONS

### *REZONING REQUESTS*

Total		5	
Address	Owner	Districts	Date
2329-2334 Nazareth	Dr. Murphy	From R-2 to C-1	3-7-19

There was one rezoning request between August 2018 and June 2019

*SITE PLAN APPROVALS*

Total				5
Address	Owner	Zoning	Use	Date
2244 Ravine	Crossroads Digital	I-2	billboard	2/7/19
2015 Schippers Ln.	VDI, Inc.	I-2	Change of use – manufacturing	6/6-19
2710 Ravine	Balkema	I-2	Storage building	7/11/19
1100 Foster	Luiten greenhouse	I-1	Storage building	7/11/19
2238 E Main	Young	C-2	Change of use to	7/11/19
3735 E Main	Griffith	C-2	Office building	Denied 8/1/19
3117 Nichols Rd	Rugby club	R-2	Athletic field site plan amendment	Denied 9/5/19
3713 W Main	Kalsec	PUD	Manufacturing building	10/3/19
241 W Mosel	ZJ Properties	C-1	Change of use to retail & greenhouse	10/3/19

The Planning Commission approved seven site plan amendments of various types: VDI, Young, and ZJ Properties requested changes of use; Crossroads digital applied for a billboard in a gravel pit; Balkema, Luiten and Kalsec added buildings to existing sites.

Rugby Club requested a site plan amendment to allow a gravel parking lot and was denied: Griffith requested an additional office building but was denied due to inadequate information on the site plan.

*ORDINANCE  
AMENDMENTS*

Total 2019		1
Subject	Decision	Date
Recreational marijuana	Recommended but returned by the Board	10/3/19
Recreational marijuana	Minor revisions in part	TBD

Zoning text amendments to provide for recreational marijuana facilities within the zoning ordinance along with the special use conditions was recommended to the Board but returned for revisions. The Planning Commission made minor changes to the text for those recreational uses similar to the medical marijuana uses and returned those to the Board but work continues on those recreational marijuana uses that are not similar to the medical marijuana uses.

*SPECIAL EXCEPTIONS*

Total Reviews 2019					6
Address	Applicant	Use	PC Decision	Date	
4201 W Main	Drive N Shine	Car wash	Approve with conditions	4/4/19	
3713 W Main	Kalsec	New research building	Approved	4/4/19	
3315 Ravine	Tali's market	Auto filling station	Postponed action then Denied	4/4/19 9/5/19	
2710 W Main	Beacon Special Housing	Dog park	Denied	7/11/19	
1421 Healy	Kalamazoo County	Solar farm	Approved	8/1/19	
2129 E Michigan	Preferred Auto	Salvage yard	Approved	9/5/19	
3315 Ravine	Midwest X LLC	Medical marijuana	Approved	10/3/19	
2105 N Burdick	Swift	Medical marijuana	Approved	10/3/19	

In 2018-19 there were eight applications for special exception uses. Six of the requests were approved, several were approved with a healthy list of conditions most of which required subsequent follow up with Township Staff to

ensure compliance with Planning Commission requirements. Two were denied: 2710 W Main presented too many potential conflicts with surrounding uses.

Total Renewed Permits 2019		6
Applicant	PC Decision	Date
Superior Gravel	Approved	June 7
Consumers Concrete (1800 Ravine & 1100 Nazareth)	Approved	June 7
Hillside	Approved	June 7
Stoneco of Michigan	Approved	Aug. 2
Aggregate Resources	Approved	Aug. 2

Existing gravel mining permits are required to be reviewed annually. The six mining operations appeared before the Commission for their annual reviews, and each was approved for continued operation for 12 months. For most, there were no significant issues that came from these discussions.

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## ADDITIONAL ACCOMPLISHMENTS

The Planning Commission is in the process of developing rules for recreational marijuana facilities. Those uses similar to the medical marijuana facilities are proposed to be provided for in the same manner.

# MEETINGS AND ATTENDANCE

## MEETINGS

The Planning Commission had 11 regular meetings in 2019 plus 1 Joint Meeting held with the Township Board and Zoning Board of Appeals in July to discuss provisions for Recreational Marijuana.

As shown here, the Planning Commission members are clearly very dedicated and are committed to their role with health issues causing the majority of absences from members. Tonni Hitt resigned in June for health reason, while James Cripps chose to retire in October and Henry Dingemans chose to retire in December after many years of service. Warren Cook and Christopher Mihelich were appointed to replace Hitt and Cripps in November.

## ATTENDANCE

Commissioner	Meetings Attended
Fred Nagler (Chair/ZBA Liaison)	11 of 12
James Cripps (Vice-Chair*)	7 of 7*
Henry Dingemans (Secretary*)	9 of 12*
Jeremy Hathcock (Township Board Liaison)	10 of 12
Denise Hartsough (new Vice-Chair*)	12 of 12
Tonni Hitt	2 of 5*
William Chapman	12 of 12
Warren Cook	3 of 4 **
Christopher Mihelich	4 of 4 **

\*resigned during the year  
 \*\* new appointments

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## LOOKING AHEAD

One of the purposes of the Annual Report is to look ahead at 2020 and anticipate those items that the Planning Commission desires to address or work on over the next 12 months and beyond. Although it is impossible to predict everything that will arise in the next year, based on issues that have arisen over the past several months and current problems in the community, the Commission is aware of certain items that must be addressed in the near future to resolve these problems.

Based on this, the Commission has identified the following goals for the next 12 months and beyond for the Planning Commission and Township overall:

- As former Chairman VanderKlok pointed out, the zoning ordinance is not perfect and the Planning Commission should identify unanticipated problems that arise in the implementation of the new text or map and work to correct inconsistencies and/or mistakes.
- Update the Township's Master Plan and Future Land Use Map.
- Work with Kalamazoo County, other agencies, and/or private foundations to fund various projects in the community.
- Encourage State support to develop a full interchange at the intersection of Business Route 131 and US-131, which would create increased economic development opportunities in the northern portion of the Township and plan for future developments.
- Annually update the Capital Improvement Plan.
- Work towards a Corridor Improvement Authority (CIA) for the West Main Hilltop commercial area.

A variety of these projects exceed the scope and budget traditionally assigned to the Planning Commission. Funding could be sought through grants or other partner agencies. The remaining items can be accomplished working internally with the typical budget allocation made for the Planning Commission in the Township budget.