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**Charter Township of Kalamazoo
Minutes of a Planning Commission Meeting
Held on August 6, 2020**

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A regular meeting of the Kalamazoo Charter Township Planning Commission was conducted on August 6, 2020, commencing at 7:00 p.m., via Zoom remote teleconference pursuant to Michigan Governor’s Order 2020-154 in light of the coronavirus outbreaks.

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Present were:

19
20
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22

William Chapman
Denise Hartsough
Christopher Mihelich
Fred Nagler, Chairman
Warren Cook

23
24

Absent was:

25
26
27
28

None.

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Also present were Township Planner Patrick Hudson, Township Manager Dexter Mitchell, Township Attorney Roxanne Seeber; and approximately 14 additional interested persons were present electronically.

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34

Call to Order

35
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38

The Chairman called the meeting to order at 7:00 p.m. Due to Executive Orders issued by the Governor relating to the COVID-19 pandemic, this regular Planning Commission meeting was held electronically via Zoom and properly noticed so that any interested party could attend and participate.

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Roll Call and Recognition of Visitors

41
42
43

Nagler welcomed those in attendance.

44
45

Approval of the Agenda for the August 6, 2020 Planning Commission Meeting

46
47

The first item on the agenda was approval of the agenda for the August 6, 2020 regular Planning Commission meeting. The Commissioners received the revised meeting agenda in their packets.

Upon motion of Cook, supported by Chapman, and unanimous vote, the agenda was approved as amended.

Approval of Meeting Minutes of the May 7, 2020 Planning Commission Meeting Minutes and the July 2, 2020 Planning Commission Meeting Minutes

The next item on the agenda was approval of the May 7, 2020 regular Planning Commission meeting minutes. Copies of the draft meeting minutes were provided to the Commissioners in their agenda packets.

1 Several Commissioners recommended revisions to the proposed May 7, 2020 regular Planning
2 Commission meeting minutes. Seeber hand wrote the changes onto the draft minutes.

3
4 Upon motion of Cook, supported by Mihelich, and unanimous vote, the minutes of the May 7, 2020
5 regular Planning Commission meeting were approved as revised. Seeber signed the minutes on behalf of
6 Mihelich and indicated that she would email the approved minutes to Hudson.

7
8 The next item on the agenda was approval of the July 2, 2020 Planning Commission regular meeting.
9 Copies of the draft meeting minutes were provided to the Commissioners in their agenda packets. Several
10 Commissioners recommended revisions to the draft July 2, 2020 regular Planning Commission meeting
11 minutes. Seeber handwrote the changes onto the draft minutes.

12
13 Upon motion of Cook, supported by Hartsough, and unanimous vote, the minutes of the July 2, 2020
14 regular Planning Commission meeting were approved as revised. Seeber signed the minutes on behalf of
15 Mihelich and indicated that she would email the approved minutes to Hudson.

16
17 **Scheduled Reviews—gravel mines and concrete crushing**

18
19 ***Aggregate Resources—4274 Ravine Road.***

20
21 Hudson noted that the site is well-maintained. The bond is set to expire on November 30, 2020. The
22 liability insurance is set to expire on September 1, 2020. The Soil Erosion Permit expires on April 19, 2021.
23 He commented that the site for concrete crushing was well-placed and that no complaints had been
24 received. Inspection fee was paid.

25
26 Phil Cole (1500 River Street, Kalamazoo) from Aggregate Resources spoke. He spoke on the business
27 operations of the last year.

28
29 Upon motion of Chapman, supported by Cook, and unanimous vote, the Aggregate Resources Concrete
30 Crushing Permit for 4274 Ravine Road was extended for another year

31
32 ***Stoneco—3800 Ravine Road.***

33
34 Hudson noted that the site was well-maintained. The bond has an indefinite term commencing on June
35 11, 2020. The liability insurance certificate for the property expired on September 1, 2019. The Soil
36 Erosion permit expired on July 27, 2020. The inspection fee was paid. No complaints had been received.

37
38 Tony Halloran, from Stoneco, spoke. He spoke on the business operations of the last year.

39
40 Upon motion of Mihelich, supported by Cook, and unanimous vote, the Stoneco permit for 3800 Ravine
41 Road was extended for one year, conditioned upon receipt of new soil erosion permit and liability
42 insurance certificate by zoning administrator on or before August 15, 2020.

43
44 ***Lounsbury Excavating—1800 Ravine Road.***

45
46 Hudson noted that this property is a portion of the former Consumers Concrete site. Half of it was sold
47 to Kalamazoo Public Schools and is used for the bus garage. The bond expires in 2021. The liability
48 insurance expires in December 2021. The soil erosion permit had expired on May 30, 2020. Hudson's

1 concern was that when the Kalamazoo Public Schools purchased half of the lot, a lot of the required
2 vegetation was removed. The Commissioners agreed that they would later discuss the situation more in
3 new business.

4
5 Mike Hiestand, President of Lounsbury Excavating, spoke. He mentioned that their work at the site has
6 been mostly clean up. He also mentioned that Lounsbury has done most of the site work for the
7 Kalamazoo Public Schools over the last year and that they will be putting in the proper vegetation to be
8 in compliance with the site plan. Hiestand said that the company is excited to be in the township because
9 of all of the work they are doing in Kalamazoo County.

10
11 Hartsough asked about the Earth Change permit and if it is in process. Hiestand said yes it is in process;
12 there was an error since it was their first time filling it out and a revision had to be submitted. Hiestand
13 expects to see it next week. Hudson asked that it be emailed to him.

14
15 Chapman asked if any buildings will be going up on their property. Hiestand said there will not be any
16 going up on their property that is behind Kalamazoo Public Schools. Hiestand mentioned that Jeff Paulson,
17 architect for Lounsbury, was also present for questions.

18
19 Upon motion of Cook, supported by Hartsough and unanimous vote, the Lounsbury Excavating Permit for
20 1800 Ravine Road was extended for one year.

21
22 ***Peters Construction—N-P Construction—720 Mosel Ave.***

23
24 Hudson read his report, indicating that the bond, liability insurance, and soil erosion permit had all
25 expired. The inspection fee was due. He had received a complaint about wood burning. He noted that
26 the site had not been inspected since 2014. There are spoil piles approximately 45 feet in height located
27 thereon. Additionally, they are recycling iron from concrete crushing.

28
29 Mark Howard, President of Peters Construction and N-P Construction, spoke. He apologized for the
30 oversight of not paying the inspection fee and that he will take care of that soon. He also mentioned that
31 no mining has taken place there. They crush concrete at the site for their personal jobs and they contract
32 out that crushing, they do not have their own equipment for that on the site.

33
34 Upon motion of Mihelich, supported by Chapman and unanimous vote, the permit for 720 Mosel Avenue,
35 contingent on the inspection fee being received by the Township Planner, was extended for one year.

36
37 **Public Hearings**

38
39 **6a. 937 Foster---expansion of site—recreational and medical marijuana.**

40
41 The first public hearing on the agenda was the request of Cross Country Enterprises, LLC (Operator) and
42 Robert Sienko, (owner) for special exception use and site plan approval for a proposed parking lot on the
43 property addressed as 939 Foster (Parcel NO 05-24-285-00) to service the adult use marijuana retailer and
44 medical marijuana provisioning center special use located at 937 Foster (Parcel NO. 06-24-285-180).
45 Standards for additional off-street parking are contained in Section 4.01.4 of the Township Zoning
46 Ordinance. The property is located in the I-1 "Light Industrial" District Zoning Classification. Standards
47 for site plan review and approval are contained in Section 26.02 of the Township's Zoning Ordinance.

1 Hudson read through his report. He stated that there is an existing medical/recreational marijuana
2 provisioning center/retailer on a 29,403 square foot parcel which was approved in 2018. The proposed
3 improvement to the site was the addition of a parking lot to the east; and the reconfiguration of the
4 driveway. Hudson stated that the surrounding properties on the east and south are zoned I-2 General
5 Industrial. The properties to the west of the proposed parking lot are zoned C-2 "Commercial Corridor".
6 However, the property immediately to the east is occupied by a lawfully nonconforming occupied
7 residence. Properties to the north across Lake Street are zoned C-2 and are either vacant flood plain
8 and/or occupied by commercial uses.

9
10 Hudson stated that the applicants wished to incorporate the retail adult use marijuana retailer into the
11 existing 2,676 square foot commercial building which was already located on the property. He gave the
12 dimensions of the property and the lot coverage percentages, noting that all setbacks and lot coverage
13 parameters were met. Eleven parking spaces were required, based on 3 employees and the usable floor
14 area. The reconfigured site has 29 spaces, and 24 more available in the overflow lot.

15
16 Hudson stated that the request was for an additional parking lot. There are a total of 52 parking spots
17 already available to serve the site, including the overflow lot across Foster Avenue. He stated that the fire
18 standards site plan ordinance requires a 26' wide lane for emergency access, which could be provided by
19 removing the eastern-most parking space in front of the building. He furthermore noted lines on the site
20 plan that may indicate that proposed fencing would interfere with emergency access.

21
22 Hudson indicated that the parking lot must be landscaped because it has more than 18 parking spaces.
23 Considering the landscaping adjacent to road requirements, Hudson indicated that one more shade tree
24 or evergreen and 25 more shrubs were required along McCormick. Additional landscaping is required
25 along the McCormick adjacent residential use, he said.

26
27 Hudson continued along through his report. He commented that all special use standards had been met;
28 with the possible exception of amending the insurance for the new use.

29
30 Hudson next considered the site plan standards. He noted that all site plan standards had been met and
31 were previously-approved. He referred the group to Section 4.01.A. of the Zoning Ordinance which
32 indicates that the applicant must establish sufficient justification for the requested additional parking.

33
34 Hudson recommended that if the request were granted, that at least one parking space in front of the
35 building be required to be removed in order to provide the 26' wide emergency access; that the Planning
36 Commission be satisfied that excess parking was justified; addition of trees/hedges along the adjacent
37 residential use; and the amendment of liability insurance, if required.

38
39 Properties to the west are vacant or back up to BL-131. Property immediately to the north is vacant and
40 properties to the east are either used for a trucking yard or are undeveloped. Hudson noted that all
41 setbacks are existing and that some are lawfully non-conforming as to setbacks. The maximum lot
42 coverage permitted is 75%, while the buildings take up 28.9% of the parcel and are not expected to expand
43 in size as a result of this application.

44
45 Nagler asked Hudson if the public hearing is for a special use. Hudson said yes, it is an expansion of the
46 special use to the next lot. Then there will be a site plan review.

1 Jason Blaauw, from Chevalier Holdings, spoke. He spoke on how this expansion design will help with
2 curbside pick up and the flow through the parking lot.
3
4 Cook asked about the expansion of the parking lot and how the retention ponds will be affected by snow
5 removal. Blaauw answered that they will not be. The current snow removal plan is to push the snow in
6 the southwest corner of the lot, towards the detention area, near Foster Street. Cook then clarified that
7 this snow removal would benefit McCormick Street too and Blaauw said it will.
8
9 Hartsough then clarified that they are currently talking about the special use extension, by the addition of
10 a parking lot off-site in another location.
11
12 Nagler asked about timing regarding the construction of the parking lots. Blaauw answered that they
13 would build this lot first, and then do the other previously approved lot. Seeber indicated that if they
14 never got to the first approved lot, then at some point the approval for it would expire, depending on the
15 time limit in the zoning ordinance for commencement of construction of the special use.
16
17 The chairman opened a public hearing on the request at 7:41PM. No one spoke for or against it. The
18 chairman closed the public hearing 7:42PM.
19
20 Hartsough made a motion to approve extending the special use to the additional purchased lot. Cook
21 seconded the motion.
22
23 Mihelich asked since Chevalier Holdings was interested in signing the maintenance agreement for
24 McCormick Street if the Planning Commission could make that a condition.
25
26 Hartsough withdrew her motion.
27
28 Mihelich made a motion to approve extending the special use to the additional purchased lot with the
29 condition that Chevalier Holdings sign a maintenance agreement for McCormick Street. Nagler seconded
30 the motion. Unanimous vote.
31
32 The Planning Commission next considered the request for site plan approval.
33
34 Chapman and Nagler asked if the same road cross intersection will be put in. Blaauw said yes they are and
35 it will extend to the end of their property.
36
37 Cook asked if it was also going to be curbed. Nagler said that the plan does show that. Mihelich asked if
38 the Fire Marshal wanted a section of the curb removed. Hudson said yes and that it was the little curbs in
39 front of the building. Blaauw mentioned that they submitted plans today that did expand that area.
40
41 Hartsough asked if the revised site plan had more landscaping. Blaauw said that it did not, but they will
42 revise it to include what the Board wants. Cook asked if they were to make that a condition if Hudson
43 would handle that administratively.
44
45 Cook wanted to clarify if the revised plan included one less parking spot. Hudson and Blaauw both
46 answered yes.
47

1 Chapman asked if the parking lot is ADA compliant. Blaauw said yes it is; there are two ADA parking spaces
2 closest to the building.

3
4 Cook asked about the liability insurance. Hudson said the insurance just needs to be amended to include
5 the new lot.

6
7 The board had questions regarding if they can make any conditions on the original motion and stipulate
8 how the lots are built. Seeber said no they cannot make any conditions like that, but also mentioned that
9 the original special use approval will expire naturally if they do not use it.

10
11 Upon motion of Cook, supported by Mihelich and unanimous vote, the site plan was approved with the
12 conditions that additional landscaping be included in the site plan, a copy of the maintenance agreement
13 for McCormick Street be submitted to the Township, an updated site plan be submitted to the Township
14 Planner showing the removal of the one parking space as requested by the Fire Marshal, and that updated
15 liability insurance including the additional lot be provided to the Township.

16
17 **6b. Third Coast Development, LLC—lumber yard at 3801-3850 Lake Street.**

18
19 The next public hearing was the request of Sami Investments LLC / Third Coast Development LLC (owner)
20 and Max Benedict (applicant) for special exception use and site plan regarding a proposed lumber yard
21 with expanded outdoor storage at 3801 and 3825 Lake Street (Paracel Nos. 06-24-280-050; 06-24-280-
22 041). The property is approximately 16.3 acres in area and is located in the C-2 District Zoning
23 Classification. Standards for consideration of a lumber yard special use are contained in Section 18.02
24 B.12 of the Township Zoning Ordinance. Standards for site plan review and approval are contained in
25 Section 26.02 of the Township Zoning Ordinance.

26
27 This is a vacant property formerly occupied by an auto dealership. Site is 713,513 sq.ft. (16.4 acres) and
28 is a corner lot at the southeast corner of Lake Street and Sprinkle Road. The property has 560' frontage
29 on Lake and 770'+/- frontage on Sprinkle. Besides converting the existing buildings for use as lumber sales
30 and offices the proposal is to construct 480 feet of storage sheds along the lot lines fronting on Sprinkle
31 and the river.

32
33 The property to the east across Sprinkle is in Comstock Township, is zoned B-2 Community Business and
34 is occupied by a restaurant; the property to the west is zoned C-2 and is largely vacant with the front
35 occupied by a retail business. The property south across Lake Street is zoned I-1 Light Industrial and is
36 occupied by a used car dealership; the properties across the Kalamazoo River to the north are zoned I-2
37 and are vacant properties in the Flood Plain.

38
39 Hudson said that part of his concern is the storage sheds that would be along Sprinkle Road and the
40 setbacks. The limited access must be discussed and if this is a "front yard". Hudson also mentioned that
41 landscaping was not shown on the site plan, however there was a note on the plan.

42
43 Cook asked about the black line on the site plan and if it was a driveway. Hudson said that line is the path
44 a semi-truck would have to drive on in the 26 foot fire lane.

45

1 Chapman asked if there was an entrance on Sprinkle Road. Hudson said no, only on Lake Street. Chapman
2 also asked if the buildings are on wetland. Hudson said no they were not, some of the property is on the
3 flood plain, but the buildings are not.

4
5 Hudson mentioned that the two gates on the site plan are not wide enough to be emergency exits and
6 how they will need to be widened. Also, the Fire Marshal will need to know the types and amounts of
7 products that will be stored in the sheds.

8
9 Mihelich Inquired to Hudson if Comstock Township had any ordinances regarding lumber yards or covered
10 buildings, since they have Menards. Hudson was not sure if they did or not.

11
12 Hudson recommended approval of the special use, but that there will need to be more discussion
13 regarding the site plan.

14
15 Max Benedict, from Third Coast Development, spoke. Benedict mentioned that Comstock Township
16 permits outdoor storage without any enclosure, such can be seen at ABC Supply. Their storage will be
17 three sided with an open front to be in compliance with the zoning ordinance. All of their building
18 construction will be done on the old parking lot area and the existing building, so no water drainage will
19 be affected. Benedict also mentioned that they will be removing the old fuel tanks that are under ground
20 and replacing the roof.

21
22 Cook asked Benedict how the business plans have reflected the 100 year flood plain. Benedict spoke on
23 the elevated buildings and how they are prepared for the flood plain.

24
25 Hudson said that Fire Marshal was opposed to the unloading area being in the fire lane. Benedict said that
26 they discussed they will sprinkle the building and the existing 18-foot path around the building will be
27 allowed.

28
29 Nagler asked if a new water service will have to be run for the sprinkler system. Benedict said yes it will
30 be.

31
32 Hartsough asked about the 5-foot-deep shed. Benedict said that it is designed for pallet storage.

33
34 Hudson asked how tall the sheds are. Benedict answered that they would prefer them to be 12 feet tall,
35 but have proposed 8 feet tall. Hudson said that he was thinking that they could consider the sheds as a
36 fence if they were 8 feet.

37
38 Benedict asked if that means that the sheds could be 9 feet tall and then slope down to 8 feet tall to help
39 with water runoff and then they can have 8 feet of useable space. Hudson said no, the max height would
40 need to be 8 feet.

41
42 The chairman then opened a public hearing on the request 8:17PM. No one spoke for or against the
43 application. The chairman closed the public hearing 8:18PM.

44
45 Chapman mentioned that the lot has been vacant for three years, so their business will be an
46 improvement. Cook agreed. Hartsough agreed that it would be nice and fits in with the area.

1
2 Chapman asked if the fencing would cover the whole perimeter or just that certain area. Benedict
3 answered that there are currently some fencing and natural barriers, but they were counting on since that
4 security was good enough for protecting snowmobiles, that it would be enough to house pallets of wood.

5
6 Nagler mentioned that he agreed with Hudson’s assessment of the side yard and the setbacks; he is
7 comfortable with the proposed 35 foot setback of the storage sheds.

8
9 Mihelich mentioned that they are also way under the lot coverage requirements too.

10
11 Benedict mentioned that they already removed the signage from along Sprinkle Road.

12
13 Mihelich asked if the township was going to need revised site plans. Cook said that that would make sense.
14 Nagler asked if the board is going to ask them to remove the parking spaces lines. Mihelich thought they
15 should. Cook suggested that they designate that area for snow removal piles, then they wouldn’t have to
16 remove those lines. Mihelich asked if Hudson would be willing to administratively approve that. Hudson
17 said yes.

18
19 Chapman asked if they are going to remove the tanks. Nagler and Benedict both said yes.

20
21 Mihelich moved to approve Third Coast Development’s special use with the condition that the site plan
22 is amended to identify the removed spaces, where the chain link fence is going, where the covered storage
23 structure will be located, and additionally the removal of the oil tanks.

24
25 Cook asked if conformance to the fire code should be a condition. Chapman added that the fencing should
26 not exceed 8 feet tall. Mihelich agreed.

27
28 Mihelich amended his motion to approve Third Coast Development’s special use with the condition that
29 the site plan is amended, with Fire Marshal approval and Township Planner’s administrative approval, to
30 identify the removed spaces, where the chain link fence is going, where the covered storage structure will
31 be located, the removal of the oil tanks, compliance with the fire code, and that the fencing will not exceed
32 8 feet. The motion was supported by Cook and unanimously approved. .

33
34 The Planning Commission next considered the request for site plan approval.

35
36 Hartsough asked Hudson about his concern with the landscaping. Hudson said that the required
37 landscaping will be added with the revised site plan. Benedict said that they will be working with their
38 architect about this.

39
40 Upon motion of Hartsough, supported by Mihelich and unanimous vote, the site plan was approved with
41 the conditions that additional landscaping be included in the site plan and has the approval of the
42 Township Planner.

43
44 **New Business**

45
46 **7a. 1100 Foster – Luiten – site plan amendment**

47

1 The next new business was the request of applicant Arie Luiten, Luiten Greenhouse Tech, at 1100 Foster
2 Avenue (Parcel No. 06-24-430-032). The property is owned by Orange Tree Properties, LLC. The property
3 has an existing use in an existing 6,100 square-foot building and a 2,520 square-foot storage building on
4 a 95,832 square-foot property (2.2 acres). The property is located within the 500-year floodplain. The
5 proposal is construct a 4,500 square-foot storage building.

6
7 The property to the north is zoned I-1 but is occupied by a nonconforming dwelling. The property to the
8 west is zoned C-2 Commercial Corridor and is occupied by a parking lot for a commercial use. The
9 properties to the south are zoned R-2 and are occupied by dwellings. The properties across Foster Ave.
10 to the east are zoned I-1 and are occupied by a light industrial use and two nonconforming dwellings.

11
12 The property is in the 500 year floodplain and an area of 2' to groundwater. The new building will increase
13 storm water discharge by approximately 1,500 cubic feet. Hudson notes that there will also need to be
14 an increase in driveway/parking areas with an unknown increase in storm water runoff. No details were
15 supplied as to the storm water capacity of the existing basin.

16
17 Hudson said that he could not recommend approval for this.

18
19 Planning Commission notes that there are too many things missing. Neither the applicant nor a
20 representative was on the Zoom meeting to discuss the request.

21
22 Hartsough made a motion to deny the site plan amendment request. Mihelich seconded the motion.

23
24 Hudson noted that the problem is that the building is already up. Nagler asked what authority they have
25 to make them take it down. Mihelich noted that they were put up there, they can get taken down and
26 moved somewhere else.

27
28 Hudson asked if the board could add a condition of a timeline for removal. Nagler asked Seeber if they
29 could. Seeber said that the building is in violation now. The Township's Ordinance Enforcement Officer
30 can go write a citation now.

31
32 Mihelich asked if this building has occupancy. Seeber said no and that it would not get it.

33
34 Hartsough made a motion to deny the site plan amendment request. Mihelich second the motion. The
35 motion passed by unanimous vote.

36
37 **7b. 1800 Ravine – Lounsbury site plan amendment – gravel**

38
39 The next new business was the request of applicant Lounsbury Excavating for 1800 Ravine Road (Parcel
40 NO. 06-08-430-018). This parcel was a former Consumers Concrete gravel mine. Half of property was sold
41 to Kalamazoo Public Schools for a bus facility. School district removed the tree/landscaping buffer along
42 Ravine Road. Hudson mentioned that he would recommend approval, but the board just needed to
43 discuss the required roadside vegetation.

44
45 Jeff Paulson, architect for Lounsbury, spoke on the site plan. He mentioned that it is a pretty simple site
46 plan that is cleaning up the property. He commented on the removed vegetation when the bus garage
47 was built, but the plan shows a 6 foot tall berm and plantings that will be put in to buffer operating noise.
48 That area is still being cleaned up and mined, but the berm will be going in when that is done.

1
2 Cook commented on the plan saying that there are still some plantings there and thanked Lounsbury for
3 doing this.

4
5 Hartsough commented that she likes the idea of the plantings on the property line. Mike Hiestand,
6 President of Lounsbury Excavating, spoke and said that there will be plantings for curb appeal.

7
8 Upon motion of Cook, supported by Chapman, and unanimous vote, the site plan was approved.
9

10 **7c. 118 S. Kendall – Latvian Church site plan**

11
12 The next new business item was the Kalamazoo Latvian Church, 118 S Kendall Avenue (Parcel No. 06-17-
13 305-160) site plan review. In 2019, the Latvian Church burned down. The applicant wishes to replace the
14 church with a larger facility in a different location on the same property.

15
16 The applicant will remove the remains of the church and a 1,000 sq.ft. garage, then construct a 3,180
17 square-foot sanctuary connected to an existing 6,000 square-foot assembly hall (Sanctuary to have 106
18 seats). They would retain 54 parking spaces and add 17 new parking spaces and the 1,400 square foot
19 rectory.

20
21 The property is zoned RM-3 as are all of the properties to the south and across Kendall Avenue to the
22 east. These properties are occupied by apartment buildings. The properties adjacent to the north on
23 Cherry Hill Street are zoned R-1 Single Family Residential and are occupied by single-family homes. The
24 properties to the north fronting on Kendall Avenue are zoned RM-3 and are occupied by apartment
25 buildings. The properties to the west, fronting on Solon Street are zoned R-2, Single and Two-family
26 Residential. These lots are vacant and wooded.

27
28 Hudson suggested approval of the site plan, but discussion needs to be had about the storm water
29 retention and a landscaping waiver.

30
31 Hudson also mentioned that the driveway and aisle widths were not correct per Fire Ordinance, but he
32 believed that was fixed. Wristen Paschich, architect for the Latvian Church from Intersect Studio, and his
33 coworker, Joy, spoke and said they were prepared to demonstrate that the plan meets the 26 foot
34 requirement.

35
36 Cook asked about the assembly hall. Hudson commented on it and how they would like to build a hallway
37 connecting the church and the assembly hall.

38
39 Paschich spoke and said that they are excited for this project.

40
41 Cook asked if the plan shows the type of shrubs that will be put in there. Joy mentioned that it does not
42 specifically call out the landscaping. The site is currently heavily wooded, and they will replace what is
43 taken out by construction.

44
45 Cook asked about the storm water calculations. Joy said they will send those over and that will show the
46 need for water retention and detention if needed. Nagler commented that if a basin was needed then
47 they would have to run piping to it and Joy agreed.
48

1 Cook asked about the aisle widths. Hudson mentioned that had been handled, but that he was waiting for
2 documentation on that. Nagler said they can make that a condition.

3
4 Cook asked for a photometric map. Joy said that was sent as a supplemental attachment. Hartsough said
5 that the photometric was not in the packet.

6
7 Cook asked if the site was all connected to public utilities. Joy said that yes they were.

8
9 Hartsough asked if Hudson would deal with the outstanding issues administratively. Cook approved of
10 that. Hudson said yes he would.

11
12 Upon motion of Chapman, supported by Cook, and unanimous vote, the site plan was approved with the
13 conditions that the storm water calculations be provided along with the basin designs if necessary, that
14 the aisle widths are shown on an amended site plan, and the assembly hall is not be to rented out
15 separately from the church.

16
17 **Old Business**

18
19 **8a. Solar panel text amendment – 2nd draft**

20
21 There was no draft to discuss.

22
23 **8b. Master Plan – 5-Year Mandatory Update- Work Session**

24
25 Hudson mentioned that he is a little farther ahead on the project. Hudson made contact with a person at
26 the County GIS, so should have maps soon. A date for further discussion will be scheduled after the
27 Commissioners have maps to review.

28
29 **Open Discussion – Members of the Audience**

30
31 None.

32
33 **Report of the Township Board Representative**

34
35 Cook gave an update on the most recent Township Board happenings, including the Black Lives Matter
36 discussion and the manager’s review.

37
38 Manager Mitchell added that the Township Board passed a proclamation that Racism is a public health
39 crisis. Also, the review will be happening after the election since Clerk Mark Miller is leading it.

40
41 Cook also mentioned the audit report and the recommendations from it.

42
43 Chapman inquired if he could ask the Township Board to consider supporting the Americans with
44 Disabilities Act anniversary and the work that it has done in the community. Cook said he liked that idea
45 and asked if there was language out there for something like that. Chapman believes there is, and he will
46 get the information to Cook.

47
48 **Report of the Township ZBA Representative**

1
2 Nagler gave an update based on the most recent ZBA meeting.

3
4 **Comments from Planning Commission Members**

5
6 Chapman spoke on how his neighbors liked Manager Mitchell communicating with them.

7
8 Cook also spoke on the August 4, 2020 State Primary Election and how he worked as an election inspector.
9 He mentioned that more people should consider being an election inspector and helping out.

10
11 Mihelich mentioned he purchased a decibel reader.

12
13 **Report of the Planner/Zoning Administrator**

14
15 Hudson mentioned that he forwarded training information from the MTA to the commission. Also, that
16 there will be a meeting next month.

17
18 **Report of the Township Attorney**

19
20 Attorney Seeber mentioned that the ordinance amendment that went through was for the removal of
21 item number 13. The solar situation, according to Trustee Steve Leuty, “backfired” and will need to go
22 back to the drawing board.

23
24 Mihelich asked what the backfire was regarding the solar. Seeber said they want the change, but are not
25 sure how to actually do it and it is a much larger project than expected.

26
27 **Adjournment**

28
29 There being no further business to come before the Planning Commission, upon motion of Mihelich,
30 seconded by Nagler, and unanimous approval, the June 4, 2020 regular Planning Commission meeting was
31 adjourned at 9:22PM.

32
33
34
35 _____
36 Christopher Mihelich, Secretary

37
38 **SYNOPSIS OF ACTIONS**

39
40 The Kalamazoo Township Planning Commission undertook the following actions at the August 6,
41 2020 regular Planning Commission meeting:

- 42
43 • Approved a one-year extension of the gravel mining/concrete crushing permit for Aggregate
44 Resources at 4274 Ravine.
45 • Approved a one-year extension of the gravel mining/concrete crushing permit for Stoneco at 3800
46 Ravine.
47 • Approved a one-year extension of the gravel mining/concrete crushing permit for Lounsbury at 1800
48 Ravine.

- 1 • Approved a one-year extension of the gravel mining/concrete crushing permit for Peters
- 2 Construction and N-P Construction at 720 Mosel.
- 3 • Approved the special use expansion and site plan with conditions for 937 Foster- recreational &
- 4 medical marijuana—additional parking
- 5 • Approved the special use expansion and site plan with conditions for Third Coast Development,
- 6 LLC—lumber yard at 3801-3850 Lake Street.
- 7 • Denied the site plan amendment request for Luiten at 1100 Foster.
- 8 • Approved the Lounsbury site plan amendment at 1800 Ravine.
- 9 • Approved the Latvian Church site plan at 118 S. Kendall with conditions.

DRAFT