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**Charter Township of Kalamazoo
Minutes of a Planning Commission Meeting
Held on April 4, 2019**

8 A regular meeting of the Kalamazoo Charter Township Planning Commission was conducted on
9 April 4, 2019, commencing at 7:00 p.m., at the Township Hall.

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Present were:

15 William Chapman
16 Jeremy Hathcock
17 Fred Nagler, Chairman
18 Denise Hartsough
19 Jim Cripps

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Absent was:

23 Henry Dingemans
24 Tonnie Hitt

25 Also present were Township Zoning Administrator Patrick Hudson, Township Manager Dexter
26 Mitchell, Township Attorneys Roxanne Seeber and Seth Koches, and approximately eight
27 additional interested persons.

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Call to Order

32 The Chairman called the meeting to order at 7:00 p.m.

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Roll Call and Recognition of Visitors

37 The Chairman welcomed those in attendance and noted that all Commissioners, except
38 Dingemans and Hitt, were present.

39 Upon motion of Cripps, supported by Hathcock, and unanimous vote, the Commissioners
40 excused Dingemans and Hitt from the meeting.

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Approval of Meeting Minutes for March 7, 2019

44 The first item on the agenda was approval of the March 7, 2019 regular Planning Commission
45 meeting minutes. Copies of the March 7, 2019 meeting minutes were provided to the
46 Commissioners in their agenda packets. Hartsough recommended several revisions to the
47 proposed minutes.

48 Upon motion of Chapman, supported by Hartsough, and unanimous vote, the minutes of the
49 March 7, 2019 regular Planning Commission meeting were approved with revisions. Attorney

1 Seeber made the revisions to the minutes and provided the same to Hudson for transmission to
2 the Township staff.

3

4 **Approval of the Agenda for the April 4, 2019 Meeting**

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6 The Commissioners received the proposed agenda in their packets.

7

8 Upon motion of Cripps, supported by Hathcock, and unanimous vote, the agenda was approved
9 as presented.

10

11 **Scheduled Reviews**

12

13 None.

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15 **Public Hearings**

16

17 **4201 W. Main Street – Car Wash Facility Special Exception Use**

18

19 The first item set for public hearing was the request of Davenport University GIME, LLC and
20 DEV, 4201 W. Main Street LLC, for special exception use approval for a car wash facility located
21 on a portion of the former Davenport University property at 4201, 4203 and 4123 W. Main
22 Street within the Township. The property is zoned in the C-2 Commercial Corridor District
23 Zoning Classification. The standards for consideration of a special use request for an automobile
24 wash or car wash establishment by the Township Planning Commission are set forth in Section
25 8.02(F) of the Township Zoning Ordinance.

26

27 Nagler opened the public hearing. Hudson said that the applicant had submitted revised plans
28 to the Commission. Hudson prepared a staff report to the Commission, which was contained in
29 the Commissioners’ agenda packet. Hudson said that 4201 W. Main Street (Parcel No. 06-18-
30 330-072) is approximately 7.166 acres in size. Hudson’s report indicated that Section 18.02 (C-2
31 Commercial Corridor District Zoning Classification) of the Township Zoning Ordinance states
32 that an automobile wash or car wash establishment is a special exception use subject to the
33 standards contained in Section 8.02.F. Hudson’s report stated that Section 25.02, Schedule of
34 Regulations, states that the minimum lot area is 15,000 square feet, the minimum lot width is
35 100 feet and the maximum building height is 30 feet. Hudson’s report stated that the front
36 setback requirement is 35 feet, the side setback is 25 feet on each side, and the rear setback is
37 25 feet. Hudson’s report indicated that the maximum lot coverage is 60%.

38

39 Hudson said the applicant proposes to build a new car wash facility on 2.75 acres of the 7 acre
40 site using the northwest corner of the property; the proposed new facility is approximately
41 27,934 square feet on a portion of property covering 120,000 square feet. The entire site is
42 7.166 acres (312,151 square feet), however this includes two parcels (the north parcel is 3.85
43 acres). Hudson said the existing Davenport University building will be demolished and one
44 office building on the property to the south will remain for business office use.

1
2 Hudson said that the properties immediately to the west along W. Main Street and extending
3 south 230 feet are zoned C-2 and are occupied by restaurants and office buildings. Hudson said
4 the properties to the east and south are zoned PUD. Hudson said an apartment complex is
5 located to the south of the property. Hudson noted that an apartment complex located in the
6 RM-2 District is located to the west along the lot line 230 feet to the south of W. Main Street.

7
8 Hudson reviewed the site plan with the Commission. Hudson's report indicated that the
9 minimum lot area, minimum lot width, and building height satisfied the requirements of
10 Section 25.02. Hudson said that the front setback requirement is 35 feet and noted that the
11 proposed building is 80' from the W. Main Street right-of-way. Hudson stated that the ZBA
12 granted a variance from Section 8.02.F.4, which prohibited bays from facing streets and
13 requires a vacuum station to be located only in the rear of the property. Section 8.02.F.6 states
14 that the lot on which a car wash is proposed shall be no closer than 100 feet to a residentially-
15 zoned district. Hudson indicated that the ZBA granted a 100' setback (a 50' variance) from
16 Section 8.02.F.6 from the RM-2 District line. Hudson's report indicated that the rear setback is
17 25 feet and the proposed building is 100' from the south lot line. The maximum lot coverage for
18 the subject property is 60% and the applicant submitted a site plan depicting approximately
19 16% of the lot coverage for the building on the subject property.

20
21 Section 4.01(D)(8) provides an off-street parking table for commercial uses. Hudson's report
22 described the applicant's landscape screening plan. Cripps clarified the report, stating that the
23 applicant needed to plant one more tree in order to satisfy the ordinance requirements.
24 Hudson confirmed Cripps's statement. Hudson said that the applicant proposes a 280' long strip
25 of eleven 6' to 8' tall evergreens along the lot line adjacent to the RM-2 Zoning District. Hudson
26 discussed whether the proposed 12 feet of spacing would provide adequate sound buffering.
27 Hudson said the applicant did not submit any plans for signage and recommended the applicant
28 apply for sign approval separately. Hudson discussed the Fire Marshal's concerns regarding
29 access to the property. Hudson said that he received an engineer's report from the
30 manufacturer regarding decibel levels of the noise that is expected to be generated from the
31 car wash establishment.

32
33 Andrew Rossell from AR Engineering addressed the Commission on behalf of Haji Tehrani (the
34 applicant). Rossell displayed several renditions of the proposed car wash establishment for the
35 Commissioners to review. Rossell said the proposed car wash facility will be one of the nicer car
36 washes in the country. Rossell described the layout of the facility, indicating that the lube
37 center will be on the west side of the property and located inside a smaller building. The car
38 wash will be located next to the lube center, and the interior belt line for detailing will be
39 located next to the car wash. Rossell displayed the site plan on a projection screen for the
40 Commissioners to review as he described the facility's layout. Rossell said the exterior vacuum
41 units will be located at the front of the property, and that the applicant obtained a variance
42 from the ZBA to place the outdoor vacuum units in the front of the property; he noted that this
43 is now the industry standard. Rossell discussed Hudson's staff report and said he revised the
44 drive aisle on the west side of the property to address the Fire Marshal's concerns. Rossell

1 proposed keeping the access drive between the subject property and Popeye's open. Rossell
2 said the revised plans he submitted addressed landscaping and drainage. A storm water
3 retention basin will be located on the east side of the property, and the applicant plans to keep
4 one of the existing Davenport University buildings for office use. Rossell indicated he spoke to
5 the Department of Transportation about reconfiguring both driveway access points. Rossell
6 discussed the drainage plan, indicating that water will be collected and directed to the drainage
7 basin; most of the water used from the car wash will be recycled and re-used. Rossell said he
8 will work with a landscape architect to address screening and noise buffering issues on the west
9 side of the property. Rossell indicated that the revised plans added additional landscaping along
10 the south property line.

11
12 Rossell introduced Haji Tehrani (applicant) to the Commission. Tehrani said he is the CEO of
13 Drive & Shine, Inc. Tehrani displayed several renderings of the proposed facility to the
14 Commissioners, and he discussed the operation of a similar cash wash facility he owns in
15 Indiana. Tehrani described the car washing and detailing process, and explained the lube
16 facility's operations. Tehrani stated that approximately 80% of the water used from the car
17 wash is recycled and re-used, and he explained the filtration system and the water recycling
18 process. Tehrani indicated that the proposed car wash will cost approximately \$10 million.
19 Tehrani discussed noise concerns and said the dryers are located inside of the facility to reduce
20 noise emissions. Tehrani showed the Commission renderings of the dryers that will be located
21 inside the facility. The outdoor vacuuming units generate approximately 60 decibels of noise,
22 and Tehrani indicated that the traffic noise generated along W. Main Street is louder than the
23 noise generated from the outdoor vacuuming units. Tehrani agreed to address any landscaping
24 concerns to the satisfaction of the Commission. Rossell played a short video which explained
25 how the car wash and detailing facility will function.

26
27 Chapman asked how many employees will work outside of the cash wash facility. Tehrani said
28 there may be one employee outside to address the auto-pay station and to assist with traffic.
29 Cripps said that the plans depict the storm basin, but do not include a treatment chamber.
30 Rossell said he is still evaluating whether to implement an underground or above-ground
31 treatment device. Cripps understood, but stated the treatment device needs to be depicted in
32 the site plan. Tehrani said he is leaning towards installing an underground treatment device,
33 but is waiting to receive the cost evaluation. Cripps discussed the exit from the car wash facility
34 and traffic congestion noting that there isn't much room to turn a vehicle outside of the
35 building. Tehrani said there is approximately 35' to turn, which he believed was sufficient.
36 Cripps continued to discuss traffic congestion issues. Cripps said that the Fire Marshal
37 approved the design, but indicated the Township's revised ordinance requires the drive to be
38 26' wide. Cripps said the plans depict a 24' wide side access drive and recommended
39 compliance with the 26' requirement. The Township Fire Marshal said he approved the 24'
40 wide drive because he previously approved a different request that proposed a 24' wide drive.
41 The Fire Marshal said the existing sidewalk is reinforced and the revised plans indicate the drive
42 is now almost 26' wide. Rossell said that the reinforced curb is mountable by emergency service
43 vehicles.

1 Rossell said the plan may be revised to accommodate a 26' wide drive to ensure fire access.
2 Chapman asked Tehrani to confirm the hours of operation of the car wash facility. Tehrani said
3 the facility will be open Monday – Saturday 7:30 a.m. – 8:00 p.m.; the lube facility will be open
4 Monday – Saturday 8:00 a.m. – 7 p.m. Tehrani said the car wash facility will operate between
5 9:00 a.m. – 7:00 p.m. on Sunday and the lube center will operate 9:00 a.m. – 6:00 p.m. on
6 Sunday. Nagler confirmed that the outdoor vacuum units could not be operated during non-
7 business hours. Tehrani said the outdoor vacuum units are not operable when the facility is
8 closed. Chapman asked how many employees the car wash facility will accommodate. Tehrani
9 said approximately 15 employees. Chapman asked what customers do while they wait for their
10 cars to be washed or detailed. Tehrani said the process takes about 7 minutes, and the facility
11 will have couches and coffee available for customers. He explained that the process to wash or
12 detail a vehicle does not take much time.
13

14 Cripps discussed possibly moving the stacking lanes on the east side of the property. The Fire
15 Marshal said that the stacking on the east side of the property is a concern because the lane is
16 approximately 170' in length, running north to south, and he want to see building plans that
17 depict egress plans within that 170' drive. The Fire Marshal said it is likely one of those stacking
18 lanes will need to be eliminated. The Fire Marshal commented that if there is a fire inside the
19 car wash facility, the east side of the property will be closed off for quite some time. Nagler
20 and the Fire Marshall discussed possible revisions to the plans to accommodate proper ingress
21 and egress to the property. Nagler recommended adding an "exit right only" sign, or something
22 to that effect as a possible resolution. Hudson recommended a gate be installed that only
23 opens for the Fire Department. Tehrani agreed that a gate would address the access concerns.
24 Tehrani discussed installing signs as a possible resolution to traffic congestion.
25

26 Nagler indicated that the Commission will accept any public comments from interested parties
27 in support of or against the applicant's special exception use request for a car wash facility to
28 be located on a portion of the subject property. Ron Huster addressed the Commission. Huster
29 said he is the President of the Westwood Homeowner's Association. Huster said the HOA is
30 concerned about increased traffic congestion and hazardous parking situations; he suggested
31 revising the plan to better connect to W. Main Street, as there is concern for the safety of the
32 residents of Westwood. Jerry VanderVeen said he is the owner of Pinewood Glen Apartments,
33 which abuts the subject property. VanderVeen said he got to know Tehrani and called him an
34 honorable man. VanderVeen asked Tehrani how many cars he expects will use the car wash
35 facility each year. Tehrani indicated he expects approximately 100,000 cars to use the proposed
36 facility each year. VanderVeen expressed fear regarding the unknown and commented that he
37 has a sizeable investment in Pinewood Glen Apartments. VanderVeen expressed concern
38 regarding noise and screening; he submitted a letter to the Planning Commission requesting a
39 buffer be established to protect his investment. VanderVeen said he is opposed to the
40 applicant's request, but is hopeful. Don Martin commented that the car wash facility will cost
41 approximately \$10 million and indicated that Tehrani will have to develop other portions of his
42 property to offset the cost of the car wash facility. Martin expressed concern regarding ingress
43 and egress to the property and noted that a large number of vehicles will exit the property onto
44 W. Main Street. Hearing no additional public comments in support of or against the request,

1 Nagler closed the public comment portion of the public hearing and the Commission entered
2 into deliberations.

3
4 Cripps said his biggest concern was whether the applicant's proposed use is the best use for the
5 specific location of the property. Cripps said that the applicant's request wasn't the typical car
6 wash and lube establishment. Cripps expressed concern with the car wash facility's fit into the
7 market make-up in that area of W. Main Street. Cripps said he liked how Tehrani had 22 years
8 of experience owning and operating car wash facilities, but he expressed concern regarding
9 noise and he suggested implementing a staggered tree line to provide a greater buffer / noise
10 screening between adjoining properties. Cripps said that only 2.8 acres of the subject property
11 is proposed to be developed and noted that Tehrani would have to come back to the Planning
12 Commission to obtain approval before any other business may be located on the property.
13 Nagler said the Commission may attach conditions to the approval to address the concerns
14 discussed by Cripps.

15
16 Attorney Seeber read Section 8.02.F of the Township Zoning Ordinance to the Commission,
17 which states:

18
19 **F. Automobile Wash or Car Wash Establishment**

20
21 The following regulations shall apply to Automobile Wash or Car Wash Establishments:

- 22
23 1. Minimum Lot Size. The minimum lot size required for automobile or car wash
24 establishments shall be 21,780 sq. ft. (1/2 ac.).
25
26 2. Layout. All washing activities shall be carried on within a fully enclosed building.
27 Vacuuming activities shall be permitted in the rear only, provided such activities are
28 located at least fifty (50) feet from adjacent residentially zoned or used property.
29 Entrances and exits shall not face abutting residentially zoned or used property.
30
31 3. Entrances and Exits. Sufficient space shall be provided on the lot so that vehicles do not
32 enter or exit the wash building directly from an adjacent street or alley. All maneuvering
33 areas, stacking lanes, and exit aprons shall be located on the car wash parcel itself.
34 Streets and alleys shall not be used for maneuvering or parking by vehicles to be
35 serviced by the automobile wash.
36
37 4. Orientation of Open Bays. Buildings for self-serve car washes shall be oriented so that
38 open bays do not face onto adjacent streets unless screened by landscaping.
39
40 5. Exit Lane. Drainage Exit lanes shall be sloped to drain water back to the wash building to
41 drainage grates.
42
43 6. Location. The lot on which a car wash is proposed shall be no closer than one hundred
44 (100) feet to a residentially-zoned district.

- 1
2 7. Paving and Drainage. Driveways, vehicle maneuvering areas, and parking areas shall be
3 paved and provided with proper underground drainage to prevent water from collecting
4 on the surface or flowing onto adjoining property or streets. Drainage facilities shall be
5 equipped with a mud and grease trap.
6
7 8. Connection to Storm Sewer System. All water used in washing shall drain into a public
8 storm sewer system, where available, provided that such a connection shall not be
9 permitted if suffocating, corrosive, inflammable or explosive liquid, gas, vapor, or other
10 substance or material that might cause damage, obstruction or deterioration of the
11 storm sewer would occur.
12

13 Nagler discussed the noise generated from the compressor room. Tehrani said the compressor
14 room is completely enclosed, and that the compressor cannot be heard from the outside at the
15 existing car wash facility he owns in Indiana. Tehrani said the building's design incorporates 16
16 inch block and 4 inch brick, which insulates the noise generated from the compressor room.
17 Tehrani said the compressor is vented inside the building to reduce noise emissions.
18 VanderVeen said the ZBA made a mistake when it approved Tehrani's request for variances.
19 The Commission discussed the ZBA's decision granting Tehrani's request for variances. Nagler
20 said that the ZBA granted the request for variances because the car wash facility could not be
21 placed anywhere on the property; and because the ZBA felt that the ordinance was too
22 restrictive. Tehrani said the building on his property is located approximately 170' from a
23 neighboring building.
24

25 Upon motion of Chapman, supported by Hartsough, and unanimous vote the Planning
26 Commission approved the applicant's request for special exception use for a car wash facility
27 proposed to be located on a portion of property at 4201, 4203 and 4123 W. Main Street
28 because the standards of Section 8.02(F) of the Township Zoning Ordinance were satisfied, with
29 the following conditions:
30

- 31 1. The hours of operation of the car wash facility are 7:30 a.m. – 8:00 p.m. Monday
32 through Saturday; and 8:00 a.m. – 7:00 p.m. Sunday;
33
34 2. The storm-water treatment device/quality unit shall be depicted on the revised site plan
35 submitted to the Township;
36
37 3. The applicant shall obtain a noise consultant independent from the manufacturer, and
38 submit a written report to the Township of the noise study after analysis from the
39 applicant's car wash in Indiana at comparable distances of the subject property;
40
41 4. Install a one-way traffic sign and breakaway bollards at the drive entrance to Popeye's.
42

43 Rossell asked for clarification regarding the independent noise study, as it may be difficult to
44 distinguish between the noise created by the car wash facility from the noise created by traffic.

1 Nagler indicated the noise study had to be completed by a consultant, independent of the
2 manufacturer.

3

4 Nagler said the next matter of business was for the Commission to review the applicant's site
5 plan regarding the car wash facility. Nagler said no additional comments were needed from the
6 applicant. Cripps said the applicant's site plan was not complete, the applicant needs to
7 determine what type of storm-water quality unit he intends to install and depict the same on
8 the site plan. Hudson said the applicant will need to submit an electronic copy of a revised site
9 plan to the Township before the building permit is issued. Cripps said he would like fencing
10 around the retention basin, depending on the depth of the water retained therein. Cripps
11 discussed the new fire hydrant located on the south-west portion of the property and said the
12 driveway is only 24' wide, which falls short of the required 26' for fire access. Rossell said the
13 plans would be revised to address this issue and bollards may be installed around the new fire
14 hydrant for protection. Cripps discussed the stacking lanes and access for the Fire Department.
15 Hathcock recommended revising the site plan in order to obtain Fire Department approval.
16 Cripps and Rossell discussed fire access. Cripps said Google Maps depicts sidewalks in that area
17 along W. Main Street. Hartsough said that sidewalks promote pedestrian safety. Nagler said
18 requiring sidewalks may be a condition of approval. Tehrani asked whether the sidewalks would
19 only be located in front of the car wash and not the length of the parcel. Hartsough suggested
20 including additional trees as a condition of approval. Attorney Seeber recommended that the
21 Township Engineer review and approve the storm-water quality unit when it is added to the
22 site plan. Cripps discussed the distance between the neighboring properties and whether
23 additional screening was needed. Rossell indicated that he would comply with additional
24 screening or planting of trees to satisfy the Commission. Rossell said he will discuss the plans
25 with a landscape architect.

26

27 Upon motion of Cripps, supported by Hathcock, and unanimous vote to approve the applicant's
28 site plan for a car wash facility proposed to be located on a portion of property at 4201, 4203
29 and 4123 W. Main Street, subject to the following conditions:

30

31 1. The applicant shall comply with MDOT aggregate base and pavement depth standards
32 and submit a copy of the MDOT letter of approval and permit to the Township Planner;

33

34 2. The applicant shall move the exterior vacuum enclosure to the east;

35

36 3. The applicant shall submit an electronic copy of the revised site plan to the Planner
37 before applying for a building permit;

38

39 4. The new fire hydrant located in the south-west portion of the property shall be
40 protected with bollards or a larger radius shall be made by relocating the fire hydrant;

41

42 5. Sign approval is not included and must be applied for independently;

- 1
- 2 6. Sidewalks shall be added along W. Main Street in front of the car wash portion only;
- 3
- 4 7. The Township Fire Marshal shall approve all new site plans and circulation for fire
- 5 access, including the elimination of two (2) parking spaces on the south-west corner for
- 6 drive lane access;
- 7
- 8 8. The stacking lanes and drive access are approved with the elimination of 2 parking
- 9 spaces on the southwest corner for a drive lane;
- 10
- 11 9. Breakaway bollards shall be added or a gate may be installed between the car wash
- 12 drive and the Popeye's drive;
- 13
- 14 10. Stagger rear buffer trees in two lines with staggered spacing at least 8 feet apart;
- 15
- 16 11. A revised storm-water plan shall be submitted to the Township Engineer for review and
- 17 approval;
- 18
- 19 12. A one-way sign shall be installed at the driveway nearest Popeye's.

20

21 **Public Hearing – 3713 W. Main Street – Kalsec – PUD Amendment**

22

23 The next item on the agenda was the public hearing for the request of Kalsec, 3713 W. Main

24 Street for a major site plan amendment for the proposed construction and addition of a 5,530

25 square foot two-story pilot plant to be located within the Planned Unit Development at 3713

26 W. Main Street (Parcel No. 06-18-415-016) within the Township. The authority for PUDs is

27 contained in Section 26.04.M of the Township Zoning Ordinance.

28

29 Nagler opened the public hearing. Hudson prepared a staff report for the Commissioners, which

30 was included in their agenda packets. Hudson summarized his report to the Commission.

31 Hudson's report indicated that the applicant's proposal is for a pilot plant to house additional

32 research and testing facilities to the existing industrial plant. Additional parking will be added.

33 The primary use of the property will be for industrial research. Hudson's report indicated that

34 the existing industrial complex occupies approximately 28 acres of the 133-acre PUD. Within

35 the PUD there are undeveloped woods to the east with a few houses beyond the property line.

36 Hudson said there are wooded wetlands and a pond located to the south. Hudson said there

37 are several undeveloped, partially wooded, parcels and commercial office buildings located to

38 the west. Hudson's report indicated that the site is surrounded by other uses within the PUD

39 zoning district. The PUD itself has R-2 single and two-family residential zoning district

40 classifications located to the east and C-2 and RM-2 districts located to the northwest. Hudson

41 said the applicant's proposed amendment is an allowed use within the PUD. Nagler noted that

1 the applicant did not propose to change the PUD. Hudson said that the applicant proposes to
2 build an additional building and that the Commission is required to review the amendment.

3
4 Jim Justice, the Vice-President of Kalsec (the applicant), addressed the Commission. Justice
5 displayed a diagram of the proposed building to the Commission. Justice said that Kalsec is in
6 the food and beverage industry and its business is 50% domestic and 50% global. Justice said
7 that the new building will be used to test new technology. Justice said the new building is
8 approximately 6,000 square feet and its design matches the character of the other existing
9 buildings within the PUD. Justice said there will be no increased traffic flow. Justice said side-
10 walks are already developed, which connect the existing buildings, and there is no pedestrian
11 traffic entering the property. The proposed plans include additional parking to accommodate
12 future expansion. Nagler asked the applicant to discuss the storm-water plans. Justice said the
13 intent is to incorporate a filter consisting of strip grass that runs parallel to the parking lot and
14 empties into an existing pond. Justice produced a diagram of the storm-water plan to the
15 Commission. Cripps asked whether the property contains any existing storm-water quality
16 units. Justice said no and indicated that the grass filter strips are preferred. Cripps said oils and
17 other contaminants may run off the paved surfaces and infiltrate the pond and contaminate the
18 ground.

19
20 Nagler indicated that the public comment portion of the public hearing was open and invited
21 any interested party to speak in support of or against the applicant's proposed PUD
22 amendment. Ron Hester addressed the Commission stating that the Westwood neighborhood
23 association is happy to have Kalsec in the area and supports their plans. Hearing no additional
24 public comments, Nagler closed the public comment portion of the public hearing.

25
26 Upon motion of Cripps, supported by Hathcock, and unanimous vote to recommend approval
27 to the Township Board the request of Kalsec's request for a major site plan amendment to the
28 PUD for the proposed construction and addition of a 5,530 square-foot two-story building pilot
29 plant to be located within the PUD at 3717 W. Main Street.

30
31 Nagler indicated that the Commission is required to complete a site plan review of the
32 proposed building. Cripps discussed installing sidewalks along W. Main Street and storm-water
33 management issues. Cripps noted that the lot was gravel and not a paved surface. Cripps
34 discussed whether the Township had a policy regarding storm water units.

35
36 Upon motion of Cripps, supported by Hathcock, and unanimous vote to approve the site plan as
37 presented for the proposed construction and addition of a 5,530 square-foot two-story building
38 pilot plant to be located within the PUD at 3717 W. Main Street, subject to the following
39 condition:

- 40
41 1. The addition of a sidewalk along W. Main Street.
42
43
44

1 **New Business**

2

3 None.

4

5 **Old Business**

6

7 None.

8

9 **Open Discussion – Member of the Audience**

10

11 None.

12

13 **Report of the Township Board Representative**

14

15 Hathcock summarized the most recent Township Board meeting and noted that the Township
16 Board will likely review Kalsec’s request for a PUD amendment at the next Board meeting.
17 Hathcock thanked the Planning Commission for its hard work.

18

19 **Report of the Township ZBA Representative**

20

21 None.

22

23 **Comments from Planning Commission Members**

24

25 Cripps discussed the dispensary project located at the business loop and Sprinkle Road. Cripps
26 asked whether the approved plans included an addition to the front entrance to the structure.
27 Hudson couldn’t recall but said no building permit was issued for that addition. Cripps said the
28 addition was an approximate 8’ x 8’ entrance. Cripps said he would not be present at the next
29 Planning Commission meeting.

30

31 **Report of the Planner/Zoning Administrator**

32

33 Hudson handed out a revised copy of the Commission’s annual report to the Commissioners
34 and asked that the same be forwarded to the Township Board.

35

36 Upon motion of Nagler, supported by Hathcock, and unanimous vote to forward the Planning
37 Commission’s annual report to the Township Board.

38

39 **Report of the Township Attorney**

40

41 None.

42

43

44

1 **Adjournment**

2

3 There being no further business to come before the Planning Commission, the meeting was
4 adjourned at 9:35 p.m.

5

6

7

8

Henry Dingemans, Secretary

9

10

11 **SYNOPSIS OF ACTIONS**

12

13 The Kalamazoo Township Zoning Board of Appeals undertook the following actions at
14 the April 4, 2019 meeting:

15

16 1. Approved the request of the Davenport University GIMIE, LLC DEV 4201 LLC for special
17 exception use approval for a car wash facility proposed to be located on a portion of the
18 former Davenport University property located at 4201, 4203 and 4123 W. Main Street,
19 with conditions;

20

21 2. Approved the site plan for the proposed cash wash facility to be located on a portion of
22 the former Davenport University property located at 4201, 4203 and 4123 W. Main
23 Street, with conditions;

24

25 3. Recommended approval of the request of Kalsec for PUD amendment for the proposed
26 construction and addition of a 5,540 square foot two-story building to be located within
27 the PUD at 3717 W. Main Street to the Township Board;

28

29 4. Approved the site plan for Kalsec's proposed construction and addition of a 5,540
30 square foot two-story building to be located within the PUD at 3717 W. Main Street,
31 with conditions.

32