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**Charter Township of Kalamazoo
Minutes of a Planning Commission Meeting
Held on September 5, 2019**

8 A regular meeting of the Kalamazoo Charter Township Planning Commission was conducted on
9 September 5, 2019, commencing at 7:00 p.m., at the Township Hall.

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Present were:

16 William Chapman
17 Fred Nagler, Chairman
18 Denise Hartsough
19 Jim Cripps
20 Henry Dingemans
21 Jeremy Hathcock

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24

Absent was:

25 None.

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29 Also present were Township Manager, Dexter Mitchell, Township Planner Patrick Hudson,
30 Township Attorneys Roxanne Seeber and Seth Koches, and approximately twenty-three
31 additional interested persons.

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33

Call to Order

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

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Roll Call and Recognition of Visitors

39 Chairman Nagler welcomed those in attendance and noted that all Commissioners were
40 present.

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Approval of the Agenda for the September 5, 2019 Meeting

45 The Commissioners received the agenda in their packets. The Commission moved item 6b.
46 ahead of 6a. because the Township received written correspondence from Tali's Market, which
47 asked the Township to postpone the public hearing until the January 2, 2020 regular Planning
48 Commission meeting. Upon motion of Chapman, supported by Cripps, and unanimous vote, the
49 agenda was approved as revised.

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**Approval of Meeting Minutes of the July 30, 2019 special Planning Commission meeting and
August 1, 2019 regular Planning Commission meeting**

54 The next item on the agenda was the approval of the July 30, 2019 special Planning Commission
55 meeting minutes and the August 1, 2019 regular Planning Commission meeting minutes. Draft

1 copies of these meeting meeting minutes were provided to the Commissioners in their agenda
2 packets. Hartsough recommended revisions to the July 30, 2019 special Planning Commission
3 meeting minutes and August 1, 2019 regular Planning Commission meeting minutes.

4
5 Upon motion of Hartsough, supported by Cripps, and unanimous vote, the minutes of the July
6 30, 2019 special Planning Commission meeting were approved as revised. Koches made the
7 revisions to the meeting minutes. Dingemans signed the minutes and provided them to Hudson
8 for transmission to the Township Staff.

9
10 Upon motion of Cripps, supported by Hathcock, and unanimous vote, the minutes of the August
11 1, 2019 regular Planning Commission meeting were approved as revised. Koches made the
12 revisions to the meeting minutes. Dingemans signed the minutes and provided them to Hudson
13 for transmission to the Township Staff.

14
15 **Scheduled Reviews**

16
17 **None.**

18
19 **Public Hearings**

20
21 **3315 Ravine Road – Tali’s Market – continuation of the Special Land Use Hearing**

22
23 The next item on agenda was the request of DDH, Inc. for a special land use and site plan
24 approval to add an automobile filling (gas) station to the existing retail business (convenience
25 store) that already exists at 3315 Ravine Road, within the Township. The subject property is
26 located in the “C-1” Local Commercial District Zoning Classification. The standards for
27 consideration of the special use by the Township Planning Commission are set forth in Article 8,
28 Section 8.02.E of the Township Zoning Ordinance.

29
30 Nagler opened the public hearing and noted that on August 29, 2019, the applicant submitted a
31 written letter to the Township asking that the request be adjourned until the regular Planning
32 Commission meeting scheduled in January, 2020.

33
34 Attorney Seeber explained that the Commission may open the public hearing and accept public
35 comment regarding this request and table it to a date certain, which would be the January 2,
36 2020 regular Planning Commission meeting, as requested by the applicant. Seeber said that
37 tabling the request to a date certain means that the notice of the public hearing will not need
38 to be published or mailed to property owners or occupants within 300’ of the subject property
39 prior to that meeting.

40
41 Nagler opened the public comment portion of the hearing and invited any interested party to
42 submit public comment in support of or in opposition to the applicant’s request.

1 Charles Rothrock referenced a Planning Commission handbook, which discussed safety
2 concerns. Rothrock asked the Commission to apply these standards to the applicant's request.
3 Rothrock noted that Tali's Market is on a small lot and discussed issues with lighting and the
4 impact on surrounding properties. David Rachowicz, of the Kalamazoo County Parks
5 Department, submitted a letter dated August 27, 2019, to objecting the applicant's request.
6 Rachowicz discussed the negative impact the applicant's request will have on the Kalamazoo
7 River Valley Trail. Ron Huster asked if a new notice of public hearing will be published and
8 mailed out prior to the January 2, 2020 regular Planning Commission meeting. Cripps said the
9 applicant's request will be included on the January 2, 2020 regular Planning Commission
10 meeting agenda. Chapman confirmed that the meeting minutes will include that Tali's Market
11 request will be postponed until, and considered by, the Commission at the January 2, 2020
12 regular Planning Commission meeting. Seeber said adjourning a public hearing to a date certain
13 doesn't require the Township to re-notice the request. The Commission confirmed that no
14 action will be taken on Tali's Market application until the January 2, 2020 regular Planning
15 Commission meeting.

16
17 Hearing no additional public comments, Nagler closed the public comment portion of the public
18 hearing. The Commission agreed to postpone the applicant's request to a date certain of the
19 regular Planning Commission meeting scheduled for January 2, 2020.

20
21 Upon motion of Cripps, supported by Dingemans, and unanimous vote, the request of DDH, Inc.
22 for a special land use and site plan approval for addition of an automobile filling (gas) station to
23 the existing retail business (convenience store) at 3315 Ravine Road within the Township was
24 postponed to a date certain of January 2, 2020.

25

26 **2129 E. Michigan Avenue – Preferred Auto Recycling – Special Use**

27
28 The next item on the agenda was a public hearing for the request of Preferred Auto Recycling,
29 LLC, for a special exception use for metal recycling operations and site plan approval for the
30 property addressed as 2129 E. Main Street (Parcel Identification Number 06-14-495-010),
31 within the Township. The subject property is located in the "I-2" General Industrial District
32 Zoning Classification. The standards for consideration of the special use by the Township
33 Planning Commission are set forth in Article 8, Section 8.02.Z of the Township Zoning
34 Ordinance.

35
36 Hudson prepared a staff report, which was provided to the Commissioners in their agenda
37 packet. Hudson said that the proposed site is currently occupied by a used auto sales lot. The
38 proposal is to use the property purely for auto-salvage. The applicant's proposal is to remove
39 an existing storage building, which is approximately 2,600 square-feet and construct a new
40 5,588 square foot storage building. Hudson noted that the balance of the site will be used for
41 auto-salvage.

42
43 Hudson said the adjacent properties are zoned either I-2, or are located in the City of
44 Kalamazoo and zoned M-1, which is the City's equivalent to the Township's I-2 District Zoning

1 Classification. Hudson noted that the subject property extends and includes land that falls
2 within the City limits. Hudson said that the area within the Township is 8.9 acres; the area
3 within the City is 6.15 acres; and the adjacent City dump is 107 acres in size. Hudson said that
4 the surrounding uses include a number of small businesses to the south fronting on Lincoln Ave;
5 the property to the north is the City dump and the property to the south across the railroad
6 tracks contains the Balkema storage yard.

7
8 Hudson said that the applicant proposed to construct a 5,588 square foot storage building on
9 the subject property. Section 25.02 provides a schedule of regulations that must be complied
10 with. The minimum lot area is 43,560 square feet; the subject property satisfies this
11 requirement. The minimum lot width is 150'; the subject property's lot width is 494'. The
12 maximum building height is 45'; the proposed building is 31' in height. Each side-yard setback
13 requirement is 30'; the proposed building is setback 50' from the east side. The rear-yard
14 setback requirement is 50'; the proposed building will be setback approximately 500' from the
15 north property line.

16
17 Hudson said Article 4, Section 4.01(D)(6) regulates off-street parking, which requires 1 parking
18 space per every 150 square feet of gross floor area. The proposed building is 5,588 square feet;
19 therefore, four parking spaces are required for the warehouse. Hudson said that for offices, one
20 parking space is needed per 250 square feet of usable floor area. Hudson noted that 36 parking
21 spaces are required and the applicant's plans depict 45 parking spaces.

22
23 Hudson discussed the landscaping requirements under Article 5, Section 5.02.B. Hudson said
24 that 16 shade trees are required, and only 5 are shown in the applicant's plans. Six ornamental
25 trees are required and only 2 are depicted in the applicant's plans. One-hundred twenty-five
26 shrubs are required and only 18 are depicted in the applicant's plans.

27
28 Hudson discussed the standards for site plan approval contained in Section 26.02.F of the
29 Township Zoning Ordinance. Hudson said that Section 20.02.B.1 of the Township Zoning
30 Ordinance lists salvage yards as special land uses subject to Article 8, Section 8.02.Z, which
31 addresses special land use requirements for metal recycling operations.

32
33 Hudson directed the Commission to Section 8.02.Z, which states:

34
35 **"Z. Metal Recycling Operations**

36
37 Metal recycling operations shall be subject to the following regulations:

38
39 1. Lot Size

40
41 The minimum lot size shall be fifty (50) acres.

42
43
44 2. Setbacks

1
2 Outdoor storage of inoperable machinery and vehicles and parts shall be set back a
3 minimum of 100 feet from any street right-of-way line and a minimum of twenty (20)
4 feet from any interior lot line.

5
6 3. Interior Road

7
8 A paved interior road shall be maintained from the public street to the rear of the
9 property to permit free access to emergency vehicles at all times.

10
11 4. Screening

12
13 Metal crushing operations shall be conducted in such a manner that they are not visible
14 to persons traveling upon a public street or person on adjoining property.

15
16 5. Noise Control

17
18 Such operations shall comply with the Township's Anti-Noise and Nuisance Ordinance.

19
20 6. Fencing

21
22 All activities shall be enclosed by an eight (8) foot high solid fence, which shall be
23 maintained in good condition (free of graffiti, handbills, and advertising), consistent with
24 the character of the area. All entrances shall have gates which, when closed, shield the
25 view of the operation to the same extent as required for the remainder of the fence.

26
27 7. Environmental Considerations

28
29 The premises shall be maintained in an environmentally safe manner, including the
30 proper disposal and storage of hazardous materials.”

31
32 Hudson said that the Standards for Granting a Special Land use are contained in Section 26.03.C
33 of the Township Zoning Ordinance, which provides, in part:

34
35 C. Standards for Granting Special Land Use Approval.

36
37 1. Compatibility with Adjacent Uses.

- 38
39 a. The location and screening of vehicular circulation and parking areas in relation to
40 surrounding development.
41 b. The location and screening of outdoor storage, outdoor activity or work areas, and
42 mechanical equipment in relation to surrounding development.

- 1 c. The hours of operation of the proposed use. Approval of a special land use may be
2 conditioned upon operation within specified hours considered appropriate to ensure
3 minimal impact on surrounding uses.
- 4 d. The bulk, placement, and materials of construction of the proposed use in relation
5 to surrounding uses.
- 6 e. Proposed landscaping and other site amenities. Additional landscaping over and
7 above the requirements of this Ordinance may be required as a condition of
8 approval of a special land use.
- 9
- 10 2. Compatibility with the Master Plan. The proposed special land use shall be consistent
11 with the general principles and objectives of the Township's Master Plan.
- 12
- 13 3. Public Services. The proposed special land use shall be located so as to be adequately
14 served by essential public facilities and services, such as highways, roads, police and fire
15 protection, drainage systems, water and sewage facilities, and schools, unless the
16 proposal contains an acceptable plan for providing necessary services or evidence that
17 such services will be available by the time the special land use is established.
- 18
- 19 4. Impact of Traffic. The location of the proposed special land use within the zoning district
20 shall minimize the impact of the traffic generated by the proposed use. In determining
21 whether this requirement has been met, consideration shall be given to the following:
- 22 a. Proximity and access to major thoroughfares.
- 23 b. Estimated traffic generated by the proposed use.
- 24 c. Proximity and relation to intersections.
- 25 d. Adequacy of driver sight distances.
- 26 e. Location of and access to off-street parking.
- 27 f. Required vehicular turning movements.
- 28 g. Provisions for pedestrian traffic.
- 29
- 30 5. Detrimental Effects. The proposed special land use shall not involve any activities,
31 processes, materials, equipment, or conditions of operation, and shall not be located or
32 designed so as to be detrimental or hazardous to persons or property or to public
33 health, safety, and welfare. In determining whether this requirement has been met,
34 consideration shall be given to the level of traffic, noise, vibration, smoke, fumes, odors,
35 dust, glare, and light.
- 36
- 37 6. Economic Well-Being of the Community. The proposed special land use shall not be
38 detrimental to the economic well-being of those who will use the land, residents,
39 businesses, landowners, and the community as a whole.
- 40
- 41 7. Compatibility with Natural Environment. The proposed special land use shall be
42 compatible with the natural environment and conserve natural resources and energy.
- 43

1 The Commission discussed whether it should require the applicant to incorporate a landscaping
2 plan. The Commission decided it wasn't necessary due to the character of the subject property
3 and the importance to promote green energy solutions. Cripps and Hartsough noted that
4 landscaping to the north and east of the subject property is not an issue and both were satisfied
5 with the applicant's plans.

6
7 Hudson said that Article 2, Section 8.02.W regulates junkyards and landfills, and provides
8 regulations regarding setback requirements, screening, road surfacing and other related
9 activities.

10
11 Art Bates, the applicant's architect, addressed the Commission. Bates said that the applicant
12 has been in business on the subject property for over 60 years. Bates noted that the use is not
13 changing; rather, it is just getting larger. Bates said the applicant plans to tear down an existing
14 structure and replace it. The rainwater runoff will not change, and Bates noted that the
15 calculations were the same. Bates said that the City of Kalamazoo plans to extend sewer service
16 to the subject property, so the applicant may hook-up to the City's sewer and storm-water
17 management system in the future. Bates said the current fencing around the property will not
18 change, but a new gate will be added.

19
20 Chapman confirmed with Bates that the current use of the property is not changing. Nagler
21 confirmed that the applicant only sells automobile parts and not motor vehicles. Nagler
22 discussed the setback requirements and noted that a new structure will be an improvement to
23 the subject property. The applicant confirmed that no on-site scrapping will occur. The new
24 building will be used to inspect vehicles for parts. Bates discussed the landscaping plan,
25 indicating that a landscaping plan is not very practical because of water flow on the property.

26
27 Nagler opened the public hearing and invited any interested person to speak in support of or
28 against the applicant's request. Hearing no public comments, Nagler closed the public hearing
29 and the Commission entered into deliberations.

30
31 Nagler discussed the municipal boundary lines between the City of Kalamazoo and the
32 Township. Hudson and Nagler reviewed the applicant's site plan, noting the municipal
33 boundary lines. Hartsough discussed the road frontage dimensions. Cripps asked whether the
34 Planning Commission could include a variance into the setback for the new building. The
35 Commissioners discussed whether the applicant's special use as a salvage yard should continue
36 because the applicant's request is not a change of existing use. The applicant only proposed to
37 tear down and rebuild a structure because the business is expanding. The Commission
38 concluded that the applicant's special use approval continues and an additional special land use
39 approval is not needed or required.

40
41 Upon motion of Cripps, supported by Hartsough, the Planning Commission re-affirmed
42 Preferred Auto Recycling, LLC's special land use as a salvage yard continues on property
43 addressed as 2129 E. Main Street (Parcel Identification Number 06-14-495-010), within the
44 Township. The motion passed unanimously.

1
2 The Commission reviewed the applicant’s site plan. Cripps discussed how to incorporate
3 landscaping without it being an encumbrance. Nagler questioned whether there was adequate
4 room to add landscaping on the subject property. Hathcock said there was nowhere to place
5 landscaping and/or sidewalks on the property. Seeber recommended accepting the applicant’s
6 site plan as a site plan amendment to the original site plan that was previously approved. The
7 Commission discussed this recommendation and agreed to accept the applicant’s site plan as a
8 site plan amendment to the original site plan.

9
10 Upon motion of Cripps, supported by Hathcock, and unanimous vote, the Commission accepted
11 and approved Preferred Auto Recycling, LLC’s site plan as a site plan amendment to the
12 previously approved site plan for the demolition of the existing building and adding a new
13 building set back fifty (50) feet from the right-of-way on the property addressed as 2129 E.
14 Main Street (Parcel Identification Number 06-14-495-010), within the Township.

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16
17 **Public Hearing – Text Amendments to provide Regulations for Adult Use (recreational)**
18 **Marijuana**

19
20 The next item on the agenda was the proposed text amendments to the zoning ordinance
21 regarding adult use (recreational) marijuana. Nager opened the public hearing. A copy of the
22 proposed text amendments were provided to the Commissioners in their agenda packet. The
23 Commission discussed the proposed text amendments that Hudson prepared. Hudson
24 discussed the revisions he made to the amendments after the August 1, 2019 regular Planning
25 Commission meeting. Hudson discussed the proposed text amendments regarding
26 amendments to the C-1, C-2, I-1 and I-2 District Zoning Classifications. The Commission
27 discussed proposed text amendments contained on page 5 of Hudson’s handout. The
28 Commission discussed and decided to eliminate references to CBD oil contained within the text
29 amendments.

30
31 Nagler opened the hearing and invited any interested party to speak in support of or in
32 opposition of the proposed text amendments. Michael Cunningham asked whether hours of
33 operation are regulated in the proposed text amendments. Nagler said hours of operation
34 regulations are contained within the special land use standards of review that will be
35 considered and reviewed by the Planning Commission when they process an application.
36 Hearing no additional public comments, Nagler closed the public hearing and the Commission
37 entered into deliberations.

38
39 Hartsough commented that the proposed adult use (recreational) marijuana text amendments
40 will protect the health, safety and general welfare of the community if the Township Board
41 adopts them.

42

1 Upon motion of Cripps, supported by Hathcock, and unanimous vote, the Commission
2 recommended approval of the Adult Use (recreational) marijuana text amendments to the
3 Township Board.

4
5

6 **New Business**

7
8 **3117 Nichols Road – Kalamazoo Rugby Club – site plan amendment request**
9

10 The next item on the agenda was the site plan amendment review of the Kalamazoo Rugby
11 Club, 3117 Nichols Road. Hudson provided the Commissioner’s a copy of his May 18, 2016 ZBA
12 staff report which addressed the applicant’s request for a variance from the Township Zoning
13 Ordinance’s fencing requirement. A copy of the May 18, 2016 ZBA meeting minutes were
14 provided to the Commissioners for reference. The applicant provided the Commission a copy of
15 a site plan amendment to support their request.

16
17 According to Hudson’s May 18, 2016 staff report, the subject property is approximately 13.56
18 acres in size and is located in the “B” and “B-2” District Zoning Classifications on Nichols Road
19 between H Avenue and the US-131 business loop. Hudson’s report indicated that the applicant
20 would like to establish and operate a rugby field on the subject property. The subject property
21 is partially wooded. Most of the trees on the property will be removed. According to the May
22 18, 2016 ZBA meeting minutes, the ZBA approved the Kalamazoo Rugby Club’s site plan with
23 the following conditions:

24

- 25 1. The parking lot is to be striped.
- 26 2. No Sunday use of the site for sporting events; maintenance activities are allowed on the
27 site on Sundays.
- 28 3. Any signage will require separate review and approval by the Township.
- 29 4. No lighting is approved for the installation as a part of this site plan approval.
- 30 5. The building shown on the site plan is not part of this site plan approval. Any proposed
31 building or structure will need to be reviewed and approved separately by the
32 Township.
- 33 6. Any curb cut on Nichols Road must be approved by the Road Commission of Kalamazoo
34 County.
- 35 7. Existing natural features on the west, northeast and south sides of the property shall be
36 preserved, to the best extent possible.
- 37 8. A sidewalk shall be installed along Nichols Road.
- 38 9. All screening and fencing shall be provided as required by the Township ordinances and
39 regulations, unless the Rugby Club receives a variance of any such requirement.
- 40 10. The site plan shall comply with the Fire Marshal’s recommendations.

41

42 Andrew Gyorkos spoke to the Commission on behalf of the Kalamazoo Rugby Club to address
43 the site plan amendment request. Gyorkos said that the Rugby Club only plays rugby and
44 consists of a men’s and women’s team, and high school teams. Gyorkos said he located a parcel

1 that could accommodate rugby matches and he put together a plan to accommodate the Rugby
2 Club and its activities. Gyorkos said he doesn't have the budget to pay for a paved parking lot
3 and noted that the Rugby Club is the only source financial for its activities. Gyorkos said the
4 previous site plan was approved and he thought chip seal was a sufficient parking lot surface
5 and a paved parking lot was not required. Gyorkos said that sidewalks were not part of the
6 original plan. Gyorkos said there was a miscommunication regarding the paved parking lot
7 when the site plan was initially approved in 2016. Gyorkos provided the Commission letters of
8 support from surrounding property owners.

9

10 Steve Sielatycki, the attorney for the Kalamazoo Rugby Club, addressed the Commission.
11 Sielatycki said that the applicant is asking the Commission to remove the parking lot paving
12 requirement, the installation of sidewalks requirement, and to modify the "no Sunday use"
13 requirement that was a condition of approval contained in the May 18, 2016 ZBA meeting
14 minutes. Sielatycki said removing the "no Sunday" condition will allow the Rugby Club to use
15 the field if the nearby church approves of the time. Sielatycki discussed the Fire Marshal's
16 concern regarding fire truck and ambulance access to the property.

17

18 Gyorkos discussed gravel washout and said that the highest point on the property abuts Nichols
19 Road, which is downhill. Gyorkos said washout should not be an issue, noting that any water
20 flows into a retention area. Gyorkos said that the property will be used to host rugby games on
21 Tuesdays, Thursdays and Saturdays, as well as four weekends during the fall and spring seasons.
22 Gyorkos said that the property will be used four months per year and approximately 50 vehicles
23 will use the parking lot per rugby match. Approximately 20-30 vehicles will use the parking lot
24 when the rugby teams hold practices. Gyorkos noted that there are no structures on the
25 property and the property is not used for any other purpose. There may be additional liability
26 concerns if the parking lot is paved because skateboarders and people using roller-blades may
27 use the property when it is unattended. Gyorkos provided the Commission a handout of other
28 local sports complexes, noting that the Eastwood little league parking lot is not paved. He
29 stated that he preferred to keep the property green and not paved.

30

31 Gyorkos addressed sidewalks. The field on the west side of the road and neighboring properties
32 don't have sidewalks. Gyorkos said that new sidewalks won't connect with any others and
33 wouldn't provide a benefit to the community.

34

35 Chapman asked whether the subject property has restrooms or is serviced with water. Gyorkos
36 said outhouses are brought onto the field and water is brought onto the property. Gyorkos said
37 the cost of installing those amenities is too great. Chapman asked if alcohol is consumed on the
38 property. Gyorkos said alcohol is not sold on the property. Gyorkos said that he will talk to the
39 nearby Church about hosting rugby matches on Sundays and noted that they wouldn't play any
40 games if it would interfere with church services. Adam Dudysa, who is part of the Kalamazoo
41 Rugby Club, said he talked to the church and they had no objections to rugby matches being
42 played outside of the church's operations. Seeber expressed concern with giving a third party
43 the authority to approve or disapprove another property owner's use of their property. Seeber
44 said the Commission may set a limitation regarding the days or hours of operation.

1 Hathcock said that the sidewalk didn't seem necessary. Hartsough and Gyorkos discussed the
2 2016 site plan that was approved. Sielatycki said that the 2016 approval was not consistent
3 with the site plan the Rugby Club prepared. Hartsough and Gyorkos discussed the number of
4 people who attend rugby matches and tournaments. Nagler and Cripps discussed the Zoning
5 Ordinance's paving and sidewalk requirements, and whether the applicant needed to request a
6 variance from the Zoning Board of Appeals. Seeber said that the Commission may add a
7 condition requiring the applicant to obtain a variance approval from the ZBA. Nagler said the
8 Commission has no ability to waive the pavement requirement and a variance will be required.
9 Koches said that the Commission may table the applicant's request to allow them to apply for a
10 variance from the ZBA. Hathcock discussed approving the applicant's site plan amendment with
11 the condition that he applies to the ZBA for a variance regarding a non-paved parking lot.

12
13 Upon motion of Dingemans, supported by Cripps, and unanimous vote, the Commission waived
14 the Zoning Ordinance's sidewalk requirement and directed the applicant to apply for a variance
15 before the Zoning Board of Appeals to determine whether the paved parking lot requirement of
16 the Township Zoning Ordinance must be met, and then come back to the Planning Commission
17 for site plan amendment consideration.

18

19 **Master Plan – 5 Year Update**

20

21 This matter was tabled until the next regular Planning Commission meeting.

22

23 **Parks and Recreation Plan**

24

25 None.

26

27 **Open Discussion – Members of the Audience**

28

29 Charles Rothrock said that at the August 26, 2019 Township Board meeting, the Board
30 discussed various text amendments to the Township Zoning Ordinance and discussed reducing
31 lot sizes. Mike Cunningham discussed building a pole barn on property he owns that is
32 approximately 1 acre in size and the Commission discussed whether it was permitted.

33

34 **Report of the Township Board Representative**

35

36 Hathcock said he was glad the Planning Commission recommended approval of the recreational
37 (adult use) marijuana text amendments to the Township Board. Hathcock discussed a wage
38 study the Township Board was completing.

39

40 **Report of the Township ZBA Representative**

41

42 Nagler discussed the recent meeting of the Zoning Board of Appeals.

43

44 **Comments from Planning Commission Members**

1 Nagler indicated that this was Cripps’s last meeting as a Commissioner. Nagler thanked Cripps
2 for his service as a valuable member of the Commission. Cripps said his resignation is effective
3 on October 1, 2019. Cripps thanked the Commissioners for their hard work and said he
4 appreciated his time as a Commissioner. Nagler said Warren Cook will be appointed as the new
5 member to the Commission. Cook currently sits as a member of the Township Zoning Board of
6 Appeals. Chapman and Hartsough discussed their recent tour of a medical marijuana facility
7 located within the Township. Chapman and Hartsough thanked Cripps for his service to the
8 Planning Commission.

9
10 **Report of the Planner/Zoning Administrator**

11
12 Hudson discussed the next month’s agenda items.

13
14 **Report of the Township Attorney**

15
16 None.

17
18 **Adjournment**

19
20 There being no further business to come before the Planning Commission, upon motion of
21 Cripps, seconded by Nagler, and unanimous approval, the September 5, 2019 Planning
22 Commission was adjourned at 9:20 p.m.

23
24
25 _____
26 Henry Dingemans, Secretary
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31 **SYNOPSIS OF ACTIONS**

32
33 The Kalamazoo Township Planning Commission undertook the following actions at the
34 September 5, 2019 regular Planning Commission meeting:

- 35
36 1. Postponed the request made by DDH, Inc. for a special land use and site plan
37 approval for addition of an automobile filling (gas) station to the existing retail
38 business (convenience store) already existing at 3315 Ravine Road within the
39 Township to a date certain of January 2, 2020; and,
40
41 2. Re-affirmed the existence and continuance of the special land use of Preferred
42 Auto Recycling, LLC as a salvage yard for the property addressed as 2129 E. Main
43 Street (Parcel Identification Number 06-14-495-010), within the Township; and,
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3. Accepted and approved Preferred Auto Recycling, LLC’s site plan amendment to the existing site plan for the demolition of the existing building and the addition of a new building to be set back fifty (50) feet from the right-of-way on the property addressed as 2129 E. Main Street (Parcel Identification Number 06-14-495-010), within the Township; and,
4. Recommended approval of the adult use (recreational) marijuana text amendments to the Township Board; and,
5. Waived the Zoning Ordinance’s sidewalk requirement for the Kalamazoo Rugby Club located at 3117 Nichols Road within the Township, and directed the Rugby Club to apply for a variance before the Zoning Board of Appeals to determine whether the paved parking lot requirement of the Township Zoning Ordinance must be met, then return to the Planning Commission for site plan amendment consideration.