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Charter Township of Kalamazoo
Minutes of a Planning Commission Meeting
Held on July 5, 2018

A regular meeting of the Kalamazoo Charter Township Planning Commission was conducted on July 5, 2018 commencing at 7:00 p.m. at the Township Hall.

Present were:

William Chapman
Jim Cripps
Jeremy Hathcock
Denise Hartsough
Fred Nagler, Chairman

Absent was:

Tonnie Hitt and Henry Dingemans.

Also present were Township Zoning Administrator Patrick Hudson, Township Attorney Seth Koches and approximately thirteen additional interested persons.

Call to Order

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

Roll Call and Recognition of Visitors

The Chairman called the roll, noting that Tonnie Hitt and Henry Dingemans were excused from this meeting.

Approval of Meeting Minutes

The first item on the agenda was approval of the meeting minutes of the June 7, 2018 regular Planning Commission meeting. Copies of these meeting minutes were included in the Commissioners' packets. The Planning Commission reviewed the minutes and Cripps and Hartsough recommended several revisions to the same.

Upon motion of Hathcock, supported by Hartsough and unanimous vote, the minutes of the June 7, 2018 regular Planning Commission meeting were approved with revisions. Koches made the revisions and Cripps signed the meeting minutes in place of Secretary Dingemans who was absent. The minutes were provided to Hudson for transmission to the Township staff.

Approval of the agenda for the July 5, 2018 meeting

The Commissioners received the agenda in their packets. Item 6a under Public Hearings was previously adopted by the Township Board on June 25, 2018. Hudson recommended revising the agenda by removing item 6a from it. The Commission agreed.

1 Upon a motion by Hathcock, supported by Hartsough, and unanimous vote, the agenda was approved as
2 revised.

3
4 **Scheduled Reviews**

5
6 None.

7
8 **Public Hearings**

9
10 **521 E. Mosel – K’zoo Retailers, LLC, Tru Bro LLC, Medical Marijuana Site Plan / Special Use Application**

11
12 The first item set for public hearing was the application from K’Zoo Retailers, LLC and Tru Bro, LLC to
13 change the use of a 70,400 square foot mostly vacant commercial building for use as a medical
14 marijuana provisioning center, grower facility and future processor. The property is located at 521 E.
15 Mosel (Parcel No. 06-30-460-030) and zoned I-2 General Industrial.

16
17 Hudson read his report to the Commission. Hudson said the existing building will be converted to a
18 medical marijuana provisioning center, a medical marijuana grower facility and future medical
19 marijuana processor. The site is 5.59 acres, or approximately 243,500 square feet. Hudson said there is
20 an existing manufacturing business using 12,240 square feet of the building which will continue.
21 Hudson’s report indicated that the proposal will change the currently vacant parts of the building to
22 1,760 square feet for the provisioning center; approximately 34,000 square feet for the grower facility;
23 the use for approximately 22,000 square feet has yet to be determined. The remaining 12,204 square
24 feet will remain with the existing manufacturing business. Hudson said the primary use of the property
25 will be for a medical marijuana grow facility and the retail sale of medical marijuana.

26
27 Hudson said that the properties are all zoned I-2 General Industrial. Hudson said the properties to the
28 west and south are vacant, and properties to the north are occupied by industrial uses. Hudson said
29 properties to the east are a county bicycle trail, the Grand Trunk Railroad line and a vacant flood plain.
30 Hudson’s report indicated that the flood plain also covers much of the land to the northeast and extends
31 to the ditches on either side of the subject property.

32
33 Section 25.02 lists the schedule of regulations for site plan review. The minimum lot area is 15,000
34 square feet. The applicant’s lot is 243,500 square feet. The minimum lot width is 100 feet. The
35 applicant’s lot is 450 feet wide. The maximum number of permitted stories is two. The applicant’s
36 building is one story. The maximum building height is 30 feet. The existing building’s height is 27 feet.
37 Hudson’s report indicated that the east side setback is non-conforming. The front setback requirement
38 is 50 feet. The existing building is 80 feet from the Mosel right-of-way. The side setback requirement is
39 30 feet. The existing building sits 40 feet from the west side and 0 feet from the east side, which is non-
40 conforming. The maximum lot coverage is 75%. The existing building covers 28.9% of the lot.

41
42 Article 8, Section 8.02; VV lists the special use standards. Section 8.02 requires that a provisioning center
43 must not be within 500 feet of another provisioning center. Hudson’s report indicated that the closest
44 provisioning center is 1,600 feet away, located on N. Burdick Street. The applicant confirmed that all
45 activities will be indoors and there will be no use of marijuana products on site. Hudson said that the
46 existing building’s appearance is in compliance with the area. Hudson’s report indicated that the closest
47 school is located approximately 5,000 feet away and the nearest residential districts are located
48 approximately 1,700 feet from the property. The nearest municipal line is located more than 250 feet

1 away from the property. Odor control, security plans and a waste management plan were all addressed
2 by the applicant. The Township Fire Marshal reviewed the applicant's site plan and listed several
3 required improvements including fire suppression and access to the rear of the building.

4
5 Sig Rudholm, the contractor, represented the applicant at the meeting and addressed the Commission.
6 Rudholm said the property is eighteen inches above the flood plain. Rudholm said the applicant will
7 work with the Fire Marshal to accommodate any concerns he may have. Rudholm said he will install a
8 fire hydrant in the back of the property and will place a fire wall petition between the grow operation
9 and the other uses of the building. Cripps asked Rudholm whether the applicant will move the FDC (Fire
10 Department Connection). Rudholm said he does not plan to move it, but will straighten it out and place
11 an attachment on it. Rudholm noted that the FDC is on the building.

12
13 Nagler opened a public hearing. Nagler asked if anyone would like to speak in support of the applicant.
14 John Taylor said that he will be a future tenant and is in favor of the applicant's project. Taylor said this
15 project demonstrates the use of an abandoned building. Nagler asked if anyone would like to speak
16 against the applicant. There being no additional public comments, Nagler closed the public hearing and
17 the Commission entered into discussion.

18
19 Hathcock said the applicant's request sits in line with using the proposed building. Cripps asked if the
20 distance to the nearest fire station is in excess of 500 feet. Township Supervisor Don Martin said the
21 nearest fire station is over 1,000 from the subject property. Nagler and Cripps examined the site plan of
22 the property.

23
24 Upon a motion of Hathcock, supported by Cripps and unanimous vote, the Commission granted the
25 applicant's request for special use approval for a medical marijuana provision center and medical
26 marijuana grower at 521 E. Mosel Ave within the Township.

27
28 The Commission reviewed the applicant's site plan for 521 E. Mosel Ave. Cripps said the site plan has the
29 required information. Cripps discussed the lighting plan and said he had no issues with the lights
30 bleeding onto the road. Nagler, Hudson and Cripps examined the site plan and discussed parking
31 requirements and drive aisle width requirements, noting that the width must be at least 26 feet. The
32 Commission noted that parking may need to be adjusted in order to accommodate the 26 foot width
33 requirement. Cripps said that even if sixteen parking spaces were lost the applicant still has enough
34 parking spaces to satisfy the ordinance. Cripps said there needs to be access for fire protection services
35 to the back of the property. Nagler discussed the soil quality near the drainage basin and said it will
36 need to be over-excavated to put in something more drainable. Rudholm said he completed the
37 calculation and the capacity covers the applicant's needs. Nagler discussed the odor plan and said the
38 applicant relied on the buildings being sealed and natural pressure. Rudholm said there will be an
39 internal filtration system and noted that there will be no air movement inside the building. Rudholm
40 said the applicant will not receive a state license if the facility does not pass the state inspection.
41 Chapman expressed concerns over security. Rudholm said there will be a fence on the east side of the
42 property and there is a drainage ditch located on the west side of the property. Chapman asked
43 Rudholm how many people will be employed. Rudholm believes the facility will employ eight people,
44 but isn't sure because he is the contractor, not the owner. Hartsough noted that the applicant's plan
45 stated the facility will employ nine people. Chapman asked if the facility will be ADA compliant.
46 Rudholm said yes. Nagler recommended that sidewalks be installed along Mosel Ave.

1 The Commission discussed the lettering on the outside of the building. The Township Zoning Ordinance
2 requires all applicants for fire department site plan review to provide building identification. The
3 Ordinance requires that the building identification is placed in a position that is plainly legible and visible
4 from any street or road fronting the property. Properties fronting more than one street or road shall
5 contain address identification consisting of both number and street name. The address number and
6 street names shall contrast with the background color of the identification sign. The Commission noted
7 that the address numbers on commercial and industrial building identification signs shall be at least 10
8 inches in height. The Ordinance requires that the lettering indicating street names shall be 10" to 24";
9 to be approved during fire department site plan review. The Commission noted that the special use is
10 only for a medical marijuana provision center and medical marijuana grower; the applicant would have
11 to come back to the Commission for special use approval for a future processor facility.

12
13 Upon a motion of Hathcock, supported by Cripps and unanimous vote, the Commission approved the
14 applicant's site plan for a medical marijuana provisioning center and medical marijuana grower facility
15 for 521 E. Mosel Ave within the Township subject to the following conditions:

- 16
- 17 1. Sidewalks are installed across the frontage on Mosel Ave;
- 18 2. The Site Plan meets the Fire Marshal's approval;
- 19 3. Address the 10 inch minimum height of lettering on the building;
- 20 4. Reduce parking in the front to meet the Fire Marshal's requirements for access,
21 including installing of a fire hydrant, if required, and improvement of the west drive and
22 the north drive parking lot.
- 23

24 **Text Amendments to Articles 1 – Definitions; Article 4, Section 4 4.01 F. Commercial & Recreational**
25 **Vehicle Parking**

26
27 The second item under public hearings was the text amendments to Articles 1 – Definitions; Article 4,
28 Section 4 4.01 F. Commercial & Recreational Vehicle Parking Ordinance. A copy of the proposed text
29 amendments were provided to the Commission members in their packets. Hudson said the proposed
30 text amendments re-word certain definitions. Hudson read through the proposed amendments
31 including the text amendments eliminating the words "power" and "passengers" from the definition of
32 "Commercial Vehicles and Equipment" contained in Article 1 of the Zoning Ordinance. Hudson noted
33 that the entire definition of "junk" contained in Article 1 – Definitions of the Zoning Ordinance was
34 deleted. Hudson said Article 4 "Off-Street Parking and Loading Requirements," Section 4.01" Off-Street
35 Parking Requirements, Section 1 "Commercial Vehicle Parking" is proposed to be amended by
36 eliminating the phrase "with a rated capacity of less than one (1) ton" Article 4 "Off-Street Parking and
37 Loading Requirements," Section 4.01" Off-Street Parking Requirements Subsection 1 "Commercial
38 Vehicle Parking is proposed to be amended by eliminating the word "plow" therein.

39
40 Nagler opened a public hearing. Nagler asked if anyone would like to speak in support or against the
41 proposed text amendments. Being that there was no public comments in support of or against the
42 proposed text amendments, Nagler closed the public hearing and the Commission entered into
43 deliberations.

44
45 Cripps said the proposed text amendments reflected what the Commission discussed. Cripps pointed
46 out a typo in the proposed amendments. Hathcock said the proposed amendments are reasonable.

47

1 Upon a motion of Hathcock, supported by Cripps and unanimous vote, the Commission recommended
2 approval of the text amendments to the Township Board.

3
4 **New Business**

5
6 **1800 Ravine Road – Kalamazoo Public School – Bus Garage Site Plan**

7 The first item of New Business was the request of Kalamazoo Public Schools to remove all existing
8 building and roadways on 1800 Ravine Road (PIN 06-08-430-017) and to construct a school bus garage,
9 new drive ways, parking areas and storm water management facilities. Hudson’s report was provided to
10 the Commissioners in their member packets. The property is located in the I-2 District Zoning
11 Classification. Hudson’s report indicated that the project site is a 25 acre portion of an inactive gravel
12 mine operation. The site fronts Ravine Road. Hudson’s report indicated that the applicant’s proposed
13 improvement will demolish the existing structures, regrade the site, pave two 45-foot wide driveways,
14 construct a maintenance garage/office building, pave a parking lot for employees and pave a parking lot
15 for the school district’s bus fleet. The property to the north is an inactive gravel pit and is zoned I-2. The
16 adjacent property to the west is an active gravel mine, also zoned I-1. The adjacent property to the east
17 is in the City of Kalamazoo and is zoned M-1, Manufacturing and is vacant. The properties across Ravine
18 Road to the south are zoned R-2 and occupied by four dwellings with two parcels zoned I-1 and occupied
19 by a small business.

20
21 The Schedule of Regulations is addressed in Section 25.02 of the Zoning Ordinance. The minimum lot
22 area is 43,560. Hudson’s report indicated that the property is 25.38 acres. The minimum lot width
23 requirement is 150 feet. The property is 418 feet wide on Ravine Road. The maximum number of stories
24 is two and the applicant’s proposal is for a two-story building. The maximum proposed building height is
25 45 feet and the proposed building height is 27 feet. Hudson’s report indicated that the setback
26 requirements and maximum lot coverage requirements are satisfied. Section 4.01(D)(6) requires one
27 parking space per 300 square feet of usable floor area. The applicant’s proposed usable floor area is
28 20,400, which requires 102 parking spaces. 170 parking spaces are shown on the applicant’s plan. Also
29 shown are 140 parking spaces for the school buses. Hudson’s report indicated perimeter fencing will be
30 installed around the parking lots and a gate will be built at Ravine Road for the main entrance. Hudson
31 said the applicant’s plan does not provide for any interior landscaping. Hudson said the ordinance
32 requires 930 square feet of interior landscaping. Hudson recommended the Commission ask the
33 applicant whether an on-site fueling station will be installed to provide fuel to the school buses.

34
35 Mike Schwartz of Prien and Newhof addressed the Commission on behalf of the applicant. Schwartz said
36 an interior landscaping plan is available. Schwartz said a photometric plan was completed. Schwartz said
37 sidewalks are not proposed because the applicant wants the public to stay away from the facility.
38 Schwartz said fencing and gates will be installed. Schwartz said there will not be an on-site fueling
39 station for the school buses. Schwartz said there is a billboard constructed on an easement and there
40 are no plans to move it. Schwartz said he received comments from the Township Fire Marshal. Schwartz
41 noted that the driveway on the west will have keypad access and will be 20 feet wide. Schwartz said the
42 Fire Marshal wants that drive to be at least 20’ wide and the applicant will accommodate his request.
43 Schwartz said the Fire Marshal wants “yelp” capability. Schwartz said this means a beeping horn will
44 alert the gate to open. Schwartz said the Fire Marshal wants an external fire hydrant to be installed and
45 Knox boxes installed at the gate and at the building. Schwartz indicated that the applicant will
46 accommodate all of these requests. Cripps, Nagler and Schwartz examined the site plan which showed
47 where the Fire Marshal wants the fire hydrant and where the water lines will be moved.

1 Hartsough asked why no interior landscaping is planned. Schwartz said landscape islands are designed
2 for public uses and this facility wants to keep people away. Schwartz said landscaping islands also cause
3 issues with snow removal and causes school bus maneuverability issues. Hartsough said landscaping
4 improves the atmosphere of the space and asked Schwartz to accommodate an interior landscaping
5 design. Schwartz expressed concern regarding school bus maneuverability around landscaping islands.
6 Hartsough recommended placing a landscaping island in front in lieu of a side walk. Schwartz was
7 receptive to this recommendation.

8
9 Cripps said that a gravel pit is located to the west, east and north sides of the subject property. Cripps
10 agreed that installing some landscaping along Ravine Road is necessary because there are residential
11 uses across the street. Hudson discussed the complaints of blowing dust from the gravel pits. Hartsough
12 asked when the kitchen facility will be completed. Schwartz said the design will be done by the fall and
13 construction should begin a year from then. Cripps noted the applicant will be required by the County
14 Drain Commissioner to plant grass for erosion prevention reasons. Schwartz said he would like flexible
15 options for screening, such as a berm or a tree line. Schwartz said the plan is to bring the trail along
16 Ravine Road. Nagler discussed whether sidewalks are necessary. Cripps said landscaping islands are for
17 commercial or industrial use; not for commercial / industrial storage uses. Cripps said he approves of
18 requiring landscaping. Hartsough said the bus parking storage area is a commercial storage use.
19 Schwartz said the north parking lot is the employee lot. Schwartz said there will be 11 parking spaces to
20 the west for visitors. Schwartz said 140 spaces to the south are for the buses and landscaping islands
21 installed there will take up space. Nagler reviewed the site plan and recommended bumping out the
22 corners of the parking lots as possible locations for landscaping. Cripps recommended several additional
23 locations where landscaping may be placed.

24
25 Upon a motion by Cripps, supported by Hathcock and unanimous vote, the Commission approved of the
26 applicant's site plan for 1800 Ravine Road with the following conditions:

- 27
- 28 1. The applicant adds landscaping along Ravine Road;
- 29 2. The applicant adds landscaping to the employee parking lot area;
- 30 3. Modify the plan to comply with the Fire Marshal's requirements;
- 31 4. No sign approval; and,
- 32 5. Sidewalk or asphalt trial to be constructed along Ravine Road.
- 33
- 34

35 **3709 W. Main Street– Site Plan PUD Amendment – Kalsec**

36 The second item under New Business was the Planned Unit Development site plan amendment to 3709
37 W. Main Street (PIN 06-18-415-017). Hudson read his report to the Commission. Section 21.04 of the
38 Zoning Ordinance regulates the approval process and references section 26.04, F. Phase 2 (Final) review
39 and Recommendation. Hudson's report directed the Commission to review Section 21.05 "Review and
40 Approval Standards," A. "Conformance with the PUD concept," and B. "Compatibility with adjacent uses
41 for this PUD amendment." The property is located in the PUD – Planned Unit Development (Office Space
42 Element) District Zoning Classification. The applicant's proposal is to construct a small classroom
43 building for the child development center to accommodate more than 12 children. The primary use of
44 the property is for a state-licensed children's day care center for more than 12 children, which was
45 approved in June, 2017. The property is part of a previously-approved PUD. Hudson's report indicated
46 that the surrounding uses include a laboratory for a spice plant, a horse barn, warehouses and several
47 medical office buildings. The applicant proposed to add 10 new parking spaces to the existing parking
48 lot, add a guard shack pursuant to the previously approved site plan, add, at a minimum, 4' high fencing

1 around the proposed play area, extend the sidewalk along the drop-off driveway, and re-use the farm
2 house for a children's day-care center, which will be a 300 square foot addition to an adjacent accessory
3 building. Hudson's report indicates that the PUD district takes up the surrounding uses on the east,
4 south and west side of the site. The north side of the side abuts W. Main Street and the zoning across
5 the street is RM-2 Multiple Family/Mixed Use District Zoning Classification.

6
7 Hudson said Section 26.02 F of the Zoning Ordinance provides certain criteria that must be considered in
8 order for a site plan to be approved by the Planning Commission. The Standards for site plan approval
9 include the adequacy of information, site design characteristics, appearance, compliance with District
10 Requirements, preservation of natural areas, privacy, emergency vehicle access, ingress and egress,
11 pedestrian circulation, drainage, soil erosion and sedimentation, exterior lighting, public services,
12 screening, danger from hazard, sequence of development, and coordination with adjacent sites.

13
14 Ty Weiss addressed the Commission on behalf of the applicant. Weiss discussed the lighting plan, which
15 mirrors the existing lighting that is installed on the property. Weiss said the plan is to rebuild the parking
16 lot and add on to the site. Cripps asked if there will be 12-20 students. Weiss said yes. Hudson noted
17 that there were no comments from the Fire Marshal. Cripps said the applicant must comply with all
18 state requirements. Weiss agreed. Nagler said he was satisfied with the storm water plan. Cripps said
19 he was in favor of modifying the PUD. Nagler noted that the Commission would be recommending
20 approval of the proposed site plan PUD amendment to the Township Board should the Commission so
21 decide.

22
23 Upon a motion by Cripps, supported by Hathcock and unanimous vote, the Commission recommended
24 approval of the applicant's PUD site plan amendment to 3709 W. Main Street to the Township Board.

25
26
27 **3738 E. Main Street – Dando's Rental Hall – permit extension request**

28 The third item under New Business was the request of Lisa M. Dando for a change of use of property
29 addressed as 3738 E. Main Street (PIN 06-13-235-042) and located in the C-2 Commercial Corridor
30 District Zoning Classification. Hudson summarized his report to the Commission. Nagler said the
31 applicant seeks a permit extension. Cripps discussed whether this is a new permit request. Hudson said
32 the applicant did not ask for permit extensions in previous years. Hudson reviewed his report with the
33 Commission. The applicant proposed to convert the existing 7,198 square foot commercial building from
34 retail sales to a banquet hall, which is a public assembly use. A banquet hall is a permitted use pursuant
35 to Section 18.02 Local Commercial District Zoning Ordinance. The applicant's proposal is a change in use
36 from a general retail store to a place of public assembly. The site is 1.3 acres or approximately 56,200
37 square feet, with 199 feet in road frontage.

38
39 Hudson's report indicated that the proposed change of use of a 7,302 square foot commercial building
40 will add required parking space. The properties to the west are zoned C-2, but the next three parcels are
41 vacant. The property to the east is also C-2 and is vacant. The property to the south is zoned I-2 and is
42 owned by a gravel mining operation which has only developed a portion of the abutting land. The
43 properties across East Main Street to the north are zoned C-2, which are occupied by commercial
44 businesses; and R-2 which are occupied by single family dwellings. Section 25.02 lists the Schedule of
45 Regulations. Hudson's report indicated that the setback requirements and maximum lot coverage
46 requirements are satisfied.

1 Section 26.02 F of the Zoning Ordinance provides that certain criteria must be considered in order for a
2 site plan to be approved by the Planning Commission. The Standards for site plan approval include the
3 adequacy of information, site design characteristics, appearance, compliance with District
4 Requirements, preservation of natural areas, privacy, emergency vehicle access, ingress and egress,
5 pedestrian circulation, drainage, soil erosion and sedimentation, exterior lighting, public services,
6 screening, danger from hazard, sequence of development, and coordination with adjacent sites.

7
8 Hudson indicated that parking is an issue and landscaping needs to be addressed. Hudson said there are
9 no dumpster details in the site plan. Lisa Dando, the applicant said that she wants to rent out the
10 building, but will not provide catering services. The applicant said she may rent out the facility for estate
11 sales. Nagler said the Commission would have to determine if that type of use is a permitted use or a
12 special use. The Commission discussed the meaning of "Assembly Hall." The Commission looked at the
13 C-1 and C-2 District Zoning Classifications for guidance. Nagler said the applicant's request for a special
14 use and a public hearing is needed. Koches told the applicant that she may need two separate approvals
15 for her application: special use approval and site plan approval. The Commission and applicant discussed
16 why separate fees are needed.

17
18 Koches said that applicant was previously cited for a violation of a Township Ordinance and Judge
19 Hemmingway of the 8th District Court signed a compliance order on June 22, 2017 ordering the applicant
20 to contact KABA and the Township Fire Marshal for the purposes of having inspections performed on
21 the building. The order further required the applicant to correct any issues from those inspections
22 within a specified period of time. Koches indicated that he did not think those inspections took place.
23 Koches said the compliance order authorized the applicant or her agent to enter the property to make
24 the required repairs. Koches said he was not sure what issues exist or what needs to be fixed in order to
25 satisfy the building and/or fire code. Koches said those issues will be determined once KABA and the Fire
26 Marshal perform the inspection. Koches expressed concern to the Commission over reviewing the
27 applicant's site plan when it is not known what repairs need to be done before the subject property is in
28 compliance with the building and fire code. Koches said any repairs may result in alterations to the site
29 plan.

30
31 The Commission tabled this agenda item until the applicant obtains the required inspections by KABA
32 and the Township Fire Marshal, and until she makes the required repairs.

33 34 **Old Business**

35 36 **Zoning Ordinance Text Amendments**

37
38 The first item under Old Business was Zoning Ordinance text amendments. The suggested amendment is
39 to define "retail" and package liquor sales in the RM-2 District Zoning Classification. The suggested
40 amendment is a request of Steve Leuty. Hudson drafted proposed amendments which were provided to
41 the Commissioners. Hudson asked the Commission to determine what type of stores it wants the
42 ordinance to impact. The Commission discussed possible impact to existing stores. Cripps noted that
43 there is a new section located on the third page. Nagler said Section WW would have to be added to the
44 Zoning Ordinance. Nagler said the Commission needs to take a closer look at the recommendations and
45 make comments at the next Commission meeting. Cripps said he might be open to not allowing this use
46 in RM-2. Hartsough will ask the Westwood Neighborhood Association for input at its next meeting. The
47 Commission tabled this agenda item to the next Commission meeting.

1 The Commission tabled proposed text amendments to Home Occupation / Home Business definitions
2 and the proposed text amendments to detached accessory buildings until the next Commission meeting
3 so the members may review the proposed text amendments in more detail and provide comments.
4

5 **Master Plan Review**

6
7 This agenda item was tabled until the next Commission meeting.
8

9 **Open Discussion**

10
11 **Members of the Audience**

12
13 Christopher Mihelich discussed the state and local requirements for certain classes of liquor. Mihelich
14 said certain licenses may require a special use permit. Mihelich discussed state preemption orders.
15

16 Brian Maloney said he lives across the street from the gravel pit on Ravine Road. Maloney said there
17 were a lot of changes during the past 42 years and owners are concerned with the noise. Maloney said
18 the noise is getting worse on Ravine Road and discussed decibel levels in the Township’s Noise
19 Ordinance. Maloney said it is loud at 6:00 – 7:00 a.m. Maloney said he cannot enjoy his backyard
20 because of the noise level. Maloney said the blowing dust destroyed his shrubs. Maloney said berms
21 aren’t effective because the houses sit above the berms. Maloney said dust control has been an issue.
22 Maloney said he was told that he cannot blow the dust off his driveway and said islands in the parking
23 lot help absorb the noise.
24

25 **Communication Received**

26
27 The Township received Kalamazoo County’s notice of adoption of its Master Plan. The Township also
28 received the City of Kalamazoo’s notice of preparation of neighborhood sub-plans.
29

30 **Report of the Township Board Representative**

31
32 Hathcock said the Township Board passed the 500 foot buffer for police/fire stations. Hathcock said he
33 will talk to Steve Luety regarding the RM-2 liquor store issues.
34

35 **Report of the Township ZBA Representative**

36
37 Nagler said there was a meeting last week and the ZBA granted a billboard variance request.
38
39

40 **Comments from the Planning Commission Members**

41
42 Hartsough said she is not able to attend the next Commission meeting.
43
44

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

46
47 Hudson asked the Commission whether a tailor show is a permitted use in the RM-2 District Zoning
48 Classification.

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Report of the Township Attorney

None.

Adjournment

Being there was no further business to come before the Planning Commission, the Chairman adjourned the meeting at 9:55 p.m.

Henry Dingemans, Secretary

SYNOPSIS OF ACTIONS

The Kalamazoo Township Zoning Board of Appeals undertook the following actions at the July 5, 2018:

1. Approved the applicant’s request for special use approval for a medical marijuana provisioning center and medical marijuana grower facility for 521 E. Mosel Ave.
2. Approved the applicant’s site plan for a medical marijuana provisioning center and medical marijuana grower facility for 521 E. Mosel Ave within the Township subject to conditions.
3. Approved the applicant’s site plan for 1800 Ravine Road with conditions. 4
4. Recommended approval of the applicant’s PUD site plan amendment to 3709 W. Main Street to the Township Board.
5. Tabled consideration of a special use banquet facility at 3738 E. Main.