



**PLANNING COMMISSION  
MEETING AGENDA  
THURSDAY JULY 11, 2024 6:00 PM**

**Location: Kalamazoo Charter Township Hall, 1720 Riverview Drive, Kalamazoo, MI 49004**

**AGENDA:**

- 1) Call to Order
- 2) Roll call and recognition of visitors
- 3) Approval of the agenda for the July 11, 2024 meeting.
- 4) Approval of the minutes for the June 6, 2024 meeting.
- 5) Public Comment #1 (3-minute limit)
- 6) Scheduled Reviews: None.
- 7) Public Hearings: None
- 8) New Business:
  - a. City of Kalamazoo: West Main Hill Neighborhood Plan - Initiation
- 9) Continuing Business:
  - a. 3625 Douglas Avenue – Special Land Use Review [Action Item]
  - b. 3625 Douglas Avenue – Site Plan Review [Action Item]
- 10) Public Comment #2 (3-minute limit)
- 11) Communications: None.
- 12) Report of the Township Board Representative
- 13) Report of the Township Zoning Board Representative
- 14) Planning Commission Member Comments
- 15) Report from Township Staff Members
- 16) Adjournment

The public may attend this meeting for your information and comments. Please contact the Planning & Zoning Department if you have any questions at (269) 381-8085.

1  
2  
3  
4  
5  
6  
7  
8  
9

**Charter Township of Kalamazoo  
Minutes of a Planning Commission Regular Meeting  
Held on June 6, 2024**

10 A regular meeting of the Charter Township of Kalamazoo Planning Commission was conducted  
11 on June 6, 2024, commencing at 6:00 p.m. at the Charter Township of Kalamazoo Hall.

12  
13  
14  
15

**Call to Order:**

16 Chairperson Nagler called the meeting to order at 6:00 p.m.

17  
18  
19  
20  
21  
22  
23  
24  
25

**Roll Call and Recognition of Visitors**

26 Nagler welcomed those in attendance.

27  
28  
29  
30  
31  
32  
33  
34  
35  
36

**Present were:**

37 Fred Nagler, Chairman  
38 Christopher Mihelich  
39 Steve Leuty  
40 Michael Seals  
41 Denise Hartsough  
42 Warren Cook  
43 William Chapman

44 Also present were Township Zoning Administrator Kyle Mucha, Township Attorney, Seth Koches;  
and, eight (8) interested members from the public.

45  
46  
47  
48  
49  
50  
51  
52  
53  
54

**Absent was:**

55 None.

56  
57  
58  
59  
60  
61  
62  
63  
64  
65

**Approval of the Agenda**

66 A copy of the meeting agenda was provided to the Commissioners in their agenda packet.

67 Upon motion by Leuty, supported by Mihelich, and unanimous vote, the agenda was approved  
68 as revised to add 5.b., in order to consider a statement to the City of Kalamazoo Planning  
69 Commission.

70  
71  
72  
73  
74  
75  
76  
77  
78  
79

**Approval of the minutes for the May 2, 2024, regular Planning Commission Meeting**

80 The next item on the agenda was approval of the minutes of the May 2, 2024, regular Planning  
81 Commission meeting.

1 A copy of the draft minutes of the May 2, 2024, regular Planning Commission meeting were  
2 provided to the Commissioners in their agenda packet. Several revisions were recommended to  
3 the draft minutes.

4  
5 Upon motion by Seals, supported by Chapman, and unanimous vote, the minutes of the May 2,  
6 2024, regular Planning Commission meeting were approved as presented.

7  
8 **Public Comment**

9  
10 None.

11  
12 **Consideration of sending statement to Kalamazoo County Planning Commission**

13  
14 The next item on the agenda was consideration of preparing and forwarding a statement to the  
15 City of Kalamazoo Planning Commission regarding the neighborhood design plans for Westwood.  
16 Hartsough discussed the City’s plan and noted that most of the Westwood neighborhood is  
17 located within the Township. Nagler prepared a written statement and read it to the other  
18 Commissioners.

19  
20 Upon motion by Leuty, supported by Seals, and unanimous vote, the Planning Commission  
21 approved the written statement prepared by Nagler and authorized that it be sent to the City of  
22 Kalamazoo Planning Commission.

23  
24 **Scheduled Reviews**

25  
26 None.

27  
28 **Public Hearings**

29  
30 **3625 Douglas Avenue – Healthy House – Special Land Use**

31  
32 The next item on the agenda was a public hearing for the request of Pamela Coffee (applicant),  
33 of 1835 Nicholas Road, to operate an adult group home called “Healthy House” on property  
34 addressed as 3625 Douglas Ave. (“subject property”), within the Township. The subject property  
35 was rezoned to RM-2, Multiple Family/Mixed Use District in 2021. Mucha prepared a staff report  
36 and summarized it. Mucha said that approximately three (3) years ago, the subject property  
37 received special land use and site plan approval through the Planning Commission, which have  
38 since expired because no improvements were made. Mucha noted that the Township Zoning  
39 Ordinance requires improvements to occur within one (1) year of receiving Planning Commission  
40 approval(s).

41  
42 Mucha said that Section 14.02.B contains the list of permitted and special land uses within the  
43 RM-2 District Zoning Classification. The Zoning Ordinance defines to “Adult Foster Care Larger  
44 Group Home” to include a capacity of at least 13 but not more than 20 adults. Mucha asked the

1 applicant to confirm that the proposed use does not include rehabilitation for substance or  
2 alcohol abuse.

3  
4 Nagler opened the public comment portion of the public hearing and invited any interested  
5 person to submit public comment in support of or in opposition to the applicant’s request for  
6 special land use approval.

7  
8 Noah LeZotte said she has been a nurse for 50 years. LeZotte supported the applicant’s request  
9 because it provides a structured environment for people who utilize the facility. LeZotte said that  
10 the applicant’s proposed use is not an adult foster care group home. LeZotte said that people  
11 who will stay at the Healthy House will transition from substance abuse or addiction, or from  
12 incarceration to gain life skills.

13  
14 Marlis Ludwig said that she lives south of the subject property and is not opposed to the proposed  
15 use, but wanted to know more information regarding the number of residents and how the  
16 applicant plans to maintain compliance with Planning Commission approvals and other Township  
17 Ordinances. Ludwig asked if a fence would be built along the subject property to clearly define  
18 boundaries. Ludwig inquired about the hours of operation.

19  
20 Pam Coffey, the applicant, said that she has successfully operated recovery houses for woman  
21 for 9 years without complaints. Coffey said that the proposed use serves women who need a safe  
22 place to start over.

23  
24 Ronald Richmond said that he supports the applicant’s proposed use. Richmond said that there  
25 is a need for this type of resource and described the facility as a sober-living facility.

26  
27 Nagler noted that the Planning Commission received six written statements regarding the  
28 applicant’s proposed use. Nagler read the letters into the record. A hard copy of the letters is  
29 maintained as part of the public hearing.

30  
31 Hearing no further public comments, Nagler closed the public hearing.

32  
33 Seals discussed whether the proposed use is a transitional home or a group home. The applicant  
34 confirmed that the proposed use is a transitional home and not an adult foster care group home.  
35 Leuty said that the Planning Commission may need more clarification from the Township Zoning  
36 Administrator/Planner and Township Attorney for guidance.

37  
38 Attorney Koches reviewed the Zoning Ordinance. Koches said that “other similar uses” constitute  
39 a special land use within the RM-2 District Zoning Classification. Koches said that the application  
40 requested approval of an adult foster care group home. Koches said that more information may  
41 be needed from the applicant so he and the Planner could better advise the Planning  
42 Commission. Koches recommended continuing the public hearing to the July 11, 2024 regular  
43 Planning Commission meeting so more information may be obtained from the applicant.

44

1 Upon motion by Seals, supported by Cook, and unanimous vote, the Planning Commission  
2 continued the public hearing for the request of Pamela Coffee (applicant), of 1835 Nicholas Road,  
3 to operate an adult group home called Healthy House on property addressed as 3625 Douglas  
4 Ave. (“subject property”), within the Township, to Thursday, July 11, 2024, at 6:00 p.m. at the  
5 Kalamazoo Charter Township Hall, 1720 Riverview Drive, Kalamazoo, MI 49004.

6  
7 **New Business**

8  
9 **a. 3625 Douglas Avenue – Healthy House – Special Land Use Review**

10  
11 This matter was tabled to Thursday, July 11, 2024, at 6:00 p.m. at the Kalamazoo Charter  
12 Township Hall, 1720 Riverview Drive, Kalamazoo, MI 49004.

13  
14 **b. 3625 Douglas Avenue – Healthy House – Site Plan Review**

15  
16 The Commissioners discussed tabling site plan review until the next Planning Commission  
17 meeting.

18  
19 Upon motion by Leuty, supported by Mihelich, and unanimous vote, the Planning Commission  
20 tabled the site plan review for 3265 Douglas Ave., to Thursday, July 11, 2024, at 6:00 p.m. at the  
21 Kalamazoo Charter Township Hall, 1720 Riverview Drive, Kalamazoo, MI 49004.

22  
23 **Continuing Business**

24  
25 None.

26  
27 **Open Discussion – Members of the Audience**

28  
29 None.

30  
31 **Communications**

32  
33 None.

34  
35 **Report of the Township Board Representative**

36  
37 None.

38  
39 **Report of the Zoning Board of Appeals Representative**

40  
41 None.

42  
43 **Comments of the Planning Commission Members**

44

1 The Commissioners generally discussed planning and zoning updates.

2

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

4

5 None.

6

7 **Report of the Township Attorney**

8

9 None.

10

11 **Adjournment**

12

13 The June 6, 2024, regular Planning Commission meeting was adjourned at 8:03 p.m.

14

15

16

17

18

19

20

21

**SUMMARY OF ACTIONS**

22

23 The Charter Township of Kalamazoo Planning Commission undertook the following actions at its  
24 regular Planning Commission meeting held on June 6, 2024:

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

\_\_\_\_\_  
, Secretary

\_\_\_\_\_  
, Secretary



# Memorandum

**TO:** Kalamazoo Charter Township Planning Commission  
**FROM:** Kyle Mucha, AICP, Senior Planner  
**SUBJECT:** Special Land Use Review #2 – Healthy House, 3625 Douglas Avenue  
**DATE:** July 2, 2024

The applicant, owner of 3625 Douglas Avenue, is seeking special land use approval to operate a use similar to an adult foster care large group home out of her existing residential home. The home is located on Douglas Avenue near Northpoint Drive. The subject site was rezoned to RM-2, Multiple Family/Mixed Use in 2021. The subject site was previously approved for an Adult Foster Care Large Group Home in 2021. However, due to the lack of improvements taking place on site, the approvals have since expired. The Zoning Ordinance requires improvements to take place within a year of approval. Otherwise, a new approval is warranted.

## SUMMARY OF REQUEST

The applicant is requesting special land use approval to operate a use similar to an adult foster care large group home out of a residential dwelling she owns located at 3625 Douglas Avenue. The home is currently zoned RM-2, Multiple Family/Mixed Use District.

Section 14.02B of the Township Zoning Ordinance lists the special land uses permitted in the RM-2 District. As per Section 14.02B, an “Adult Foster Care Large Group Home” is a permitted special land use in the RM-2 District.

The applicant is proposing to operate the adult foster care out of the existing property located at 3625 Douglas Avenue. No new construction is proposed in relation to this request. However, additional paved surfaces are proposed. The subject site is approximately 1.4 acres in size.



## STANDARDS FOR GRANTING SPECIAL LAND USE APPROVAL

Pursuant to Section 26.03.C., of the Township’s Zoning Ordinance, the following standards apply for granting special land use approval:

### 1. Compatibility with Adjacent Uses

*The proposed special land use shall be designed, constructed, operated and maintained to be compatible with uses on surrounding land. The site design of the proposed special land use shall minimize the impact of site activity on surrounding properties. In determining whether this requirement has been met, consideration shall be given to:*



- a. *The location and screening of vehicular circulation and parking areas in relation to surrounding development.*

Given the site is in a residential district, site screening for parking areas and vehicular circulation is not required. However, site screening plans for parking areas and vehicular circulation have been provided by way of existing and proposed foliage, as well as a 6-foot-tall wooden dog ear fence which is in compliance with section 6.01C of the zoning ordinance. We find that the existing and proposed screening is likely adequate for the proposed use.

- b. *The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.*

The applicant has not indicated if any outdoor storage is proposed with this use. The applicant should provide clarification as it relates to this requirement.

- c. *The hours of operation of the proposed use. Approval of a special land use may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.*

The proposed hours of operation on the site are not specified. However, as this is a large group residential use, it is anticipated to operate 24 hours, 7 days a week. The applicant shall confirm hours of operation.

- d. *The bulk, placement, and materials of construction of the proposed use in relation to surrounding uses.*

The applicant does not specify the bulk, placement, and materials of construction of the proposed use in relation to its neighbors. No new building construction is proposed. However, there will be new pavement installed for the proposed driveway and sidewalks. The applicant seeks to make interior modifications to the existing structure, with minor exterior enhancements. Such placement of any permanent structures, should they be proposed, will be further reviewed within the site plan analysis.

- e. *Proposed landscaping and other site amenities. Additional landscaping over and above the requirements of this Ordinance may be required as a condition of approval of a special land use.*

Section 5.02B of the zoning ordinance requires a minimum of two (2) deciduous or evergreen trees plus four (4) shrubs for multi-family districts. Along the road it requires 1 deciduous or evergreen tree per 40 feet of road frontage, 1 ornamental tree per 100 feet of road frontage, and 8 shrubs per 40 feet of road frontage. Screening is required along all sides of the multi-family unit. This includes closely spaced evergreen plantings (i.e., no farther than fifteen (15)





feet apart) which can be reasonably expected to form a complete visual barrier that is at least eight (8) feet above ground level within three (3) years of planting. A wall can be used in place of plantings with a 6-foot maximum height.

On the site plan, locations of the existing trees along the roadway are shown. 15 existing trees are located on the subject site with an additional 7 planned. The site plan does not depict all existing trees along the side and rear yards nor the existing shrubs. The existing landscaping elements of the site, when combined with the proposed landscaping, meet minimum requirements.

## **2. Compatibility with the Master Plan**

*The proposed special land use shall be consistent with the general principles and objectives of the Township's Master Plan.*

The property is currently zoned and planned for residential uses. The 2024 Master Plan notes this region of Douglas as being planned for single and two-family residential uses. Given that the subject property was rezoned (2021) prior to the acceptance of the 2024 Master Plan by the Planning Commission, we find that the proposed residential adult group home generally aligns with the Master Plan.

## **3. Public Services**

*The proposed special land use shall be located so as to be adequately served by essential public facilities and services, such as highways, roads, police and fire protection, drainage systems, water and sewage facilities, and schools, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the special land use is established.*

The applicant has included plans regarding a water line and fire services. We will defer to the Township Fire Marshal for fire safety compliance review and comment.

## **4. Impact of Traffic**

*The location of the proposed special land use within the zoning district shall minimize the impact of the traffic generated by the proposed use. In determining whether this requirement has been met consideration shall be given to the following:*

### *a. Proximity and access to major thoroughfares.*

The site has approximately 270 feet of frontage on Douglas Avenue. The front of the existing home is located on Douglas Avenue where the driveway is located. It is not anticipated that the road infrastructure will endure additional or expedited deterioration as a result of the change of use on this site.

### *b. Estimated traffic generated by the proposed use.*

The proposed floor plans indicate four (4) bedrooms on site, with space for employee offices. Given the limited number of sleeping areas and office space, it is not anticipated that a significant change to traffic patterns will take place. However, the applicant shall confirm the anticipated



level of traffic that may be generated from this facility, once fully operational. The anticipated number of residents, breakdown of visiting hours, and the approximate number of staff to be located on-site at any given time shall be provided.

*c. Proximity and relation to intersections.*

The site is located on Douglas Avenue and near Northpointe Drive, approximately 375 feet north from the subject site. The nearest major intersection is located at Douglas Avenue and Goodrich/Edison Avenue (north), approximately 1,200 feet from the subject site. The site is likely adequately serviced by the Township's existing road network. It is not anticipated that intersections will be greatly affected as a result of the proposed use.

*d. Adequacy of driver sight distances.*

Driver site distances are adequate for the proposed use given the width of the proposed driveway and the open space at the base of the driveway. However, this condition is subject to review by the Township Engineer. Further, it is our understanding that the applicant seeks to utilize the existing driveway approach from Douglas to access the facility. Should a new driveway approach be planned, approval from the Road Commission of Kalamazoo County is required.

*e. Location of and access to off-street parking.*

Parking locations will be further analyzed during the site plan review process. Additionally, a bike rack shall be placed for bike parking on site, as per Section 4.01.C.5.

*f. Required vehicular turning movements.*

We defer to the Township Fire Department to render additional comments on turning movements and access.

*g. Provisions for pedestrian traffic.*

A 5-foot-wide sidewalk is proposed along the driveway leading up to the house as well as along Douglas Avenue. This is compliant with Ordinance requirements.

**5. Detrimental Effects**

*The proposed special land use shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental or hazardous to persons or property or to public health, safety, and welfare. In determining whether this requirement has been met, consideration shall be given to the level of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light.*

It is not anticipated that the proposed special land use will cause any detrimental effects to public health, safety, or welfare.

**6. Economic Well-Being of the Community**

*The proposed special land use shall not be detrimental to the economic well-being of those who will use the land, residents, businesses, landowners, and the community as a whole.*



It is not anticipated that the proposed special land use will cause any detrimental effects to the economic well-being of those who will use the land, residents, businesses, landowners, and the community as a whole.

**7. Compatibility with Natural Environment**

*The proposed special land use shall be compatible with the natural environment and conserve natural resources and energy.*

The special land use is compatible with the natural environment in that the site is planned to remain a residential use in a largely residential area.

**RECOMMENDATIONS**

It is recommend that approval of the proposed special land use for a use similar to an Adult Foster Care Group Home Facility located at 3625 Douglas Avenue be granted by the Planning Commission subject to the following considerations:

1. The applicant clarifies the hours of operation will occur 24 hours a day, 7 days a week and that the Planning Commission determines this will not cause any adverse effects to surrounding neighbors.
2. That the applicant shall comply with any and all safety requirements as determined by the Township Fire Marshal, or any other applicable safety personnel.
3. The applicant complies with any and all other reviewing agency comments.

Respectfully Submitted,

Kyle Mucha, AICP  
Senior Planner

CC: Danielle Bouchard, AICP – Principal Planner



# Memorandum

**TO:** Kalamazoo Charter Township Planning Commission  
**FROM:** Kyle Mucha, AICP, Senior Planner  
**SUBJECT:** 3625 Douglas Avenue – Healthy House – Site Plan Review #2  
**DATE:** July 2, 2024

**Pamela Coffey (owner), has submitted a site plan and special land use application to re-establish “Healthy House” at 3625 Douglas Avenue.**

## OVERVIEW

Ms. Pamela Coffey seeks re-approval of the site plan and special land use for 3625 Douglas Avenue in order to establish a use that is similar to an adult foster large group home. Adult foster care is considered a special land use within the RM-2, Multi-family/Mixed Use District. In 2021, Ms. Coffey received conditional site plan and special land use approval.

Ms. Coffey met with Township personnel on July 2, 2024, in which a determination was made that the proposed use is similar in nature to an adult care home, without the State license requirement.

## PROPOSED IMPROVEMENTS

The applicant proposes to convert the existing residential structure into an adult foster care facility large group home, which also includes parking lot improvements and other site enhancements, such as lighting and landscaping.

## USE OF THE PROPERTY

The site is currently zoned RM-2, Multiple Family/Mixed Use. As indicated, the applicant proposes a use that is similar to adult foster care facility large group home. Section 14.02.A.26 permits “uses determined to be similar to [the above] principal permitted uses.” Because the proposal is similar to an adult group home, staff finds it prudent to continue with the site plan and special land use requirement, as outlined within the Township Zoning Ordinance.



## SITE PLAN REVIEW

The applicant has submitted a site map including a north arrow and scale, legal description and address, the property size in acres and square feet, and the engineer name, address, and contact information. The site plans shall include an updated revision date, a property ID number, an engineer seal, the dimensions of the property, as well as ownership data.



**A. Schedule of Regulations: Section 25.02**

Regulation Type	RM-2 District Requirements	3625 Douglas Conditions	Compliance with Ordinance Standards
Minimum Lot Area	NA	61,077 sq. ft.	NA
Minimum Lot Width	20 ft.	~250 ft.	Yes
Maximum Stories	2.5	2	Yes
Maximum Building Height	30 ft.	Existing Structure	NA
Front Yard Setback	40 ft.	40 ft.	Yes
Side Yard Setback	30 ft. (each)	30 ft. (each)	Yes
Rear Yard Setback	30 ft.	30 ft.	Yes
Maximum Lot Coverage	25%	5.3%	Yes

No new construction of additions or buildings are proposed on the site. However, construction of a new paved driveway and sidewalks is proposed.

**B. Off-Street Parking (Article 4.00)**

The Township’s Zoning Ordinance, Section 4.01(D)(3) requires 0.5 spaces per bedroom for an adult foster care facility. The applicant notes that four sleeping areas will be provided within the facility, which would require two (2) parking spaces. An additional one (1) space shall be provided for each employee at the largest working shift, which is anticipated to be two (2). Therefore, a minimum of four (4) spaces are required.

The site plans indicate 7 total spaces, which includes 1 ADA space. The parking provisions have been satisfied, subject to locating the parking spaces outside of the required front yard. Staff encourages the applicant to remove the two (2) spaces fronting Douglas.

**General Requirements**

- i. **Bicycle Parking.** *Parking facilities for short and long-term bicycle parking shall be provided to meet the needs of the business or residential use.*

The site plan does not appear to make any note for bicycle parking. The site plan shall be amended to include bicycle parking.

**Layout & Construction**

Off-street parking facilities containing four (4) or more spaces shall be designed, constructed and maintained in accordance with the following:

- i. **Dimensions.** The minimum width of parking spaces shall be 9.0 feet with a wall depth of 18.5 feet. The minimum drive aisle width shall be 24 feet. Site plans indicate a 24 foot distance between parking spaces. This satisfies Ordinance requirements.



- ii. **Surface and drainage.** *All off-street parking areas, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material. porous paving materials may be permitted at the discretion of the Planning Commission, provided that installation and maintenance plans are in accordance with the manufacturer's guidelines. A written maintenance plan must be submitted for the Planning Commission's review. This shall be subject to review and approval by the Township Engineer, if required.*

**C. Landscaping (Article 5.00)**

Section 5.02B of the zoning ordinance requires a minimum of two (2) deciduous or evergreen trees plus four (4) shrubs for multi-family districts. Along the road it requires 1 deciduous or evergreen tree per 40 feet of road frontage, 1 ornamental tree per 100 feet of road frontage, and 8 shrubs per 40 feet of road frontage. Screening is required along all sides of the multi-family unit. This includes closely spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least eight (8) feet above ground level within three (3) years of planting. A wall can be used in place of plantings with a 6-foot maximum height.

On the site plan, locations of the existing trees along the roadway are shown. 15 existing trees are located on the subject site with an additional 7 planned. The site plan does not depict all existing trees along the side and rear yards nor the existing shrubs. The existing landscaping elements of the site, when combined with the proposed landscaping, meet minimum requirements. We defer to the applicant to confirm all existing screening along the rear and side yards will remain. We recommend this to be included as a note on the site plan.

**D. Lighting (Section 2.12)**

A lighting plan has been submitted to the Township in 2021. The 2021 lighting plan does not exceed the 0.5 footcandle maximum (along any property line) requirement. Additionally, light fixture details depict shielded LED lamps. The proposed height does not exceed the 22 feet maximum requirement. Based on the lighting details provided, the provisions of the Township Zoning Ordinance have been satisfied.

**E. Site Circulation (Section 2.20)**

The site plan includes a 26 foot wide asphalt drive that connects the southern parking area to the northern parking area and the home. The site plan includes a "turnaround" facility located near the northern parking area. The width and dimensions are not shown, although it is noted that the drive is existing and not intended to be widened. The width of all internal drives shall be included on the site plan. Site circulation shall be subject to review and approval by the Township Fire Marshal to determine compliance with the proposed conditions.

**F. Signage (Article 7.00)**

Administrative review of site signage can be conducted at a later date, should the applicant seek to site signage.

**G. Trash Removal and Collection (Section 2.22)**

The site plan and application does not speak to any proposed or existing trash disposal services on site. Existing or proposed trash receptacles should be indicated on the site plans, if additional receptacles are anticipated, above and beyond a typical residential home 96-gallon trash bin.



## RECOMMENDATION

Given that the proposed use is similar in nature to an adult group care home, staff finds that the site plan can be recommended for approval, subject to the following conditions, which can be reviewed and approved administratively:

1. An updated site plan package with a corrected date to reflect this 2024 application and review.
2. The site plans shall include a property ID number, an engineer seal, the dimensions of the property, as well as ownership data.
3. A bike rack shall be placed on site and location shall be depicted on site plans.
4. The width of all internal drives shall be included on the site plan.
5. The site plans shall include a note describing the preservation of existing trees and vegetation.
6. Existing or proposed trash receptacles should be indicated on the site plans, if additional receptacles are anticipated, above and beyond a typical residential home 96-gallon trash bin.
7. Compliance with fire safety requirements, as provided for by the Township Fire Marshal.

Please contact Kyle Mucha, AICP at [kmucha@mcka.com](mailto:kmucha@mcka.com) if you have any questions regarding this review.

Respectfully Submitted,  
**McKenna**

Kyle Mucha, AICP  
Senior Planner

Cc: Danielle Bouchard, AICP – Principal Planner

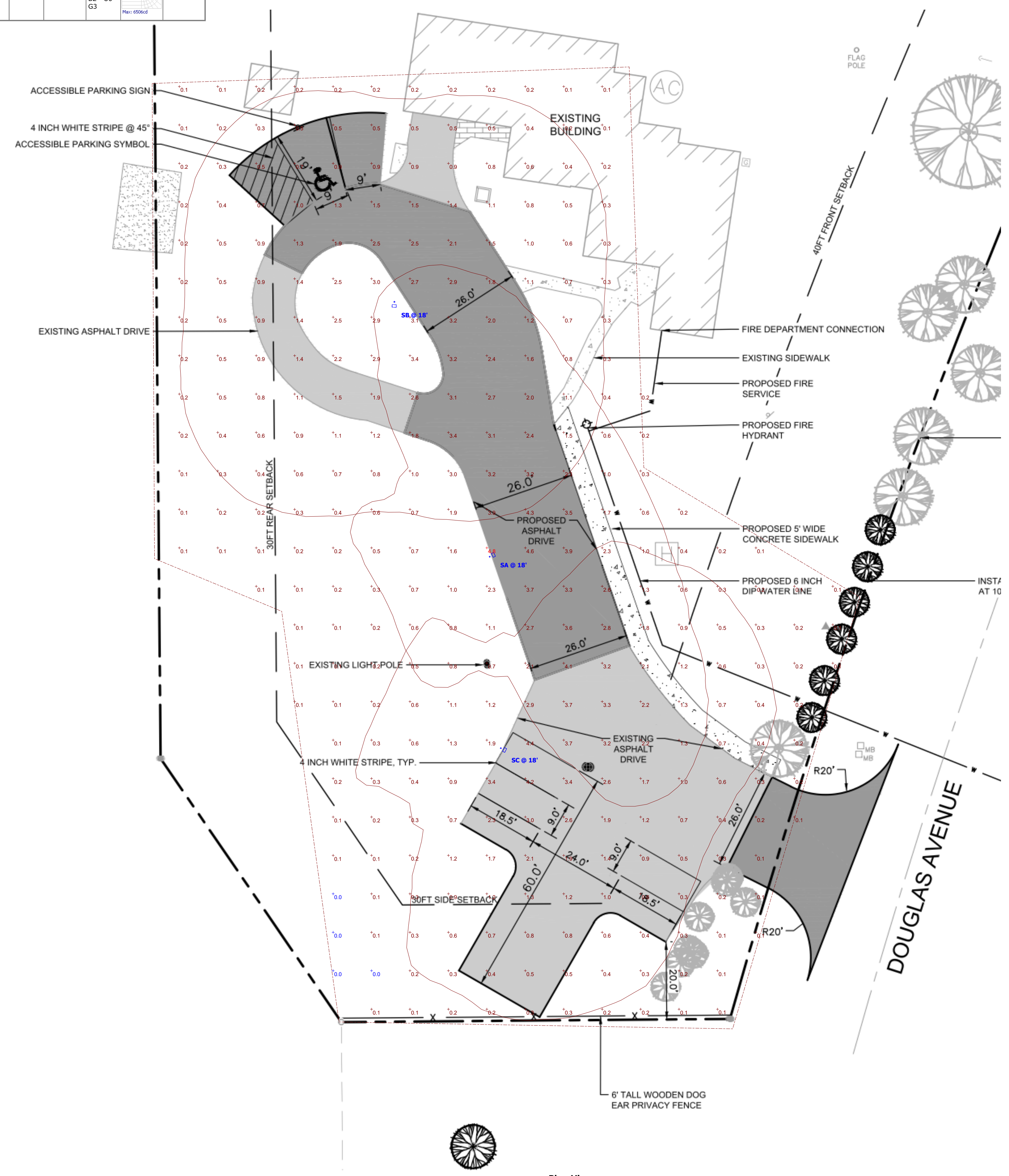






Schedule																	
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	SA		1	Lithonia Lighting	DSX0 LED P5 40K T2M MVOLT	DSX0 LED P5 40K T2M MVOLT	LED	1	DSX0_LED_P5_40K_T2M_MVOLT.les	11655	1	11655.22		100%	TYPE III, MEDIUM, BUG RATING: S2 - U0 - G2		
	SB		1	Lithonia Lighting	DSX0 LED P5 40K T5M MVOLT	DSX0 LED P5 40K T5M MVOLT	LED	1	DSX0_LED_P5_40K_T5M_MVOLT.les	12126	1	12126.32		100%	TYPE VS, BUG RATING: B4 - U0 - G2		
	SC		1	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	DSX0 LED P5 40K T4M MVOLT	LED	1	DSX0_LED_P5_40K_T4M_MVOLT.les	11433	1	11432.94		100%	TYPE IV, SHORT, BUG RATING: S2 - U0 - G3		

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	4.8 fc	0.0 fc	N/A	N/A



Plan View  
Scale = 1" = 16ft

HEALTHY HOUSE REMODEL

Designer  
Date 06/01/2021  
Scale Not to Scale  
Drawing No. Summary