



**PLANNING COMMISSION
MEETING AGENDA
THURSDAY July 10, 2025 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 minutes for the June 5, 2025 meeting.
- 4) Approval of the agenda for the July 10, 2025 meeting.
- 5) Public Comment/Guest Speaker: (3-minute limit)
- 6) Scheduled Public Hearings:
- 7) New Business:
 - a. 3735 Franklin Street change of use
- 8) Old Business/Continuing Business/Scheduled Reviews: None
- 9) Public Comment #2 (3-minute limit)
- 10) Open discuss for items not on the agenda/Communications: None
- 11) Report of the Township Board Representative
- 12) Report of the Township Zoning Board Representative
- 13) Planning Commission Member Comments
 - a. Discussion of the By-Laws
- 14) Report from Township Staff Members including Planning Consultant and Township Attorney
 - a. Township Superintendent on the CIP and upcoming projects – will attend in August
 - b. Zoning Ordinance update
 - i. Discuss proposed changes to the existing land use matrix – memo attached
 - c. Economic Development
 - i. Update on small lots residential overlay proposal and discuss of proposed text amendment
 - ii. Discussion of text amendment for 32 + lots, memo from staff and excel sheet
 - d. Inspections of Marijuana facilities
 - i. 2609 N. Burdick – inspection pending
 - e. Inspections of gravel pits – June 26th meeting with the Township Engineering Consultant
 - f. Enforcement report – inspections done on June 12, 2025 with the Code Enforcement Officer – no change on 2017 N. Burdick Street
- 15) Adjournment -- **Next meeting is scheduled for August 7, 2025.**

The public is welcome to attend this meeting. Please contact the Planning & Zoning Department if you have any questions regarding the proposed agenda, at (269) 381-8080.

**Charter Township of Kalamazoo
Minutes of a Regular Planning Commission Meeting
Held on June 5, 2025 @ 6:00 p.m.**

A regular meeting of the Kalamazoo Charter Township Planning Commission was conducted on June 5, 2025, commencing at 6:00 p.m., at the Kalamazoo Charter Township Hall.

Call to Order:

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

Present were:

Fred Nagler – Chairperson
Denise Hartsough – Vice Chairperson
Chris Mihelich
Michael Seals
Warren Cook

Also present was Township Planner, Hillary Taylor; Township Attorney, Seth Koches; and, two interested members of the public.

Absent was:

Lisa Mackie
William Chapman

Upon motion of Seals, supported by Cook, and 5-0 vote, the Planning Commission excused Mackie and Chapman from the June 5, 2025 regular meeting.

Approval of the Agenda

The Board members received their agenda packets prior to the Board meeting.

Upon motion of Seals, supported by Cook, and 5-0 vote, the Planning Commission approved the agenda as presented.

Minutes

The next item on the agenda was approval of the May 1, 2025, regular meeting minutes. A copy of the draft minutes was provided to the Commissioners in their agenda packet. Several revisions were recommended to the meeting minutes.

1 Upon motion of Seals, supported by Mihelich, and 5-0 vote, the minutes of the May 1, 2025,
2 Planning Commission meeting were approved as revised. Koches made the revisions and
3 submitted the revised minutes to Mihelich for processing.

4
5 **Public Comment**

6
7 Tom Sealbrinker discusses 1014 Foster and zoning issues. Sealbrinker discussed the
8 nonconforming provisions of the Zoning Ordinance, and noted that 1014 Foster has been a
9 residential use for 95 years.

10
11 **Public Hearings**

12
13 None.

14
15 **New Business**

16
17 **401 W. Mosel – Change of Use**

18
19 The next item on the agenda was an application Elemental Media (“applicant”) who is seeking a
20 certificate of occupancy for a change of use in order to operate within a new building located at
21 401 Mosel Ave. (“subject property”). The applicant proposed to use the existing 3,160 square
22 feet of a building located on the subject property for a media company. Approximately 1,000
23 square feet will be used for office space and the remainder will be used for storage space. The
24 subject property is located in the C-1 District Zoning Classification, and the applicant’s proposed
25 use is a permitted use.

26
27 Taylor prepared a staff report that was provided to the Commissioners, and summarized it. Taylor
28 summarized the site plan review standards contained in Section 26.02 of the Township Zoning
29 Ordinance. Taylor said that all setback requirements are satisfied. Taylor said that parking
30 standards were satisfied and did not recommend any additional landscaping be added beyond
31 the current landscaping conditions. No new lighting is proposed and Taylor determined that there
32 are no traffic concerns. Taylor referred the site plan to the Township Fire Marshal for review and
33 recommendations. Nick Truske addressed the Commission on behalf of the applicant. Truske
34 confirmed the use of the building and asked the Planning Commission for approval.

35
36 The Commissioners discussed the site plan and concluded that Fire Marshal review should be a
37 condition of an approval before a certificate of occupancy is issued. The Commission noted that
38 the applicant’s proposed use is a permitted use within the C-1 District, and all site plan standards
39 are satisfied.

40
41 Upon motion of Hartsough, supported by Cook, and 5-0 vote, the Planning Commission approved
42 the applicant’s request for a change of use for a certificate of occupancy within an existing
43 building located at 401 W. Mosel Ave. because the proposed use is a permitted use within the C-
44 1 District Zoning Classification, and the applicant’s site plan complies with Site Plan review

standards contained in Section 26.02 of the Township Zoning Ordinance, with the following condition:

1. That the proposed change of use be reviewed and approved by the Township Fire Marshal as part of a certificate occupancy review and issuance.

Approve the Schedule of Meetings for 2025

The next item on the agenda was to review and approve the Schedule of Meetings for 2025. The calendar of the 2025 meeting dates were provided to the Planning Commission. The Commissioners reviewed the scheduled meeting dates and discussed changing the regular Planning Commission meeting schedule for July 3, 2024, to a new date because of the July 4th Holiday.

Upon motion of Cook, supported by Hartsough, and 5-0 vote, the Planning Commission approved the Schedule of meetings for 2025, and rescheduled the July 3, 2024, regular Planning Commission meeting to July 10, 2025 at 6:00 p.m.

Old Business/Continuing Business

None.

Public Comment

None.

Communications

None.

Report of the Township Board Representative.

None.

Report of ZBA Representative.

Nagler discussed recent decisions made at a ZBA meeting.

Planning Commission Member Comments

a. Discussion of Bylaws.

b. Discussion of Planning Enabling Act

The Planning Commission generally discussed Planning Commission Bylaws and Compliance with the Planning Enabling Act.

1
2 **Report of Staff Members including Planning Consultant and Township Attorney**
3

4 **a. Township Superintendent on the CIP and Upcoming Projects**
5

6 Taylor noted that the Township Superintendent will attend a Planning Commission meeting to
7 discuss the CIP.
8

9 **b. Zoning Ordinance Update**
10

11 The Commissions generally discussed a matrix table prepared by Taylor specifying proposed uses
12 within the Township's Zoning District Classifications.
13

14 **c. Economic Development**
15

16 **i. Update on small lots – residential overlay proposed under review by staff**
17

18 Taylor noted that Township Staff is currently reviewing a proposed overlay district to address
19 smaller lots within the Township and proposed uses of them.
20

21 **ii. Discussion of text amendment for 32+ lots, memo from staff and assessor**
22

23 Taylor said that the Township Assessor prepared staff report recommending that multiple parcels
24 be rezoning. The Commissioners discussed this issue and decided to further research which
25 parcel(s) should be considered for possible rezoning.
26

27 Upon motion of Mihelich, supported by Hartsough, and 5-0 vote, the Planning Commission
28 directed the Township Planner to review the criteria associated with rezoning for the 32 parcels
29 under consideration for rezoning.
30

31 **d. Inspections of Marijuana Facilities**
32

33 Taylor provided updates regarding existing marijuana facilities within the Township:
34

- 35 1. 2325 N. Burdick – Taylor noted that the inspection was completed on May 6, 2025.
36 2. 2609 N. Burdick – inspection pending.
37

38 **e. Enforcement Report**
39

40 Koches discussed general ordinance enforcement matters.
41
42

43 **f. Administrative reviewed site plan amendments – 2130 Ravine Road.**
44

1 Taylor noted that she administratively approved a site plan amendment for 2130 Ravine Road
2 discussing changing the sidewalk to a trail, noting that the easement is depicted on the site plan.
3

4 **Adjournment**
5

6 The meeting was adjourned at 7:40 p.m.
7
8

9 **Synopsis of Action Taken:**
10

- 11 1. Approved the applicant's request for a change of use for a certificate of occupancy within
12 an existing building located at 401 W. Mosel Ave., with conditions.
13
- 14 2. The Planning Commission directed the Township Planner to review the criteria associated
15 with rezoning for the 32 parcels under consideration for rezoning.
16
17
18

19
20 s/ T. Seth Koches
21 Seth Koches, Township Attorney
22



MCKENNA

Memorandum

TO: Kalamazoo Charter Township Planning Commission
FROM: Hillary Taylor, Senior Planner
Alicia Warren, Associate Planner
SUBJECT: Site Plan Review – Consumers Energy, 3735 Franklin Street
DATE: June 26, 2025

The applicant, Consumers Energy, is seeking a change of use to operate within an existing building located at 3735 Franklin Street.

OVERVIEW

The applicant is proposing to utilize the existing 8,250 square foot building for a warehouse and office space. The office space is approximately 1,400 square feet, and the warehouse is about 6,850 square feet of the building.

We understand that this is a change of use of the building. The applicant is seeking approval to utilize the building. We have reviewed the application and submitted materials for compliance.

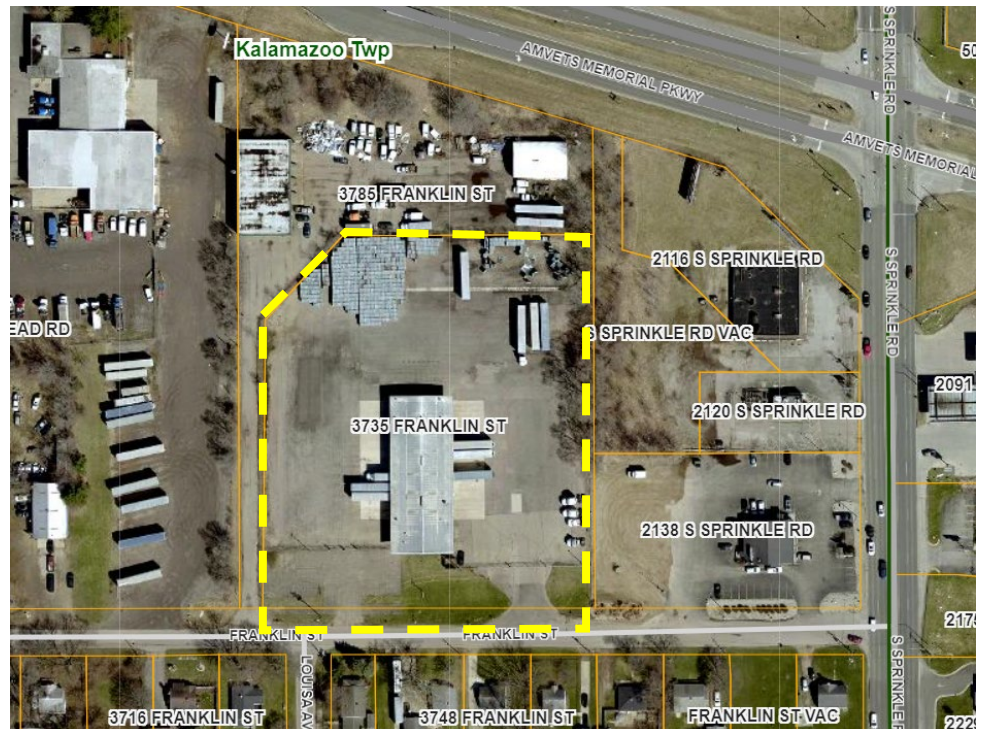
PROPOSED IMPROVEMENTS

As stated above, the applicant is proposing to utilize the 8,250 square foot building to run their business as consumers energy office space with storage. The site will be cleaned up of the existing storage containers, connex storage containers, porta johns, and double wide trailers.

USE OF THE PROPERTY

The property is currently zoned I-2, General Industrial District. Ordinance Article 20.01 discusses details related to the I-2 district in the Township. The overall intent of the I-2 District is to:

“permit the use of land, buildings, and structures for the manufacturing, processing, fabricating, compounding, treatment, packaging and/or



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assembly of materials or goods, warehousing or bulk storage of goods, and related accessory uses.”

Related accessory uses may include, by way of example, research, design, and prototype development related to the industrial operations; the storage of goods in connection with or resulting from industrial operations; the provision of amenities for persons engaged in such operations; the sale of goods resulting from such operations; and, administration or accounting in connection with the industrial operations.”

The proposed use of the property is an allowed use, as “Gas and Electric Service and Storage Buildings and Yards” The application describes the use as “an office space and staging area for their on-going replacement work within the Township”. There will be an office area and a storage/warehouse component. The existing use allowed on the property is a “Tractor and trucking facilities, including storage and repair” use. Per Section 26.02 a change of use in the zoning district requires site plan review.

Section 26.02 discusses the review and approval requirements for site plan approval in the Township.

SITE PLAN REVIEW

The Schedule of Regulations: Section 25.02, includes the following provisions:

Regulation	I-2	Site Plan Conditions	Compliance with Ordinance Standards
Front Yard Setback	50 ft.	<u>Existing</u>	Yes
Side Yard Setback	30 ft.	<u>Existing</u>	Yes
Rear Yard Setback	50 ft.	<u>Existing</u>	Yes
Maximum Lot Coverage	75%	<u>Existing</u>	Yes
Maximum Building Height	45 ft.	<u>Existing</u>	Yes

The applicant does not propose any changes to the building. The applicant may operate within the existing building.

Off-Street Parking

Parking requirements are regulated by Section 4.01(D)(6) of the Township Zoning Ordinance. The following table provides analysis of the required off-street parking per ordinance and the existing parking conditions at 3735 Franklin Street:

Regulation Type: Off Street Parking	Required	Site Plan Conditions	Compliance with Ordinance Standards
Business & Professional Offices, except as otherwise specified	1 space per 250 sq. ft. of gross floor area	6 spaces	Yes
Warehousing Establishments	1 space per 1,500 sq. ft. of gross floor area	5 paces	Yes

Parking on site includes 11 personal vehicle parking stalls with 1 ADA space. This site plan complies with the zoning ordinance requirements.



Landscaping

The Zoning Ordinance provides landscaping and open space standards pertaining to the I-2 district in the Township. The site is mainly covered in pavement. The site does include green strips along Franklin Street and has a perimeter of mature trees. We do not recommend additional landscaping above and beyond current landscaping conditions.

Lighting

No new lighting is proposed as a component of the proposed site plan. If the applicant plans to implement new light fixtures, a lighting plan shall be submitted to the Township Planning & Zoning staff for review.

Site Circulation

We anticipate that the proposed business will not cause an impact on current site circulation.

Signage

Signage is not proposed as a component of this review. Administrative review of site signage can be conducted at a later date. Signage shall require a separate review and approval by Kalamazoo Township planning and zoning.

Other Agency Reviews

Additional reviews conducted by the Township's Fire Marshal will be provided as a separate document as soon as available.

RECOMMENDATIONS

Based on the submitted application, dated June 12, 2025, we recommend approval of the proposed change of use contingent upon meeting any requirements of the Michigan Building Code as identified by KABA, and upon review by the Fire Marshal for fire code compliance.

Please feel free to reach out to Hillary Taylor at planner@ktwp.org if you have any questions regarding this review.

Respectfully Submitted,

McKenna

Hillary Taylor,
Senior Planner

Alicia Warren
Associate Planner

Site Plan Application

1720 Riverview Drive
Kalamazoo, MI 49004
P. (269) 381-8080
F. (269) 381-3550
ktwp.org


OFFICE USE ONLY

Date: _____
Case #: _____
Fee: _____

APPLICANT

Contact Person

Amy Gilpin, permit agent

Business Name (if applicable)

Consumers Energy

Email

amy.gilpin@cmsenergy.com

Address

One Energy Plaza

Phone

517-745-1639

Cell Phone

517-745-1639

City

Jackson

State

MI

Zip Code

49201

PROPERTY OWNER

☐ Check here if same as above

Name

Raitt Corporation

Email

emily@raitcorp.com

Address

8927 Hypoluxo Rd, Ste A-4 #205

Phone

844-724-8826

Cell Phone

561-704-0056

City

Lake Worth

State

FL

Zip Code

33467

PROPERTY INFORMATION

Street Address

3735 Franklin St

Suite/Apt. #

Zoning District

I-2 General Industrial

Master Plan Designation

General Industrial

Gross Acreage

3.55

Parcel Dimensions

282.5 x 128 x 333 x 373.68 x 428.27

PROJECT INFORMATION

Project Name

Kalamazoo HQ- 3735 Franklin St

Site Plan: ☒ New or ☐ Amendment

☒ PC Review or ☐ Admin Review

Other: _____

Do the proposed uses require special land use approval?

☐ Yes☒ No

Wireless Communication Facility & Co-Locations:

☐ Yes☒ No

Project Description

Consumers Energy is planning gas line maintenance and replacement work in the Kalamazoo area through 2029. To support this work, a reporting center for crew members and staging yard for materials, equipment and supplies is necessary. CE has negotiated a lease with Raitt Corporation to use 3735 Franklin St for this purpose. CE is seeking Change of Use approval to "Gas and Electric Service and Storage Building and Yard", a permitted use in this zoning district.

I (we), the undersigned, do hereby indicate that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

6/4/2025

Date

6/5/2025

Date

Signature of Applicant

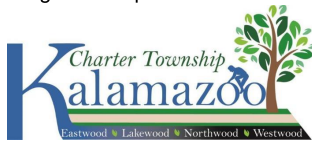
Signature of Property Owner

Amy Gilpin

Print Applicant Name

Emily Guerra

Print Property Owner Name



GENERAL INFORMATION

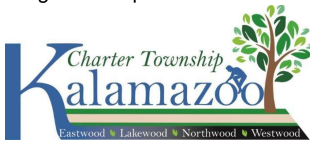
The site plan review process will commence with the filing of this application, payment of all applicable fees, and submittal of the full site plan package to the Township. Please review Article 26.00 of the Township Zoning Ordinance before submitting this application to assure compliance with Township regulations.

1. Applications must be submitted on the attached completed application with all information typed or printed in ink along with the following:
 - a. **Seven folded copies and a PDF of the plans** that comply with the Site Plan Information Checklist on the following page.
 - b. Any other information which the applicant feels will aid the Township in reaching its decision.
 - c. **FEES:**

SITE PLANS	
Pre-Application Conference with the Township Planner, Zoning Administrator, and Fire Marshal <i>during</i> Planner's office hours. Note: Any extra consultation or review outside of this meeting may require additional fees and escrow payment (per Article 26 Section 26.02.C.1.)	\$100 per hour
Pre-Application Conference with the Township Planner, Zoning Administrator, and Fire Marshal <i>outside</i> of Planner's office hours. Note: Any extra consultation or review outside of this meeting may require additional fees and escrow payment (per Article 26 Section 26.02.C.1.)	\$300 per hour
Special Meeting – Planning Commission	\$600 + \$1,000 escrow
Site Plan - Major	\$600 + \$3600 escrow
Site Plan Amendment - Minor	\$300 + \$1800 escrow
Preliminary Site Sketch Plan/Concept Plan - Not Mandatory	\$500 escrow
Cell Towers	\$1000*
RESIDENTIAL DEVELOPMENT	
<6 Dwelling Units or <1,500 s.f.	\$600 + \$3600 escrow
6-99 Dwelling Units or 1,501 s.f. to 50,000 s.f.	\$720 + \$3600 escrow
100 Dwelling Units or >50,001 s.f.	\$840 + \$3600 escrow
Plat/Condominiums	\$1080 + \$2000 escrow

*Per FCC regulations, the charge for wireless communications facilities permits shall not exceed \$1,000 or actual costs, whichever is less.

2. Township staff and consultants will review the plans to ensure compliance with Township ordinances. If it is determined that one or more applicable item(s) are not included or need to be modified, the applicant will be contacted. Incomplete site plans will not be placed on a Planning Commission agenda until all necessary information is submitted and reviewed.
3. When it is determined that the plan review is complete and any necessary revisions have been made, the applicant shall submit an updated PDF of the plans a minimum of 10 days prior to the scheduled Planning Commission meeting. The Planning & Development Services Department will not accept revisions once the plans are complete and a meeting date is set. Planning Commission meetings are generally held the first Thursday of every month at 7:00 P.M.



REQUIRED INFORMATION ON SITE PLANS – CHECKLIST

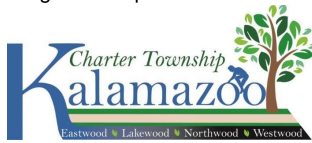
NOTE: Site plans shall consist of an overall plan for the entire development, drawn to a scale of not less than 1 inch = 20 feet for property less than 1 acre, 1 inch = 30 feet for property larger than 1 acre but less than 3 acres, and 1 inch = 50 feet for property larger than 3 acres, unless another scale is approved by the Township Planner. Sheet size shall be at least 24 inches by 36 inches.

DESCRIPTIVE AND IDENTIFICATION DATA

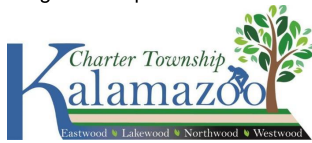
Applicant's name and address, and telephone number	Site Plan	1.1
Title block indicating the name of the development	Site Plan	1.2
Scale	Site Plan	1.3
North point	Site Plan	1.3
Dates of submission and revisions (month, day, year)	Site Plan	1.4
Location map drawn to scale with north point	Site Plan	1.5
Legal and common description of property, including acreage	Site Plan	1.6
The dimensions of all lots and property lines, showing the relationship of the site to abutting properties. If the site is a part of a larger parcel the plan should indicate the boundaries of total land holding	Site Plan	1.7
A schedule for completing the project, including the phasing or timing of all proposed developments	N/A	1.8
Identification and seal of the architect, engineer, land surveyor, or landscape architect who prepared or supervised and approved the plan.	Site Plan	1.9
Written description of proposed land use	Site Plan	1.11
Zoning classification of applicant's parcel and all abutting parcels	Site Plan	1.12
Proximity to driveways serving adjacent parcels	Site Plan	1.13
Proximity to section corner and major thoroughfares	APP A	1.12
Notation of any variances that have or must be secured	N/A	1.13
Net acreage (minus rights-of-way) and total acreage, to the nearest 1/10 acre	Site Plan	1.14

SITE DATA

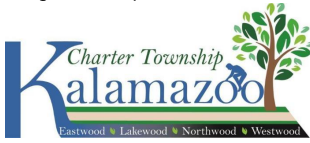
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	Site Plan	2.1
Front, side, and rear setback dimensions	Site Plan	2.2
Topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark	APP B	2.3
Existing and proposed site features, including buildings, roadway widths and names, and parking areas	Site Plan	2.4
Existing structures within fifty (50) feet of the subject property	Site Plan	2.5
Dimensions and centerlines of existing and proposed roads and road rights-of-way, and acreage of proposed roads and road rights-of-way	Site Plan	2.6
Acceleration, deceleration, and passing lanes, where required	N/A	2.7
Proposed vehicular circulation system, including location of driveway entrances, roads, and on-site driveways	Site Plan - existing	2.8
Typical cross-section of proposed roads and driveways	N/A - existing	2.9
Location of existing drainage courses, floodplains, lakes and streams, with elevations, and acreage of bodies of water	N/A	2.10
Boundaries of all wetland areas, with sufficient dimensions between various points on the wetland boundary and buildings, property lines, or other features to allow accurate portrayal of the wetlands. The acreage shall be provided separately for all wetlands, and wetlands regulated by the State shall be identified. Wetlands staking and identification shall be done by a qualified wetlands expert. If deemed necessary because of site or soil conditions or because of the scope of the project, a detailed hydrology study may be required	N/A	2.11
Location of existing and proposed interior sidewalks and sidewalks in the road right-of-way	Site Plan	2.12
Exterior lighting locations and method of shielding lights from shining off the site	Site Plan - existing	2.13
Trash and recycling receptacle locations and method of screening	Site Plan	2.14
Transformer pad location and method of screening, if applicable	N/A	2.15



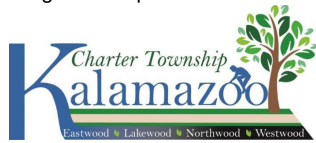
Parking spaces, typical dimensions of spaces, indication of total number of spaces, drives, and method of surfacing	Site Plan - existing	2.16
Information needed to calculate required parking in accordance with Zoning Ordinance standards	Site Plan - existing	2.17
The location of lawns and landscaped areas, including required landscaped greenbelts	Site Plan - existing	2.18
Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live plant material	N/A	2.19
Location, sizes, and types of existing trees five (5) inches or greater in diameter, measured at one (1) foot off the ground, before and after proposed development.	Site Plan - existing	2.20
Cross-section of proposed berms	N/A	2.21
Location and description of all easements for public rights-of-way, utilities, access, shared access, and drainage	Site Plan	2.22
Designation of fire lanes	Site Plan - existing	2.23
Loading/unloading area	Site Plan - existing	2.24
The location of any outdoor storage of materials and the manner by which it will be screened	Site Plan	2.25
Indicate locations of steep slopes	N/A	2.26
BUILDING AND STRUCTURE DETAILS		
Location, height, and outside dimensions of all proposed buildings or structures	Site Plan	3.1
Indication of the number of stores and number of commercial or office units contained in the building, if applicable. If the site plan involves an existing non-residential building, then a list of all tenants shall be provided. No new tenants shall be allowed to occupy the building until the site plan is fully implemented	Site Plan	3.2
Building floor plans	Site Plan	3.3
Total floor area	Site Plan	3.4
Location, size, height, and lighting of all proposed signs	N/A	3.5
Proposed fences and walls, including typical cross-section and height above the ground on both sides	N/A	3.6
Building facade elevations, drawn to a scale of one (1) inch equals four (4) feet, or another scale approved by the Township Planner and adequate to determine compliance with the requirements of this Ordinance. Elevations of proposed buildings shall indicate type and color of exterior building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory buildings, and any outdoor or roof located mechanical equipment, such as air conditioning units, heating units, and transformers	Site Plan - existing	3.7
Carport locations & details (including architectural elevations)	N/A	3.8
INFORMATION CONCERNING UTILITIES, DRAINAGE, AND RELATED ISSUES		
Schematic layout and description of existing and proposed sanitary sewers, sewage treatment systems, and/or septic systems; water mains, well sites, and water service leads; hydrants that would be used by public safety personnel to service the site; storm sewers and drainage facilities, including the location of retention/detention facilities; and, the location of gas, electric, and telephone lines	N/A	4.1
Layout and description of telecommunications infrastructure	N/A - existing	4.2
Indication of site grading and drainage patterns	APP B - existing	4.3
Types of soils and location of floodplains and wetlands, if applicable	Site Plan	4.4
Soil erosion and sedimentation control measures	N/A	4.5
Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots	N/A	4.6
Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable	APP C	4.7
Assessment of potential impact on groundwater, including but not limited to quality, quantity, and recharge	APP C	4.8
All utilities shall be located underground within the boundaries of a proposed development, including but not limited to gas, electric, telephone and cable television service leads	N/A - existing	4.9



INFORMATION CONCERNING RESIDENTIAL DEVELOPMENT		
The number, type and location of each type of residential unit (one bedroom units, two bedroom units, etc.)	N/A	5.1
Density calculations by type of residential unit (dwelling units per acre)		5.2
Lot coverage calculations		5.3
Floor plans of typical buildings with square feet of floor area		5.4
Garage and carport locations and details, if proposed		5.5
Pedestrian circulation system		5.6
Location and names of roads and internal drives with an indication of how the proposed circulation system will connect with the existing adjacent roads		5.7
Community building locations, dimensions, floor plans, and facade elevations, if applicable		5.8
Swimming pool fencing detail, including height and type of fence, if applicable		5.9
Location and size of recreation open areas		5.10
Indication of type of recreation facilities proposed for recreation area		5.11
If common area or community buildings are proposed, then the site plan should indicate the responsibilities of the subdivision or condominium association, property owners, or other public entity, with regard to maintenance of the common areas or community property on a continuing basis		5.12
INFORMATION APPLICABLE TO MOBILE HOME PARKS		
Location and number of pads for mobile homes	N/A	6.1
Distance between mobile homes		6.2
Proposed placement of mobile home on each lot		6.3
Average and range of size of mobile home lots		6.4
Density calculations (dwelling units per acre)		6.5
Lot coverage calculations		6.6
Garage and carport locations and details, if proposed		6.7
Pedestrian circulation system		6.8
Location and names of roads and internal drives		6.9
Community building location, dimensions, floor plans, and facade elevations, if applicable		6.10
Swimming pool fencing detail, including height and type of fence, if applicable		6.11
Location and size of recreation open areas		6.12
Indication of type of recreation facilities proposed for recreation area		6.13
ADDITIONAL INFORMATION		
Information Related to Condominium Development. The following information shall be provided with all site plans involving condominium development: Condominium documents, including the proposed Master Deed, condominium Bylaws, and Condominium Subdivision Plan AND Condominium subdivision plan requirements, as specified in the Condominium Rules promulgated by the Department of Licensing and Regulatory Affairs, Bureau of Commercial Services and Corporations, or successor agency	N/A	7.1
STANDARDS FOR FIRE DEPARTMENT SITE PLAN REVIEW		
<p>Knox Boxes are required and shall meet and be installed in accordance with:</p> <ul style="list-style-type: none"> A Knox Box of size "3200" series or larger shall be provided on the exterior of the building. The Knox Box vault shall be mounted, unobstructed and visible approximately five feet from ground level near a main access door A Knox elevator key box shall be installed adjacent to any elevator Externally-mounted Knox power shut off switches may be required by the Fire Marshal upon review 	Site Plan	8.1
<p>Storage of Chemicals and Hazardous Materials. An applicant wishing to store chemicals or hazardous materials on site shall designate the proposed location for the same and must establish adherence to the following standards:</p> <ul style="list-style-type: none"> The storage and use of chemicals on site shall have all SDS information visible and the applicant shall submit a "Right to Know" survey An Architect or Engineer shall review and identify the hazard class of the site and/or the structure The Maximum Allowable Quantities of regulated material shall be submitted as well as a detailed 	APP C	8.2



<p>plan indicating how the requirements for each control area are intended to be met. A maximum of four control areas are allowed</p>		
<p>Fire Hydrants:</p> <ul style="list-style-type: none"> • Fire Hydrant placement shall be approved by the Fire Marshal. Fire Hydrants shall be installed in the approved location only • Fire Hydrants which are not publicly owned will not be considered for use during site plan review • Public/Private Fire Hydrants shall be identified by signage approved by the City of Kalamazoo (water service provider) • Public and Private fire hydrants shall be supplied by a water main of not less than six inches in diameter • Fire hydrants shall be located not more than 300 feet from the site • Fire hydrant spacing shall not exceed 300 feet from each hydrant • Water mains serving fire suppression systems shall not be less than six inches in diameter. The water main size may be reduced upon submittal of engineered/architectural stamped and sealed fire suppression plans in detail including calculations to the Fire Marshal and water service provider. Plans shall be approved the city of Kalamazoo Water Department (water service provider) • After landscaping, the discharge ports for fire hydrants shall be 24" from the ground measured from the bottom of the lowest port to the ground. 	Existing	8.3
<p>Fire Department Connections (FDC):</p> <ul style="list-style-type: none"> • The Fire Department connections (FDC) shall have Knox 2.5" Locking FDC Plugs with swivel guard or 5" locking cap, whichever is applicable • The FDC shall be located within 100 feet of a fire hydrant • The FDC may be remotely located away from the building • The FDC location shall be identified and approved by the Fire Marshal during fire department site plan review • Immediate access to the FDC shall be maintained in clear view without obstructions by fences, bushes, trees, walls, dumpsters or any other object • The FDC shall be so located so that fire apparatus and hydrant lines connect to supply the system will not obstruct access to the buildings for other fire apparatus • FDC shall not be obstructed by parking spaces; marked or unmarked • FDCs not remotely located shall be fully visible and recognizable from the street • The FDC shall be identifiable to all approaching fire apparatus • The FDCs shall be indicated by an approved sign mounted on the street, front, side of the building or adjacent to a remotely located FDC • FDC signage shall contain the letters "FDC" of at least 6 inches in height • FDC Signage shall be reflective with white letters on a red background. All such signs shall be subject to approval by the fire marshal • FDC shall have an exterior rated strobe and horn device above the FDC, approximately eight to ten feet in height. The device shall be located in clear view to approaching fire apparatus. 	Existing	8.4
<p>Protective Bollards. Protective bollards shall be provided in the locations in this section and shall meet the standards of this section:</p> <ul style="list-style-type: none"> • Protective Bollards shall be required to protect egress doors or pathways where vehicles or other devices (dumpsters, shopping carts, outside displays etc.) can be parked or placed which could impede the pathway or door motion from a required egress door • Protective Bollards shall be installed protecting any exposed electric or gas device, connection, piping, meter, FDC, fire hydrant, fire stand pipe connection, LP Storage tank, LP transfer point, LP point of sale • Protective bollards shall also be erected at any point where a vehicle will be driving alongside or up to the building such as that of a drive-through sales window • Protective bollards shall be placed regardless of whether a sidewalk is placed between the device and the area for parking. Bollards shall be constructed to the minimum standard detailed in the current Kalamazoo Township Fire Code 	N/A	8.5
<p>Building Identification:</p> <ul style="list-style-type: none"> • Building Identification shall be placed in a position that is plainly legible and visible from any street or road fronting the property • Those properties fronting more than one street or road shall contain address identification consisting of both number and street name 	Site Plan - existing	8.6



<ul style="list-style-type: none">• The address number and street names shall contrast with the background color of the identification sign• Address numbers on commercial and industrial building identification signs shall be at least 10 inches in height• Addresses letters indicating street names shall be 10" to 24", height of lettering to be approved during fire department site plan review	
<p>Fire Access Lanes, Parking Lots, and Access Roads:</p> <ul style="list-style-type: none">• Parking lots, driveways, and service and access drives shall be designed and constructed to allow turning and full operation of full-sized fire apparatus during an emergency• Dead-end access roads and parking lots in excess of 150 feet in length shall be provided with approved provisions for the fire apparatus to turn around• Overhangs or other portions of the structure intended to be driven under shall be approved by the fire marshal's office. Engineering specifications and design shall be provided by the applicant• Security gates restricting access shall be approved pursuant to the requirements of the current Kalamazoo Charter Township Fire Code. Approved fences, gates or other barriers shall be accessed through Knox padlocks, Knox access switches and siren activation	Site Plan - existing 8.7

Items Not Applicable. If any of the items listed are not applicable to a particular site, the following information should be provided on the site plan, or accompanying the site plan:

1. A list of each item considered not applicable.
2. The reason(s) why each listed item is not considered applicable.

Other Data That May Be Required. Other data may be required if deemed necessary by the Township administrative officials or Planning Commission to determine compliance with the provisions in this Ordinance. Such information may include traffic studies, market analysis, environmental assessment and evaluation of the demand on public facilities and services.

The Planning and Zoning Department can be reached at (269) 381-8080.

PLANNING COMMISSION OF KALAMAZOO TOWNSHIP CHANGE OF SITE USE APPLICATION

Consumers Energy

Kalamazoo HQ - 3735 Franklin St.

3735 Franklin Street
Kalamazoo County
Kalamazoo, MI, 49001

June 12, 2025
NTH Project No. 25002908



NTH Consultants, Ltd.
3300 Eagle Run Drive NE,
Suite 202
Grand Rapids, MI 49525



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APPENDIX D – Existing and Current Site Use

FIGURE 1 – Site Plan



1.0 INTRODUCTION

NTH Consultants, Ltd. (NTH) is submitting this Site Plan application on behalf of Consumers Energy (CE). CE is requesting a change in use designation to "Gas and Electric Service and Storage Buildings and Yards" for the existing property and building located at 3735 Franklin Street, Parcel #06-25-280-034. CE intends to occupy the building and is not proposing any changes to the building currently. NTH is submitting the following documentation to support and supplement CE's application.



A CMS Energy Company

June 5, 2025

To the Planning Commission of Kalamazoo Township:

Consumers Energy continues its commitment to infrastructure improvement and community safety by upgrading gas lines throughout Kalamazoo Township and across Kalamazoo County. This work is part of a multi-year effort to modernize and maintain reliable energy delivery for the region.

To support this effort, Consumers Energy acquired a staging yard in 2023 located at 3735 Franklin Street, Parcel #06-25-280-034. This site currently serves as a centralized hub for vehicles, heavy equipment, trailers, conex storage containers, materials, pipe, aggregates, dumpsters, porta johns, and a temporary double-wide construction trailer. Each morning, field crews arrive in their personal vehicles, review project plans, collect materials and equipment, and depart in company vehicles to their assigned work areas.

Looking ahead, Consumers Energy has secured a lease agreement that includes both continued use of the yard and newly approved use of the on-site building. This facility will allow CE to improve site organization and eliminate the need for the construction trailer, porta johns, conex containers, and outdoor materials.

Importantly, this building will not be staffed full time. It will be used intermittently for docking computers, storing temperature-sensitive emergency equipment, protecting construction plans, and related support functions.

To align with this operational change, Consumers Energy respectfully requests a Change in Use designation for the parcel, updating it to "Gas and Electric Service and Storage Buildings and Yards"; a permitted use within the I-2 Zoning District.

We appreciate your consideration of this request and your ongoing support of infrastructure improvements that benefit the entire Kalamazoo community.

Sincerely,

Amy Gilpin
Real Estate Permitting Agent
Authorized Contractor for Consumers Energy

WORKING TO DELIVER THE ENERGY YOU NEED, WHENEVER YOU NEED IT.
THAT'S OUR PROMISE TO MICHIGAN.



Exhibit 2: Non-Applicable Items:

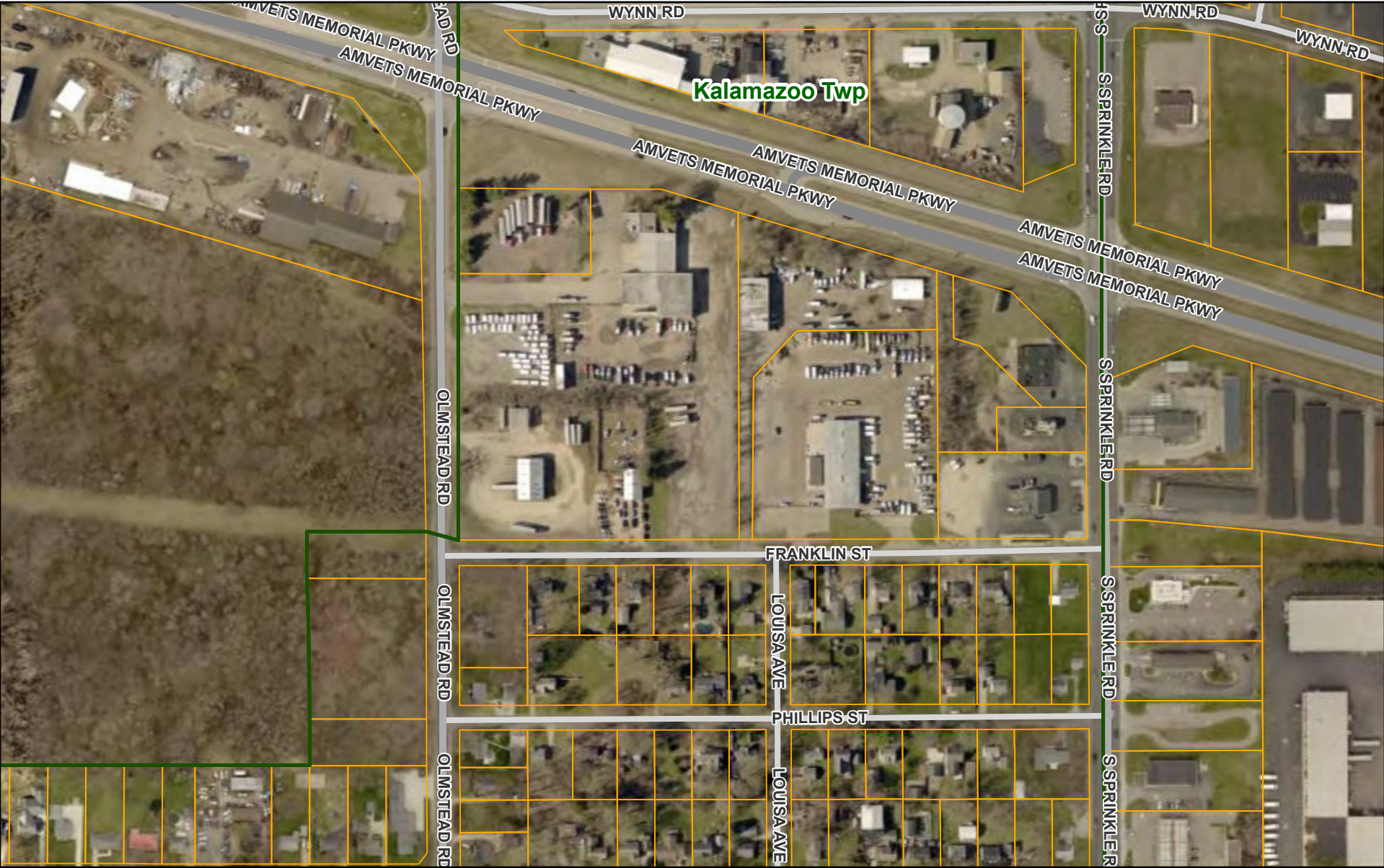
The following table lists the requirements which are not applicable to the site and reasoning for non-applicability:

ID	Description of Requirement	Reason for "N/A"
1.8	A schedule for completing the project, including the phasing or timing of all proposed developments.	No developments are proposed. "Move in" to occur upon Township authorization.
1.13	Notation of any variance that have or must be secured.	None contemplated or indicated.
2.7	Acceleration, deceleration, and passing lanes, where required.	Not present on site.
2.9	Typical cross-section of proposed roads and driveways.	No proposed roads or driveways.
2.10	Location of existing drainage courses, floodplains, lakes and streams, with elevations, and acreage of bodies of water.	No drains within 1000 ft of the site.
2.11	Boundaries of all wetland areas...	No wetlands within 1000 ft of the site.
2.15	Transformer pad location and method of screening, if applicable.	Not present on site.
2.19	Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live plant material.	No change to existing landscape.
2.21	Cross-section of proposed berms.	Not present on site.
2.26	Indicate locations of steep slopes.	Not present on site.
3.5	Location, size, height, and lighting of all proposed signs.	Not proposing signs.
3.6	Proposed fences and walls, including typical cross-section and height...	No proposed changes to existing fencing.
3.8	Carport locations & details (including architectural elevations).	Not present on site.
4.1	Schematic layout and description of existing and proposed sanitary sewers, sewage treatment systems, and/or septic systems; water mains, well sites, and water service leads; hydrants that would be used by public safety personnel to service the site; storm sewers and drainage facilities, including the location of retention/detention facilities; and, the location of gas, electric, and telephone lines.	No proposed changes to existing.
4.2	Layout and description of telecommunications infrastructure.	No proposed changes to existing.
4.5	Soil erosion and sedimentation control measures.	No proposed changes to existing. No groundwork or construction.
4.6	Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots.	No proposed changes to existing grade.



ID	Description of Requirement	Reason for "N/A"
4.9	All utilities shall be located underground within the boundaries of a proposed development, including but not limited to gas, electric, telephone and cable television service leads.	No proposed changes to existing site utilities.
5.1 – 5.12	Information concerning residential development	Not a residential site.
6.1 – 6.13	Information applicable to mobile home parks	Not a mobile home park.
7.1	Information Related to Condominium Development.	Not condominium related.
8.3	Fire Hydrants	None present on site.
8.4	Fire Department Connections (FDC)	None present/Unknown.
8.5	Protective Bollards.	Not present on site.

Proximity to Section Corner and Major Throughfares



6/6/2025, 12:41:49 PM

Government Units

Street Centerlines

Expressway

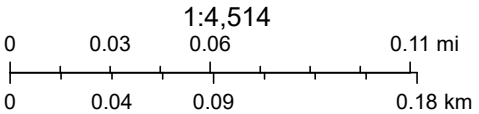
State Trunkline Highway

County Primary Road

County Local Road

County Local Road - Tertiary

2024 Parcels



2 Feet Elevation Lines



6/6/2025, 12:52:59 PM

Address Points

Government Units

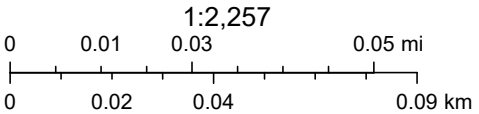
Street Centerlines

Expressway

County Primary Road

County Local Road - Tertiary

2024 Parcels





CHEMICAL INVENTORY AND STORAGE FORM PART 1

KALAMAZOO DEPARTMENT OF PUBLIC SAFETY RIGHT TO KNOW QUESTIONNAIRE

DATE COMPLETED:	06/04/2025		
NAME OF PREMISES:	Consumers Energy		
SITE ADDRESS:	3735 Franklin St Kalamazoo, MI 49001		
SITE TELEPHONE:	248-444-7947 (Steve Welch)		
EMERGENCY TELEPHONE:	<small>(Numbers should be direct to facility representatives and available 24 hrs. Number should by-pass automated phone trees)</small> Consumers Mainline: 1-800-477-5050 or Site Contact above		
QUESTIONNAIRE COMPLETED BY:	Zachary Miller - Supervisor		
PHONE:	269-221-1978		
EMAIL ADDRESS:	zachary.miller@cmsenergy.com		
SITE USE: Please check most appropriate box	<input type="checkbox"/>	CHEMICAL USER (Chemicals used in activities on site)	
	<input type="checkbox"/>	CHEMICAL PRODUCER (Chemicals manufactured at this site, includes packaging)	
	<input checked="" type="checkbox"/>	OTHER (Chemicals are stored on site, but not used or produced. Such as service stations, retail store, storage facility)	

Emergency Contacts: (Include Private Alarm / Security Companies, Maintenance Staff)				
NAME	TITLE	BUSINESS PHONE	HOME PHONE	CELL PHONE
Steve Welch	Manager	248-444-7947		
Todd Daggett	Supervisor	517-395-9160		
Zach Miller	Supervisor	269-221-1978		

EMERGENCY VENDORS	
SPILL CLEAN UP COMPANY	
ADDRESS:	
PHONE NUMBERS REGULAR and AFTER HOURS NUMBERS:	

**KALAMAZOO DEPARTMENT OF PUBLIC SAFETY
RIGHT TO KNOW QUESTIONNAIRE**

CHEMICAL TYPE SURVEY				
Check 1 Box for Each Category				
CHEMICAL TYPE	SPECIFIED QUANTITY	HAVE AT OR ABOVE SPECIFIED QUANTITY	HAVE BUT BELOW SPECIFIED QUANTITY	DO NOT HAVE
CLASS 1				
Explosives & Blasting Agents (Not including Class C Explosives)	Any Quantity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLASS 2				
Poison Gas	Any Quantity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flammable Gas	100 gal. Water Capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-Flammable Gas	100 gal. water capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLASS 3				
Flammable Liquid	1000 gallons	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Combustible Liquid	10,000 gallons	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLASS 4				
Flammable Solid (Dangerous when wet)	100 lbs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flammable solid	500 lbs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Spontaneously Combustible Material	100 lbs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLASS 5				
Oxidizer	500 lbs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Organic Peroxide	250 lbs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLASS 6				
Poison	500 lbs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Irritating Material: Liquid	1000 gallons	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Irritating Material: Solid	500 lbs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLASS 7				
Radioactive Material (Yellow III Label)	Any Quantity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLASS 8				
Corrosives: Liquid	1000 gallons	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Corrosives: Solid	500 lbs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO DOT CATEGORY				
Known Human Carcinogen	Any Category	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Michigan Occupational Safety and Health Act (MIOSHA) requires that the Department of Public Safety prepare and disseminate to our Officers a plan for executing the department's responsibilities with respect to each site within the City of Kalamazoo where hazardous chemicals are used or produced. There are no exemptions based on the quantity of chemicals at the site. The purpose of the act is to ensure firefighter safety.

KALAMAZOO DEPARTMENT OF PUBLIC SAFETY

RIGHT TO KNOW QUESTIONNAIRE

HAZARDOUS CHEMICAL DEFINITIONS

Carcinogen – A chemical is considered to be a carcinogen if: 1) it has been evaluated by the International Agency for Research on Cancer (IARC) and found to be a carcinogen or potential carcinogen; or 2) it is listed as a carcinogen or potential carcinogen in the Annual Report on Carcinogens published by the National Toxicology Program (NTP) (latest edition), or 3) it is regulated by OSHA as a carcinogen.

Combustible liquid – Any liquid having a flashpoint at or above 100 degrees F (37.8 degrees C), but below 300 degrees F (93.3 degrees C), or higher, the total volume of which make up 99 percent or more of the volume of the mixture.

Corrosive (liquid and solid) – Any liquid or solid that causes visible destruction or irreversible damage to human skin tissue. Also, it may be a liquid that has a severe corrosion rate on steel.

Explosives and blasting agent (not including Class C explosives) – “Explosive” means a chemical that causes a sudden, almost instantaneous release of pressure, gas, and heat when subjected to sudden shock, pressure, or high pressure. “Blasting Agent” means a material designed for blasting. It must be insensitive that there is very little probability of: 1) accidental explosion, or 2) going from burning to detonation.

Flammable liquid – Any liquid having a flashpoint below 100 degrees F (37.8 C), except any mixture having components with flashpoints of 100 degrees F (37.8 C) or higher, the total of which makes up 99 percent or more of the total volume of the mixture.

Flammable gas – A gas that can burn with the evolution of heat and a flame. Flammable compressed gas is any compressed gas of which: 1) a mixture of 13 percent or less (by volume) with air is flammable, or 2) the flammable range with air is under 12 percent.

Flammable solid – A solid, other than a blasting agent, or explosive, that is liable to cause fire through friction, absorption or moisture, spontaneous chemical change, or retained heat from manufacturing or processing, or which can be ignited readily and when ignited burns so vigorously and persistently as to create a serious hazard.

Flammable solid (dangerous when wet) – - Water Reactive Material (Solid) - Any solid substance (including sludges and pastes) which react with water by igniting or giving off dangerous quantities of flammable or toxic gases. (Sec.171.8).

Irritating material - liquid and solid - A liquid or solid substance which, upon contact with fire or air, gives off dangerous or intensely irritating fumes.

Non-flammable gas - Any compressed gas other than a flammable compressed gas.

Organic peroxide - An organic compound that contains the bivalent -O-O structure and which may be considered to be a structural derivative of hydrogen peroxide where one or both of the hydrogen atoms has been replaced by an organic radical.

Oxidizer - A chemical that initiates or promotes combustion in other materials, thereby causing fire either of itself or through the release of oxygen or other gases. Example being: chlorate, permanganate, inorganic peroxide, or a nitrate, that yields oxygen readily.

Poison (Less dangerous poisons, toxic) - substances, liquid or solids (including pastes and semi- solids) so toxic to man that they are a hazard to health during transportation.

Poison gas (Extremely dangerous poisons, highly toxic) - a very small amount of the gas, or vapor of the liquid, mixed with air is dangerous to life.

Radioactive material (yellow 111 label) - Any material, or combination of materials, that spontaneously gives off ionizing radiation.

Spontaneously combustible material (Solid) - A solid substance (including sludge's and pastes) which may undergo spontaneous heating or self-burning under normal transportation conditions. These materials may increase in temperature and ignite when exposed to air.



CHEMICAL INVENTORY AND STORAGE FORM

PART 2

DRINKING WATER PROTECTION QUESTIONNAIRE

Please summarize the activities at this site, including principal products or services provided:
Staging yard for gas line replacement projects in the area.

Please check the corresponding box if your facility has prepared any of the following:

- ☐ Pollution Incident Pollution Plan (PIPP)
- ☐ Risk Management Program/Plan (RMP)
- ☐ Spill Prevention Control and Countermeasures Plan (SPCC)
- ☐ Storm Water Pollution Prevention Plan (SWPPP)
- ☐ Hazardous Waste Contingency Plan (HWCP)
- ☐ Other Spill Contingency Plan, please explain.

Please check the corresponding box if your facility has prepared or is designated as any of the following:

- ☐ Listed as a Part 201 Site under Act 451
- ☐ Listed as a Part 213, Leaking Underground Storage Tank, Site under Act 451
- ☐ Baseline Environmental Assessment
- ☐ Due Care Plan
- ☐ Other known release of a regulated substance or ongoing contamination, please explain.

Kalamazoo's wellhead protection ordinance (No. 1825) defines the following as Regulated Substances:

1. Substances for which there is a materials safety data sheet (MSDS), and the MSDS cites possible health hazards
2. Hazardous Waste, as defined by the Resource Conservation and Recovery Act (RCRA) of 1976
3. Hazardous Substance, as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
4. Radiological materials
5. Biohazards

EXAMPLES OF REGULATED SUBSTANCES INCLUDE

A. PETROLEUM PRODUCTS

Examples: Gasoline, Motor Oil, Heating Oil, Diesel, Used Oil

B. RADIOLOGICAL MATERIALS

Common Uses: Gas Chromatography, Scientific Research, Gauges, Manufacturing, Medicine

C. INORGANIC COMPOUNDS (Metals, Metal Compounds and certain Acids and Bases)

Examples: Chromium, Arsenic, Cyanide, Nitrate, Hydrochloric Acid, Sodium Hydroxide

D. FERTILIZERS, PESTICIDES, AND OTHER SYNTHETIC ORGANIC COMPOUNDS

Examples: 10-10-10, Ammonium nitrate, Atrazine, Carbofuran, Simazine, Bone Meal

E. VOLATILE ORGANIC COMPOUNDS (VOCs)

Examples: Paints, Varnish, Solvents, Thinners, Adhesives,

F. SALT

Examples: Calcium Chloride, Sodium Chloride, Sand/Salt Mixtures

Do you use or store regulated substances onsite?



Yes



No

If you answered "no" to this question, you do not need to complete page 5 of the questionnaire.

DRINKING WATER PROTECTION QUESTIONNAIRE

Please check any boxes that describe the activities that occur at your property.

Commercial

- ☐ Analytical and clinical laboratories
- ☐ Animal feedlots
- ☐ Auto washes
- ☐ Boat builders/refinishers
- ☐ Car rental and service stations/automotive repair
- ☐ Commercial establishments with fleets of trucks and cars
- ☐ Concrete/asphalt/coal/tar companies
- ☐ Drum recycling and cleaning
- ☐ Dry cleaners and laundries
- ☐ Equipment repair
- ☐ Food processors/meat packers/slaughter houses
- ☐ Fuel oil distributors/stores
- ☐ Furniture stripping or refinishing
- ☐ Gas stations
- ☐ Junk and salvage yards
- ☐ Motor vehicle repair/service shops
- ☐ Pesticide application services/pesticide stores/retailers
- ☐ Petroleum bulk storage (wholesale)
- ☐ Photographic development
- ☐ Printing
- ☐ Salvage yards/impoundment lots
- ☐ Truck or rail tanker cleaning
- ☐ Wood preserving and treatment

Manufacturing

- ☐ Chemical, paint, and plastics manufacturing
- ☐ Furniture manufacturing
- ☐ Metal manufacturing (including metal plating)
- ☐ Mining operations/injection wells
- ☐ Other manufacturing (textiles, rubber, glass, etc.)
- ☐ Pulp and paper industry

Transportation

- ☐ Airport maintenance/fueling areas
- ☐ Governmental agencies with fleets of trucks and cars
- ☐ Salt piles/sand-salt piles
- ☐ Trucking/bus terminals
- ☐ Vehicle maintenance operations (transportation/trucking, contractors/construction, auto dealers)

Utilities

- ☐ Aboveground oil pipelines
- ☐ Electric power generation substations

Waste Disposal

- ☐ Landfills/dumps/transfer stations

If you store regulated substances onsite, please summarize the security measures at this site, including fencing, lighting, and flow valves (are they locked when not in use?):

DRINKING WATER PROTECTION QUESTIONNAIRE

REGULATED SUBSTANCES INVENTORY – INDOOR STORAGE AREAS

Our priority is to inventory materials stored in aggregate quantities greater than 55 gallons or 440 pounds. Aggregate quantity means the total storage amount of each material onsite, regardless of container size.

If your facility stores any regulated substances in INDOOR storage areas onsite, please list the specific types of materials below.

Material Name (Chemical or Brand)	Material Use	Container Type ¹	Container Material	Max. Quantity Stored Onsite (with Units)	Are floor drains present in storage area? If yes, are they connected to sanitary sewer, storm sewer, or other?		Containers properly labeled?	How often is the area inspected?	Are walls and floors impervious? Please list material.
<i>Example: Hydraulic oil</i>	Lubricant	Drum	Steel	55 Gallons	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Yes	Weekly	Yes, concrete
					<input type="checkbox"/> Yes <input type="checkbox"/> No				
					<input type="checkbox"/> Yes <input type="checkbox"/> No				
					<input type="checkbox"/> Yes <input type="checkbox"/> No				
					<input type="checkbox"/> Yes <input type="checkbox"/> No				
					<input type="checkbox"/> Yes <input type="checkbox"/> No				
					<input type="checkbox"/> Yes <input type="checkbox"/> No				
					<input type="checkbox"/> Yes <input type="checkbox"/> No				

¹ Examples: aboveground storage tank (AST), underground storage tank (UST), drum, bags, bottles, pails.

DRINKING WATER PROTECTION QUESTIONNAIRE

REGULATED SUBSTANCES INVENTORY – OUTDOOR STORAGE AREAS

Our priority is to inventory materials stored in aggregate quantities greater than 55 gallons or 440 pounds. Aggregate quantity means the total storage amount of each material onsite, regardless of container size.

If your facility stores any regulated substances in OUTDOOR storage areas onsite, please list the specific types of materials below.

Material Name (Chemical or Brand)	Material Use	Storage Container Type ¹	Storage Container Material	Max. Quantity Stored Onsite (with Units)	Secondary containment structure present? If yes, describe containment, including material and size.		How often is the area inspected?	Is the storage area covered?
<i>Example: Diesel</i>	Truck Fuel	AST	Steel	500 Gallons	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Concrete dike, 750 gallons	Weekly	Yes
					<input type="checkbox"/> Yes <input type="checkbox"/> No			
					<input type="checkbox"/> Yes <input type="checkbox"/> No			
					<input type="checkbox"/> Yes <input type="checkbox"/> No			
					<input type="checkbox"/> Yes <input type="checkbox"/> No			
					<input type="checkbox"/> Yes <input type="checkbox"/> No			
					<input type="checkbox"/> Yes <input type="checkbox"/> No			
					<input type="checkbox"/> Yes <input type="checkbox"/> No			
					<input type="checkbox"/> Yes <input type="checkbox"/> No			

¹ Examples: aboveground storage tank (AST), underground storage tank (UST), drum, bags, bottles, pails.

Appendix D

Consumers Energy

Location: 3735 Franklin St,
Kalamazoo Parcel #06-25-280-034
Acreage: 3.55



Features:

Fenced Perimeter with Gated Entrances

Asphalt Parking Lot

Knox Box- to be installed for access to Main Gate and Building

Building - 8250 sq ft

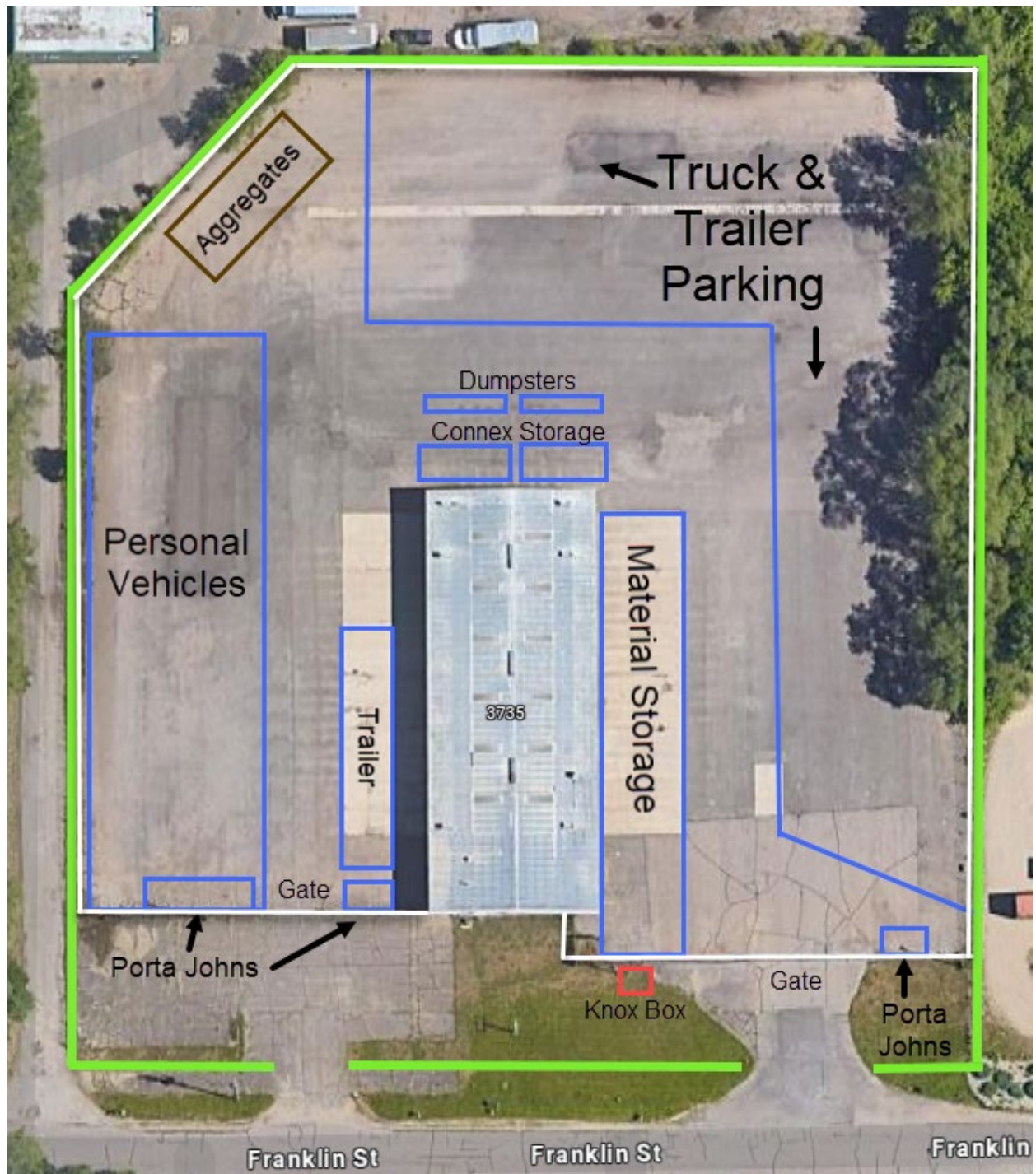
Warehouse- 50x137

Office- 50x28

Street View:



Current Use Layout:



Current Use Photos:





Items to be removed with use of the building:



Connex
Storage
Containers



Porta
Johns



Double- Wide
Trailer

Existing Building - Warehouse:



Existing Building –Office Space:





FIGURE 1

CHARTER TOWNSHIP OF KALAMAZOO PLANNING COMMISSION

BYLAWS

ADOPTED NOVEMBER 13, 2008
AMENDED JUNE 7, 2018

SECTION 1: OFFICERS

- A. **Selection and Tenure.** At the first regular meeting each year, the planning commission shall select from its membership a chairperson, vice chairperson and secretary. All officers shall serve a term of one year, or until their successors are selected and assume office, except as noted in C, below. All officers shall be eligible for reelection for consecutive terms for the same office.
- B. **Chairperson.** The chairperson shall preside at all meetings, appoint committees and perform such other duties as may be ordered by the planning commission.
- C. **Vice Chairperson.** The vice chairperson shall act in the capacity of the chairperson in his/her absence. In the event the office of chairperson becomes vacant, the vice chairperson shall succeed to this office for the unexpired term, and the planning commission shall select a successor to the office of vice chairperson for the unexpired term.
- D. **Secretary.** The secretary shall execute documents in the name of the planning commission, perform the duties hereinafter listed below, and shall perform such other duties as the planning commission may determine.
1. **Minutes.** The secretary shall be responsible for preparing or having prepared the minutes of each meeting and public hearing and shall arrange for their recording in a suitable permanent record maintained by the township clerk. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and record of votes, conditions or recommendations made on any action and a record of attendance. Minutes of public hearings shall contain a synopsis of public comments.
 2. **Correspondence.** The secretary shall be responsible for issuing or having issued formal written correspondence with other groups or persons, as directed by the planning commission. All communications, petitions, reports or other written materials received by the secretary shall be brought to the attention of the planning commission.
 3. **Attendance.** The secretary shall be responsible for reporting or having recorded the attendance record for each planning commission member to the township clerk.
 4. **Notices.** The secretary shall cause to be issued such notices as may be required by the planning commission.
- E. **Township Board Representative.** The township board representative shall be the liaison between the planning commission and the township board and shall be responsible for presenting recommendations of the planning commission to the

Commented [FN1]: Might be easier to have bylaws state that duties identified in the text may be delegated to Township staff instead of using "or having..."

township board concerning zoning ordinance or subdivision ordinance modifications and plat or condominium development proposals for township board final approval.

- F. **Zoning Board of Appeals Representative.** The planning commission representative to the zoning board of appeals shall report the actions of the zoning board of appeals to the planning commission and update the zoning board of appeals on actions by the planning commission that relate to the functions and duties of the zoning board of appeals. This representative on the zoning board of appeals cannot be chairperson of the zoning board of appeals and is appointed by the township board. The planning commission may recommend such appointment to the township board.

SECTION 2: MEETINGS

- A. **Regular Meetings.** The planning commission shall hold not less than four regular meetings each year and by resolution shall determine the time and place of such meetings. Other meetings may be held as necessary. When a regular meeting falls on a legal holiday or upon a day resulting in a conflict, the planning commission shall, if possible, select a suitable alternate meeting date in the same month as the originally scheduled meeting.

Notice of regular or scheduled planning commission meetings shall be posted at the principal township office within 10 days after the planning commission's first meeting in each fiscal year in accordance with the Open Meetings Act.

- B. **Special Meetings.** Special meetings may be called by the chairperson or upon written request to the secretary by at least two members of the planning commission. The business the planning commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act. All costs of special meetings held to consider requests of applicants for approvals under the zoning ordinance (or for such other purposes as may be necessary) shall be paid by the applicant for such requests.

Notice of special meetings shall be given to the members of the planning commission at least forty-eight hours prior to the meeting. Such notice shall state the purpose, time and location of the special meeting and shall be posted in accordance with the Open Meetings Act. If all members are present at a special meeting, the lack of the foregoing notice to members of the planning commission shall be waived.

- C. **Public Records.** All meetings, minutes, records, documents, correspondence and other materials of the planning commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.

D. **Quorum.** Four members of the seven-member planning commission shall constitute a quorum for transacting business and taking official action for all matters except for those decisions required by statute to be made by a majority of the membership. When a quorum is not present, those present may adjourn the meeting to another time and day, in accordance with the provisions of the Open Meetings Act. No action shall be taken at a meeting at which a quorum is not present. If a meeting involves a scheduled public hearing and a quorum is not present, those present may accommodate the public present by listening and recording their comments for the information of those members not present and for review at the time of the rescheduled public hearing. The date of the rescheduled public hearing shall be publically determined and announced at the scheduled public hearing.

E. **Voting.** An affirmative vote of the majority of the planning commission membership is required to adopt any part of the master plan or amendments to the plan. Unless required by statute, other actions or motions placed before the planning commission may be adopted by a majority vote of the membership in attendance, as long as a quorum is present. Voting shall be by voice vote; a roll call vote shall be required if requested by any commission member or directed by the chairperson. All planning commission members, including the chairperson, shall vote on all matters.

F. **Agenda.** The chairperson shall be responsible for preparing or having prepared an agenda for planning commission meetings. The order of business for meetings shall be as follows:

Commented [FN2]: Need to either change bylaws or current agenda to match the other. May already be done after last meeting

1. Call to Order
2. Roll Call and Recognition Of Visitor
3. Approval of Minutes
4. Approval of Agenda
5. Scheduled Public Hearings
6. New Business
 - a. Other New Business
 - b. Setting Public Hearing Dates
7. Old Business
8. Open Discussion for Issues Not on the Agenda
 - a. Correspondence Received
 - b. Members of the Audience
9. Report of the Township Board Representative.
10. Report of the Zoning Board of Appeals Representative.
11. Comments from planning commission members
12. Report of Planning Consultant
13. Report of Township Attorney
14. Adjournment

- G. **Public Hearings.** All public hearings held by the planning commission shall be scheduled as part of a regular or special meeting of the planning commission. An applicant may ask the planning commission to schedule a different date for the public hearing on the applicant's request but if permitted, shall require the applicant to pay to the township the special meeting fee as well as the variance or appeal fee and escrow as set by the Township Board.

The following rules of procedure shall apply to such public hearings:

1. Chairperson opens the public hearing and announces the subject.
2. Chairperson summarizes the procedures/rules to be followed during the hearing.
3. Township planner/engineer/other consultants present their report and recommendation.
4. Applicant presents the main points of the application.
5. Persons speaking in support of the application are recognized.
6. Persons speaking in opposition to the application are recognized.
7. Chairperson closes the public hearing and returns to the regular/special meeting.
8. Planning commission begins deliberation and arrives at a decision with specified reasons for the decision. A decision can be postponed by a vote of the commission for reasons identified in the motion for postponement.

Note: All comments by the public, staff and planning commission members shall be directed to the chairperson and shall relate to the subject of the public hearing; unrelated comments shall be ruled out-of-order by the chairman.

Commented [FN3]: Currently, when there are more than one public hearings on the agenda we wait until all are done before deliberating each request separately.

Commented [FN4]: PC members direct questions to staff and/or applicants if recognized by the chair to do so

SECTION 3: DUTIES OF THE PLANNING COMMISSION

The planning commission shall perform or delegate to staff the following duties:

- A. Take such action on petitions, staff proposals and township board requests for amendments to the zoning ordinance as required.
- B. Take such action on petitions, staff proposals and township board requests for amendments to the master land use plan as required.
- C. Prepare an annual report to the township board.
- D. Prepare an annual work program and suggested budget, to be included in the annual report.
- E. Take such actions as are required by the Michigan Zoning Enabling Act or Michigan Planning Enabling Act, as amended.

Commented [FN5]: Not sure that PC members have the tools or budgetary knowledge to do this.

- F. Review subdivision and condominium proposals and recommend appropriate actions to the township board.
- G. Prepare special studies and plans, as deemed necessary by the planning commission or township board and for which appropriations of funds have been approved by the township board.
- H. Attend training sessions, conferences or meetings as needed to properly fulfill the duties of planning commissioners and for which appropriations of funds have been approved by the township board, either in the annual planning commission budget or otherwise.
- I. Prepare a capital improvement plan.
- J. Perform other duties and responsibilities as requested by the township board or other authorized township official or agency.

SECTION 4: DUTIES OF THE ZONING ADMINISTRATOR AND PLANNING CONSULTANT

- A. The planning commission may be assisted by the zoning administrator, planning consultant and township attorney in performing the planning commission's duties.
- B. The zoning administrator shall:
 - 1. Administrate the zoning ordinance and decisions of the planning commission.
 - 2. Accept applications for matters to be reviewed by the planning commission and ensure that such applications are complete and within the authority of the planning commission.
 - 3. Forward application materials to the planning commission at least one week prior to the meeting at which the matters will be considered.
 - 4. Inform the planning commission of administrative and enforcement actions taken on behalf of the township related to the zoning or other appropriate ordinance.
 - 5. Attend meetings and public hearings of the planning commission upon request of the planning commission or chairperson.
- C. The planning consultant shall:
 - 1. Attend planning commission meetings and public hearings scheduled by the planning commission as requested by the Chairperson or by a vote of the members.
 - 2. Consult with the planning commission, zoning administrator and other township officials concerning interpretation, procedural questions and other matters arising from the zoning ordinance or master land use plan.

3. Prepare amendments to the zoning ordinance or master land use plan as directed by the planning commission.
 4. Prepare and forward to the zoning administrator, township attorney and planning commission members, written reviews and recommendations, if appropriate, for all requests and development proposals to be considered by the planning commission as requested by the planning commission.
 5. Meet with applicants, their representatives and/or township officials as needed to properly perform project reviews and provide necessary assistance.
 6. Perform other duties as directed by the planning commission.
- D. The planning commission may be assisted by other professional or township staff as needed, including the building inspector, township attorney, township engineer, township assessor or other appropriate persons or agencies.

SECTION 5: ABSENCES, REMOVALS, RESIGNATIONS AND VACANCIES

- A. To be excused, members of the planning commission shall notify planning commission chairperson or other planning commission member when they intend to be absent from a meeting. Failure to make this notification prior to the meeting shall result in an unexcused absence.
- B. Members of the planning commission may be removed by the township board for misfeasance, malfeasance or nonfeasance in office upon written charges and after a public hearing on such removal.
- C. A member may resign from the planning commission by sending a letter of resignation to the township supervisor, township board or planning commission chairperson stating the date of such resignation.
- D. Vacancies shall be filled by resolution of the township board for the remainder of the unexpired term of the position being filled. Members terms shall be for three years and until their successor is appointed and has been qualified.
- E. A member having three unexcused absences within a twelve month period, shall be deemed guilty of misfeasance and subject to removal from the planning commission by the township board under section 5B hereof.

Commented [FN6]: Unless attending PC members approve a motion to excuse absent member

SECTION 6: CONFLICT OF INTEREST

- A. Planning commission members shall acknowledge and declare a conflict of interest and abstain from participating in a hearing or deliberations on a decision of the planning commission in which the conflict exists. Such a conflict exists under the following circumstances:

1. A relative or other family member is involved in any request for which the planning commission is asked to make a decision;
 2. The planning commission member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency or association;
 3. The planning commission member owns or has a financial interest in neighboring property. For purposes of this section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the zoning ordinance or other applicable ordinance or statute; or
 4. There is a reasonable appearance of a conflict of interest, as determined by the planning commission member declaring such conflict or by a majority of the remaining planning commission members.
- B.** The planning commission member declaring a conflict of interest should state the nature of the conflict and whether he or she believes he or she could impartially consider the request before the commission. He or she should individually decide to abstain from any discussion or votes relative to the matter that is the subject of the conflict. If he or she decides not to abstain and a vote of the remaining members of the commission is called for by a planning commission member, a majority vote of such remainder shall determine whether or not the conflict is sufficient to require abstention. A member thus abstaining should remove himself or herself from the council table during the discussion and vote on the issue. A representative of the abstaining member could, however, present facts to the commission concerning said issue.
- C.** A planning commission member who has previously voted on the issue as a member of the township's planning commission shall not again vote on the matter before the township's zoning board of appeals.

SECTION 7: AMENDMENTS

These bylaws may be amended at any meeting of the planning commission by a majority vote of the membership of said commission. The proposed amendment shall be included on the agenda for the meeting at which it is to be discussed and decided which agenda shall include a summary of the content of such amendment.

CERTIFICATION

The foregoing bylaws were adopted by the Kalamazoo Township Planning Commission at a regular meeting of said Commission held June 3, 2018 by a majority vote of said planning commission membership.

KALAMAZOO TOWNSHIP PLANNING COMMISSION

Henry Dingemans, Secretary 1720 Riverview Drive
Kalamazoo, MI 49004
(269) 381-8080



Memorandum

TO: Kalamazoo Charter Township Planning Commission
FROM: Hillary Taylor, AICP
Ethan Senti, Assistant Planner
SUBJECT: **Proposed Use Table Changes**
DATE: June 26, 2025

This memo outlines recommended updates to the Township Zoning Ordinance's Permitted Use Table to ensure alignment between district intent statements and permitted land uses across all zoning categories, and to expand the uses permitted in several districts to encourage and facilitate development. The proposed changes aim to clarify use classifications, support evolving housing and service needs, and improve consistency in land use administration. The following section provides specific recommendations by land use category, beginning with Agriculture. Corresponding sections of the use chart show recommendations in blue. A full-length version of the proposed updated use table is included at the end of this document.

AGRICULTURE

Use	Zoning District									
Agriculture	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Horticultural or truck farming	P	P					S	S		

Truck Farming

Truck farming refers to the small-scale commercial cultivation of fruits, vegetables, and similar produce for off-site sale or distribution. While such operations may qualify for protection under the Michigan Right to Farm Act if conducted in accordance with GAAMPs, Kalamazoo Township retains the ability to regulate them within residential and commercial districts to ensure land use compatibility.

We recommend allowing truck farming as a permitted use (P) in the R-1 and R-2 districts, where lot sizes and neighborhood character can generally support limited-scale agricultural activity with minimal impacts. In commercial areas, we recommend allowing truck farming as a special land use (S) in C-1 and C-2, to enable seasonal produce stands or growing operations while ensuring compatibility with surrounding uses through case-by-case review.

CARE AND SOCIAL ASSISTANCE

Care and Social Assistance	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Adult day care				S	S		S			
Assisted Living Home/Nursing Home			P	P	S					
Child foster care private home	P	P	P	P	P	P				



Counseling, medical and psychological treatment facilities		S	S	S			P	P		
Hospital		S		S			S	P		
Medical and Dental Offices		S		P	S		S			
Residential Human Care and Treatment Facility (for ex: a homeless shelter or halfway house) unless otherwise exempt by law			S	S	S		S			
Transitional Housing			S	S	S		S			
Urgent Care Facility							S	S	P	P

Adult Day Care

Adult day care facilities, defined as centers providing daytime care and supervision for adults, are recommended as special land uses in the C-1, RM-2, and RM-3 districts. These districts support neighborhood-serving or mixed residential uses where adult day care can be appropriate if carefully scaled and reviewed for compatibility with surrounding development.

Assisted Living and Nursing Homes

We recommend allowing assisted living and nursing home facilities as permitted uses in the RM-1 and RM-2 zoning districts, and as a special land use in RM-3. These uses align with the intended character and infrastructure capacity of RM-1 and RM-2, which support multi-family development and limited supportive services. The RM-3 district, while more restrictive, includes provisions for “special housing,” making it appropriate to consider these facilities on a case-by-case basis through the special land use process.

Child Foster Care Private Home

Permitted in all residential districts (R-1, R-2, RM-1, RM-2, RM-3, MHP), these homes are considered low-intensity, family-like settings and are protected under state law when housing six or fewer children. Their integration into neighborhoods aligns with the character and intent of residential zoning districts.

Counseling, medical and psychological treatment facilities

Counseling, medical, and psychological treatment facilities are appropriate as special land uses in RM-1 and RM-2 and as permitted uses in C-1 and C-2 because they align with each district’s intent to support community well-being through accessible, compatible services. In RM districts, these facilities provide essential care in walkable, residential settings and support the health needs of a diverse population, while special use review ensures compatibility with the surrounding neighborhood. In C-1, their low-intensity, office-like nature fits among neighborhood-scale services intended for daily use. In C-2, they contribute to the broader mix of professional and service uses expected along commercial corridors, where increased visibility and access are beneficial.

Hospital

Hospitals are appropriate as special land uses in RM-2 and C-1 and as a permitted use in C-2 due to their role as essential community facilities and their varying scale and intensity. In RM-2, hospitals can serve nearby residential populations while the special use process allows for careful consideration of impacts such as traffic, noise, and building scale to ensure neighborhood compatibility. In C-1, hospitals may serve as anchors for neighborhood-level health services, but special use review helps ensure they do not overwhelm the district’s intended local-serving character. In C-2, hospitals align with the district’s purpose of accommodating larger-scale commercial and service uses, where their visibility, access to major roads, and infrastructure capacity support their more intensive operations.



Medical and Dental Offices

Medical and dental offices are appropriate as special land uses in RM-3 and C-1 because they provide vital health services while requiring thoughtful integration into neighborhood and mixed-use settings. In RM-3, which allows higher-density residential development, medical and dental offices can enhance neighborhood livability by offering convenient access to care, with special use review ensuring compatibility with residential character and scale. In C-1, these offices align with the district's intent to provide neighborhood-serving commercial uses, and special use approval allows the City to manage potential impacts such as parking demand and traffic on smaller commercial sites.

Residential Human Care and Treatment Facility

(e.g., homeless shelter, halfway house unless exempt by law)

Permitted as a special land use in RM-1, RM-2, RM-3, and C-1, these facilities provide essential services but require case-by-case review due to their higher intensity and potential impacts. Special use approval ensures compatibility with surrounding uses, proper site design, and access to necessary services and infrastructure.

Transitional Housing

Allowed as a special land use in RM-1, RM-2, RM-3, and C-1, transitional housing facilities offer temporary residence and support services for individuals in transition. These uses are compatible with higher-density residential and mixed-use areas but benefit from the oversight and community input provided through the special use process.

Urgent Care Facility

We propose allowing Urgent Care Facilities as a Special Land Use in both Commercial districts. These types of facilities are often seen in the commercial areas such as strip malls or shopping centers, and allowing them as a special use in the commercial districts would facilitate their development in the Township.

COMMERCIAL

Commercial	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Contractor Yard								S	P	P
Dry Cleaning, Retail Establishment							P	P		
Liquor Store				S			S	S		
Professional/Corporate Office				P			P	P	S	S
Trade Office, Showroom, or Workshop							P	P		
Outdoor Food Stand/Market	P	P					P	P		
Restaurant										
Standard				S			P	P		
Drive-Through							S	P		
Bar/Lounge							S	P		
Retail Store with Outdoor Storage							S	S		
Spa/Salon				S			P	P		
Vehicle body and paint shops								S	P	P
Vehicle Dealership							S	S	S	S



Contractor Yard

Contractor Yards are currently only allowed by special use in the I-1 and I-2 Districts. We recommend changing this to allow them by right in both industrial districts, and also by special use in the C-2 District.

Dry Cleaning, Retail vs. Industrial

Dry cleaning has now been split into two land uses: retail dry cleaning, which involves storefront customer service with limited or no on-site processing, and industrial dry cleaning, which involves large-scale on-site cleaning operations.

We recommend allowing retail dry cleaning as a permitted use in the C-1 and C-2 districts, where it aligns with the intent to support personal services and neighborhood-serving retail. Industrial dry cleaning plants will remain permitted in both industrial districts (I-1 and I-2), where their operational scale and potential impacts are more appropriate.

Liquor Store

We recommend allowing liquor stores as a special land use in the C-1 and C-2 districts. While these uses are consistent with commercial retail activity, the special use designation allows the Township to review site-specific factors such as location, hours of operation, signage, and proximity to sensitive land uses (e.g., schools, churches, residential areas). This approach provides flexibility for appropriate siting while maintaining neighborhood compatibility and minimizing potential impacts.

Professional, Corporate Office

Professional and corporate offices are currently allowed by right in the RM-2, C-1, and C-2 Districts, and allowed by special use in the I-2 District. We propose expanding this to also include the I-1 District.

Trade Office, Showroom or Workshop

The former "Trade Office" land use has been clarified to include showrooms and workshops. We also recommend that it be expanded to be allowed as a permitted use in the C-1 District.

Outdoor Food Stand/Market

We recommend that outdoor food stands and markets also be allowed in the R-1 District.

Restaurant

We recommend allowing standard and drive-through restaurants as permitted uses in the C-2 District, and allowing drive-throughs as a special use in the C-1 District.

Retail Store with Outdoor Storage

We propose creating a new use linking retail stores and outdoor storage. Retail stores with outdoor storage would be allowed in both commercial districts by special use.

Spa/Salon

Spas and Salons should be explicitly listed as allowed uses in both commercial districts.

Vehicle Body and Paint Shops

We propose allowing vehicle body and paint shops as a special use in the C-2 District in addition to already being permitted in both industrial districts.

Vehicle Dealerships

Similarly, we recommend allowing vehicle dealerships as special uses in both industrial districts.



INDUSTRIAL AND MANUFACTURING

Industrial and Manufacturing	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Data Processing and Computer Centers							P	P	S	S
Fuel and Petroleum Storage										S
Laboratories and Research Facilities								S	P	P
Lumber Yard								S	S	S
Self-Storage Facility								S	P	P

Data Processing and Computer Centers

Allow data processing and computer centers as special use in the I-1 District.

Fuel and Petroleum Storage

The “Fuel Storage” and “Petroleum Storage,” both only allowed in the I-2 District, have been consolidated.

Laboratories and Research Facilities

Add C-2 as a district in which laboratories and research facilities are allowed as a special use.

Lumber Yard

Allow lumber yards as a special use in the I-2 Industrial District.

Self-Storage Facilities

Self-Storage Facilities have been renamed from “mini warehouses.”

INSTITUTIONAL

Institutional	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Conference center, assembly hall or place of worship										
under 4,000 square feet	S	S	S	S	S		P	P		
over 4,000 square feet				S	S		S	S		
Governmental Operation and Facilities		S	S	S			S	P	P	P
Public Transit Station								P		
Public Transit Stop	P	P	P	P	P	P	P	P	P	P

Conference center, assembly hall, or place of worship

We recommend consolidating religious institutions and assembly halls into a single use category—“Conference center, assembly hall, or place of worship”—regulated by square footage.

- Facilities under 4,000 square feet should be allowed as a special use in all residential districts and as a permitted use in C-1 and C-2.
- Facilities over 4,000 square feet should be allowed as a special use in RM-2, RM-3, C-1, and C-2, where infrastructure can support higher traffic and parking needs.



These changes maintain compatibility with district intents while modernizing how civic and institutional uses are treated in the ordinance.

Government Operations and Facilities

In order to clarify the uses included in the Governmental Uses and Activities land use and more clearly distinguish it from the Municipal Buildings and Uses land use, we recommend renaming it to Government Operations and Facilities.

Public Transit Stops and Stations

In the current ordinance, transit stops and stations are not clearly differentiated. We propose two new land uses, Transit Stops and Transit Stations, to clearly distinguish these uses, with Transit Stations still only allowed in C-2 and Transit Stops allowed in all districts. We propose the following definitions:

Public Transit Station: A facility designated for the boarding and disembarking of passengers using public transit vehicles such as buses, trains, or streetcars. Typically includes structures or amenities such as platforms, shelters, ticketing machines or offices, seating, signage, and may provide connections between multiple transit routes or modes of transportation.

Public Transit Stop: A designated location where public transit vehicles pick up or drop off passengers. Transit stops typically include minimal infrastructure such as a signpost or shelter, and serve one or more transit routes. Unlike a transit station, a stop usually lacks extensive passenger amenities or intermodal transfer facilities.

RECREATIONAL

Recreational	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Outdoor Event										
Under 30 people	P	P	P	P	P	P	P	P	P	P
Over 30 people	S	S	S	S	S	S	S	S	S	S
Recreational Facility										
Indoor	S	S	S	S	S	S	S	S	S	S
Outdoor	S	S	S	S	S	S	S	S	S	S
Public Parks and Trails	P	P	P	P	P	P	P	P	P	P

Outdoor Event

We recommend that outdoor events be separated into two uses: events with under 30 people, and events with over 30 people. Events with under 30 attendees would be allowed by right across the board, while events with over 30 attendees would be subject require special use permit.

Recreational Facility

We recommend allowing recreational facilities by special use permit across the board for both indoor and outdoor recreational facilities. We also recommend merging the outdoor recreational facility and sports complex uses. Indoor Recreational Facility is already defined in the ordinance, we propose the following definition for Outdoor Recreational Facility:

Outdoor Recreational Facility: A parcel or area of land used for recreational activities that primarily take place outside of enclosed buildings. Examples include athletic fields, golf courses, playgrounds,



amphitheaters, swimming pools, skate parks, tennis courts, and similar open-air facilities. May include accessory structures such as bleachers, restrooms, and concession stands.

Public Parks and Trails

We recommend allowing public parks and trails as a permitted use in all zoning districts. These amenities provide recreational, environmental, and community benefits and are broadly compatible with residential, commercial, and industrial areas. Permitting them across all districts supports flexibility in planning and reinforces the Township's commitment to accessible open space and non-motorized connectivity.

RESIDENTIAL

Residential	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Triplex		P	P	P	P					
Quadplex		P	P	P	P					

Triplexes and Quadplexes

We propose the addition of Triplex and Quadplex land uses, with both allowed by right in R-2, RM-1, RM-2, and RM-3.

UTILITIES

Utilities	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Battery Energy Storage System (BESS)									S	S
Essential Services	P	P	P	P	P	P	P	P	P	P

Battery Energy Storage System

We recommend allowing Battery Energy Storage Systems as special uses in both Industrial Districts. We proposed the following definition:

Battery Energy Storage System (BESS): One or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building or to the electrical grid. This includes, but is not limited to, the following: battery cells; enclosures and dedicated-use buildings; thermal, battery, and energy management system components; inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; overhead and underground control, communications and radio relay systems, and telecommunications equipment; utility lines and installations; and accessory equipment and structures.

Essential Services

We recommend that essential services also be allowed by right in the I-1 District.

Permitted Use Table										
Use	Zoning District									
Agriculture	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Domestic (Urban) Livestock	S	S	S	S	S					
Greenhouses							P	P		
Horticultural or truck farming	P	P					S	S		
Care and Social Assistance	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Adult day care				S	S		S			
Adult foster care										
Adult foster care family home	P	P	P	P	P	P				
Adult foster care small group home	S	S	S	S	S					
Adult foster care large group home	S	S	S	S	S			S		
Assisted Living Home/Nursing Home			P	P	S					
Child day care										
Child Care Center or Day Care Center/Nursery School							P	P		
Family day care home	P	P	P	P	P	P				
Group day care home	S	S	S	S	S		P	P		
Child foster care										
Child foster care family home	P	P	P	P	P	P				
Child foster care family group home	P	P	P	P	P	P				
Child foster care private home	P	P	P	P	P	P				
Counseling, medical and psychological treatment facilities		S	S	S			P	P		
Hospital		S		S			S	P		
Hospitality Facility				P						
Medical and Dental Offices		S		P	S		S			
Residential Human Care and Treatment Facility (for ex: a homeless shelter or halfway house) unless otherwise exempt by law			S	S	S		S			
Transitional Housing			S	S	S		S			
Urgent Care Facility							S	S	P	P
Commercial	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Arcade								S		
Art Studio				P			P	P		
Bait House (Fishing)							P	P		
Bank or other Financial Institution				P			P	P		
Barber Shops/Beauty Shops				P			P	P		
Boarding Kennels								P	S	
Breeding Kennels								P	S	
Brewpub							P	P	P	P
Microbrewery and small distilleries							S	S		
Contractor Yard								S	P	P
Crematorium								P	S	
Dry Cleaning, Retail Establishment							P	P		
Farmers Markets							P	P		

[illegible]

Composting										S
Concrete Plant										S
Concrete/Gravel Production										S
Data Processing and Computer Centers							P	P	S	S
Dry Cleaning Plant									P	P
Electronic Equipment manufacturing										
Fabricated Metal Product Manufacturing, including tool and die shops									P	P
Food Processing									P	P
Freezer Locker and Cold Storage									P	P
Freight Yard/Terminal									S	S
Fuel and Petroleum Storage										S
Glass, clay and stone product manufacturing									P	P
Industrial, machinery and equipment manufacturing									P	P
Laboratories and Research Facilities								S	P	P
Leather product manufacturing									P	P
Lumber Mill									S	S
Lumber Yard								S	S	S
Manufacturing, compounding, assembling, packaging, or treatment of previously prepared materials									P	P
Metal plating, buffing and polishing									S	S
Mineral and Soil Extraction									S	S
Motor freight warehousing									S	S
Primary metals industries									S	S
Printing and publishing									P	P
Recycling Facility								S	S	S
Recycling Facility (metal)										S
Rubber and plastic products									P	P
Salvage Yard									S	S
Self-Storage Facility								S	P	P
Textile Mills									P	P
Tractor/Trucking Facility (including storage and repair)									S	S
Vehicles and Transportation Equipment Manufacturing										
Warehousing and Wholesale									P	P
Wood and Furniture Product manufacturing									P	P
Institutional	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Club/Fraternal Organization				S			S			

Conference center, assembly hall or place of worship

under 4,000 square feet	S	S	S	S	S		P	P		
over 4,000 square feet				S	S		S	S		
Correctional Facility/Prison										S
Governmental Operation and Facilities		S	S	S			S	P	P	P
Institution of Higher Education				S				P		
Instruction of Performing Arts and related uses				P				P		
Municipal Buildings and Uses	P	P	P	P	P		P	P	P	
Municipal Storage Facilities								S		
Primary/Secondary Schools										
Non-Public	P	P	P	P	P					
Public	P	P	P	P	P					
Public Transit Station								P		
Public Transit Stop	P	P	P	P	P	P	P	P	P	P
Recreational	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Outdoor Event										
Under 30 people	P	P	P	P	P	P	P	P	P	P
Over 30 people	S	S	S	S	S	S	S	S	S	S
Recreational Facility										
Indoor	S	S	S	S	S	S	S	S	S	S
Outdoor	S	S	S	S	S	S	S	S	S	S
Public Parks and Trails	P	P	P	P	P	P	P	P	P	P
Stables	S	S	S	S						
Residential	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2
Bed and Breakfast	S	S	S	S						
Dwelling Units										
Accessory Dwelling Unit	S	S								
Single-Unit	P	P	P	P	P					
Duplex		P	P	P	P					
Triplex		P	P	P	P					
Quadplex		P	P	P	P					
Multiple-family (including Senior Housing)			P	P	P					
Garage or Yard Sale	P	P	P	P						
Home Based Business	S	S	S	S	S					
Home Occupation	P	P	P	P	P					
Live-Work Unit				P			P	P		
Mobile Home Park						P				
On-site managers's apartment not to exceed 500 sq. ft.									S	P
Private Subdivision Park	P	P	P	P	P					
PUD allowed any permitted use in R-1, R-2, RM-1, RM-2, RM-3, C-1, C-2, I-1, and I-2 Districts	P	P	P	P	P	P	P	P	P	P
Special Housing					S					
Utilities	R-1	R-2	RM-1	RM-2	RM-3	MHP	C-1	C-2	I-1	I-2

Battery Energy Storage System (BESS)									S	S
Essential Services	P	P	P	P	P	P	P	P	P	P
Gas and Electric service and storage									P	P
Septic Service Establishment									S	S
Solar Energy System										
Over 65 kw			S	S	S		S	S	S	S
Under 65 kw	P	P	P	P	P	P	P	P	P	P
Utility Structures and Substations							S	S	S	S
Water and Sewer Disposal									P	P
Wind Energy Conversion Systems										
Over 65 feet		S	S	S	S	S	S	S	S	S
Under 65 feet		P	P	P	P	P	P	P	P	P
Wire Telecommunications Facilities										
On monopoles							P	P	S	S
On towers other than monopoles							S	S	S	S



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June 26, 2025

To: Planning Commission Members

From: Hillary Taylor, Kalamazoo Township Zoning Administrator
Ethan Walthorn, Assistant Planner

Subject: 32 Parcels Proposed to be Rezoned

Dear Planning Commissioners,

Kalamazoo Charter Township is home to many residential and commercial properties. From time to time the assessor makes note of properties that may not have the correct zoning district. There is an attached memorandum from the Assessor further explaining his position. Attached you will find a list of thirty-two (32) such properties that have been identified for discussion by the Planning Commission as to whether or not staff should initiate discussions with the property owners regarding rezoning. The properties have been identified as having a non-conforming use on the property. The properties are in the following zoning districts:

Parcel Number:	Property address:	Current Zoning District:	Possible District:
39-06-10-165-080	244 W Dunkley Street	I-2 General Industrial	R-2 or RM-1
39-06-10-165-100	236 W Dunkley Street	I-2 General Industrial	R-2 or RM-1
39-06-10-165-110	232 W Dunkley Street	I-2 General Industrial	R-2 or RM-1
39-06-10-165-120	228 W Dunkley Street	I-2 General Industrial	R-2 or RM-1
39-06-10-165-130	224 W Dunkley Street	I-2 General Industrial	R-2 or RM-1
39-06-10-165-140	220 W Dunkley Street	I-2 General Industrial	R-2 or RM-1
39-06-10-165-150	216 W Dunkley Street	I-2 General Industrial	R-2 or RM-1
39-06-10-190-021	2115 N Burdick Street	I-2 General Industrial	R-2 or RM-1
39-06-10-195-030	206 W Dunkley Street	I-2 General Industrial	R-2 or RM-1
39-06-10-195-040	2003 N Burdick Street	I-2 General Industrial	R-2 or RM-1
39-06-23-430-040	1120 Field Ave	C-1 Local Commercial	RM-1
39-06-24-306-100	2345 Lake Street	C-1 Local Commercial	RM-1
39-06-24-306-180	2419 Lake Street	C-1 Local Commercial	RM-1
39-06-24-306-391	1127 Willis Ave	C-1 Local Commercial	RM-1
39-06-24-306-720	2925 Lake Street	C-1 Local Commercial	RM-1
39-06-24-306-811	3005 Lake Street	C-1 Local Commercial	RM-1
39-06-24-485-012	3605 Stewart Drive	C-1 Local Commercial	RM-1
39-06-24-430-033	1014 Foster	I-2 General Industrial	RM-1
39-09-25-270-010	3203 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-020	3211 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-030	3219 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-060	3309 Miller Road	I-2 General Industrial	RM-1

39-09-25-270-070	3311 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-080	3321 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-090	3329 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-100	3407 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-110	3413 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-140	3503 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-150	3511 Miller Road	I-2 General Industrial	RM-1
39-09-25-270-160	3517 Miller Road	I-2 General Industrial	RM-1
39-06-25-270-041	3235 Miller Road	I-2 General Industrial	C-2
39-06-24-270-131	3427 Miller Road	I-2 General Industrial	C-2

We have attached the current Future Land Use Map (FLUM) for your reference so that there can be an educated discussion of what zoning district might make sense for these 32 properties.

To analyze whether or not these parcels should be rezoned, we have analyzed the 10 criteria to be considered for rezonings. Our analysis of these criteria is shown below:

- 1. Consider all uses in Proposed Zoning District:** The Township should consider all permitted and special land uses for the proposed zoning district, not just those that are proposed. The RM-1 and R-2 Districts would actually be a reduction in the number and intensity of permitted and special land uses compared to the C-1, C-2, and I-2 Districts. Below, we have provided a comparison the permitted uses in each District so that the Commissioners may review which Zoning District would be most appropriate for each parcel.

R-2 District Permitted Uses by Right:

- Single-family detached dwellings.
- Two-family dwellings.
- Publicly owned and operated libraries, parks, playgrounds, and recreational facilities.
- Private subdivision parks.
- Municipal buildings and uses (including fire stations).
- Public, parochial and other private elementary, intermediate, and/or high schools offering courses in general education, and not operated for profit, and not including driving schools or educational facilities operated for profit.
- The keeping of common household pets shall be permitted without a permit provided they are not kept for purposes of breeding, boarding, sale or transfer. However, no more than three (3) dogs or cats, of more than six (6) months old, shall be permitted on any lot or parcel.
- Family day care homes.
- Child foster family homes, child foster family group homes, and adult foster family homes.
- Home occupations, subject to Section 2.08.
- Religious institution.
- Essential services, as defined in Section 1.03.
- Garage and yard sales, pursuant to Section 8.02(P).
- Horticultural or truck farming, together with the right to operate a roadside stand on the premises, where goods produces on the premises may be sold at wholesale or retail. Outdoor display of goods and produce shall not exceed 200 sq. ft. in area. Produce not grown on the premises may be sold provided such sales is clearly incidental to the sale of produce grown on the premises.

- Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses, containing no more the 768 sq. ft., subject to the requirements in Section 2.03.
- Uses determined to be similar to the above principal permitted uses and which are not listed below as special land uses.

R-2 District Special Land Uses

- Accessory apartments, subject to Section 8.03 (A).
- Bed and breakfast establishment, subject to Section 8.02 (G).
- Cemeteries, subject to Section 8.02(J).
- Golf courses (excluding miniature golf courses), subject to Section 8.02(Q).
- Group day care homes, subject to Section 8.02(T).
- Private, not-for-profit, recreational facilities, including but not limited to: sports fields (such as soccer, lacrosse, rugby, ball fields, etc.), racquet courts (tennis, platform tennis, racquetball, etc.), swimming pools and related facilities, beach facilities, and stables, provided there is no spectator seating and no use of motorized recreational vehicles.
- Adult foster care small group home.
- Adult foster care large group home.
- Governmental activities and uses, pursuant to Section 8.02(R).
- Hospitals, pursuant to Section 8.02(V).
- Counseling facilities, medical and psychological treatment facilities, pursuant to Section 8.02(L).
- Home-based business, subject to Section 2.08.
- Accessory buildings and uses customarily incidental to any of the above special land uses, where the gross floor area is greater than 768 sq. ft., subject to the requirements in Section 2.03.
- Special land uses determined to be similar to the above special land uses.

RM-1 District Permitted Uses by Right:

- Single-family detached dwellings.
- Two-family dwellings.
- Multiple family dwellings, subject to Section 8.03(B).
- Publicly owned and operated libraries, parks, playgrounds, and recreational facilities.
- Private subdivision parks.
- Municipal buildings and uses (including fire stations).
- Public, parochial and other private elementary, intermediate, and/or high schools offering courses in general education, and not operated for profit, and not including driving schools or educational facilities operated for profit.
- The keeping of common household pets shall be permitted without a permit provided they are not kept for purposes of breeding, boarding, sale or transfer. However, no more than three (3) dogs or cats, of more than six (6) months old, shall be permitted on any lot or parcel.
- Family day care homes.
- Child foster family homes, child foster family group homes, and adult foster family homes.
- Home occupations, subject to Section 2.08.
- Religious institution.
- Essential services, as defined in Section 1.03.
- Garage and yard sales, pursuant to Section 8.02(P).
- Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses, containing no more the 768 sq. ft., subject to the requirements in Section 2.03.
- Uses determined to be similar to the above principal permitted uses and which are not listed below as special land uses.

RM-1 District Special Land Uses:

- Bed and breakfast establishment, subject to Section 8.02 (G).
- Cemeteries, subject to Section 8.02(J).
- Group day care homes, subject to Section 8.02(T).
- Private, not-for-profit, recreational facilities located within permitted residential subdivisions or permitted residential condominium developments including: community buildings; racquet courts (tennis, platform tennis, racquet ball, etc.), provided there is no spectator seating; swimming pools and related facilities; beach facilities; and stables, subject to Section 26.
- Adult foster care small group home.
- Adult foster care large group home.
- Governmental activities and uses, pursuant to Section 8.02(R).
- Home-based business, subject to Section 2.08.
- Accessory buildings and uses customarily incidental to any of the above special land uses, where the gross floor area is greater than 768 sq. ft., subject to the requirements in Section 2.03.
- Special land uses determined to be similar to the above special land uses.

C-1 District Permitted Uses by Right:

- Retail businesses that supply merchandise on the premises for persons residing in nearby residential areas.
- Establishments that perform services on the premises for persons residing in nearby residential areas, such as beauty and barber shops; watch, consumer electronics, and clothing repair.
- Office buildings and uses, provided that goods are not manufactured, exchanged, or sold on the premises.
- Financial institutions, including banks, credit unions, and savings and loan associations.
- Laundry and dry cleaning customer outlets and similar operations.
- Carry-out and standard restaurants, as defined in Section 1.03.
- Child care centers and day care centers.
- Municipal buildings and uses, including post offices, provided there is no outside storage.
- Photographic studios.
- Data processing and computer centers.
- Essential services, subject to the provisions in Section 2.05.
- Wireless communications facilities on monopoles, subject to the standards and conditions in Section 8.02, sub-section UU.
- Brewpubs, subject to the provisions in Section 8.02, sub-section H.
- Fitness centers, health and exercise clubs.
- Bait houses, for the sale of worms and other types of bait.
- Pet shops and pet grooming facilities, subject to Section 8.02, sub-section KK.
- Roadside stands and farmer's markets, subject to Section 8.02, sub-section NN.
- Greenhouses.
- Live-work units, subject to the following conditions:
 - Living quarters must be above or to the rear of the business.
 - Commercial space may not be used for residential purposes.
 - Compliance with the Building and Fire Codes is required.
- Uses and structures accessory to the above, subject to the provisions in Section 2.03.
- Other uses similar to the above, subject to the provisions in this Article.

C-1 District Special Land Uses:

- Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations, and switchboards, but excluding outside storage yards, subject to the provisions in Section 8.02, sub-section QQ.
- Theaters, assembly halls, concert halls or similar places of assembly, private or public clubs, and lodge halls.
- Bars and lounges.
- Mortuaries and funeral homes, subject to the provisions in Section 8.02, sub-section O.
- Wireless communications facilities on towers other than monopoles, subject to the standards and conditions in Section 8.02, sub-section UU.
- Microbreweries and small distilleries, subject to the requirements in Section 8.02, subsection H.
- Movie theaters and similar entertainment uses, subject to Section 8.02, sub-section EE.
- Governmental activities and uses, subject to Section 8.02, sub-section R.
- Automobile Filling and Service Stations and automobile repair garages , subject to the provisions of Section 8.02, subsection E. and the following additional conditions:
 - The servicing and repair of vehicles shall be limited to those which may be serviced during a normal workday.
 - Outside parking of vehicles overnight is prohibited except for the operable vehicles of the employees working at the station and up to two (2) service vehicles used by the service station.
 - There shall be no outdoor display of parts or products.
- A marijuana provisioning center as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02, VV.
- Adult use marijuana retailer subject to Article 8, Section 8.02 WW 3.

C-2 District Permitted Uses by Right:

- All principal uses permitted in the C-1, Local Business District, Section 17.02, sub-section A.
- Veterinary clinics and hospitals, subject to the provisions in Section 8.02, sub-section SS.
- Business schools or colleges, vocational trainings schools, dance schools, music and voice schools, and art studios.
- Indoor recreation uses such as bowling establishments, gymnasiums, ice skating rinks, tennis clubs, roller staking rinks, court sports facilities, and similar recreation facilities, subject to the provisions in Section 8.02, sub-section LL.
- Mortuaries and funeral homes, subject to the provisions in Section 8.02, sub-section O.
- Restaurants, taverns, bars/lounges, and other uses serving alcoholic beverages, including catering and banquet halls, where the patrons are served while seated within a building occupied by such establishments, but not drive-in restaurants. Outdoor seating for such establishments may be permitted by special land use approval.
- Offices, showrooms, or workshop of a plumber, electrician, building contractor, upholsterer, caterer, exterminator, decorator, or similar trade, subject to the following:
 - All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
 - The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales, and display.
 - There shall be no outside storage of materials or goods of any kind.
- Public transit waiting stations or park-and-ride lots.
- Newspaper offices and print shops with minor printing facilities.
- Crematoriums.
- Tattoo parlors and body piercing studios, subject to Section 8.02, sub-section PP.
- Movie theaters and similar entertainment uses, subject to Section 8.02, sub-section EE.

- Governmental activities and uses, subject to Section 8.02, sub-section R.
- Kennels, subject to Section 8.02, sub-section X.
- Other uses similar to the above, subject to the provisions in this Article.
- Uses and structures accessory to the above, subject to the provisions in Section 2.03.

C-2 District Special Land Uses:

- Automobile filling and service stations and automobile repair garages, including tire, battery, muffler, and rustproofing establishments and quick oil change and lubrication stations, subject to the provisions in Section 8.02, sub-section E, and the following additional conditions:
 - In general, major repair, as defined in Section 1.03, shall not be permitted in the B-2 District, except as provided for under item 18, below.
 - The servicing and repair of vehicles shall be limited to those which may be serviced during a normal workday.
 - Outside parking of vehicles overnight is prohibited except for the operable vehicles of the employees working at the station and up to two (2) service vehicles used by the service station.
 - There shall be no outside display of parts or products.
- Automobile wash or car wash establishments, subject to the provisions in Section 8.02, sub-section F.
- New and used automobile, truck and tractor, boat, mobile home, recreational vehicle and trailer sales, subject to the provisions in Section 8.02, sub-section D.
- Arcades, when developed as an accessory use in a larger indoor recreation facility, a restaurant or bar, or a club or lodge.
- Hotels and motels, subject to the provisions in Section 8.02, sub-section CC.
- Mini-warehouses and portable storage units, subject to the provisions in Section 8.02, sub-section AA.
- Open-air display and sales of nursery plants and materials; lawn furniture; playground equipment and swimming pools; garden supplies; and similar open-air displays, subject to the provisions in Section 8.02, sub-section II.
- Outdoor recreation facilities, such as a children's amusement park and par-3 golf courses, subject to the provisions in Section 8.02, sub-section LL.
- Drive-in, drive-through, and fast-food restaurants, subject to the provisions in Section 8.02, sub-section M.
- Drive-in establishments (other than drive-in restaurants), subject to the provisions in Section 8.02, sub-section M.
- Adult book or supply stores, adult motion picture theaters, adult live stage performing theaters, adult motion picture arcades, adult motels, adult model studios, group "A" cabarets, massage parlors or establishments, and similar adult uses, subject to the provisions in Section 8.02, sub-section A.
- Lumber yards or building material sales establishments that have storage in partially open structures, subject to the following conditions:
 - The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales or display.
 - Open storage structures shall be enclosed on three sides and shall have a roof.
 - The entire site, exclusive of access drives, shall be enclosed with a six (6) foot high chain link fence or masonry wall, constructed in accordance with Article 6.00.
- Recycling collection stations.
- Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations, and switchboards, but excluding outside storage yards, subject to the provisions in Section 8.02, sub-section QQ.

- Theaters, assembly halls, concert halls or similar places of assembly, private or public clubs, and lodge halls.
- Owner-occupied residential uses in combination with a principal permitted use, subject to the following requirements:
 - Residential uses shall not occupy more than fifty percent (50%) of the gross floor area of the building.
 - Residential uses shall be permitted only on upper levels, in the basement (with proper egress), or to the rear of the principal business use in the building.
 - Off-street parking shall be provided pursuant to the requirements in Article 4.00, except that parking for the residential use shall be located behind the building.
 - A minimum of three hundred (300) square feet of usable outdoor open space shall be reserved for the exclusive use of each such residential unit. The open space shall not be located within a required setback.
- Wireless communications facilities on towers other than monopoles, subject to the standards and conditions in Section 8.02, sub-section UU.
- Automobile body, frame, and fender straightening, and similar collision repair service, subject to the provisions in Section 8.02, sub-section C.
- Microbreweries and small distilleries, subject to the requirements in Section 8.02, subsection H.
- Municipal storage facilities.
- Recreational vehicle storage, provided no one is permitted to occupy such a vehicle while in storage.
- Adult Foster Care Large Group Homes and Adult Foster Care Congregate Homes subject to the site development standards contained in Article 8 “Site Development Standards” Section 3 “Site Development Standards for Residential Uses”, subsection D “Senior Housing” subsection 1 through 5, inclusive and 7 through 12, inclusive; adherence to all State of Michigan regulations and licensing requirements for Adult Foster Care Large Group Homes and Adult Foster Care Congregate Homes including but not limited to minimum dwelling space per occupant parameters; and further subject to the requirements of Article 26 “General Procedures and Standards”, Section 3 “Special Land Uses”.
- A marijuana provisioning center as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02, VV.
- Adult Use Marijuana retailer subject to Article 8, Section 8.02 WW.3.

I-2 District Permitted Uses by Right:

- The manufacturing, compounding, assembling, packaging, or treatment of articles or merchandise from previously prepared materials.
- Food and kindred products processing.
- Breweries, distilleries, wineries, soft drink, water, and juice bottling.
- Textile mills and apparel production.
- Wood products manufacturing, including furniture manufacturing.
- Printing and publishing.
- Rubber and plastic product manufacturing.
- Leather and leather product manufacturing.
- Glass, clay and stone product manufacturing.
- Fabricated metal product manufacturing, including tool and die shops.
- Industrial machinery and equipment manufacturing.
- Electronic equipment manufacturing.
- Vehicles and transportation equipment manufacturing.

- Laboratories and research, testing, design, technical training, and experimental product development facilities.
- Water supply and sewage disposal plants.
- Building materials storage and sales.
- Vehicle repair establishments, including engine repair, body repair and painting, exhaust system repair, tire replacement, glass repair and transmission repair, when operated in a completely enclosed building.
- Dry cleaning plants.
- Tennis houses, racquetball courts, ice arenas and other similar uses involving large structures of the type which can be easily converted to industrial use, subject to Section 8.02, sub-section LL.
- Gas and electric service and storage buildings and yards.
- Warehousing and wholesale establishments within a wholly enclosed building.
- Self-storage warehouse facilities, subject to Section 8.02, sub-section AA.
- A permanent efficiency-type on-site manager's apartment, not to exceed five hundred (500) sq. ft. in total living area.
- Automobile body and paint shops, subject to Section 8.02, sub-section C.
- Governmental activities and uses, subject to Section 8.02, sub-section R.
- Freezer locker and cold storage plants.
- Urgent care facilities.
- Accessory buildings and uses customarily incidental to any of the above uses.
- Essential services.
- Uses determined to be similar to the above principal permitted uses and which are not listed as special land uses.

I-2 District Special Land Uses:

- Salvage yards, subject to section 8.02, sub-section Z.
- Mineral and soil extraction, subject to Section 8.02, sub-section S.
- Wireless communication facilities, subject to Section 8.02, sub-section UU.
- Freight yards and terminals.
- Tractor and trucking facilities, including storage and repair.
- Chemicals and allied products manufacturing.
- Primary metals industries.
- Motor freight warehousing businesses, subject to Section 8.02, sub-section DD.
- Gravel mining and processing, earth removal, and mineral extraction, subject to Section 8.02, sub-section S.
- Metal recycling operations, subject to section 8.02, sub-section Z.
- Adult book or supply stores, adult motion picture theaters, adult live stage performing theaters, adult outdoor motion picture theaters, and group "A" cabarets, subject to Section 8.02, sub-section A.
- Proving grounds when directly related to an adjoining lawful use.
- Concrete and asphalt crushing operations when contained within a gravel mining operation or as part of a freight yard.
- Composting facilities, subject to Section 8.02, sub-section J.
- Concrete plants, subject to Section 8.02, sub-section K.
- Petroleum storage.
- State or federal penal or correctional places of incarceration or imprisonment, subject to the following requirements:
 - Minimum size: 100 acres.
 - The site shall be screened by natural compact barriers pursuant to Section 5.02.

- Lumber and planing mills.
 - Metal plating, buffing and polishing.
 - Septic service establishments.
 - Electric power and heat generating plants and all accessories.
 - Rental space for the storage of vehicles such as travel trailers, motor homes, recreational vehicles, campers, snowmobiles, boats, and similar facilities.
 - Recycling centers.
 - Contractor's yards and storage facilities for building materials, sand, gravel, stone, lumber, equipment and supplies.
 - Landscape contractor's operations, subject to Section 8.02, sub-section Y.
 - Utility structures and substations, subject to Section 8.02, sub-section QQ.
 - Vehicle impoundment lots, subject to Section 8.02, sub-section RR.
 - Offices, professional or corporate.
 - Business services, such as mailing, copying and data processing businesses.
 - Accessory buildings and uses customarily incidental to any of the above land uses.
 - Uses determined to be similar to the above land uses.
 - A marijuana grower as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
 - A marijuana processor as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
 - A marijuana provisioning center as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
 - A marijuana secure transporter as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
 - A marijuana safety compliance facility as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02 V. V.
 - An adult use marijuana retailer, and/or grower, processor, transporter, and/or testing facility, subject to Article 8, Section 8.02 WW 4.
 - An adult use marijuana microbusiness subject to Article 8, Section 8.02 WW. 5.
- **Compliance with the Master Plan:** The MZEA requires that zoning be in compliance with a Master Plan. Unfortunately, none of the proposed rezonings would comply with the Future Land Use Map of the Master Plan. All of the subject parcels are listed under the "General Industrial" Future Land Use Category. Considering the land uses have likely been in place prior to the current Future Land Use Map, it may be worth considering amending the Future Land Use Map to fit the current uses rather than retaining the current label of "General Industrial".
 - **Consistency with zoning in general area:** Michigan courts will look at the zoning pattern in the immediate vicinity of a proposed rezoning request when determining reasonableness of rezoning request. A majority of the parcels are surrounded by similar residential-zoned parcels, often being the buffer between them and adjacent Industrial parcels. We anticipate it to be unfair to restrict the residential uses that serve as buffer parcels from retaining their existing residential use by limiting the parcels to the I-2 District.
 - **Consistency and compatibility for general land use patterns in area:** Michigan courts will look to see if proposed rezoning would allow uses that would be compatible and consistent with existing development in the area. As mentioned in the previous criteria, the surrounding land use patterns are mostly residential in nature, though many of the subject parcels serve as buffer parcels from the adjacent Industrial uses. Rezoning the parcels to a Residential District would be consistent with the surrounding land use patterns.

- **Suitability of proposed uses in zoning district:** Michigan courts will consider suitability of uses that are permitted in the proposed zoning district. As most of the subject parcels are currently being used as dwelling units, rezoning them to a Residential District would be appropriate to bring many of the parcels into compliance with the standards of the Zoning Ordinance.
- **Adequacy of public services:** One of the purposes of zoning is to facilitate an adequate system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements. As far as we are aware, there should be no infrastructure capacity issues with rezoning the subject parcels, as the rezonings are intended to match the existing land uses and therefore not unjustly increase the demand for public services.
- **Traffic:** Michigan courts have held both ways on the issue of traffic (as with adequate public services above) as a factor in rezoning considerations. As mentioned in the previous criteria, the rezonings are intended to match the existing land uses, so no significant traffic impacts are expected by executing the proposed rezonings, as the current traffic patterns for the existing uses will remain.
- **Reasonable use under current zoning district:** The current ability to use the property as zoned is one factor to consider when reviewing a rezoning request. All of the proposed rezonings would allow the current uses of the properties to continue, as the rezonings are intended to match the existing land uses, therefore, the proposed rezonings would comply with this criteria.
- **Identifiable public need:** Courts will sometimes consider whether there is a public need for a certain zoned type of land. For all of the subject parcels, there has been no formal request for rezoning by the public, however this may be due to a lack of knowledge of their non-conforming uses rather than a lack of interest in rezoning to become compliant with the standards of the Zoning Ordinance.
- **Citizen opposition:** Michigan case law holds that citizen input may be considered by a legislative body, but that the legislative body should not be held hostage by such input. We are not aware of any citizen opposition to the proposed rezonings, however they have not been publicly noticed, so no opposition is expected at this time. The Township will be required to hold public hearings for the proposed rezonings to determine any public opposition to the proposed rezonings.

At this time, staff would like direction as to whether or not to move forward with a discussion on re-zoning properties in question. If you have questions, you may contact me at 269-381-8080 ext. 128 or by emailing planner@ktwp.org

Regards,



Hillary Taylor,
Kalamazoo Township Zoning Administrator

Address	Parcel Number	Consider all uses in Proposed Zoning District	Compliance with the Master Plan	Consistency with zoning in general area	Consistency and compatibility for general land use patterns in area	Suitability of proposed uses in zoning district	Adequacy of public services	Traffic	Reasonable use under current zoning district	Identifiable public need	Citizen opposition	Current Zoning District	Proposed Zoning District	Suitable for Rezoning?
244 W. Dunkley St.	39-06-10-165-080	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
236 W. Dunkley St.	39-06-10-165-100	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
232 W. Dunkley St.	39-06-10-165-110	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
228 W. Dunkley St.	39-06-10-165-120	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
224 W. Dunkley St.	39-06-10-165-130	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
220 W. Dunkley St.	39-06-10-165-140	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
216 W. Dunkley St.	39-06-10-165-150	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
2115 N. Burdick St.	39-06-10-190-021	X				X	X	X		X		I-2	R-2 or RM-1	Yes
206 W. Dunkley St.	39-06-10-195-030	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
2003 N. Burdick St.	39-06-10-195-040	X		X	X	X	X	X		X		I-2	R-2 or RM-1	Yes
1120 Field Ave.	39-06-23-430-040	X		X	X	X	X	X		X		C-1	RM-1	Yes
2345 Lake St.	39-06-24-306-100	X		X	X	X	X	X		X		C-1	RM-1	Yes
2419 Lake St.	39-06-24-306-180	X		X	X	X	X	X		X		C-1	RM-1	Yes
1127 Willis Ave.	39-06-24-306-391	X		X	X	X	X	X		X		C-1	RM-1	Yes
2925 Lake St.	39-06-24-306-720	X		X	X	X	X	X		X		C-1	RM-1	Yes
3005 Lake St.	39-06-24-306-811	X		X	X	X	X	X		X		C-1	RM-1	Yes
3605 Stewart Dr.	39-06-24-485-012	X	X	X	X	X	X	X		X		C-1	RM-1	Yes
1014 Foster	39-06-24-430-033	X		X		X	X	X		X		I-2	RM-1	Yes
3203 Miller Rd.	39-09-25-270-010	X		X	X	X	X	X		X		I-2	RM-1	Yes

3211 Miller Rd.	39-09-25-270-020	X		X	X	X	X	X		X		I-2	RM-1	Yes
3219 Miller Rd.	39-09-25-270-030	X		X	X	X	X	X		X		I-2	RM-1	Yes
3309 Miller Rd.	39-09-25-270-060	X		X	X	X	X	X		X		I-2	RM-1	Yes
3311 Miller Rd.	39-09-25-270-070	X		X	X	X	X	X		X		I-2	RM-1	Yes
3321 Miller Rd.	39-09-25-270-080	X		X	X	X	X	X		X		I-2	RM-1	Yes
3329 Miller Rd.	39-09-25-270-090	X		X	X	X	X	X		X		I-2	RM-1	Yes
3407 Miller Rd.	39-09-25-270-100	X		X	X	X	X	X		X		I-2	RM-1	Yes
3413 Miller Rd.	39-09-25-270-110	X		X	X	X	X	X		X		I-2	RM-1	Yes
3503 Miller Rd.	39-09-25-270-140	X		X	X	X	X	X		X		I-2	RM-1	Yes
3511 Miller Rd.	39-09-25-270-150	X		X	X	X	X	X		X		I-2	RM-1	Yes
3517 Miller Rd.	39-09-25-270-160	X		X	X	X	X	X		X		I-2	RM-1	Yes
3235 Miller Rd.	39-06-25-270-041	X			X	X	X	X	X			I-2	C-2	Yes
3427 Miller Rd.	39-06-24-270-131	X			X	X	X	X	X			I-2	C-2	Yes