

Memorandum

Date:	February 24, 2025
To:	Planning Commission
Company:	Charter Township of Kalamazoo
From:	Thomas C. Wheat, P.E.
Project #:	2250452
Re:	KALSEC Grinding Building – Site Plan Review

We have reviewed the revised site plan submitted 02-21-2025 for the proposed grinding building at the KALSEC campus. Our comments from our 02-12-2025 memo are repeated below with our current comments shown in ***bold italic***.

1. There are no dimensions shown for the exterior drives, paths or parking areas. ***Dimensions have been added and are acceptable.***
2. Additional grades shall be shown in the ADA parking space to ensure proper design and construction. ***Grades are shown and they meet ADA requirements.***
3. Site grading is generally adequate. ***No additional comment.***
4. Several stormwater structures are not labeled with inverts/rims and storm piping size and grades are not shown. Please provide. ***Information has been provided for all the stormwater structures.***
5. KALSEC shall coordinate with the City of Kalamazoo wastewater system to ensure that this facility will comply with current IPP requirements. ***No comment.***
6. A soil erosion and sedimentation control permit shall be obtained from Kalamazoo County. ***During a discussion with KALSEC, we understood that the pond to the south is not considered a water of the state, therefore no permit was necessary. However, upon our evaluation of the project limits, the area of disturbance exceeds 1 acre, therefore a soil erosion and sedimentation control permit is required.***
7. There is no information regarding the additional stormwater runoff that this building will create and the overall site ability to store and dispose thereof. Additionally, the overall KALSEC facility and this building are governed by Kalamazoo Townships Wellhead Protection Ordinance and associated Performance Standards which include stormwater management requirements. For the purposes of the Ordinance and Performance Standards we consider the KALSEC facility to be within the 1-year time of travel for wellhead protection and the site to be high risk. Attached to this memo are both the Ordinance and Performance Standards for reference. ***The stormwater collection system around the building was revised and is generally acceptable; however, there is no indication of stormwater treatment or spill containment, both of which are required by the ordinance. There is also no information on how the additional stormwater runoff will affect the overall stormwater system and if there is adequate volume in the pond for storage. This still needs to be addressed and the applicant has indicated that they are continuing to work on it.***

8. Additionally, with respect to the Wellhead Protection Ordinance, the overall KALSEC site is considered a non-conforming land use. KALSEC will need to provide a listing of all regulated substances (this will be similar to the firefighter right to know inventory), a spill containment and contingency plan. These are detailed in the Performance Standards. ***No additional comments here. This was intended to alert KALSEC of the wellhead protection ordinance requirements for the campus spill protection plan and contingency plan. The Township will continue working with KALSEC to help them comply with these requirements.***

We hope these comments are helpful in your review of this site. With respect to items 7 and 8 above, these requirements are relatively new and a result of the new Public Water Services Agreement between the City of Kalamazoo and Kalamazoo Township. We are available to meet and discuss these requirements in further detail with Township and KALSEC staff if requested.