

PLANNING COMMISSION MEETING AGENDA

February 2, 2023 THURSDAY 6:00 P.M.

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

AGENDA:

- #1 Call to Order
- #2 Roll call and recognition of visitors
- #3 Approval of the agenda for the February 2, 2023 meeting.
- #4 Approval of the minutes for the January 5, 2023 meeting.
- #5 Public Comment (3-minute limit)
- #6 Scheduled Reviews:
 - 6a. Aggregate Resources – Annual Gravel Mine Renewal
- #7 Public Hearings:
 - 7a. Home occupation ordinance amendment to Section 2.08
- #8 New Business:
 - 8a. 2429 Burdick – change of use site plan review
 - 8b. 2022 Annual Planning Report & 2023 Work Program
- #9 Old Business: None.
- #10 Open Discussion
 - 10a. Members of the Audience
- #11 COMMUNICATIONS:
 - 11a. White Pine Furniture – response to Home Occupation ordinance amendment
- #12 REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE.
- #13 REPORT OF THE TOWNSHIP ZBA REPRESENTATIVE.
- #14 COMMENTS FROM PLANNING COMMISSION MEMBERS.
- #15 REPORT OF THE PLANNER.
- #16 REPORT OF THE ZONING ADMINISTRATOR.
- #17 REPORT OF THE TOWNSHIP ATTORNEY.
- #18 ADJOURNMENT.

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

1
2
3
4
5
6
7

**Charter Township of Kalamazoo
Minutes of a Planning Commission Regular Meeting
Held on January 5, 2023**

8 A regular meeting of the Charter Township of Kalamazoo Planning Commission was conducted
9 on January 5, 2023, commencing at 6:00 p.m. at the Charter Township of Kalamazoo Hall.

10
11
12
13
14
15
16

Present were:

17 William Chapman
18 Denise Hartsough
19 Christopher Mihelich
20 Fred Nagler, Chairman
21 Steve Leuty
22 Pete Morrison
23 Warren Cook

24
25
26
27
28

Absent was:

29 None.

30
31
32
33
34
35
36
37
38
39
40

Also present were Township Planner Danielle Bouchard, Township Attorney Seth Koches, Township Fire Marshal, Todd Kowalski, Township Manager Dexter Mitchell, and six interested members from the public.

41
42
43
44

Call to Order

The Chairman called the meeting to order at 6:00 p.m.

Roll Call and Recognition of Visitors

Nagler welcomed those in attendance.

Approval of the Agenda for the January 5, 2023 regular Planning Commission meeting

The next item on the agenda was approval of the agenda for the January 5, 2023 regular Planning Commission meeting. The Commissioners received the meeting agenda in their packets. Leuty recommended that the agenda be revised to add "8.e" under new business, titled "2023 Planning Commission Meeting Dates" so the Planning Commission could confirm its meeting schedule for 2023.

Upon motion of Leuty, supported by Morrison, and unanimous vote, the agenda was approved as revised.

1 **Approval of the minutes for December 13, 2022 special Planning Commission meeting.**

2 The item on the agenda was approval of the minutes of the December 13, 2022 special Planning
3 Commission meeting.

4
5 A copy of the draft minutes of the December 13, 2022 special Planning Commission meeting were
6 provided to the Commissioners in the agenda packet. Hartsough and Mihelich recommended
7 several revisions, which were made in the draft minutes.

8
9 Upon motion of Chapman, supported by Leuty, and unanimous vote, the minutes of the
10 December 13, 2022 special Planning Commission meeting were approved as revised.

11
12 **Public Comment**

13
14 None.

15
16 **Scheduled Reviews.**

17
18 None.

19
20 **Public Hearings.**

21
22 None.

23
24 **New Business:**

25
26 **Presentation from Clerk Miller on SolSmart Solar Zoning Ordinance Review.**

27
28 Mark Miller, Township Clerk, introduced himself to the Planning Commission and said that he sits
29 on the Township's Climate Committee, where the goal is to improve sustainability by promoting
30 the installation of renewable energy systems including solar energy systems. Miller noted that
31 SolarSmart is a federally funded program and said SolSmart's brief analysis of the Township's
32 Solar Energy Ordinance was included in the Commissioner's agenda packet. Miller said that
33 SolSmart's review included recommendations for best practices and identified any potential
34 barriers the ordinance may present. Miller said that the analysis identified one barrier.

35
36 Miller introduced Craig Sherwood and discussed the review process. Sherwood said SolSmart
37 recommended that the Ordinance's purpose or intent section be improved to encourage an
38 efficient and effective development and use of solar energy systems within the Township. The
39 SolMart review also recommended adding additional definitions to the definitions section of the
40 Ordinance. The review indicated that some terms used throughout the Ordinance were not
41 defined and definitions form the basis of understanding for the terms used throughout the
42 Ordinance. Miller discussed the Ordinance's roof mounted solar energy systems height
43 limitations and suggested new less restrictive language be considered. Chapman and Miller
44 discussed ground-mounted solar energy systems and lot coverage requirements. Mihelich asked

1 what is the primary driver for a consumer to invest in a solar energy system. Miller discussed the
2 benefits of renewable energy and discussed experiences from his personal solar energy system.
3 Cook confirmed that SolSmart only researches solar energy systems. Morrisson asked whether
4 SolMart had any recommendations for end-of-life options regarding solar panels. Miller said that
5 the issues were still being researched. Miller continued to summarize the review performed by
6 SolMart and highlighted several areas that included recommendations. SolMart recommended
7 revisions to the Ordinance that regulated system visibility. Miller concluded the presentation by
8 thanking the Planning Commission.

9
10 **Election of Officers.**

11
12 The next item on the agenda was the election of officers. Nagler asked the Commission if there
13 were any nominations. The Commission recommended that the current Officers serve another
14 year.

15
16 Upon motion of Cook, supported by Chapman, and unanimous vote, Nagler was elected as
17 Planning Commission Chair, Hartsough was elected Planning Commission Vice-Chair, and
18 Mihelich was elected Secretary for the 2023 year.

19
20 **3713 W. Main – Kalsec PUD Expansion Site Plan Review.**

21
22 The next item on the agenda was the Kalsec PUD Site Plan expansion review on property
23 addressed as 3713 W. Main. Danielle Boucard prepared a staff report for the Commission, which
24 was included in their agenda packet and summarized it. Boucard said that the applicant is
25 proposing to construct a building expansion of approximately 12,864 square feet and construct
26 a new building approximately 254 square feet. Boucard said that the building expansion was
27 intended for a warehouse and a CO2 extraction. The new building is intended to be used as a
28 security guard shack. The location of the expansion and the new build was depicted on the site
29 plan. Boucard said that the applicant applied for and obtained a variance from the ZBA in
30 December 2022, regarding the proposed building height. Boucard discussed parking
31 requirements and confirmed that this standard was satisfied.

32
33 Ty Weis discussed the application on behalf of the applicant. Weis said that sidewalks will likely
34 be constructed of concrete, but noted concerns regarding the increased cost of concrete. Weis
35 discussed pathway location and indicated that easements would be obtained if needed. Leuty
36 and Weis discussed sidewalk design and dimensions. Weis discussed traffic patterns and
37 confirmed that he didn't anticipate increased traffic flow. Boucard confirmed that the
38 applicant's request constituted a minor site plan amendment so a public hearing was not
39 required.

40
41 Upon motion of Leuty, supported by Hartsough, and unanimous vote, the Planning Commission
42 approved the site plan amendment to the existing planned unit development to construct a new
43 building on the site and an expansion of the existing building located at 3713 W. Main Steet with
44 the following conditions:

- 1
- 2 1. That sidewalks be constructed in accordance with the plans depicted on the
- 3 applicant's site plan; and,
- 4
- 5 2. Pending engineer review.
- 6

7

8 **2023 Planning Commission Meeting Dates**

9

10 The next item on the agenda was setting the 2023 Planning Commission Meeting Dates. The

11 Commission agreed that the Planning Commission's regular meetings should continue to be on

12 the first Thursday of each month, beginning at 6:00 p.m.

13

14 Upon motion of Leuty, supported by Mihelich, and unanimous vote, the Planning Commission

15 set the Planning Commission's regular meetings to be on the first Thursday of each month,

16 beginning at 6:00 p.m., at the Township Hall.

17

18 **Old Business.**

19

20 **Discussion of the Home Occupation Ordinance – Draft Review.**

21

22 The next item on the agenda was review of the Township's Home Occupation and Home-Based

23 Business Ordinance contained in Section 2.08 of the Township Zoning Ordinance. Bouchard

24 prepared an ordinance draft revision, which included recommendations made by the Planning

25 Commission from the previous meeting. The draft ordinance was provided to the Commissioner's

26 in their agenda packets. Bouchard reviewed the draft ordinance and confirmed the revisions.

27 Hartsough recommended several revisions, which were confirmed by Bouchard. The Planning

28 Commission agreed that the Home Occupation text amendment Ordinance was ready to be set

29 for a public hearing.

30

31 Upon motion of Hartsough, supported by Mihelich, and unanimous vote, the Planning

32 Commission set a public hearing for the Home Occupation text amendments for February 3,

33 2023.

34

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

36

37 Tom Docum discussed the Home Occupation Ordinance and tax revenue.

38

39 **Communications**

40

41 None.

42 **Report of Township Board Representative.**

43

1 Leuty updated the Planning Commission regarding Township Board matters, including
2 brownfields.

3
4 **Report of the Zoning Board of Appeals Representative.**

5
6 Nagler confirmed that the ZBA approved Kalsec’s request for a variance at the December 2022
7 meeting.

8
9 **Comments of Planning Commission Members.**

10
11 The Commissioners generally discussed planning and zoning updates.

12
13 **Report of the Planner/Zoning Administrator.**

14
15 Bouchard said that next month’s meeting will review the annual planning program and the
16 master plan will be discussed.

17
18 **Report of the Township Attorney.**

19
20 None.

21
22 **Adjournment**

23
24 There being no further business to come before the Planning Commission, the regular Planning
25 Commission meeting was adjourned at 8:40 p.m.

26
27
28
29 _____
30 , Secretary

31
32 **SUMMARY OF ACTIONS**

33
34 The Charter Township of Kalamazoo Planning Commission undertook the following actions at its
35 regular Planning Commission meeting held on a January 5, 2023:

- 36
37 1. Elected Planning Commission Officers for 2023.
38
39 2. Approved Kalsec’s request for site plan amendment, with conditions.
40
41 3. Set the Planning Commission’s 2023 meeting schedule.
42
43 4. Set the Home Occupation text amendment ordinance for public hearing for
44 the February 2023 meeting.

1
2
3
4
5

, Secretary



MCKENNA

Memorandum

TO: Kalamazoo Charter Township Planning Commission
FROM: Danielle Bouchard, AICP, Senior Planner
SUBJECT: **Gravel Mine Review**
DATE: January 25, 2023

Kalamazoo Charter Township has several gravel mines within its jurisdiction. As per the Township's Zoning Ordinance, a gravel mine is a permitted use in the Township's industrial district subject to special land use approval. Section 8.02.S outlines the requirements for gravel mines in Kalamazoo Township.

AGGREGARE RESOURCES – 4274 RAVINE ROAD

A site inspection of this gravel mining operation was conducted on January 18, 2023.

According to Township files, the site's liability insurance expired on September 1, 2020. The bond the Township has on file expired on November 30, 2021. Lastly, the site's earth changing permit is due to expire on April 27, 2023.

The site generally appears to be in compliance with Ordinance standards and no complaints have been received by the Township. All restoration areas are compliant with standards.

To remain in compliance with Township regulations, Aggregate Resources is required to submit to the Township:

- An updated liability insurance
- An updated bond
- The \$120 inspection fee

We recommend approval for operations to continue, with the conditions above.

Section 2.08 Home Occupations

A. Applicability

The term “home occupation” means an occupation or profession carried on in the home by resident members of the household where such use is clearly incidental and secondary to the principal use of the dwelling as a residence.

B. General Requirements

All home occupations shall be subject to the applicable requirements of the zoning district in which they are located, in addition to the following requirements.

1. Any business activity must be clearly incidental to the use of the dwelling as a residence.
2. The exterior appearance of any structure shall not be altered due to the business activity nor to support a home occupation.
3. No business activity shall be conducted in such a manner so as to cause the premises to differ from a residential character, whether by the use of colors, materials, construction, lighting, signs (except as permitted in this Section), or the emission of sounds or vibrations. Further, the home occupation shall not involve the storage, use or sale of hazardous, flammable, toxic, or explosive substances, other than types, sizes, and amounts commonly found in dwellings for hobby or domestic purposes.
4. The delivery and pickup of goods and materials used and/or produced in the operation of a home occupation shall be limited to the customary activity of the United States Postal Service and/or alternative private package services common to residential property in the area.
5. No traffic shall be generated by such home occupation in greater volumes than would normally be expected on a road of its specific classification as determined by the Road Commission of Kalamazoo County. Any need for parking generated by the conduct of such home occupation shall be provided by an off-street area.
6. A home occupation may be subject to annual inspection by the Building Official, Township Zoning Administrator and/or Township Fire Marshal, and shall be subject to termination if found not to be in compliance with the Zoning Ordinance.
7. No outdoor display and/or storage of materials, goods, supplies, or equipment used in the home occupation shall be allowed on the premises in any zoning district.
8. Sign. One non-illuminated nameplate, not more than two (2) square feet in area, shall be allowed per residence to identify a home occupation. The permitted sign shall not be located in any road right-of-way and shall not obstruct the clear vision of drivers. No other sign shall be used on the premises to advertise a home occupation.
9. The total area within the principal dwelling devoted to home occupations shall not exceed one-quarter of the usable residential floor area of the dwelling unit.
10. One detached accessory building may be used by a Category C home occupation, provided that there is no external evidence of the business activity. Any accessory building used for a home occupation shall be in full compliance with the standards for accessory buildings, as provided in Section 2.03 of this Ordinance.
11. The levels of waste and scrap generated by the home occupation for transfer as part of the municipality's residential trash collection and disposal services shall not exceed fifty (50) gallons per week.

C. Activities Not Considered a Home Occupation

1. Bed-and-breakfast inns, roadside stands, garage or yard sales, auto service or repair garages, restaurants and bars, or similar establishments and/or activities as determined by the Township Zoning Administrator or Planner shall not be permitted or considered a home occupation.

D. Home Occupation Regulatory Categories

All home occupations shall be classified and regulated in three categories and subject to the following standards, in addition to the general requirements listed in sub- section B, above.

1. Category A - Almost No Nuisance Potential:

This category of home occupation recognizes it is customary for dwelling occupants to perform office and similar work as incidental to residential use of a dwelling unit. Category A is referred to as a "no impact" home occupation. No aspects of the home occupation shall be visible on the exterior of the residence and there shall be no significant impact on surrounding properties. Category A home occupations are automatically permitted without permit application, review, or approval.

- a. A Category A home occupation includes activities such as:
 - receiving or initiating electronic or other video communication
 - telephone calls, mail, or electronic mail
 - preparing or maintaining business records
 - word or data processing
- b. Examples of Category A home occupations include:
 - telecommuting/ telework
 - word processing
 - accounting
 - internet sales
 - novelist or book editor
 - tutor or instructor of music, crafts or fine arts, where some clients come to the dwelling at different times for individual instruction, and other professions protected under State law
 - other similar endeavors
- c. Category A work includes work performed for an employer in another location (telecommuting or telework) as well as work by a person residing in the dwelling unit that engages in the same type of activity under their own business. No customers or other non-resident employees shall be permitted to come to the dwelling, unless protected under State law. Category A home occupations shall not take place in a detached garage or detached accessory structure.

2. Category B - Limited Nuisance Potential:

This category of home occupation is largely indistinguishable from customary residential use of a dwelling unit but with off-street parking space(s). These home occupations are authorized by issuance of a Zoning Permit by the Zoning Administrator once conformance with standards specified in this Section are achieved. They are permitted in any dwelling unit in any district that allows single-family and two-family dwellings by an owner of the property, or by a renter of the property with the owner's written consent.

- a. A Category B home occupation includes activities such as:
 - any Category A home occupation that meets Category B requirements for off-street parking
 - financial, marketing or other professional services to customers or clients
 - small item repair
 - small scale food preparation and craft making

Retail sales of products on the premises shall not be permitted.

- b. Examples of Category B home occupations include:
 - professionals like a lawyer, doctor, architect, or engineer
 - small item repair
 - sewist, artist or small crafts maker
 - other similar endeavors

- c. Category B home occupations shall not take place in a detached garage or detached accessory structure. No retail sales are permitted and not more than two (2) customers/clients/patients are permitted at any time for service trade and by appointment only, with a maximum of ten (10) customers/clients/patients per day; hours of operation shall be between 8am and 8pm. Should complaints regarding any Category B home occupation arise, the classification and status of the home occupation shall be subject to review and approval by the Kalamazoo Township Zoning Administrator or, at their discretion, the Kalamazoo Township Planning Commission.

3. Category C - Up to Moderate Nuisance Potential:

This category of home occupation allows residents of a single-family or two-family dwelling unit on any property zoned or used for residential purposes to conduct economic activities on their property at a scale greater than in a home occupation Category A or B, but significantly less than a full-scale commercial or industrial enterprise. Because of the greater potential for nuisance impacts, the Planning Commission shall approve the home occupation by means of a Special Land Use Permit (SLUP). Standards for Special Land Use review and approval are specified in Section 26.03.

- a. Category C includes all home occupation uses permitted in Categories A and B that desire the additional employee(s), accessory structures, parking of a special vehicle, or retail sales. Permitted activities include:
 - small scale creation and sale of products
 - repair of small appliances and bicycles
 - sales and distribution of some products created elsewhere
- b. Examples of Category C home occupations permitted by SLUP include:
 - making and retail sales of candles, toys, and t-shirts
 - small appliance and bicycle repairs
 - operation of network marketing businesses on behalf of a third party, without any sales events at the home
 - other similar endeavors
- c. Category C home occupations may have up to two non-occupant employees, who park on up to two off-street parking spaces. The home occupation may take place in a detached garage or detached accessory structure. Retail sales are permitted and not more than three customers/clients/ patients may be present at any time, hours of operation are limited to between 8 AM to 8 PM, or as limited per special land use approval, such as by appointment only.

E. Off-Street Parking and Commercial Vehicle Parking

1. All vehicle parking required for conduct of the home occupation shall be off-street as specified below, and per all requirements as specified by the Road Commission of Kalamazoo County.
 - a. Category A: No off-street parking spaces are required.
 - b. Category B: Up to 2 off-street parking spaces shall be required for customers/clients/patients.
 - c. Category C: One off-street space per each non-occupant employee permitted and up to 3 off-street parking spaces shall be required for customers/clients/patients.

F. Permits and Administration

1. No permit shall be required for the operation of a Category A home occupation. A permit shall be required for the operation of a Category B and Category C home occupation in accordance with the standards of this Ordinance. The initial application for a home occupation shall be made on a form to be provided by the Township. The applicant shall submit a sketch plan, drawn to scale, showing property lines; building footprints; sidewalks; driveways; off-street parking areas; and other salient features. Upon receipt of a completed application and sketch plan, the Township shall review the application for completeness and compliance with the Zoning Ordinance. A special land use permit application shall be provided by the Township for those seeking approval of a Category C home occupation. The special land use request shall be reviewed against criteria for granting special land use approval, as specified in Section 26.03.C. If a home occupation is found to be operating outside the standards of this Ordinance, the Township may require the business owner to file an application for a home occupation or cease operation of the home occupation.

G. Home Occupation Review

The review procedures, standards, and required information in this Section are intended to provide a consistent and uniform method of review of proposed home occupation applications, to ensure full compliance with the regulations and standards contained in this Ordinance and other applicable ordinances and laws, including the Michigan Building Code, as amended, and to prevent adverse impact on adjoining or nearby properties.

1. Standards for Home Occupation Review and Approval

The Township Zoning Administrator shall consider the following criteria for granting approval of a home occupation:

- a. Compatibility to adjacent properties and land uses.
 - b. The amount of traffic generated by the home occupation. Particularly, the anticipated traffic generated by a home occupation located on a private road or local road, as classified by the Road Commission of Kalamazoo County.
 - c. Off-street parking needs and locations.
 - d. Availability of public services, in that the proposed home occupation shall be adequately served by public utilities and that no excessive use of public utilities is anticipated.
 - e. Compatibility of the natural environment. The proposed home occupation shall be compatible with the natural environment and conserve natural resources and energy.
2. In the event the Township Zoning Administrator is challenged by their interpretation of the above criteria, or that the Zoning Administrator seeks interpretation of any part of this Section, the Planning Commission shall have final determination.



Memorandum

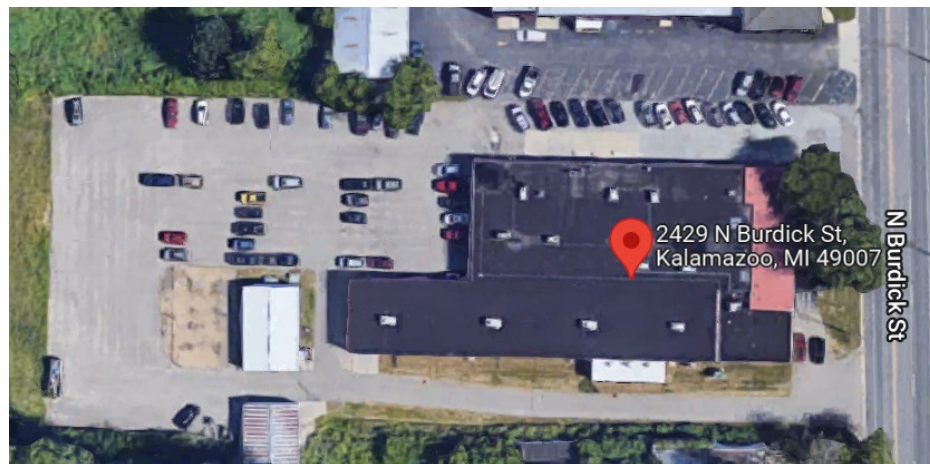
TO: Kalamazoo Township Planning Commission
FROM: Danielle Bouchard, Senior Planner
SUBJECT: Site Plan Review #1 – 2429 N. Burdick St.
DATE: January 19, 2023

The applicant, Park Consulting Group, is requesting site plan review and approval from the Planning Commission in conjunction with special land use approval for a change of use on site. The subject site is approximately 3.63 acres in size. The applicant received special land use and site plan (with conditions) approval during the January 7, 2021, Planning Commission meeting to grow and process adult use and medical marijuana at this site.

The applicant is requesting a change of use from the previous approval to remove the grow/cultivation operations on site and conduct processing operations only. If the special land use is approved, all operations at 2429 N. Burdick will consist of the processing of marijuana intended for both adult use and medical use.

As for special land use procedures, site plan approval is required along with special land use approval.

A minor site plan amendment was approved administratively by Planning staff on May 9, 2022. At that time, the applicant was proposing changes to the existing parking lot (removal of 19 spaces) and interior building changes. The site plan received for this review appears to be consistent with what was administratively approved by Township Staff in May 2022.



OVERVIEW

The subject site is located on the west side of North Burdick Street and south of West Mosel Avenue. The applicant proposes interior renovations and site improvements, which includes the removal of parking spaces along the northern property boundary to accommodate barrier free parking spaces (3) and the installation of a 10' x 50' loading area along the northern portion of the building. The site is currently zoned I-2, General Industrial.

Further, as explained above, the applicant is requesting a change of use to remove the grow/cultivation approval and license(s) from the site. If approved by Planning Commission, the applicant will *only* be approved to conduct the processing of marijuana intended for both adult use and medical use on site.



PROPOSED IMPROVEMENTS

The proposed improvement to the subject site is largely interior in nature. Site plans dated May 2, 2022 note the removal of 19 parking spaces located on the north portion of the site, adjacent to N. Burdick Street. The date on site plans shall be updated as to reflect the date of this review Additionally, site plans note a 14' x 50' loading area along the northern portion of the building, located in the side yard.

USE OF THE PROPERTY

The property is currently approved for medical and adult use marijuana grower and processor. As mentioned, the applicant is requesting to remove grow/cultivation processes from the site. However, the site currently does not appear to be open for business at this time.

EXISTING AND SURROUNDING CONDITIONS AND ZONING DISTRICTS

The existing site includes an approximate 23,700 square-foot single story masonry building and two existing storage buildings, located to the west and south of the principal building. The property is located in the I-2, Industrial District, and is surrounded by parcels zoned I-2, Industrial. The subject site is boarded by other industrial uses.

SITE PLAN REVIEW

Schedule of Regulations (Section 25.02)

Type of Standard	I-2 District Requirements	2429 N. Burdick Conditions	Status of Compliance
Front yard setback	50 feet	~32 feet	No, no new construction
Side yard setback (each)	30 feet	~40 feet (north) ~32 feet (south)	Yes
Rear yard setback	50 feet	~240 feet	Yes
Maximum Lot Coverage	75%	~16%	Yes
Building Height	45 feet (2 stories)	Not provided	Yes, no new construction
Lot Size	21,780 square feet	158,122 square feet	Yes
Lot Width	150 feet	~199 feet	Yes

Off-Street Parking

Currently, the site includes a parking area located on rear of the site. The site includes 56 parking spaces in total, whereas 45 parking spaces are required. Site plans also include 3 barrier free spaces. Parking calculations noted on site plans include the following details:

- Office use: 1 space/250 sq. ft. UFA = 5,180/250 = 20 spaces
- Manufacturing use: 1 space/750 sq. ft. UFA = 18,807/750= 25 spaces

To access all rear parking spaces, vehicles will enter the north side of the site on N. Burdick Street. Current conditions on site include 20 parking spaces along the north side of the building. Those spaces are proposed to be removed. It is likely that the proposed parking plan will suit the proposed use on the subject site.



Site circulation (including dimensions and terminal parking lot islands).

Site plans depict the terminal parking lot islands as previously approved by Planning Commission. Driveway widths are indicated on site plans. The entrance driveway is approximately 38 feet. The internal drive on the north side of the site is noted at 32 feet. The southern driveway utilized to access the front of the building to the rear of the building is approximately 14 feet wide. These conditions have been previously approved by the Planning Commission. However, the width of the internal south driveway is not compliant with ordinance standards, which requires a minimum of 24 feet.

We defer to the Fire Marshal for comment on the proposed driveway width.

Bike Parking

Site plans include a bike rack and bike parking area suitable to accommodate 10 bikes. This satisfies Ordinance requirements.

Dumpster location and screening.

Trash enclosure details have been provided on site plans. The trash enclosure appears to be adequately screened. The dumpster is planned to be located on the south side of the building within the side yard. This satisfies ordinance requirements.

OTHER AGENCY REVIEWS

Fire Marshal

We defer to the Fire Marshal for comments related to the proposed site plans.

RECOMMENDATIONS

We have reviewed the site plan application and recommend approval of the proposed change of use and site improvements to 2429 N. Burdick Street with the following conditions:

1. The applicant receives approval(s) from all applicable Township departments and organizations.
2. The applicant receives approval from the State of Michigan for the proposed marijuana-related business operations.
3. The date on site plans shall reflect the date in which plans were amended for this application.
4. The applicant received special land use approval for the proposed change of use from the Kalamazoo Township Planning Commission.

Please feel free to reach out to Danielle Bouchard, AICP at dbouchard@mcka.com if you have any questions.

Respectfully Submitted,

McKenna

Danielle Bouchard, AICP
Senior Planner

Cc : Kyle Mucha, AICP, Senior Planner

CIVIL PLAN SET

2429 N BURDICK ST. REDEVELOPMENT

2429 N BURDICK ST.
CITY OF KALAMAZOO
KALAMAZOO COUNTY, MI
05/2/22

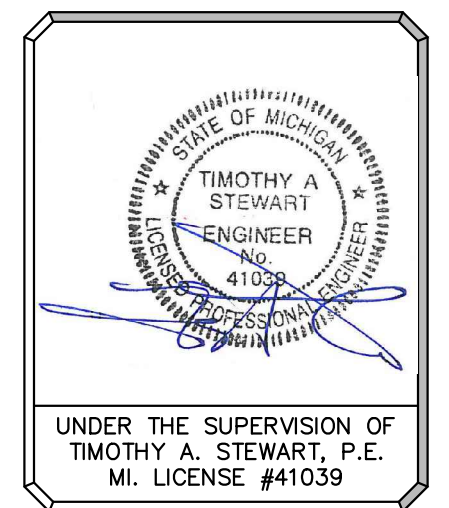
OWNER

CANNABIS FACILITY CONSTRUCTION
425 HUEHL RD. UNIT 15B
NORTHBROOK, IL 60062

PLANS PREPARED BY:



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



UTILITY CONTACTS:

CONSUMERS ENERGY CO. ELECTRIC/GAS
STEVE MINER
2500 E. CORK STREET
KALAMAZOO, MI 49001
269.337.2299

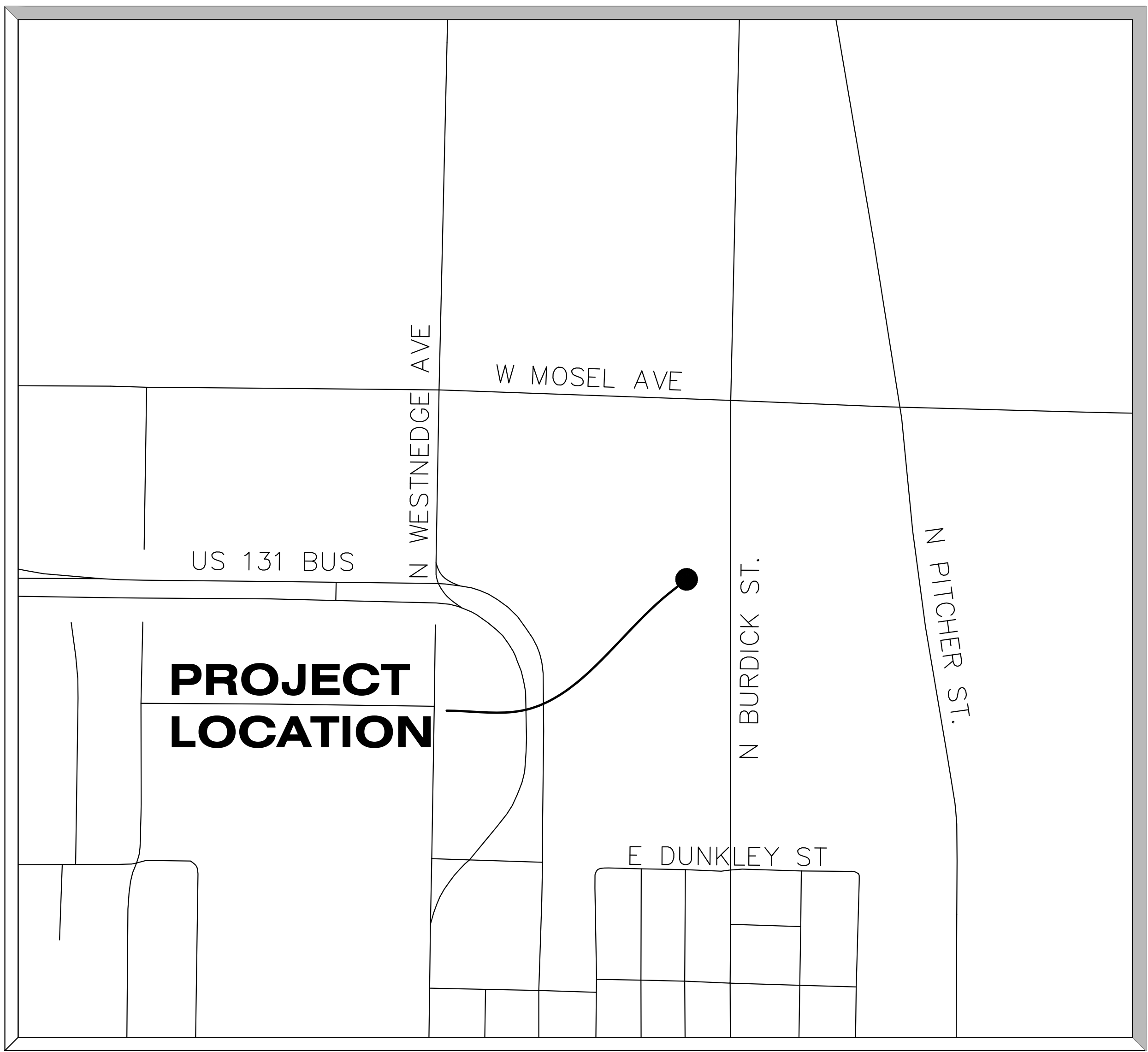
CITY OF KALAMAZOO WATER/SANITARY
DEPARTMENT OF PUBLIC SERVICES
ENGINEERING DIVISION
RYAN STOUGHTON
KALAMAZOO, MI 49001
269.337.8736

LEGAL DESCRIPTION

PARCEL 1:
Beginning at a point on the West line of Burdick Street 34 Rods South of the North line of Section 10, Town 2 South, Range 11 West; and running thence West parallel to said North Section line approximately 20 Rods to the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 10; thence South 12 Rods; thence East parallel to the line first above described to the West line of Burdick Street; and thence along the West line of said street 12 Rods to the Place of Beginning.

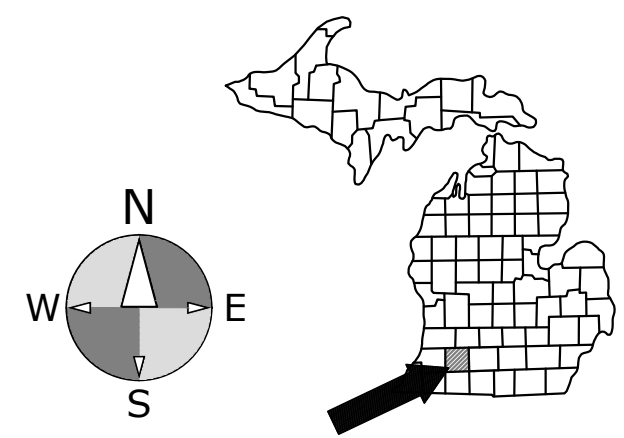
PARCEL 2:
Commencing 122 rods North of the West 1/4 post of Section 10, Town 2 South, Range 11 West; running thence East 80 Rods more or less to the East line of the West 1/2 of the Northwest 1/4 of Section 10; thence North 10 Rods; thence West 80 Rods; thence South 10 Rods to the Place of Beginning; Except the North 57.75 part of the East 561 feet; Also Except the following described parcel in Section 10, Town 2 South Range 11 West; Commencing at the Northwest corner of Section 10; thence South along the West line of said Section 462 feet for a Point of Beginning; thence East 759 feet more or less; thence South 165 feet; thence West 559 feet more or less to a point 200 feet East of the West line of Section 10; thence South 90 feet; thence West 200 feet to said West line; thence North 255 feet to the Point of Beginning.

PARCEL 3:
Part of the Northwest 1/4 of Section 10, Town 2 South, Range 11 West; described as:
Beginning at a point which is North 122 rods (2013 feet) and South 88 degrees 52 minutes 16 seconds East 1108.31 feet from the West 1/4 post of Section 10, Town 2 South, Range 11 West; thence continuing South 88 degrees 52 minutes 16 seconds East 217.80 feet to the North and South Eighth line of the Northwest 1/4 of said Section; thence South 00 degrees 06 minutes 38 seconds West 165.00 feet along said Eighth line; thence North 88 degrees 52 minutes 16 seconds West 217.80 feet; thence North 00 degrees 06 minutes 38 seconds East 165.00 feet parallel to the North and South Eighth line of the Northwest 1/4 of said Section to the Place of Beginning.
3906-80-10-130-041



SITE LOCATION MAP

SCALE: 1" = 500'



DRAWING INDEX

- | SHT # | DESCRIPTION |
|-------|-----------------------------------|
| C-0 | TITLE SHEET |
| C-1 | EXISTING CONDITIONS AND DEMO PLAN |
| C-2 | SITE LAYOUT PLAN |
| C-3 | GRADING, SESC, AND UTILITY PLAN |
| C-4 | DETAILS |
| L-1 | LANDSCAPE PLAN |
| EO.1 | PHOTOMETRIC PLAN |



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

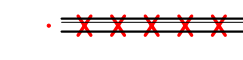



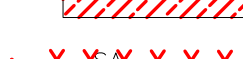





ISSUED FOR:
TOWNSHIP RESUBMITTAL
05/2/22

DRAWING LOCATION: H:\20-1479 (C)2022 - Cannabis Facility Construction\PLANS\DRAWINGS\20-1479-01-01-01.dwg LAST SAVED BY: MICHAELSON ON: 4/11/2022

2429 N BURDICK ST. REDEVELOPMENT, ISSUED FOR TOWNSHIP RESUBMITTAL, 05/2/22

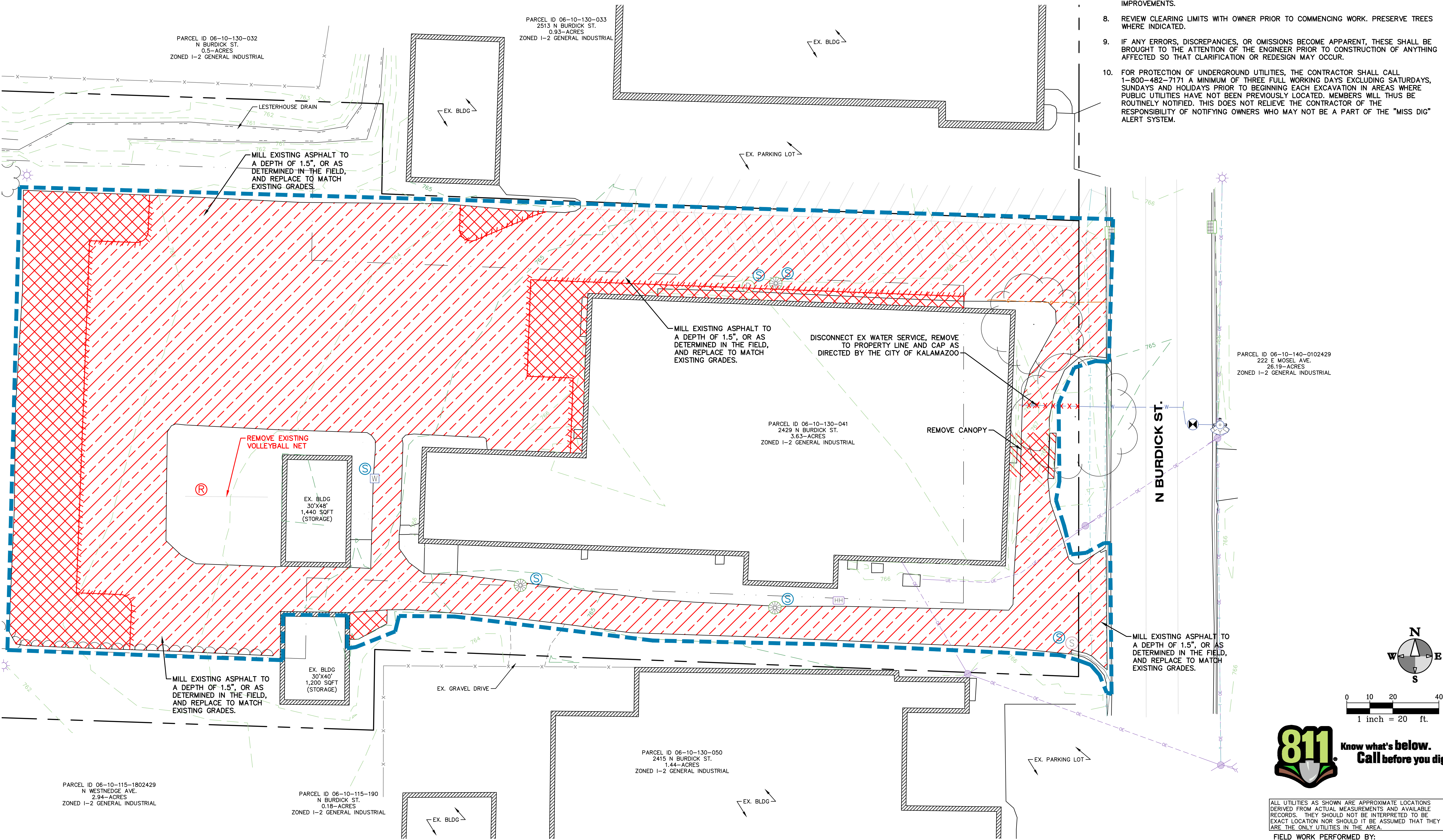
DRAWING LOCATION: H:\20-1470 (Cannabis Facility Construction) - FINAL DRAWINGS (C-1 Existing Conditions and Demo Plans) - LAST SAVED BY: THURLEY ON: 5/2/2022

REMOVALS LEGEND

-  CURB REMOVAL
-  SAWCUT
-  PAVEMENT/SIDEWALK REMOVAL
-  BUILDING DEMOLITION
-  MILL & REPLACE
-  UTILITY LINE REMOVAL
-  TREE REMOVAL
-  REMOVE
-  SALVAGE
-  LIMITS OF CONSTRUCTION

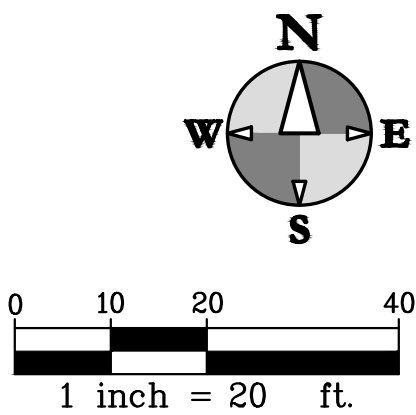
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26077C0179D WHICH BEARS AN EFFECTIVE DATE OF 02/17/10 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



REMOVAL NOTES

1. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
2. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
3. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
4. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY KALAMAZOO COUNTY DRAIN COMMISSIONER. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
5. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
7. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
8. REVIEW CLEARING LIMITS WITH OWNER PRIOR TO COMMENCING WORK. PRESERVE TREES WHERE INDICATED.
9. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
10. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.



811 Know what's below. Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

hurley & stewart, llc
 2800 s. 11th street
 kalamazoo, michigan 49009
 269.552.4960 fax 269.552.4961
 www.hurleystewart.com



Job No.: 20-1470 P.M.T.M. Dril-T.M. 0A/QC. 05/2/22

ISSUED FOR/REVISIONS:	DATE
3 TOWNSHIP RESUBMITTAL	02/12/21
4 FIRE SERVICE REVISION	10/17/21
5 TOWNSHIP RESUBMITTAL	04/11/22
6 TOWNSHIP RESUBMITTAL	05/02/22

COPYRIGHT © of Hurley & Stewart, LLC

EXISTING CONDITIONS AND DEMO PLAN
2429 N BURDICK ST. REDEVELOPMENT
CANNABIS FACILITY CONSTRUCTION

Sheet Title:
 Project:
 Client:
 05/2/22
 Sheet
C-1

ZONING REQUIREMENTS

THE SITE IS ZONED I-2 (GENERAL INDUSTRIAL)

SETBACKS:
 FRONT - 50'
 SIDES - 30'
 REAR - 50'

PROPOSED USE

MARIJUANA GROW & PROCESSING FACILITY
 • OFFICE = 250 SQFT UFA
 • MANUFACTURING = 20,032 SQFT OF GFA

PARKING

TOTAL PARKING SPACES REQUIRED:
 OFFICE = 1 SPACE PER 250 SQFT UFA
 (OFFICE = 5,180/250 = 20 SPACES)
 MANUFACTURING = 1 SPACE PER 750 SQFT GFA
 (MANUFACTURING = 18,807/750 = 25 SPACES)

TOTAL PARKING REQUIRED = 45 SPACES
 TOTAL PARKING PROVIDED = 56 SPACES
 BARRIER FREE SPACES PROVIDED = 3
 ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'x18.5', 9'x20' & 8'x20'

SITE LEGEND

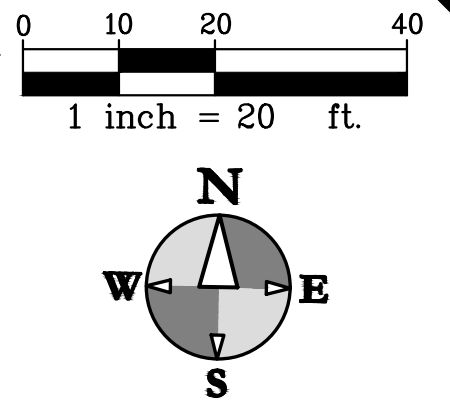
- (HMA) HMA PAVEMENT
- (CW) CONCRETE WALK
- (CS) CONCRETE SURFACE
- (PS) PARKING STRIPING
- (DE) DUMPSTER ENCLOSURE
- (ADA) ADA SIGN

LEGEND

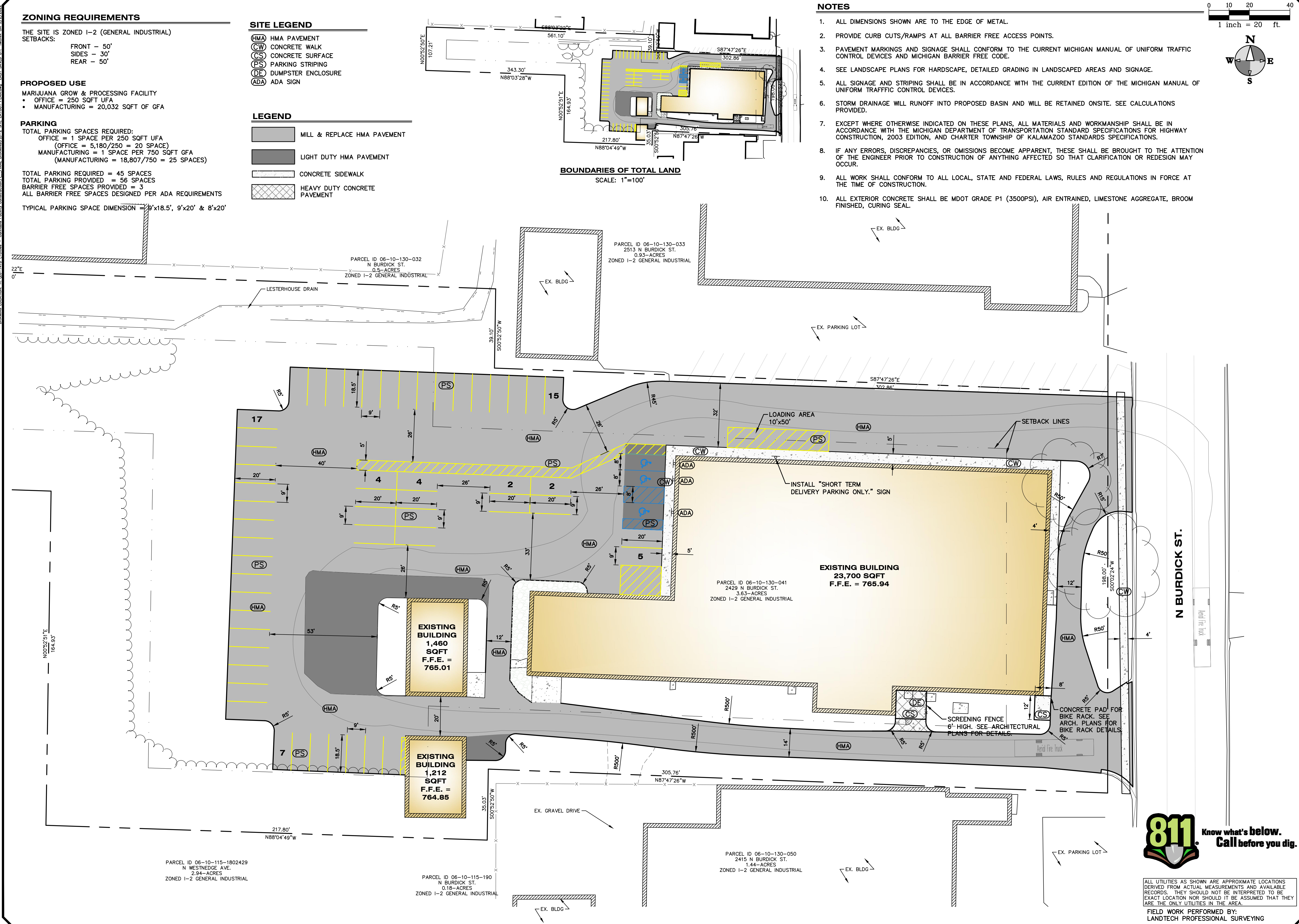
- [Pattern] MILL & REPLACE HMA PAVEMENT
- [Pattern] LIGHT DUTY HMA PAVEMENT
- [Pattern] CONCRETE SIDEWALK
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT

NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
4. SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
5. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. STORM DRAINAGE WILL RUNOFF INTO PROPOSED BASIN AND WILL BE RETAINED ONSITE. SEE CALCULATIONS PROVIDED.
7. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2003 EDITION, AND CHARTER TOWNSHIP OF KALAMAZOO STANDARDS SPECIFICATIONS.
8. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
9. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
10. ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.



BOUNDARIES OF TOTAL LAND
 SCALE: 1"=100'

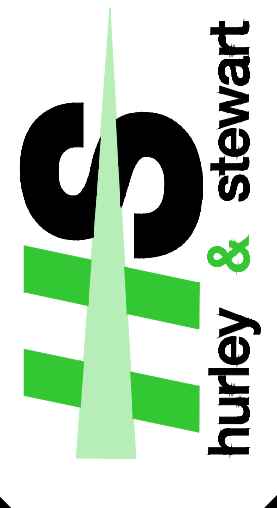


Job No. 20-147D P.M.-T.M. Drl.-T.M. QA/QC: 05/2/22
 ISSUED FOR REVISIONS:
 3 TOWNSHIP RESUBMITTAL 02/12/21
 4 FIRE SERVICE REVISION 10/11/21
 5 TOWNSHIP RESUBMITTAL 04/11/22
 6 TOWNSHIP RESUBMITTAL 05/02/22
 COPYRIGHT © of Hurley & Stewart, LLC

SITE LAYOUT PLAN
2429 N BURDICK ST. REDEVELOPMENT
CANNABIS FACILITY CONSTRUCTION

Sheet Title:
 Project:
 Client:
 05/2/22
 Sheet
C-2

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
 FIELD WORK PERFORMED BY:
 LANDTECH PROFESSIONAL SURVEYING



hurley & stewart, llc
 2800 s. 11th street
 kalamazoo, michigan 49009
 269.552.4960 fax 269.552.4961
 www.hurleystewart.com

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

EROSION CONTROLS
 SEDIMENT CONTROLS

GRADING NOTES

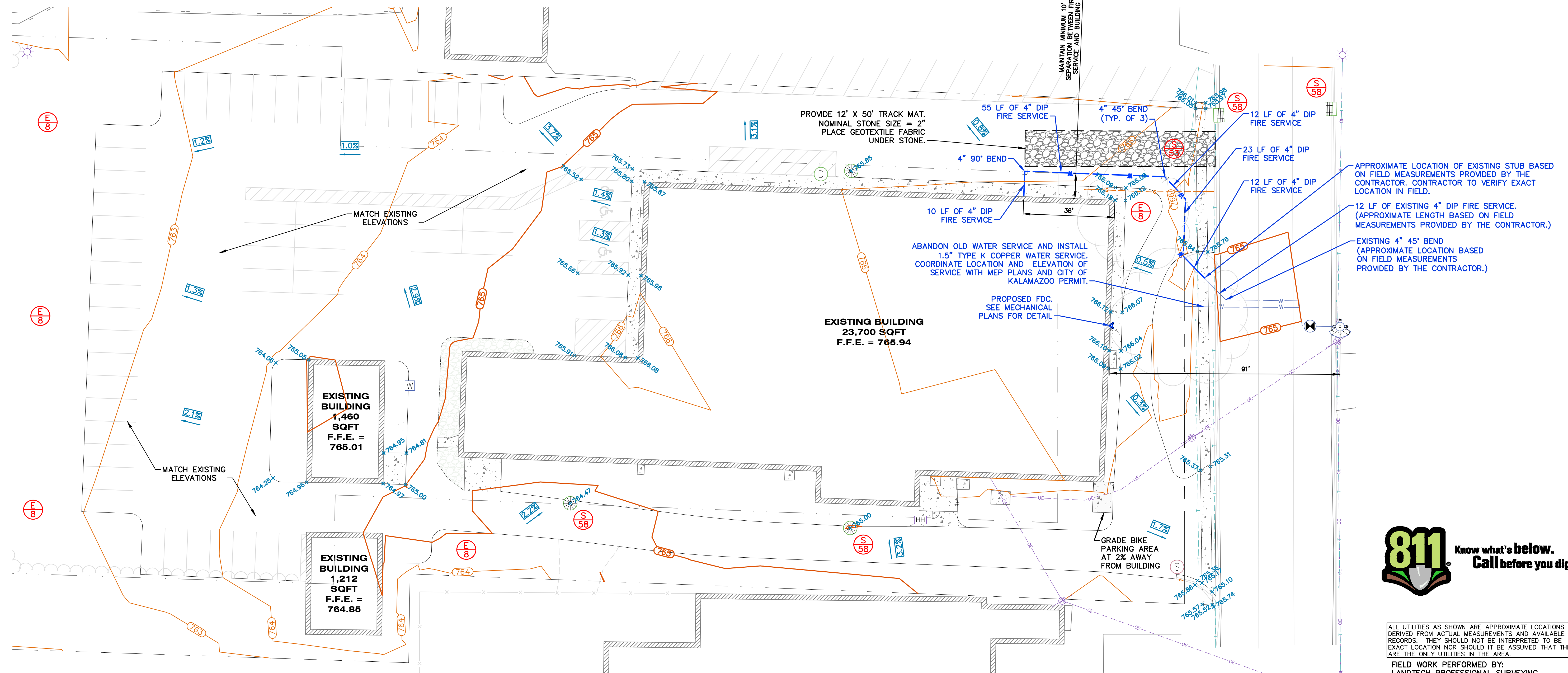
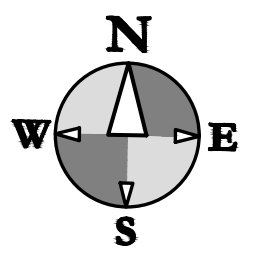
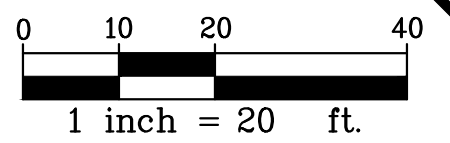
1. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
2. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.
3. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
4. REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
5. ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
6. ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.

NOTES

1. DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
2. COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
3. REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
4. SITE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES TO 5' FROM BUILDING WALL.
5. WATER MAIN MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF KALAMAZOO REQUIREMENTS.
6. SEE SITE ELECTRICAL PLAN FOR LOCATION OF ALL ELECTRICAL SLEEVES AND CONDUIT.
7. WATER METER FOR PROPOSED BUILDING SHALL BE LOCATED INSIDE THE MECHANICAL ROOM.

SESC NOTES

1. ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 347 OF 1972 AS AMENDED) ADMINISTERED BY THE COUNTY DRAIN COMMISSIONER.
2. AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
4. CONTRACTOR TO PROVIDE STRAW BALE DAMS OR SILT FENCES ACROSS ALL DITCHES, SWALES, AND ROUGH CUT ROADS WHICH EXIST FROM THE SITE TO ELIMINATE SEDIMENT RUNOFF. PROVIDE STRAW BALE DAMS, SILT FENCES OR INSTALL FILTER FABRIC UNDER INLETS AT ALL STORM SEWER STRUCTURES DURING CONSTRUCTION.
5. NO SITE WORK SHALL BEGIN UNTIL THE SILT FENCE AND ACCESS ROAD ARE INSTALLED.
6. ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
7. THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
8. ALL INLETS IN PAVED AREAS SHALL HAVE SILT SAVER SEDIMENTATION REDUCERS DURING CONSTRUCTION
9. COORDINATE THE CLEARING LIMITS WITH THE OWNER PRIOR TO COMMENCING WORK.
10. PLACE "DO NOT ENTER CONSTRUCTION ZONE" SIGNS AT ALL ENTRY POINTS TO PROJECT.
11. SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
12. PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
13. CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
14. WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
15. PLACE MULCH BLANKET AN ALL SLOPES 1 ON 3 OR STEEPER.



GRADING, SESC, AND UTILITY PLAN
2429 N BURDICK ST. REDEVELOPMENT
CANNABIS FACILITY CONSTRUCTION

Sheet Title:
 Project:
 Client:

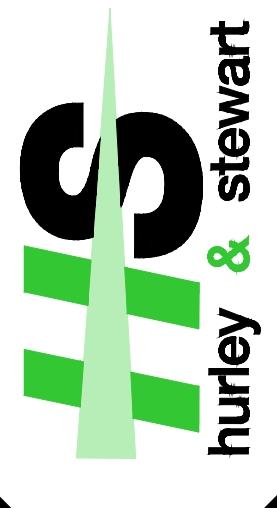
05/2/22
 Sheet
C-3



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
 FIELD WORK PERFORMED BY:
 LANDTECH PROFESSIONAL SURVEYING

Job No.: 20-147D - P.M.-T.M. - Draft-T.M. - Q.A./Q.C.: 05/2/22
 ISSUED FOR/REVISIONS:
 3 TOWNSHIP RESUBMITTAL 02/12/21
 4 FIRE SERVICE REVISION 10/11/21
 5 TOWNSHIP RESUBMITTAL 04/11/22
 6 TOWNSHIP RESUBMITTAL 05/02/22
 COPYRIGHT © of Hurley & Stewart, LLC

hurley & stewart, llc
 2800 s. 11th street
 kalamazoo, michigan 49009
 269.552.4960 fax 269.552.4961
 www.hurleystewart.com



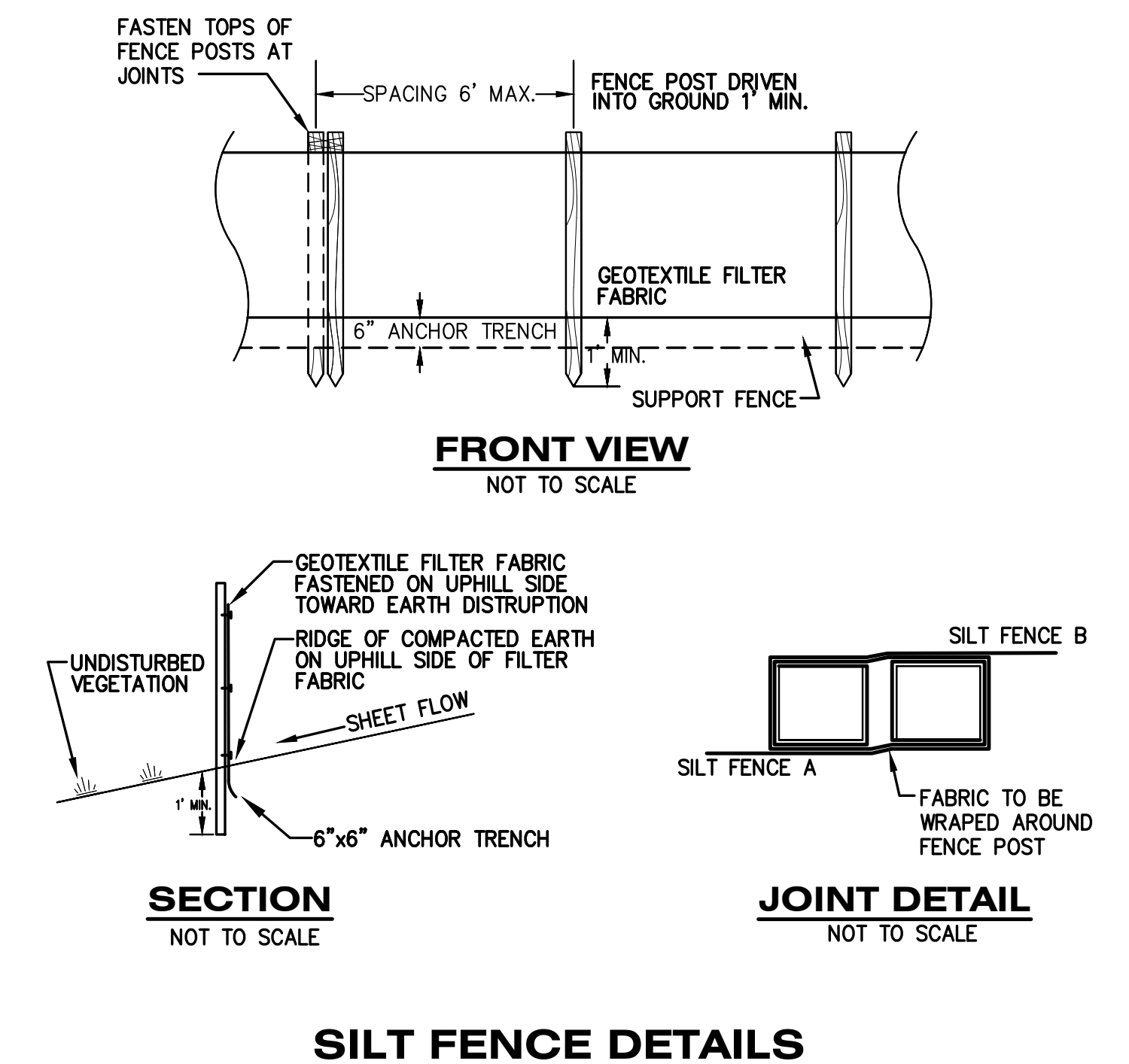
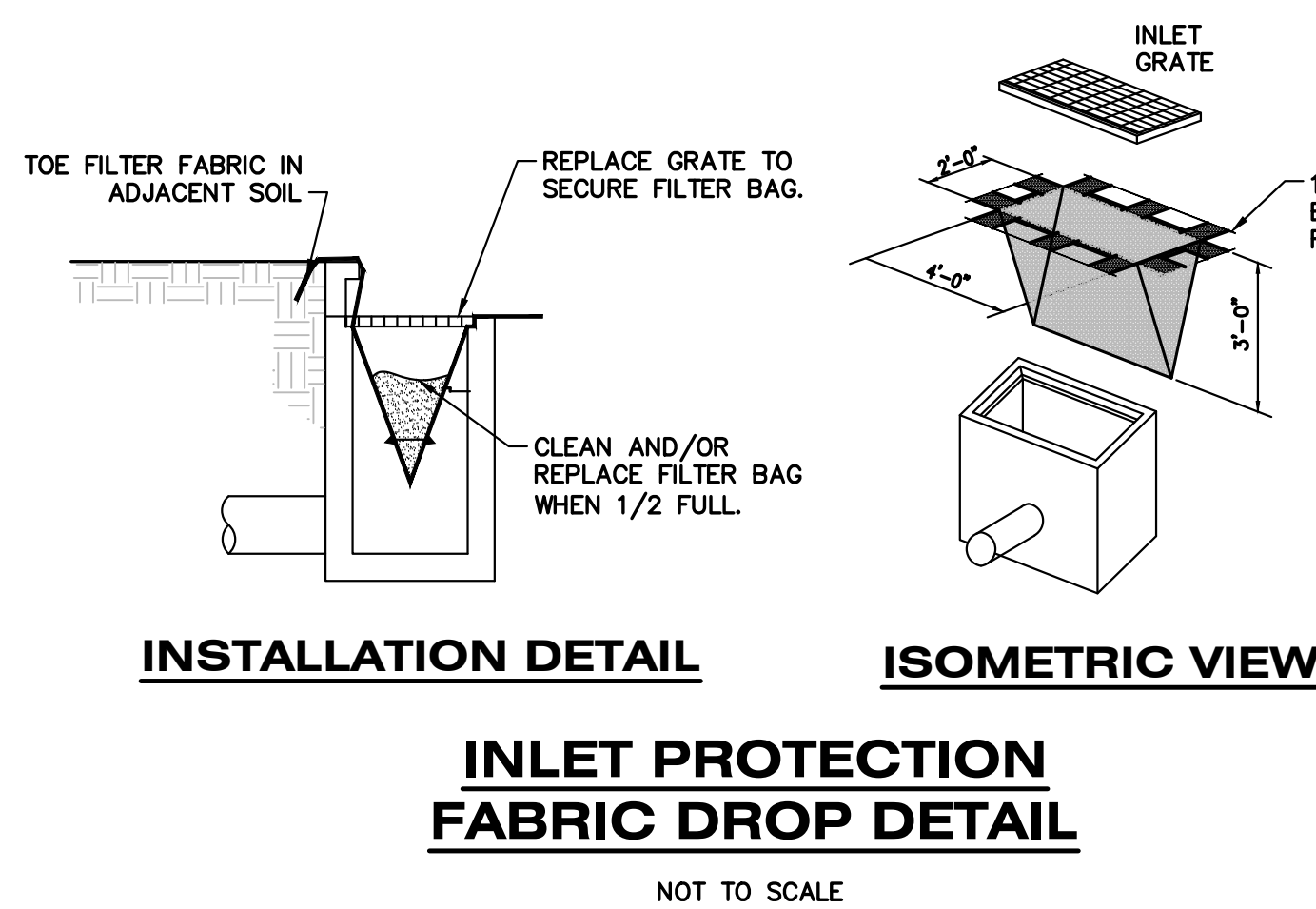
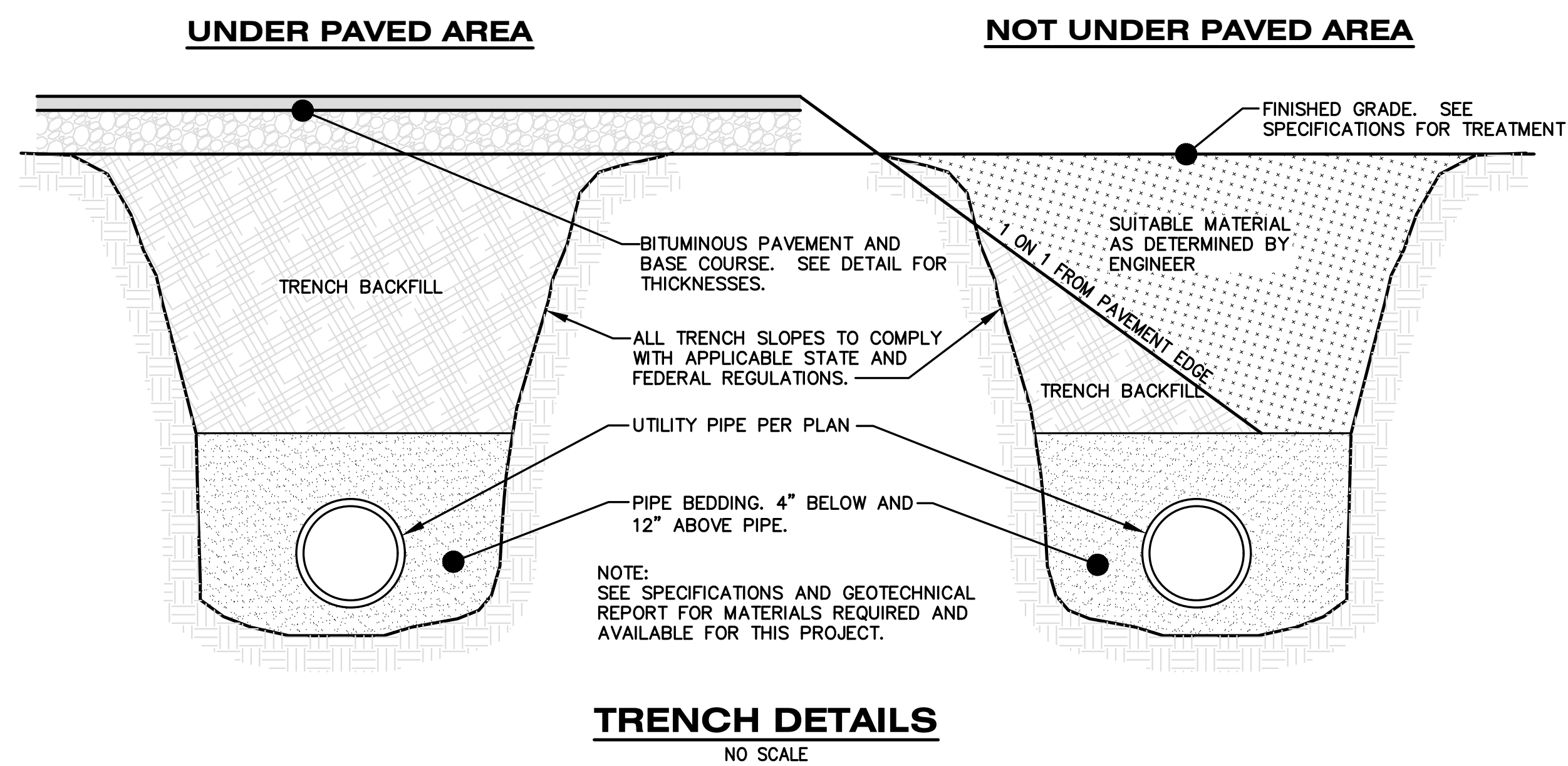
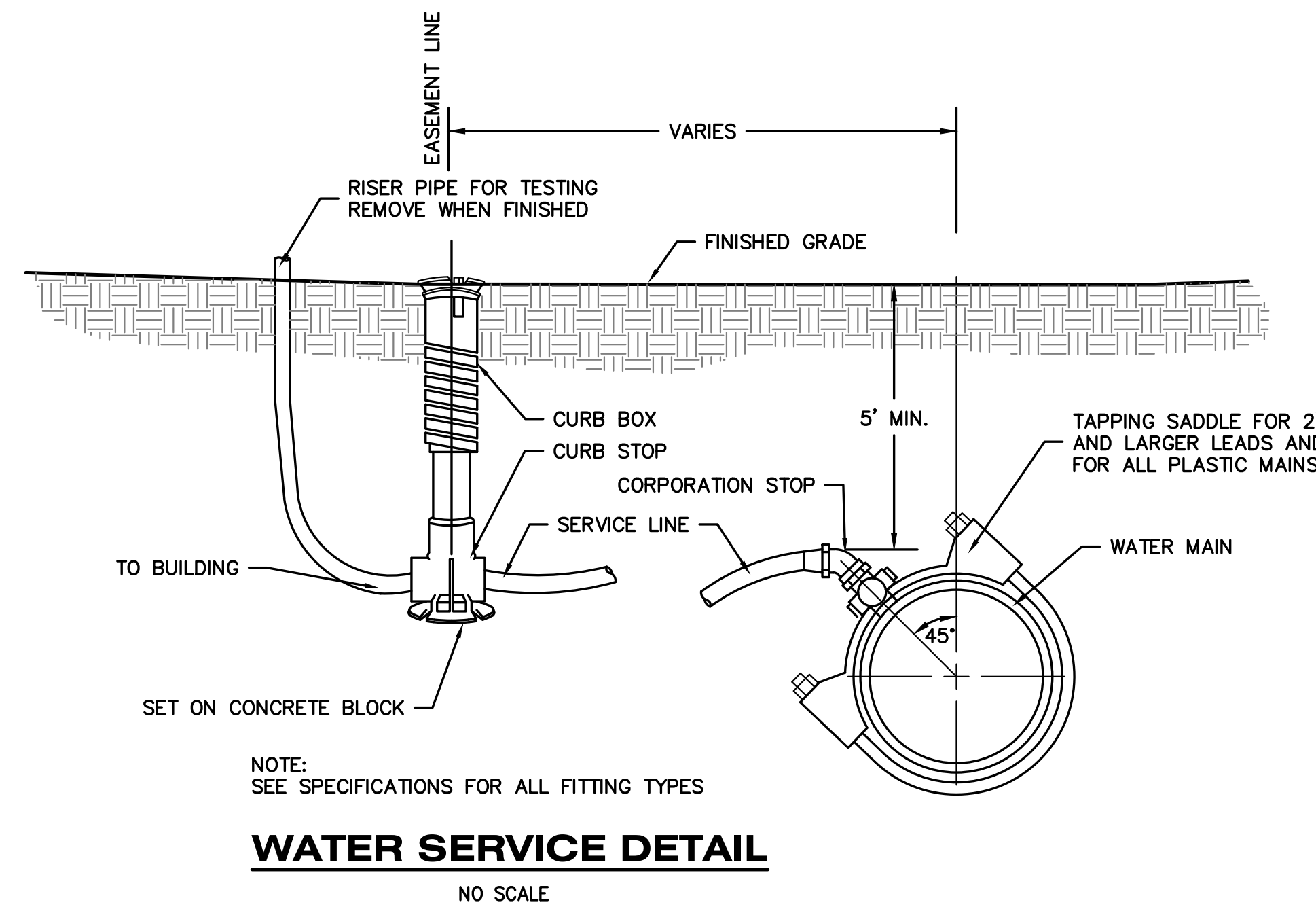
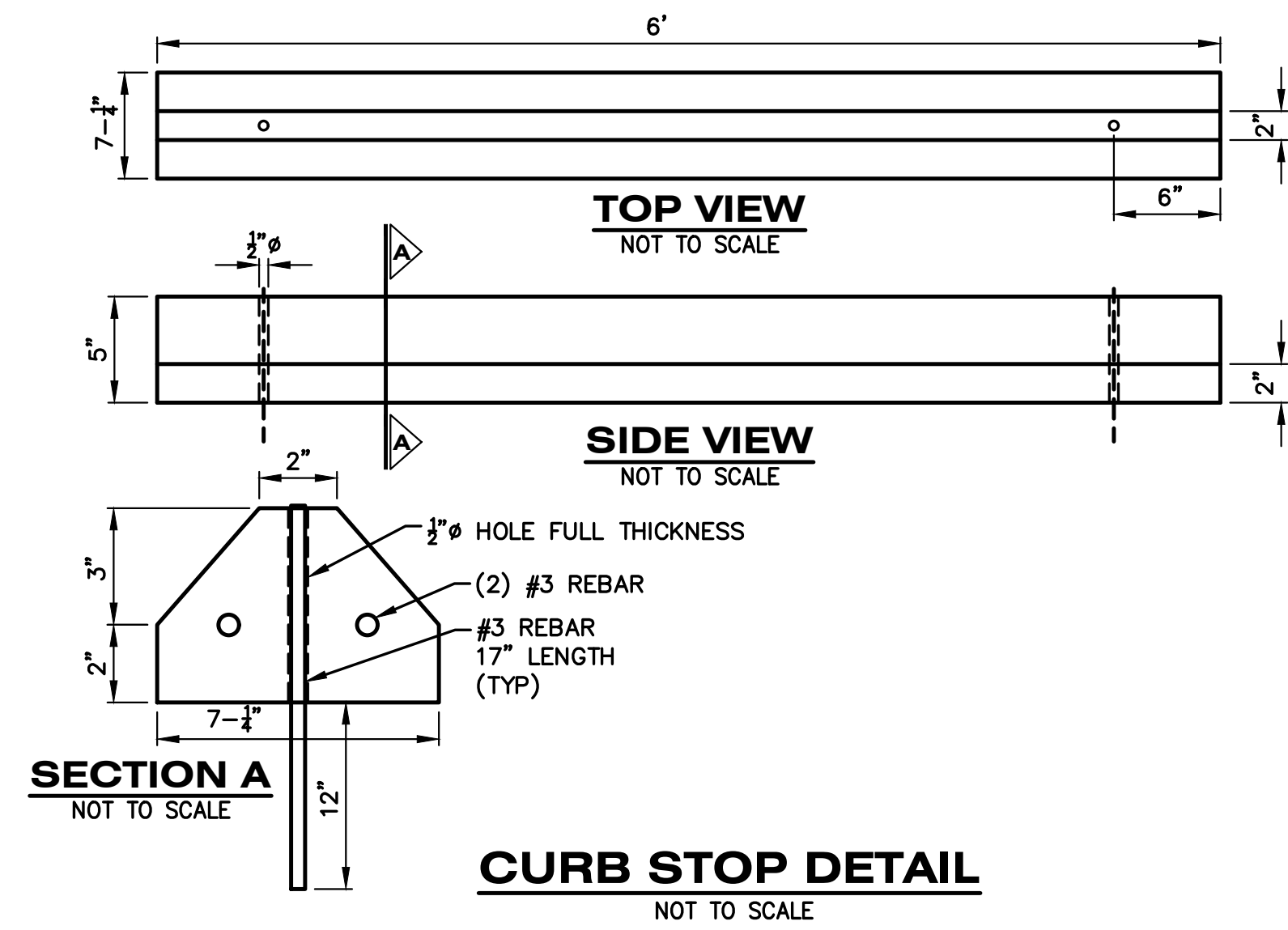
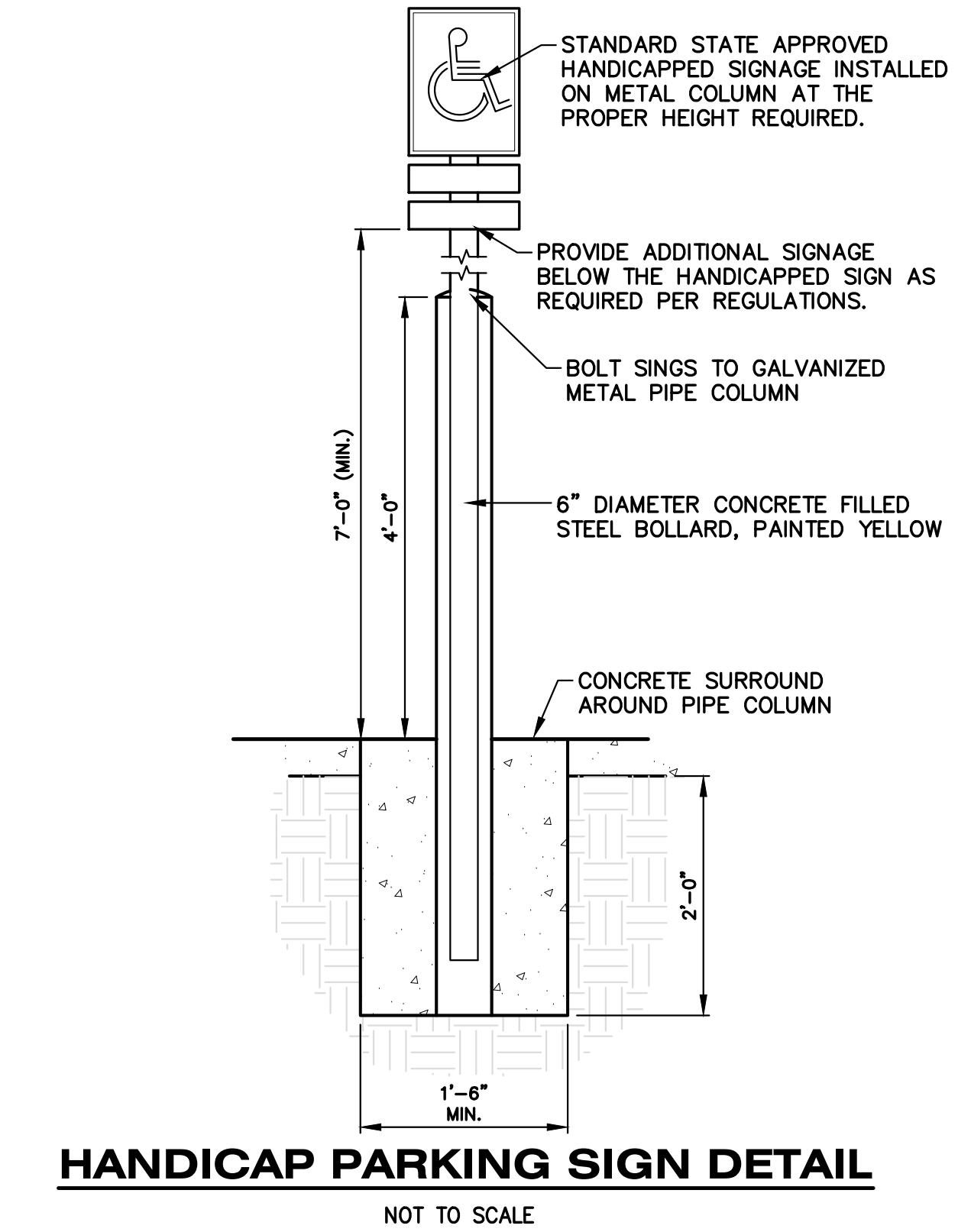
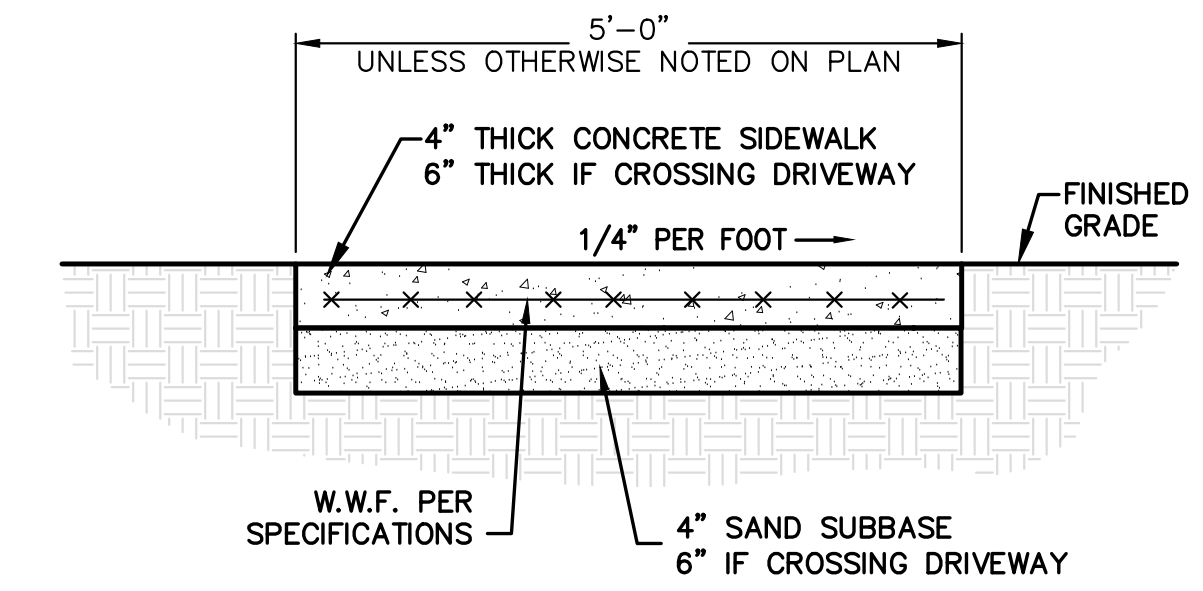
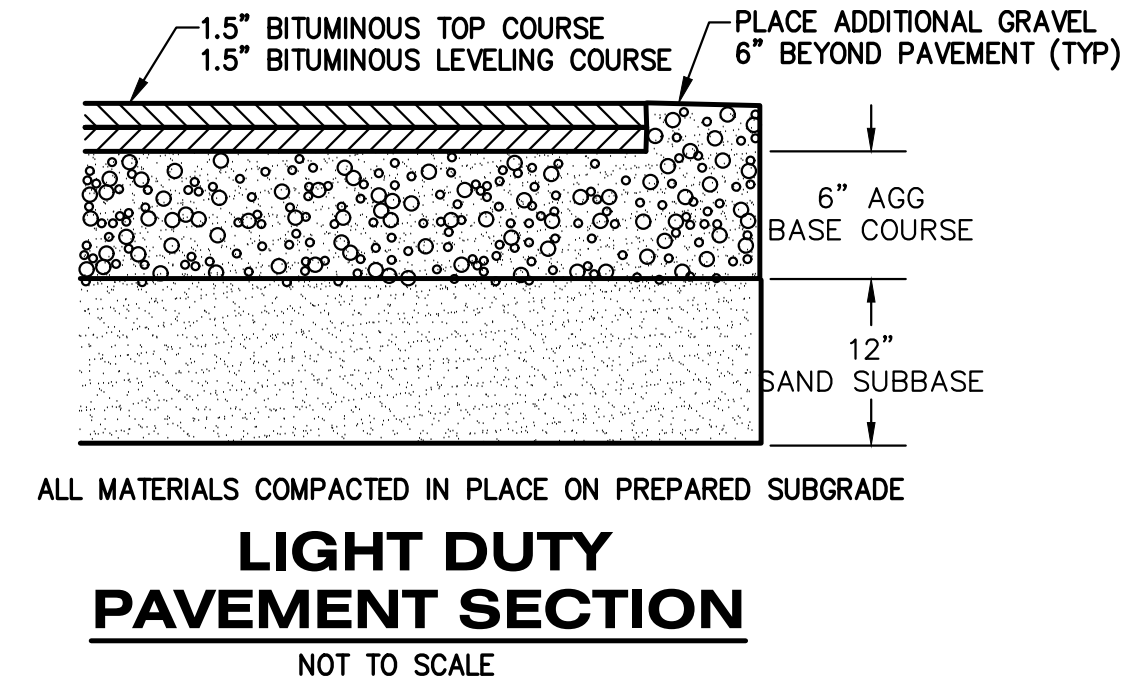
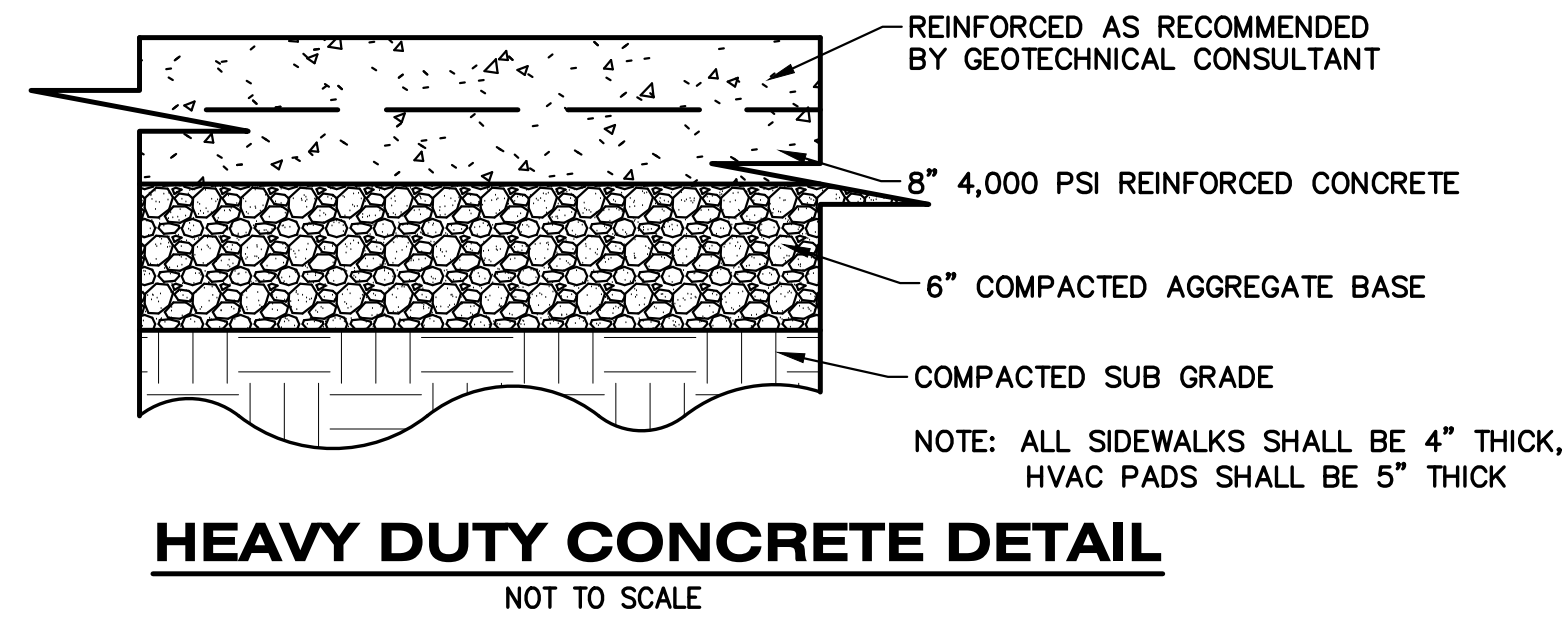
DRAWING LOCATION: H:\20-147D\Drawings - Cannabis Facility Construction\ - FINAL DRAWINGS\C-3 Grading, SESC, and Utility Plans.dwg LAST SAVED BY: MUMIN ON 3/2/2022

DRAWING LOCATION: H:\30-147D\Civil\24 - Cannabis Facility Construction\24 - Cannabis Facility Construction.dwg LAST SAVED BY: TROHARSON ON 4/11/2022

LEGEND

	PROPOSED CONTOUR HIGHLIGHTED		EXISTING CONTOUR HIGHLIGHTED
	PROPOSED CONTOUR NORMAL		EXISTING CONTOUR NORMAL
	PROPOSED SANITARY SEWER		EXISTING SANITARY SEWER
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED CATV		EXISTING CATV
	PROP ELEC (OVERHEAD)		EXIST ELEC (OVERHEAD)
	PROP ELEC (UNDERGROUND)		EXIST ELEC (UNDERGROUND)
	PROPOSED FIBEROPTIC CABLE		EXISTING FIBEROPTIC CABLE
	PROPOSED GAS		EXISTING GAS
	PROPOSED TELEPHONE		EXISTING TELEPHONE
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED TREELINE		EXISTING TREELINE
	PROPOSED FENCE		EXISTING FENCE
	CURB CATCH BASIN		GAS METER
	SQUARE CATCH BASIN		TELEPHONE MANHOLE
	ROUND CATCH BASIN		TELEPHONE PEDESTAL
	MANHOLE STORM		TELEPHONE POLE
	MANHOLE SANITARY		PROPOSED SPOT GRADE
	SANITARY CLEANOUT		EXISTING SPOT GRADE
	FIRE HYDRANT		BENCH MARK
	WATER VALVE		POST/BOLLARD
	WATER VALVE IN VAULT		SIGN
	WATER METER		MAILBOX
	WATER REDUCER		SOIL BORING
	LIGHT POLE		MONITOR WELL
	POWER POLE		
	GUY WIRE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		

NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING. PROPOSED SYMBOLS WILL USE THE CORRESPONDING SYMBOL WITH A THICKER LINE.



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

Job No.: 20-147D - P.M.-T.M. Drt.-T.M. QA/QC: 05/2/22

ISSUED FOR/REVISIONS:	DATE
3 TOWNSHIP RESUBMITTAL	02/12/21
4 FIRE SERVICE REVISION	10/11/21
5 TOWNSHIP RESUBMITTAL	04/11/22
6 TOWNSHIP RESUBMITTAL	05/02/22

COPYRIGHT © of Hurley & Stewart, LLC

DETAILS
2429 N BURDICK ST. REDEVELOPMENT
CANNABIS FACILITY CONSTRUCTION

DRAWING LOCATION: H-100-427 (C) Urban - Cambria Facility Construction - FINAL DRAWINGS - LANDSCAPE PLAN SET - LAST SAVED BY: TROHARDSON ON 4/11/2022


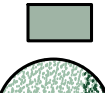


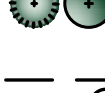

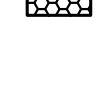
IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE LAYOUT AND DETAILS FOR FULL IRRIGATION SYSTEM PRIOR TO INSTALLATION.
2. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
3. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
4. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
5. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

KALAMAZOO TOWNSHIP PLANTING REQUIREMENTS

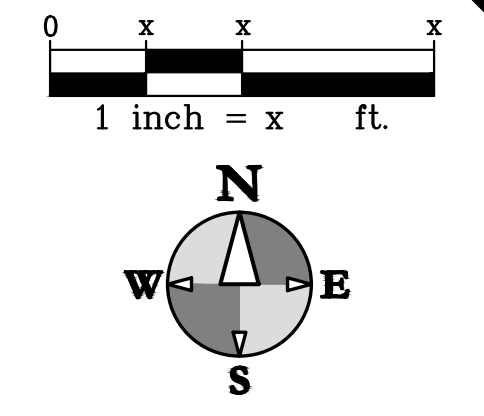
- 1 TREE / 3,000 SFT OF OPEN AREA (EXCLUDING INTERNAL LANDSCAPE) 78,100 SF / 3,000 SF = 26 TREES
- 1 SHADE TREE / 10 PARKING SPACES = 7 TREES
ROAD FRONTAGE - DRIVEWAY WIDTH = FRONTAGE REQUIREMENTS 198'-100.76'=97.24'
- 1 DECIDUOUS TREE / 40 LINEAR FEET = 3 TREES (ONE EXISTING OAK TREE IS BEING PRESERVED IN THIS AREA)
1 ORNAMENTAL TREE / 100 LINEAR FEET = 1 TREE
8 SHRUBS / 40 LINEAR FEET = 20 SHRUBS
- 30 SQFT OF INTERIOR LANDSCAPE / PARKING SPACE 64 SPACES X 30 = 1,920 SF REQUIRED 2,436 PROVIDED

LEGEND

-  NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
-  SEEDED LAWN OR RESTORE SITE FROM CONSTRUCTION WITH SEED
-  PROPOSED DECIDUOUS TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
-  STEEL LANDSCAPE EDGING.
-  STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.

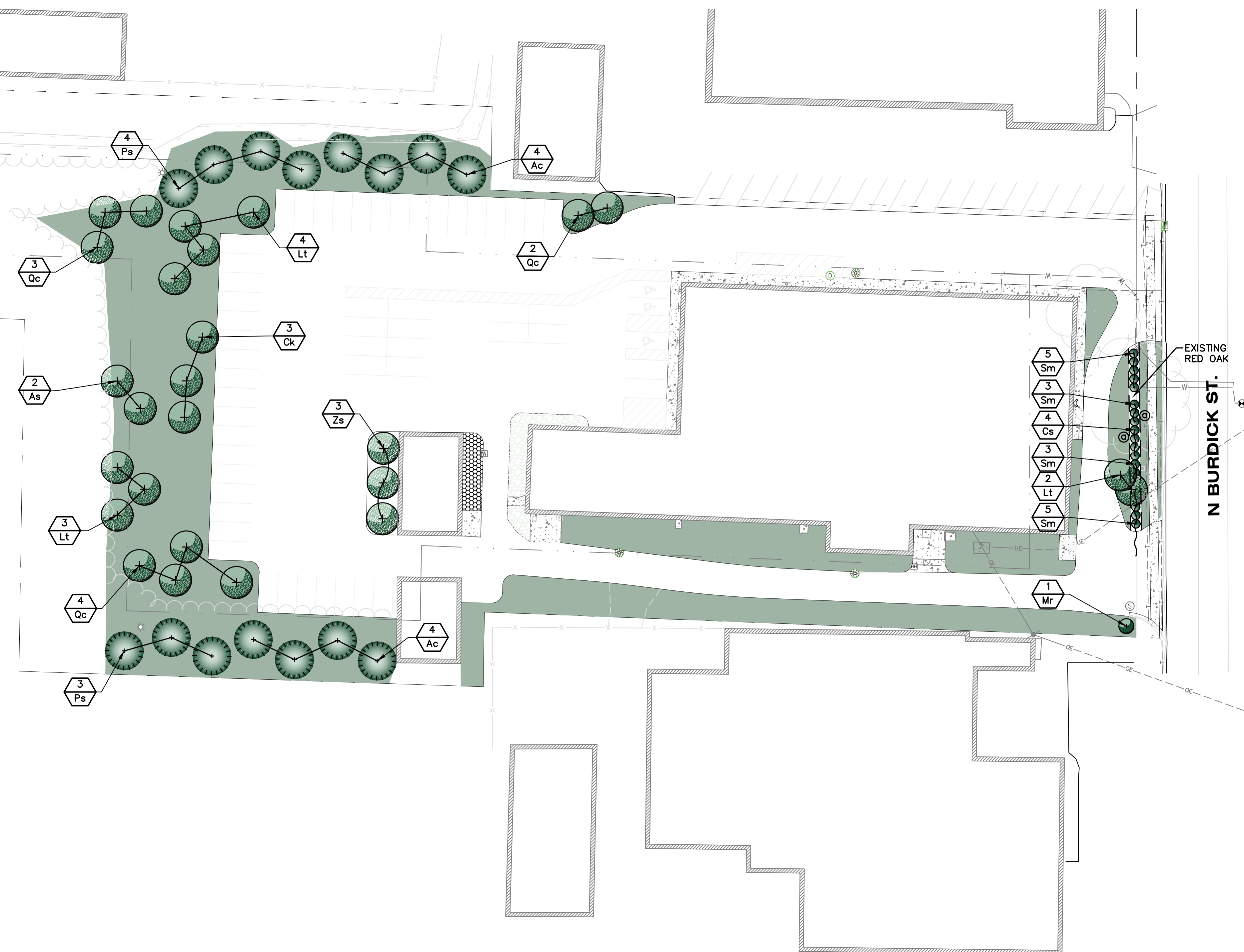
Planting Schedule Trees					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ac	Abies concolor	Concolor Fir	6' Ht.	B&B	Sheared well shaped
As	Acer saccharum 'Commemoration' or 'Legacy'	Commemoration or Legacy Sugar Maple	2 1/2" Cal.	B&B	
Ck	Cladrastis kentuckea (lutea)	Yellowwood	2 1/2" Cal.	B&B	
Lt	Liriodendron tulipifera	Tulip Tree	2 1/2" Cal.	B&B	
Mr	Malus 'Red Baron'	Red Baron Crabapple	1 1/2" Cal.	B&B	
Ps1	Pinus strobus	Eastern White Pine	6' Ht.	B&B	Sheared well shaped
Qc	Quercus coccinea	Scarlet Oaks	2 1/2" Ht.	B&B	
Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 1/2" Cal.	B&B	

Planting Schedule Shrubs					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ca	Cornus alba 'Snow Pearls'	Snow Pearls Dogwood	24" Ht.	Cont.	
Cs	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Flowering Quince	24" Ht.	B&B or Cont.	
Sm	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	36" Ht.	Cont.	



LANDSCAPE NOTES:

1. ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
2. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/8" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
3. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
4. WARRANT TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
5. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
6. MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
7. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
8. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
9. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
10. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER FROM SITE.
11. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
12. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS REAPPLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



Job No.: 20-147D P.M.-T.M. Dr.H-T.M. QA/QC: 05/2/22

ISSUED FOR/REVISIONS:	DATE
3 TOWNSHIP RESUBMITTAL	02/12/21
4 FIRE SERVICE REVISION	10/11/21
5 TOWNSHIP RESUBMITTAL	04/11/22
6 TOWNSHIP RESUBMITTAL	05/02/22

COPYRIGHT © of Hurley & Stewart, LLC

LANDSCAPE PLAN
2429 N BURDICK ST. REDEVELOPMENT
CANNABIS FACILITY CONSTRUCTION

Sheet Title:
Project:
Client:



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

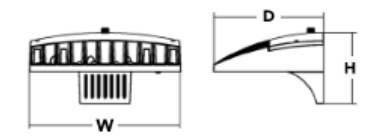


D-Series Size 1 LED Wall Luminaire

d³series

Specifications Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg) Depth: 10" (25.4 cm) Height: 6-3/8" (16.3 cm)



Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) Weight: 5 lbs (2.3 kg) Depth: 4" (10.2 cm) Height: 6-3/8" (16.3 cm)

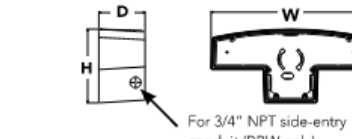


Table with 2 columns: Category, Notes

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBDWT

Ordering Information table with columns: Series, LEDs, Drive Current, Color temperature, Distribution, Voltage, Mounting, Control Options, Shipped installed, Shipped separately, Finish



D-Series Pole Mount LED Area Luminaire

d³series

Specifications Luminaire

EPA: 0.8 ft² (0.7 m²) Width: 13-3/4" (34.9 cm) Length: 11.5" (29.2 cm) Height: 8" (20.3 cm) Weight: 16.03 lbs (7.27 kg)

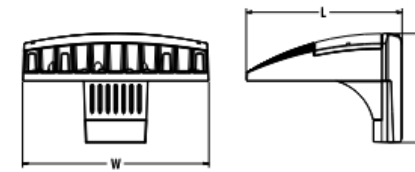


Table with 2 columns: Category, Notes

Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

Ordering Information table for Pole Mount luminaire with columns: Series, LEDs, Drive current, Color temperature, Distribution, Voltage, Mounting, Control Options, Shipped installed, Shipped separately, Finish

EXTERIOR LUMINAIRE SCHEDULE

Exterior Luminaire Schedule table with columns: KEY, LAMP, DESCRIPTION, MOUNT (HEIGHT), MANUFACTURER/#, VOLT

NOTES:

Statistics

Statistics table with columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min

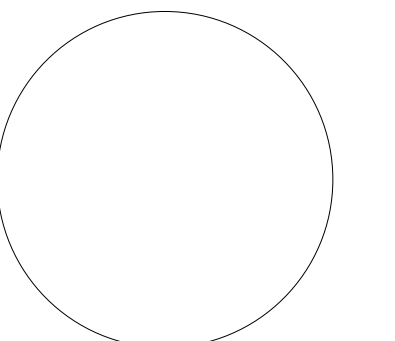
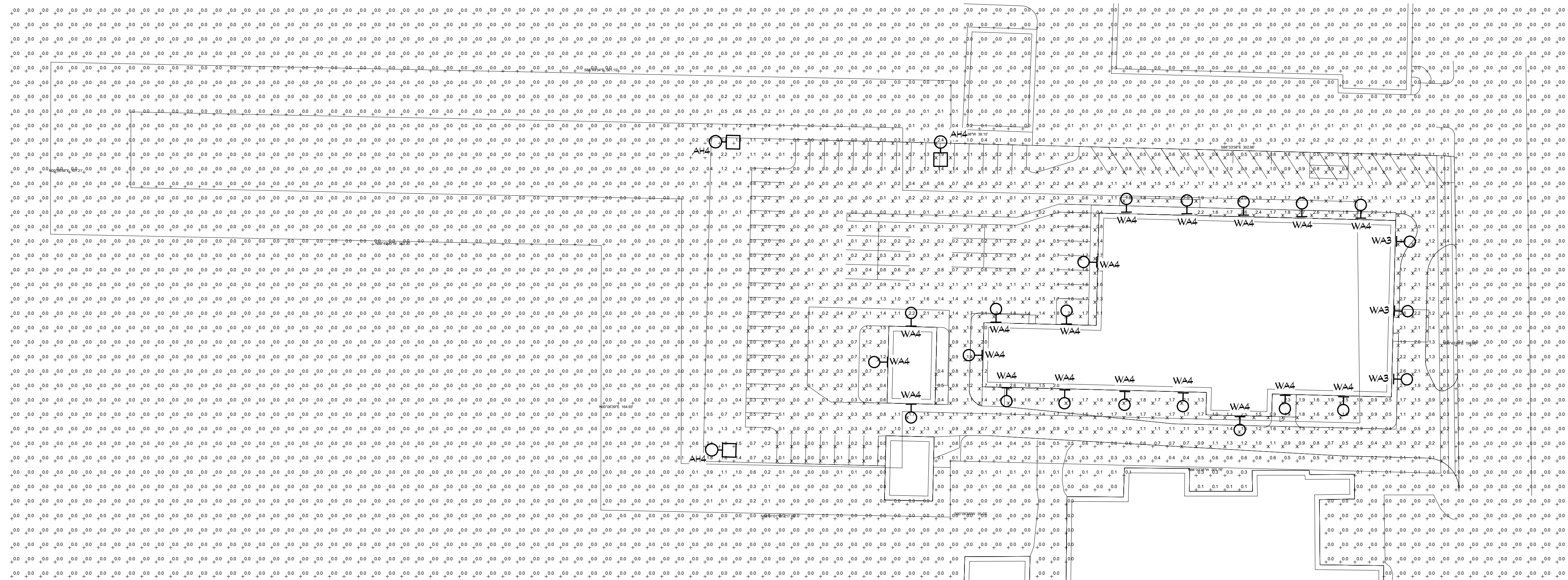


Table with 4 columns: Date, Issued For / Change Name, ChID, RevID

PHOTOMETRIC PLAN

7 Cities Kalamazoo Cultivation Facility 2429 North Burdick St., Kalamazoo, MI

Planning Commission & Zoning Board of Appeals 2022 Annual Planning Report to Township Board & 2023 Planning Commission Work Plan

Kalamazoo Township, MI

This Annual Report is intended to serve as a planning document that outlines the work plan for the next fiscal year and is a communication tool to share recent achievements and plans for future goals with the community.

INTRODUCTION AND PURPOSE OF THE PLANNING COMMISSION

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission shall submit a report of its 2022 activities to the Kalamazoo Township Board.

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

In addition to fulfilling this requirement, the Annual Report and Work Plan increases information-sharing between staff, boards, commissions, and the governing body and assists with these entities with anticipating, preparing, and budgeting for upcoming priorities.

PLANNING COMMISSION MEMBERSHIP

We thank the following Commission members for their time commitment and their important contributions to the quality of life in Kalamazoo Township:

- Fred Nagler, Chairperson
- Denise Hartsough, Vice-Chair
- Christopher Mihelich, Secretary
- William Chapman
- Warren Cook
- Steve Leuty, Trustee
- Peter Morrison

PLANNING COMMISSION MEETINGS

The Kalamazoo Township Planning Commission met fourteen times in 2022. This meets and exceeds the requirements of the MPEA, which requires a minimum of four meetings annually.

1. Thursday, February 3, 2022
2. Thursday, March 3, 2022
3. Thursday, March 31, 2022 (working session)
4. Thursday, April 7, 2022
5. Thursday, May 19, 2022 (special meeting)
6. Thursday, June 2, 2022
7. Thursday, June 16, 2022 (working session)
8. Thursday, July 14, 2022 (special meeting)
9. Thursday, August 4, 2022
10. Thursday, August 25, 2022 (working session)
11. Thursday, September 1, 2022
12. Thursday, October 6, 2022
13. Thursday, October 27, 2022 (working session)
14. Tuesday, December 13, 2022 (special meeting)

INTRODUCTION AND PURPOSE OF THE ZONING BOARD OF APPEALS

The Kalamazoo Township Zoning Board of Appeals (ZBA) is responsible for Zoning Ordinance interpretation and granting variances in the Township. A variance may be granted to an applicant for reasons of unnecessary hardship due to special circumstances located on a specific site or property.

ZONING BOARD OF APPEALS MEMBERSHIP

We thank the following ZBA members for their time commitment and good work:

- James D. Short, Chairperson
- Shawn Blue
- Fred Nagler, Planning Commission Liaison
- Robert Mihelich
- Nicolette Leigh
- Maryanne Sydlick (1st alternate)
- Lisa Moaiery, Trustee (2nd alternate)

ZONING BOARD OF APPEALS MEETINGS

The ZBA held three meetings in 2022. The meeting dates include:

1. Tuesday, April 26, 2022
2. Wednesday, June 15, 2022
3. Wednesday, December 21, 2022

VARIANCES (ZBA)

Below is a list of variance cases that went before the ZBA in 2022.

Application Type	Location	Project Description	Decision Date
Variance	2703 E. Main – Fire Station #2	Variance requests for Maximum Lot Coverage, Landscaping Adjacent to Roadways, Screening	Approved April 26, 2022
Variance	2015 Schippers – Mandeville Investments	Increase a non-conformity; of side yard setback; landscaping along public right-of-ways	Approved June 15, 2022
Variance	1417 W. G Avenue – Residential lot	Construction of a detached accessory building in a required side yard.	Approved June 15, 2022
Variance	3713 W. Main – Kalsec	Variance requests a 17-foot height modification where a 35-foot maximum is permitted	Approved December 21, 2022

2022 in Review

The following tables outline the various development reviews (site plan, special land use, etc.) considered by the Planning Commission in 2022.

DEVELOPMENT REVIEWS (PLANNING COMMISSION)

Application Type	Location	Project Description	Decision Date
Site plan review	4123 W. Main – Drive & Shine	Site plan violation of traffic flow found by Township Staff. The applicant submitted for site plan approval for new traffic flow conditions.	Approved August 4, 2022
Site plan review	3744 Gull Road – Lighthouse Autism	To change of use from a former Family Video Store to an Autism Center.	Approved May 19, 2022
Site plan review	1838 Nazareth – Consumers Energy	To change out equipment on existing natural gas regulator station	Approved April 7, 2022
Special Land Use	2017 N. Burdick - Treefellers	Application to operate outdoor storage/contractor yard in the I-2 District	Approved August 4, 2022
Site Plan Review	2017 N. Burdick - Treefellers	Application for contractor yard/storage of raw material	Tabled August 4, 2022
Site Plan Review	3800 Gull Road - Popeyes	Construction of "Popeyes" – a fast casual & drive-thru operation	Approved October 6, 2022
Special Land Use	3800 Gull Road - Popeyes	Drive Thru Establishment - Popeyes	Approved October 6, 2022
Rezoning	3800 Gull Road - Popeyes	Rezone property from C-1 to C-2 District	Approved October 6, 2022
Special Land Use	521 E. Mosel – Cloud Cannabis	To authorize a Class C grow license for adult use	Approved April 7, 2022
Site Plan Review	521 E. Mosel – Cloud Cannabis	To authorize a Class C grow license for adult use	Approved April 7, 2022
Special Land Use	521 E. Mosel – Cloud Cannabis	To authorize an adult use processing license on-site	Approved December 13, 2022
Site Plan Review	521 E. Mosel – Cloud Cannabis	To authorize an adult use processing license on-site	Approved December 13, 2022
Annual Review	2702 Ravine – Hillside Gravel	Annual review and approval of gravel mine operations	Approved June 2, 2022
Annual Review	1950 Ravine – Superior Gravel	Annual review and approval of gravel mine operations	Approved June 2, 2022
Conceptual Site Plan Review	2703 E. Main – Fire Station #2	A conceptual site plan review for improvements to the fire station	Reviewed June 2, 2022
Annual Review	1100 Nazareth – Top Grade Aggregates	Annual review and approval of gravel mine operations	Approved July 14, 2022
Special Land Use	523 Coolidge - Daycare	A special land use review to operate a daycare business out of a residential home	Approved July 14, 2022
Site Plan Review	523 Coolidge - Daycare	A site plan review to operate a daycare business out of a residential home	Approved July 14, 2022

AND MORE...

Home Occupation Ordinance

Additionally, the Planning Commission worked for several months in 2022 on the review and update of the Township's Home Occupation Ordinance. Modeled after top recommendations for best practices from municipal attorneys in Michigan, the home occupation ordinance update includes:

- Categories of home occupations that vary in intensity with associated appropriate approval processes
- Clarifies ambiguities in the current ordinance language
- Offers flexibility to residents to operate businesses within the home
- Establishes a clear path from review, to approval, to enforcement

The public hearing for the proposed ordinance text is scheduled to occur in February 2023.

Master Plan Update

A large undertaking headed by the Planning Commission in 2022 included the Township Master Plan update. Although work on the master plan is still underway, the Plan is anticipated to be adopted in summer/fall 2023, once all State requirements are completed. The Planning Commission met several times, open to the public, in 2022 to workshop Master Plan content and led a public outreach campaign for a few months.

Sidewalks and Pedestrian Improvements

In 2022, the Township installed 41 ADA sidewalk ramps to correct orphaned corners where existing sidewalk stopped short of reaching a road. Further, as part of the site plan approval process, the Planning Commission required and supported the construction of approximately 0.16 miles of new sidewalks in the Township.



Looking Ahead: 2023 Work Plan

In the coming year, the following are additional projects the Planning Commission may undertake:

By preserving what Kalamazoo Township already has, and enhancing those elements that can be improved, the Township can continue to afford residents and visitors a high-quality place to live, work and play.

KALAMAZOO TOWNSHIP MASTER PLAN UPDATE

Perhaps the most substantial undertaking planned for 2023 is the update of the Township's Master Plan. The Master Plan is a policy guiding document that plays a significant role in shaping the future fabric of a community. Throughout 2022, the Planning Commission will be working alongside McKenna and other Township staff to develop Master Plan content. Some planned elements of the Master Plan will include:

- Existing conditions (e.g., demographics, existing land uses, road network, SWOT, etc.)
- Future land uses (e.g., planned residential densities, commercial corridors, industrial corridors, mixed-use areas, etc.)
- Future transportation (motorized and non-motorized)
- Zoning plan and zoning recommendations
- Action-oriented implementation plan

ESTABLISHING A CORRIDOR IMPROVEMENT AUTHORITY

Working in tandem with the Master Plan update, Kalamazoo Township Planning Commission and Township staff may prioritize the development of a Corridor Improvement Authority. In general, the purpose of a Corridor Improvement Authority is to "correct and prevent deterioration in business districts, encourage historic preservation, promote economic growth" along specific corridor(s) in a community. The Township has identified West Main Street corridor as the first priority corridor to implement the Corridor Improvement Authority. In 2023, the foundation to create a Corridor Improvement Authority can commence, with the adoption of the Master Plan. Initial activities will include identifying members of the Authority, creating bylaws, responsibilities, meeting schedules, and other applicable logistics.

JOINT MEETINGS

One priority for the Planning Commission in 2023 is to establish more consistent communication with other Township Boards and officials. Further, feedback and collaboration from other Township Boards and organizations may be pertinent for important Planning Commission initiatives, such as the Master Plan and ordinance updates. In 2023, the Planning Commission is keen to attend/host a joint meeting, or establish a regular schedule of joint meetings, with other applicable Township Boards and Commissions to increase transparency and collaboration in Township processes.

TABLE OF CONTENTS

Currently, the zoning ordinance, as advertised online, does not have a table of contents. As such, it becomes cumbersome for the public (and Township staff and Commissioners) to navigate through the Ordinance and find applicable provisions. One of the priorities for 2023 is to develop a clickable table of contents for the Ordinance (with links) to increase useability.

OTHER ORDINANCE UPDATES

Throughout 2023, the Planning Commission and Township staff will intermittently examine and update other parts of the Township Zoning Ordinance to increase user-friendliness and clarity. Some of the ordinance updates that are proposed for review in 2023 are:

- Updating the sign ordinance in response to Reed v. Gilbert rulings
- Updating the Township's requirements pertaining to fencing around marijuana businesses
- Updating the outdoor storage setback requirement for Industrial Districts
- Updating provisions within the administrative site plan review process
- Updating ordinance provisions relating to land use screening
- Reviewing the ordinance to ensure compatibility with other Township regulations (e.g., fire code)



2002 Charles Ave.
Kalamazoo, Michigan
49048

Phone: 877-744-2334 * Fax: 269-366-4469

Personal Cellphone: 269-303-0481

Table Of Content

Overview of Business..... Page 3
Property Layout..... Page 4
Garage (Woodshop) Layout..... Page 5
Parcel Information..... Page 6
Warranty DEED..... Page 8
Proposed Changes to the Home Occupation Ordinance..... Page 9
Copy of the Home Occupation Ordinance as of date..... Page 10

Overview of White Pine Furniture

Here at White Pine Furniture, L.L.C is owned by Tom Dockham, a second generation craftsman. A published Regional, Nationally, and Internationally Award-Winning Photographer and he's been known to be an expert at telling stories in his pictures. His style is simple, establishing a connection with his subjects which allows him to capture the true essence of nature and wildlife in a beautiful manner for rare and intimate wildlife portraits. A Cartoonist by trade and now a maker of custom-made wood furniture.

Tom is also legally blind and a Service-Disabled Veteran. He has "Tunnel Vision" (if you look through a roll of paper towels you can roughly see what he can). Tom's major charitable cause for 2023 is the National Autism Association.

White Pine Furniture, L.L.C specializes in creating custom quality indoor and outdoor craft kit furniture for the home and office while offering shipping services nationally to our customers.

Here at White Pine Furniture, Veterans and People with Disabilities make all our products. We do not use machines like CNC routers, etc., all our indoor and outdoor living pieces are cut by hand and hand-sanded sold as a craft kit, meaning the customer gets to put it together... We use #2 S4S Grade Knotty White Pine Wood; it comes with flaws; however, we try to catch most flaws, but we are human, and we do miss some, so we call these "character designs," and sometimes the character designs make it a unique item; we are all designed in our special way, and our white pine wood is no difference.

Our products are sold "All Natural" (They are not stained, treated, polyurethane, or painted) and come to you packed with a lot of peanuts, and some have bubble wrap for you to play with while you finish off your White Pine Furniture Craft Kit in your choice of paint or stain. Assembly is easy; almost anyone can do it.

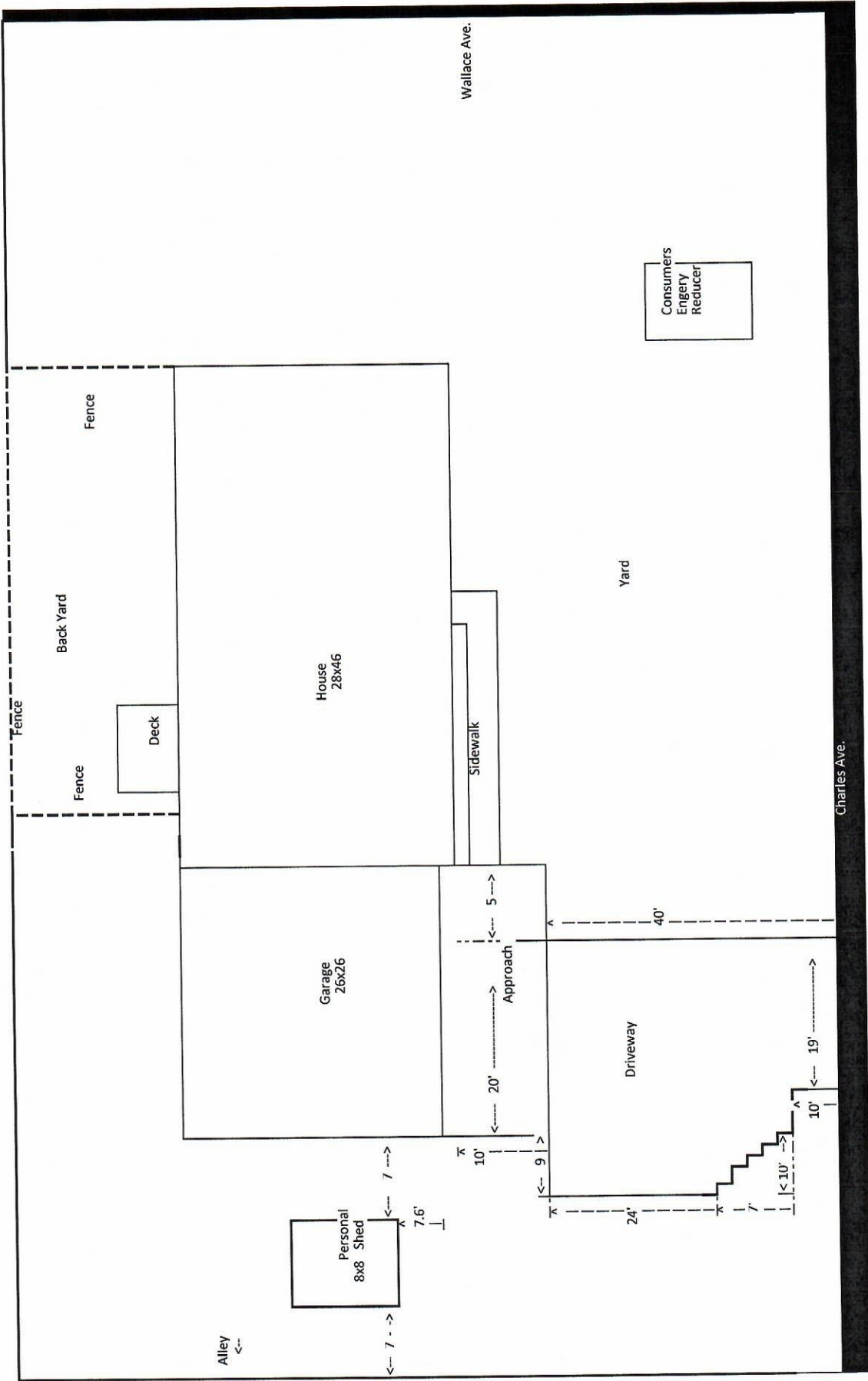
Since 2015, 99.9% of sales come from ETSY and Wayfair, with about .01% sales come from pickups at the house.

Currently, I am the sole employee of White Pine Furniture. At one point we had outside two workers coming on the property to work. We had an outside payroll company handling our payroll. In the last 7-years we have had 9 employees. Most came from KPEP which is just down the street from me. Since with the bad economy and closing our Walmart account, I switched over the garage to a one-person operation.

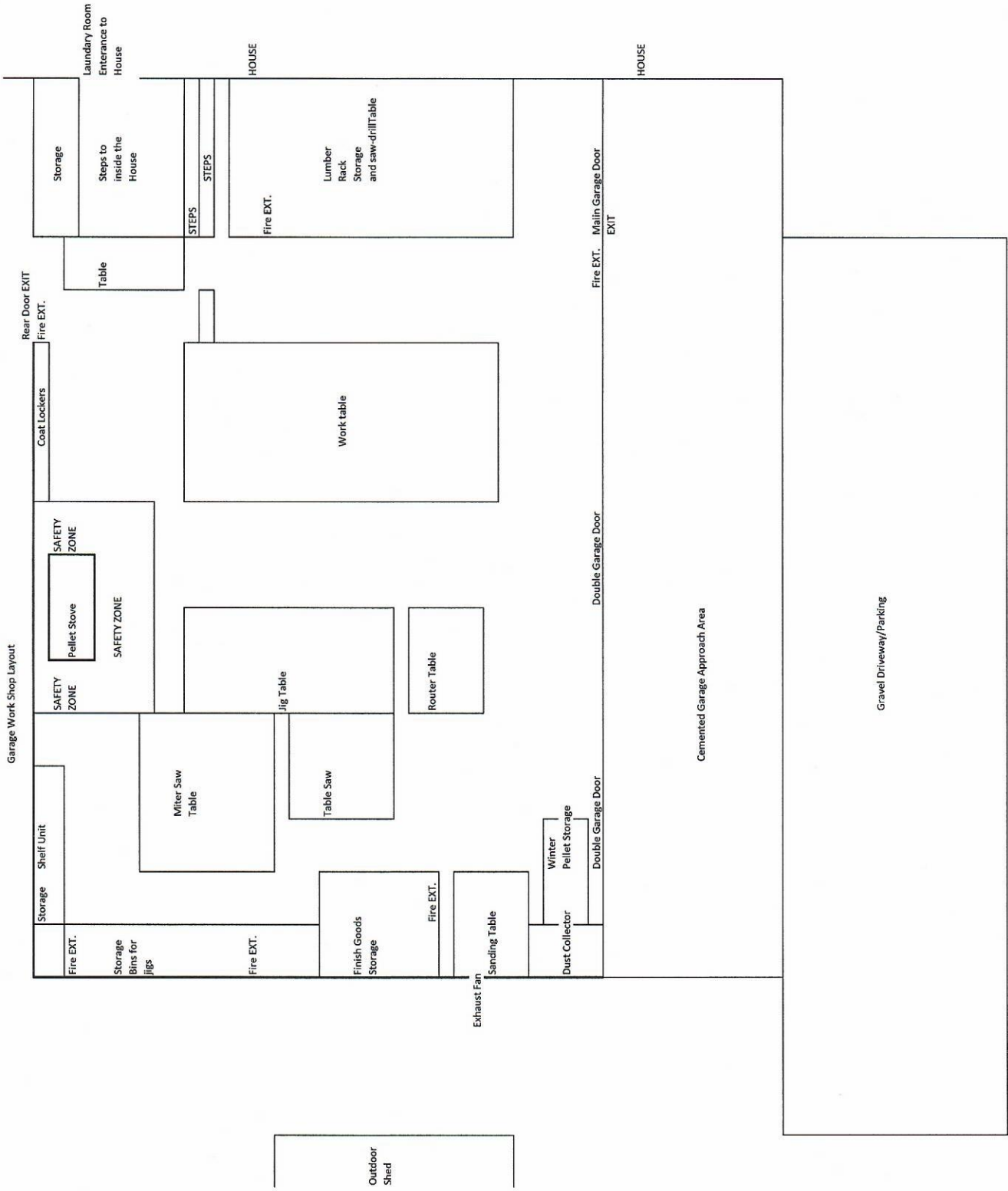
CRATE - INSPIRE - HELP OTHERS

We believe in Second Chances, no matter what! People make mistakes in their lives or have disabilities; we refuse to hold it against them.

"A Simple Act of Caring creates an endless ripple... that comes back to You.." (Author Unknown)

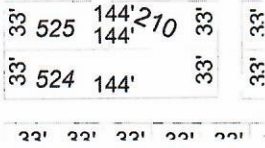


Garage Work Shop Layout



2002 CHARLES AVE KALAMAZOO, MI 49048 (Property Address)

Parcel Number: 06-14-434-210



Property Owner: DOCKHAM, THOMAS

Summary Information

- > Residential Building Summary
 - Year Built: 2000
 - Full Baths: 2
 - Sq. Feet: 1,272
 - Bedrooms: 3
 - Half Baths: 0
 - Acres: 0.218
- > Assessed Value: \$42,600 | Taxable Value: \$28,004
- > 3 Special Assessments found
- > Property Tax information found

Item 2 of 3 2 Images / 1 Sketch

Owner and Taxpayer Information

Owner	DOCKHAM, THOMAS 2002 CHARLES AVE KALAMAZOO, MI 49048	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2022

Property Class	401 RESIDENTIAL-IMPROVED	Unit	06 KALAMAZOO TOWNSHIP
School District	KALAMAZOO CITY SCHOOL DIST	Assessed Value	\$42,600
MAP #	Not Available	Taxable Value	\$28,004
USER NUM IDX	Not Available	State Equalized Value	\$42,600
USER ALPHA 1	Not Available	Date of Last Name Change	09/07/2022
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 06/13/2008

Principal Residence Exemption	June 1st	Final
2022	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$36,900	\$36,900	\$27,110
2020	\$33,000	\$33,000	\$26,736
2019	\$30,200	\$30,200	\$26,238

Land Information

Zoning Code	R-2	Total Acres	0.218
Land Value	\$9,800	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	144.00 ft
Total Frontage: 66.00 ft		Average Depth: 144.00 ft

Legal Description

3870240 3906 14 434 210 SHERWOOD PARK LOTS 524 & 525

Land Division Act Information

6

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/13/2008	\$60,000.00	WD	MISTAL, EDWARD F.	DOCKHAM, THOMAS	03-ARM'S LENGTH	08-020836
11/28/2006	\$67,500.00	WD	FRANCIS, NORMAN M.	MISTAL, EDWARD F.	03-ARM'S LENGTH	06-054537
06/13/2003	\$30,101.00	WD	DEPT. OF VETERANS AFFAIRS	FRANCIS, NORMAN M.	21-NOT USED/OTHER	03-050557
03/27/2002	\$59,929.00	SD	BLOOMFIELD, JAMES JR.	NATIONAL CITY MORTGAGE SERVICES CO.	06-COURT JUDGEMENT	02-018974
03/27/2002	\$0.00	WD	NATIONAL CITY MORTGAGE SERVICES CO.	DEPT. OF VETERANS AFFAIRS	03-ARM'S LENGTH	02-025159
08/29/2000	\$69,900.00	WD	BLOOMFIELD, JAMES JR.		03-ARM'S LENGTH	
08/23/1999	\$400.00	WD	BLOOMFIELD, JAMES & CAROLINE	BLOOMFIELD, JAMES JR.	03-ARM'S LENGTH	99-045237

Building Information - 1272 sq ft RANCH (Residential)

General

Floor Area	1,272 sq ft	Estimated TCV	\$82,364
Garage Area	576 sq ft	Basement Area	0 sq ft
Foundation Size	1,272 sq ft	Year Remodeled	No Data to Display
Year Built	2000	Class	D
Occupancy	Single Family	Tri-Level	No
Effective Age	Not Available	Heat	Not Available
Percent Complete	Not Available	Wood Stove Add-on	No
AC w/Separate Ducts	Not Available	Water	Not Available
Basement Rooms	0	Sewer	Not Available
1st Floor Rooms	6	Style	RANCH
2nd Floor Rooms	0		
Bedrooms	3		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Slab	Siding	1,272 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2
-----------------------	---

Garage Information

Area	576 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	2003	Finished	No
Auto Doors	0	Mech Doors	0

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

WARRANTY DEED

(Platted/Condominium)

Drafted By:
Edward F. Mistal
2002 Charles Ave
Kalamazoo, MI 49048

Return To:
Thomas Dockham
2002 Charles Ave
Kalamazoo, MI 49048

Send Tax Bills To:
Thomas Dockham
2002 Charles Ave
Kalamazoo, MI 49048

Recording Fee: \$17.00
File Number: 319781

State Transfer Tax: \$450.00
County Transfer Tax: \$66.00

Tax Parcel No.: 3906-14-434-210

Know All Persons by These Presents: That **Edward F. Mistal, a single man** whose address is 2002 Charles Ave, Kalamazoo, MI 49048

Convey(s) and Warranty to **Thomas Dockham, a single man** whose address is 1200 Banbury Rd Apt #1, Kalamazoo, MI 49001

the following described premises situated in the Township of **Kalamazoo**, County of **Kalamazoo**, State of Michigan, to wit:

Lots 524 and 525 of Sherwood Park Subdivision according to the plat thereof recorded in Liber 7 of Plats, Page 10 of Kalamazoo County Records.

More commonly known as: **2002 Charles Ave, Kalamazoo, MI 49048**

For the full consideration of: **sixty thousand Dollars (\$60,000.00)**

Subject To:

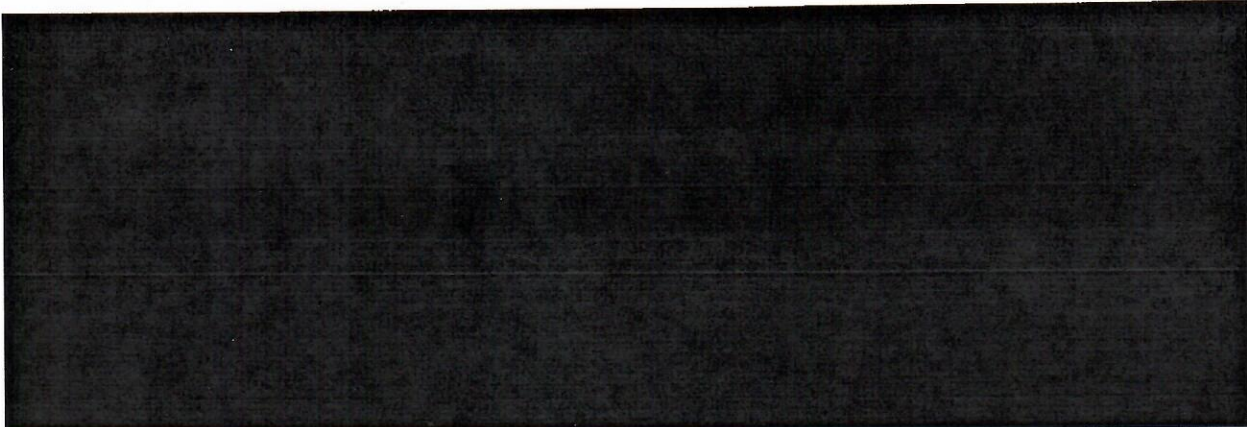
Existing building and use restrictions, easements of record, and zoning ordinances, if any.

(Attached to and becoming a part of Warranty Deed dated: June 13, 2008 between Edward F. Mistal, a single man, as Seller(s) and Thomas Dockham, as Purchaser(s).)

Dated this June 13, 2008.

Metro Advantage
Title Agency, LLC

Metro Advantage Title Agency, LLC



Danelle,

Some of the things might want to change that I have found. Followed by my response and reasoning (italic):

Section B: General Requirements, Sub-Section 8: Sign. One non-illuminated nameplate, not more than **two (2) square feet** in area, shall be allowed per residence to identify a home occupation. The permitted sign shall not be located in any road right-of-way and shall not obstruct the clear vision of drivers. No other sign shall be used on the premises to advertise a home occupation.

Response: The sign statement should read "a maximum of two (2) square feet for a total of 576 Square inches" whether it would be different in size than 24"x24" (576 SQ. Inches) it could be 16"x36", or a 12"x48" but it would be no larger than a 576" total. It should also state that the sign needs to be not attached to the residential house so not to change the décor of the house. Or make it state a "free-standing" sign.

Section B: General Requirements, Sub-Section 11: The levels of waste and scrap generated by the home occupation for transfer as part of the municipality's residential trash collection and disposal services shall not exceed fifty (50) gallons per week.

Response: Republic Trash offers the township residents up to two 95-gallon tubs by their contract with the Township. Therefore, this should be changed to meet the contractual agreement. The occupant uses one tub 95 gallon for the household, then they can get another one 95-gallon tubs for their small home-based business for the trash for a total of three.

Taken in part from <https://www.ktwp.org/departments/recycling-sanitation/>:
"Medium-size garbage cart (65) gallons: \$27.53/quarter or \$110.12/year
This default size is a popular, flexible sized option
Large-size garbage cart (95 gallons: \$27.94/quarter or \$111.36/year"

Section D, Sub-Section 1: Category A, Para B, In part: "tutor or instructor of music, crafts or fine arts, where some clients come to the dwelling."

Then in Para C it states: In part: "No customers or other non-resident employees shall be permitted to come to the dwelling."

Response: So which one is it??

Section D, Home Occupation, Sub-Section 2: Category B, Paragraph C, In part "No retail sales are permitted and not more than two (2) customers/clients/patients are permitted at any time for service trade and by appointment only, with a maximum of ten (10) customers/clients/patients per day"

Response: In Section B, Sub-Category A/B: It states "Retail sales of products on the premises shall not be permitted." And;

If the home-based business is not allowed to provide retail sales, then why are they allowed "two (2) customers/clients/patients are permitted at any time for service trade and by appointment only, with a

maximum of ten (10) customers/clients/patients per day" or you going to allow an off-site sale of goods and then allow the customer to come and pick it up?

Respectfully submitted for your review.

Tom Dockham
2002 Charles Ave.
Kalamazoo, MI 49048
269-303-0481

Section 2.08 Home Occupations

A. Applicability

The term "home occupation" means an occupation or profession carried on in the home by resident members of the household where such use is clearly incidental and secondary to the principal use of the dwelling as a residence.

B. General Requirements

All home occupations shall be subject to the applicable requirements of the zoning district in which they are located, in addition to the following requirements.

1. Any business activity must be clearly incidental to the use of the dwelling as a residence.
2. The exterior appearance of any structure shall not be altered due to the business activity nor to support a home occupation.
3. No business activity shall be conducted in such a manner so as to cause the premises to differ from a residential character, whether by the use of colors, materials, construction, lighting, signs (except as permitted in this Section), or the emission of sounds or vibrations. Further, the home occupation shall not involve the storage, use or sale of hazardous, flammable, toxic, or explosive substances, other than types, sizes, and amounts commonly found in dwellings for hobby or domestic purposes.
4. The delivery and pickup of goods and materials used and/or produced in the operation of a home occupation shall be limited to the customary activity of the United States Postal Service and/or alternative private package services common to residential property in the area.
5. No traffic shall be generated by such home occupation in greater volumes than would normally be expected on a road of its specific classification as determined by the Road Commission of Kalamazoo County. Any need for parking generated by the conduct of such home occupation shall be provided by an off-street area.
6. A home occupation may be subject to annual inspection by the Building Official, Township Zoning Administrator and/or Township Fire Marshal, and shall be subject to termination if found not to be in compliance with the Zoning Ordinance.
7. No outdoor display and/or storage of materials, goods, supplies, or equipment used in the home occupation shall be allowed on the premises in any zoning district.
8. Sign. One non-illuminated nameplate, not more than two (2) square feet in area, shall be allowed per residence to identify a home occupation. The permitted sign shall not be located in any road right-of-way and shall not obstruct the clear vision of drivers. No other sign shall be used on the premises to advertise a home occupation.
9. The total area within the principal dwelling devoted to home occupations shall not exceed one-quarter of the usable residential floor area of the dwelling unit.
10. One detached accessory building may be used by a Category C home occupation, provided that there is no external evidence of the business activity. Any accessory building used for a home occupation shall be in full compliance with the standards for accessory buildings, as provided in Section 2.03 of this Ordinance.
11. The levels of waste and scrap generated by the home occupation for transfer as part of the municipality's residential trash collection and disposal services shall not exceed fifty (50) gallons per week.

C. Activities Not Considered a Home Occupation

1. Bed-and-breakfast inns, roadside stands, garage or yard sales, auto service or repair garages, restaurants and bars, or similar establishments and/or activities as determined by the Township Zoning Administrator or Planner shall not be permitted or considered a home occupation.

D. Home Occupation Regulatory Categories

All home occupations shall be classified and regulated in three categories and subject to the following standards, in addition to the general requirements listed in sub-section B, above.

1. Category A - Almost No Nuisance Potential:

This category of home occupation recognizes it is customary for dwelling occupants to perform office and similar work as incidental to residential use of a dwelling unit. Category A is referred to as a "no impact" home occupation. No aspects of the home occupation shall be visible on the exterior of the residence and there shall be no significant impact on surrounding properties. Category A home occupations are automatically permitted without permit application, review, or approval.

- a. A Category A home occupation includes activities such as:
 - receiving or initiating electronic or other video communication
 - telephone calls, mail, or electronic mail
 - preparing or maintaining business records
 - word or data processing
- b. Examples of Category A home occupations include:
 - telecommuting/ telework
 - word processing
 - accounting
 - internet sales
 - novelist or book editor
 - tutor or instructor of music, crafts or fine arts, where some clients come to the dwelling at different times for individual instruction, and other professions protected under State law
 - other similar endeavors
- c. Category A work includes work performed for an employer in another location (telecommuting or telework) as well as work by a person residing in the dwelling unit that engages in the same type of activity under their own business. No customers or other non-resident employees shall be permitted to come to the dwelling, unless protected under State law. Category A home occupations shall not take place in a detached garage or detached accessory structure.

2. Category B - Limited Nuisance Potential:

This category of home occupation is largely indistinguishable from customary residential use of a dwelling unit but with off-street parking space(s). These home occupations are authorized by issuance of a Zoning Permit by the Zoning Administrator once conformance with standards specified in this Section are achieved. They are permitted in any dwelling unit in any district that allows single-family and two-family dwellings by an owner of the property, or by a renter of the property with the owner's written consent.

- a. A Category B home occupation includes activities such as:
 - any Category A home occupation that meets Category B requirements for off-street parking
 - financial, marketing or other professional services to customers or clients
 - small item repair
 - small scale food preparation and craft making

Retail sales of products on the premises shall not be permitted.

- b. Examples of Category B home occupations include:
 - professionals like a lawyer, doctor, architect, or engineer
 - small item repair
 - sewist, artist or small crafts maker
 - other similar endeavors

- c. Category B home occupations shall not take place in a detached garage or detached accessory structure. No retail sales are permitted and not more than two (2) customers/clients/patients are permitted at any time for service trade and by appointment only, with a maximum of ten (10) customers/clients/patients per day; hours of operation shall be between 8am and 8pm. Should complaints regarding any Category B home occupation arise, the classification and status of the home occupation shall be subject to review and approval by the Kalamazoo Township Zoning Administrator or, at their discretion, the Kalamazoo Township Planning Commission.

3. Category C - Up to Moderate Nuisance Potential:

This category of home occupation allows residents of a single-family or two-family dwelling unit on any property zoned or used for residential purposes to conduct economic activities on their property at a scale greater than in a home occupation Category A or B, but significantly less than a full-scale commercial or industrial enterprise. Because of the greater potential for nuisance impacts, the Planning Commission shall approve the home occupation by means of a Special Land Use Permit (SLUP). Standards for Special Land Use review and approval are specified in Section 26.03.

- a. Category C includes all home occupation uses permitted in Categories A and B that desire the additional employee(s), accessory structures, parking of a special vehicle, or retail sales. Permitted activities include:
 - small scale creation and sale of products
 - repair of small appliances and bicycles
 - sales and distribution of some products created elsewhere
- b. Examples of Category C home occupations permitted by SLUP include:
 - making and retail sales of candles, toys, and t-shirts
 - small appliance and bicycle repairs
 - operation of network marketing businesses on behalf of a third party, without any sales events at the home
 - other similar endeavors
- c. Category C home occupations may have up to two non-occupant employees, who park on up to two off-street parking spaces. The home occupation may take place in a detached garage or detached accessory structure. Retail sales are permitted and not more than three customers/clients/ patients may be present at any time, hours of operation are limited to between 8 AM to 8 PM, or as limited per special land use approval, such as by appointment only.

E. Off-Street Parking and Commercial Vehicle Parking

1. All vehicle parking required for conduct of the home occupation shall be off-street as specified below, and per all requirements as specified by the Road Commission of Kalamazoo County.
 - a. Category A: No off-street parking spaces are required.
 - b. Category B: Up to 2 off-street parking spaces shall be required for customers/clients/patients.
 - c. Category C: One off-street space per each non-occupant employee permitted and up to 3 off-street parking spaces shall be required for customers/clients/patients.

F. Permits and Administration

1. No permit shall be required for the operation of a Category A home occupation. A permit shall be required for the operation of a Category B and Category C home occupation in accordance with the standards of this Ordinance. The initial application for a home occupation shall be made on a form to be provided by the Township. The applicant shall submit a sketch plan, drawn to scale, showing property lines; building footprints; sidewalks; driveways; off-street parking areas; and other salient features. Upon receipt of a completed application and sketch plan, the Township shall review the application for completeness and compliance with the Zoning Ordinance. A special land use permit application shall be provided by the Township for those seeking approval of a Category C home occupation. The special land use request shall be reviewed against criteria for granting special land use approval, as specified in Section 26.03.C. If a home occupation is found to be operating outside the standards of this Ordinance, the Township may require the business owner to file an application for a home occupation or cease operation of the home occupation.

G. Home Occupation Review

The review procedures, standards, and required information in this Section are intended to provide a consistent and uniform method of review of proposed home occupation applications, to ensure full compliance with the regulations and standards contained in this Ordinance and other applicable ordinances and laws, including the Michigan Building Code, as amended, and to prevent adverse impact on adjoining or nearby properties.

1. Standards for Home Occupation Review and Approval

The Township Zoning Administrator shall consider the following criteria for granting approval of a home occupation:

- a. Compatibility to adjacent properties and land uses.
 - b. The amount of traffic generated by the home occupation. Particularly, the anticipated traffic generated by a home occupation located on a private road or local road, as classified by the Road Commission of Kalamazoo County.
 - c. Off-street parking needs and locations.
 - d. Availability of public services, in that the proposed home occupation shall be adequately served by public utilities and that no excessive use of public utilities is anticipated.
 - e. Compatibility of the natural environment. The proposed home occupation shall be compatible with the natural environment and conserve natural resources and energy.
2. In the event the Township Zoning Administrator is challenged by their interpretation of the above criteria, or that the Zoning Administrator seeks interpretation of any part of this Section, the Planning Commission shall have final determination.