

PLANNING COMMISSION MEETING AGENDA

November 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 November 2, 2023 meeting.
- #4 Approval of the minutes for October 12, 2023 special meeting.
- #5 Public Comment (3-minute limit)
- #6 Scheduled Reviews: None.
- #7 Public Hearings:
 - 7a. 521 E. Mosel – Cloud Cannabis, special land use
 - 7b. 3735 Franklin – SAIA Motor Freight, special land use
- #8 New Business:
 - 8a. 521 E. Mosel – Cloud Cannabis, site plan review
 - 8b. 3735 Franklin – SAIA Motor Freight, site plan review
- #9 Old Business: None.
- #10 Open Discussion
 - 10a. Members of the Audience
- #11 COMMUNICATIONS:
- #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.

Kalamazoo Charter Township Planning Commission
Minutes of a Regular Meeting of October 12, 2023

A work session meeting of the Kalamazoo Charter Township Planning Commission was conducted on October 12, 2023 commencing at 6:00 p.m.

Present were:
Christopher Mihelich
Fred Nagler
Steve Leuty
Denise Hartsough
Bill Chapman
Warren Cook
Mike Shields

Absent was:
None.

Also present were Township Planning Consultant/Zoning Administrator Kyle Mucha; Township Fire Marshal Todd Kowalski; Township Attorney Roxanne Seeber and 4 additional members of the audience

Agenda

Cook moved, supported by Mihelich to approve the agenda as submitted. The motion passed unanimously. Mike Shields introduced himself as the new member of the Planning Commission.

Minutes of the September 7, 2023 meeting

Mucha indicated that the minutes of the September 7, 2023 meeting were not yet available and would be provided at the November meeting.

Public comment.

None.

Site Plan Continuation Tree Brothers.

Mucha stated that there had been nine items identified at the prior meeting that needed to be shown, changed or updated on the plans. McKenna had received and reviewed updated plans and produced a staff report that identified a couple of items that were still not correct. The applicant had provided a second updated plan with changes to the Planning Consultants; however, they had not arrived prior to the preparation of the packets and had not been reviewed by the Planning Consultants. This was the 9th review undertaken by McKenna on the site plan for the project. He provided photographs showing that site modifications had been made without approval. He was recommending that the Planning Commission deny the site plan due to non-compliance with requirements.

The Chairman asked Kowalski whether he had any concerns regarding the updated plans. Kowalski indicated that there is a “bump out” on the west building in which it does not entirely line up with the east building. This bump out/difference must be shown on the plan and may require alteration of the

1 location of the drive aisles to accommodate the width difference. Kowalski indicated that notes to the
2 plans show that the power box and pole must be relocated. The applicant indicated that Consumers had
3 been contacted on the pole relocation.
4

5 David Lewis, attorney for the owner Jack Livingstone appreciated the work that had gone on at the
6 September 7 meeting and thought that it was very productive and helpful. He noted that there were nine
7 items identified which required follow-up. The September 22 deadline set at the September 7 meeting
8 required them to get changed drawings to the Planning Consultants by noon. While they made that
9 deadline, not all of the changes had been incorporated into the plan at that time. A revised set of plans
10 had been provided and was available. Engineer Schram had provided the documents to the planners in
11 person at the Township and emailed plans as well. He stated that most of the 9 issues identified on
12 September 7 had been resolved.
13

14 Lewis stated that one boundary line for Lot 70 was not provided on page A02. That would be corrected.
15 He indicated that the changed use for the building was shown on A02A of the plan showing that it was no
16 longer a woodshop, but office and administrative. He called the Planning Commission's attention to page
17 A02 of the plan, indicating that 26 parking spaces were provided when only 19 were required. An updated
18 set of drawings which responded to the issues identified in the September 22 plan had been provided to
19 Bouchard. The applicant has now complied with everything and responded to all of the items desired by
20 the Planning Commission. The boundary line and changes Lewis had just referenced had been addressed
21 on the plans. The Planning Commission should have a combination of Schram drawings and updated A-
22 02 and A02a attached to the email from the 29th. The changes to A02 and A02a were insignificant, he
23 said.
24

25 Lewis next indicated that Parcels 10 and 60 were combined. Lot 70 to the southwest of Lot 60 is also a
26 contiguous parcel, which they also combined for business and property tax purposes. Bouchard had
27 difficulty with the addition of Lot 70, he said. That parcel was not included in the site plan so he had
28 Schram identify the boundary line on the updated plans. The original intended use for one of the buildings
29 was a wood shop. That use had been removed and was now changed to office and administrative. The
30 only other change, he said, was to identify the number of parking spaces.
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32 Lewis asked Schram to address the bump out which was pointed out by Kowalski. Schram stated that
33 there is no bump out. Kowalski and Schram addressed the matter by looking at the plan. Both Schram
34 and Livingstone stated unequivocally that it was a straight line with no bump-out. Schram stated that the
35 surveyor would have seen it. He indicated that the survey shows that the building is straight as an arrow.
36 Lewis indicated that photographs had been provided to the Planning Commission; and he received a copy
37 of them from Mucha. Livingstone indicated that he was doing everything he can to be consistent with
38 what was being required at the prior meeting.
39

40 Schram outlined the overall site and plan at this point. He stated that the building's use had changed to
41 office space. He wished to put an 8' tall fence to shield the houses on the south side of the property.
42 Consumers would be removing the power pole and the service box on the south side of the building;
43 however, they did not have a lightening turn-around on work such as this. Schram address the gravel
44 drive around the building. This was a u-shaped, one-way driveway. There was plenty of space for fire
45 truck maneuvering. The narrowest spot, he said was 24'4" wide. The turn-around radius was 20'. A fire
46 truck, he said, would make it around the building.
47

48 Lewis addressed the 9 items required at the previous meeting:

- 1 1. Remove the pole. They were in the process of taking care of that.
- 2 2. Verify building dimensions and parcel lines. These were already on the survey drawing. Schram
- 3 stated that he had gone out and personally measured and found that the survey was correct. The
- 4 parcel areas not included in the proposal had been hash-marked.
- 5 3. Include the turning radius on the back side of building. Schram indicated that the 20' turning
- 6 radius was shown on the drawings.
- 7 4. Combine parcels. The parcels had been combined. Parcel 70 is not contiguous; however, they
- 8 had combined it with the others for tax purposes. Parcel 70 was shown on the drawing hash-
- 9 marked to establish that it was not included in the site plan.
- 10 5. Hatch out all parcels not included in the proposal. Done.
- 11 6. Obtain an engineering report on the gravel driveway. A corduroy road was shown as an
- 12 alternative to gravel on the site plan. Lewis referred the group to a colored sketch that had been
- 13 provided by the applicant's engineer, showing the viability of a corduroy road. They are often
- 14 developed on park land. A corduroy road, made with logs, is an effective and durable option for
- 15 the driveway around the building, he said. Livingstone indicated that his engineer, Travis was
- 16 available by phone, although he could not come to the meeting. Kowalski voiced concern about
- 17 a corduroy road, particularly if the fire department would need an outrigger. It may cause the
- 18 road to become unstable in the center and that will be a problem with a stuck fire truck. Mucha
- 19 suggested that if a corduroy road was considered, a performance bond and inspection should be
- 20 required. Lewis inquired as to whether that was in the Ordinance. Kowalski stated that there is
- 21 nothing in the fire code addressing a corduroy road. He would lean on the Township Engineer's
- 22 recommendation. Nagler indicated that Option 1 for the applicant was for a corduroy road;
- 23 Option 2 was for gravel. The application was incomplete as to gravel and could not be reviewed
- 24 at this time. He noted that "Class 2" shown on the plan was "sand" and is not an engineered
- 25 surface.
- 26 7. Relocate Gate. Kowalski and Schram discussed the location of the gate, with Kowalski suggesting
- 27 and Schram agreeing to move a portion of it up against the building. They also discussed whether
- 28 a single-arm gate could be used, with Kowalski preferring a gate that was jointed in the middle,
- 29 saying that a super long gate would not be viable over time. Schram agreed.
- 30 8. Remove the guardrail. The guardrail is no longer on the drawings.
- 31 9. Clarify all proposed uses planned to occur on site. Schram indicated that there is no plan for use
- 32 of the west end of the building at this time. As such, there was no use on the drawing at all.

33
34 Leuty inquired about movement of security gate. Kowalski and Schram noted that there is a garage-

35 style overhead door; and that modifications had to be made to eliminate the possibility of the gate

36 swinging into the drive aisle. Schram indicated that the gates would be padlocked. If the fire department

37 needs to get through, they can just bust through the gate.

38
39 Nagler led the planning commission through each of the items identified on September 7:

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41 1—Power pole, relocated and engineered design. In process to be moved. This should be shown on the

42 plan. Hartsough inquired as to what plan was to be considered. Lewis indicated that a plan had been

43 provided to the Planning Commission earlier in the day. That was the one to use. The location of the

44 new pole would be across the street, Schram said. In response to an inquiry from Seals, Schram indicated

45 that there had been no timeline offered by Consumers. In his experience it could be 6 months or 6 weeks.

46 Nagler indicated that at least the effort had been started, although there was no assurance that the

47 change will happen within any kind of a time frame. Schram indicated that they would need to negotiate

48 a price and work out the movement of the pole with Consumers.

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2---Verify all building dimensions and parcel lines. Nagler indicated that there is still a question as to whether there is a bump-out where the two buildings meet on the south side. Kowalski stated that the bump-out between the buildings is obvious from the road. Nagler stated that the existence of a bump-out was questionable. Schram, stated that page A02A with an aerial showing paving and a driveway. Michelich asked Kowalski whether the bump out he was referring to is on the building or only on the roof. Hartsough inquired about the combined parcels and the addition of a Parcel 70 to the site. Lewis assured the group that Parcel 70 was not part of the site at this time. Nagler indicated that the use of the building was shown as administrative and business use only.

3—Hatch out all parcels not included in the proposal. Done.

4—Turning Radius to be included. 20-feet was shown and Kowalski had approved of it.

5—Combine parcels. Done.

6—Driveway. Mucha read Section 2.20.D.2. of the zoning ordinance aloud. It states:

“ 2. Paving Waiver. Upon request from an applicant, the Planning Commission may waive paving requirements for driveways, parking areas, and other vehicle maneuvering areas upon making a determination that another surfacing material would be adequate and not in conflict with Township planning and zoning objectives. In making a determination whether an alternative surface material can be approved, the Planning Commission shall consider the following: the level, type and frequency of traffic expected; the types of vehicles expected to use the facility (recognizing that certain types of heavy equipment may damage paved surfaces); alternatives to handle stormwater runoff; and, visibility and appearance of such areas from public roads and adjacent private property. Prior to making an evaluation whether unpaved surfacing should be permitted, the Planning Commission may require the applicant to provide engineered plans and specifications. In all cases main vehicle maneuvering lanes and roads through any development shall be paved. The Planning Commission may require a performance guarantee and/or recordable document to provide for re-evaluation and possible completion of paving in the event that the intensity or nature of the use changes.”

It was noted that the Planning Commission can consider a waiver of the paving requirement based on this definition. Nagler indicated that he was not interested in a corduroy road. If the applicant wanted gravel instead of asphalt, engineered plans are required. He was concerned about the requirement that the “main road” be paved. Livingstone stated that it was not a road. It was a driveway. Lewis indicated that the driveway had been considered to be gravel from Day 1. Bouchard had thought it was gravel at least 7 months ago. Kowalski indicated that a gravel road would need to support a 70,000- pound fire truck and outriggers on 4 points. Outriggers required at least 80-85 psi. In response to an inquiry from Lewis, Kowalski stated that there had been gravel surfaces approved by the Planning Commission in the past. Those projects, he noted, had gone through engineering and had been approved based on assurance that it would support the weight of the truck.

Livingstone stated that his engineer had stated that a corduroy road could support 70,000 pounds. Shields agreed with Kowalski that outriggers may not be supported and that a fire truck could sink on a corduroy road. Livingstone stated that a corduroy road allows for greater permeability. Leuty voiced concern about the slope of the road, indicating that he was not in favor of a corduroy road. Leuty indicated that water-run-off would slope onto a neighbor’s property. He wished to know where the

1 drainage issues had been addressed. Schram stated that they wanted to use a gravel road, so they don't
2 have to deal with the drainage issues. An impermeable surface will cause water run-off issues, he said.
3 Hartsough indicated that they usually get on-site water calculations. Schram indicated that page 22A,
4 showed that the water really doesn't really permeate that quickly. Shields inquired as to whether the
5 road had been previously stabilized. Livingstone stated that it was just dirt, it absorbs water and supports
6 the trucks presently.

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8 Michelich inquired as to whether the applicant would have to return if changes were made. He
9 thought it may be possible to accept a performance bond. He inquired about reevaluation of the need
10 for paving and possible completion of it only if the intensity of the use required it. Hartsough inquired
11 about whether there is traffic going to other parts of the site. Livingstone stated that they are working on
12 getting the wood removed. They are processing it so that they can move it out. There is one large truck
13 per crew and two crews per day working on the wood. Mucha indicated that the stockpiling of wood
14 where it is at was not permitted. Lewis stated that there is activity. They are splitting wood and stacking
15 it, as required by the Township. Mucha voiced concern about the adjoining residential area. Nagler
16 indicated that the piled-up wood was not on the site plan and was not within the purview of the Planning
17 Commission at this time.

18
19 7 Relocate the north side gate. Mucha indicated that it had been installed in a different
20 configuration and location than what is shown on the site plan. Nagler, inquired about the line of boards
21 on the north side wall. Schram indicated that is for the north side gate. It was not yet installed. Nagler
22 inquired about what appeared to be a gate. Lewis considered the photos showing what the inquiry was
23 about. He stated that it is not anything but a board between two stumps. Livingstone stated that it is a
24 temporary deterrent to people that are working on the wood. He doesn't want people to drive back there.
25 Some of his people don't speak English, so this was put up as physical barrier to protect the good wood
26 that is back there. He didn't want people accessing the property and driving off with his good wood.
27 Kowalski and Schram looked at the plan regarding the north side gate. Kowalski suggested a bollard and
28 slight reconfiguration, which Schram agreed with. The existing gate was shown on the site plan. It would
29 need to be changed to incorporate the agreement at the meeting.

30 9. Remove guardrail. Done.

31 10. Show uses. Schram stated that all proposed uses were shown on AOs and that the building was
32 changed from wood shop to office and administrative.

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34
35 Nagler inquired as to the road/driveway issue. The Planning Commissioners agreed that a corduroy road
36 was unacceptable. Mucha reminded the group that at the very least, an engineer's opinion was needed
37 for consideration of a gravel road. Hartsough indicated that a drainage plan was required.

38
39 Nagler summarized the remaining issues:

40 1—provide drainage plan/details. Hartsough felt that this was important as it had direct bearing on the
41 request to make an exception to the pavement requirement. The group debated whether Section
42 2.20.D.2 allowed the Planning Commission to consider a waiver. Seeber indicated that the question
43 should be presented to Bouchard, who had worked on the plan for quite some time. Mihelich indicated
44 that the site plan could be approved with administrative review of the gravel driveway. Hartsough stated
45 that the applicant was not requesting a waiver from the pavement requirement at this point. They needed
46 engineering calculations and a request for a waiver to see if gravel was permissible. Leuty asked Mucha
47 to re-read Section 2.20.D.2. Leuty stated that there was no reason for an exception and that the Planning
48 Commission was perhaps working too hard to make everything right for the applicant. Nagler

1 commented that “main traffic routes” needed to be paved. Cook noted that there was minimal elevation
2 change on the site. Accordingly, a drainage plan was needed. Shields stated that he would be upset if,
3 as a neighbor, he had to deal with run-off. Leuty stated that he was leaning towards denying the site plan
4 outright. Nagler indicated that a lot of progress had been made before the last meeting. The issue, he
5 said was whether the Planning Commission would deny and make them start over; or whether a final
6 opportunity to comply would be provided. Hartsough moved, supported by Cook to table the application
7 to the next regular Planning Commission meeting. Leuty commented that a corduroy road was
8 unacceptable and that the applicant must come back with a plan for asphalt. The details on relocation
9 of the gates were done. Surface water was an issue and needed to be investigated. Mihelich noted that
10 the applicant can request a waiver of the asphalt requirement. It could be supported by an engineer’s
11 report as to the status of the driveway. Michelich indicated that a waiver could be entertained by the
12 Planning Commission if it were supported by an application and engineered plans.

13
14 Mucha asked to have the applicant assure the Township that there would be no woodworking and/or
15 furniture making on site. Lewis stated that it was already on the plan. He indicated that McKenna has
16 previously asked for gravel. Asphaltting had not been on the radar until tonight, he stated. Mihelich asked
17 why a parking space need not be paved when the drive aisle had to be. The north and south gate would
18 need to be addressed in the final plan, Nagler stated. The motion passed unanimously.

19
20 **Communications**

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22 Oshtemo Township had provided its 2023 housing plan.

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24 **Report of Township Board member.**

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26 Leuty indicated that David Combs had been appointed to the ZBA and Mike Shields had been appointed
27 to the Planning Commission. Additionally, 7 full-time fire fighters had been appointed.

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29 Nagler reported that the ZBA had granted a variance to Consumers Concrete due to confusion on the
30 location of the right-of-way.

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32 Chapman spoke favorably on the MTA training in Petosky, saying that it was very informative.

33
34 Mucha stated that two site plans would be coming to the Planning Commission in November, one of which
35 was an addition to the marijuana uses at 521 Mosel.

36
37 Seeber stated that the master plan had been distributed to the required entities by Bouchard.

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39 **Adjournment.**

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41 There being no additional business before the Planning Commission, upon motion of Mihelich, supported
42 by Cook and unanimous voice vote, the meeting was adjourned.

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45 Respectfully Submitted,
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Roxanne C. Seeber, Recording
Secretary

Summary of Actions

The Kalamazoo Charter Township Planning Commission undertook the following actions at its meeting of October 12, 2023:

---continued consideration of a site plan for Tree Brothers.



Memorandum

TO: Kalamazoo Charter Township Planning Commission
FROM: Danielle Bouchard, AICP, Principal Planner
SUBJECT: **521 E. Mosel – Special Land Use Change of Use**
DATE: October 25, 2023

The applicant, **Pinebrook Warren LLC**, is requesting a public hearing and special land use approval for a change of use/new use. Currently, operations located at 521 E. Mosel include the growing and cultivating of marihuana for adult use and medicinal purposes. This particular property has received several approvals from the Planning Commission over the years. These include:

- Approval for a medical marihuana provisioning center, grow facility, and future processing facility in July 2018.
- Approval of an adult use marihuana retail center to be added to the existing medical marihuana provisioning center, grow facility, and future processing facility in May 2020.
- Approval of an adult use and medical marihuana processing facility to the existing medical marihuana provisioning center, grow facility, and retail center in February 2021.
- Approval for an additional grow and cultivating license to increase the number of plants permitted on site in April 2022.
- Approval for an additional processing facility on site in December 2022, with conditions to add shields to the exterior lights; add a sidewalk connecting concrete pad to the existing sidewalk or parking lot; address numbers to be contrasting; location of FDC signage to code.

CURRENT OPERATIONS

The subject site is *currently* approved for the following operations:

- A Class C (maximum of 2,000 plants) adult use marihuana growing facility (approximately 12,987 square feet – including the Class C medical plants as noted below).
- A Class C (maximum 1,500 plants) medical marihuana growing facility.
- An adult use retail marihuana facility (approximately 3,715 square feet).
- Approximately 12,240 square feet of warehousing space, not utilized for growing, provisioning, or retail. The intent is to apply for a future approval from the Planning Commission for processing.
- A Class C (maximum of 1,500 plants) adult use marihuana growing facility.

SUMMARY OF REQUEST

The applicant seeks site plan and special land use approval to build out a currently unoccupied portion of the building, located at 521 East Mosel, for a new tank room, office, operations, and storage. The total square footage of the finished floor area for the proposed interior renovations is estimated at 4,000. An adult use marijuana grower (subject to Article 8, Section 8.02 WW 4) and processor are permitted uses in the I-2 District, subject to special land use approval and requires a new site plan approval.



The proposed use, for the build-out for the new tank room, office, operations, and storage shall be determined as “accessory buildings and uses customarily incidental to any of the above land uses” (Section 20.02B.30). As such, the proposal will require approval by the Township Planning Commission. The applicant has indicated that the new tanks will store water.

Section 26.03.8.b, Modification to Approved Special Land Use, notes the following:

a. Modifications that do not change the nature of the use or that do not affect the intensity of use may be reviewed and approved following normal site plan review procedures described in Section 26.02. In evaluating change in intensity of use, the Planning Commission and Township Board shall consider the extent of increase of vehicular or pedestrian traffic, the change in demand for public services, extent to which the total floor area occupied by the proposed use will increase, increased demand for parking, off-site impacts from noise, fumes, drainage, etc., and similar considerations.

b. Modifications that change the nature of the use or that result in an increase in the intensity of the use shall be reviewed in the same manner as a new special land use proposal, following the procedures in this Section.

The proposed added use for warehousing, storage, operations, and office space has been interpreted as a modification to the approved site plan and special land use. Therefore, Planning Commission approval is required. The applicant has submitted a site plan depicting the proposed changes for the Planning Commission’s consideration.

STANDARDS FOR GRANTING SPECIAL LAND USE APPROVAL

Section 26.03.C of the Township Zoning Ordinance outlines the standards for granting special land use approval. Those standards are as follows.

1. Compatibility with Adjacent Uses

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

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

As it relates to the proposed special land use request, the parking plan will not change. This is due to the additional uses/renovations occurring within the enclosed existing building. The footprint is not proposed to change. Therefore, currently conditions as approved by the Planning Commission, are planned to remain.

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

No outdoor storage of materials or equipment is proposed. No outside storage of materials is permitted on the site. The proposed location of all outdoor mechanical equipment and work areas are compatible with the proposed use and surrounding development.



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

The retail component on the site is 9am-9pm Monday through Friday and 10am-8pm on Sundays. For the growing component on site, the applicant has noted that the core hours are from 6:00am – 4:30pm with a swing shift from 2:00pm to 10:30pm. The hours of operation for the processing on site shall be conducted in conjunction with the growing component, which is planned to occur during the hours of 6:00am and 4:30pm.

The applicant does not propose to change the existing hours of operation, which have remained consistent since the site's approvals in 2018, 2020, 2021, and 2022. To our knowledge, the Township has **not** received complaints regarding hours of operation on the site.

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

The bulk, placement, and materials of construction of the proposed use are not anticipated to cause any adverse effects to the surrounding uses.

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

Due to the interior renovations of the request, we do not anticipate any changes to current landscaping conditions.

2. Compatibility with the Master Plan

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

The subject site and surrounding sites are zoned and planned for general industrial uses.

3. Public Services

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

The applicant has stated that site utilities, including fire protection, were recently upgraded to meet the needs of the intended use in 2018, 2019, and 2022. We defer to the Fire Marshal for further comment.

4. Impact of Traffic

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

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



The site currently has over 450 feet of frontage along E, Mosel Avenue. The proposed use is adequately served by major throughfares in the Township.

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

The applicant has not provided details on the anticipated change or increase in traffic generated as a result of the proposed processing use.

c. *Proximity and relation to intersections.*

The site's driveway is located over 700 feet from the intersection, at N. Pitcher Street and E. Mosel Avenue and approximately 576 feet from the intersection at E. Mosel and Harrison Street. It is not anticipated the proposed new use will cause any adverse effects to either intersection.

d. *Adequacy of driver sight distances.*

Driver site distances are not proposed to change with the requested special land use due to no exterior modifications being proposed at this time. Future review may be required should exterior modifications/alterations be proposed.

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

Off-street parking is located on the front and rear of the site. The site includes 80 parking spaces in total (23 spaces on the southern portion of the site and 57 on the northern portion of the site). The retail parking area includes 1 barrier free space and the rear parking lot includes 3 barrier free spaces.

f. *Required vehicular turning movements.*

The driveways on the west side of the site are approximately 50 feet wide. The driveway on the east side of the site (to access the retail store) is approximately 26 feet wide. Larger vehicles that will access the site will utilize the wider entrances on the west side of the site, where the retail entrance is intended for personal passenger vehicle traffic. It is not likely that the proposed new use will affect vehicle turning movements or cause adverse effects on the site.

g. *Provisions for pedestrian traffic.*

A 5-foot-wide sidewalk is included on the site plans and exists on site. A bike rack has also been added to the site, as a result of the site plan approval from April 2022.

5. *Detrimental Effects*

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

It is not anticipated that the proposed use will cause adverse effects that cannot be mitigated through site design or operational limitations.



6. *Economic Well-Being of the Community*

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

It is not anticipated that the proposed use will cause any adverse effects to the economic well-being of the community.

7. *Compatibility with Natural Environment*

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

The subject site and surrounding sites are all currently zoned and planned for industrial uses. This is compatible with the proposed use located at 521 E. Mosel Avenue.

RECOMMENDATIONS

We recommend approval of the proposed special land use located at 521 E. Mosel for the interior renovations to the site including, a tank room, operations space, storage space, and office space, subject to the following conditions:

1. The applicant complies with all review requirements as noted by the Township Fire Marshal and other applicable safety personnel.
2. The applicant shall receive site plan approval by the Kalamazoo Township Planning Commission.

If you have any questions or would like additional information on this recommendation, please feel free to reach out to or Danielle Bouchard, AICP, Principal Planner, at DBouchard@mcka.com.

Respectfully Submitted,
McKenna

Danielle Bouchard, AICP
Principal Planner

ODOR CONTROL PLAN

**MICHIGAN OPPORTUNITY I, LLC
Adult-Use Marijuana Processing Application
Township of Kalamazoo**

ODOR CONTROL AND VENTILATION PLAN

Michigan Opportunity I, LLC plans to operate an adult-use non-extraction processing center under the Michigan Regulation and Taxation of Marihuana Act (the "MRTMA") of 2018. This Odor Plan was developed to comply with the laws and regulations set by the MRTMA and the Administrative Rules established by the Michigan Department of Regulatory Affairs, the Cannabis Regulatory Agency, and the Township of Kalamazoo. This Odor Plan details the methods and equipment used to prevent odor from inhibiting operations at the facility.

Michigan Opportunity I, LLC will employ the following efforts to minimize the release of odor:

- Adequate design measures to seal the building.
- Utilizing an HVAC System outfitted with Carbon Filters to move an appropriate amount of air (cfm) throughout the facility to disperse and eliminate odors.
- Training staff to engage in odor mitigation practices.

As a non-extraction processing location, the facility will have minimal odors from marijuana products. Odors may occur when shipments of products are unpacked and inventoried or when sales associates are transferring cannabis buds from sealed containers to proper packaging and sealing for consumers. Michigan Opportunity I, LLC does not expect that odors from the facility will be a nuisance to the surrounding area. However, Michigan Opportunity I, LLC has a plan to accommodate for any odors at the facility.

Michigan Opportunity I, LLC is committed to maintaining a clean and odor-free facility. Michigan Opportunity I, LLC is aware that the odor of cannabis in many forms may be unpleasant or disturbing to some individuals. Michigan Opportunity I, LLC took this thought into serious consideration when planning the layout and equipment to be used inside the facility.

BUILDING DESIGN

Michigan Opportunity I, LLC has designed a sealed building that will allow us to create negative pressure within the building to prevent odors from escaping the facility. All windows and doors will be energy efficient and reduce the possibility of any odors escaping the facility.

HVAC AND CARBON FILTERS

Michigan Opportunity I, LLC will ensure that the HVAC system has the capacity to ensure that enough air is circulated through the facility, as stagnate areas are a large contributor to odors. The HVAC system will be outfitted with carbon filters to absorb odor and exhaust fumes. The HVAC system will allow for proper air ventilation, creating a healthy and necessary flow of clean air.

STAFF TRAINING ON ODOR CONTROL METHODS

Michigan Opportunity I, LLC staff will be trained to engage in odor mitigation practices. The training will emphasize the importance of keeping all doors, windows, and openings closed to ensure that odors do not escape the facility. As part of the odor prevention training, each employee will learn how to check the HVAC system filters to ensure that the HVAC system is properly maintained and when/how to change the carbon filters.

ODOR COMPLAINT AND REMEDIATION

Michigan Opportunity I, LLC will address all complaints or notifications from surrounding businesses or the public that odors are resulting from the operation of our processing facility. If a complaint or notification is made through any means (in-person complaint, phone call, or email), our staff will inspect the HVAC system and carbon filters and ensure that all windows and doors are closed. If the odor persists, staff will reach out to the HVAC system's manufacturer to ensure that the system is operating properly. If necessary, doors and windows will be resealed to ensure no cracks or openings. Michigan Opportunity I, LLC will also contact a Certified Industrial Hygienist to audit our odor controls and recommend possible improvements.

All odor complaints will be tracked by Michigan Opportunity I, LLC management staff, and records will be maintained for review by the Township of Kalamazoo and the MRA if requested.

WASTE MANAGEMENT PLAN

**MICHIGAN OPPORTUNITY I, LLC
Adult-Use Marijuana Processing Application
Township of Kalamazoo**

WASTE MANAGEMENT PLAN

WASTE REMOVAL COMPANY

Michigan Opportunity I, LLC is committed to keeping the processing facility clean from trash, debris, and other trash-related articles that can be appropriately disposed of on-site. Standard-size trash containers will be used for garbage collected inside the facility and any items littered onto the property, either by humans or natural forces such as wind.

The facility, surrounding grounds, and parking lot will always be kept clean and sanitary to ensure the health and safety of our customers, employees, and community.

Contingent upon a license being awarded, Michigan Opportunity I, LLC plans to contract with a local waste removal service to install a waste disposal bin, preferably a 6-yard dumpster bin, with a locking mechanism over any opening on the container. A locked container secures the collected waste, including exposed or compromised cannabis or marijuana-infused products that cannot be sold. The locking mechanism ensures that such expired or compromised products are not retrieved from the bin by any unauthorized person(s). The local waste removal service would be the only party able to remove waste from the waste disposal bin, which eliminates excessive waste build-up, including the migration of animals and any foul odors.

REFUSE AND HUMAN WASTE

Refuse and human waste shall refer to the waste generated in the facility's day-to-day business operations and does not include any liquid, chemical, or cannabis waste products. Refuse, and human waste includes, for example, discarded food containers, discarded wrappers from products, no longer needed or desired paperwork that does not require shredding or other secured disposal methods due to personal or otherwise confidential information, or any other waste that does not fall into the categories of being liquid, chemical, or cannabis plant waste and cannot be recycled.

Trash containers of sufficient size and number shall be provided throughout the facility and adequately serviced to contain the solid waste generated from daily business operations. Trash containers will be emptied at a minimum of once per day or more frequently if required.

Trash containers will be emptied into a secure on-site dumpster marked as containing no and not to be used for cannabis waste or chemicals. This dumpster will be secured by a locking fence and will have a roof over the top of it to prevent unauthorized access and deter water from entering the container and thus polluting the water system of the Village or allowing wildlife to interfere and potentially become harmed by any waste contained in the dumpster.

The dumpster will be maintained and emptied by a contracted waste management company that will empty the container at a minimum of once a week at regular intervals or more often should the need arise.

Removing this waste shall not result in nuisance conditions such as excessive noise and should be transported in a manner that ensures all contents remain contained. The contents shall be disposed of properly at a proper disposal facility.

RECYCLING

Recycling and waste reduction will be of high importance at our facility. Recycling bins of sufficient size and number will be placed throughout the facility to promote the recycling of eligible waste such as paper, cardboard, metals, and plastics.

This small effort will significantly impact the facility's sustainability and environmental commitment. We believe that promoting reuse, recycling, and waste reduction will help us to maintain a smaller footprint and thereby help to conserve the resources of the State of Michigan and the Township of Kalamazoo. We will strive to be as green as possible when disposing of our waste and hope to set an excellent example for the industry and surrounding businesses. According to CRA Administrative Rules (i.e., marijuana green waste), products that must be destroyed will not be eligible for recycling purposes.

DAILY CLEANING PROCEDURES

Employee(s) opening the facility will conduct a general inspection of the cleanliness of the facility. Inspections may include checking that all interior trash bins contain trash liner bags, inspecting floors, shelving, and display cases for trash or any misplaced items, and ensuring that there are no trip hazards for clients or employees of the facility. Trash bags collected from the previous night will be disposed of in the exterior waste disposal bin for trash collection.

Removing trash in the morning or during daylight hours is safer than disposing of waste in the evening or as daylight diminishes. Since employees will assist clients in finding the best products, employees will become familiar with floor sets and organizational standards in the facility. Employees will be instructed to be mindful of the facility's presentation and cleanliness during operation hours. General housekeeping is an ideal way to maintain a clean facility and a credible reputation with clients and the Township of Kalamazoo.

Cleaning procedures during operational hours may include cleaning display cases and shelves, sweeping as necessary, wiping surfaces that are touched frequently (display cases, card readers, door handles, etc.), disposing of trash in the proper location, and keeping a clean and organized POS station.

End-of-day cleaning procedures ensure the facility is clean and organized for the next day of operations. Shelves and display cases that were not adjusted or cleaned during the day should be cleaned and organized after business closing. Floors will be swept, and a wet mop may be used to clean mud or liquids.

The trash from trash bins will be collected into the largest trash bag or as few bags as possible. Trash bags will be kept away from walking paths but still within reach for the opening shift employees to collect and bring outside to the exterior trash collection bin.

GREEN WASTE DISPOSAL

Per Michigan State Law, the disposal of any marijuana material will be recorded and entered in METRC, providing all required detail identifying the specific batch of recreational marijuana as unusable and destroyed.

All unusable plant material is considered green waste. Green waste is generated throughout the life of plants and during harvest and processing and includes finished cannabis that is unfit for sale. Green waste may consist of, without limitation:

- Plant material generated from pruning.
- Dead or yellowing leaves.
- Entire plants if they become diseased or otherwise contaminated.
- Usable cannabis that:
 - Does not meet Michigan Opportunity I, LLC specifications or standards for the variety.
 - Is deemed unfit for sale by independent testing.

- Cannabis that is adulterated by chemicals or other compounds.
- Cannabis that is contaminated.
- Cuttings that are ultimately unused in a new batch of plants.
- Cannabis that is exposed to extreme conditions in temperature, humidity, radiation, smoke, fumes, pressure, or age.
- Cannabis that is past its expiration date.

All cannabis waste must be weighed, recorded, and tracked while on the premises until it leaves the facility and is disposed of. This requires weighing and recording the cannabis waste in METRC.

Green waste records are made daily. Records include but are not limited to the following:

- Weight of green waste.
- Name of the employee filing the report.
- The unique identifier of the plant from which the green waste comes.
- The date on which the green was recorded.

Green waste is weighed, recorded, and collected in each area where it is created. At the end of each workday, or whenever necessary, all cannabis waste at the facility is moved, stored, and secured in lockable waste receptacles.

Marijuana and Marijuana products will be made unusable by mixing the Marijuana with either soil or cat litter to a 49% Marijuana to 51% soil/litter mix. This mixture will make marijuana waste and byproducts unusable and unrecognizable and is in line with the MRTMA regulations.

Disposal of all marijuana waste will remain compliant with all applicable state and local laws and regulations. All marijuana will be disposed of properly and will not find its way into groundwater, air, or soil.

WATER MANAGEMENT AND DISPOSAL

No marijuana will be cultivated or processed in this facility. Therefore, there will be no wastewater created at this site. Should it become necessary for our facility to dispose of wastewater, the water shall first be tested for any potential contaminants before being disposed of into the wastewater system. Should potential contaminants be found, we will contract with a licensed company to dispose of the water properly so that no contaminants make it into the water system.

EXCESSIVE NOISE

Business conducted within the Michigan Opportunity I, LLC facility will not produce noise of such nature that it would unreasonably interfere with the peace, comfort, or convenience of either individuals or other businesses in the vicinity of our building. Michigan Opportunity I, LLC recognizes that excessive noise can be a sizeable drain on productivity and a contributor to workplace stress. Whether it is a noisy air conditioner or traffic noise from outside, it is bound to be annoying to our neighbors and our employees, even if they do not fully realize it.

Deliveries will be completed at a secure door in the rear of our building during regular business hours to limit disrupting our neighbors.

Garage pick-ups will be regularly scheduled in conjunction with our neighboring pick-up route.

Traffic noise outside our processing facility will not increase the noise level of the surrounding area.

CHEMICAL STORAGE

Michigan Opportunity I, LLC's processing facility will only use cleaning items that would be appropriate in a home or similar processing establishment. These cleaning supplies will be kept in a locked cabinet with information for their safe use and emergency contact numbers in case of an accident. These use and emergency procedures will be reviewed with staff when they are hired.

Approved Uses (Including, but not limited to):

- Cleaning display room
- Cleaning employee break area
- Cleaning reception area.

Michigan Opportunity I, LLC intends to have common household chemicals in the facility for cleaning and sanitizing. Such chemicals will be appropriately stored, separate from any marijuana product, and storage will be consistent with product labels and MSDS Sheets recommendations.

Material Safety Data Sheets are provided for the following chemicals:

- Clorox Disinfecting Wipes
- Fantastik All Purpose Cleaner
- Fantastik All Purpose Cleaner with Bleach
- Glade Spray (Berry Pop scent)
- Lysol Disinfectant Spray
- Pledge Floor Cleaner Concentrate
- Scrubbing Bubbles Toilet Bowl Cleaner
- Windex Cleaner.

This plan identifies such materials, and Michigan Opportunity I, LLC only intends to use such materials as listed within the proper handling, storage, and disposal methods specified for each product.

Michigan Opportunity I, LLC believes that properly using these chemicals would not be hazardous to employees, consumers, or surrounding products. The process of using such chemicals would not be dangerous or detrimental.



Memorandum

TO: Kalamazoo Charter Township Planning Commission

FROM: Danielle Bouchard, AICP, Principal Planner (Township Planner)
 Kyle Mucha, AICP, Senior Planner (Township Zoning Administrator)

SUBJECT: **Special Land Use Review #2 – SAIA Freight Line, 3735 Franklin Street
 Parcel No. 06-25-280-034**

DATE: October 20, 2023

The applicant, SAIA Freight Line, is proposing to redevelop/re-utilize the former motor freight trucking facility at 3735 Franklin Street in order to conduct motor freight warehousing and storage.

SUMMARY OF REQUEST

The applicant is requesting special land use approval to operate a motor freight trucking facility at 3735 Franklin Street. The applicant proposes to redevelop the existing trucking terminal site to facilitate motor freight use.

The property is currently zoned I-2, General Industrial and is an estimated 3.48 acres in size and is adjacent to industrial uses to the north and west; commercial to the east; residential to the south. There are residential land uses located to the south of the subject site, across the street on the south side of Franklin Street.

Section 20.02.B.8 of the Township Zoning Ordinance classifies motor freight as a Special Land Use within the I-2 District, subject to review and approval by the Kalamazoo Township Planning Commission.



STANDARDS FOR GRANTING SPECIAL LAND USE APPROVAL

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

1. **Compatibility with Adjacent Uses**

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



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

The subject site, which was erected in 1974, has generally remained as a trucking terminal facility. The applicant proposes to install landscaping along Franklin Street, in compliance with the Township Zoning Ordinance standards. The proposed landscaping will serve as a visual buffer from the right-of-way and residential uses located to the south.

The existing screening on the subject site does not meet current ordinance requirements. The Kalamazoo Township Zoning Ordinance requires either landscaping screening around parking areas or a solid wall/fence. The site currently utilizes a six-foot high chain-link fence on the west, north and eastern sides of the property. As indicated in the site plan review, additional screening will be required. The applicant may either install landscaping around the perimeter of the site or replace the existing chain-link fence with a solid wall or fence material. We find that this provision has only been partially satisfied. This can be addressed further during site plan review.

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

The applicant proposes landscape screening along the southern property line, to serve as a buffer between the use of the site and the view from the public right-of-way. As previously referenced, screening along the west, north and east property lines will need to be enhanced and brought into compliance with the Township Zoning Ordinance. We find that once such screening is in place, this provision will be satisfied.

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

The applicant indicates the trucking terminal facility will operate 24 hours a day and will have an estimated vehicle count of 15 trailers brought to the site throughout its operation. While the operation is listed as being 24 hours, the low volume of truck traffic (15 trailers) is not anticipated to adversely impact the surrounding uses. Further, the trucking facility was initially established in 1974 and has operated off/on since this time period as similar uses. Therefore, with the applicant seeking to re-establish a previously approved use on site, and with anticipated vehicle traffic being moderately low, this provision appears to be satisfied. However, the Planning Commission should consider any public comments that may be presented during the public hearing in regard to hours of operation.

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



The subject site was originally erected in 1974 as a truck terminal facility. The applicant proposes to redevelop the property to permit the continued intended use of the subject site as a motor freight facility. The applicant proposes to store tractor/trailers on site, which is similar to the existing uses of parcels immediately west and north of the subject site. To the east are properties zoned C-2, Corridor Commercial, most notably, Sweetwater's Donuts, a restaurant, and a party store. To our analysis, the existing commercial uses are higher intensity and can likely accommodate higher customer traffic volumes and offer ample parking area. To the south are properties zoned for residential uses. The use of the subject property is not proposed to be expanded beyond the existing parcel boundaries.

Given this analysis of surrounding land uses above, we find that the proposed use located at the subject site, a truck terminal facility is likely compatible with the surrounding area and would likely not cause adverse effects on the surrounding properties.

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

The submitted site plan notes improved landscaping elements that are currently lacking from the subject site. As indicated in previous sections, the applicant may choose, per the Planning Commission's decision, to install additional landscaping along the perimeter of the property, which would enhance the overall site. The proposed landscaping plan as it pertains to the right-of-way appears to meet the intent of the Township Zoning Ordinance. Additional landscaping elements will be further analyzed in the site plan review portion of this application submittal.

2. Compatibility with the Master Plan

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

The 2014 Future Land Use Map designates this site as Industrial, as well as adjacent sites. This use aligns with the intent of the Township's 2014 Master Plan.

Further, the Master Plan identifies the need for economic development. The subject site, in its current underutilized state, does not promote significant economic development. It is anticipated that the redevelopment of the site for a motor freight facility will increase the amount of capital that is spent to bring the site into compliance with the Township regulations, and additionally, maintain the site in good standing. Such maintenance and operation of the site will require local employees, which are then anticipated to frequent local establishments, to further increase economic development in the area.



3. Public Services

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

Water, sewer, natural gas, and electric power are available in this vicinity. The subject site is located approximately 300 feet from a major thoroughfare (S. Sprinkle Road) and near the I-94 Business Loop; therefore, the subject site is adequately serviced by highways/roads. Additionally, the subject site can be reached by emergency personnel (fire, police, EMS). Comments from the Fire Marshal will be addressed during site plan review.

The subject site has a significant portion of impervious surface, with less than 10% pervious surface located near the public right-of-way. The applicant does not propose to increase the impervious surface area of the subject site at this time. Should an increase in impervious surface be proposed, further review by the Township Engineer may be required. We will defer to the applicant to provide a generalized review of the existing on-site stormwater management and provide a report finding back to Township staff for consideration. This can also be addressed during site plan review.

4. Impact of Traffic

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

a. Proximity and access to major thoroughfares.

The site has primary access to Franklin Street and is in close proximity to N. Sprinkle Road. We find that proximity and access to major thoroughfares is achieved. However, we note that Franklin Street appears to be more residential in structure than industrial. We defer to the applicant to provide further information on the intended impact that increased truck traffic will have on Franklin Street. Franklin Street appears to be approximately 22 feet in width.

b. Estimated traffic generated by the proposed use.

The applicant anticipates a daily truck volume of 15 semi-trailers. It is noted that the facility, constructed in 1974, was intended to accommodate motor freight, due to the number of bay doors on the terminal and area for trailer storage along the northern half of the parcel.

c. Proximity and relation to intersections.

The site has frontage along Franklin Street, which connects to S. Sprinkle Road (Kalamazoo County major thoroughfare) and Olmstead to the west. Olmstead connects to the I-94 Business Loop, which provides eastbound access to Interstate 94. The applicant is encouraged to submit a narrative as to the travel route for their tractor/trailers that will be utilizing the subject site for motor freight warehousing.



d. Adequacy of driver sight distances.

Driver sight distances have not been properly explored. The applicant proposes to utilize existing ingress/egress points of access to the subject site. Further, according to the landscaping details provided by the applicant, new vegetation is proposed. Due to the proposed use requiring greater sight distances, the applicant is encouraged to review the placement of the landscaping along Franklin Street. It is not anticipated that the new proposed vegetation along Franklin Street will cause unsafe conditions for driver sight distances. However, height details for the proposed vegetation shall be required.

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

Access to off-street parking for employees will be provided on the southeast side of the subject site. The location and access to off-street parking appears to meet the intent of Township regulations.

f. Required vehicular turning movements.

No truck-turning movements have been provided with the application submission. The applicant shall provide truck turning radius to ensure full emergency-service access.

g. Provisions for pedestrian traffic.

There are no indicated provisions for pedestrian traffic. The applicant indicated there are no existing sidewalks on the site and does not propose any new sidewalks. Also referenced in the site plan review analysis, there are no existing sidewalks along Franklin Street.

However, the Township Zoning Ordinance does require sidewalk installation for changes in uses and new residential & commercial development. It is noted that by installing a sidewalk with this special land use request, pedestrian pathways will begin to be created. At this time, the Township is not aware of any current plans by the Road Commission of Kalamazoo County to install sidewalks along Franklin Street. Therefore, the installation of a sidewalk at 3735 Franklin Street does not appear prudent.

An alternative the applicant could seek is requesting a performance guarantee to install the sidewalk along Franklin Street. It is acknowledged that a sidewalk installation along the frontage of the subject site is not likely to increase pedestrian access. Therefore, a performance guarantee to install the sidewalks at a time unspecified may be appropriate. The applicant is encouraged to review Section 2.13 of the Township Zoning Ordinance for further stipulations.

5. Detrimental Effects

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



The applicant proposes to redevelop the former trucking terminal facility, constructed in 1974, for use as a motor freight warehousing operation. An apparent minimal level of traffic, noise and vibration was anticipated when the site was erected. The applicant has not noted if their proposed use will have detrimental effects on the surrounding residential properties, or adjacent industrial and commercial uses. However, as previously stated, a finding was made upon the erection of the existing structure that a trucking terminal facility would not have detrimental effects on the surrounding area.

6. Economic Well-Being of the Community

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

It is not anticipated that the proposed special land use will cause any detrimental effects to the economic well-being of those who will use the land, residents, businesses, landowners, and the community as a whole. The site is currently under-utilized; the proposed use is anticipated to increase the economic wellbeing of the area due to an increase in property maintenance and employment levels. Further, an increase in general on-site maintenance and site improvements will also increase the value of the property.

7. Compatibility with Natural Environment

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

The applicant proposes to redevelop the existing trucking terminal facility by installing additional landscaping and other general site modifications. The submitted site plan does not detail site expansions or alterations. Therefore, the natural environment is not anticipated to be degraded by the use of the subject site as a motor freight warehousing facility. This is further supported by the applicant's acknowledgment of landscape installation, which the site in its current condition, lacks. The proposed special land use appears to be compatible with the natural environment, subject to full compliance with Township regulations, and approval of the accompanying site plan.

RECOMMENDATIONS

In review of the Special Land Use application, it is noted that the applicant generally complies with the requirements as noted in this analysis. Therefore, subject to any additional comments provided during a public hearing, we recommend approval of the proposed Special Land Use.

Respectfully Submitted,
McKenna

Danielle Bouchard, AICP
Principal Planner (Township Planner)

Kyle Mucha, AICP
Senior Planner (Township Zoning Administrator)



ENGINEERING

H.F. Lenz Co. | 1407 Scalp Avenue | Johnstown, PA | 15904 | (814) 269-9300

October 17, 2023

Mr. Kyle Mucha - Zoning Administrator
Charter Township of Kalamazoo
1720 Riverview Drive
Kalamazoo, MI 49004

Subject: Special Use Permit and Site Plan
3735 Franklin Street Kalamazoo, MI
HFL File No. 2023-0254.01

RE: Special use Permit and Site Plan Re-Submission #2

Dear Mr. Mucha:

We are in receipt of the Memorandum dated October 10, 2023 for our re-submission on behalf of SAIA Motor Freight line, LLC for the subject project. We have reviewed the comments and provide the following revised documents:

- One (1) revised copy of C3.00 Site Plan

We also provide the following responses to the comments received:

The applicant proposes redeveloping an existing trucking terminal facility to facilitate motor freight enterprises. As such, and as listed in this review, a few minor modifications to the site plan are needed. We find that the site plan can be recommended for approval, subject to the following conditions:

1. The Planning Commission grants a deviation from the parking lot landscaping requirements as outlined in Article 5.

Response: Acknowledged

2. The Planning Commission grants a waiver from the screening requirements as outlined in Article 6.

Response: It is the intent to reuse the existing fence if possible and install privacy slats. This will minimize disruption to the site, and still provide screening.

3. The trailer storage spaces are increased in size to 12 feet wide, by 64 feet deep, and are setback a minimum of 20 feet from all property lines.

Response: Acknowledged, the revised plan depicts the revised dimensions and meets the required distance from the property lines.

4. Outside storage areas shall be located no closer than one hundred fifty (150) feet to any street right-of-way line and no closer than twenty (20) feet to all other property lines.

Response: The freight storage/parking area has been revised to be a minimum 20 feet away from all property lines.

-
5. The Planning Commission grants a deviation from the bicycle parking requirements.

Response: Acknowledged. Because the facility will serve as a truck terminal, it is not anticipated nor desired to have public access to the site or pedestrian traffic specifically for safety concerns immediately on the site.

6. A sidewalk is installed adjacent to Franklin Street OR a performance guarantee is accepted by the Kalamazoo Township Board.

Response: It is not desired to have sidewalk along the property frontage due to safety concerns with people crossing the driveways of the site, however if it is required sidewalk will be installed or a performance guarantee will be provided.

7. Any conditions/stipulations outlined by other reviewing agencies.

Response: Acknowledged.

Additional Comments from the Township Fire Marshal

1. Shall install at a minimum 3200 series Knox Box on the building.

Response: At a minimum a 3200 series knox box will be installed on the building. Notes were added to the Plan sheet C3.00.

2. The proposed 30 foot gate on the west side of the property shall have a Knox key switch along with siren activation if the gate is a powered gate or a Knox padlock if the gate is manual.

Response: The 30 foot gate will have a Knox Key switch along with the siren or a Knox padlock as required. Notes have been added to plan sheet C3.00.

3. The proposed 40 foot gate on the east side of the property shall have a Knox key switch along with siren activation if the gate is a powered gate or a Knox padlock if the gate is manual.

Response: The 40 foot gate will have a Knox Key switch along with the siren or a Knox padlock as required. Notes have been added to plan sheet C3.00.

4. There shall be 12 inch tall address numbers placed on the building. The numbers shall contrast the background.

Response: Acknowledged, there will be numbers installed on the building. Notes have been added to the plan sheet C3.00.

Sincerely,

H.F. LENZ CO.



Matthew W. Szczur, EIT
Civil Designer

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Enclosures



Memorandum

TO: Kalamazoo Charter Township Planning Commission
FROM: Danielle Bouchard, AICP, Principal Planner
SUBJECT: 521 E. Mosel – Site Plan Review #2
DATE: October 25, 2023

The applicant, Pinebrook Warren LLC, is requesting a public hearing and special land use approval for a change of use/new use. Currently, operations located at 521 E. Mosel include the growing and cultivating of marihuana for adult use and medicinal purposes. This particular property has received several approvals from the Planning Commission over the years. These include:

- Approval for a medical marihuana provisioning center, grow facility, and future processing facility in July 2018.
- Approval of an adult use marihuana retail center to be added to the existing medical marihuana provisioning center, grow facility, and future processing facility in May 2020.
- Approval of an adult use and medical marihuana processing facility to the existing medical marihuana provisioning center, grow facility, and retail center in February 2021.
- Approval for an additional grow and cultivating license to increase the number of plants permitted on site in April 2022.
- Approval for an additional processing facility on site in December 2022, with conditions to add shields to the exterior lights; add a sidewalk connecting concrete pad to the existing sidewalk or parking lot; address numbers to be contrasting; location of FDC signage to code.

OPERATIONS AND APPROVALS

The subject site is *currently* approved for the following operations:

- A Class C (maximum of 2,000 plants) adult use marihuana growing facility (approximately 12,987 square feet – including the Class C medical plants as noted below).
- A Class C (maximum 1,500 plants) medical marihuana growing facility.
- An adult use retail marihuana facility (approximately 3,715 square feet).
- Approximately 12,240 square feet of warehousing space, not utilized for growing, provisioning, or retail. The intent is to apply for a future approval from the Planning Commission for processing.
- A Class C (maximum of 1,500 plants) adult use marihuana growing facility.

SUMMARY OF REQUEST

The applicant seeks site plan and special land use approval to build out a currently unoccupied portion of the building, located at 521 East Mosel, for a new tank room, office, operations, and storage. The total square footage of the finished floor area for the proposed interior renovations is estimated at 4,000. An adult use marijuana grower (subject to Article 8, Section 8.02 WW 4) and processor are permitted uses in the I-2 District, subject to special land use approval and requires a new site plan approval.



The proposed use, for the build-out for the new tank room, office, operations, and storage shall be determined as “accessory buildings and uses customarily incidental to any of the above land uses” (Section 20.02B.30). As such, the proposal will require approval by the Township Planning Commission.

The applicant has indicated that the new tanks will store water.

EXISTING CONDITIONS AND SURROUNDING ZONING DISTRICTS

The subject site is located on the north side of E. Mosel Avenue, just west of N. Pitcher Street and east of Harrison Street. The property is currently zoned I-2, General Industrial. All surrounding properties to the subject site are also zoned I-2, General Industrial. The lot size is approximately 5.6 acres in size with approximately 452 feet of frontage on E. Mosel Avenue.

Current site improvements include one industrial building for the use of growing and retail sale of cannabis for medicinal and adult use purposes.

SITE PLAN REVIEW

1. Schedule of Regulations: Section 25.02

Please note that the site conditions in regard to the schedule of regulations for the existing building were previously approved by the Planning Commission prior to this review in 2018.

Regulation Type	I-2, General Industrial District Requirements	521 E. Mosel Conditions	Compliance with Ordinance Standards
Minimum Lot Area	43,560 sq. ft.	243,936 sq. ft.	Yes
Minimum Lot Width	150 ft.	450 ft.	Yes
Maximum Stories	2	1	Yes
Maximum Building Height	30 ft.	27 ft.	Yes
Front Yard Setback	50 ft.	~77 ft.	Yes
Side Yard Setback	30 ft. (each)	0 ft. (east) ~43 ft. (west)	No Yes
Rear Yard Setback	50 ft.	~248 ft.	Yes
Maximum Building Height	30 ft.	27 ft.	Yes
Maximum Lot Coverage	75%	29%	Yes

2. Off-Street Parking: Section 4.01

Parking requirements in Section 4.01.D.6. describe the number of spaces needed for an industrial use. According to Ordinance standards, the following parking is required:

- 1 space per every 750 sq. ft. of GFA for a warehouse = 60 spaces
- 1 space per ever 200 sq. ft. of GFA for retail sales = 13 spaces



- A total of 73 spaces are required

Site plans note 80 total parking spaces (23 in the front of the building and 57 in the rear of the building) 4 of the 80 spaces are barrier free. This complies with Ordinance requirements.

Additionally, Section 4.01 (D) (8) E.2 requires a minimum drive aisle width of 27 feet near the rear driveway and 28 feet in the rear parking lot. Drive aisle widths of the parking lots are not depicted on site plans.

The applicant proposes interior remodeling within the existing facility and not that of a facility expansion, or expansion of the building footprint. The applicant has indicated that the new warehousing space, office, and tank room will not require any additional staff on-site. There are no plans to expand staff at this time. Therefore, it is not likely that parking will be impacted by this new use.

3. Landscaping: Article 5.00

Landscaping details are not intended to change as a component of this application, given the approval only affects the interior of the building.

4. Lighting: Section 2.12

Lighting details are not intended to change as a component of this application, given the approval only affects the interior of the building. The applicant has complied with the conditions of the previous approval, in that all exterior light fixtures are now compliant with Ordinance requirements.

5. Security: Section 8.02.WW

The applicant does not plan to adjust any security measures on-site as a result of this new use. The existing security measures shall remain. The Township has not received any complaints or concerns regarding security measures on the subject site.

6. Fencing: Section 8.02.WW

Fencing shall be required unless the applicant demonstrates to the satisfaction of the planning commission that one or all sides of the property need are secured from unwanted access by natural land contours, tree line, landscaping steep slopes, rocks or other existing conditions that will be retained.

- A six-foot (6') tall security fence shall be required along all side and rear property lines and across the lot at the front building line in order to restrict access to the sides and rear of the building. Such fencing shall provide gates to allow emergency vehicle access.*
- Any areas of outdoor grow including greenhouses, shall be screened from view from adjacent properties or public rights-of-way.*

It was determined during the April 2022 Planning Commission meeting that current fencing is likely adequate to serve the proposed use. No new fencing is proposed as part of this application.

7. Odor Control: Section 8.02.WW

Standards pertaining to odor control must comply with the following requirements:

- The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.*
- The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.*



- iii. *The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a minimum of once every six (6) months or as manufacturer recommended.*
- iv. *Negative air pressure shall be maintained inside the building.*
- v. *Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.*
- vi. *An alternative odor control system is permitted if the special use permit applicant submits and the municipality accepts a report by a mechanical engineer licensed in the State of Michigan demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The municipality may hire an outside expert at the applicant's expense to review the alternative system design and advice as to its comparability and whether in the opinion of the expert it should be accepted.*

Odor mitigation plans are included as a separate document. Plans for odor mitigation appear to be the same from the previous submittal.

8. Signage: Article 7.00

No signs are proposed as a part of this site plan review. A sign permit must be obtained from Kalamazoo Township prior to the construction of any new signs on the subject site.

9. Waste Management Plan: Section 8.02.WW & 2.22

A waste management plan has been submitted as a separate document. It does not appear to include substantial changes from the previous submittal.

10. Site Circulation: Section 2.18 & 2.20

Site conditions include a sidewalk fronting E. Mosel Avenue. This satisfies Ordinance requirements.

11. Safety

We defer to the Township Fire Marshal for comment regarding safety of the site.

12. Floorplan

The applicant has submitted a site plan for an interior renovation that includes the following uses and square footage:

- **Tank Room:** 1,706
- **Office:** 511
- **Operations:** 511
- **Storage:** 1,276

The total square footage of the interior renovation is 4,006.



RECOMMENDATIONS

We recommend approval of the proposed site plan for 521 E. Mosel to construct and utilize a new tank room, office, operations, and storage space within the enclosed building subject to the following conditions:

1. The applicant shall comply with all fire safety requirements as described by the Township Fire Marshal.
2. The applicant shall apply for and obtain special land use approval from the Kalamazoo Township Planning Commission.

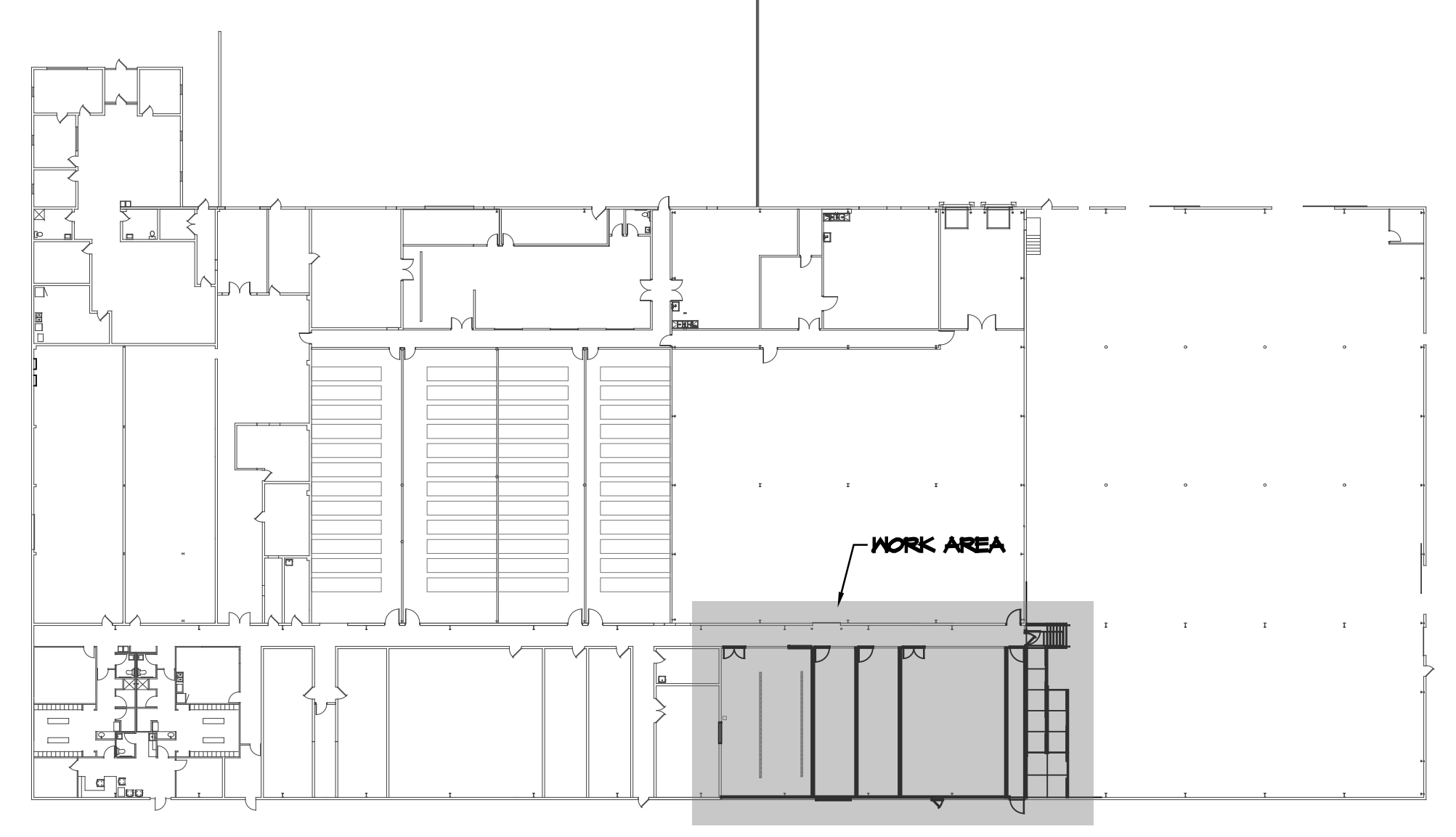
If you have any questions or would like additional information on this recommendation, please contact Danielle Bouchard, AICP, Principal Planner, at DBouchard@mcka.com.

Respectfully Submitted,

Danielle Bouchard, AICP
Principal Planner

General Notes:

- THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND THE OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTORS, SUBCONTRACTORS, AND MANUFACTURERS SHOP DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL CORRECTIONS HAVE BEEN MADE.
- CONSTRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES AND REGULATIONS OF GOVERNING AUTHORITIES
- VERIFY ALL WORK TO COMPLY WITH OWNER REQUIREMENTS.
- DRAWINGS:** ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS IF INCLUDED. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACE THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. THE OWNER SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL SUBCONTRACTORS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.
- COMPLETENESS:** ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT. IN THE CASE OF CONFLICTING QUANTITIES / VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION. IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
- PERMITS:** EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABORS, EQUIPMENT, ETC. AS MAY BE REQUIRED TO COMPLETE THEIR RESPECTIVE WORK CATEGORY. CONTRACTORS SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT. ANY ADDITIONAL WORK REQUIRED AS A RESULT OF THE ABOVE SHALL BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION IF THE CONTRACTOR FAILS TO COMPLY WITH PROVIDING THE APPROVED PLANS OR ADDENDA TO THE ARCHITECT.
- INSURANCE:** ALL CONTRACTORS SHALL OBTAIN "ALL RISK" INSURANCE, AND ALL CUSTOMARY STATUTORY INSURANCE, COMPREHENSIVE GENERAL LIABILITY, ETC. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS INSURED PARTIES TO THE "ALL RISK" INSURANCE POLICY.
- SUBSTITUTIONS:** NO SUBSTITUTION OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL BY THE ARCHITECT.
- DOCUMENTATION:** THE CONTRACTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. THEY SHALL NEATLY AND CORRECTLY ENTER IN COLOR PENCIL, ANY DEVIATIONS ON THE DRAWINGS AND SPECIFICATIONS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. AN EXTRA SET OF CONSTRUCTION DOCUMENTS WILL BE FURNISHED FOR THE PURPOSE.
- PROTECTION:** ALL CONTRACTORS SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. ALL CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.
- DRAWINGS INDICATE THE MINIMUM STANDARDS, SHOULD ANY WORK INDICATED BE SUBSTANDARD TO ANY ORDINANCE, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST TO OWNER OR ARCHITECT.**
- ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED.
- INTERIOR DIMENSIONS ARE FROM FACE OF MASONRY, UNLESS OTHERWISE NOTED
- ALL ANGLES ARE MEASURED IN INCREMENTS OF 45°, UNLESS OTHERWISE NOTED
- PRESERVATIVE-TREATMENT:** ALL WOOD EXPOSED TO MOISTURE SHALL BE PRESERVATIVE PRESSURE TREATED WOOD.
- ALL CONSTRUCTION INDICATED SHALL BE NEW, UNLESS OTHERWISE NOTED.
- WHERE APPLICABLE TO THEIR SCOPE OF WORK, CONTRACTORS SHALL FIELD VERIFY ALL VERTICAL DIMENSIONS AND FLOOR LEVEL IN ORDER TO ENSURE ALIGNMENT OF NEW FLOOR LEVEL WITH EXISTING. NOTIFY ARCHITECT AF ANY DISCREPANCIES.
- MECHANICAL AND ELECTRICAL CONTRACTORS MUST COORDINATE WITH OTHER TRADES TO ASSURE COMPATIBILITY INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - A. STRUCTURAL LOADING
 - B. POWER REQUIREMENTS
 - C. CLEARING FOR INSTALLATION & MAINTENANCE
- MECHANICAL AND ELECTRICAL CONTRACTORS ARE FULLY RESPONSIBLE FOR THEIR OWN WORK IN TERMS OF BUT NOT LIMITED TO: ALL CODES, DIMENSIONS, COORDINATION WITH OTHER TRADES & ALL APPLICABLE MUNICIPAL AND OTHER GOVERNMENTAL APPROVALS.



Key Plan
1"=40'-0"

Project Description: PHASE III OPERATIONS EXPANSION	Project Address: 521 E MOSEL AVE, KALAMAZOO, MI	Use Group: NON-SEPARATED F-1 : FACTORY M : MERCANTILE	Floor Area: 4,282 SF	Number of Stories: ONE	Construction Type: IIB	Codes: Michigan Building Code 2015 Michigan Rehabilitation Code for Existing Building 2015 Michigan Barrier Free	Design: MEM DESIGNS MARK ERIC MCGOWELL 329 Allen Ave NE Grand Rapids, MI 616-560-2565 mark@mem-designs.com	Contractor: FCC Inc. 8182 Broadmoor Caledonia, MI
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Abbreviations

AL	=	ALUMINUM
APG	=	ACOUSTICAL PANEL
CPT	=	CARPET
CONC	=	CONCRETE
FACT	=	FACTORY
GL	=	GLASS
GPDW	=	GYPSUM DRYWALL
MTL	=	METAL
NA	=	NOT APPLICABLE
PT	=	PAINT
QT	=	QUARRY TILE
TEMP	=	TEMPERED
VCT	=	VINYL COMPOSITE TILE
WD	=	WOOD

Material Designation

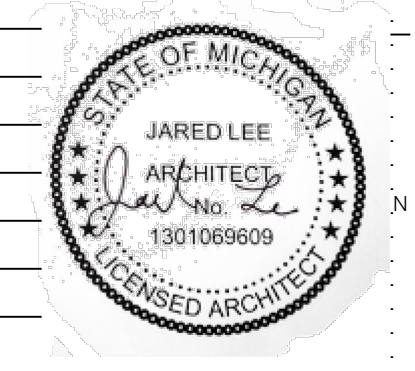
	BRICK		RIGID INSULATION
	BLOCK (CMU)		BLANKET OR BATT. INSULATION
	CONCRETE		GLASS OR PLASTIC GLAZING
	SAND FILL		SEALANT
	CERAMIC OR QUARRY TILE		GYPSUM WALLBOARD
	METALS		
	FINISH WOOD		
	BLOCKING		
	PLYWOOD		

Symbols

	DETAIL NUMBER N4 SHEET NUMBER A-3		DOOR NUMBER 103
	SECTION N4 A-3		ROOM NAME NUMBER 103
	INTERIOR ELEVATIONS N4 A-3		

Sheet Index

COVER	SHEET INDEX, GENERAL NOTES
D-1.1	DEMOLITION PLAN
A-1.0	CODE PLAN & STUDY
A-1.1	FLOOR PLAN & SCHEDULES
A-1.2	REFLECTED CEILING PLANS
A-1.3	RAMP FOUNDATION PLAN & SECTIONS

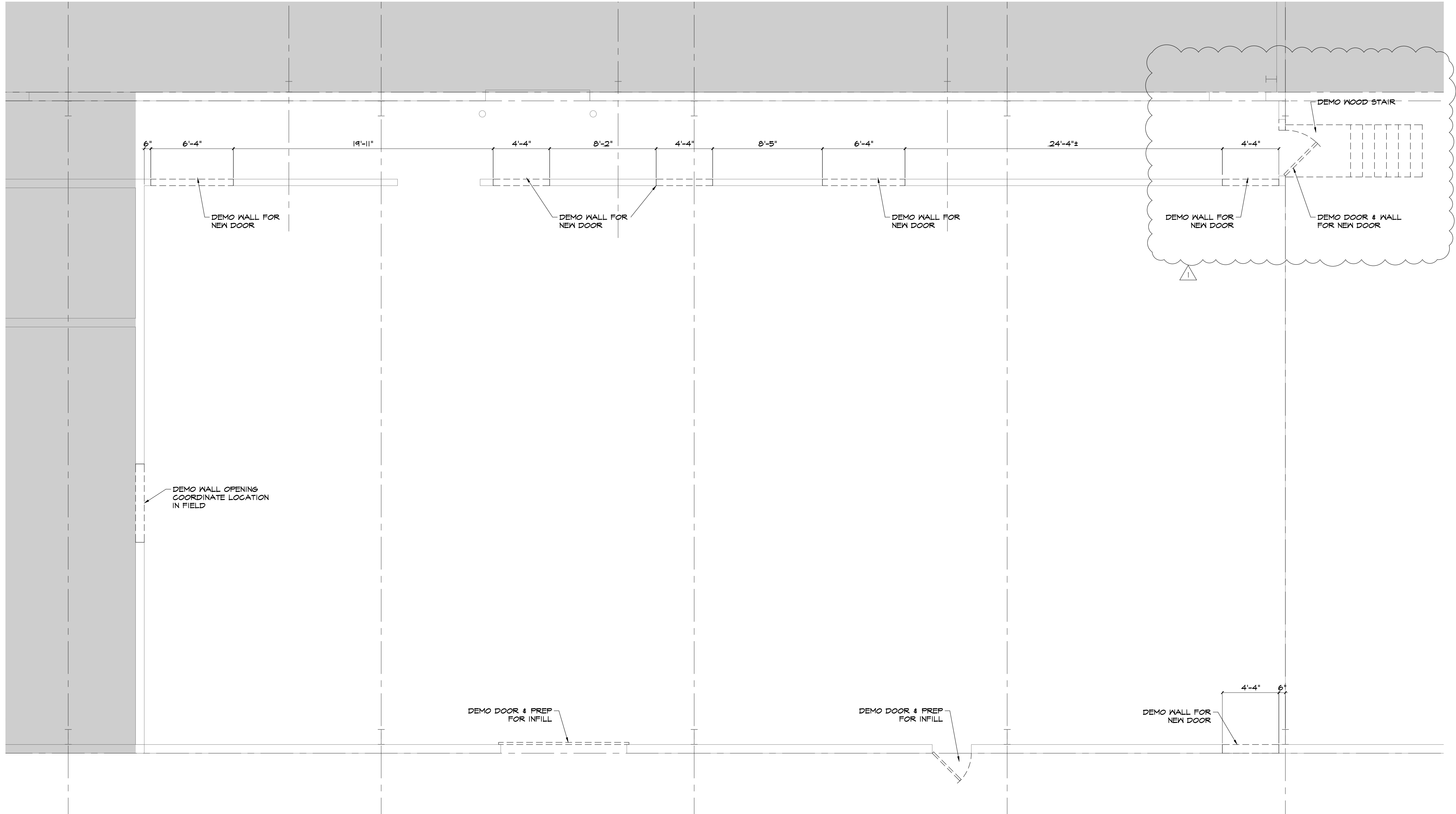


Cover

Cloud Cultivation Center
521 Mosel
Kalamazoo, Michigan

JOB No:	230331
ISSUED FOR:	Revision
DATE:	4/24/23
DRAWN BY:	MEM
CHECKED:	JL
REVISIONS:	

JOB No.	230331
ISSUED FOR/Revision	
DATE	4/24/23
DRAWN BY	MEM
CHECKED	JL
REVISIONS	



Demo Plan
3/32"=1'-0"

NOTES

EGRESS WIDTHS:
EXISTING STAIRS: (PER MBC PRIOR TO 2015 EDITION)
36" STAIRS - 36" / 0.2" PER OCCUPANT = 180 OCCUPANTS PER STAIR
42" STAIRS - 42" / 0.2" PER OCCUPANT = 210 OCCUPANTS PER STAIR
48" STAIRS - 48" / 0.2" PER OCCUPANT = 240 OCCUPANTS PER STAIR
EXISTING DOORS (PER MBC PRIOR TO 2015 EDITION)
SINGLE 36" 33.5" CLEAR - 33.5" / 0.15" PER OCCUPANT = 223 PER SINGLE DOOR
DOUBLE 36" 68" CLEAR - 68" / 0.15" PER OCCUPANT = 453 PER DOUBLE DOOR

LEGEND

ROOM INFORMATION	ROOM SQUARE FOOTAGE CODE SF PER OCCUPANT	ROOM NAME OCCUPANCY 100 31	ROOM OCCUPANT LOAD
BUILDING EXIT	85 453	← ACTUAL OCCUPANT LOAD ← ALLOWABLE OCCUPANT LOAD	
TRAVEL DISTANCE	180 200	← ACTUAL TRAVEL DISTANCE ← ALLOWABLE TRAVEL DISTANCE	

BUILDING CODE:

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2018 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE W/ MICHIGAN AMENDMENTS
MICHIGAN UNIFORM ENERGY CODE
2009 ICC-ANSI 117.1 / MICHIGAN BARRIER FREE

USE & OCCUPANCY CLASSIFICATION:

NON-SEPARATED
M-MERCANTILE (DISPENSARY) & F-1-FACTORY (GROW FACILITY)

CONSTRUCTION CLASS:

TYPE IIB - FULLY SPRINKLED

BUILDING HEIGHT & AREA:

HEIGHT ALLOWED: 3 STORY (MERCANTILE)
ACTUAL HEIGHT: 1 STORY
AREA ALLOWED: 50,000 S.F.
AREA INCREASE(FRONTAGE): 29,000 S.F. (58%)
TOTAL: 79,000 S.F.
PHASE II:
PROPOSED AREA: 4,282 S.F. (NEW AREA)
TOTAL BUILDING AREA: 70,207 S.F.

OCCUPANT LOAD:

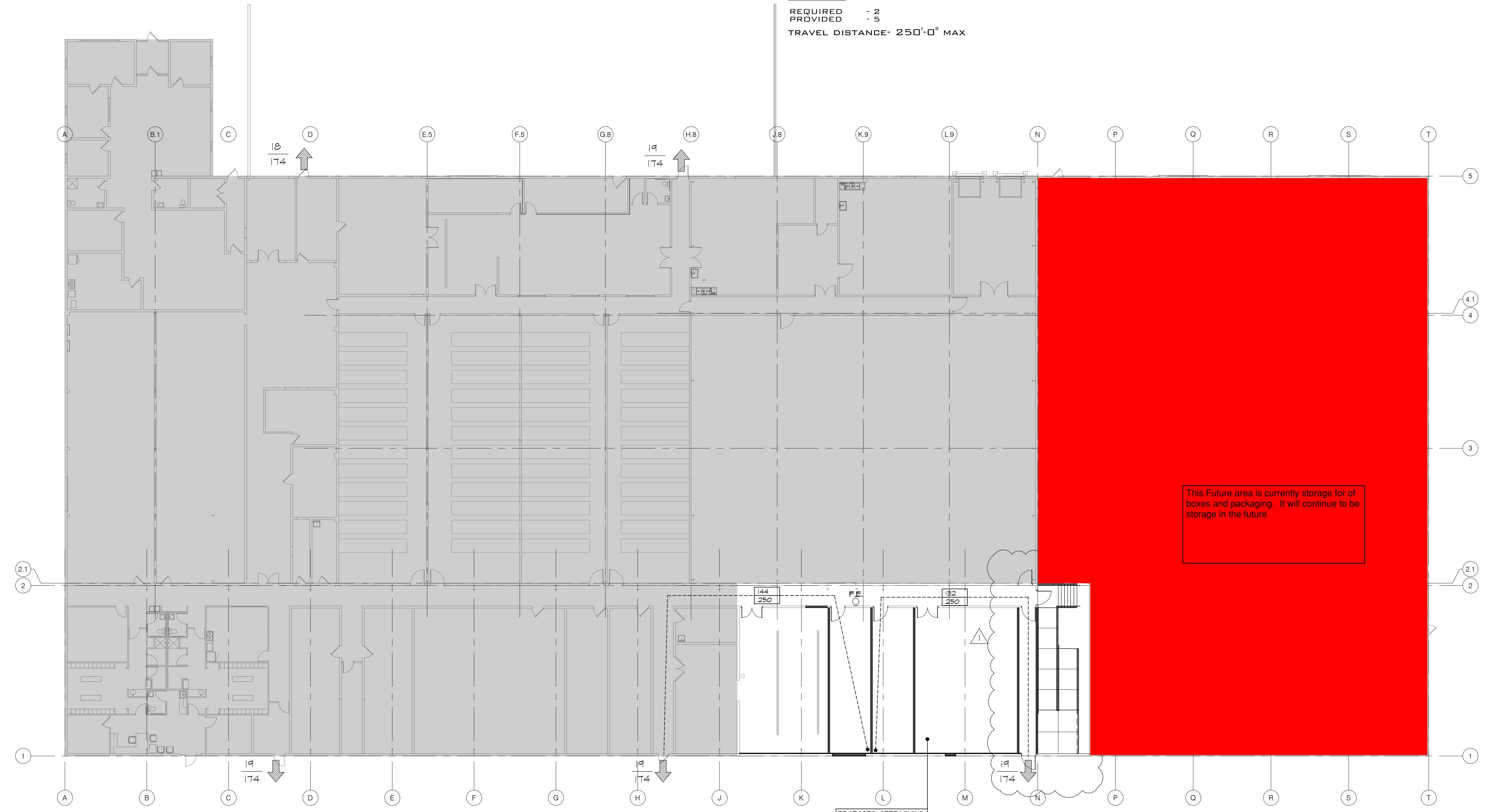
EXISTING = 87
PROPOSED = 9
8,536 S.F. (GROW AREA/WAREHOUSE) / 500 S.F. = 9
TOTAL PER CODE = 96

RESTROOMS:

NO NEW FIXTURES REQUIRED

EGRESS:

REQUIRED - 2
PROVIDED - 5
TRAVEL DISTANCE- 250'-0" MAX

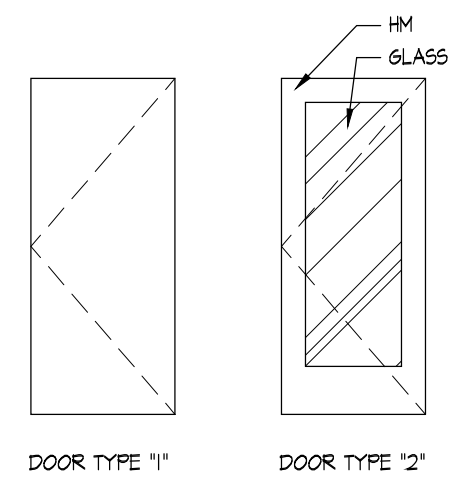


PROPOSED OPERATIONS	
F-1	9
4,282	
500	

Code Plan
1/16"=1'-0"

Hardware Schedule: Hardware Notes:

1. PRIVACY LOCKSET
 2. STORAGE LOCKSET
 3. KEYED ENTRY
 4. GLASSROOM LOCKSET
 5. PUSH-PULL
 6. PANIC HARDWARE
 7. SEAL
 8. DOOR SWEEP
 9. KICK PLATE
 10. 'MEN' SIGN
 11. 'WOMEN' SIGN
 12. HOLD OPEN
 13. CLOSER
- ALL HARDWARE TO BE US26D UNLESS NOTED OTHERWISE
 - ALL LOCKSETS TO BE KEYED SEPARATELY
 - CLOSERS AND LOCKSETS SHALL MEET ADA REQUIREMENTS - SECTION 404.2.1 & 404.2.B.
 - EXTERIOR DOORS TO HAVE MAXIMUM 8.5 POUNDS PUSH/PULL PRESSURE; INTERIOR DOORS TO HAVE MAX 5 POUNDS PUSH/PULL PRESSURE.
 - ALL DOORS TO HAVE LEVER TYPE OPERATOR EXCEPT EXTERIOR DOORS
 - ALL DOOR HARDWARE MUST COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
 - ACCESSIBLE DOORS SHALL NOT HAVE THUMB TURNS OR OTHER HARDWARE THAT REQUIRES TIGHT GRASPING, PINCHING OR TURNING OF THE WRIST, PER MICHIGAN BARRIER FREE SECTION 309.4.



Door Types

Door Schedule

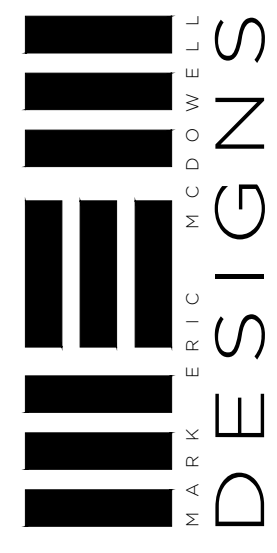
NO.	LOCATION	SIZE	DOOR		FRAME		LABEL	LOCKING FUNCTION	REMARKS
			MAT. TYPE	MAT. TYPE	MAT. TYPE	MAT. TYPE			
170	TANK ROOM	(2)3'-0"X7'-0"X1/4"	HM	I	HM			4,7,8,9,13	
171	OPERATIONS OFFICE	4'-0"X7'-0"X1/4"	HM	I	HM			4,7,8,9,13	
172	OPERATIONS	4'-0"X7'-0"X1/4"	HM	I	HM			4,7,8,9,13	
173	STORAGE	(2)3'-0"X7'-0"X1/4"	HM	I	HM			4,7,8,9,13	
174A	HALL	4'-0"X7'-0"X1/4"	HM	I	HM			4,7,8,9	
174B	HALL	4'-0"X7'-0"X1/4"	HM	I	HM			4,7,8,9,13	
175A	FUTURE	4'-0"X7'-0"X1/4"	HM	I	HM			3,7,8,9,13	
175B	FUTURE	8'-0"X8'-0"							EXISTING
176	FUTURE	3'-0"X7'-0"X1/4"							EXISTING

Room Finish Schedule

NO.	NAME	FLOOR			WALLS		CEILINGS			REMARKS
		MATERIAL	FINISH	BASE	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
107	HALL	CONC	SC	NB-1	GPDW	PT	EXPOSED	PT		
170	TANK ROOM	CONC	SC	NB-1	PVC	FACT	EXPOSED	PT		
171	OPERATIONS OFFICE	CONC	SC	NB-1	GPDW	PT	EXPOSED	PT		
172	OPERATIONS	CONC	SC	NB-1	PVC	FACT	EXPOSED	PT		
173	STORAGE	CONC	SC	NB-1	PVC	FACT	EXPOSED	PT		
174	HALL	CONC	SC	NB-1	GPDW	PT	EXPOSED	PT		
175	FUTURE									EXISTING
176	FUTURE									EXISTING

Wall Type Legend

1. 6" METAL STUD W/ 1/2" DRYWALL W/ SOUND BATT INSULATION TYP. UNO.
2. EXISTING FRAMING W/ PVC PANEL W/ SOUND BATT INSULATION
3. EXISTING FRAMING W/ 1/2" DRYWALL
4. 6" METAL STUD W/ PVC PANEL W/ SOUND BATT INSULATION TYP. UNO.
5. METAL SIDING TO MATCH O/ STEEL FRAMING W/ R-24 SPRAY FOAM INSUL 1/2" DRYWALL ON INTERIOR
6. 2-1/2" METAL STUD W/ 1/2" DRYWALL
7. 2-1/2" METAL STUD W/ PVC PANEL



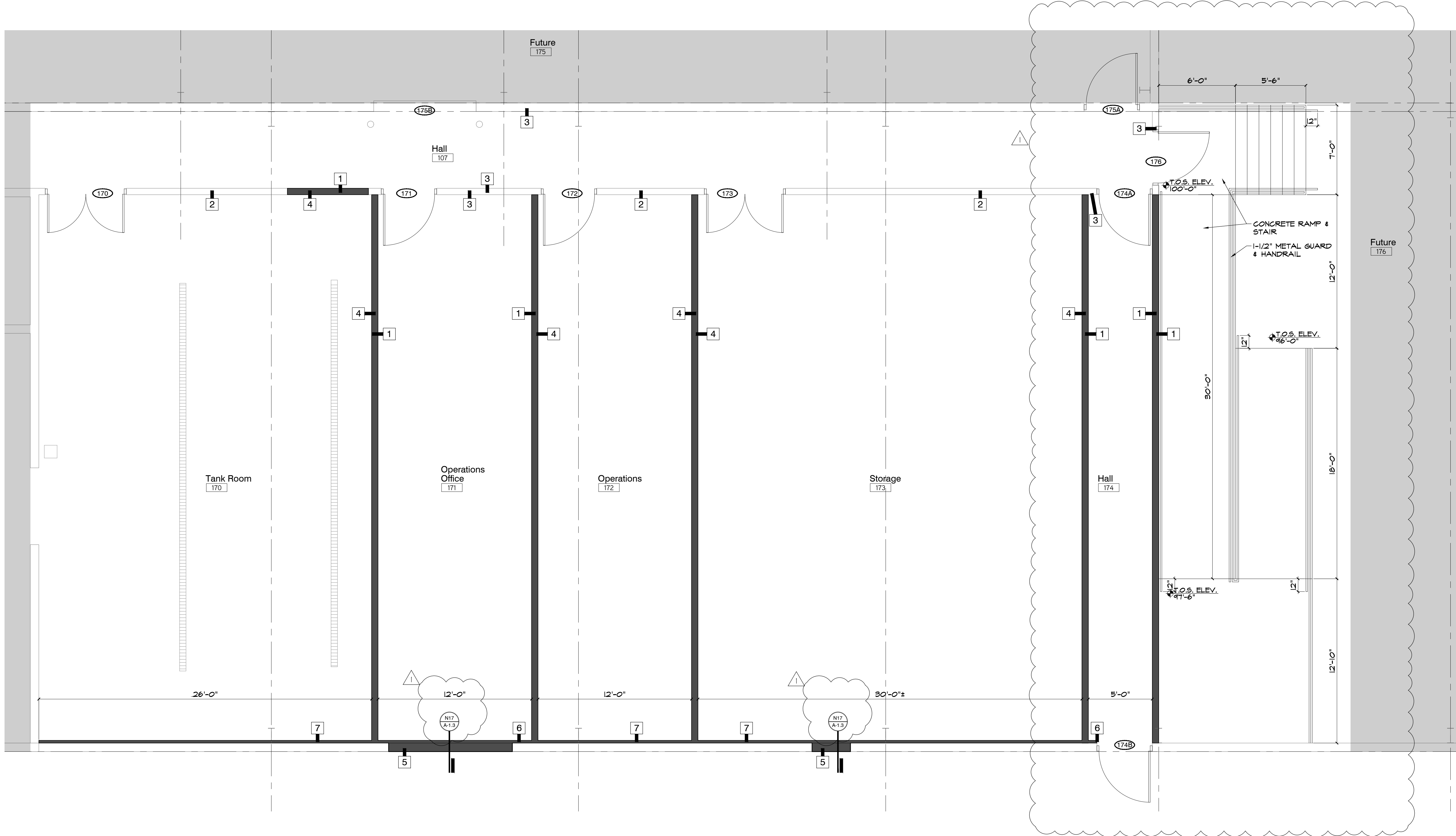
616.560.2565
mark@mem-designs.com



Cloud Cultivation Center
521 Mosel
Kalamazoo, Michigan

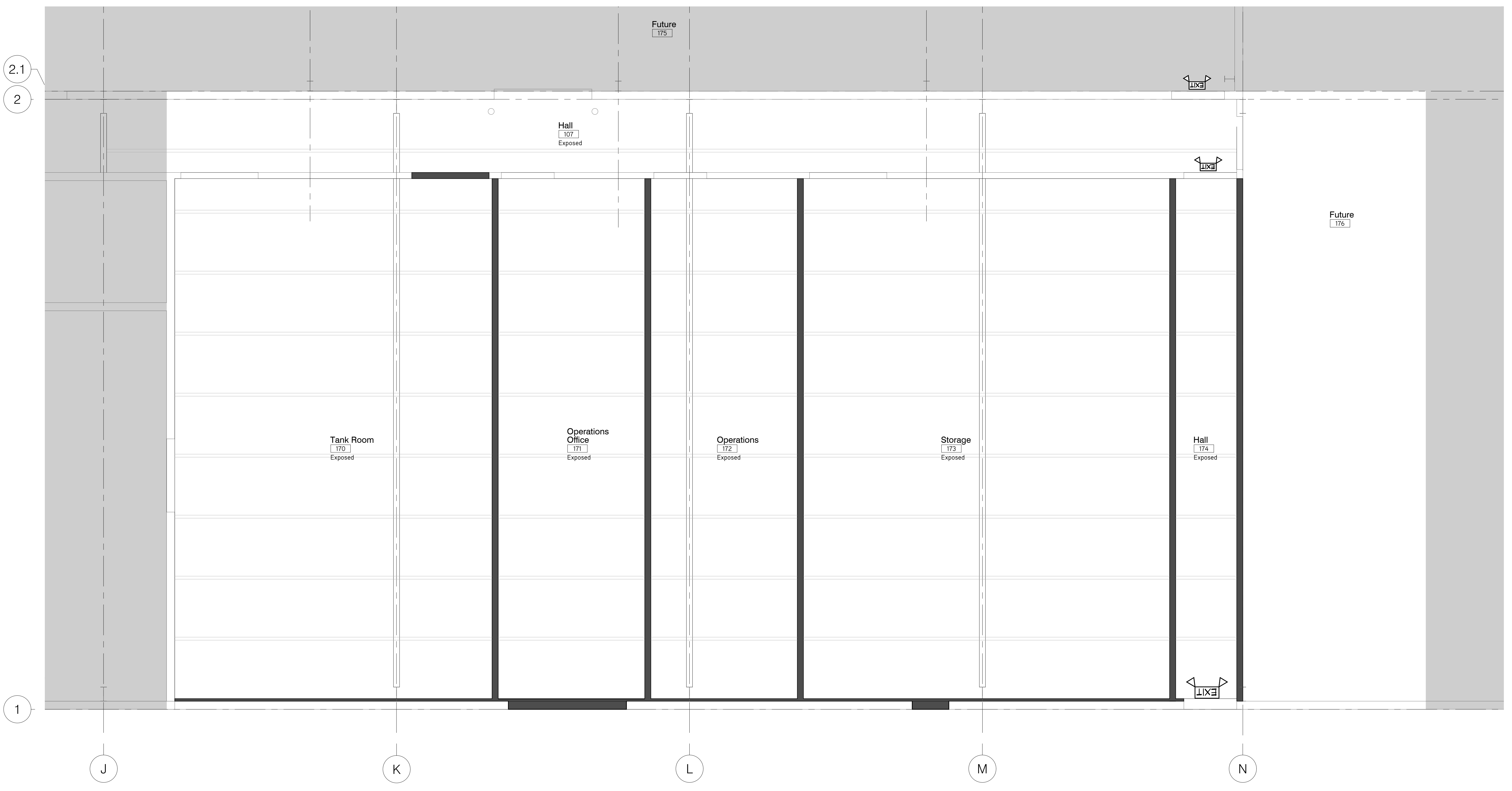
Floor Plan
Schedules
Wall Section

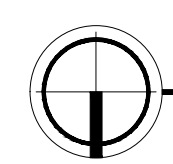
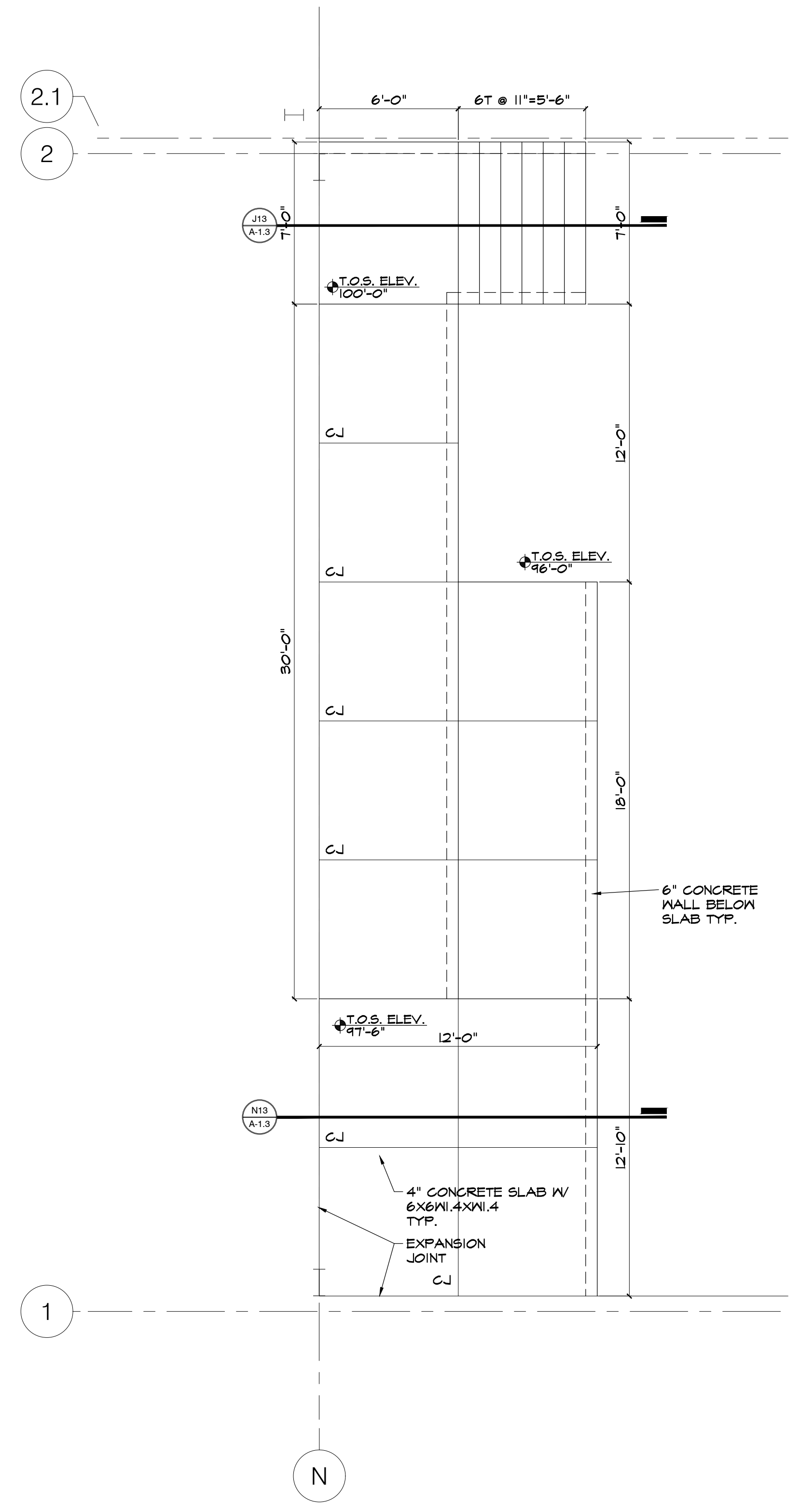
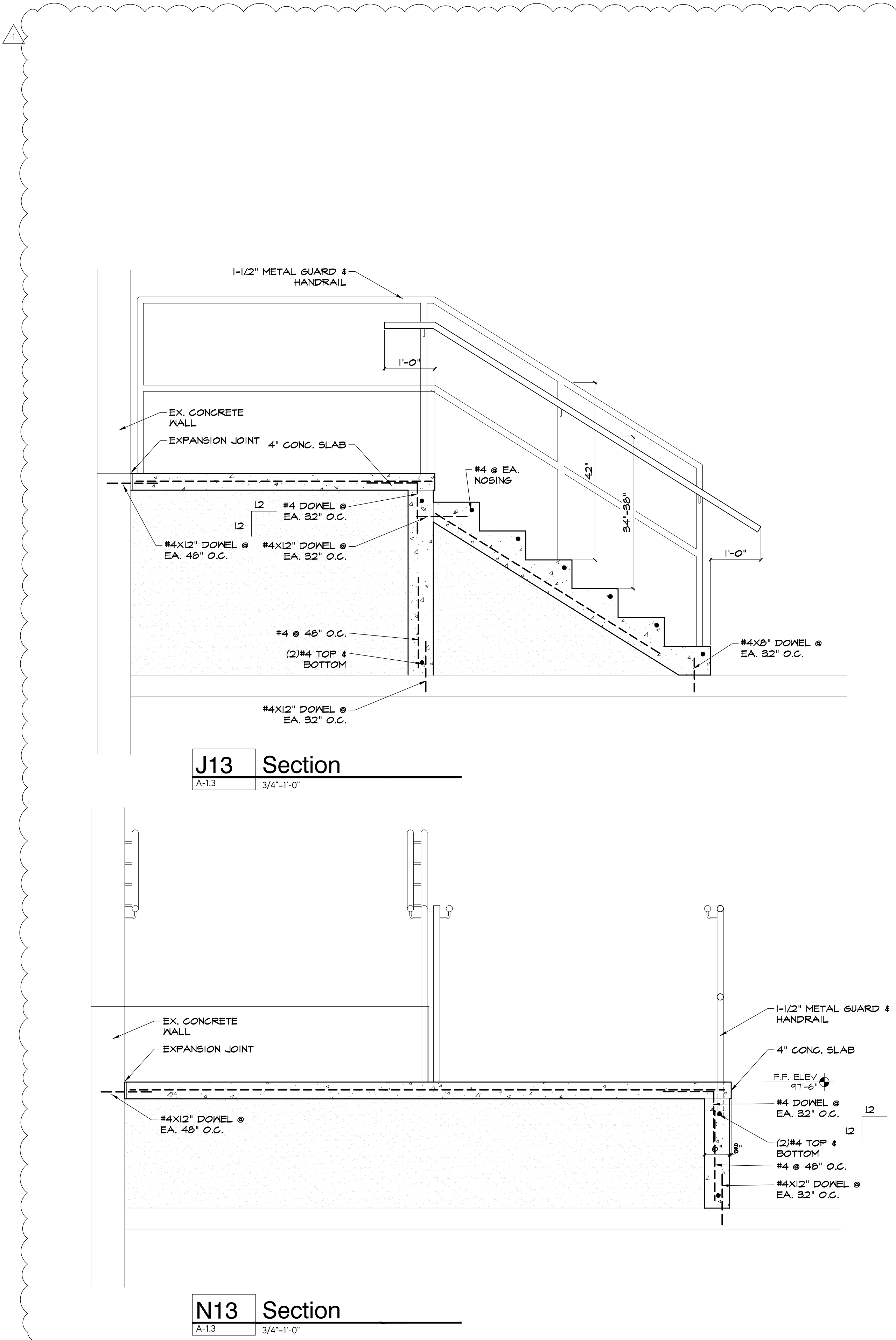
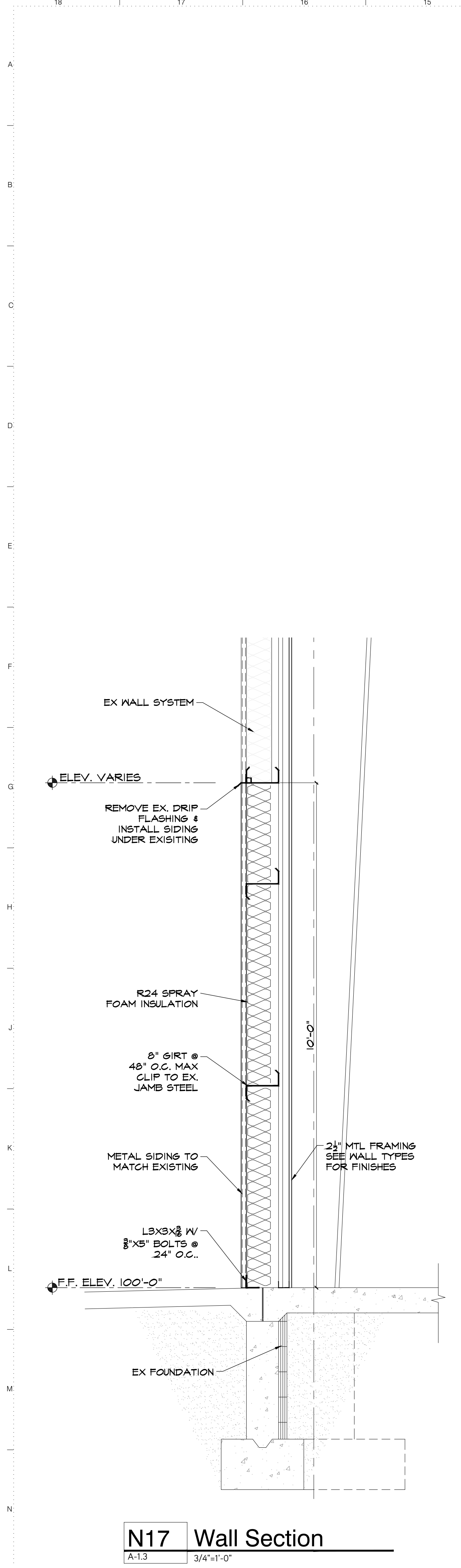
JOB NO: 230331
ISSUED FOR: Revision
DATE: 4/24/23
DRAWN BY: MEM
CHECKED: JL
REVISIONS:



Floor Plan
1/4"=1'-0"

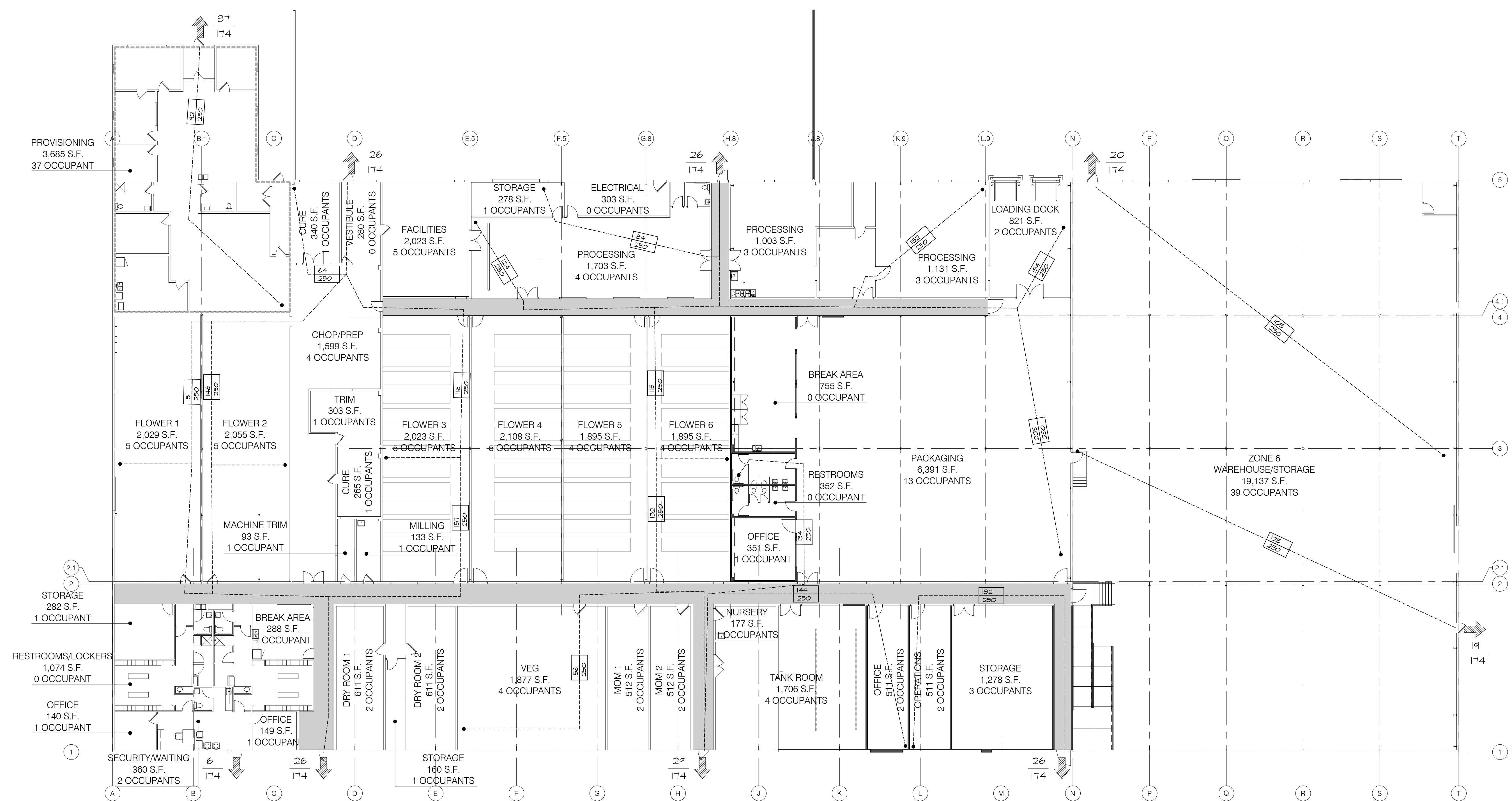
JOB No.	230331
ISSUED FOR	Revision
DATE	4/24/23
DRAWN BY	MEM
CHECKED BY	JL
REVISIONS	





LEGEND	
ROOM INFORMATION	ROOM NAME → PROCESSING 2
	ROOM SIZE → 1,003 S.F.
	OCCUPANT LOAD → 3 OCCUPANTS
BASED ON 1/500 SF APPROVED BY BUILDING OFFICIAL FOR PHASE I	
BUILDING EXIT	85 ← ACTUAL OCCUPANT LOAD 459 ← ALLOWABLE OCCUPANT LOAD
TRAVEL DISTANCE	180 ← ACTUAL TRAVEL DISTANCE 200 ← ALLOWABLE TRAVEL DISTANCE

TOTAL OCCUPANT LOAD - 176 (1/500 SF)



Facility Plan
1/16"=1'-0"

Cloud Cultivation Center
521 Mosel
Kalamazoo, Michigan

Overall Facility Plan

JOB No.	230331
ISSUED FOR	Review
DATE	8/24/23
DRAWN BY	MEM
CHECKED	JL
REVISIONS	

NOTES

EGRESS WIDTHS:
EXISTING STAIRS: (PER MBC PRIOR TO 2015 EDITION)
36" STAIRS - 36" / 0.2" PER OCCUPANT = 180 OCCUPANTS PER STAIR
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DOUBLE 36" 68" CLEAR - 68" / 0.15" PER OCCUPANT = 453 PER DOUBLE DOOR

LEGEND

ROOM INFORMATION	ROOM SQUARE FOOTAGE	ROOM NAME	ROOM OCCUPANT LOAD
	CODE SF PER OCCUPANT	OCCUPANCY	
	100	31	

BUILDING EXIT	85	← ACTUAL OCCUPANT LOAD
	453	← ALLOWABLE OCCUPANT LOAD

TRAVEL DISTANCE	180	← ACTUAL TRAVEL DISTANCE
	200	← ALLOWABLE TRAVEL DISTANCE

BUILDING CODE:

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2018 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE W/ MICHIGAN AMENDMENTS
MICHIGAN UNIFORM ENERGY CODE
2009 ICC-ANSI 117.1 / MICHIGAN BARRIER FREE

USE & OCCUPANCY CLASSIFICATION:

NON-SEPARATED
M-MERCANTILE (DISPENSARY) & F-1-FACTORY (GROW FACILITY)

CONSTRUCTION CLASS:

TYPE IIB - FULLY SPRINKLED

BUILDING HEIGHT & AREA:

HEIGHT ALLOWED: 3 STORY (MERCANTILE)
ACTUAL HEIGHT: 1 STORY

AREA ALLOWED: 50,000 S.F.
AREA INCREASE(FRONTAGE): 29,000 S.F. (58%)
TOTAL: 79,000 S.F.

PHASE II:
PROPOSED AREA: 12,416 S.F. (NEW AREA)
TOTAL BUILDING AREA: 70,207 S.F.

OCCUPANT LOAD:

EXISTING = 87
PROPOSED = 25
8,536 S.F. (GROW AREA/WAREHOUSE) / 500 S.F. = 25
TOTAL PER CODE = 112

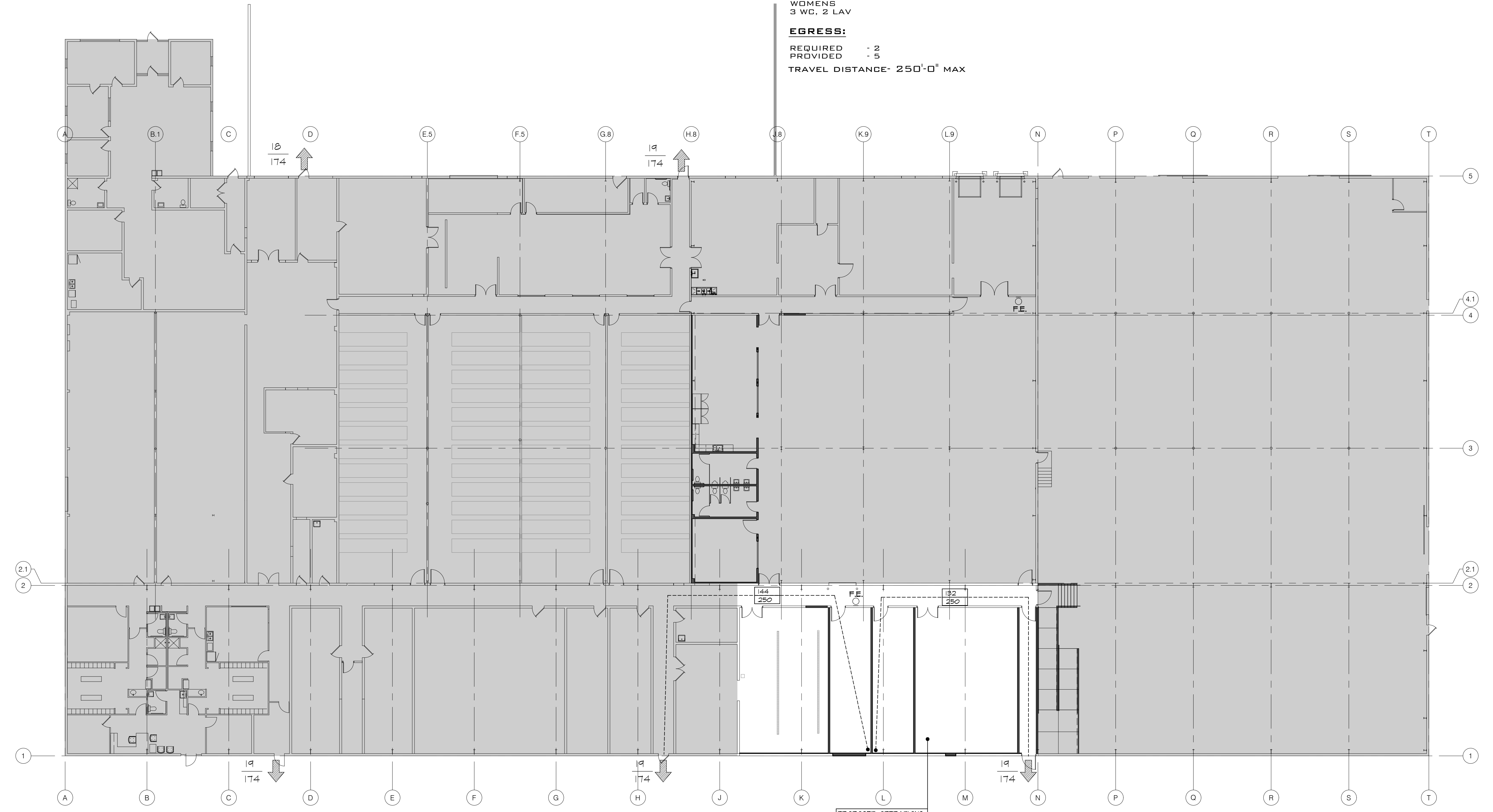
RESTROOMS:

ADDED
MENS
1 WC, 2 UR, 2 LAV

WOMENS
3 WC, 2 LAV

EGRESS:

REQUIRED - 2
PROVIDED - 5
TRAVEL DISTANCE- 250'-0" MAX



PROPOSED OPERATIONS	
F-1	25
12,416	
500	

Code Plan
1/16"=1'-0"



MCKENNA

Memorandum

TO: Kalamazoo Charter Township Planning Commission

FROM: Danielle Bouchard, AICP, Principal Planner – Township Planner
Kyle Mucha, AICP, Senior Planner – Township Zoning Administrator

SUBJECT: **Site Plan Review #3 – SAIA Motor Freight Line, 3735 Franklin Street**
Parcel No. 06-25-280-034

DATE: October 20, 2023

The Applicant, SAIA Motor Freight Line, LLC, is proposing to redevelop/re-utilize the former trucking terminal and facility at 3735 Franklin Street for a motor freight warehousing use. The subject site is zoned I-2, General Industrial and encompasses an approximate 3.48 acres in size. A motor freight warehousing business is classified as a special land use within the Township Zoning Ordinance (see Section 20.02.B.8) and is further regulated by Section 8.02.DD. The following site plan review analyzes site design elements and specific use regulations. A separate memorandum will review the proposed project with the established special land use review criteria.

PROPERTY OVERVIEW

The subject site is located on Franklin Street, east of Olmstead Road and west of Sprinkle Road. The Applicant, SAIA Motor Freight LLC, is proposing to redevelop the former trucking facility located at this subject site for the purpose of motor freight warehousing. The original facility was erected in 1974 and has predominately remained as a trucking facility, with minor use changes throughout the years.

PROPOSED IMPROVEMENTS

The applicant, in accordance with the submitted site plan dated with a revision date of September 27, 2023, proposes to install new landscaping along Franklin Street, off-street parking for employees and outdoor storage of semi-trailers (motor freight). While not specifically listed on the site plan, and outside the review criteria of this analysis, it is also anticipated that interior building renovations may take place.



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151 South Rose Street
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Kalamazoo, Michigan 49007

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USE OF THE PROPERTY

The current use of the property is industrial in nature – motor freight. A separate Special Land Use application has been submitted by the applicant and is undergoing a separate review by Township staff. Currently, the site is vacant.

The application indicates the trucking facility will operate 24-hours a day, with an estimated daily truck volume of 15 semi-trailers and associated staffing.

EXISTING AND SURROUNDING CONDITIONS AND ZONING DISTRICTS

The site in its current condition is composed of an 8,332 square-foot terminal style building with a small office area located towards the south, with freight doors and interior warehousing space making up the remainder of the structure. The accompanying photograph (provided by Township Assessing records) provides further context for the existing structure.



The subject site abuts industrial uses to the west and north; commercial uses to the east (Sweetwater’s Donut Mill) and residential properties to the south.

SITE PLAN REVIEW

A. Floodplain

The subject site is not located in a floodplain.

B. Landscaping Plan

In accordance with Article 5, Landscaping and Screening, of the Zoning Ordinance, the site is required to have the following landscaping:

Landscaping: General Requirements	Requirements	Site Plan Conditions	Compliance with Ordinance Standards
General Landscaping Ratio	1 tree per 3,000 sq. ft. 151,588 sq. ft = 51 trees required	N/A	Not Required
Landscaping Adjacent to Roads	1 tree per 40 ft. (D) 1 tree per 100 ft. (O) 8 shrubs per 40 ft. 287 lineal feet of frontage	12 evergreens 5 ornamentals 59 shrubs	Yes
Berms In Front Yard	Maximum of 3 ft. height	None Shown	No
Parking Lot Landscaping	Requirements	Site Plan Conditions	Compliance with Ordinance Standards
General Landscaping Ratio	30 sq. ft. per parking space 22 motor freight; 11 vehicle.	360 sq. ft.	No



	30 sq ft x 33 spaces = 990 sq. ft.		
Minimum Planting Area Width	9 feet	>9 feet	Yes
Deciduous or Evergreen Trees	One (1) shade tree per 10 vehicle parking spaces in the lot	33 spaces = 3.3 shade trees required 2 proposed	Partially

The submitted site plan notes landscaping enhancements to the subject site along Franklin Street. The landscaping, once installed, will provide a visual buffer between the residential uses to the south and the proposed motor freight storage use on this site.

Additionally, staff notes that the subject site has not had interior parking lot landscaping since the day of the building's erection in 1974. Therefore, staff is in support of landscaping modifications, listed below, being granted by the Planning Commission as it pertains to parking lot landscaping requirements:

1. Interior landscaping of 360 square feet where a minimum of 990 square feet is required.
2. Two (2) shade trees where a minimum of four (4) trees are required for parking lot landscaping.

C. Lighting

The submitted site plan does not delineate any on-site lighting. Lighting may be reviewed administratively, however, the applicant is advised to review Section 2.12 as it pertains to site lighting.

D. Fencing

Section 26.F.15 (Screening) of the Township Zoning Ordinance states the following:

Off-street parking, loading and unloading areas, outside refuse storage areas, and other storage areas that are visible from adjacent homes or from public roads, shall be screened by walls or landscaping of adequate height and shall comply with Articles 5.00 and 6.00 of this Ordinance.

The applicant proposes to install landscaping along Franklin Street, which will aid in the screening of the subject site from the public right-of-way and residential dwellings located to the immediate south.

Additionally, Section 8.DD.1, Motor Freight Warehousing (Site Development Standards), has further stipulations the applicant needs to meet regarding screening requirements:

The site shall be fully enclosed with either a landscaped screen, pursuant to Section 5.02, or a solid fence, constructed in accordance with Section 6.01.

The revised application notes that privacy slats will be installed in the existing chain-link fence to offer a solid fence. However, Section 6.03.B. of the Township Zoning Ordinance notes that "chain link fences shall not be permitted for screening purposes".

The applicant shall be required to install a screening fence that meets ordinance stipulations, unless the Planning Commission waives the requirements for a screening fence, per Section 6.01.D.



E. Off-Street Parking, Truck Trailer Storage and Impacts

The applicant proposes the following parking plan based on the required office and terminal ratios of the Township Zoning Ordinance (see right):

Staff finds that the proposed parking plan for the office and terminal use aligns with the Township Zoning Ordinance.

Further, Article 8 (DD) – Motor Freight Warehousing – requires all tractor and trailers that are parked, stored, or otherwise involved in business on the site to have a minimum parking area of 12 feet in width and shall be at least 20% longer than the length of the trailer and/or tractor, exclusive of driveways on site.

The site plan notes parking spaces at a 12-foot width and a depth of 65 feet, which is in conformance with Article 8 of the Township Zoning Ordinance.

Section 20.03.A.3 – I-2 General Industrial District, Development Standards, Required Conditions – shall apply. Section 20.03.A.3 states the following:

Outdoor storage may be permitted, subject to the following conditions:

- a. *Outside storage areas shall be located no closer than one hundred fifty (150) feet to any street right-of-way line and no closer than twenty (20) feet to all other property lines.* The site plan notes the outside storage areas to be a minimum of 20 feet from property lines; this provision has been satisfied.
- b. *Outdoor storage areas shall be located no closer than one hundred (100) feet to any residential district.* The proposed storage areas are not located within one hundred (100) feet from any residential district, based on the April 8, 2019, Township Zoning Map.
- c. *Outdoor storage areas which have the potential to be visible from a public or private road or which abut a residential or commercial district shall be screened by a wall or fence, constructed in accordance with Article 6.00.* Screening requirements have been reviewed in previous sections and have found to be in general compliance, save the parking lot landscaping as previously noted.
- d. *Proper access to all parts of the storage areas shall be provided for fire and emergency vehicles. We defer to the Township Fire Marshal & Engineer regarding this requirement.*

F. Bike Parking

The proposed parking/semi-trailer storage yard does not indicate any bike parking. Due to the nature of the storage yard and continuous trailer movement, staff recommends that the Planning Commission support a modification to the parking plan that would exempt bicycle parking from being required for this portion of the site development.

PARKING INFORMATION

EXISTING SITE: 5 STALLS

PROPOSED AS PER SPECIAL USE: 11 TOTAL WITH 1 ADA ACCESSIBLE STALL

PARKING REQUIREMENTS:

1 STALL/250 SF USEABLE NON RESIDENTIAL FLOOR AREA (OFFICE AREA)
1 STALL/1,500 SF (TERMINAL WAREHOUSE AREA)

EXISTING BUILDING INFORMATION

TOTAL AREA (SF): 8,333
OFFICE AREA (SF): 1,593
TERMINAL AREA (SF): 6,740

PARKING REQUIRED

OFFICE (1,593 SF / 1 STALL PER 250 SF) = 6 STALLS
TERMINAL (6,740 SF / 1 STALL PER 1,500 SF) = 5 STALLS

TOTAL STALLS = 11 OF WHICH 1 ADA VAN ACCESSIBLE IS REQUIRED.

PARKING STALL SIZE 9' X 18.5'

LOADING/UNLOADING AREAS FOR THE TRAILERS WILL BE LOCATED AT THE EXISTING DOCKS



G. Loading and Unloading

The applicant has not indicated if loading/unloading operations are to commence on site. It is noted that the existing building has adequate loading/unloading components, should those operations be deemed necessary. Therefore, the loading/unloading areas appear to meet the intent of the ordinance.

H. Stormwater

The applicant does not propose to install additional impervious surface; therefore, a review of stormwater may not be necessary. Should additional impervious surface be proposed, either in the form of building structures or additional pavement, further analysis will be required.

I. Agency Approvals

If the applicant seeks to modify the existing ingress/egress to the subject site, further review and permit approval from the Road Commission of Kalamazoo County may be required. We will defer to the applicant on this matter. Staff is awaiting comment from the Road Commission with regard to potential effects to Franklin Street as a result of the proposed use.

J. Site Circulation

The site plan notes a dedicated 25-foot wide fire lane around the existing terminal building. Section 2.20.D.4 requires a minimum of 31 feet width for internal circulation truck routes. The site plan notes in excess of 31 feet available around the proposed circulation route.

Further, images of the subject site indicate that the existing parking lot and driveways are in a state of disrepair (mostly on the west side of the site). We defer to the applicant to provide further information pertaining to any intention to repave or restripe the parking and driveway area. Driveway widths shall be provided on site plans.

K. Sidewalks

The proposed site plan does not include sidewalks fronting Franklin Street as a component of site improvements. Section 2.18.A requires sidewalks to be constructed with any new residential and commercial development or a change of use. Staff notes that the applicant seeks to re-establish a previously permitted use (motor freight) on the subject site. Further, staff notes that no sidewalks are in existence on the north or south side of Franklin Street. The applicant is advised to install sidewalks along the Franklin Street frontage.

Alternatively, subject to Planning Commission approval, a performance guarantee could be explored in which the applicant submits an insurance bond to install sidewalks at a date unspecified. Should sidewalks be installed by either property owner to the east or west, then the applicant would be required to install their portion of the public sidewalk.

The following response statement has been provided by the applicant:

SIDEWALKS AND PEDESTRIAN ACCESS

IT IS ACKNOWLEDGED THAT AS PER THE TOWNSHIP ZONING ORDINANCE, SIDEWALK IS REQUIRED. HOWEVER, THERE ARE NO CURRENT SIDEWALKS ALONG FRANKLIN STREET. IT IS NOT ANTICIPATED THAT INSTALLATION OF SIDEWALKS ALONG THE FRONTAGE OF THE PROPERTY WILL PROVIDE CONNECTION TO ANY ADJACENT AREAS, NOR IS IT LIKELY TO INCREASE PEDESTRIAN ACCESS. IN LEAU OF INSTALLATION OF SAID SIDEWALKS, A PERFORMANCE GUARANTEE TO INSTALL SIDEWALKS CAN BE PROVIDED IF REQUIRED TO KALAMAZOO TOWNSHIP.

Therefore, the Planning Commission is advised of the following as it pertains to sidewalk installation for the subject property:



1. Require the installation of a sidewalk along the frontage of the subject site. Note, no other sidewalk is in existence along this portion of Franklin Street. No apparent future plans note sidewalk installation along Franklin Street. In addition, and as noted by the applicant in their response letter, sidewalk installation would not provide benefit to pedestrians in the immediate area due to a lack of established pedestrian pathways.
2. Seek a performance bond for the installation of a sidewalk at a future date, should adjacent properties be redeveloped and sidewalks installed. Such a performance bond shall follow the requirements of Section 2.13 of the Kalamazoo Township Zoning Ordinance.
3. The installation of a sidewalk would not provide pedestrian connections due to the non-existing pedestrian pathways in the immediate vicinity of the site. Therefore, a sidewalk will not be required in conjunction with the redevelopment of this site.

L. Easements and Access Agreement

The site plan does not indicate any easements or access agreements.

M. Trash Removal and Disposal

Trash removal and disposal plans are not provided. Based on the nature of the proposed site enhancements and the intended use of warehousing/storage, it is not anticipated that a dedicated trash enclosure will be needed. A note on the revised site plan addressing trash removal is needed.

OTHER AGENCY REVIEW

Township Fire Marshal

The Township Fire Marshal has reviewed the submitted site plan and notes that all requirements have been satisfied.



RECOMMENDATION

The applicant proposes redeveloping an existing trucking terminal facility to facilitate motor freight enterprises. As such, and as listed in this review, a few minor modifications to the site plan are needed. We find that the site plan can be recommended for approval, subject to the following conditions:

1. The Planning Commission grants a deviation from the parking lot landscaping requirements as outlined in Article 5.
2. The Planning Commission grants a waiver from the screening requirements as outlined in Article 6.
3. The Planning Commission grants a deviation from the bicycle parking requirements.
4. A sidewalk is installed adjacent to Franklin Street OR a performance guarantee is accepted by the Kalamazoo Township Board OR the sidewalk installation requirement is waived.
5. Any conditions/stipulations outlined by other reviewing agencies.

Please feel free to reach out to Danielle Bouchard, AICP at dbouchard@mcka.com or Kyle Mucha, AICP at kmucha@mcka.com if you have any questions regarding this review.

Respectfully Submitted,

McKenna

Danielle Bouchard, AICP
Principal Planner (Township Planner)

Kyle Mucha, AICP
Senior Planner (Township Zoning Administrator)

Consultants:

Seal:

Seal:

Project Identification:

**SAIA MOTOR FREIGHT
LINE, LLC**
3735 FRANKLIN STREET
KALAMAZOO TOWNSHIP
KALAMAZOO COUNTY, MI
(678) 543-3938

No.: Date: Description:

9/27/23 REVIEW #1 RESPONSES

9/27/23 REVIEW #2 RESPONSES

Sheet Title:
**SITE PLAN FOR SPECIAL
USE PERMIT**

Project No.: 2023-0254.01

Cadd File: C3.00.dwg

Drawn By: CDK

Checked By: XXX

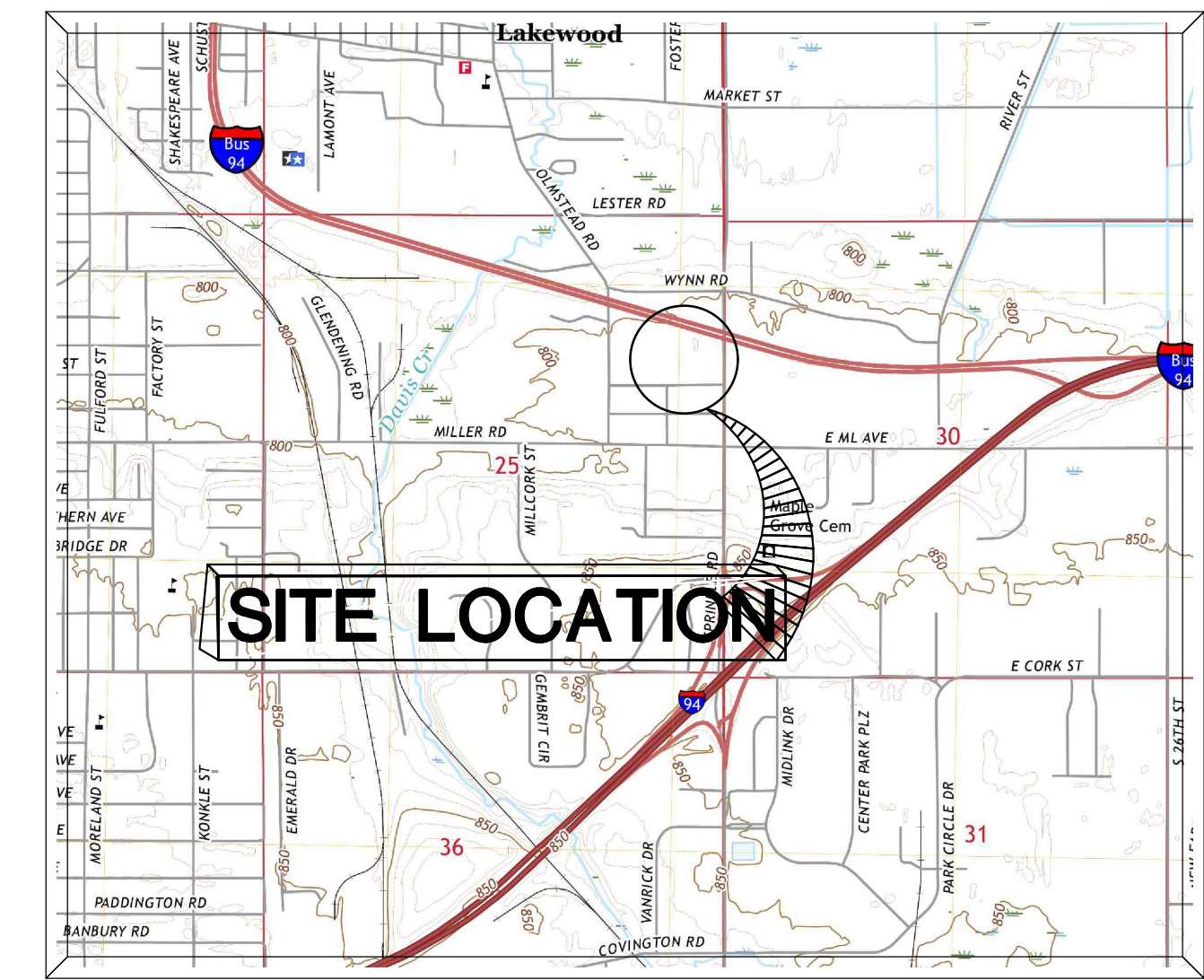
Date: 08/08/2023

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Drawing Number

C3.00

Sheet 0 of 00

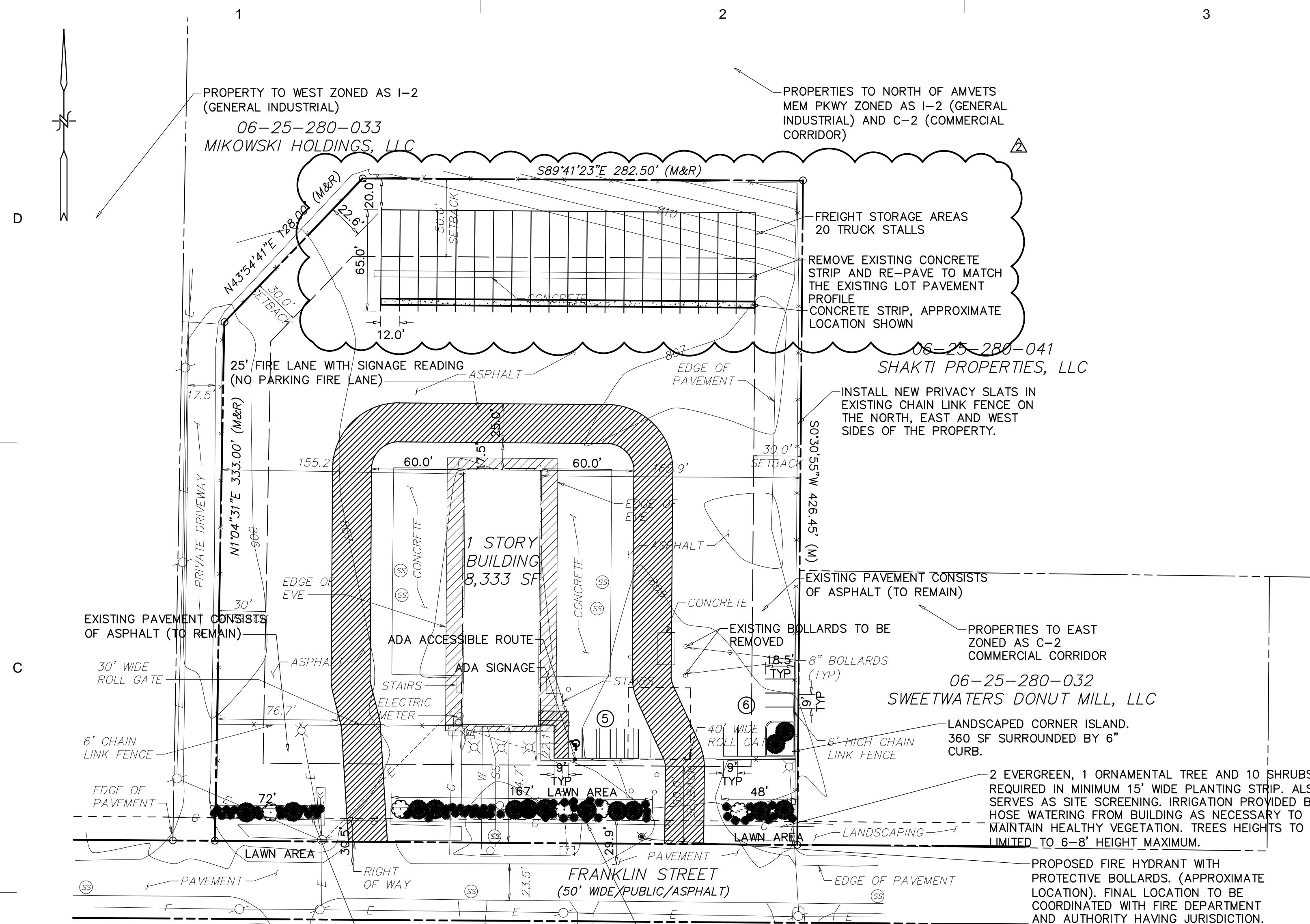


LOCATION MAP
SCALE: 1 : 2000



FLOODPLAIN AND WATERCOURSES IN THE PROPERTY

- THE SITE IS NOT LOCATED IN A FLOODPLAIN
- THERE ARE NO WATERCOURSES OR DAMS ON THE PROPERTY



50' 25' 0' 50' 100'
SCALE: 1" = 50'

FIRE PROTECTION NOTES:

1. AT A MINIMUM A 3200 SERIES KNOX BOX WILL BE INSTALLED ON THE BUILDING.
2. THE PROPOSED 30 FOOT GATE ON THE WEST SIDE OF THE PROPERTY SHALL HAVE A KNOX KEY SWITCH ALONG WITH SIREN ACTIVATION IF THE GATE IS A POWERED GATE OR A KNOX PADLOCK IF THE GATE IS MANUAL.
3. THE PROPOSED 40 FOOT GATE ON THE EAST SIDE OF THE PROPERTY SHALL HAVE A KNOX KEY SWITCH ALONG WITH SIREN ACTIVATION IF THE GATE IS A POWERED GATE OR A KNOX PADLOCK IF THE GATE IS MANUAL.
4. THERE SHALL BE 12 INCH TALL ADDRESS NUMBERS PLACED ON THE BUILDING IN A VISIBLE LOCATION, AND THE NUMBERS SHALL CONTRAST THE BACKGROUND.

LAND USE:
PREVIOUS : TRUCKING TERMINAL
CURRENT: CURRENTLY VACANT
PROPOSED: TRUCKING TERMINAL (MOTOR FREIGHT WAREHOUSE)

ZONING REQUIREMENTS
ZONING DISTRICT: I-2 GENERAL INDUSTRIAL
PROPOSED AND PERMITTED USE: SPECIAL USE
"IN ORDER FOR THE PROPERTY TO OPERATE AS A TRUCKING TERMINAL, THE OWNER MUST SECURE A SPECIAL USE PERMIT"

PROPERTY INFORMATION
TAX ID NO.: 06-25-280-034
ZONING: 1-2 GENERAL INDUSTRIAL
ACREAGE: 3.542 ACRES

PARKING INFORMATION
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PROPOSED AS PER SPECIAL USE: 11 TOTAL WITH 1 ADA ACCESSIBLE STALL

PARKING REQUIREMENTS:
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TOTAL STALLS = 11 OF WHICH 1 ADA VAN ACCESSIBLE IS REQUIRED.
PARKING STALL SIZE 9' X 18.5'
LOADING/UNLOADING AREAS FOR THE TRAILERS WILL BE LOCATED AT THE EXISTING DOCKS

LANDSCAPING REQUIREMENT
LANDSCAPING ALONG FRONTAGE REQUIRES THE FOLLOWING:

- 1 EVERGREEN TREE/40 LINEAR FEET: 8 EVERGREEN TREES
- 1 ORNAMENTAL TREE/100 LINEAR FEET: 3 ORNAMENTAL TREES
- 8 SHRUBS/ 40 LINEAR FEET: 58 SHRUBS

UNPAVED PROPERTY FRONTAGE (LESS DRIVEWAY ENTRANCES) = 287 FEET
PROVIDED LANDSCAPING:
12 EVERGREEN TREES
5 ORNAMENTAL TREES
59 SHRUBS
MAXIMUM TREE HEIGHT = 8 FEET
LANDSCAPING ALSO SERVES AS SITE SCREENING THEREFORE ADDITIONAL VEGETATION WAS INCORPORATED TO PROVIDE THE REQUIRED BARRIER.

SCHEDULE OF PROPOSED IMPROVEMENTS
UPON APPROVAL OF THE SPECIAL USE PERMIT AND PRIOR TO OPERATIONS ON SITE, ALL IMPROVEMENTS REQUIRED TO BRING THE SITE TO CURRENT STANDARDS WILL BE IMPLEMENTED.

HOURS OF OPERATION AND TRUCK TRAFFIC
24 HOURS

ANTICIPATED TRUCK VOLUME AND DELIVERY SCHEDULE
ANTICIPATED AVERAGE TRACTORS AND TRAILERS TO BE ON SITE IS APPROXIMATELY 10. THE AVERAGE DAILY TRUCK VOLUME WILL BE 15+/-.

SIDEWALKS AND PEDESTRIAN ACCESS
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