

Tentative Agenda
Kalamazoo City Planning Commission
December 3, 2015
Regular Meeting

City Commission Chambers, 2nd Floor, City Hall

7:00 p.m.

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- A. Call to Order
 - B. Roll Call
 - C. Adoption of Formal Agenda
 - D. Approval of Minutes (November 5, 2015)
 - E. Communications and Announcements
 - F. Public Hearings
 - G. Citizens' Comments Regarding Non-Agenda Items
 - H. Unfinished Business
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
 - 1. Strategic/Master Plan project update
 - 2. Outdoor Sports/Recreational Lighting and Noise Ordinance
 - I. New Business
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
 - 1. P.C. #2015.11 Capital Improvement Plan (CIP) for 2016. [**Recommendation: motion to recommend approval of the 2016 CIP to the City Commission.**]
 - J. Citizens' Comments
 - K. City Planner's Report
 - L. Miscellaneous Comments by Planning Commissioners
 - M. Adjournment

City of Kalamazoo
PLANNING COMMISSION
Minutes
November 5, 2015
DRAFT

Second Floor, City Hall
City Commission Chambers
241W. South Street, Kalamazoo, MI 49007

Members Present: Rachel Hughes-Nilsson, Chair; Charley Coss, Vice-Chair; Joshua Cook, Geoffrey Cripe, Emily Greenman Wright, Tracy Hall, Susan McBain, Rico White, Derek Wissner

City Staff: Rebekah Kik, City Planner; Rob Bauckham, Senior Development Planner; John Kneas, Assistant City Attorney; Wendee Mayes, Recording Secretary

Guests: None

A. CALL TO ORDER

Commissioner Hughes-Nilsson called the meeting to order at 7:02 p.m.

B. ROLL CALL

Planner Kik proceeded with roll call and determined that the aforementioned members were present.

C. ADOPTION OF FORMAL AGENDA

Commissioner Wissner supported by Commissioner Greenman White, moved approval of the November 5, 2015 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Coss, supported by Commissioner Cook, moved approval of the October 1, 2015 Planning Commission minutes as presented. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Kik noted that the December meeting is the same night as Run Through the Lights in downtown Kalamazoo. Because of the timing this can cause an issue with parking and suggested moving the meeting start time from 7:00pm to 7:30pm. Commissioners agreed to do so. Attorney Kneas reminded staff to post notices and send out reminders.

F. PUBLIC HEARINGS

P.C. #2015.04: Consideration of a request from the Community Planning and Development Department for a text amendment to Chapters 3.7, 4.1, 8.3.D., and 12.3 of the Zoning Ordinance pertaining to proposed Outdoor Sports/Recreation Lighting and Noise Regulations. [Recommendation: motion to recommend approval of the text amendment to the City Commission.]

Planner Bauckham presented the staff report. This included a background on why the ordinance is being proposed, a summary of the public participation, research that has been conducted and reviewing the final draft.

Background reasons for this draft were:

- Current zoning ordinance for lighting standards only includes outdoor lights on pole up to 25 feet. Anything taller than 25 feet isn't currently regulated. A proposal to install lights over 25 feet currently needs a variance from the Zoning Board of Appeals. This would include lights on sports fields.
- In 2012, Kalamazoo College requested to rezone all their properties to IC (Institutional Campus) zone. This was treated as a contract rezoning with conditions. One of the conditions was that Kalamazoo College could begin to use the soccer field at night, with lights up to 60 times a year with lights going off at 10:30pm. Another condition was a charge to the City to come up with a new ordinance for outdoor lighting for sports and recreation by the end of 2015.

Summary of public participation:

- The process began in March 2015 when city staff met with directors of the neighborhood associations, to apprise them of this topic and invite their participation.
- A citizen work committee was formed with representatives from the Stuart, West Main Hill, and Oakland/Winchell neighborhoods; Kalamazoo College and Kalamazoo Christian High School. Purpose of this group was research and guidance drafting the ordinance.
- Six neighborhood meetings were held during the process; these were held in the Winchell neighborhood, West Main Hill neighborhood, and Stuart neighborhood. There were also 3 community wide meetings, inviting the entire City of Kalamazoo public to attend.

Research conducted:

- Included ordinances of other communities throughout Michigan to see what types of regulations are currently in place. The first outline of the ordinance was based on the types of definitions and information that was most appropriate for Kalamazoo.

Major components of the ordinance:

- Proposes a new definition for outdoor sports and recreation venues.
- These facilities would not be allowed in the residential zoning districts of the city. Commercial, manufacturing, institutional campus, and public zones would allow the lighting with a special use permit. This would require review and approval from the Planning Commission.
- The ordinance is proposing the addition of conditions to the special use permit ordinance to cover stadium/sports/recreation type lights.
- If the ordinance is not put into place by the end of this year the conditions of the 2012 contract with Kalamazoo College will allow them to use the football field for up to 20 times a year until 8:30pm without the special use permit conditions.
- Ordinance regulations include:
 - Illumination levels

- Flashing and/or search lights are not allowed
- Shielding and glare standards; have to meet national standards which is the Illuminating Engineering Society of North America
- Pole location, height, illumination, and intensity
- Timing for use of lights, including a recording system to verify timing of lights
- Rental and third party use of the facilities
- Use schedule and reporting to the City
- Noise levels
- Violations of conditions and consequences
- Repair and maintenance of systems vs. replacement and upgrades
- Application requirements for special use permit
- Table with breakdown of number of uses per year
 - Kalamazoo Christian High School nor Hackett High School would be able to have lighting on their sports fields based on this table.
 - Kalamazoo College would be allowed 20 uses of their lights, with a maximum of 2 nights to 10:30 for a game/contest.

City staff has worked to balance what the city residents requested with the needs of the venues in the area. City staff is also planning on addressing the noise concerns with an amendment to be made to the current city noise ordinance rather than include it in this lighting ordinance.

Planner Bauckham extended a thank you to the participants of the citizen committee as well as the residents who have come out to the meetings and participated in developing this ordinance.

Open floor for public comment.

Mr. Tom Lucking spoke to concerns how restrictive he feels the ordinance is for Kalamazoo College. He feels that this will limit its ability to recruit students compared to the unlimited nature of other division 3 colleges. Upon deciding to live in the West Main Hill neighborhood the residents agreed to live within the proximity of a football field, which could always have included stadium lights.

Mr. Bruce Martin provided a letter which he read into record. Letter included in these minutes. He asked that staff leave the negotiation of K-College's stadium lighting details to the neighborhood, stating that the City's most basic responsibility is to insure that neighbor's quality of life not be interrupted and provide the basic necessities of buffering, uses, and enforcement.

Mr. Darin Meyer is in agreement with Mr. Martin. Mr. Meyer added that the noise concerns are the neighborhoods biggest fear. Using Western Michigan University as an example, Mr. Meyer stated that the noise cannot be buffered by pulling down the shades. He feels this ordinance needs to address the noise more thoroughly. He is appreciative of the light shielding that is in the ordinance.

Mr. Randy Walker asked the Planning Commission to take into consideration that the actual amount of times per year that the field is used is for six or seven months not the entire twelve months. The majority of the games are played during nice weather. Games bring noise, lights, parking, and trash in the resident's yard. All of this becomes an issue for those who want to enjoy their properties. The residents love the sports and the energy they bring, however Mr. Walker would like the amount of time the fields are used to be taken into consideration.

Mrs. Christina Anderson talked about the ordinance being an acceptable balance for the neighborhood. She recognized that she moved next door to a field that could be lighted. The noise is her biggest concern. She encouraged the city to study the noise on the field for a year before putting in a decibel level for the noise.

Ms. Kate Worster, associate vice president for Communications and Marketing, spoke on behalf of Kalamazoo College. Ms. Worster spoke of the contribution that Kalamazoo College brings to the City of Kalamazoo. She explained that they are an enrollment driven institution and more than a quarter of the students are athletes. One of the issues the college faces is the students needing time for study, practice, and play. If they cannot find time to practice and play then they will find somewhere else to study. The 20 nights that lights will be allowed are necessary for these practices. She opined that they will still be at a disadvantage to the other Division Three colleges, who have already have lights and very few restrictions for night games. This proposal meets the bare minimum that Kalamazoo College finds necessary for lighting the football field. Kalamazoo College supports this ordinance and are confident that this is a realistic ordinance that serves both Kalamazoo College and the entire city.

Mrs. Valarie Bader appreciates that Kalamazoo College said they support the ordinance. She is concerned about the restrictions that it gives the colleges as well as other schools. Meeting a bare minimum does not allow for growth. 20 nights in one season is not unreasonable, if it had been 20 nights within one month she could understand that outrage. The City needs to broaden its horizons and look at the bigger picture. It would be in Kalamazoo College's better interest if this did not pass and they could then use the 2012 ordinance agreement which would give them more nights of being able to use the lights.

Ms. Dana Underwood echoes her neighbor's comments. Ms. Underwood sees her neighborhood as one of cooperation. To work with each other in consideration of the different noises and levels at all hours of the day and night, the different schedules, the non-traditional neighbors, the students in rentals, etc. She would like to see the city grow and believes this ordinance with these restrictions is not the way to go.

Mr. Mark Sloan sees Kalamazoo College as a stakeholder within the city and believes the citizens should have more clout. He was grateful that the City reached out to the citizens in drafting this ordinance. However he feels that by September the process had stalled and that the final draft does not address the citizen concerns. He is not sure why the Table highlighting nights changed so drastically and doesn't feel he can support it. Mr. Sloan wants to see the process followed to the end.

Ms. Diana Morton-Thompson spoke first as the treasure of the Oakland Drive/Winchell Neighborhood Association. She highlighted the letter that was provided to the commission. Letter included in these minutes.

Ms. Diana Morton-Thompson also spoke as a concerned citizen. She is concerned with the comments tonight being about Kalamazoo College and their neighbors. This is to be a citywide ordinance. Her focus is on the Table. 201 feet is too close to a residential neighborhood. She questions if this is good land use planning, if this is an equitable foundation for Kalamazoo 2025 Master Plan. Should the City sacrifice the greater good of the city in order to cater to the immediate needs of the elite few. This Table can damage neighborhoods, lives, and lives of children. Ms. Morton-Thompson believes the problems between Kalamazoo College and its neighbors are what are drafting this ordinance and that instead there should be neighborhood specific usages and standards.

Mr. Max Tibbitts spoke as the chair of Stuart Neighborhood Association. Mr. Tibbitts did some research of his own. Calling to other colleges that Kalamazoo College plays against. The other colleges have little to no restrictions and some of them have homes less than 100 feet from their football fields. Mr. Tibbitts says it is about balance; somewhere between no limits and the minimum 20 nights that Kalamazoo College says they are fine with. He feels that 20 nights is too limiting, however if Kalamazoo College says they are willing to live with it, he can accept it. Addressing the neighborhood, Mr. Tibbitts pointed out that 8:30pm is early. Those who live near the Arcadia Festival site have music until 2:00am. The City is a dysfunctional family and we need to find a balance. The Stuart Neighborhood Association is in support of this ordinance.

Mr. Max Tibbitts then spoke as a city resident. Mr. Tibbitts is not happy with the process the planning division is approaching every task recently. In the past, they would do research, create an ordinance, take it to the public, do one revision and that would be the final draft. Having meetings and changing the ordinance with every meeting is not the way he feels it should be done. Mr. Tibbitts supports this ordinance. He asks City Staff to look at their organizational skills instead of using reactionary skills.

Mr. Paul Daniels emphasized the fact that this is a citywide ordinance not a Kalamazoo College ordinance. He believes some aspects of the ordinance should be solved at the neighborhood level not the city level. Allowing it to be solved at a neighborhood level would lend to more flexibility for better support of the ordinance. The ordinance needs more work.

Mr. Derek Meyer was a member of the workgroup. He wanted to point out that the 20 practices were for lighted practices. The ordinance does not address unlighted practices.

Mr. Brock Rucinski is a junior football player at Kalamazoo College. The current problem the football practices faces is being cut short due to daylight savings time. Having lights will enhance the players experience for the last three months of the season. Two night games will be great, bringing back some of the high school experience and the energy that comes with them. Currently recruiting is a challenge because high school students cannot come to daytime games. This gives them a chance to watch games being played.

Mr. Greg Diment served on the workgroup. Mr. Diment is happy with the reasonable balance that the ordinance presents. He stated that it was a long and difficult process to bring about this balance. City staff addressed the ordinance as a citywide ordinance with campuses needing to be rezoned as IC. Later in the season it starts to get darker earlier and this cuts practices short. Having the lighting later in the season will help with that.

Mrs. Maureen Lockman-Cartmill stated that the lights are going to affect the neighborhood regardless of trees. She considers the West Main Neighborhood as a fragile neighborhood with more and more rentals coming into the neighborhood. The intensity of the lights will not be able to be shut out regardless of the availability of shades, shutters or blinds. Wants to see Kalamazoo College succeed but sees the intensity of the lights as an issue.

No further public comments, public portion of the hearing was closed.

Commissioner White asked for clarification of the commissioner's job as it pertains to this ordinance. Attorney Kneas answered that any ordinance has to apply to whatever zoning district has to be uniform. Different neighborhoods cannot have different standards in the ordinance.

Commissioner White asked how the ordinance will affect the “health and safety” of the community as expressed in the letter from the Oakland Drive/Winchell Neighborhood Association. Planner Kik responded that this ordinance will be going through as a special use permit. Every special use permit has ten impacts that they need to go through and meet; this ordinance will add an eleventh step to the process. This is a highly protective process for the community and will include further community input.

Commissioner Coss asked what the venue would be able to do if there was an exceptional event (i.e. they wanted to host a National Event not planned for). Planner Kik responded that the information should be included in the special use permit application. If an event came about after the special use permit was approved, the venue would have to come back in front of the Zoning Board of Appeals to seek a variance to add the event.

Commissioner Wissner asked about the amount of games that are currently being held. Kalamazoo College responded that they currently have ten games in a season. Ideally they would have 5 away games and 5 home games. Not every game would be a night game, there would be some played during the weekday or on a Saturday. They added that the ability to have a couple of night games would build some excitement for the student body, especially at the beginning of the season. Planner Kik indicated that high schools typically have approximately fifteen night games a year.

Commissioner Coss reminded everyone that this is a citywide ordinance not just about Kalamazoo College. He stated this ordinance was very well written. The City does not even have any indication what will happen with other schools in the next three to four years. Maybe the ordinance needs to be broader and looser. This ordinance seems to be way more restrictive than other communities. There needs to be a balance between the neighborhoods and the schools. Commissioner Wissner agreed. He feels it is highly favored toward the residents. Commissioner Hughes-Nilsson asked if it is possible to add to the table to allow an entity to have further conversation with the neighborhood to come to an agreement and be added to a special use permit if there was room for growth. Attorney Kneas would not recommend it because it then becomes focused on a small area.

Commissioner Cook asked about the rationale behind the drastic changes to the footage in the Tables throughout this process. Planner Kik responded that this came from splitting the tables. Throughout the process we were asked to make an ordinance specific for Kalamazoo College or to work within the parameters provided by the 2012 contract zoning ordinance. The answer was no, the City cannot create an ordinance specifically for one entity and the 2012 zoning was already done and could not be changed. The football field could be affected by changes in the new ordinance because that was not finalized by the 2012 ordinance the way the soccer field was. The goal was to look at which zones would have the most intense use of lighting and split the table accordingly to place the least impact on the residential neighborhoods.

Commissioner Coss commented that having no lights on the Kalamazoo College football field has caused student athletes to be pulled from classes in order to practice. This is not a good selling point for the college when they are recruiting students. This ordinance is trying to strike a balance between the college and the property owners. If Kalamazoo College is not successful then that will negatively affect property values as well.

Commissioner Cripe asked if the ordinance fails to pass what will happen with Kalamazoo College. Planner Kik responded that if this ordinance does not pass and the January 1, 2016 deadline passes, the 1896 contract zoning ordinance will give Kalamazoo College 20 uses a year until 8:30. Kalamazoo College would not have to apply for a special use permit. The 20 uses do not distinguish between

practices and games. And if an ordinance were to later pass, Kalamazoo College would be grandfathered in to continue to use the 1896 ordinance the same way the soccer field is.

Commissioner Cripe stated that in 2012 Kalamazoo College and the neighborhood worked together to create an agreement. Kalamazoo College has accepted this ordinance as written, despite the fact that there is support for having more than two night games per year. This is a good compromise between the school and the residential neighborhood it is next to. Everyone will benefit to having the standards in place over not passing the ordinance. The broad participation that has happened is awesome and resulted in multiple perspectives. Zoning ordinance is a living document, getting standards on the books. Every comment has been thoughtful and emotional which lead to a good ordinance. The Table trends toward an equal compromise. However, it would be helpful to have a periodic review of the technology and industry standards.

Attorney Kneas stated that if the City Commission enacts the ordinance standards are already incorporated into the ordinance as drafted. Commissioner Cripe responded that is currently in the ordinance would hold them to the current standard at the time of application; however Commissioner Cripe is looking for a requirement to update to the most current standard periodically. Attorney Kneas answered that it could be too costly to continually upgrade and would not be enforceable. Planner Kik did note that the ordinance is written that if they want to upgrade they would still have to use the most recent technology. They can always move forward to conform to the most recent technology and cannot go backwards.

Commissioner Cook asked about the researching of the ordinances and if there was any precedent on decibel levels. Planner Bauckham stated that 25 ordinances had been looked at and they saw a fairly wide range anywhere from 50 – 85 decibels. Planner Kik added that those were noise ordinances and were not tied to the lighting ordinances. The City is setting precedent by including noise restrictions in our lighting ordinance.

Commissioner Cook inquired to the research that led to the IC/P zoning to be based on 200 feet. Planner Bauckham said the standard that was found was 100 feet, however it was felt that 100 feet was too close for residents.

Commissioner Cripe noted that the only IC zone right now is Kalamazoo College. The compromise for the Table and the IC zone was a compromise for Kalamazoo College and the neighborhoods around the college. He believes that not passing the ordinance would be more of a detriment to the city.

Commissioner Coss asked everyone to remember that this is a citywide ordinance and not just Kalamazoo College.

Commissioner Cook again expressed concern on the limitation of uses the Table set. Commissioner McBain reminded everyone that the restriction is on night time uses not total uses of the field.

Commissioner Hall commented that this seems to be a balance with the neighborhood requests. Kalamazoo College has gone on record to agree with the ordinance. City staff has done an excellent job over the last several months to draft this ordinance.

Commissioner Wissner pointed out that Kalamazoo College represents 2,000+ people. The institution has been around for a very long time and deserves respect. Commissioner Hall stated that they bring about 47 million dollars to the community and they are respected. However, Commissioner Hall does not feel that

the citizen's voices are being heard. At the same time, she understands the importance of having the field lit and the need to strike a balance between the two. Commissioner Coss disagreed and believes that their voices are being heard. Kalamazoo College has backed itself into a corner by stating that their minimum requirement is two night games and is being very agreeable. Commissioner Hughes-Nilsson asked if other schools were looked at in regards to this ordinance. Planner Bauckham stated that public schools are exempt from the ordinance, and that Kalamazoo Christian and Hackett Catholic High School were looked at. Planner Kik added that this will affect charter schools that come in the future. They will have to get their zoning changed to an IC zone and then apply for and receive a special use permit. This will not be easy for them.

Commissioner Greenman Wright addressed everyone to say that the entire commission is really weighing all the comments, fears and suggestions that have been presented tonight. The commission is concerned with quality of life. She agrees with Commissioner Hall that there is room for more compromise and more games (maybe 3 or 4) but does not want to see it swing into the opposite direction either. Commissioner Cook praised City staff for their work on this ordinance and the citizen engagement.

Commissioner Cook made a motion to increase the number of games for the IC/P Table 8.3.2 in the 201 to 500 foot area from 2 to 4.

Commissioner Hall stated that she will support Commissioner Cook's motion to increase the games from 2 to 4. She thanked everyone who came out and told them that they were heard; however she does not want January 1, 2016 to not have an ordinance in place. Commissioner Coss agreed with Commissioner Hall that all citizens' views were appreciated as well as the work from City staff.

Commissioner Cripe asked if the motion failed, would it fall back to the original motion. Commissioner Coss answered that it would fall back to the original motion unless someone else put forward another motion. Commissioner White stated that this process tonight is to send a recommendation to City Commission. Attorney Kneas replied that is correct, Planning Commission sends the recommendation to City Commission. It is up to the City Commission to enact or not.

Commissioner Cook, supported by Commissioner Coss, moved to recommend P.C. #2015.04 to City Commission: Request from the Community Planning and Development Department for a text amendment to Chapters 3.7, 4.1, 8.3.D., and 12.3 of the Zoning Ordinance pertaining to proposed Outdoor Sports/Recreation Lighting and Noise Regulations, with the amendment of Table 8.3.2 to increase the IC/P chart for the Maximum Number of Events Between 201 and 500 feet from 2 games to 4 games. With a roll call vote the motion carried with a majority vote. Commissioners Cripe, Greenman Wright, Hughes-Nilsson and White voted no.

G. CITIZENS' COMMENTS (Regarding non-agenda items)

Mr. Craig Platt came to talk to the commissioners regarding the zoning to store a trailer on private property. Currently the ordinance states that if it does not have an engine it can be parked/stored wherever a resident would like on their property and if it has an engine it needs to be on concrete. This no longer seems appropriate in our city neighborhoods as trailers can be quite large and unsightly. Mr. Platt currently has that problem with a neighbor parking a 20-25 foot trailer without an engine in such a spot as to be unsightly from Mr. Platt's property. He is requesting that commissioners review the ordinance and consider making changes.

Mr. Darin Meyer stayed to talk to commissioners regarding the current parking enforcement. He has noticed an uptake of parking next to fire hydrants, across sidewalks (blocking pedestrian's walkway) and parking in no parking zones since the current parking enforcement has taken over. He calls in illegal parking problems but does not see any resolution. He would like to see the parking enforcement to go back to whoever was doing it before.

H. UNFINISHED BUSINESS

Planner Kik gave an update to the Master Plan. The kickoff was on October 29, 2015 and was very successful. City staff is working on setting up the next meeting. A report on the first meeting will be out soon and she is getting a calendar for 2016 together.

I. NEW BUSINESS

None

J. CITIZENS' COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham reported that this over goal for the year.

- Michigan Ave
- Depot building next to the craft brow building is being redone with a new addition. Likely will have a new restaurant and offices
- Kalamazoo College has broken ground on the new fitness center
- CVS pharmacy on Howard and West Michigan is about to break ground
- Milwood Elementary School has the old building basically down and some construction will start this year
- Harold Zeigler Auto front building addition is coming along
- New hanger project out at airport, south of the Air Zoo
- Sawall Health Foods is coming along and hope to be done by the end of the year

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Greenman Wright comments that the trailer problem is a very tricky issue. She agrees that Mr. Platt has a valid point.

Commissioner Cook felt that the public hearing went very well tonight. Commissioner Hughes-Nilsson appreciated everyone's discussion. Commissioner Hall inquired as to what City Commissioners can do with the recommendation from tonight. Attorney Kneas stated that City Commission can take the recommendation at four games or adjust it as they see fit.

M. ADJOURNMENT

Planning Commission

November 5, 2015

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The meeting adjourned at 9:35 p.m.

CITY OF KALAMAZOO 2016 PROPOSED BUDGET

CITY OF KALAMAZOO	DEPARTMENT: VARIOUS	
CAPITAL IMPROVEMENTS PROGRAM SUMMARY	DIVISION: VARIOUS	
BUDGET YEAR - 2016	FUND NAME/NUMBER: GENERAL FUND CAPITAL	

DOLLARS IN THOUSANDS (\$000)

DEPARTMENT	PROJECT TITLE											FUNDING SOURCE	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
Public Safety	Crosstown Dispatch Tower	118.0	124.0										BOND LOCAL
Public Safety	New Station 2 (Bryant) Design	200.0											BOND
Public Safety	In-Car Camera System Infrastructure Upgrade	90.0					200.0						BOND
Public Safety	Public Safety Telephone System - VOIP	170.0											BOND
Parks & Recreation	Davis Street Park Improvements	75.0											BOND
		25.0											PRIVATE
Parks & Recreation	Henderson Tot Lot Improvements	100.0											BOND
		10.0											PRIVATE
Parks & Recreation	Phase I Redevelopment of Farmers' Market	350.0	150.0										BOND
		1,000.0	1,000.0										PRIVATE
Parks & Recreation	Bronson Park Improvements (including Ianelli Fountain)	25.0	100.0										BOND
		1,500.0	1,000.0										PRIVATE
		200.0											STATE
Information Technology	Fiber Optic Network	125.0	125.0	125.0	125.0								BOND
Public Services	Snowmelt Equipment and Repairs	40.3	35.3	36.3	37.4	38.5	163.4	40.8	42.1	43.4	44.6		BOND
Public Services	5 Yrd Dump truck (live body)	150.0											BOND
Public Services	14 Yrd Dump truck	175.0											BOND
Public Services	5 Yrd Dump truck	150.0											BOND
Public Services	14 Yrd Dump truck	175.0											BOND
Public Services	Portage Creek Trailway Phase 2	25.0	0.0	23.0									BOND
			300.0										STATE
City Clerk/Elections	Replacement of Voting Equipment			460.0									BOND
		100.0											BOND
2016 CIP Subtotal		\$1,950.3											
2016 Total Project Cost		\$4,803.3											

CITY OF KALAMAZOO 2016 PROPOSED BUDGET

CITY OF KALAMAZOO CAPITAL IMPROVEMENTS PROGRAM SUMMARY BUDGET YEAR - 2016		DEPARTMENT: VARIOUS										FUNDING SOURCE
		DIVISION: VARIOUS										
		FUND NAME/NUMBER: GENERAL FUND CAPITAL										
DOLLARS IN THOUSANDS (\$000)												
DEPARTMENT	PROJECT TITLE	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	FUNDING SOURCE
Public Safety	New Station 2 Construction		2,370.0									BOND
PARKS & RECREATION	Frays Park Walkway and general park improvements		67.5									BOND PRIVATE
Public Services	City Hall Roof Replacement		84.8									BOND
Public Services	2 - Bucket Truck		130.0	130.0								BOND
Public Services	2 -14 yrd Tandum Axel Plow Truck		150.0	300.0								BOND
Public Services	Paver		230.0									BOND
Public Services	Truck mounted patching unit		210.0									BOND
2017 CIP Subtotal		\$3,652.5										
2017 Total Project Cost		\$6,144.0										
Public Safety	Replace Engines 2 and 5			1,000.0								BOND
PARKS & RECREATION	Crane Park Redevelopment			310.0								BOND PRIVATE
PARKS & RECREATION	Blanche Hull Park Improvements			300.0								BOND STATE PRIVATE
PARKS & RECREATION	Milham Park Improvements			300.0								BOND STATE PRIVATE
Public Services	5yrd dual purpose dump truck chassis			145.0								BOND
2018 CIP Subtotal		\$2,669.3										
2018 Total Project Cost		\$6,839.3										

CITY OF KALAMAZOO 2016 PROPOSED BUDGET

CITY OF KALAMAZOO CAPITAL IMPROVEMENTS PROGRAM SUMMARY BUDGET YEAR - 2016		DEPARTMENT: VARIOUS											FUNDING SOURCE
		DIVISION: VARIOUS											
		FUND NAME/NUMBER: GENERAL FUND CAPITAL											
DOLLARS IN THOUSANDS (\$000)													
DEPARTMENT	PROJECT TITLE	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	FUNDING SOURCE	
PUBLIC SAFETY	Public Safety Facility Upgrades				250.0							BOND	
PARKS & RECREATION	Knollwood Park Improvements				75.0							BOND	
					75.0							PRIVATE	
Public Services	Backhoe				285.0							BOND	
Public Services	5 yrd dump truck				290.0							BOND	
Public Services	Portage Creek Trailway Phase 3				50.0	300.0						BOND	
							2,000.0					STATE	
												BOND	
2019 CIP Subtotal					\$1,112.4								
2019 Total Project Cost					\$1,187.4								
Public Safety	Replace Fire Apparatus- Truck 6					1,000.0						BOND	
PUBLIC SAFETY	CAD/RMS Upgrade					550.0						BOND	
Public Services	5 yrd plow truck					290.0						BOND	
Public Services	14 yrd plow truck					155.0						BOND	
Public Services	5 yrd single axel plow truck					145.0						BOND	
2020 CIP Subtotal					2,178.5								
2020 Total Project Cost					2,478.5								
PUBLIC SAFETY	Dispatch Equipment Replacement						1,800.0					BOND	
Public Services	Heavy Equipment Public Services						1,045.0					BOND	
2021 CIP Subtotal					3,208.4								
2021 Total Project Cost					5,208.4								
GRAND TOTAL		4,803.3	\$6,144.0	\$6,839.3	\$1,187.4	\$2,478.5	\$5,208.4	\$40.8	\$42.1	\$43.4	\$44.6		

**CITY OF KALAMAZOO
2016 PROPOSED BUDGET**

CITY OF KALAMAZOO	DEPARTMENT:	PUBLIC SERVICES
CAPITAL IMPROVEMENTS PROGRAM SUMMARY	DIVISION:	ENGINEERING
BUDGET YEAR - 2016	FUND NAME/NUMBER:	Special Revenue CAPITAL - Major & Local Streets

KEY: L = Local Streets
M = Major Streets

DOLLARS IN THOUSANDS (\$000)

PRIORITY NO.	FUND KEY	PROJECT TITLE	2016	2017	2018	2019	2020	2021	FUNDING SOURCE
1-1	L	Local Street Program (Tier #1) Various	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	Bond
1-2	M	Kilgore (Service Drive to Sprinkle)	374.0						Bond
			683.0						Federal
1-3	M	E. Michigan (Riverview to Wallace)	375.0						Bond
			600.0						Federal
1-4	M	E. Main Street (E. Michigan to Wallace)	331.0						Bond
			240.0						Federal
1-5	M	Portage Street Signal Upgrades	245.0						Bond
			931.0						Federal
1-6	M	Kilgore and Westnedge Cost Sharing	125.0						Bond
			0.0						Federal
1-7	M	Drake Road Shared Use Path	81.0						CIA
			320.0						Federal
1-8	M	US-131 Cost Sharring	150.0						Bond
									Federal
1-9	M	Paterson Street Bridge	150.0						Bond
1-10	M	Ransom Street (North to Walbridge)	1,200.0						CIA
1-11	M	Design for Upcoming Years Major Street Projects Various Major Streets	100.0	50.0	50.0	50.0	50.0	50.0	Bond
1-12	M	Scattered Sites	150.0	150.0	150.0	150.0	150.0	150.0	Bond

2016 CIP Subtotal 3,000.0
2016 Total Project Cost 7,055.0

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BUDGET YEAR - 2016	FUND NAME/NUMBER:	Special Revenue CAPITAL - Major & Local Streets

KEY: L = Local Streets
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DOLLARS IN THOUSANDS (\$000)

PRIORITY NO.	FUND KEY	PROJECT TITLE	2016	2017	2018	2019	2020	2021	FUNDING SOURCE
2017	M	Emerald (Cork to Miller)		385.0					Bond Federal
2017	M	Hatfield (Schuster to King)		210.0					Bond Federal
2017	M	Portage (Sheridan to Stockbridge)		285.0					Bond Federal
2017	M	Vine (Davis to Crosstown)		220.0					Bond Federal
2017	M	Burdick Traffic Signal Upgrades		180.0					Bond Federal
2017	M	N Drake Traffic Signal Upgrades		50.0					Bond Federal
2017	M	Sheldon (Vine to Crosstown)		170.0					Bond Federal
2017	M	Pitcher (Walnut to Portage/Pitcher Connector)		300.0					Bond Federal
2017 CIP Subtotal				1800.0					
2017 Total Project Cost				5274.0					
2018	M	Cork (Portage to Sprinkle)			595.0				Bond Federal
2018	M	W. Michigan/Howard Traffic Signal Upgrades			275.0				Bond Federal
2018	M	Covington (Manchester to Sprinkle)			928.0				Bond Federal
2018	M	Edwards (Frank to Peterson)			446.0				Bond Federal
2018	M				176.0				Bond

**CITY OF KALAMAZOO
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CITY OF KALAMAZOO			DEPARTMENT:		PUBLIC SERVICES				
CAPITAL IMPROVEMENTS PROGRAM SUMMARY			DIVISION:		ENGINEERING				
BUDGET YEAR - 2016			FUND NAME/NUMBER:		Special Revenue CAPITAL - Major & Local Streets				
DOLLARS IN THOUSANDS (\$000)						KEY:			
						L = Local Streets			
						M = Major Streets			
PRIORITY NO.	FUND KEY	PROJECT TITLE	2016	2017	2018	2019	2020	2021	FUNDING SOURCE
2018	M	Edwards (Frank to Paterson)							Federal
2018	M	Lovell (Sprague to Oakland)			308.0				Bond Federal
2018 CIP Subtotal					1800.0				
2018 Total Project Cost					5089.0				
2019	M	Rose Street (South to Water)				250.0			Bond Federal
2019	M	VanRick (Covington to Sprinkle)				270.0			Bond Federal
2019	M	Burr Oak (Park to Burdick)				390.0			Bond Federal
2019	M	Parchmont (Clarin to Mt. Olivet)				140.0			Bond Federal
2019	M	Portage (Stockbridge to Portage/Pitcher Connector)				750.0 1,411.0			Bond Federal
2019 CIP Subtotal					1800.0				
2019 Total Project Cost					4411.0				
2020	M	S Drake Traffic Signal Improvements					925.0 165.0		Federal Bond
2020	M	Lake (Portage to E. City Limits)					397.0 183.0		Federal Bond
2020	M	Maple (Westnedge to Burdick)					171.0		Bond
2020	M	Oakland (Parkview to Howard)					607.0 370.0		Federal Bond

**CITY OF KALAMAZOO
2016 PROPOSED BUDGET**

CITY OF KALAMAZOO			DEPARTMENT:		PUBLIC SERVICES				
CAPITAL IMPROVEMENTS PROGRAM SUMMARY			DIVISION:		ENGINEERING				
BUDGET YEAR - 2016			FUND NAME/NUMBER:		Special Revenue CAPITAL - Major & Local Streets				
							KEY:	L = Local Streets	
DOLLARS IN THOUSANDS (\$000)								M = Major Streets	
PRIORITY NO.	FUND KEY	PROJECT TITLE	2016	2017	2018	2019	2020	2021	FUNDING SOURCE
2020	M	Porter (Frank to Paterson)					274.0		Bond
2020	M	Walter (Lake to Vine)					102.0		Bond
2020	M	Washington (Portage to March)					275.0		Bond
2020	M	Nazareth (E. Michigan to Charles)					260.0		Bond
2020 CIP Subtotal							1,800.0		
2020 Total Project Cost							4,929.0		
2021	M	Alcott (Burdick to Portage)						425.0	Bond
2021	M	Miller (Portage to Sprinkle)						1,400.0	Federal
								600.0	Bond
2021	M	Mt. Olivet (Courtlandt to Brook)						475.0	Bond
2021	M	Oakland (Kilgore to Parkview)						500.0	Federal
								300.0	Bond
2021 CIP Subtotal							1,800.0		
2021 Total Project Cost							4,900.0		
GRAND TOTAL			\$7,055.0	\$5,274.0	\$5,089.0	\$4,411.0	\$4,929.0	\$4,900.0	\$31,658.0

**CITY OF KALAMAZOO
2015 ADOPTED BUDGET**

CITY OF KALAMAZOO			DEPARTMENT: PUBLIC SERVICES										
CAPITAL IMPROVEMENTS PROGRAM SUMMARY			DIVISION: WASTEWATER										
BUDGET YEAR - 2016			FUND NAME/NUMBER: WASTEWATER/590										
DOLLARS IN THOUSANDS (\$000)			KEY: SC - Sewer Collection IE - Instrumentation & Electrical Equipment PL - Plant Process and Equipment GP - General Plant										
PRIORITY NO.	FUND KEY	PROJECT TITLE	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	FUNDING SOURCE
0.0	GP	Capital Management	270.0	270.0	270.0	270.0	270.0	270.0	270.0	270.0	270.0	270.0	Working Capital
1.10	PL	WRP Final Clarifier Bridge Replacements		98.3	98.3								Working Capital
1.20	PL	WRP Plant Water Pump Phased Replacements	112.0	112.2	0.0	119.1	0.0	0.0	0.0	0.0	0.0	0.0	Working Capital
1.30	PL	WRP Grit Removal Equipment Rehabilitation	0.0	251.0									Working Capital
1.40	PL	WRP Load Center 3 Rehabilitation	0.0	75.0									Working Capital
1.50	PL	WRP Phosphorus Analyzer Replacement	16.5										Working Capital
1.60	PL	WRP Blower No.1 and No.4 Control Upgrades	0.0			200.0							Working Capital
1.70	GP	WRP Plant Road Phased Replacements	0.0	279.8	235.3	255.6	200.0	200.0	200.0				Working Capital
1.80	PL	WRP Raw Pump Phased Replacements	0.0	975.0	0.0			950.0					Working Capital
1.90	PL	WRP Screw Pump Phased Replacements	0.0		733.5		633.6	0.0					Working Capital
2.00	GP	WRP Asset Management Technology Upgrades	125.0										Working Capital
2.10	GP	Computer Replacements	0.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	Working Capital
2.20	SC	Woods Lake Lift Sta. Onsite Emergency Generator	0.0	38.1									Working Capital
2.30	SC	Whites Lake Lift Sta. Onsite Emergency Generator	0.0	100.0	0.0								Working Capital
2.40	GP	Wastewater System SCADA	210.0	150.0	200.0								Working Capital
2.50	PL	WRP Equipment Replacements	100.0	105.0	110.3	115.8	121.6	127.6	134.0	140.7	147.7	155.1	Working Capital
2.60	PL	WRP Electrical, Instrumentation & Controls	121.7	127.8	134.2	140.9	147.9	155.3	163.1	171.2	179.8	188.8	Working Capital
2.70	GP	WRP Bldg 6 HVAC - Lab Isolation		0.0			200.0						Working Capital
2.80	PL	Alternate Raw Sewage Force main			0.0					106.7		2250.0	Working Capital
2.90	PL	Solids Handling Optimization										1706.1	Working Capital
3.70	SC	East Michigan Ave Force Main											
3.80	SC	Riverview Dr. Maintenance Access to SV Interceptor	80.0										Working Capital

**CITY OF KALAMAZOO
2015 ADOPTED BUDGET**

CITY OF KALAMAZOO		DEPARTMENT:	PUBLIC SERVICES										
CAPITAL IMPROVEMENTS PROGRAM SUMMARY		DIVISION:	WASTEWATER										
BUDGET YEAR - 2016		FUND NAME/NUMBER	WASTEWATER/590										
		KEY:	SC - Sewer Collection		IE - Instrumentation & Electrical Equipment								
DOLLARS IN THOUSANDS (\$000)			PL - Plant Process and Equipment		GP - General Plant								
PRIORITY NO.	FUND KEY	PROJECT TITLE	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	FUNDING SOURCE
3.90	SC	Ransom Street Interceptor Phased Replacement	425.0	0.0	425.0	425.0	425.0	425.0	425.0	0.0	0.0	0.0	Working Capital
4.00	SC	Rose Street Sewer Main Replacement		0.0	25.0	275.0							Working Capital
4.10	SC	N. Westnedge/Prouty St. Sewer Capacity Increase		25.0	250.0								Working Capital
4.20	SC	Klienstuck Sewer Improvements & Rehab	0.0	50.0	150.0								Working Capital
4.30	SC	Southwest Interceptor Rehabilitation		0.0							3000.0		Working Capital
4.40	SC	Phased Trunk line Access Roads Program			0.0	0.0			1400.0	1400.0			Working Capital
4.50	SC	Woods Lake Lift Sta Rehabilitation				350.0							Working Capital
4.60	SC	Whites Lake Pipe and Valve Replacements				200.0							Working Capital
4.70	SC	Pipe Truck	100.0										Working Capital
4.80	SC	Dump Truck	160.0										Working Capital
Grand Total =			3071.5	3112.2	2986.5	2712.3	2510.8	2573.5	2972.2	2368.8	4098.1	9109.0	\$ 35,514,908.35

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

print date: 11/24/2015

Year 2015	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments	Fee Paid	Status	Insp.	Trees/Shrubs	Final Inspect.
2015.58	2839 Millcork	Add equipment to cell tower	Crown Castle	11/24/2015	12/8/2015	Staff review	--	Under review		O	Bobby		
2015.57	1403 Grand Avenue	Use change to bed and breakfast inn	Francois Moyet	11/10/2015	11/10/2015	Staff review	11/10/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.56	2075 Drake Road	New commercial building	University Commons	11/10/2015	11/23/2015	11/24/2015	--	Under review		O	Bobby		
2015.55	1201 Oliver Street	Add equipment to cell tower	AT&T Mobility	10/30/2015	11/2/2015	Courtesy review	11/2/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.54	Willard Street	New trail segment	City of Kalamazoo - Public Services	10/28/2015	11/4/2015	Staff review	11/18/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.53	2634 Mt. Olivet Road	Add equipment to water tank	Verizon Wireless	10/27/2015	11/10/2015	Staff review	11/13/2015	Final approval provided	\$376.00	X	Bobby	N/A	
2015.52	1233 Edgemoor	Add equipment to water tank	Verizon Wireless	10/27/2015	11/10/2015	Staff review	--	Under review	\$376.00	O	Bobby		
2015.51	3427 Gull Road	New Nazareth Center	Congregation of St. Joseph	10/20/2015	11/2/2015	11/3/2015	--	Under review		O	Bobby		
2015.5	401 Howard Street	Building addition	Kalamazoo Clinical	10/20/2015	11/2/2015	11/3/2015	--	Under review	\$381.72	O	Bobby		
2015.49	3600 Covington Road	New brewery and pub	Land One, LLC	10/13/2015	10/26/2015	10/27/2015	--	Under review	\$419.00	O	Bobby		
2015.48	1201 Kimbark	Two new duplexes	Greg Watts	10/13/2015	10/26/2015	10/27/2015	11/5/2015	Final approval provided	\$347.00	X	Bobby	2 trees, 16 shrubs	
2015.47	2914 Portage Street	Parking lot use for restaurant	El Gallo Blanco Restaurant	10/7/2015	10/21/2015	10/22/2015	10/26/2015	Final approval provided	N/A	X	Bobby	23 shrubs	
2015.46	1608 Lake Street	Building addition	Family and Children Services	10/6/2015	10/19/2015	10/20/2015	--	Under review		O	Bobby		
2015.45	1500 Lamont	New pole barn	Kalamazoo County Jail	10/5/2015	10/19/2015	10/20/2015	10/22/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.44	3057 Gull Road	New storage building	Borgess Gardens	9/25/2015	10/12/2015	10/13/2015	10/22/2015	Final approval provided	\$188.00	X	Bobby	N/A	
2015.43	1802 Tray Lane	New storage building	Americana Estates	9/25/2015	10/12/2015	10/13/2015	10/23/2015	Final approval provided	\$188.00	X	Bobby	N/A	
2015.42	611 Whites Road	New garage building	Regency Square Apartments	9/22/2015	10/5/2015	10/6/2015	10/23/2015	Final approval provided	\$188.00	X	Bobby	N/A	
2015.41	618 E. Michigan Avenue	Change use to distillery	Distilled Kalamazoo	9/22/2015	10/5/2015	10/6/2015	11/4/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.4	104 W. Cork Street	Two building additions	Southwest Michigan Emergency Hospital	9/15/2015	9/28/2015	9/29/2015	10/15/2015	Final approval provided	\$336.91	X	Bobby	N/A	
2015.39	421-427 E. Michigan	Building addition	Depot Building	9/15/2015	9/28/2015	9/29/2015	10/29/2015	Final approval provided	\$367.40	X	Bobby	12 trees, 56 shrubs	
2015.38	219 W. South Street	Architectural changes	The Park Club	9/10/2015	--	Staff review	9/14/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.37	3706 Mt. Olivet Road	Building addition	Temple Baptist Church	8/25/2015	9/7/2015	9/8/2015	9/18/2015	Final approval provided	\$188.00	X	Bobby	5 shrubs	
2015.36	131 Catherine	Fitness and wellness center	Kalamazoo College	8/25/2015	9/7/2015	9/8/2015	10/1/2015	Final approval provided	\$539.00	X	Bobby	9 trees, 47 shrubs	
2015.35	100 Monroe Street	Add parking spaces	Henderson Castle	8/20/2015	9/2/2015	9/3/2015	9/14/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.34	423-429 E. North Street	Change use to distillery	Green Door Distilling Company	8/11/2015	8/24/2015	8/25/2015	9/28/2015	Final approval provided	N/A	X	Bobby	15 shrubs	
2015.33	1516 Rockledge	Add equipment to cell tower	AT&T Mobility	8/11/2015	8/25/2015	Staff review	8/31/2015	Final approval provided	\$376.00	X	Bobby	N/A	
2015.32	709 Second Street	Use change to auto sales	Robison Auto	7/30/2015	8/12/2015	8/13/2015	--	Under review	N/A	O	Bobby		
2015.31	3620 Jay Drive	New garage building	Twin Leaf mobile home park	7/28/2015	8/10/2015	8/11/2015	8/13/2015	Final approval provided	\$188.00	X	Bobby	N/A	
2015.3	817 W. Kilgore Road	Add antennas to cell tower	AT&T Mobility	7/17/2015	7/30/2015	Staff review	8/6/2015	Final approval provided	\$376.00	X	Bobby	N/A	
2015.29	335 W. Kalamazoo	Temporary parking lot	West Michigan Cancer Center	11/14/2014	--	Staff review	11/14/2014	Final approval provided	N/A	X	Bobby	6 trees, 33 shrubs	8/31/2015

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

print date: 11/24/2015

Year 2015	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments	Fee Paid	Status	Insp.	Trees/Shrubs	Final Inspect.
2015.28	590 W. Maple Street	Add antennas to cell tower	AT&T Mobility	7/9/2015	7/23/2015	Staff review	8/6/2015	Final approval provided	\$376.00	X	Bobby	N/A	
2015.27	500 N. Edwards Street	New building	Ministry with Community	6/16/2015	6/29/2015	6/30/2015	8/28/2015	Final approval provided	\$611.00	X	Bobby	39 trees, 260 shrubs	
2015.26	2600 W. Michigan Avenue	New CVS Pharmacy	Velmeir Companies	6/11/2015	6/24/2015	6/25/2015	8/10/2015	Final approval provided	\$481.70	X	Bobby	8 trees, 171 shrubs	
2015.25	3811-3817 S. Westnedge Avenue	New restaurant	Omni Outlook, LLC	6/4/2015	6/17/2015	6/18/2015	7/1/2015	Final approval provided	\$359.00	X	Bobby	9 trees, 27 shrubs	
2015.24	3400 Lovers Lane	Building demolition, addition, new parking	Milwood Elementary School	6/4/2015	6/17/2015	6/18/2015	6/23/2015	Final approval provided	N/A	X	Bobby	5 trees, 50 shrubs	
2015.23	411 E. Willard Street	New parking lot	Bell's Brewery	6/2/2015	6/15/2015	6/16/2015	--	Under review	N/A	O	Bobby		
2015.22	3421 S. Burdick Street	New building	Sweet Manufacturing	5/26/2015	6/8/2015	6/9/2015	7/15/2015	Final approval provided	\$405.94	X	Bobby	1 tree, 2 shrubs	
2015.21	606 E. Kilgore Road	New concession buildings and bleachers	Loy Norrix High School	5/14/2015	5/25/2015	5/26/2015	--	Under review	N/A	O	Bobby		
2015.2	3621-3627 S. Westnedge Avenue	Use change to auto sales	KC's Auto Land	4/30/2015	5/13/2015	5/14/2015	--	Under review	N/A	O	Bobby		
2015.19	3500-3550 Gull Road	Use change to equipment rental	Rentalex	4/23/2015	5/6/2015	5/7/2015	5/22/2015	Final approval provided	N/A	X	Bobby	3 trees, 33 shrubs	
2015.18	1728 S. Westnedge	Expand parking lot	Scholten Kitchen & Bath	4/17/2015	4/29/2015	4/30/2015	5/6/2015	Final approval provided	N/A	X	Bobby	8 shrubs	
2015.17	618 Riverview Drive	Building addition	Happy Singh Liquor Store	4/6/2015	4/20/2015	4/21/2015	4/27/2015	Final approval provided	\$343.40	X	Bobby	8 shrubs	
2015.16	4201 Stadium Drive	Building addition	Harold Zeigler Auto	3/26/2015	4/8/2015	4/9/2015	10/15/2015	Final approval provided	\$530.00	X	Bobby	51 shrubs	
2015.15	2500 E. Cork Street	Add equipment to cell tower	T-Mobile	3/19/2015	4/1/2015	Staff review	--	Under review	\$376.00	O	Bobby		
2015.14	900 Hatfield Avenue	Add equipment to cell tower	AT&T Mobility	3/19/2015	4/1/2015	Staff review	4/8/2015	Final approval provided	\$376.00	X	Bobby	N/A	
2015.13	6201 Mastenbrook Dr.	New hanger building	DMA Real Estate	3/18/2015	4/1/2015	4/2/2015	10/2/2015	Final approval provided	\$467.40	X	Bobby	3 trees, 5 shrubs	
2015.12	3825 Emerald Drive	Building addition	Imperial Beverage	3/5/2015	3/18/2015	3/19/2015	4/20/2015	Final approval provided	\$410.00	X	Bobby	1 tree, 12 shrubs	9/8/2015
2015.11	820 Rankin	Student Ministry Center	Wesley Foundation	2/26/2015	3/16/2015	3/17/2015	4/9/2015	Final approval provided	N/A	X	Bobby	26 trees, 122 Shrubs	
2015.1	320 W. Kilgore Road	Use change to car sales	Arcadia Creek Auto Sales	2/19/2015	3/4/2015	3/5/2015	3/10/2015	Final approval provided	N/A	X	Bobby	2 trees, 8 shrubs	
2015.09	3501 Moreland	Parking lot improvements	Greenwood Elementary Schol	2/19/2015	3/5/2015	Staff review	11/16/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.08	2316 Winchell Avenue	Site improvements	Winchell Elementary School	2/19/2015	3/5/2015	Staff review	7/14/2015	Final approval provided	N/A	X	Bobby	N/A	
2015.07	3433 Oakland Drive	8 cluster condominium units	J.D. Development	2/12/2015	2/25/2015	2/26/2015	4/9/2015	Final approval provided	\$371.00	X	Bobby	10 trees, 8 shrubs	
2015.06	4425 W. Main Street	New building	August Optical	2/10/2015	2/23/2015	2/24/2015	--	Withdrawn by applicant	\$351.14	X	Bobby		
2015.05	813 W. Kilgore Road	Add antennas to cell tower	Verizon Wireless	2/3/2015	2/17/2015	Staff review	2/17/2015	Final approval provided	\$368.00	X	Bobby	N/A	
2015.04	2965 Oakland Drive	Building addition	Sawall Health Foods	1/26/2015	2/9/2015	2/10/2015	3/3/2015	Final approval provided	\$346.52	X	Bobby	4 trees, 20 shrubs	
2015.03	1156 S. Burdick St.	Change use to microbrewery & café	Brite Eyes Brewing Company	1/20/2015	2/2/2015	2/3/2015	3/4/2015	Final approval provided	N/A	X	Bobby	10 shrubs	
2015.02	201 W. Kalamazoo Avenue	Replace parking ramp with a parking lot	Kalamazoo County	1/13/2015	1/26/2015	1/27/2015	10/14/2015	Final approval provided	N/A	X	Bobby	7 trees, 56 shrubs	
2015.01	2627 W. Michigan Avenue	Change in use of 1 tenant to a restaurant	All Thai Restaurant	1/8/2015	1/21/2015	1/22/2015	4/10/2015	Final approval provided	N/A	X	Bobby	17 shrubs	11/16/2015
								Total fees:	\$11,008.13				