

Tentative Agenda
Kalamazoo City Planning Commission
January 7, 2016
Regular Meeting

City Commission Chambers, 2nd Floor, City Hall

7:00 p.m.

- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes (December 3, 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
- I. New Business
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
 - 1. Presentation on Farmer's Market re-design project
- J. Citizens' Comments
- K. City Planner's Report
- L. Miscellaneous Comments by Planning Commissioners
- M. Adjournment

City of Kalamazoo
PLANNING COMMISSION
Minutes
December 3, 2015
DRAFT

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

Members Present: Rachel Hughes-Nilsson, Chair; Joshua Cook, Geoffrey Cripe, Tracy Hall, Susan McBain, Derek Wissner

Members Excused: Charley Coss, Vice-Chair; Emily Greenman Wright, Rico White

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 7:30 p.m.

B. ROLL CALL

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

C. ADOPTION OF FORMAL AGENDA

Recommendation to move items: 1. Strategic/Master Plan project update, and 2. Outdoor Sports/Recreational Lighting and Noise Ordinance in section H to section K.

Commissioner Cook supported by Commissioner Cripe, moved approval of the December 3, 2015 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Cripe, supported by Commissioner McBain, moved approval of the November 5, 2015 Planning Commission minutes as presented. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

None

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

None

H. UNFINISHED BUSINESS

None

I. NEW BUSINESS

City Engineer Matt Johnson presented the Capital Improvement Plan (CIP) for 2016.

Mr. Johnson highlighted some of the line items listed. Phase I Redevelopment of the Farmers Market and the Bronson Park improvements are expected to receive private funding for implementation of both projects. There has been a lot of public interest in both of these projects.

Replacement of the five-yard dump truck and the fourteen-yard dump truck are needed. The fleet inventory is getting old and past the repairable stage. Over the next few years there will be budget funding allocated to replace old fleet vehicles with new equipment.

The streets budget is higher than in previous years. This is due to an increase in federal aid funding from the Federal Highway Administration. There is also a substantial contribution from the Brownfield Redevelopment Authority for improvements to Ransom Street. There are not a large number of non federally-funded major street projects planned by the city so that more funds can be used to match federal funding for other projects.

The wastewater and water budgets are more detailed than in the past. The wastewater and water projects will be linked to the street projects. This will allow a more complete streets budget to move forward. Projects will also be more specific, which will give a better strategic vision moving forward.

Planner Kik stated the changes that Public Services is making to be more transparent is a great strategy. This will help the Community Planning and Development Department and Public Services Department to work together to plan projects simultaneously. It will also improve the neighborhood plans and the improvements made within the City.

Planner Bauckham indicated that the CIP is a part of the overall City budget. The Planning Commission is charged with reviewing the CIP and making a recommendation to the City Commission for approval.

Commissioner Hall, supported by Commissioner Wissner, moved for approval of the P.C. #2015.11 Capital Improvement Plan (CIP) for 2016. With a roll call vote, the motion carried unanimously.

J. CITIZENS' COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham reported that there are currently 58 site plan projects for 2015. There are an additional 5 more plans that are under review, which need more information before they can be formally processed. They will be entered into the system as soon as the additional information has been provided. The overall goal for the year for site plan cases should be exceeded. This is an indication that the economic market in the city is increasing.

Project updates were as follows:

- The University Commons has a new building at Drake Road and Stadium Drive. This will be a two tenant building for a Qdoba restaurant and one additional business.
- A new trail segment is being planned by the City on Willard Street between Harrison Street and Pitcher Street.
- The new Nazareth Center facility for the Congregation of St. Joseph has been approved and construction has started.
- A new brewery and pub on Covington Road will undergo construction in early spring.
- The Distilled Kalamazoo project on E. Michigan Avenue has been approved. It is a small distillery operation that may add a customer area once it is up and running.
- Additions to the Southwest Michigan Emergency Hospital (animal hospital) on Cork Street are under construction at this time.
- An addition has been approved for the Depot building on East Michigan Avenue and construction has begun.
- The new Kalamazoo College Fitness and Wellness Center on Academy Street is well under way. The shell of the building is basically completed.
- The Green Door Distilling Company is continuing to work on its building and the site on the north side of the city.
- The new Ministry with Community building construction has started on N. Edwards Street.
- Construction has begun on the new CVS Pharmacy on Howard Street and West Michigan Avenue.
- Construction has started on the new Big Apple Bagel restaurant on South Westnedge Avenue and Parker Avenue.
- The addition to the Harold Ziegler building on Stadium Drive is near completion.
- The addition to the Sawall Health Foods is basically completed.

Planner Kik presented the Master Plan update. The last meeting was in October. Currently, city staff is catching up after working on the Stadium Lighting Ordinance. Once the holidays are over the meetings for the Master Plan will resume.

Planner Bauckham presented an update on the Outdoor Sports/Recreational Lighting and Noise Ordinance. A first reading of the ordinance will take place at the City Commission meeting on December 7, 2015, which will be followed by the public hearing on December 21.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Cook mentioned an update to the Rivers Edge District. The Walbridge Commons mixed-use development project was recently approved through the MEDC. It will consist of 47 residential units and new commercial uses in an existing industrial building located on the north side of Kalamazoo.

Planning Commission

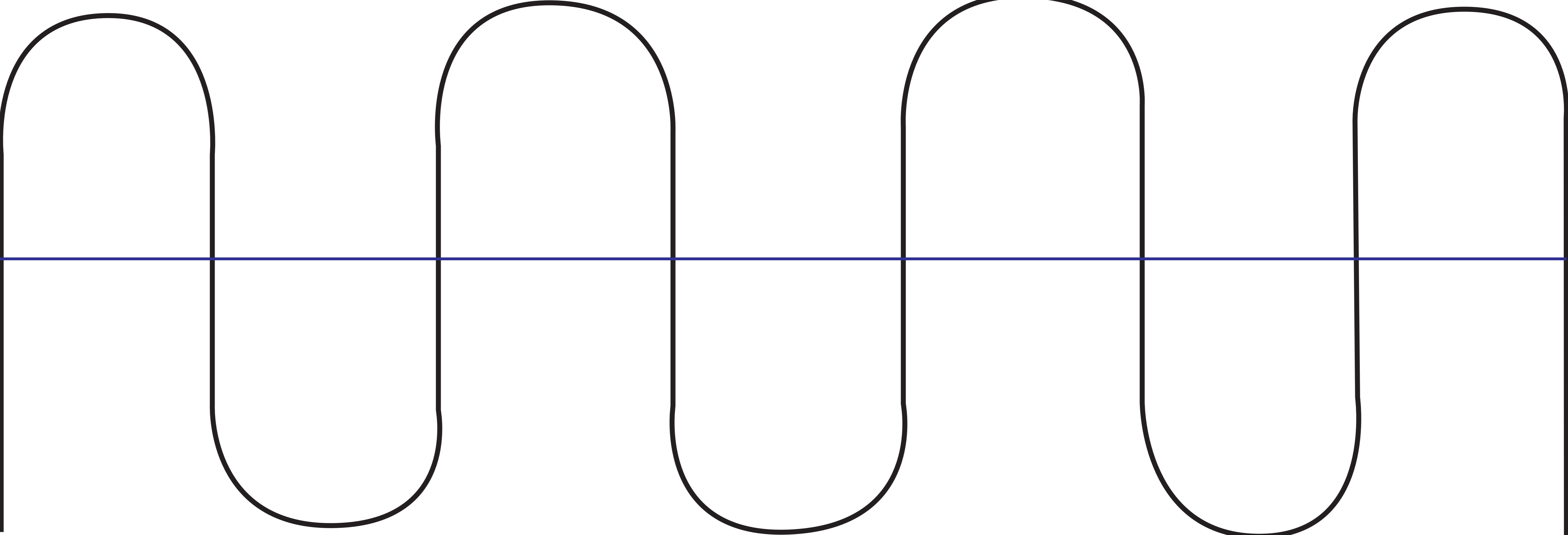
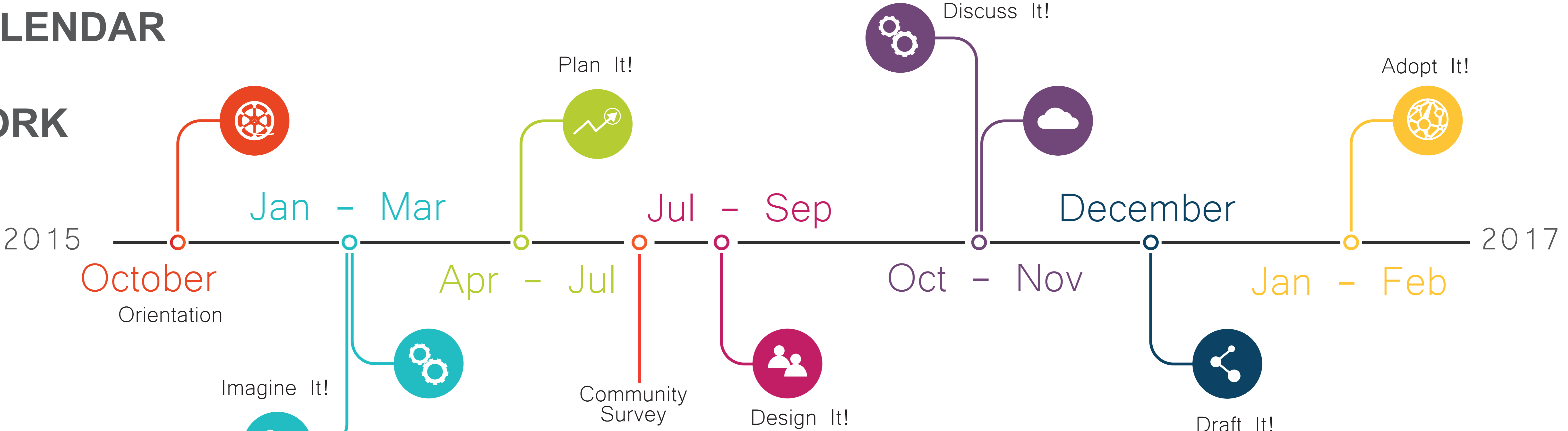
December 3, 2015

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M. ADJOURNMENT

The meeting adjourned at 7:59 p.m.

STRATEGIC CALENDAR & FRAMEWORK



COMMUNITY
INPUT

STEEERING COMMITTEE
WORKGROUPS
STAFF

Imagine It!

Plan It!

Design It!

Discuss It!

Evaluate

Organize

Activiate

Implement

imagine kalamazoo 2025

framework

STRATEGIC VISION GUIDING PRINCIPLES

Building a Strong Well-Planned Community Economic Vitality Environmental Stewardship Effective Mobility and a Connected, Reliable Transportation System Safe Community Good Governance Access to Quality Recreational, Educational, and Cultural Opportunities

MASTER PLAN THEMES

GREAT NEIGHBORHOODS ENRICHED CITY LIFE DEVELOPMENT CHARACTER & LAND USE SUSTAINABLE CITY SHARED PROSPERITY & ECONOMIC STABILITY BALANCED TRANSPORTATION

STRATEGIC VISION GUIDING PRINCIPLES

COMMUNITY
INPUT

STEERING COMMITTEE
WORKGROUP
STAFF

IMAGINE IT

TRANSFORMATIVE IDEAS

Legal, Feasible, Consistency of Practice,
Common themes, Sphere of Influence

EVALUATE

PLAN IT

INITIATIVES

Priorities, timeline established, initiatives created

ORGANIZE

DESIGN IT

GOALS

SMART analysis; resources, time, potential challenges,
partnership opportunities, relationship to current plans
(technical & comprehensive)

ACTIVATE

DISCUSS IT

ACTIONS

Priorities, timeline established, accountability,
partnerships, and attainable actions described

IMPLEMENT

ADOPT IT

HEARINGS

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

print date: 12/30/2015

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.
2015.65	341-357 S. Pitcher	Add car sales use	Robison Auto	12/22/2015	1/4/2016	1/5/2016	--	Under review	N/A	O	Bobby		
2015.64	7837 Gull Road (Twp.)	Add equipment to water tank	Verizon Wireless	12/21/2015	12/21/2015	Staff review	--	Under review	N/A	O	Bobby	N/A	
2015.63	4702 W. Main Street	Building addition	Billy's Party Store	12/18/2015	1/4/2016	1/5/2016	--	Under review		O	Bobby		
2015.62	3417 S. Burdick Street	Add antennas & equipment to cell tower	AT&T Mobility	12/17/2015	12/30/2015	Staff review	--	Under review		O	Bobby		
2015.61	302 W. North/711 N. Church	New duplex and commercial garden	NACD	12/17/2015	12/30/2015	12/31/2015	--	Under review	\$335.00	O	Bobby		
2015.6	903-909 Jackson Street	New storage building	A & L Janitorial	12/15/2015	12/29/2015	Staff review	--	Under review	\$188.00	O	Bobby		
2015.59	2500 E. Cork Street	Add equipment to cell tower	Verizon Wireless	12/10/2015	12/24/2015	Staff review	--	Under review	\$376.00	O	Bobby	N/A	
2015.58	2815 Millcork	Add equipment to cell tower	Crown Castle	11/24/2015	12/8/2015	Staff review	12/9/2015	Final approval provided	\$376.00	X	Bobby	N/A	
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	\$385.92	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	12/11/2015	Final approval provided	\$376.00	X	Bobby	N/A	
2015.51	3427 Gull Road	New Nazareth Center	Congregation of St. Joseph	10/20/2015	11/2/2015	11/3/2015	12/8/2015	Final approval provided	\$993.18	X	Bobby	29 trees, 115 shrubs	
2015.5	401 Howard Street	Building addition	Kalamazoo Clinical	10/20/2015	11/2/2015	11/3/2015	12/10/2015	Final approval provided	\$381.72	X	Bobby	7 trees, 48 shrubs	
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	12/16/2015	Final approval provided	\$409.74	X	Bobby	18 trees, 56 shrubs	
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	

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SITE PLAN REVIEW PROJECT LIST**

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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
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	Millwood 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	12/1/2015	Final approval provided	N/A	X	Bobby	2 trees, 5 shrubs	
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	12/22/2015
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	12/18/2015
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		

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print date: 12/30/2015

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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:									\$14,071.97				

CITY OF KALAMAZOO
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print date: 12/30/2015

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