

Tentative Agenda
Kalamazoo City Planning Commission
March 4, 2010
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 (February 4, 2010)
- E. Communications and Announcements
- F. Public Hearings
- G. Citizens' Comments Regarding Non-Agenda Items
- H. Old Business
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
 - 1. Master plan project update
- I. New Business
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
 - 1. Comments from new Commissioners
 - 2. Recommendation for new terms for Commissioners Fawley and Youngs
 - 3. Recommendation to change April meeting date to April 6
 - 4. Update from Nominating Sub-Committee
 - 5. Recognition of Commissioner Wienir
- J. Citizens' Comments
- K. City Planner's Report
- L. Miscellaneous Comments by Planning Commissioners
- M. Adjournment

PLANNING COMMISSION
Minutes
February 4, 2010
DRAFT

2nd Floor, City Hall
City Commission Chambers
241 W. South Street, Kalamazoo, MI 49007

Members Present: Mark Fricke, Acting Chair; Casey Fawley; Merilee Mishall; Linda Wienir; Reed Youngs

Members Excused: Sonja Dean, Chair; Bertha Stewart

City Staff: Keith Hernandez, Deputy Director/City Planner, Robert Bauckham, Assistant City Planner; John Kneas, Assistant City Attorney; Amy Thomas, Recording Secretary

Guests: Terry Kuseske, City Commission Liaison to the Planning Commission

A. CALL TO ORDER

Commissioner Fricke called the meeting to order at 7:05 p.m.

B. ROLL CALL

Planner Hernandez completed roll call and determined that the aforementioned members were present.

C. ADOPTION OF FORMAL AGENDA

There were no changes to the agenda.

Commissioner Youngs, supported by Commissioner Mishall, moved approval of the February 4, 2010 Planning Commission agenda as submitted. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES (December 3, 2009)

There were no changes to the minutes.

Commissioner Wienir, supported by Commissioner Mishall, moved approval of the December 3, 2009 Planning Commission minutes as submitted. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

1. P.C. #2010.01: Consideration of a request from Karmin Armstrong for a special use permit to allow a group day care use in her home at 711 Trimble Avenue.

Planner Bauckham gave the staff report, which is incorporated in these minutes by reference hereto. The subject property is located in the Eastside Neighborhood. The house was built by Habitat for Humanity in 2006. It has a partially fenced rear yard. The applicant is requesting a special use permit for a group day care use which would allow the applicant to care for up to 12 children in her home at one time. Part of the subject property is in the CC (Community Commercial) zoning district. A majority of the property is in the RS-5 residential zone, so the residential standards apply. If the special use permit is approved, the applicant will apply for the required state licensing for the facility. The day care would be monitored through the State of Michigan.

There are no additions planned for the house and there are no changes planned for the yard. The daycare would be open 24 hours per day Monday through Friday, but would be used mostly from 8 a.m. to 5 p.m. The children attending the day care would range in age from two months to ten years, and there would be four caregivers. The applicant has ten years experience as a day care provider. There would be various activity stations planned for the day care, including sensory motor skill development, reading, writing and block play. Field trips would also be offered.

The applicant was asked to speak with her adjacent neighbors and provide any comments from the neighbors to the Planning Commission. City staff received one call from a neighbor of the applicant. The neighbor was not opposed to the request, but expressed concern about another neighbor and the impact that person might have on the day care.

The Planning staff believes this application meets the requirements for the special use permit and they are recommending approval with the following conditions: 1. the group day care use shall not be operated until the required license is obtained from the State of Michigan, and a copy of the license shall be provided to the city Planning Division when it becomes available. 2. The outside play area shall be fenced in prior to initiating operations of the day care.

Commissioner Wienir referred to #2 on the staff report and inquired if there should be a period after "care." Planner Bauckham responded in the affirmative. Commissioner Wienir inquired as to the requirements for supervision at the day care facility. Planner Bauckham advised that a minimum of two caregivers would be required for a day care facility with up to 12 kids.

The applicant was provided with an opportunity to speak but chose not to provide a presentation.

Public Hearing

No one spoke at the public hearing.

Commissioner Youngs, supported by Commissioner Wienir, moved to close the public hearing on P.C. #2010.01. With a voice vote, the motion carried unanimously.

Commissioner Mishall inquired if anyone had expressed interest in using the daycare during 2nd or 3rd shift. Ms. Armstrong advised that she is not sure if there will be a demand for daycare during those shifts, but she wants to be available during that time if there is need.

Commissioner Mishall, supported by Commissioner Fawley, moved approval of P.C. #2010.01, consideration of a request from Karmin Armstrong for a special use permit to allow a group day care use in her home at 711 Trimble Avenue, with the conditions recommended by city staff. With a roll call vote, the motion carried unanimously.

2. P.C. #2010.02: Consideration of a request from Rebekah Leininger for a special use permit to allow a group day care use in her home at 1015 Homecrest Avenue.

Planner Bauckham gave the staff report, which is incorporated in these minutes by reference hereto. The subject property is located in the Milwood Neighborhood, east of Portage Road. The applicant is the owner of the property. She is requesting a special use permit to expand her existing family day care to a group day care, which would allow her to care for up to 12 children in her home at one time. A group day care in a residential zone requires Planning Commission approval. A family day care allows up to six kids to be cared for in the home at one time, and does not require Planning Commission approval.

The applicant appeared in front of the Planning Commission in 2008 to request a similar special use permit. Some of the neighbors expressed opposition to the request due to concerns about noise and traffic associated with the day care use. The Planning Commission voted to postpone the decision regarding that special use permit for one month to allow the applicant time to meet with the neighbors. The applicant later withdrew the request. Since that time, the applicant has continued operating the family day care out of the house, and she has purchased the house. She has tried to respond to the neighbors' concerns regarding noise by having the kids go outside at the end of the day when other neighbor kids are outside playing. She is also responding more quickly to boisterous behavior from the children. The applicant sent a letter to the neighbors in early January of this year regarding the current special use permit request. There were positive responses from some of the neighbors.

City staff contacted some of the neighbors who were opposed to the request last time to gauge their response to the current application. City staff received comments both in favor of and opposed to the proposed day care use. A summary of those comments was included in the staff report. Concern was expressed that the house and lot are too small for the group daycare use. There was lingering concern regarding traffic and noise. Another concern was that having a day care of this size would be similar to placing a small business in the neighborhood. One of the neighbors advised that kids playing basketball in the area are more disruptive than the daycare facility. Another neighbor indicated that the noise levels have been substantially reduced over last time. Someone else stated that they "were not crazy about the day care but would not fight it this time". A petition and letters from the neighbors were provided to the Planning Commission. The director of the Milwood Neighborhood Watch received calls from concerned neighbors about the proposed day care use.

The applicant advised city staff that there is increasing demand for their child care services. They have had to turn away prospective clients because the current day care facility is at capacity. The planned hours of operation would stay the same, 7:30 a.m. to 5:30 p.m. Monday through Friday. There would be two adults operating the day care and caring for the children, who would range in age from infant to 7 years old. Activities at the day care would include reading, music, arts and crafts and play time. There is a fenced area in the rear of the property with playground equipment. No additions have been planned for the house. The applicant would like to fence in a portion of the driveway for the day care use. If the special use permit is granted, the applicant will obtain state licensing for the day care use.

City staff believes this request generally meets the criteria for a special use permit. Debate on this would likely focus on whether the use would be compatible with adjacent uses, and the possibility of adverse impact on the neighbors. The applicant has addressed many of the neighbors' concerns, and some of them are now in support of the application. The applicant intends to have outside play time one time per day to coincide with other kids returning from school. City staff felt that the concerns of the noise levels from the day care do not rise to the level of significant adverse impact. City staff is recommending approval of the special use permit with the following conditions: 1. The license for the group day care use shall be obtained from the State of Michigan prior to beginning its operation, and a copy of the license shall be provided to the city Planning Division. 2. All outdoor activity of the group day care shall be supervised at all times, and shall generally be coordinated with the end of the normal school day. 3. Loud or boisterous behavior from the group day care children shall be addressed by the caregivers, including bringing the child indoors and suspending outdoor privileges when appropriate.

Rebekah Leininger advised that she and her husband have four years experience running a day care facility together. Ms. Leininger has nine years experience running a day care facility. They hope to be accepted and have peace and harmony in the neighborhood. The Leiningers sent a letter to the neighbors requesting that they voice any concerns about the special use permit so they could work together to address any problems. There are many kids in the neighborhood who need to have quality care. The applicants have worked with the kids to address any problems with screaming or yelling outside. A neighbor next door was originally opposed to the special use permit, but is now encouraging the applicant due to the changes they have made. That neighbor also spoke with city staff about the special use permit.

Commissioner Mishall referred to the daily outside activity schedule from 3:30 p.m. to 4:15 p.m. She inquired if the same schedule would be followed during the summer. Ms. Leininger responded in the affirmative and added that she is regimented about the activity schedule. She is planning several field trips this summer. Commissioner Mishall expressed concern about the kids being inside most of the day. Ms. Leininger advised that her program is not just about babysitting. She will be teaching a preschool curriculum to the three and four year old children to get them ready for school.

Commissioner Youngs inquired as to the number of children in each age range. Ms. Leininger advised that there will be a one-year-old and a two-year-old; the rest of the children will be going to school full time next year. The group day care use would help the Leiningers compensate financially for the children who are leaving for school. The children who are in school will be at the daycare after play time.

Commissioner Wienir referred to Ms. Leininger's letter and the concerns regarding traffic flow. She expressed concern about safety issues, and inquired how only two adults would be able to deal with all of the cars in the driveway when parents arrive to pick up their children. Ms. Leininger stated that the children have different pick up times. There would be three cars maximum in the driveway at one time, and that's how it has always been. There is a sign posted in the mudroom advising people to drive slowly and be cautious. She will put a sign in the yard if necessary. The applicants have a good relationship with the parents. If a fourth car were to arrive, they would be asked to return in a few minutes to alleviate the congestion. The driveway at the subject property can accommodate more than three cars.

Commissioner Youngs mentioned that Homecrest Avenue is not a major thoroughfare in the neighborhood. Pasadena and Cambridge are more heavily traveled roads in the neighborhood.

Public Hearing

Jill Reynolds, 1010 Roseland, advised that her property backs up to the applicant's property. She attended the Planning Commission meeting when this application was on the agenda the first time. Some of the neighbors who previously opposed the application have returned to state their concerns. Ms. Reynolds advised that she has no opposition to six kids in the daycare; the applicants have been good neighbors. She is concerned that if there are twice as many kids at the daycare this will create more problems. The applicants bought the house knowing there was opposition to the special use permit. Ms. Reynolds stated that she was offended by the process. Someone made a comment that the neighbors were unfriendly. The applicant was tardy arriving at the meeting when this item was on the agenda the last time. The agenda was rearranged to accommodate the tardiness; the neighbors were asked to speak prior to the applicant's arrival. Some of the comments made last time were prejudicial; the neighbors do not hate children. This is a zoning issue. There is more, not less, opposition now. Ms. Reynolds advised that the special use permit is attached to the property and it is permanent. The special use permit would change the dynamics of the neighborhood.

Dawn Ashby advised that she lives at 1022 Homecrest, across the street from the applicant's property. She attended the Planning Commission meeting in 2008 when this matter was last on the agenda. She also expressed concern about the process. Ms. Ashby purchased her property in this single-family residential neighborhood over a

decade ago. This street has been affected severely by the Upjohn/ Pharmacia/Pfizer erosion. Several of the homes have been purchased, rented and are unkempt. There has been a significant decline in the property values. Ms. Ashby was offended by an e-mail in 2008 indicating that there was an unfriendly situation with the neighbors. A recent e-mail advised that the applicant submitted a letter to her neighbors during the first week in January; Ms. Ashby never received the letter. There was also a communication stating that the Planning Commission would be contacting some of the neighbors during the week of January 25th, regarding their views about the request. She put her name on the list of people who spoke at the last public hearing regarding this matter, and she assumed that she would be receiving further communication about it, but she has not. This issue is not about the daycare, it is about city ordinances. Ms. Ashby is concerned that having a business in the neighborhood will decrease her property values. Homecrest is a busy street; she asked the police to monitor the amount of traffic on that street. She expressed concern that the process is pitting neighbors against each other. The applicant is aware of the zoning. If she wants to expand the business, she could place it in an area zoned for business and pay business taxes to the City of Kalamazoo.

Ken Horton, representative of the Milwood Neighborhood Watch, stated that the board voted unanimously against the special use permit. There were 40 plus people at the meeting who voted against it. There are 35 names on the petition against the special use permit. He referred to a letter from Planner Hernandez indicating that if neighbors of the applicant felt the request for an expanded child care facility in a residential neighborhood would be detrimental they could voice their concerns at the Planning Commission meeting. Mr. Horton advised that he lives on Cambridge, which is two streets over from the subject property, but he is concerned about the applicant's request. He is not against children or the applicant; he has never met the applicant. He referred to information from the State of Michigan, which states that a daycare facility must have 35 square feet for every child. That would translate into 420 square feet total in this instance. The regulations from the state also refer to the required adult/child ratio and the need to have separate bathrooms for boys and girls. There must be egress from the basement directly outside; the subject property does not meet this qualification. The property appraiser advised that there is not enough space to care for twelve children in this home. Potential buyers in the neighborhood may prefer less noise and traffic. The licensing information from the states says, "It is the applicant's responsibility to comply with local zoning ordinances." There were 12 signatures on the previous petition in opposition to the day care and there are 35 signatures on the current petition. The Milwood newsletter states that if local ordinances and laws are not enforced, soon you have no local ordinances and laws. The Milwood Neighborhood has the lowest crime rate per capita in the City of Kalamazoo. There appears to be some bias on this matter. The letter from Commissioner Miller said please make this happen. Mr. Horton advised that he didn't like that.

Arlene Ferguson, 1946 James Street, stated that she is the parent of a child who attends the daycare. She drops off her child between 7:30 and 8 a.m. and returns between 4:30 and 5:30 p.m. There has never been more than one car at the daycare when she is there. The neighbors have been friendly. She has never observed an issue with traffic problems in that area. Ms. Ferguson provided a letter to city staff and the Planning Commission advising that she has no concerns about the applicant's request to care for more children in her home. The only time that all twelve children will be at the daycare at once will be for 1 ½ hours in the evening. Ms. Ferguson advised that she is in full support of the special use permit.

Kurt Leininger (husband of the applicant), 1015 Homecrest Avenue, advised that his property does have a basement door that leads to the outside play area. This matter does not require a rezoning but it does require a special use permit. If the Leiningers were to stop having a day care facility in their home, the special use permit would be null and void.

There were no further public comments.

Commissioner Fawley, supported by Commissioner Mishall, moved to close the public hearing on P.C. #2010.02. With a voice vote, the motion carried unanimously.

Commissioner Fawley advised that although the special use permit does go with the property, it isn't permanent. The special use permit could be revoked if the applicants don't adhere to specified criteria. Attorney Kneas mentioned that if the property is sold, the new owner would have to obtain licensing through the State of Michigan to operate a daycare on that property. The process to revoke the special use permit would include a public hearing before the Planning Commission.

Commissioner Youngs, supported by Commissioner Fawley, moved approval of P.C. #2010.02, consideration of a request from Rebekah Leininger for a special use permit to allow a group day care use in her home at 1015 Homecrest Avenue, with the conditions recommended by city staff. With a roll call vote, the motion carried by a majority vote. Commissioner Wienir provided the only dissenting vote.

Commissioner Fawley mentioned that his grandmother's name is on the petition in opposition to the special use permit. He pointed out that particularly with the current economic downturn, it is important to have affordable, quality daycare. The applicant has been proactive in her pursuit of the special use permit. There are avenues to address any concerns if they arise.

Commissioner Youngs mentioned that there were 31 addresses submitted in opposition to the special use permit. He used to be a resident of the Milwood Neighborhood. Commissioner Youngs suggested that the day care could be a positive thing for the neighborhood as long as the applicant adheres to the activity times. The applicant appears to be very sincere regarding her request.

Commissioner Wienir commented regarding the care and warmth expressed by the applicant. She expressed concern that only two adults would be dealing with as many as 12 children. Commissioner Fricke advised that issues regarding supervision would be dealt with through the licensing process.

G. CITIZENS' COMMENTS REGARDING NON-AGENDA ITEMS

None

H. OLD BUSINESS

None

I. NEW BUSINESS

1. Recommendation from the Nominating Sub-Committee

Commissioner Wienir advised that the Nominating Sub-Committee interviewed five candidates for the Planning Commission. The sub-committee is recommending Edward Planeta and Carla Chase to fill the two vacant seats on the Planning Commission. Applications for these individuals were included in the packets provided to the Planning Commission. Commissioner Wienir thanked Commissioners Fawley and Fricke for their assistance on the Nominating Sub-Committee.

Commissioner Fawley advised that the sub-committee chose to look at five of the seven applications that were submitted. The sub-committee was blessed with more than the usual number of applications to review. Two outstanding individuals were chosen to join the Planning Commission.

Commissioner Fricke stated that no action would be taken at this point to fill the seat which will soon be vacated by Commissioner Wienir. He encouraged the applicants who were not chosen this time to keep their applications on file to fill future openings on the Planning Commission. He also encouraged others to submit applications.

The recommendation from the Nominating Sub-Committee to recommend to the City Commission that Edward Planeta and Carla Chase be appointed to fill the two vacant seats on the Planning Commission was approved by unanimous voice vote.

2. Master plan project update

Planner Hernandez advised that city staff is reviewing information submitted from LSL Planning. Each of the Planning Commissioners have been assigned to a working group. The Steering Committee and working groups will be asked to review the draft Master Plan in the near future, and provide input on how to proceed to the next phase, which would be review of the Plan at a public meeting. The Steering Committee and working groups will likely meet at Mayors' Riverfront Park before the end of this month.

J. CITIZEN'S COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Hernandez stated that issues regarding the BW-3 restaurant development on Stadium Drive are still being worked out. A Memorandum of Understanding between the City of Kalamazoo and the property owners has been drafted and should be signed soon. During the redevelopment of the property, the owners placed dirt on the City of Kalamazoo's easement, and they have to relocate it this summer.

Commissioner Fricke inquired if the BW-3 project is on hold. Planner Bauckham advised that the owners are moving ahead with construction and they hope to open next month. The agreement will stipulate what they need to do with the soil, and a time frame for completion. If the agreement is not signed, city staff will explore other options.

Planner Hernandez advised that review of the proposed wind energy ordinance is ongoing. Comments from the Environmental Concerns Committee and the DDA (Downtown Development Authority) will be incorporated into the final document before it is presented to the Planning Commission. City staff continues to receive calls from the public regarding wind energy technology.

Planner Bauckham advised that City staff is working on a bicycle rack ordinance, which will be tied in to surface parking requirements for new developments. This ordinance will likely be on the Planning Commission agenda for review in the near future.

Originally scheduled for the February Planning Commission agenda was an application for a special use permit for the Wesley Foundation on the campus of Western Michigan University. A public notice regarding this matter was printed in the Kalamazoo Gazette. The only mail notices went to WMU because the property is surrounded entirely by land owned by the university. The request was removed from the agenda because negotiations are ongoing between WMU and the Foundation. This project may not need approval through the Planning Commission.

Presbyterian Villages is proceeding with a proposed retirement housing complex on Sage Street near West Main and Stonebrook. Funding and approvals are in place and construction is scheduled to begin in the spring of 2010. The Planning Commission approved the rezoning for this project.

Kalamazoo's first dog park is being planned for Fairmont Park in the Fairmont Neighborhood. During the Parks and Recreation Plan development process, members of the community expressed an interest in turning the under-utilized site into a dog park. The site plan has been approved. There will be one fenced area for large dogs and another fenced area for smaller dogs. There will be stations for waste. The dog park will be monitored.

Construction continues on the City View Condominium project on the north side of Crane Park, which is located off Summit Dr. near Park Street. This area is being developed for high-end condominiums. One of the units has already been sold and two others are in the process of being sold. Planning Commission review was not required

for this project; cluster developments are a permitted use under the current zoning. Site plan review was required for this project.

Planner Hernandez thanked Ms. Thomas for providing the maps used in the staff presentations. This was the first time she has provided the maps for the Planning Commission.

Commissioner Wienir mentioned a Gazette article which stated that WMU is supporting the proposed arena in the downtown area. She inquired if the planning department is involved with that. Planner Hernandez advised that he attended one meeting related to that subject. The applicants have not submitted any plans for the arena and nothing has been approved at this point. The proposed arena site is in the CCBD, which is the correct zoning for it. Jeff Chamberlain, the Director of Community Planning and Development, has regularly attended meetings regarding the arena project. There is a possibility that a street vacation request related to this project may come before the Planning Commission at some point in the future. City staff would review any site plans that are submitted.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Wienir provided snacks for the commissioners and staff who were present. Commissioner Mishall thanked City Commissioner Kuseske for the snacks he provided. She also thanked the recording secretary for her help with the Planning Commission.

M. ADJOURNMENT

Commissioner Fawley, supported by Commissioner Wienir, moved to adjourn the February 4, 2010 Planning Commission meeting. With a voice vote, the motion carried unanimously.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Keith Hernandez, AICP
Deputy Director/City Planner
Community Planning and Development

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

Year	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments
2009.5	1108 Prairie Avenue	Fairmount Dog Park	City Parks & Recreation Dept.	12/31/2009	1/18/2010	1/19/2010	2/3/2010	Final approval provided.
2009.49	922 W. Maple Street	Parking lot & landscaping Expand south apartment building	Maple Street Magnet School	12/23/2009	Staff review only	--	1/13/2010	Final approval provided.
2009.48	1408 Sutherland Avenue		Watts Construction	12/11/2009	12/28/2009	12/29/2009	12/29/2009	Final approval provided.
2009.47	355 E. Kalamazoo Ave	3 building additions Streetscape improvement plan	Bell's Microbrewery	12/4/2009	12/21/2009	12/22/2009	1/4/2010	Final approval provided.
2009.46	105-127 E. Michigan		Metropolitan Center Kalamazoo/Battle Creek Inter. Airport	11/30/2009	12/14/2009	12/15/2009	2/16/2010	Final approval provided.
2009.45	5235 Portage Road	Air traffic control tower	West Colony Graphics	11/13/2009	11/30/2009	12/1/2009	12/1/2009	Staff review only.
2009.44	4423 West Kl. Avenue	Building addition New manufacturing building	West Colony Graphics	10/13/2009	10/26/2009	10/27/2009	10/29/2009	Final approval provided.
2009.43	315 E. North Street		Cross Enterprises Western Michigan University	9/29/2009	10/12/2009	10/13/2009	10/30/2009	Final approval provided.
2009.42	Parkview Avenue	Asylum Lake parking lot	Western Michigan University	9/18/2009	10/5/2009	10/6/2009	10/9/2009	Final approval provided.
2009.41	3315 W. Michigan Ave.	Fraternity use in existing building	SAE Financial & Housing Corp.	9/16/2009	9/29/2009	9/30/2009	10/8/2009	Final approval provided.
2009.4	308 W. North Street	Building addition for restaurant use	Heavenly Ribs	9/14/2009	9/28/2009	9/29/2009	10/8/2009	Final approval provided.
2009.39	3513 Gembrit Circle	New parking lot	Republic Services	9/11/2009	9/28/2009	9/29/2009	12/3/2009	Final approval provided.
2009.38	1601 Portage Street	School use in existing office building	Kalamazoo Public Schools	9/9/2009	Staff review only	--	9/14/2009	Final approval provided.
2009.37	400 E. Kilgore Road	Milham Park maintenance building	Parks and Recreation Dept.	9/8/2009	9/21/2009	9/22/2009	9/24/2009	Final approval provided.
2009.36	932-1016 E. Walnut	New parking lot	Jim Garrison	9/2/2009	9/16/2009	9/17/2009	9/25/2009	Final approval provided.
2009.35	590 W. Maple Street	Co-location on existing tower	Verizon Wireless	9/1/2009	9/14/2009	9/15/2009	9/18/2009	Final approval provided.
2009.34	1616-1618 E. Main St.	Re-use building for a grocery store	Kuiwant Singh	8/27/2009	9/9/2009	9/10/2009	--	Under review.
2009.33	2500 E. Cork Street	Replace 6 antennas on cell tower	Verizon Wireless	8/14/2009	8/31/2009	9/1/2009	9/24/2009	Final approval provided.
2009.32	813 W. Kilgore Road	Increase cell tower height	Meiro PCS	8/13/2009	8/27/2009	8/28/2009	9/8/2009	Final approval provided.
2009.31	3209 Stadium Drive	New restaurant building	Buffalo Wild Wings Village of Kalamazoo Senior Living	8/7/2009	8/24/2009	8/25/2009	9/14/2009	Final approval provided.
2009.3	214 and 230 Sage St.	New apartment project		8/7/2009	8/24/2009	8/25/2009	11/30/2009	Final approval provided.

CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST

Year	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments
2009.29	4037 S. Westnedge Ave	Building addition	Exteriors of Kalamazoo	7/24/2009	8/10/2009	8/11/2009	8/26/2009	Final approval provided.
2009.28	751 Pleasant Avenue	New building and cottages	The ARK	7/14/2009	7/27/2009	7/28/2009	10/7/2009	Final approval provided.
2009.27	1629 Douglas Avenue	Building demolition, addition, park. Lot	Weller Auto Parts	7/8/2009	7/23/2009	7/24/2009	8/3/2009	Final approval provided.
2009.26	550 W. Crosstown	Co-location on building	Metro PCS	6/24/2009	7/8/2009	7/9/2009	7/9/2009	Final approval provided.
2009.25	300 Nazareth Road	911 Training Center - Phase 2	Kalamazoo Public Safety Dept.	6/19/2009	7/6/2009	7/7/2009	7/7/2009	Final approval provided.
2009.24	5235 Portage Road	New terminal building	Kalamazoo/Battle Creek Inter. Airport	6/18/2009	7/1/2009	7/2/2009	7/10/2009	Final approval provided.
2009.23	3421 S. Burdick Street	Building addition	Sweet Manufacturing	6/17/2009	7/1/2009	7/2/2009	7/6/2009	Final approval provided.
2009.22	1206 E. Crosstown	Building addition	National Products	6/4/2009	6/17/2009	6/18/2009	7/14/2009	Final approval provided.
2009.21	758 E. Crosstown	Re-use building for Playhouse barbershop	Adam Hodge	6/3/2009	6/17/2009	6/18/2009	6/19/2009	Final approval provided.
2009.2	3300 Stadium Drive	Building addition	Stadium Shoppes	6/1/2009	6/15/2009	6/16/2009	6/26/2009	Final approval provided.
2009.19	710 Collins Street	Co-location on building	Metro PCS	5/1/2009	5/18/2009	5/19/2009	5/20/2009	Final approval provided.
2009.18	1004 Douglas Avenue	Co-location on building	Metro PCS	5/1/2009	5/18/2009	5/19/2009	6/4/2009	Final approval provided.
2009.17	517 E. North Street	Building addition	Life EMS	5/1/2009	5/18/2009	5/19/2009	6/8/2009	Final approval provided.
2009.16	346 S. Kalamazoo Mall	New parking lot	Thomas Huff	4/15/2009	4/29/2009	4/30/2009	5/20/2009	Final approval provided.
2009.15	5392 Beech Avenue	Co-location on tower	MetroPCS	4/14/2009	4/29/2009	4/30/2009	6/18/2009	Final approval provided.
2009.14	3100 Stadium Drive	Co-location on tower	MetroPCS	4/14/2009	4/29/2009	4/30/2009	5/1/2009	Final approval provided.
2009.13	1838 E. Stockbridge	New parking area	K's Limousine	4/9/2009	--	--	4/9/2009	Staff review only.
2009.12	2634 Mt. Olivet Road	Co-location on water tank	MetroPCS, Inc.	4/8/2009	4/22/2009	4/23/2009	4/23/2009	Final approval provided.
2009.11	911 Hatfield	New office building	Rieth-Riley Construction Co.	4/1/2009	4/15/2009	4/16/2009	4/22/2009	Final approval provided.
2009.1	1408 Sutherland Avenue	New apartment project	Greg Watts	3/24/2009	4/8/2009	4/9/2009	6/5/2009	Final approval provided.
2009.09	924 Russell Street	New ponds, wall, fence, sign	Edison Magnet School	3/23/2009	3/31/2009	--	3/27/2009	Staff review only.
2009.08	606 E. Kilgore Road	Building addition, site improvements	Loy Norrix High School	3/23/2009	3/31/2009	--	3/27/2009	Staff review only.
2009.07	151 S. Rose Street	Co-location on tower	MetroPCS	3/16/2009	3/30/2009	3/31/2009	3/31/2009	Final approval provided.
2009.06	3419 S. Burdick Street	Co-location on tower	MetroPCS	3/16/2009	3/30/2009	3/31/2009	3/31/2009	Final approval provided.
2009.05	4401 Siesta	Co-location on tower	MetroPCS	3/3/2009	3/18/2009	--	3/24/2009	Final approval provided.
2009.04	2117 Superior Avenue	New cellular tower	Clearwire	2/25/2009	--	--	--	On hold for needed variance.

CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST

Year 2009	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments
2009.03	1332-1350 W. Michigan Avenue	New restaurant building	University Roadhouse	2/25/2009	3/11/2009	3/12/2009	4/20/2009	Final approval provided.
2009.02	900 Walbridge Street	Co-location on tower	MetroPCS	2/13/2009	3/2/2009	3/3/2009	3/3/2009	Final approval provided.
2009.01	1516 W. Michigan Avenue	Building addition	Kalamazoo Islamic Center	2/9/2009	2/23/2009	2/24/2009	4/24/2009	Final approval provided.