

City of Kalamazoo
PLANNING COMMISSION
Minutes
March 2, 2017

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

Members Present: Rachel Hughes-Nilsson, Chair; Charley Coss, Vice Chair; Geoffrey Cripe, Gregory Milliken, Sakhi Vyas; Derek Wissner,

Members Excused: Josh Cook, Emily Greenman Wright, James Pitts

City Staff: Rebekah Kik, City Planner; Rob Bauckham, Senior Development Planner; Amanda Coeur, Recording Secretary;

Guests: Joel Clark, Texas Township Resident; Representatives from Salvation Army; 2 additional citizens.

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 Coss asked that City Commission update be added onto the agenda. **Commissioner Wissner supported by Commissioner Milliken, moved approval of the March 3, 2017 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.**

D. APPROVAL OF MINUTES

Commissioner Cripe, supported by Commissioner Milliken, moved approval of the February 2, 2017 Planning Commission minutes as presented. With a voice vote, the motion carried. Commissioner Coss abstained.

E. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Kik welcomed Commissioner Vyas to the Commission.

F. PUBLIC HEARINGS

P.C. #2017.01: Request for a special use permit to allow an expansion of the existing building and use for The Salvation Army located at 1700 S. Burdick Street. [Recommendation: motion to approve the request with one condition.]

Planner Bauckham presented the staff report, and spoke about what the Salvation Army does for the community. He stated that the parcel is broken up into two zoning districts (RS-5 & CN-1). A 4,300

square foot addition would be added onto the building for emergency services, and would free up space within the current building for other uses. A final site plan will be required if approved. The Salvation Army is planning on adding additional landscaping to the property. A meeting, which was hosted by the Salvation Army, was held for the neighborhood so they could see the plan for the building addition. Overall there was a good response from the neighborhood.

The architect for the project spoke on behalf of the Salvation Army. He stated that this addition would hold the canteen for the Salvation Army. Currently they are renting space off site for this use, which makes it difficult to coordinate in emergency situations. Specifically, there was a recent issue responding to residents of the Crosstown Apartments fire in a timely fashion. Having the addition would put the canteen and emergency vehicles all at the same location.

The public hearing was opened. A resident spoke of concern for the environment with the building addition. She lives close to the property and currently experiences flooding when it rains, and she is concerned about proper drainage.

Joel Clark, a Texas Township resident and Business Administrator for the Salvation Army, supports the building addition. He shared that the canteens have been vandalized in the past and this will help prevent that.

The architect for the Salvation Army spoke about the drainage concerns. He stated that stormwater generated on the site is captured and goes into Burdick Street. The architect will do whatever is necessary to deal with stormwater issues. He also stated that this property was not in a wetland area. Commissioner Coss asked about the terrain of the site. The architect stated that the land was generally higher in the middle and lower on the Burdick Street side. Most of the storm water flows toward the street.

Commissioner Cripe asked what the need was for the extra 23 parking spaces. Major Welch from the Salvation Army spoke regarding this issue. He stated that there are certain times when additional parking is needed, for example, during the Christmas season and the Loaves and Fishes pantry giveaway. The Salvation Army does not want to disturb their neighbors with people parking on the street. Also, the additional spots will make it easier for large trucks to make deliveries. The Major also mentioned that the proposed truck doors will not face Burdick Street. They want to make the addition visually appealing for the neighborhood.

Commissioner Coss asked Planner Bauckham to address the concern the resident had regarding the environment. He said he would speak to the resident and that the flooding concerns will be addressed through site plan review.

Commissioner Wissner, supported by Commissioner Milliken, move to approve the special use permit request with the following condition: a final site plan shall be submitted to the city for review and approval. With a roll call vote, the motion carried unanimously.

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

None

I. NEW BUSINESS

None

H. UNFINISHED BUSINESS

Planner Kik offered an Imagine Kalamazoo project update. On February 28th, the last neighborhood meeting was held in the Westnedge Hill neighborhood. An average of about 50 people per meeting attended the neighborhood meetings. Overall throughout the process more than 3,000 people have been contacted for their input.

Staff is currently analyzing the data from these meetings, and on April 11th and 12th there will be a large Imagine Kalamazoo meeting, which will include walking tours and speakers. During the evenings on those two days the meetings will be open to the public to see the data staff is currently compiling.

J. CITIZENS' COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham gave the City Planner's Report. Some of the highlights of the site plan program included:

- Kalamazoo Distillery is moving into an old auto repair building on the corner of Lake and Portage
- Stadium Shoppes is building a new building on the southwest corner of their property
- One Well Brewing, on Portage Road, is adding two outdoor patios
- Kalamazoo Covenant Academy has made improvements to their property
- The Exchange project will be breaking ground within days. The city is working with the developers regarding a traffic study and road closures. This project will be mixed use with residential units as well as commercial space.
- City Staff is working with the new owners of the old Harding's property on Howard
- City Staff is working with a developer about a possible new hotel to be located downtown

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Hughes-Nilsson wished Commissioner Cripe well as this was his last meeting as a Planning Commissioner. Commissioner Cripe encouraged all Commissioners to attend the MSU Extension Citizen Planner Program. Discussion occurred between the Commissioners regarding the program and Planner Kik stated staff could look into the cost of this for the Commissioners.

M. ADJOURNMENT

The meeting adjourned at 8:06 p.m.

Respectfully submitted,



Rebekah Kik,
City Planner
Community Planning & Development