

City of Kalamazoo
PLANNING COMMISSION
Minutes
October 6, 2016
DRAFT

Second Floor, City Hall
Community Room
241W. South Street, Kalamazoo, MI 49007

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

Members Excused: Emily Greenman Wright, Tracy Hall

City Staff: Rob Bauckham, Senior Development Planner; Wendee Mayes, Recording Secretary

Guests: None

A. CALL TO ORDER

Commissioner Hughes-Nilsson called the meeting to order at 7:01 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 Hughes-Nilsson suggested moving the third public hearing to be first on the agenda as it is a shorter request.

Commissioner Wissner, supported by Commissioner Cook, moved approval of the October 6, 2016 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Milliken, supported by Commissioner Wissner, moved approval of the September 1, 2016 Planning Commission minutes as presented. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Kik invited everyone to join the Kalamazoo River Valley Trail (KRVT) connector groundbreaking that will be happening tomorrow, October 7th at 4:30pm at the Arcadia Festival Site.

F. PUBLIC HEARINGS

P.C. #2016.14: Request for a special use permit to allow an entertainment/recreational use in a portion of the existing building at 505 E. Kalamazoo Avenue. [Recommendation: motion to approve the request with one condition.]

Planner Bauckham presented the staff report. This request is for a site downtown on Kalamazoo Avenue near Walbridge. The building is divided into sections and is partially occupied. The Final Clue is a new business that would like to open three gaming rooms, offices and a lobby into one section. Customers are typically placed in a room and provided with clues as to the location of a hidden key or other item that when found allows them to either exit the room or end the game. The games are timed and the participant wins when they find the key/item before the time expires. They plan to be open Wednesday through Sunday from 3:00pm to midnight. There will be up to 8 customers per room. There are 14 parking spaces on the site for all the uses and is in the parking exempt district, meaning that on-site parking is not required. This property is in the Commercial Mixed Use zone and entertainment/recreational use is only allowed by special use permit.

Commissioner Milliken questioned what part of the building the applicant would be occupying. Planner Bauckham replied that it will be the southern portion and then going up into the larger portion of the building just north of the southern portion. Most of the existing tenants are in the western portion of the building. Commissioner Wissner inquired as to if alcohol will be served. Planner Bauckham answered that there is nothing in the request pertaining to alcohol or any other food or refreshments.

Joel Fluty spoke as applicant for the request. Mr. Fluty states that it will be a great addition to the downtown area. There will be a lot of foot traffic with the location being between Arcadia Ale and Bells Brewery as well as the Hopcat opening across the street. The nature of the business will bring additional tourists to the area, as people are looking for something new to do.

Jeff Messer spoke in support of the application. Mr. Messer also added that the applicant has already violated two ordinances for this business. A stop work order was issued. Also the applicant advertised with signs placed in the Right of Way which is not approved. Mr. Messer requested that a condition be added to the permit stating that the applicant obey all city ordinances at all times. Mr. Messer is especially concerned with advertising being placed in the Right of Way, on trees, street poles as well as on private property, such as flyers on cars, without permission.

Ruth Broadhurst who was representing the Nephrology Center spoke of concerns with parking. The Nephrology Center operates Monday through Friday from approximately 5:00am to 7:00pm. They are having problems with their parking lot being used by other nearby businesses, such as the Hopcat. This leads to a concern about another business opening that does not already have sufficient parking.

Commissioner Cook would like to see detailed information about parking in the packet.

Commissioner Coss asked if the signs are an enforcement issue or if it can be applied to the Special Use Permit. Planner Bauckham stated that it is an enforcement issue and that he would like to believe that the applicant will follow the ordinances now that he is aware of them. When the applicant was contacted

about the violations he did stop. City Staff monitors code compliance and citizens are encouraged to call with complaints on code violations. Commissioner Wissner is empathetic to the concerns regarding the gorilla style marketing and would like the input of City Attorney Kneas as to putting conditions on the Special Use Permit. Attorney Kneas answered that the requested condition on sign placement cannot be included on the Special Use Permit because it is not referring to placing signs on the parcel for which the permit is being granted. Only conditions on the parcel in question can have conditions applied to it.

Commissioner Coss asked if the parking concerns can be addressed by City Staff in future planning. Planner Kik stated that Downtown Kalamazoo Inc. (DKI) and several downtown businesses in the east area of downtown are in discussions with the City in regards to the parking pressures. They are working on the added parking concerns to the area with the development that is ongoing. Also looking at pedestrian traffic, such as crossing Kalamazoo Avenue, long term solutions.

Commissioner Milliken, supported by Commissioner Cook, moved to approve P.C. #2016.14: Request for a special use permit to allow an entertainment/recreational use in a portion of the existing building at 505 E. Kalamazoo Avenue. [Recommendation: motion to approve the request with one condition.] With a roll call vote, the motion carried unanimously.

P.C. #2016.12: Request to rezone 59 parcels located between S. Pitcher Street and Mills Street, and between E. Michigan Avenue and Gibson Street from Zone M-1, M-2, and CCBD to Zone CMU, and to amend the Riverfront Overlay Zoning District with the new Subarea 9 and apply it to the parcels. [Recommendation: motion to recommend to the City Commission to approve the rezoning request and Riverfront Overlay amendment request.]

Planner Bauckham presented the staff report. This request was initiated by Community Planning and Development staff to rezone 59 separate parcels located on the east side of downtown, specifically between S. Pitcher Street and Mills Street, and between E. Michigan Avenue and Gibson Street. Currently it is primarily Zone M-1 and M-2 with one parcel in Zone CCBD. The request is to zone all these parcels to Zone CMU as well as including an amendment to the Riverfront Overlay District with a new Subarea 9 which would apply to the subject parcels. Downtown is an expanding situation with very low occupancy rate of 2% in residential units. Many of the buildings are renovated and in use. Developers are looking for new opportunities of both commercial and residential uses in the downtown area. This area has been zoned industrial for a very long time. More office and mixed use development is occurring in this area at this time, such as 600 E. Michigan Avenue currently being renovated for office use. Zone CMU allows a variety of commercial and residential uses, such as apartments, churches, schools, restaurants, brewpubs, grocery stores, offices and retail stores. No new industrial uses would be allowed; however, the current industrial uses would be allowed to remain and expand. Subarea of 9 of the Riverfront Overlay would complement this area by creating an additional layer which would promote mixed uses in buildings, and new buildings would be at least two stories in height, constructed close to the front property lines, and have parking located in the rear or side of the lot. New buildings would need to include attractive facades containing durable materials and window space, and have front entrances facing the streets. A goal of the subarea would be to encourage a pedestrian-friendly environment.

A meeting was held on August 25th by the Planning staff to discuss the proposed rezoning and new subarea. All property owners and occupants within the proposed rezoning area were invited to the meeting. Concerns were raised concerning the idea that the city is trying to push existing industry out of Kalamazoo with this rezoning. As well as concerns that existing industry will only be able to expand with a special use permit from the Planning Commission. In response, the city is not trying to push existing industry out of Kalamazoo. The existing industry in this area would be considered a conforming

use in the new zone and subarea and could remain indefinitely. Staff is also proposing that the existing industry in the rezoning area be allowed to expand on its existing land without a special use permit. Staff site plan and building plan review and approval would still be needed for such projects.

Commissioner Cripe asked if there are any implications on future qualifications for TIF (Tax Increment Financing) because of rezoning the CCBP parcel. Planner Bauckham does not believe this will affect TIF because it is a separate boundary with a comparable boundary with CMU.

Mr. Greg Arvanigian spoke as CEO of Arvco Containers, a property owner within the rezoning boundary. Mr. Arvanigian spoke of Arvco Containers owning about 55 acres of the property under consideration. The property was bought as a manufacturing zone and Arvco Containers expects the area to stay a manufacturing zone. Mr. Arvanigian believes that the intention of this rezoning is to move Arvco Containers out of the city. He expects to be able to expand without getting a variance and does not want the city to rezone his property. He attended the meeting held on August 25th and the assurances that were given did not come through.

Mr. Larry Bell owns three parcels in this district. He did not know about the overlay until he read about it in MLive today. Mr. Bell's concerns are that some of the regulations will be at cross purposes for his property. He does not believe that it makes sense to build on King's Highway and have parking on Portage Creek. His plans are to do the exact opposite. The noise difference between the front and back of the property is substantial. There are also concerns with the buildings having to be two stories high. Some designs he is looking at are only one story. The last concern Mr. Bell has is not being able to have a fast food drive thru and what exactly that will entail. For instance, would that include a coffee shop. Mr. Bell did state that he believes the overlay has good intentions; however he is not sure that they are right for the area.

Mr. Fritz Brown is a local real estate developer, Treystar. He is working on the foundry project at 600 E Michigan Ave. Gives support to the overlay and zoning. Believes the City has reached out to the property owners and explaining the intentions. No plan is perfect and there are concerns but in general it is a well thought out plan.

Mr. Sean Smith owns a building on Gibson St. It is currently zoned industrial and bought building for the privilege of being on the train tracks. People have taken interest in the building because of the same train tracks. Appreciates the city outlook for the future; however they might want to take a closer look at where the train tracks are for things such as import/export businesses.

Mr. Andy Wenzel representing Plaza Corp. They are proud of the Hopcat opening this past weekend. They are entrenched and love downtown Kalamazoo. They recently purchased one of the buildings within the boundaries and just signed a lease for automotive repairs. The building is currently under renovations for this new business. They did not receive the invitation to the August 25th meeting. After they heard about the proposal there was a meeting with city staff to address their concerns. They were told that existing businesses would be able to remain. The concern is what if another use is proposed for the property that is a complimentary use to the business already in the budding. Will they need a special use permit to allow the new business into the building. This is on the edge of the rezoning and Plaza Corp would rather be left out of the rezoning. Removing their parcel from the rezoning would not interrupt the grand plan.

Commissioner Hughes-Nilsson requested that Planner Bauckham address the question from Mr. Arvanigian about existing industry being allowed to stay as long as they want. Planner Bauckham responded that existing industry will be considered conforming uses and will be allowed to stay as long as

they want with the stipulation that they can expand on their current property without a special use permit. The only approval they would need would be site plan review.

Commissioner Coss commented that it seems a lot of stakeholders have different needs. It does not seem that no one is on the same page. Maybe this needs some rethinking, more discussion with owners and bring it back to the commission. Planner Kik suggested that the proposal could be tabled with directions to staff to submit data with a new request. Could meet with owners to rework the request before bringing it back to the commission.

Commissioner Milliken added that tabling the proposal means that the city staff will have a chance to hear more from the property owners about what they want. The staff can then either change the zoning request to better suit the property owners or they can give commissioners more feedback on why the proposed zoning should forward. Commissioner Milliken also talked about the extreme changes he has seen happening downtown. No changes industrially in this area for a decade or more. There are extreme mixed use changes in downtown. From a rezoning stand point we are on pretty solid ground. From a zoning position, the existing industrial uses can stay until they no longer stay and opportunities are being found for new uses. May need more evaluation in the subarea and the regulations it contains. What are some of the reasons behind the restrictions, such as two story buildings. Is coffee considered a drive thru. Commissioner Cook agrees that there were too many questions asked by citizen comments that commission could not answer. Commissioner Cook recommends tabling the proposal asking the city staff to reevaluate the proposal taking into account the concerns of the landowners.

Commissioner Coss asked if the Nature Center is involved in the process as well. Planner Kik answered that it is an open space so it is allowed in every single use district.

Commissioner Cripe inquired about the subarea overlays. With Imagine Kalamazoo being involved maybe it is time to look at updating the overlay district from the original 1950s model. He sees conflicts with parts, such as wanting the parking in the back of the building and at the same time wanting to protect our creeks. How can we accommodate design flexibility. Maybe this is something that can be addressed with Imagine Kalamazoo 2025.

Commissioner Cripe also questioned if the timing of the rezoning request is being prompted by a plan or what is the rezoning based on. Planner Kik answered that this is similar to the rezoning for Oakland Dr. Trying to follow the 2010 Master Plan rezoning. This is also removing the barriers for a developer that wants to do something based on the Master Plan and zoning ordinance. City staff is trying to be proactive to rezone an area with the openness of trying to create the new as well as letting the industrial to stay. Developers want flexibility, open space, next to a river (Portage Creek). At the moment the zoning means that there is a laundry list of variances that a developer may encounter when trying to build. A rezoning will make this an easier process for those developers who are trying to bring newer mixed use of properties to this area.

Planner Kik explained that the rezoning and overlay will not affect the current industrial parcels as long as they are not sold. They will be able to continue to expand and develop on their parcels without a special use permit. Only having to go through site plan review as they must do now. When the parcel is sold the CMU zoning and Subarea 9 overlay will then take effect.

Commissioner Coss requested that staff address the particular cases that were brought up in tonight's hearing. Commissioner Wissner added addressing issues brought forward today as well as trying to incorporate some of these issues into the master plan envisioning.

Commissioner Coss, supported by Commissioner Milliken, moved to table P.C. #2016.12 while City Staff takes input from stakeholders and reworks the proposal. With a roll call vote, the motion carried unanimously.

P.C. #2016.13: Request to rezone the east 12.78 acres of 4501 Arboretum Parkway from Zone CC (Commercial, Community District) to Zone RM-24 (Residential, Multiple-Family District). [Recommendation: motion to recommend to the City Commission to approve the rezoning request.]

Planner Bauckham presented the staff report. This is a request by the WMU Foundation to rezone the east 12.78 acres of 4501 Arboretum Parkway from Zone CC (Commercial, Community District) to Zone RM-24 (Residential, Multiple-Family District). This parcel is located in the Arcadia Neighborhood and is currently vacant and undeveloped. In 2006 this parcel was rezoned from RS-5 (Residential, Single-Dwelling District) to the current CC (Commercial, Community District). The approximately two acres that fronts S. Drake Rd will remain in the current CC zone to allow for future commercial development. Since the rezoning a bank and a daycare have been developed. There has been no other commercial development in the past decade. There is interest in developing a new upscale apartment complex on the subject parcel that will contain 241 units, 15 buildings, a playground, a pool, and parking. This is a downzoning of the parcel to a less intensive zone. In the current zoning this use would only be allowed if the buildings contained office and/or commercial uses on the first floor. The proposal does not have such uses, which is the purpose of the request to rezone to RM-24. The current zoning allows auto repair and sales, gas stations, bars, restaurants, fraternities, and outdoor retail which will not be allowed in the new zoning. The Westside Area Plan which was developed in 2003 includes a future land use showing this to be in the General Commercial category. This rezoning represents a change to that Plan. This is supported by the Planning staff as it will leave the S. Drake Rd frontage for commercial development. The project will result in an approximate use of the land and will benefit the tax roll. There are existing apartment complexes to the north and south as well as condominiums to the east. If the rezoning is approved, the future land use plan will be adjusted as part of the current Master Plan update project.

There was an email that came from Arcadia Neighborhood which had some concerns about the proposal including, traffic population density, safety of the children and families in this area (asking if a traffic study has been performed) as well as concern about the green space in this area. This area is currently planned as commercial space. Some of the uses could be a big box store or auto sales and repair stores. The proposal is for an upscale apartment complex instead. The proposed zoning will have to provide for 50% open space instead of the current 20% open space. The commitment to preserve open space is still intact at the southern portion and very eastern portion of the site. There are no proposals that would lead to a traffic connection directly to the Arcadia Neighborhood. If this is approved the development will have to go through site plan process and the city traffic engineer will decide on a traffic study and if there are any necessary changes.

Commissioner Cripe asked if the conceptual plan included the open space. Planner Bauckham answered that the open space is preserved in perpetuity. With this development there will be more open space than if the parcel is developed for more commercial uses. The Walden Woods condominium development has a portion that has been preserved as open space. There is a trail that does connect with the Arcadia Neighborhood. Commissioner Wissner inquired if the project is being developed by the WMU Foundation or if they are selling to developers. Planner Bauckham responded that it would be sold to private developers. Commissioner Milliken looked for clarification that the concept and plan would be presented at a later date and today is only about the rezoning. Planner Bauckham confirmed that this proposal is only about the rezoning. WMU Foundation has been marketing the area for commercial development and has not been successful. They were approached with the idea for this development.

Michael Speedy of Kendall Property Group, LLC spoke. Mr. Speedy stated that WMU Foundation set up a meeting between him and the board members of the Arcadia Neighborhood Association during which time he does not recall any concerns being raised. Mr. Speedy also met with the principals at both Arcadia Elementary and Linden Grove Middle School. WMU Foundation presented concerns to Kendall Property Group, in regards to the property, their responsibility to the community and the underdevelopment of the land. They questioned the design of the complex and stated they did not want it to be developed as student housing. They also wanted the elevations to be attractive from the parkway. The conceptual plan includes required setbacks; there will be multiuse trails throughout, created small pocket parks throughout, the parking areas with garages in the backs of buildings are all in the center, different types of methods of screening for landscaping. Intend to market to people who live and work in Kalamazoo rather than students.

Commissioner Cripe asked if Mr. Speedy was speaking for the foundation. Mr. Speedy clarified that he is speaking on behalf of the developer who has an agreement with the Foundation. Commissioner Cripe looked for clarification as to how the Foundation plans on keeping the requirements for the open space. Mr. Speedy responded that they are using 3 story buildings and creating pocket parks which will actually leave more than the required 50% open space. The design is to make the site pedestrian friendly. Commissioner Wissner asked if it is designed to be rentals or condominiums. Mr. Speedy responded that it is intended to be rentals with residents staying as long as they want.

Ms. Courtney Roberts spoke against the rezoning. Ms. Roberts is concerned with more traffic problems and referenced a current traffic issue on Sundays with the church. She noted that businesses have hours and apartments do not, so the traffic will not have a downtime. There will be additional strain on the sewage and drainage system. The area that will be left as green space is watery and marshy. She does not see how the 3 story buildings are going to be accessible for people with challenges. The pocket parks seem to be a way to divide up the parking spaces. The population density is already difficult. The Arcadia Neighborhood association has already addressed the current traffic problems and that Public Safety is already stretched too thin.

Mr. Rex Brueggemann has a significant issue with the rezoning. Mr. Brueggeman understands that it is considered downsizing however in the context of the area the rezoning needs close scrutiny by the commission. Spot rezoning violates the overall concept of master planning. Commercial development is picking up and the past 10 years does not reflect what will be happening in the future. While Mr. Brueggeman appreciates the foundations concerns with this being a quality development that is not marketed for student housing, he wants to remind the commission that what is proposed now may not be what will happen in the future. What is to keep the marketing away from student housing in 10 or 20 years. In the 2005 land use plan the proposed density was 12-15 units per acre, this proposal is too high.

Ms. Lois Baker states that Arcadia Neighborhood is a secret treasure, a self-contained neighborhood with a school in it. The neighborhood backs up to a 180 acre forest. This land was donated to Western to be left in its natural state in perpetuity. This was not adhered to and we have to accept that fact. The concerns on the infrastructure cost and the high density of traffic between Stadium Drive and West Main Street. Arcadia neighborhood is becoming trapped by the new developments. Upscale can be a very subjective term. Developers may have the best of intentions to make it upscale but cannot restrict who can live in the apartment buildings and could be sold and managed for a different market place in a few years. The real commitment should be to the homeowners not the investors who may or may not live in the city. Commissioner Cripe asked Ms. Baker about her for clarification on the reference to the gift to Western and the donor intent. Ms. Baker stated that Western was able to get around the stipulation of keeping the property in its natural state by selling the land to the WMU Foundation for a dollar. Many of the homeowners had an investment when they bought their homes and were told that the area would be

left in its natural state. It is disappointing to see development where it was expected to stay as green space.

Ms. Lynn Hall McLeod stated that the zoning was established for a reason, for the best planned use for the property being taken into consideration. This is a repeat of 2011 with the WMU Foundation and the developers of Walden Woods. Also when the Arboretum Apartment Complex that backs up to the Arcadia Neighborhood was sold to out of state developers. Ms. McLeod chose to stay in Kalamazoo for the small time community that takes care of its residents. This has happened time and time again, sitting down about the neighborhood and looking at pretty pictures of what they are going to create. The reality never matches the pictures presented. Children walking to Linden Grove and she has had to call the apartment complex to get the sidewalks shoveled so that the kids do not have to walk in the streets. The developers build it and then move on. They do not have to live here and they do not care what happens. The zoning in this area was embraced by the neighborhood and does not believe it should be changed for developers.

Mr. Chris Adrian is president of the Kalamazoo Community Soccer Complex. Also worried about traffic. Mr. Adrian grew up in Arcadia Neighborhood and as an adult has seen the change especially in the traffic. He is asking for the commission to advocate for the citizens instead of the foundation and developers. Mr. Adrian presented the solution of the WMU Foundation donating this as another soccer complex. Or the Foundation and the City could team up to put a stadium or a park there.

Ms. Namita Sharma has seen what high density housing has done for Ann Arbor and does not want to see the same in Kalamazoo. There are already developments to both the north and south of the proposed site. Arboretum Parkway has become a speedway. This is important for people who walk along the pathway and children walking to Linden Grove. The development describes more green space but this is for the residents of the complex. This is not an advantage for the West Side Plan. The loss of the open space will be a tragedy. Once it is gone it is gone. The apartment complex could still turn into student housing because there is no control over who rents there once it is developed.

Ms. Laura Lehigh has lived in Kalamazoo for 8 years. The neighborhood is getting encroached upon by overdevelopment. Pocket parks are not for the general population but for the complex residents. 241 units probably means double that in cars. The development of Costco has already increased traffic in the area. The better step would be a step backward to zone the area for green space.

Ms. Lori Burrell lived downtown for 15 years and just purchased a house in Arcadia in the last year. She works at Linden Grove and walks to work every day. As a resident and teacher she is concerned for the safety of the neighborhood. Also concerned with a higher density population, infrastructure and sewer system. Ms. Burrell seconds the previous comments in opposition to the rezoning.

Mr. Bob Miller is the Associate Vice President for Community Outreach with Western Michigan University. Wants to answer Commissioner Cripes questions on the mission of the Foundation and how it works with Western Michigan University. Mr. Miller also serves on the WMU Foundation Real Estate Committee staff support. The mission of the Foundation is a completely separate entity from Western Michigan University. Including a separate governing body. The Foundation exists to hold the Western Michigan University endowments. To make investments and oversee the investments of the WMU endowments. Over time this should give a return on these investments. This property was always planned to be developed over time. At one time there was discussion of moving Waldo Stadium to this property. The selling of the property that has become Walden Woods was as a return on the investment of the property as well as being able to return it to the tax rolls. Part of the motivation for the business park was also to return that property to the tax rolls. Commissioner Cripe also asked if the move of the property from Western Michigan University to the Foundation was to avoid the use restrictions placed on

the property when it was donated. Mr. Miller stated that his is not aware of any restrictions on the donation of the property.

Commissioner Cripe verified that the parcel is currently zoned for commercial and the future land use shows it as modern residential. Also what is the staff position on the influence of the neighborhood on the future zoning. Planner Kik stated that the 2005 West Side Plan showed Drake Road as a commercial corridor, with the next space being mixed use housing to buffer transitioning into the school followed by open space and finishing with residential. The rezoning coming into play to work with that graduation from commercial down to residential. Currently the apartment complex could go in if a retail portion were added to the plans. The rezoning only takes the retail portion out of the equation. The current zoning does not allow for the gradient that is in the West Side Plan. Commissioner Cripe asked if there was always green spaces intended for no development. Planner Kik responded that the entire preserve is still there. Commissioner Milliken asked if the infrastructure was part of the analysis when the West Side Plan was put together. Planner Kik replied that when the roadway was planned between Drake Road and Howard Street the neighborhood asked that they not be connected to the Arboretum Parkway. Arboretum was always planned to be a commercial corridor between Drake and Howard. This is true also for the utilities which were put in to accommodate commercial development of this area. Commissioner Milliken also asked if there has been any feedback on the Imagine Kalamazoo 2025 in regards to this area. Planner Kik talked about a recent meeting on September 27th where neighborhoods were invited to come speak about Imagine Kalamazoo 2025 and received a lot of input. There has not been enough time to go through all the data at this time. After the data has been sorted through, neighborhoods that need more outreach will be identified. Commissioner Coss asked if the traffic concerns will be addressed down the road. Planner Kik answered that site plan review is when the traffic will be addressed. There are requirements of traffic study that will need to be met before the development can go forward. The rezoning does not affect the site plan review or the traffic study.

Commissioner Milliken wanted to note that as a city planner he loved the commitment that was present in the Arcadia Neighborhood with the West Side Plan. He recognizes that this is a change; however the rezoning is consistent with the West Side Plan which leads to his support of the request. He is supporting the zoning request for its consistency with the West Side Plan. This is not support for the development or the site plan. Commissioner Wissner agrees that for the actual development there is a lot to be discovered. The zoning change should not factor as heavily as it looks tonight. In regards to the neighborhood concern on traffic would there be a recommendation that could be added to the zoning. Planner Kik responded that it cannot be added to the rezoning. Commissioner Cook agreed that the actual development is what is swaying tonight's discussion and not the rezoning itself. He encourages the developers to listen to the residents when planning the open spaces and reminds the residents that this rezoning will hold to a higher amount of open space than a commercial application.

Commissioner Milliken, supported by Commissioner Coss, moved to approve P.C. #2016.13: Request to rezone the east 12.78 acres of 4501 Arboretum Parkway from Zone CC (Commercial, Community District) to Zone RM-24 (Residential, Multiple-Family District). [Recommendation: motion to recommend to the City Commission to approve the rezoning request.] With a roll call vote the motion carried with a majority vote. Commissioners Cook and Coss voted no.

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

None

H. UNFINISHED BUSINESS

Planner Kik provided an update on Imagine Kalamazoo 2025. A citywide community meeting was held on September 27th and over 160 people attended. It was a lot of fun and there was a ton of feedback provided. This was absolutely the broadest reaching engagement ever. The next meeting will be October 27th at St. Joseph Church. There will be dinner and children activities. Spanish translation as well as sign language translation will be provided. City staff is working hard to be sure to reach out to everyone and get as much participation as possible. Right now the work is on prioritizing the goals and then the work will begin on the Master Plan. It is time to get to implementation. The Master Plan is about six months out from adoption in April.

I. NEW BUSINESS

None

J. CITIZENS' COMMENTS

Ms. Lori Burrell spoke to her disappointment in the approval of P.C. #2016.13.

K. CITY PLANNER'S REPORT

Planner Bauckham reported on several site plan projects. Three more projects have come in since the report was printed for the Commissioners. The highlights are as follows:

- Citgo gas station on Michigan Ave is replacing the center portion of the building and being enlarged
- Kalamazoo Enterprise Center on Parsons St is being redeveloped
- KPEP building on Walnut and Park made changes, will be a one story building
- Chemical Bank on Parkview and Whites under construction
- RX Optical had a groundbreaking last week
- Family Health Center on Alcott continuing with construction

There are currently 41 site plans on file.

The City has a consultant working to review the Lean Six Sigma program. This is efficiency driven and looks at every step of the process to see where it can be improved. The RRC program has two items to finish to get the certification. They are the marketing strategy and the public participation plan. There was a meeting at WMU with some professors at the transportation and research center and they will be conducting a handicap and accessibility study of the downtown area. They will provide a report on how accessible downtown is; from sidewalks, to parking spaces, to ramps.

Three special use permits on the agenda for October. There are two candidates for the open seat on the commission.

Planner Kik added that she and Laura Lam, Community Planning and Development, attended training called Coding for Places You Love, as part of the RCC certification. This was a workshop where a variety of cities attended and talked about rezoning, traffic, parking, downtown areas.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Cripe asked if staff will be sharing the thoughts on Imagine Kalamazoo with the City Commission. Planner Kik stated that City Commission has changed its meeting structure adding some workgroup meetings and that would probably be a good time to share those outcomes. City Commission has also been asked to attend the citywide meetings as well. With the Foundation for Excellence on everyone's mind the City Commission can hear directly from the city residents at these meetings.

Commissioner Cripe also asked for clarification of the WMU Foundation and the land in question tonight. Planner Kik replied that her understanding is that the WMU Foundation is a separate entity that works with the endowments for Western Michigan University. These are investment holdings and the land was a fiduciary responsibility and the intention was to sell it to further their endowment.

M. ADJOURNMENT

The meeting adjourned at 9:20 p.m.