

Tentative Agenda  
Kalamazoo City Planning Commission  
February 2, 2017  
Regular Meeting

Community Room, 2<sup>nd</sup> Floor, City Hall

7:00 p.m.

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- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes (December 1, 2016)
- 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. Imagine Kalamazoo update and work session
- I. New Business  
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
  - 1. Kalamazoo County-Wide Master Plan project update
  - 2. Recommendation from the Nominating Committee
- J. Citizens' Comments
- K. City Planner's Report
- L. Miscellaneous Comments by Planning Commissioners
- M. Adjournment

City of Kalamazoo  
PLANNING COMMISSION  
Minutes  
December 1, 2016  
*DRAFT*

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

Members Present: Rachel Hughes-Nilsson, Chair; Charley Coss, Vice-Chair; Josh Cook; Geoffrey Cripe, Tracy Hall, Gregory Milliken, Derek Wissner, Emily Greenman Wright

Members Excused: None

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

Guests: None

**A. CALL TO ORDER**

Commissioner Hughes-Nilsson called the meeting to order at 7:32 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 Cook, supported by Commissioner Milliken, moved approval of the December 1, 2016 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

**D. APPROVAL OF MINUTES**

Commissioner Greenman Wright, supported by Commissioner Milliken, moved approval of the November 3, 2016 Planning Commission minutes as presented. With a voice vote, the motion carried unanimously.

**E. COMMUNICATIONS AND ANNOUNCEMENTS**

None

**F. PUBLIC HEARINGS**

**P.C. #2016.12: Continuation of the public hearing on the request from the Community Planning & Development Department to rezone 45 parcels located between S. Pitcher Street and Mills Street, and between E. Michigan Avenue and the Portage Creek/King Highway area from Zone M-1 (Manufacturing, Limited District), Zone M-2 (Manufacturing, General District), and Zone CCBD (Commercial, Central Business District) to Zone CMU (Commercial, Mixed-Use District) and amend the Riverfront Overlay Zoning District to include the new Subarea 9 and apply it to the**

**parcels. [Recommendation: motion to recommend to the City Commission to approve the rezoning and amendment request.]**

Planner Bauckham presented the staff report. Consideration of this request is being continued from the October 6<sup>th</sup> Planning Commission Meeting. The request is to rezone 45 separate parcels located between S. Pitcher and Mills Street, and between E. Michigan Avenue and the Portage Creek/King Highway area from Zone M-1 (Manufacturing, Limited District), Zone M-2 (Manufacturing, General District), and Zone CCBD (Commercial, Central Business District) to Zone CMU (Commercial, Mixed-Use District), and amend the Riverfront Overlay District with the new Subarea 9 and apply it to the subject parcels. This request has been modified to address concerns raised at the October Planning Commission meeting. City staff spoke with three of the property owners to discuss their request for their sites to remain industrially zoned, and a request to add drive-through facilities as a permitted use. Following the discussions, staff decided to amend the request by removing eighteen of the southern parcels from the target rezoning area. If these partials change or become available in the future, staff will re-visit the issue of including them in the new zone and Subarea. Drive-through facilities were also added as a permitted use with certain limitations. The property owners were informed of this decision prior to the meeting and they expressed support for it.

Planner Bauckham spoke about how the downtown core area is expanding and developing. He also explained that the Riverfront District was created by the City in 2006, and it includes eight different subareas to allow for different types of uses. Most of the parcels included in this rezoning request are currently industrially zoned, and new residential uses are not permitted. With downtown expanding, the area is being targeted for new development that will likely include mixed uses and stand-alone residential facilities. The proposed rezoning and subarea application will allow such development without the need for use variances.

Under the proposed zone, new buildings would need to be built near the street frontages and include attractive facades containing durable materials and window space. Front entrances would need to face the streets with parking to the side and rear of the building. A goal of the new subarea would be to encourage a pedestrian-friendly environment. Subarea 9 would allow the same permitted uses as Subarea 7, plus grocery stores, attached and cluster housing, and hotels.

The public hearing was opened. Mr. Larry Bell spoke regarding concerns about his property that sits along the Portage Creek. He questioned if he could have the building face the creek with a parking lot next to the road. Mr. Greg Aolvanigian spoke thanking staff for removing his business, Arvco Container, from the rezoning request. He is in support of this rezoning if it does not include his property. Ms. Tobi Hanna-Davies expressed her support for the City in creating more pedestrian oriented usage close to downtown. She applauded the City for creating a vibrant city scape. She does encourage the use of inclusionary housing for new projects in the target area. She states that many people cannot afford market rate housing costs, and the need for low to moderate income housing is significant in Kalamazoo.

Ms. Kik answered the citizens' questions. In regard to Mr. Bell's question, if he were to develop his property the building could face Portage Creek with the parking lot toward King Highway. This would help to maximize the appeal of the creek. Ms. Kik shared that the State of Michigan does not require inclusionary housing in municipal zoning regulations. Tax breaks and other incentives to promote

inclusionary housing are provided through the City of Kalamazoo and quality, affordable rental housing is a priority.

Commissioner Milliken spoke about how the Planning Commission needs to be vigilant with the Master Planning process in order to assure the vision for this area is obtained.

**Commissioner Milliken, supported by Commissioner Wissner, moved to recommend to the City Commission to approve the rezoning request as presented, as well as the amendment to the overlay zoning district to include Subarea 9 and apply it to the subject parcels. With a roll call vote, the motion carried unanimously.**

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

None

#### **H. UNFINISHED BUSINESS**

Planner Kik offered an Imagine Kalamazoo project update. The next phase of Imagine Kalamazoo is Design It! There are many neighborhood meetings scheduled, which will start on December 7<sup>th</sup> at Winchell Elementary for the Oakwood, Oakland Drive-Winchell, Hill N'Brook and Parkview Hills Neighborhoods. At these meetings residents will have the ability to focus solely on planning for their neighborhoods. There will be a series of activities to be completed during these open house style meetings, such as identifying the sidewalk and crosswalk improvements that are needed near the neighborhood centers and schools. Also, participants will be able to provide input regarding the need for bike lanes and routes, and parks within their neighborhoods.

Dates and times for all neighborhood meetings are on [imaginekalamazoo.com](http://imaginekalamazoo.com). The meetings will run through February 2017.

#### **I. NEW BUSINESS**

Mr. Tom Skrobola, City of Kalamazoo CFO, presented the Capital Improvement Plan (CIP) for 2017. Some of the highlights of the activities proposed in the plan are as follows:

- Bronson Park Design Improvements
- Buildout of the fiberoptic network through Information Technology. Create a ring network that would be owned by the City of Kalamazoo
- Replace the communication tower at the Crosstown Dispatch Center
- Public Safety Records Database upgrade
- Replacing two outdated fire engines
- City Hall roof replacement and basement concrete repair work
- Portage Creek Trailway - Phase 2
- Bonding for a new street paver and tract skid equipment
- New portable hoist and standstill hoist for Public Services

Commissioner Coss asked Mr. Skrobola where the windfall of available funds from the consolidated dispatch project would be allocated. He questioned if the funds would be put towards the records

database upgrades. Mr. Skrobola stated that Public Safety is looking at a plan regarding critical staffing levels, and these funds may be targeted for that purpose.

Commissioner Cook asked about the snow melt system equipment and repairs, and if the costs associated were in relation to advancements of the system. Mr. Skrobola answered that these costs were not for an extension of the system. Any expansion of the snow melt system would have to be paid for solely by the benefactors of the system. The expenses associated with the CIP are for portions of the existing underground equipment that need to be repaired or replaced.

Commissioner Wissner asked to have more clarification on the layout of the CIP, and additional information about the Streets, Water and Wastewater funds. Mr. Skrobola explained that street projects are funded through the streets fund. Public Services is working to coordinate the completion of street, water and wastewater projects concurrently. There is about \$1.5-\$2 million this is spent annually on wastewater and water projects. The Public Services director is also talking to surrounding townships who benefit from these services to participate in the capital reinvestment requirement to maintain the system.

Commissioner Coss asked what the city was doing in regard to the influx of water main breaks. Mr. Skrobola explained that Mr. Baker, Public Services Director, has been attempting to identify where breaks could happen in the current system in the near future to be better prepared for failures. It is not feasible to replace all of the lead services in the system all at once as it would likely take 5-10 years to do so with a crew solely focused on that issue.

Commissioner Cripe asked if street tree replacement was part of the CIP. Mr. Skrobola shared that this is a routine maintenance cost for the city and funding for such activity is being doubled for the upcoming year.

**Commissioner Cripe, supported by Commissioner Coss, moved to recommend to the City Commission the approval of the Capital Improvement Plan for 2017. With a roll call vote, the motion carried unanimously.**

#### **J. CITIZENS' COMMENTS**

None

#### **K. CITY PLANNER'S REPORT**

Planner Bauckham reported there are currently 52 site plan projects for the year and counting. Five other cases are currently on Planner Bauckham's desk waiting for needed information. With these cases and others anticipated to come in by the end of the year, there should be around 60 site plan projects for 2016.

Highlights of the site plan projects are as follows:

- RDR Properties is changing the use of a building on Kalamazoo Avenue to office/retail space
- A new, attached-unit apartment complex is planned on Sutherland Avenue
- The YMCA is building an addition to its facility at 1001 West Maple Street
- The Spirit Shoppe on West KL Avenue is building a new building on their site to be connected to the current building
- KPEP is well underway with the construction of their new coffee shop on S. Park Street - they hope to open in the spring

- The renovation of the former foundary building at 600 E. Michigan Avenue for offices is well underway
- The new Chemical Bank project on Parkview Avenue is well underway
- The new office building and headquarters for Rx Optical is well underway on S. Park Street
- The new building for the Family Health Center on East Alcott Street is well underway

Planner Bauckham also mentioned that work continues with the consultant regarding the review of the site plan review program. The project checklists have been distributed to the departments that are involved with the site plan program for review for possible changes. Developers in the area have also been interviewed regarding their experiences with the city process. Overall, the feedback was positive. A few suggestions were provided and they are being evaluated.

The new Marketing Strategy for the city is coming along well. A draft will hopefully be available at the end of December.

Staff has been trying to contact potential candidates to fill the vacant positions on the Planning Commission. One individual was recently provided with an application, and staff is waiting for it to be returned. At the end of March there will be at least one more vacancy on the Commission. Planner Bauckham encouraged the Commission to help recruit new candidates.

Commissioner Hughes-Nilsson asked Planner Bauckham if staff had talked to any engineers or architects to receive their feedback on the site plan process. Planner Bauckham said they haven't yet, but it is something staff can definitely do.

Planner Kik thanked Tracy Hall for her service on the Planning Commission, and congratulated her on her new position as a Kalamazoo County Commissioner.

#### **L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS**

Commissioner Greenman-Wright asked about all of the new bank and credit union buildings being constructed within Kalamazoo. Planner Kik stated that she had heard some of the new buildings are small with minimal staff, and they are primarily being used as advertising for these institutions.

Commissioner Cook praised Planner Bauckham on the work being done on the site plan review process. He shared his experience with the process, and stated there was some disconnect between the site plan review process and building trade review process. He feels this is where the system is most lacking and would like to talk about this process at a future meeting.

#### **M. ADJOURNMENT**

The meeting adjourned at 8:37 p.m.

## Kalamazoo Metropolitan County Planning Commission County Master Plan Initiative

The Kalamazoo Metropolitan County Planning Commission is undertaking an exciting new initiative to adopt a **Countywide Master Plan** pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act. Since municipal collaboration is often difficult at such a scale, it requires a significant course of action and tremendous communication among all municipalities involved. The end result can then be used as a public policy document and integrated into local unit of government master plans. **And distinctly, this plan will function as an extension of planning material for municipalities, not a competing master plan with overarching authority.**

The process will rely on local planning commissions and municipal input. It will provide one direct source for all Master Plans within the County through the project website at [www.kalcountymasterplan.org](http://www.kalcountymasterplan.org). Each of the four cities, five villages, and fifteen townships within the County will be involved in reviewing, summarizing, and affirming their community's information during on-site visits by members of the Kalamazoo Metropolitan County Planning Commission (KMPC) and the consultant team from Beckett & Raeder. In this bottom-up approach, the County will assess the various local government master plans, frame recurring themes and land use goals, and present the information to each local planning commission for comment and approval. The information will then be pooled together to consolidate the common themes, establish areas of focus, and prepare a final report.

Despite the variations among urban, suburban, and rural communities, common themes will be derived and aggregated from the similarities in underlying geography and County trends. The Plan will incorporate elements of a land development transect model, helping to focus common themes through the lens of development intensity, ranging from natural areas to urban cores. The County Plan will integrate aspects of the Southwest Michigan Prosperity Region and incorporate data from its *5-Year Prosperity Plan*, parallel to similar undertakings in the Grand Traverse County Region. Strategy Areas categorized as Preservation, Enhancement, Redevelopment, and Transformation will help to identify and determine areas within the County which are best suited for growth and investment, rural and agricultural production, brownfield redevelopment, and preservation of natural and sensitive areas.

**The end result will become a guide and foundation for local land use policies, to be used as a complementary document and vital source of data-driven information.** The aim will be to unify and join commonalities among the communities and provide an additional resource for information and data. It will enhance, not overshadow, the current Master Plans and planning initiatives underway in each community. The Plan will be truly reflective of common goals, objectives, and themes, enriching the body of planning documentation within the County, and providing a generalized framework for leaders and decision-makers within the greater Kalamazoo area.



## Kalamazoo Metropolitan County Planning Commission Kalamazoo City Master Plan Summary, 2010

### Community Data, Trends, Highlight of Important Chapters or Characteristics

Kalamazoo is a center of strong, anchor employers. However, the city's population is decreasing. This makes it difficult for businesses to thrive with lowered demand for their products or services. With the presence of Western Michigan University and Kalamazoo College, the City's college-educated adult population is over 35%. Despite an educated workforce, employment in the City declined twice as quickly as the metropolitan region between 2002 and 2008.

### Goals, Objectives, Policies

Kalamazoo City's goals are categorized into 10 general guiding principles but are not accompanied by specific objectives or policies. Below are the strategies found through the plan that fall into four major categories:

- **Neighborhoods and Land Use:** The Master Plan proposes a broad range of housing types that accommodate those of all age and income groups. To do this, strategies call for promoting neighborhoods close to downtown and increasing density in these areas. Moreover, the City will continue to enforce codes for housing and rental units to keep neighborhoods strong. The plan also proposes devising reuse strategies for vacant and poorly maintained properties.
- **Marketplace:** In this section, the Master Plan's strategies support drawing more jobs to Kalamazoo City. The City promotes partnerships between medical institutions, technology jobs and academic institution's curriculum. The plan also acknowledges that it should consider alternative approaches to economic development such as land banking, "economic gardening" and entrepreneurial support to help create and retain jobs.
- **Transportation and Infrastructure:** These strategies cover both motorized and non motorized transportation. For motorized traffic, the plan aims to use information technology to reduce congestion and therefore emissions. Regionally speaking, the plan seeks to improve passenger rail and/or provide high speed rail to Chicago and Detroit. In terms of non motorized transit, Kalamazoo City hopes to make it easier for those who walk and bike through the city.
- **Quality of Life and Sustainability:** The section outlines strategies for cultural and entertainment resources, educational institutions, safety and health, parks and natural systems, and sustainable initiatives. The City wants to reinforce its position as a regional hub for entertainment and cultural activities. Another strategy is to refine relationships with key partners such as employment leaders and academic institutions. To promote healthy lifestyles, the plans will help to ensure that the city is safe through improved public lighting and physical improvements to sidewalks and bike paths. In conjunction, the City plans to preserve, conserve, and restore natural areas.



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

Year 2016	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments	Fee Paid	Status	Landscaping	Final Inspect.
2016.6	1810 N. Puitcher St.	New parking lot	Graphic Packaging	12/23/2016	--	--	--	On hold		Need additional info.		
2016.59	1912 Whites Road	Use change to liquor store	Surinder Kaur	12/23/2016	--	--	N/A	Determined not to be change in use	N/A	Project closed		N/A
2016.58	400 E. Crosstown	Use change to school	Kalamazoo Covenant Academy	12/23/2016	--	--	--	On hold		Need additional info.		
2016.57	616 Portage Street	New building	On The Rocks	12/23/2016	--	--	--	On hold		Need additional info.		
2016.56	2004 Glendening	New building	Michigan Paving	12/20/2016	1/2/2017	1/3/2017	--	Under review	\$343.00	Open		
2016.55	383 S. Pitcher Street	Use change to office and auto repair	Plazacorp	12/16/2016	12/29/2016	12/30/2016	--	Under review	N/A	Open		
2016.54	517 E. Kalamazoo Ave.	Use change to office/retail	RDR Properties	12/1/2016	12/14/2016	12/15/2016	12/19/2016	Final approval provided	N/A	Project closed	2 shrubs	
2016.53	200-216 W. Michigan	Parking lot project	Plazacorp	12/1/2016	12/14/2016	12/15/2016	12/19/2016	Final approval provided	\$193.00	Project closed	N/A	
2016.52	1303 Sutherland Avenue	Attached unit apartment complex	Greg Watts	11/16/2016	11/30/2016	12/1/2016	12/5/2016	Final approval provided	\$360.00	Project closed	4 trees, 27 shrubs	
2016.51	1001 W. Maple Street	Building addition	YMCA	11/10/2016	11/30/2016	12/1/2016	--	Under review	\$413.00	Open		
2016.5	155 Exchange Place	The Exchange building	Exchange Building, LLC	11/10/2016	11/28/2016	11/29/2016	--	Under review		Open		
2016.49	4510 West KL Avenue	New building	The Spirit Shoppe	11/8/2016	11/21/2016	11/22/2016	--	Under review	\$372.00	Open		
2016.48	3825 Emerald Drive	New loading docks and parking	Imperial Beverage	10/25/2016	11/7/2016	11/8/2016	--	Under review	N/A	Open		
2016.47	1317-1321 S. Westnedge Avenue	New parking lot	Innovo Development	10/25/2016	11/7/2016	11/8/2016	12/5/2016	Final approval provided	N/A	Project closed	2 trees, 40 shrubs	
2016.46	827 S. Westnedge Ave.	New building	Ye Olde Central Laundry	10/20/2016	11/2/2016	11/3/2016	--	Withdrawn by applicant	N/A	See S.P. #2017.01	N/A	N/A
2016.45	2605 E. Kilgore Road	New chiller building and road	Zoetis, LLC	10/20/2016	11/2/2016	11/3/2016	--	Under review	\$419.00	Open		
2016.44	505 E. Kalamazoo Ave.	Use change to entertainment business	The Final Clue	10/18/2016	10/31/2016	11/1/2016	11/3/2016	Final approval provided	N/A	Project closed	2 shrubs	
2016.43	3417 S. Burdick Street	Add equipment to cell tower	Verizon Wireless	9/29/2016	10/12/2016	Staff review	10/17/2016	Final approval provided	\$385.00	Project closed	N/A	
2016.42	3610 Sprinkle Road	Building addition	Jimmy John's	9/29/2016	10/12/2016	10/13/2016	1/3/2017	Final approval provided	\$347.02	Project closed	11 trees, 60 shrubs	
2016.41	502 W. Michigan Avenue	New building	Citgo Gas Station	9/27/2016	10/10/2016	10/11/2016	11/2/2016	Final approval provided	\$347.20	Project closed	5 trees, 21 shrubs	
2016.4	4200 W. Main Street	Add equipment to cell tower	Verizon Wireless	9/1/2016	9/15/2016	Staff review	--	Under review		O		
2016.39	1231 & 1301 Lafayette	5 new townhouse units	Greg Watts	8/26/2016	9/12/2016	9/13/2016	9/23/2016	Final approval provided	\$360.00	X	8 trees, 23 shrubs	
2016.38	806 Riverview Drive	Use change to liquor store	Happy Singh	8/25/2016	9/7/2016	9/8/2016	10/18/2016	Final approval provided	N/A	Project closed	2 trees, 51 shrubs	
2016.37	803 Riverview & 913 Bridge	Use change to pawn shop	Cash N-A-Flash	8/23/2016	9/5/2016	9/6/2016	9/8/2016	Final approval provided	N/A	X	10 shrubs	
2016.36	Westnedge to Walbridge	Extend KRVT	Public Services Department	8/23/2016	9/5/2016	9/6/2016	--	Under review	N/A	O		
2016.35	225 Parsons Street	New parking lot	Kalamazoo Enterprise Center	8/18/2016	8/31/2016	9/1/2016	10/6/2016	Final approval provided	N/A	X	22 trees, 93 shrubs	
2016.34	125 W. Walnut	Building addition	Bronson Properties	8/18/2016	8/31/2016	9/1/2016	9/22/2016	Final approval provided	\$193.00	X	6 shrubs	
2016.33	2109 Portage Street	Building addition	Aunt Millie's Bakeries	8/16/2016	8/30/2016	8/31/2016	9/27/2016	Final approval provided	\$402.00	X	9 trees, 12 shrubs	
2016.32	316 & 322 W. Walnut	New building	Kalamazoo Probation Enhancement Program	8/16/2016	8/30/2016	8/31/2016	10/10/2016	Final approval provided	\$368.16	X	8 trees, 34 shrubs	
2016.31	1117 Douglas Avenue	Building addition for convenience store	Surinder Kaur	7/29/2016	8/15/2016	8/16/2016	9/14/2016	Final approval provided	\$359.22	X	3 trees, 39 shrubs	
2016.3	Various between Walnut and Lake Street	New section of trail way	City of Kalamazoo	7/28/2016	8/15/2016	8/16/2016	--	Under review	N/A	O		
2016.29	1000 W. Paterson	Add food distribution use	Kalamazoo Loaves & Fishes	7/26/2016	8/15/2016	8/16/2016	8/23/2016	Final approval provided	N/A	X	5 shrubs	

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

Year 2016	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments	Fee Paid	Status	Landscaping	Final Inspect.
2016.28	600 E. Michigan Avenue	Use change and demolition	Rivers Edge Partners	7/21/2016	8/3/2016	8/4/2016	9/9/2016	Final approval provided	\$1,294.48	X	34 trees, 181 shrubs	
2016.27	875 E. Crosstown Prkwy.	Building addition	Crosstown Auto & Truck Parts	7/21/2016	8/3/2016	8/4/2016	8/22/2016	Final approval provided	\$368.40	X	5 shrubs	
2016.26	1600 W. Michigan Ave.	New football field lights	Kalamazoo College	7/12/2016	7/12/2016	Staff review	7/19/2016	Final approval provided	N/A	X	N/A	
2016.25	412-428 N. Pitcher St.	New parking lot	Bell's Brewery, Inc.	7/12/2016	7/25/2016	7/26/2016	9/21/2016	Final approval provided	\$193.00	X	17 trees, 63 shrubs	
2016.24	1501 Fulford Street	Use change to café	FIDO Café	6/30/2016	7/13/2016	7/14/2016	7/18/2016	Final approval provided	N/A	Project closed	10 shrubs	10/18/2016
2016.23	813 W. Kilgore Road	Add equipment to cell tower	Verizon Wireless	6/21/2016	7/4/2016	Staff review	7/7/2016	Final approval provided	\$385.00	X	N/A	
2016.22	4606 Croyden Avenue	New parking/drop-off area	West Campus School - KRESA	6/21/2016	7/4/2016	Staff review	7/7/2016	Final approval provided	N/A	X	N/A	
2016.21	3003 Stadium Drive	Building addition	Cole Nissan	6/21/2016	7/4/2016	7/5/2016	8/2/2016	Final approval provided	\$361.80	X	9 trees, 54 shrubs	
2016.2	2001 Cameron	School building addition	Tree of Life School	6/10/2016	6/22/2016	6/23/2016	6/28/2016	Final approval provided	\$480.00	X	10 trees, 37 shrubs	
2016.19	1615 Riverview Drive	Use change to dog grooming business	Dog Dive	6/7/2016	6/20/2016	6/21/2016	6/28/2016	Final approval provided	N/A	X	15 shrubs	10/10/2016
2016.18	4401 Siesta Street	Add equipment to cell tower	Verizon Wireless	5/26/2016	6/9/2016	Staff review	7/20/2016	Final approval provided	\$385.00	X	N/A	
2016.17	1910 Parkview Avenue	New bank building	Chemical Bank	5/13/2016	5/30/2016	5/31/2016	6/28/2016	Final approval provided	\$363.53	X	22 trees, 146 shrubs	
2016.16	1825 S. Park Street	New office building	Park Place of Kalamazoo	5/10/2016	5/23/2016	5/24/2016	7/21/2016	Final approval provided	\$457.99	X	8 trees, 107 shrubs	
2016.15	1608 Lake Street	New storage building	Family & Children Services	5/5/2016	5/18/2016	5/19/2016	5/23/2016	Final approval provided	\$193.00	X	N/A	
2016.14	400 E. Cork Street	Two new buildings	Gar Gillespie	4/28/2016	5/11/2016	5/12/2016	6/24/1911	Final approval provided	\$426.00	X	2 trees, 10 shrubs	
2016.13	202 E. Alcott Avenue	Use change to car sales	Anna Castaneda	4/28/2016	5/11/2016	5/12/2016	5/19/2016	Final approval provided	N/A	X	10 shrubs	
2016.12	3921 Oakland Drive	New multi-purpose building	Lakeside Academy	4/26/2016	5/9/2016	5/10/2016	6/7/16	Final approval provided	\$486.00	X	22 shrubs	
2016.11	426 E. Michigan Avenue	New parking lot	Urban Nature Park	3/23/2016	4/11/2016	4/12/2016	4/15/2016	Final approval provided	N/A	X	11 trees, 12 shrubs	
2016.1	1407 Ravine Road	Use change to fitness center	CrossFit Kalamazoo	3/10/2016	3/23/2016	3/24/2016	3/30/2016	Final approval provided	N/A	X	1 tree	6/16/2016
2016.09	2516 Miller Road	New storage building	Fulton Excavating	3/10/2016	3/23/2016	3/24/2016	4/2/2016	Final approval provided	\$193.00	X	1 tree, 5 shrubs	12/8/2016
2016.08	425 E. Vine Street	Add auto sales use to site	Robison Auto	3/1/2016	3/14/2016	3/15/2016	6/7/2016	Final approval provided	N/A	X	N/A	
2016.07	4400 Stadium Drive	Outdoor seating area and two coolers	Uccello's restaurant	3/1/2016	3/14/2016	3/15/2016	5/25/2016	Final approval provided	N/A	X	1 tree, 10 shrubs	
2016.06	251 Mills Street	New cell tower	Chaille Tower	2/18/2016	3/2/2016	3/3/2016	3/29/2016	Final approval provided	\$376.00	X	13 trees	
2016.05	1303 Sutherland Avenue	New attached apartments	Caliwood Ventures	2/18/2016	3/2/2016	3/3/2016	--	Under review	\$360.00	O		
2016.04	3620 Miller Road	New building and building addition	Fastenol Company	1/26/2016	2/8/2016	2/9/2016	4/28/2016	Final approval provided	\$424.50	X	4 trees, 30 shrubs	
2016.03	549 Dartmouth	Add equipment to water tank	Verizon Wireless	1/19/2016	2/1/2016	Staff review	2/11/2016	Courtesy review - township	N/A	X	N/A	
2016.02	505 E. Alcott Avenue	New building	Family Health Center	1/19/2016	2/1/2016	2/2/2016	--	Under review	\$484.34	O		
2016.01	1233 Edgemoor Avenue	Add generator to water tank	T-Mobile	1/14/2016	1/28/2016	Staff review	2/3/2016	Final approval provided	N/A	X	N/A	
								<b>Total:</b>	<b>\$12,093.64</b>			





CITY OF KALAMAZOO  
SITE PLAN REVIEW PROJECT LIST

Year 2017	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments	Fee Paid	Status	Landscaping	Final Inspect.

