

Tentative Agenda  
Kalamazoo City Planning Commission  
October 5, 2017  
Regular Meeting

City Commission Chambers, Second Floor, City Hall, 241 W. South Street 7:00 p.m.

---

- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes (September 7, 2017)
- E. Communications and Announcements
- F. Public Hearings:
  - 1. P.C. #2015.03: Request to approve the 2025 Master Plan for the City of Kalamazoo. **[Recommendation: motion to approve the resolution to adopt the 2025 Master Plan.]** *Master Plan available for review here: <https://www.imaginekalamazoo.com/stories/2017/9/30/master-plan-is-now-available/>*
- G. Unfinished Business
  - 1. P.C. #2017.10: Request to approve a special use permit to allow a transitional residence use in the three existing, adjacent houses. **[Recommendation: motion to continue this case at the November 2, 2017 meeting.]**
- H. New Business
- I. Citizens' Comments
- J. City Commission liaison comments
- K. City Planner's Report
- L. Miscellaneous Comments by Planning Commissioners
- M. Adjournment

City of Kalamazoo  
PLANNING COMMISSION  
Minutes  
September 7, 2017  
*DRAFT*

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

Members Present: Rachel Hughes-Nilsson, Chair; Charley Coss, Vice Chair; Gregory Milliken; James Pitts; Sakhi Vyas; Derek Wissner; Alfonso Espinosa; Emily Greenman Wright

Members Excused: None

City Staff: Christina Anderson, City Planner; Robert Bauckham, Senior Development Planner; Clyde Robinson, City Attorney; Amanda Coeur, Recording Secretary  
Beth Cheeseman, Code Administration Clerk/Cashier

Guests: Jack Urban, City Commission Liaison

**A. CALL TO ORDER**

Commissioner Hughes-Nilsson called the meeting to order at 7:01 p.m.

**B. ROLL CALL**

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

**C. ADOPTION OF FORMAL AGENDA**

**Commissioner Greenman Wright, supported by Commissioner Vyas, moved approval of the September 7, 2017 Planning Commission agenda. With a voice vote, the motion carried unanimously.**

**D. APPROVAL OF MINUTES**

**Commissioner Coss, supported by Commissioner Greenman Wright, moved approval of the August 3, 2017 Planning Commission minutes as presented. With a voice vote, the motion carried unanimously.**

**E. COMMUNICATIONS AND ANNOUNCEMENTS**

None

**F. PUBLIC HEARINGS**

**P.C. #2017.09: Request from the City Attorney’s Office to approve text amendments to Sections 4.1, 4.2, 4.3, and 12.3 of the Zoning Ordinance for the regulation of certain**

**Medical Marihuana uses. (Continued from the August 3 meeting.) [Recommendation: motion to recommend to the City Commission to approve the text amendments.]**

Mr. Clyde Robinson, City Attorney, provided the staff report. Attorney Robinson stated that the language in the proposed text amendments was smoothed out and duplications eliminated in the ordinance. Some of the changes were made based on comments obtained from the two public forums held in late July. The changes are being recommended by the Planning Division and Attorney's office. Highlights of the changes were detailed in Planner Bauckham's memo.

Commissioner Pitts commented that at a previous meeting a lottery pick for licenses was mentioned. He asked for details of that process. Attorney Robinson stated that the process is still under consideration. The lottery approach will be included in a new police power ordinance that will go before the City Commission. The Michigan Marihuana Licensing Board may require the local municipalities to make decisions about licensing. If that is the case, they need to take a very objective approach and the lottery would do that. However, there are some criticisms of the lottery approach, and other approaches are being considered.

Commissioner Espinosa asked if the City was able to address all of the concerns from the public forums. Attorney Robinson stated that while all of the concerns were heard and noted, some factors are out of the City's control and not all of them resulted in a change in the ordinance.

Commissioner Milliken requested clarification regarding wording in Section 1 and Section 2 dealing with grower facilities and processor facilities. He asked if the 500 feet separation from residential zone districts was just for growers and processors, or for other uses as well. Attorney Robinson stated that it is for grower and processing facility operations. When you have great quantities of marihuana being grown and processed in an area, it can give off a "skunk" odor. There will be a high concentration of plants in those businesses. The specification of 500 feet is to protect the residential areas from the odor.

Commissioner Coss questioned the wording for the use of butane in the extraction process. There are references to different types of public places and residential property, but no mention of commercial properties. Attorney Robinson stated that reflects a change in state law. The State wrote an amendment to the legislation because there were problems that occurred using butane for oil extraction. There were incidents reported of explosions and fires with the butane process in residential zones. The state has since specified that you cannot use butane in residential zones. The City has copied that language from the state amendment. Attorney Robinson also indicated that if a commercial facility was using butane as part of their process, that would fall under usual City regulatory processes for safety purposes. The City or state may write regulations giving the parameters for using butane in processing marihuana.

Commissioner Wissner asked if the 2018 ballott initiative for recreational marihuana legalization is passed, would all of this work be for naught or be a template used within the City to help regulate what might be done with grow operations and dispensaries. Attorney Robinson agreed that it could be either. It will depend on the nature of the proposed legislation and any further legislation that follows.

Commissioner Espinosa questioned if there is an amount that transporters are able to have at one time or how long they can store the product. Attorney Robinson says there is a limit on square feet of building

space that can be used for the product, so there is some limit on what can be on their premises. That matter may be subject to state rule or a City Police power ordinance.

Commissioner Hughes-Nilsson opened the public hearing. No comments or questions were offered from the public. The public hearing was closed by Commissioner Hughes-Nilsson.

Commissioner Milliken indicated he believes there will be a huge burden on the City to fill in the gap (permits, lottery) between now and when the State legislation is complete. He would have personally preferred to wait to see what the state brings forward. However, he believes this is a good set of amendments and he is appreciative of the work the staff has done.

**Commissioner Coss, supported by Commissioner Espinosa, moved to recommend approval of the text amendments to the City Commission. A roll call vote was taken and passed by a vote of 7 to 1. Commissioner Coss voted no.**

**P.C. #2017.10: Request from Reach Sober Living, L3C for a special use permit to allow a transitional residence use at 120, 124 and 128 W. Dutton Street for men recovering from addictions. [Recommendation: motion to approve the special use permit, with conditions.]**

Planner Bauckham proceeded with the staff report. These parcels are in Vine Neighborhood Historic District. They each contain a 2-story, single-family house. The houses were rentals in the past and are currently vacant. The applicant is purchasing them from Langeland Funeral Homes. The plan is to operate Reach Sober Living from the houses. This is a short-term living environment for men recovering from various addictions. The men would need to be referred from various social service agencies to be considered for the program. The age range would be 21-35, and the average stay would be 90 days to 6 months. There would be a maximum of five residents including a live-in manager in each house. Some of the program participants would have jobs or school. All would participate in training for relapse prevention and life skills. The program participants would be subject to random drug and alcohol screening.

The resident's would use public transportation and would not be allowed visitors at the home. They would have a curfew of 10:00 pm during the week and 11:00 pm on the weekend. The Director has experience working for other such programs. There are three phases of rehabilitation planned for the homes, which would begin with the eastern-most house on property and expand to the other two houses within a year. The applicant has talked to the Vine Neighborhood Director and many residents in the area. The current zoning of the parcels is CN-1, and the existing land use is residential for tax purposes. The future land use is Core Residential 1. Planner Bauckham stated that staff believes this application meets the requirements for a special use permit, and recommends approval with the following three conditions: 1) the houses are not to be used for purposes other than a short-term monitored living environment for men recovering from addictions; 2) the operation of the three houses must meet City noise regulations; 3) the houses shall be rehabilitated as specified by the applicant in application materials.

Commissioner Milliken requested information regarding the enforcement of the conditions specified. Planner Bauckham said that staff would monitor the site for upkeep and adherence to the conditions of approval. Investigations would be conducted based on complaints. If they are found to be in violation of the conditions specified, the special use permit may be revoked by the Planning Commission and they would have to cease operation.

Commissioner Espinosa asked for clarification regarding reports mentioned with reference to the historic district. Planner Bauckham responded that if the special use permit is approved, the applicant will start renovations of the houses. If the applicant makes external changes to the houses, they will first need to go through the historic district coordinator. If they want to vary from historic preservation requirements, they will need to come before the Historic District Commission for approval.

The applicant, Mr. Gadson Pompey, owner and Director of Reach Sober Living, introduced himself and Co-director, Mr. Antwon Allen to the Planning Commissioners. Mr. Pompey has worked at the Pine Rest and Open Doors facilities. He has an associates degree in occupational studies of alcohol and drug counseling, and a BS in psychology with a concentration in addiction. He is finishing his Masters degree with a concentration in addiction. Mr. Allen is currently a nurse with a local Emergency Department. He just completed his Masters degree in nursing and is preparing for board examinations to be a Nurse Practitioner.

The applicant specified that they chose the Vine neighborhood because there are already organizations there with whom they can partner (Recovery Institute, Interact, Open Door). They have reached out to these organizations and have partnerships in place. He was unable to speak with many of the home owners within the vine neighborhood because they are rental homes.

Mr. Pompey stated that all of the homes will not operate exactly the same. The last home will be for independent living. Men will be referred to the program from a therapeutic facility. There will then be a vetting process of men going into the homes, that will be completed by Southwest Michigan Behavioral Health. Mr. Pompey stated they are in the initial stages of signing a contract with them for this purpose. The men participating in the program will have to be employable. SWMBH will pay the rental cost for the men for up to 90 days. Mr. Pompey stated that they want the community to feel safe and they want to be a community-based organization. While the men in the program have a right to privacy, the community will have phone access to the Director, Co-Director and house manager. The men will have 24-hour oversight. They also have a partnership with ArcPoint labs and will send the residents to the lab for urinalysis as they deem fit.

Commissioner Pitts asked what the plan is for the men after 6-9 months of treatment, and later asked about the applicant's long-term plan. Mr. Pompey stated that the men will be able to utilize the Open Doors program to transition into some of their housing for sustainability after their treatment. In the independent living house, the applicant will help them look for a place 30-60 days prior to leaving. Mr. Pompey stated that they have a long-term goal of opening another model in a non-residential area with a more therapeutic base.

Commissioner Hughes-Nilsson asked if there are other houses in the neighborhood with programs like the one proposed. Mr. Pompey stated that there is something called Alpha & Omega, but it is not the same. Mr. Pompey cited New Beginnings as the closest model nearby, but they are more of a therapeutic setting.

Commissioner Wissner asked if the applicant created their model from other programs. Mr. Pompey responded that they modeled their program after three started in California. They feel that Kalamazoo has a strong hand in recovery, but has a gap between rehabilitation and integration back into the community. Commissioner Wissner also inquired as to their funding. Mr. Pompey stated that their funding for rehabilitation of the houses will come from private investors and a funding campaign. Southwest Michigan Behavioral Health will cover the monthly rent (\$475) for the residents and the men will be employed or in school. The men will receive community breakfast and dinner at the house.

Commissioner Greenman Wright asked what support will be offered through Open Doors. Mr. Pompey confirmed that Open Doors has agreed to be a resource for them and stated that budgeting instruction will be offered. They are also working with Momentum, which is a job program that works with felons.

Commissioner Milliken requested details on the phases of the improvement process for the houses. Mr. Pompey shared that the houses are in really bad shape and have been vacant on and off for many years. Because of their L3C status, they require private donations. Their plan is to get one house up and sustainable, and then in Spring of 2018 start on the other two homes. However, they have to put roofs on all three houses right away.

Commissioner Espinosa asked about the educational component of the program. Mr. Pompey indicated that they will be teaching life skills. Program participants who wish to get additional education will be assisted in that direction with contacts and arrangements.

Chair Hughes-Nilsson opened the public hearing.

Several landlords and residents spoke at the public hearing. Mr. Steinagel opposed the special use permit. He stated that he tries very hard to maintain reasonably good clientele in his area rental homes and that people in rehab tend to be unpredictable. He cited damage done to his homes from previous tenants (wires out of the walls, fires, damaged windows) and that many people do not want to live next to people in rehab.

Ms. Nancy Troff and Mr. Mike Fleckenstein asked the Planning Commission to table the proposal until further information can be presented. In particular, they would like to be assured of a clearer plan to historically restore the homes. Ms. Troff also voiced concern that people coming and going from the homes may destabilize the neighborhood. Mr. Fleckenstein added that there is already a large concentration of people in the neighborhood with alternative needs.

Jennifer Beam voiced concerns regarding the proposal. She felt that the process for vetting participants of the program was very vague. She was unsure if the men would be in different stages of recovery or if they will have come from other programs. She also wondered about the success rate of similar programs. She was also concerned with the concentration of similar programs in the neighborhood. She indicated

that her tenants are the ones who informed her of the hearing and that they are concerned about this possible use.

Nancy Arcadipone, Nora Chaus, and Paul Sizer all requested that the Planning Commission table this matter until more information regarding the rehabilitation of the houses, funding, and programming is available. Concerns were also voiced regarding the concentration of places like this in the neighborhood, the temporary nature of the participants of the program, and whether the City has enough resources to monitor the process of this project/program.

Albert Trombley spoke at the hearing. He is not confident that the appropriate funding is there to rehab the buildings, and has concerns for parking availability and green space for people when they are not in the house.

Citizens Sherei Nitewack and Rhonda Owhits spoke in favor of Reach Sober Living. They each cited personal experiences which led them to recovery. They both believe that this program can be a vital tool for the recovery of others. Another resident, Tim Deyoung, pointed out the necessity of programs like these in light of so many breweries in town and the possibility of medical marihuana in Kalamazoo. His hope is that this program will put fathers back in households.

Liz Young, an independent consultant working with Reach Sober Living, went over some of the house rules. There will be zero tolerance for drug or alcohol use. No residents will be allowed in the houses if they have a history of violent, sexual, or arson related crimes.

Kristie Breisach requested that the applicants should do more outreach to owners and residents in the neighborhood. She would like more information regarding statistics and proven track records of similar programs. She would like to know how everything will be enforced. She is also concerned about crime in the neighborhood. She has many concerns regarding a constant revolving door of people in and out of the homes.

Norm Langland, Langland Funeral Homes and Long Island Partnership, is selling the properties to Mr. Pompey. Mr. Langland gave a history of projects proposed to the Historic District Commission for these properties, which were all rejected. Mr. Langland expressed support of the proposed special use permit as well as frustration that he was unable to gain approval for his projects.

Chair Hughes-Nilsson closed the public hearing

**Commissioner Wissner, supported by Vice-Chair Coss, moved to approve the special use permit with the conditions indicated by staff. Chair Hughes-Nilsson opened it up for discussion.**

Planner Anderson clarified the review and approval process for projects going before the Zoning Board of Appeals, Planning Commission, Historic District Commission and the Site Plan Review Committee. She also stated that there is an expiration date on special use permits that are not enacted.

Commissioner Milliken and Commissioner Coss expressed concern about the applicant's ability to rehab all three houses. Commissioner Coss stated that the community seems to need more input and

understanding of the project, and he would like more review time or a plan that is more concrete before proceeding.

Commissioner Milliken recapped the public's concerns into three categories: 1) lack of confidence in the applicant's financial ability to perform the rehabilitation of the three houses; 2) concern with the safety of the neighborhood, the behaviors of the individuals that will live in the homes, and the turn over of the clientele; and 3) the general concentration of these types of facilities in this neighborhood.

Commissioner Wissner cited concerns regarding the applicant's business model and questioned if sufficient donations would come in for a for-profit business. He expressed a desire to have the applicant come back at another time with an institutional partner for support.

Commissioner Vyas commented that citizen comments indicate the neighborhood wants something more permanent than the proposed project.

Commissioners Pitts and Espinsosa offered encouragement and support to Mr. Pompey.

Planner Bauckham reminded the Commissioners that the primary consideration for a special use permit is the land-use issue. The Commission needs to decide if this type of use is appropriate for the area. If the special use permit is approved and the applicant leaves the area, someone else could step in and do a similar transitional use. They would be allowed to do that as long as they met the conditions of approval. The secondary consideration is if the applicant is capable of doing this project. Planner Bauckham stated that there are safeguards in place for the successful completion of the project. For example, the exterior repairs must be in compliance with the Historic District Commission. Additionally, if the applicant can't raise the rehabilitation money in the timeframe specified or are unable to meet the conditions of approval, their application is subject to revocation.

Commissioner Greenman Wright expressed support for the special use permit, but did request that the applicant continue reaching out to the neighborhood.

**Commissioner Wissner, supported by Commissioner Vyas, made a motion to postpone the request to the next meeting of the Planning Commission. A roll call vote was taken and the motion carried unanimously.**

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

None

**H. UNFINISHED BUSINESS**

None

**I. NEW BUSINESS**

**P.C. #2017.11: Request from the CP&D Department to endorse the city's Public Participation Plan. [Recommendation: motion to endorse the Plan.]**

Planner Anderson outlined the goals of the Public Participation Plan: to create a shared vision that directs activities in the future; ensure that the City's actions align with public participation input to the greatest extent possible; to recognize public participation is integral to decision making across all departments; actively engage in public participation throughout the planning process; to support innovative and continuous development of public participation tools; and to report back to the community and improve upon our public participation plan. It was indicated that the Plan was created as part of the Imagine Kalamazoo process, and is needed for the City to receive certification as a Redevelopment Ready Community through the MEDC.

**Commissioner Greenman Wright, supported by Commissioner Coss, moved to endorse the Public Participation Plan as presented. A roll call vote was taken and the motion carried.**

**P.C. #2017.12: Request from the CP&D Department to endorse the city's Marketing Strategy. [Recommendation: motion to endorse the Strategy.]**

Planner Anderson presented the Marketing Strategy on behalf of the City Economic Development Division. She reviewed the four main pieces: background research, existing efforts, task force, and strategies and implementation. The Marketing Strategy is also needed for the City to receive the MEDC certification.

Commissioner Greenman Wright pointed out a minor editing change needed, and Planner Anderson made note of it.

**Commissioner Coss, supported by Commissioner Vyas, made a motion to endorse the Marketing Strategy. A roll call vote was taken and the motion carried.**

Planner Anderson stated that the Marketing Strategy will go to the City Commission next.

Planner Baukham stated that they found out in late afternoon that both the Public Participation Plan and the Marketing Strategy have been accepted by the MDEC.

## **J. CITIZENS' COMMENTS**

Attorney Robinson thanked the Planning Commission for their work, consideration, and approval of the ordinances and wording for Medical Marijuana.

## **K. CITY COMMISSION LIAISON COMMENTS**

Mr. Jack Urban, City Commission Liaison, reminded the Planning Commissioners to explain to the public at the next meeting that the Master Plan is the large picture of the future of the City and the neighborhood plans that will be created in the future will go into greater detail in terms of actual planned changes to the specific areas of the community.

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

Planner Bauckham gave the City Planner's Report. He reported there are currently 37 Site Plans on file. The newest plans include a new pocket park for NACD on Park Street, and a use change for a former church at Lake and Portage to a theater. The following projects are currently under construction: Parkview Flats Apartments on Arboretum Parkway, renovation of the building at 400 Bryant Street for Kalamazoo County, renovation of the building at Lake and Portage Street for Kalamazoo Distilling, nearing completion of the new Rx Optical building, the façade renovation of the former Hardings building is going well, the Exchange Building is under construction, and the former Foundry building at 600 E. Michigan is basically finished.

There are four applications for consideration for the vacant position on the Planning Commission. Interviews will be scheduled in the next few weeks.

Planner Bauckham reminded the Commissioners of a work session scheduled for next Wednesday from 4:30-6:00pm in the Community Room in City Hall.

Planner Anderson reminded everyone about the Master Plan presentation and reception at the KIA on Tuesday, Sept. 12 starting at 6:30pm.

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

Commissioner Coss thanked City Staff and the City Attorney for their work on the Medical Marijuana ordinances. He also thanked City Commissioner Liaison Jack Urban for his time and wisdom. He thanked the Commissioners for their work on Imagine Kalamazoo.

Commissioner Espinsosa commented that the neighborhoods do not seem clear about the differences between the Master Plan and Neighborhood plans. He confirmed that it will be important to make the differences clear at the next meeting.

#### **M. ADJOURNMENT**

**Commissioner Espinsosa, supported by Commissioner Vyas, made a motion to adjourn. A voice vote was taken, motion passed.**

Meeting adjourned at 10:12 pm.



# Planning Commission Staff Report

City of Kalamazoo

**Case #:** P.C. #2015.03  
**Request:** Approval of the 2025 Master Plan  
**Meeting Date:** October 5, 2017  
**Public Hearing:** Yes  
**Date Legal Ad Published:** September 20, 2017

## Project Summary:

The City is requesting approval of the 2025 Master Plan to replace the existing Plan from 2010.

## Recommendation:

The Planning Division recommends approval of the resolution approving the 2025 Master Plan.

## Analysis:

The 2025 Master Plan is a product of the Imagine Kalamazoo engagement process. For 16 months, the Kalamazoo community gave input on their vision for Kalamazoo. Engagement activities included: surveys, pop-up meetings, city-wide meetings, neighborhood meetings, and open houses.

The Strategic Vision, approved in July, was also rooted in Imagine Kalamazoo input. The 2025 Master Plan is a primary tool for the City to implement the goals of the Strategic Vision and therefore the two documents are tightly linked.

The draft of the 2025 Master Plan was subject to both a 63-day/9-week review period by adjacent governmental agencies and a 6-week public comment period. During these windows staff also met with organizations and neighborhoods to discuss the draft

### ***Community Planning & Development Department***

415 Stockbridge Avenue  
Kalamazoo, MI 49001  
(269) 337-8044  
(269) 337-8513 [fax]  
[www.kalamazooCity.org](http://www.kalamazooCity.org)

### Staff Contact Information:

Christina Anderson, AICP, City Planner  
Robert Bauckham, AICP, Senior Development Planner

---

document. The document was available for review online and in hard copies located throughout the City. Changes to the draft from these review periods are noted below.

### Project Description:

The 2025 Master Plan is comprised of 5 sections.

1. Introduction. The Introduction illustrates how the 2025 Master Plan is a product of Imagine Kalamazoo and how it serves as an implementation tool for the Strategic Vision.

2. Connected City. Connected City is closely tied to the Strategic Vision Goal of the same name. This section provides a framework to connect neighborhoods and create inviting public places. The heart of the framework is the Land Development Map which details appropriate future land uses AND future street designations. Future Land Use designations are not Zoning Districts. They are plan designations that provide guidance on appropriate land uses if a lot were be redeveloped in the future. In many cases, the Future Land Use designations reflect the status quo. The 2025 Master Plan views land use and transportation planning as two pieces of the same pie and not separate activities. Connected City includes all modes of transportation in its goals and actions.

#### Revisions from Prior Draft:

- A few streets had their designated street type changed as a result of resident conversations.
- Two street types were added. Neighborhood Street is used to inform future improvements on the streets not previously designated with a street type. A non-motorized route is also detailed for off-street bicycle and pedestrian facilities that occur parallel to more intense street types.
- The names of two street types changed from the original draft based on comments from City departments and residents.
- More information on infrastructure is now included based on conversation with Public Works and Water.
- Adjustments were made to the Future Land Development Plan land use designations based on feedback.
- A new future land use designation, Natural Features was added to recognize that many locations in Kalamazoo have existing natural features that should be protected, such as floodplains, creeks, slopes, and stands of trees. In these areas, the City will work toward long term preservation.

3. Downtown Life. Downtown Life is the Downtown Plan for Kalamazoo. It incorporates the 2009 Downtown Plan recommendations and builds upon the information from retail and housing market studies and the Urban Growth Initiative work. The Downtown Plan includes goals relating to both land use and transportation, as well as, building partnerships with anchor institutions, expanding arts and activities, and updating marketing and wayfinding tools.

---

Revisions from Prior Draft:

- Downtown Life was called Enriched City Life and it was the 4<sup>th</sup> section of prior drafts.

4. Great Neighborhoods. The goal of Great Neighborhoods is to raise all of Kalamazoo's neighborhoods up and to help residents realize the visions they have for their community. Two keys to achieve this are the recommendation for Neighborhood Plans and the focus on achieving Complete Neighborhoods. Neighborhood Plans allow for a more focused implementation of the Master Plan and Strategic Vision based on the needs and context of specific locations. They also provide neighborhoods an opportunity to create and implement a vision and goals unique to them. Complete Neighborhoods arose from Imagine Kalamazoo input, specifically that there were elements missing from many neighborhoods-access to daily (shopping) needs, access to parks, transportation options, complete sidewalk network, etc. The definition of Complete Neighborhoods in Kalamazoo is a compilation of these comments and provides criteria for the City and neighborhoods to work toward.

Revisions from Prior Draft:

- Based on review comments, a Housing Strategy subsection is included in the document. It confirms many of the Imagine Kalamazoo comments on housing issues and focuses on how the Master Plan can set the City up for success in achieving attainable housing for all residents. Housing was previously included under Zoning as a strength in the prior draft.
- A discussion about raising all neighborhoods up was expanded to recognize the potential negative impacts and to include strategies for mitigating these impacts.
- More detailed information is provided for neighborhood plans, including an illustrated decision tree/timeline for their development. These additions reflect discussions between staff and neighborhoods.

5. Imagine Kalamazoo at Work. The work plan for implementation of the 2025 Master Plan has been completed based on review comments and conversations with City Departments and area partners. The goals and actions are organized by the Strategic Vision Goal they work to achieve.

Revisions from Prior Draft:

- The work plan has been expanded and details filled in based upon conversations over the last 9 weeks.

**Recommended Action.**

The Planning Division recommends the Planning Commission approve the resolution to approve the 2025 Master Plan.

*Attachments:*

2025 Master Plan Draft

**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.
2017.41	507 Harrison Street	Building addition	People's Food Co-op	9/21/2017	10/9/2017	10/10/2017	--	Under review		Under review		
2017.4	4501 W. Main Street	New apartment building	Carriage Green Apts.	9/19/2017	10/2/2017	10/3/2017	--	Under review	\$551.00	Under review		
2017.39	2138-2214 Portage St.	New senior apartment complex - pre. Plan	Brookhaven Apartments	9/13/2017	9/13/2017	Saff review	--	Under review	N/A	Under review		
2017.38	616-642 Portage	New commercial complex	On The Rocks	9/12/2017	9/25/2017	9/26/2017	--	Under review	\$497.40	Under review		
2017.37	565 S. Drake Road	Cluster housing project	Walden Woods 4	9/12/2017	10/2/2017	10/3/2017	--	Under review		Under review		
2017.36	622 N. Park Street	New pocket park	NACD	9/6/2017	9/6/2017	Saff review	9/6/2017	Final approval provided	N/A	Project closed	8 shrubs	
2017.35	535 S. Burdick Street	Add equipment to building	AT&T Mobility	8/24/2017	9/7/2017	Saff review	9/13/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.34	590 W. Maple Street	Add equipment to cell tower	AT&T Mobility	8/15/2017	8/29/2017	Saff review	9/11/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.33	1516 Rockledge	Add equipment to cell tower	AT&T Mobility	8/8/2017	8/22/2017	Saff review	8/24/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.32	900 Hatfield Avenue	Add equipment to cell tower	AT&T Mobility	7/25/2017	8/7/2017	Saff review	8/7/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.31	2839 Millcork	Add equipment to cell tower	AT&T Mobility	7/25/2017	8/7/2017	Saff review	8/7/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.3	4117 Portage Street	Add UPS locker to building	Circle K	7/25/2017	8/7/2017	8/8/2017	--	Under review	N/A	Under review		
2017.29	213-217 E. Frank	Change use to café/retail	148 Properties, LLC	7/18/2017	7/31/2017	8/1/2017	--	Under review	N/A	Under review		
2017.28	1415 N. Harrison Street	New garage building	Wastewater Treatment Plant	7/3/2017	7/17/2017	7/18/2017	7/19/2017	Final approval provided	N/A	Project closed	N/A	
2017.27	3900 Arboretum Parkway	Pre. Plan for cluster project	Waldon Woods Phase 4	6/27/2017	6/27/2017	Saff review	6/27/2017	Preliminary plan approved	N/A	Need final site plan	N/A	
2017.26	412 Howard Street	Pre. Plan - former Hardings store	Westnedge Investment Group	3/23/2017	3/28/2017	Saff review	3/28/2017	Preliminary plan approved	N/A	Need final site plan	N/A	N/A
2017.25	4401 Siesta	Add equipment to tower	T-Mobile	6/13/2017	6/27/2017	Saff review	7/3/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.24	151 S. Rose Street	Add equipment to building	T-Mobile	6/13/2017	6/27/2017	Saff review	6/28/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.23	1233 Edgemoor	Add equipment to water tank	T-Mobile	5/30/2017	6/13/2017	Saff review	6/22/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.22	3100 Stadium Drive	Add equipment to cell tower	T-Mobile	5/25/2017	6/8/2017	Saff review	6/13/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.21	117 W. North Street	Use change to apartments/med. Office	Ryan Halbower	5/9/2017	5/22/2017	5/23/2017	5/30/2017	Final approval provided	N/A	Project closed	4 trees, 8 shrubs	
2017.2	4702/4630 W. Main	New building	Kalamazoo Spirits	5/2/2017	5/15/2017	5/16/2017	9/5/2017	Final approval provided	\$390.60	Project closed	5 trees, 44 shrubs	
2017.19	1050 E. Michigan Ave.	Use change to work shops and offices	Kalamazoo Innovation Initiative	4/20/2017	5/3/2017	5/4/2017	8/18/2017	Final approval provided	N/A	Project closed	24 shrubs	
2017.18	400 Bryant Street	Use change to offices	Plazacorp - county	4/13/2017	4/26/2017	4/27/2017	8/25/2017	Final approval provided	N/A	Project closed	50 trees, 138 shrubs	
2017.17	517-531 E. North St.	Parking lot expansion	Life EMS	4/6/2017	4/19/2017	4/20/2017	5/17/2017	Final approval provided	N/A	Project closed	2 trees, 9 shrubs	
2017.16	4501 Arboretum Parkway	New apartment complex	Parkway Flats	4/4/2017	4/17/2017	4/18/2017	6/19/2017	Final approval provided	\$1,776.00	Project closed	146 trees, 581 shrubs	
2017.15	3417 S. Burdick Street	Add equipment to cell tower	T-Mobile	3/31/2017	4/12/2017	Saff review	4/25/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.14	2500 E. Cork Street	Add equipment to cell tower	T-Mobile	3/30/2017	4/12/2017	Saff review	4/25/2017	Final approval provided	\$385.00	Project closed	N/A	
2017.13	1115 Euclid Avenue	Three new townhouse units	Main Street Properties	3/30/2017	4/12/2017	4/13/2017	4/19/2017	Final approval provided	\$348.00	Project closed	4 trees, 14 shrubs	8/24/2017
2017.12	2104 Portage Sreet	Use change to auto sales	Jimmy Muiruri	3/16/2017	3/29/2017	3/30/2017	5/26/2027	Final approval provided	N/A	Project closed	16 shrubs	
2017.11	4410-4610 Lilac Lane	Pre. Plan - community building addition	Village of Kalamazoo Apts.	3/16/2017	3/27/2017	Saff review	3/30/2017	Preliminary plan approved	N/A	Need final site plan	N/A	N/A

