

Agenda

Planning Commission

City of Kalamazoo



Thursday, October 7, 2021

7:00 PM

Virtual Meeting

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission meeting on August 9, 2021

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. P.C. #2021.13: 3105 Winchell Avenue. Emily Agnello is requesting approval of a special use permit for a group daycare (7 to 12 children).
2. P.C. #2021.14: 1011, 1017, 1029 Denner Street/1405 Alamo Avenue. Request to rezone from Residential – Single Dwelling District (RS-5) to Residential – Duplex District (RD-19).
3. P.C. 2021-15: 717 Riverview Drive. Deon McKinley is requesting a special use permit to expand an existing auto sales business, which is located in the Commercial - Mixed Used District.

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report
2. Site Plan Review Spreadsheet

H. PUBLIC COMMENTS

I. CITY COMMISSION LIASON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
August 9, 2021
DRAFT

This meeting is being conducted electronically pursuant to the Open Meetings Act MCL 15.263 (2) and MCL 15.263a 1(b).

Members Present: Gregory Milliken, Chair; Sakhi Vyas, Vice Chair; David Burgess; Mariah Phelps; Michael Harrison; Jennifer Swan; Shardae Chambers

Members Excused: Brian Pittelko; James Pitts

City Staff: Pete Eldridge, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Don Hepler, Senior Systems Analyst; Neal Conway, Communications Coordinator; Chris Praedel, City Commissioner; Clyde Robinson, City Attorney; Jack Urban, City Commission Liaison

Public present: Abbey Thompson, Matt Hollander

A. CALL TO ORDER/ROLL CALL

Commissioner Milliken called the meeting to order at 7:01 p.m.

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

B. ADOPTION OF FORMAL AGENDA

Commissioner Swan, seconded by Commissioner Burgess, moved approval of the August 9, 2021 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Burgess, seconded by Commissioner Harrison, moved approval of the July 1, 2021 minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Eldridge noted there was a revised meeting schedule included in the packet. He also stated that Commissioners should plan on a virtual meeting for September, most likely for October, possibly all the way to December.

Chair Milliken announced the process for people to call and leave comments to be played for the Public Hearings or non-agenda Citizen Comments.

E. PUBLIC HEARINGS

1. P.C. #2021.11: 4221 S. Westnedge Ave. Request for a special use permit for an animal kennel in the Commercial – Community District (CC)

Planner Eldridge presented the staff report. He shared that the building is currently an 1800 square foot hair salon. There are approximately 12-15 parking spaces. The Kzoo Cat Café and Rescue has been located at 1128 W. Michigan Avenue. At that particular site, the Cat Café is occupying roughly 1000 square feet and sharing 18-19 parking spaces with another tenant. The new site would give the visibility of street frontage on Westnedge and would have ample parking. Planner Eldridge showed pictures and maps of the area. The area consists of commercial businesses which transitions into residential uses. The Future Land Use map remains commercial and residential. Planner Eldridge said that the type of use proposed aligns with commercial uses allowed. Animal related services allowed are pet stores, pet grooming, and veterinary clinics. He shared that anything with an overnight stay triggers an animal kennel classification and would need a special use permit. Planner Eldridge indicated that the Kzoo Cat Café and Rescue touches on the Strategic Vision goal of Economic Vitality. Planner Eldridge reported that notices were sent on July 23. Received and included in the packet were two emails of support. One email of opposition was received. That person had concerns over parking and snow plowing. The applicant, Ms. Abbey Thompson, did her own outreach with letters to the neighbors explaining the special use permit. Planner Eldridge reviewed the rationale for staff recommendation. The use is compatible with surrounding businesses. There won't be any outdoor business activity related to café or cat adoption. The business has had no complaints on parking issues or odor. There are no special requirements of an animal kennel except that in commercial zones it has to have a special use permit. The building requires very few alterations needed to fit the proposed use. Planner Eldridge mentioned that because it is an animal shelter, it is subject to the guidelines of the Michigan Department of Agriculture. Ms. Thompson operates with a license from them, and they conduct periodic inspections. Planner Eldridge stated that road capacity is adequate. Access for emergency vehicles, ingress and egress drives are all pre-existing. Because this is a change of use, it will be required to go through site plan review. Staff recommendation is to approve this special use permit.

Commissioner Burgess asked if they granted the special use permit, would they be able to add dogs at a later date. Planner Eldridge stated that would be outside the bounds of what is being discussed and approved, so they would need to come to the Planning Commission and ask for another special use permit.

Planner Eldridge confirmed for Commissioner Milliken that this is required to go through site plan review for a change of use.

Ms. Abbey Thompson, applicant, stated that the business opened in 2017 and they have outgrown their current location. They just did their 781st adoption in 4 years. She reported that community support has been amazing. She explained for Commissioners that there is an entrance fee and then people can come visit with the cats. They have a Keurig and pre-packaged snacks. Ms. Thompson said their Cat Cafe is adoption focused. She said they would never bring dogs in. They get cats from foster homes, so they know their temperament. Ms. Thompson said it is a calm environment - good for humans and good for the cats. She said they do a lot of fund raising. They are able to take on cases that some other rescues can't. Ms. Thompson said they have built up a good network on the rescue side. They help with spaying and neutering and education. The Cat Café and Rescue currently leases space and they have been looking for their forever home. Ms. Thompson said they wouldn't have to do major changes to this property to make sure the cats stay inside and safe. She said there is no noise, and the cats don't go outside. Volunteers scoop litter and feed the cats. Ms. Thompson confirmed that they are a licensed shelter and follow Michigan Department of Agriculture guidelines and have yearly inspections.

Commissioner Phelps was curious if Ms. Thompson thought there would be an impact on the business due to relocating from a walkable campus area. Ms. Thompson said the board talked about that. She said they realized that even though they were close to campus, the majority still drove to the cafe. Ms. Thompson said the current location makes it hard for people to find them. She believes that people will still drive to get to them and with a more visible location, she thinks business will increase.

Commissioner Milliken opened the public comment portion of the public hearing.

There were no messages.

Commissioner Milliken noted the correspondence they received and then closed the public comment portion of the public hearing.

Commissioner Milliken noted that none of the parking spots are lined, and there is no ADA parking. Planner Eldridge said that will be addressed in the site plan process.

Commissioner Vyas, seconded by Commissioner Swan, moved to approve the request for a special use permit for an animal kennel in the Commercial – Community District (CC).

Commissioner Phelps thought this was a great concept. She was glad to see this business has stayed in Kalamazoo and that Ms. Thompson was going through this process.

Commissioner Chambers felt that being on Westnedge will help the business connect with families. She thought there may be an opportunity for more volunteers as well. Commissioner Chambers said she was in full support and can't wait to see them grow.

Commissioner Burgess stated that as they reviewed the requirements of the ordinance, he saw nothing to keep him from approving the request. It seems appropriate and similar to already allowed uses.

Commissioner Milliken said he was looking forward to seeing continued growth and redevelopment of this stretch of Westnedge.

Roll call vote was taken and passed unanimously.

2. P.C. #2021.12: 333 E Alcott Avenue. Request to rezone 6.6 acres of a parcel from Manufacturing – Limited District (M1) to Residential – Multi Dwelling District (RM24)

Planner Eldridge gave the staff report. He mentioned a 2018 request for a housing project in a slighter smaller area of this site. The paper industry occupied this stretch of Portage Creek for last century and extensive occurred. The BRA is now marketing this area as an office and health care park. They are trying to bring in new businesses and services that Edison can use. The Family Health Center, Kalamazoo County Health Department, and the offices of the Michigan Department of Health & Human Services are nearby. A lot of good, thoughtful development has occurred there. Planner Eldridge mentioned there is a plan to have a trail system to run through the site and the existing gravel trail will be relocated.

Hollander Development Corporation is seeking this rezoning to allow for the development of 48 apartments on this property. The site is 6.64 acres of the former paper mill property. Planner Eldridge shared pictures and maps of the property. The area's use is residential in nature, but current zoning shows it as

Manufacturing because of the prior use of the site. Planner Eldridge stated that Manufacturing zoning no longer fits the direction of development for this Brownfield property. The Future Land Use map shows this property falls in the Neighborhood Edge category. He said this would be a fitting category given the fact that it is a chunk of property located between lesser intense residential uses and more intense office and healthcare uses. There are 48 apartments proposed. Twelve of those apartments would be supportive housing units proposed for individuals recovering from substance abuse disorders and 36 apartments would be for workforce housing. The project aligns with the Master Plan, The Edison Neighborhood plan and the Strategic Vision goals of Environmental Responsibility and Complete Neighborhoods. Notices were sent on July 23 to surrounding property owners. Hollander Development Corporation sent letters to residents and they also met with the Edison Neighborhood Association. The Neighborhood Association provided a letter in support of the project. Planner Eldridge said he included the 2018 meeting minutes for Commissioners to see what occurred previously and to read the comments. He said the biggest difference is the number of supportive housing units. While the 2018 request was for all supportive housing units, this request is a mix with just 12 supportive housing units and 36 regular units. The project from 2018 may not have been the best balance for the neighborhood. Now the developer is back with a different version of the project.

Planner Eldridge reviewed the rationale for staff recommendation. The project aligns with the Strategic Vision, Master Plan, the Future Land Use map, and the Edison Neighborhood Plan goals. There are changed conditions as this area is no longer dominated by industrial uses. There is a community need for additional housing. It is a good transitional use between lower intensity residential and more intensive commercial uses. The services brought to this site for Edison Neighborhood will play a role for the people occupying the apartments. Staff recommendation is to recommend approval of the rezoning to the City Commission.

Commissioner Vyas questioned stormwater management and flood management because this area of the city is prone to heavy flooding. She wondered how a new development would impact these issues for the area. Planner Eldridge said that the development is responsible for retaining storage of its stormwater. They will need a system to manage runoff from buildings and parking and retain it – whether underground or in surface retention ponds.

Commissioner Harrison asked what community engagement was put in the second time around. Planner Eldridge said the staff sent the usual notice letters and put an ad in the Gazette. Mr. Hollander has been working with the Edison Neighborhood Association.

Commissioner Milliken asked for an explanation of RM-24 and why it is the appropriate choice for this request. Planner Eldridge explained that it was based on density of the units. In multi-dwelling zone districts, there is RM-15, RM-24, and RM-36 which is low density, medium density, and high density. This area didn't fit a high density category (ex: a high rise apartment building). Commissioner Milliken clarified that meant approximately 24 units to the acre with low, medium, or high density standards that vary by gradient.

Mr. Matt Hollander, President, Hollander Development Corporation, said they specialize in multi-family new construction, rehab, historic renovations and green construction. He gave examples of the Creamery in the Edison Neighborhood and a project in Manistee, Michigan. Mr. Hollander said the project they brought before the Planning Commission in 2018 didn't move forward in large part because of community opposition. The project they are currently proposing is a 48 unit apartment complex with four buildings of 12 units. All units will be 2-3 bedrooms. They've found Kalamazoo has a great need for 2+ bedroom units for families. Mr. Hollander spoke about the restricted covenant area west of the walking path. No one is

allowed to build anything there in perpetuity. He said they requested RM-24 instead of RM-15 because they still don't understand the full context of limitations of the restricted covenant area. They want to make sure they have adequate room for green space and stormwater management. Mr. Hollander said the affordable housing units will be rented at 60% AMI according to MSHDA. The two-bedroom units (using 2021 numbers) rent for \$1,045 utilities included. Three-bedroom units would rent for \$1,207 utilities included. Income restrictions for units like that are \$32,520-\$61,320 for households of 1-8+ people. Mr. Hollander said they plan to replicate Andy's Place in Jackson, MI. Andy's Place is a pilot project of MSHDA under a program called Recovery Housing. It is exclusively for individuals and families with heads of households in recovery for substance use disorders. At Andy's Place, there are facilities on site for people to meet with recovery coaches, group therapy sessions, AA, NA meetings, non-clinical wraparound services for the supportive housing. Mr. Hollander said they plan to place the recovery housing on the south part of the site for easy access to the Health Center and other supports and services in the area. He said that Integrated Services was prepped to be their service partner on the recovery housing portion of the project. Mr. Hollander also believes it is a good location for regular workforce housing.

Mr. Hollander spoke about the restrictive covenant area. He said the flood zone is restricted to the creek itself. That portion of the creek is substantially below grade. A big volume of space will remain there to make sure creek doesn't overflow its banks. Mr. Hollander said they decided on developing a larger parcel to ensure adequate room on site for green space and stormwater retention. He said they also decided to remove the coal ash buried on the northeastern portion of the site. Mr. Hollander said their goal is to submit a LIHTC application in April 2022. If they are successful in getting tax credits, they would spend Fall 2022 finishing design work and permitting. Close on financing and start construction on February 2023; then open the project in summer of 2024. He said they sent letters to households and invited people to two neighborhood input sessions. The Zoom codes were included in the letters. Mr. Hollander said they didn't have participation in those sessions. He also said they met with the Neighborhood Association at three meetings.

Commissioner Harrison asked about their timeline if don't get approved for LIHTC. Mr. Hollander said if they didn't receive LIHTC for April, they would re-apply for Oct 1st. If they were unsuccessful two times in a row, they would abandon the project.

Commissioner Chambers said that last time some members were concerned about safety and drug issues. With programs like this, drugs will come because people have a hard time being clean. She said this is a rougher neighborhood with different obstacles creating challenges to make it safe for the residents. Commissioner Chambers wondered what their plan was for safety if the project comes to pass. Mr. Hollander said they intend to have 24-hour security at the recovery housing building to protect residents and monitor what is coming in and out of the building. He said that all the conversations with treatment professionals said it doesn't matter where they put the development. The recovery process will succeed or fail because of their choices – not influences around them. Mr. Hollander said the treatment professionals were supportive because of connectivity of resources around the area. He reported that Andy's Place hasn't had one police call since they've been open. Mr. Hollander said the individuals referred to live in the 12 apartments will have already gotten off of substances and have done some therapy. These will be people who have succeeded to a certain extent. He said there will be systems in place to deal with minor relapses. If people give up, they won't live there anymore. Mr. Hollander said they are working with same security team that Andy's Place has as far as designing processes and procedures.

Commissioner Chambers asked if Andy's House is set in a comparable neighborhood as this property. Mr. Hollander didn't know comparison of crime statistics. Commissioner Chambers asked if the other housing would stay separate from the sober living housing. She wondered if there was a process for letting people

know who they are staying nearby. Mr. Hollander said it is intended to be a family development. People will be in recovery and not actively in the throes of addiction. The housing won't be treated differently, except providing extra supports to the recovery housing.

Planner Eldridge stated that Commissioner Vyas asked about stormwater management. He wondered if Mr. Hollander could talk about meetings with the BRA and about contamination. Mr. Hollander said they worked with the BRA in 2018 and a civil engineer. Based on fill and environmental reports, there were no significant engineering challenges with stormwater management.

Commissioner Vyas shared that one reason she asked is because this parcel is covered by the NFP Overlay. That is different from what they had seen in 2018. She reported that they've had more significant flooding in last three years.

Planner Eldridge explained that the NFP is an additional step. When this project goes through site plan review, there will be an NFP review as well. Mr. Hollander said these concerns sound like site plan considerations. He reminded Planning Commissioners that the Creamery was another BRA development. The Creamery is on track to achieve LEED Platinum in part because of stormwater management incorporated into the building design. Mr. Hollander said they are fully supportive of NFP.

Commissioner Burgess wondered if the goal for this project was to be LEED Certified. Mr. Hollander said the goal is either LEED or Enterprise Green Communities Certification. He said that everything they do is third party certified under LEED or Enterprise Green Communities. A portion of the project may or may not be certified under Passive House Institute Certification which is a more difficult certification to achieve.

Commissioner Harrison asked about any additional outreach planned since they didn't have participation in their meetings. Mr. Hollander said they are committed to doing additional community outreach. They plan to host a charrette with the Neighborhood Association.

Commissioner Burgess said he was glad to hear of more outreach planned. Changes in the plan since 2018 have addressed a lot of concerns, but he thought a lack of participation might be Covid related.

Commissioner Milliken opened public comment portion of the public hearing.

Commissioner Milliken pointed out that they received some correspondence in their packets including a letter from the Neighborhood Association.

Ms. Christina Allen expressed concerns that pollution from apartment buildings will run down to the river. She also expressed concern that the complex would make the bus route more congested and dangerous for kids. Ms. Allen cited her work taking people to and from a methadone clinic. From listening to these people and by their own admission, that is not something they will want in the middle of a residential neighborhood with children walking to and from school and waiting for a bus. She suggested using property on Stockbridge for this development.

Commissioner Milliken closed the public comment portion of the public hearing.

Commissioner Vyas asked if M-1 has different flood management requirements than the RM district. Planner Eldridge said that from the standpoint of development, M-1 allows more impervious cover than the RM district.

Commissioner Milliken reminded Planning Commissioners that it is a rezoning request, not an approval of a particular project. They are to consider all the potential uses in RM-24.

Commissioner Burgess, seconded by Commissioner Swan, moved to recommend approval to the City Commission to rezone 6.6 acres of 333 E. Alcott from Manufacturing – Limited District (M1) to Residential – Multi Dwelling District (RM24).

Commissioner Burgess thought it was wonderful to talk about bringing a Brownfield site back into use. Even better to bring it back as housing. He felt the transition is appropriate. In general, it is moving in the right direction. Commissioner Burgess said it was appropriate per the Master Plan and was adding something needed and vital to the community in terms of affordable housing.

Commissioner Vyas added that she is nervous about adding large structures to parts of our City that struggle with storm management. She was heartened that any project here will have to go through an NFP review. She is hopeful that whatever project ends up there will serve the neighbors and adhere to NFP protections.

Commissioner Harrison thanked Mr. Hollander for reaching out to the community and being persistent with the project. He thought it was a great opportunity for redevelopment. The letters they received said they supported the redevelopment. Commissioner Harrison felt it would be in their best interest to support them in that endeavor.

Commissioner Milliken reviewed the challenges of the 2018 case. He said there were a lot of comments – in support and in opposition, but they were about a specific use and not the rezoning. Commissioner Milliken felt the efforts to reach out, the letter of support from the Neighborhood Association, and the fact there was only one phone call with concerns showed a change in opinion and the efforts the applicant made to address concerns. He commended the applicant on the changes. It gave him more confidence moving forward with the rezoning. Commissioner Milliken said the rezoning request was consistent with the Master Plan, standards in the zoning ordinance, and the Neighborhood Plan.

Roll call was taken and the motion passed. Commissioners Milliken, Vyas, Burgess, Phelps, Harrison, and Swan voted yes. Commissioner Chambers voted no.

F. DISCUSSION/ACTION ITEMS:

None.

G. REPORT:

1. City Planner's Report

Planner Eldridge talked about the Westnedge and Park Street public feedback sessions for traffic calming techniques. He announced the in-person events at Galilee Baptist Church, Walnut & Park Café, and the Lunchtime Live event. People can go to the Imagine Kalamazoo website to provide comments.

Planner Eldridge said they were working on a sign ordinance update and the draft was available on the Imagine Kalamazoo website. There was an outreach effort done with businesses and Neighborhood

organizations. He shared that there was another upcoming outreach effort which would include a presentation on the changes to the sign regulations. It would most likely be presented to the Planning Commission in September or October.

Planner Eldridge announced that the City Commission was expected to vote on NFP Phase 2 the following Monday.

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

None.

I. CITY COMMISSION LIAISON COMMENTS

City Commissioner Urban said he was glad to see the distinction between the rezoning request and site plan review. The issue before them had to do with the land, not the stormwater effects and flooding effects. That will be part of a later discussion. Commissioner Urban was pleased that Mr. Hollander didn't lose interest in this project. Mr. Hollander is doing what he can to fill a need in the community and he scaled project back due to feelings of neighborhood. Commissioner Urban commended him and the board for doing what they are doing.

Commissioner Praedel gave updates from the July 6 City Commission meeting. The City Commission adopted the ordinance to rezone the Wall Street properties and the Northside properties with unanimous votes. They adopted a resolution to continue virtual meetings through December. The Delta variant is rampant, and they felt it was the safest course for the community and City staff.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Harrison said that they might need to consider a different or updated approach to ensure they can have complete community outreach and interaction. He wants to be in step with what the community desires. He thinks that's possible through discussion and adjustment.

Commissioner Chambers reminded Planning Commissioners that the City Commission would be going over the OIR report regarding Public Safety when it came to the Proud Boys and Black Lives Matter march. She encouraged them to support their City Commissioners. Commissioner Chambers informed them it would be a Zoom meeting and they can call in. They can read the report online. She felt it was something they all need to be a part of if they can.

Commissioner Milliken reminded them that next meeting is before Labor Day.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 8:45 pm.



Planning Commission Staff Report

Date: **10/7/2021**

Item: **E.1.**

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: October 7, 2021

SUBJECT: P.C. #2021.13: 3105 Winchell Avenue. Emily Agnello is requesting approval of a special use permit for a group daycare (7 to 12 children).

BACKGROUND:

Emily Agnello opened a home daycare at her residence this year. She would like to now expand this daycare operation to a group daycare. The Agnello Family Childcare business is only open during the school year from August to June. The hours of operation are 7 to 5 pm, Monday to Friday. This residential property where the daycare is located is 13,000 square feet (.3 acres). The house is 1,935 square feet with a two-stall attached garage. The driveway is 18 feet wide and approximately 50 feet in length, allowing for vehicle stacking in the driveway.

Per the Zoning Ordinance, the structure being used for the group daycare must remain similar in appearance and character to the neighborhood. The Agnellos are not proposing any changes to the dwelling or property. Group daycare operations must have an outdoor play area equal to 100 square feet per child in the average daily attendance. This means the maximum-sized play area required would be 1,200 square feet. The rear yard is approximately 4,500 square feet and is fully fenced.

Group daycares are also required to be located along more heavily trafficked streets. The street must be classified as a collector or arterial street. The Agnello residence is located approximately 800 feet from the intersection of Rambling Road and Winchell Avenue where the classification changes from collector to local street. The Agnellos have filed a variance request for relief from this standard given that their residence is eight properties away from the change in the street classification.

STRATEGIC VISION ALIGNMENT:



Complete Neighborhoods - residential areas that support the full range of people's daily needs



Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

Strategic Plan & Master Plan 2025 Alignment:

This application aligns with the Complete Neighborhood Strategy of the Strategic Vision by providing a needed neighborhood service. This request also touches on Economic Vitality as this daycare business represents a new business in Kalamazoo.

The City's Master Plan 2025 Future Land Use Map identifies this area as R1 – low density residential. A home daycare for six or fewer children is permitted by right and a group daycare is permitted with a special use permit in the residential districts.

COMMUNITY ENGAGEMENT:

Inform – the community will be made aware of the project.

Public Hearing Notices:

Notice of the public hearing was published in the Kalamazoo Gazette and notices sent to all property owners within 300 feet of the subject property on September 22, 2021.

Additional Outreach:

The applicant has reached out to surrounding residents and to the Oakland Drive/Winchell Neighborhood Association to provide information about the special use permit request. A total of five letters and emails have been received in support.

Engagement/Communication Tools:

Letters mailed to adjacent property owners and notice made in the newspaper.

FINDINGS:

The Planning Commission's role is to approve or disapprove special use permit requests based on the following criteria from Chapter 8 of the Zoning Ordinance. The staff's opinion of the level of conformance of the project with the criteria is provided in the bold text.

1. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone district(s) of surrounding lands.

This proposed use will not result in any changes in the appearance of the property. The rear yard is already fenced and the driveway is large enough to accommodate drop offs and pick-ups without vehicles parking on the side of

Winchell Avenue. Lastly, there are no evening hours. The daycare closes at 5 pm, Monday through Friday and is not open on the weekends.

2. That the proposed special use complies with § 4.2: Use Standards of the Zoning Ordinance.

The proposed special use complies with the requirement that the property maintain its neighborhood character and the required square footage for a fenced play area. The one requirement that this location does not meet is that it is not located on a collector or arterial street. The Agnellos have applied for a variance to address this deficiency.

3. That the location and design of the proposed minimizes adverse effects, including visual impact of the proposed use on adjacent lands by: 1) avoiding significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance; 2) retaining, to the greatest extent possible, the natural features of the landscape where they provide a barrier or buffer between the proposed special use and adjoining lands; 3) locating buildings, structures, and entryways to minimize impact; 4) providing appropriate screening, fencing, landscaping, and setbacks.

The group day care is not anticipated to cause any adverse impacts due to the size of the property, limited hours of operation, and no alterations being proposed to the property or structure to accommodate the group daycare.

4. That the proposed special use minimizes environmental impacts, and conforms to all relevant environmental protection standards of this Ordinance, or any other state or federal laws.

The group daycare will not result in any environmental impacts.

5. That there is adequate road capacity available to serve the proposed special use.

The road capacity will be looked at by the Zoning Board of Appeals on October 14th when a public hearing is held to discuss the group daycare being located on a local street instead of the required collector or arterial street.

6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

There is adequate ingress and egress to the site

7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.

There are adequate facilities servicing this location to accommodate the group daycare.

8. That the proposed special use is located and designed so that adequate access to the site is provided for fire, police, and EMS services.

There is adequate access for emergency vehicles.

9. That the proposed special use complies with the appropriate standards in Chapter 6: General Development Standards.

The site already has a fenced rear yard and the fence complies with the standards of Chapter 6.

10. The proposed special use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The daycare complies with all other standards of the Zoning Ordinance with the one exception for the street type classification.

RECOMMENDATION:

The planning staff is recommending approval of the special use permit for the group daycare conditioned upon the Zoning Board of Appeals granting the variance from the street type.



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: Emily Agnello		Mailing Address: 3105 Winchell Ave.	
City: Kalamazoo		State: MI	ZIP Code: 49008
Phone: 269-365-8808	Email: emilyagnello@yahoo.com	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name:		Mailing Address:	
City:		State:	ZIP Code:
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 3105 Winchell Ave.			
Parcel Identification Number(s): 0629300002		Zone District (kalamazoo.org/maps): RS-5	
TYPE OF REQUEST			
☐ Rezoning		☐ Planned Unit Development (PUD)	
☐ Text Amendment		☐ Preliminary Subdivision	
(Chapter(s) _____, Section(s) _____)		☐ Right of Way Vacation	
☒ Special Use Permit			
Description: In Home Group Childcare (up to 12 children) Currently Licensed by the SOM for 6 children Childcare business will be located in my residence and no changes will be made to accomodate business.			
ATTACHMENTS			
☒ \$ 375 Fee		☒ Completed Review Sheet	
☒ Other documents or engagement information			
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: 		Date: 5/28/21	
Signature of Owner (if different than applicant):		Date:	

PLANNING COMMISSION

SPECIAL USE PERMIT REVIEW SHEET

Please describe use which requires a special use permit: (may also provide on a separate sheet):

Review Criteria for Special Use Permit

The Planning Commission will use the following criteria to review Special Use Permits. Please reach out to staff if you have any questions.

Will the proposed special use be appropriate for this location and compatible with the character of surrounding land uses and the uses permitted in the zone districts?

Does the proposed special use comply with the Use Standards of Chapter 4 and Chapter 50 for this land use?

Will the location and design of the special use reduce any negative impacts on surrounding lands with regard to: visual impact, parking and loading, odors, noise, glare, and vibration?

Does the location and design of the special use reduce undesirable effects, including visual impact of the proposed use on adjacent property by retaining some natural features of the landscape to provide a buffer between the special use and adjoining lands?

Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by locating buildings, structures, and entryways to reduce impact?

Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by providing appropriate screening, fencing, landscaping, and setbacks?

Will the proposed special use reduce environmental impacts, and conform to all environmental protection standards of this Ordinance, or any other state or federal laws?

Will there be adequate road capacity available to serve the proposed special use?

Will the proposed special use be designed to ensure safe ingress and egress onto the site and safe road conditions around the site?

Will there be adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use?

Will the proposed special use be located and designed so that adequate access onto the site is provided for fire, police, and EMS services?

Does the proposed special use meet the appropriate standards in Chapter 6: General Development Standards?

Does the proposed special use meet all standards imposed on it by all other sections of this Ordinance for use, layout, and general development characteristics?

Agnello Family Childcare

- Located at 3105 Winchell Avenue, Kalamazoo, 48008.
- Childcare hours are Monday-Friday from 7:00am to 5:00pm.
- I am a graduate of WMU with a major in Elementary Education, include a ZA (Early Childhood) endorsement.
- I have over 20 years of experience with both children and families. This experience includes teaching preschool and being director of a childcare center.
- Currently Licensed by the State of Michigan for up to 6 children (DF 390408853) and seeking a dimensional variance to allow for a Group Childcare Home (7-12 children).
- Childcare will run on a school schedule, from August to June.

One of the sad side effects of the Covid pandemic has been the closure of many local quality childcare facilities. Many families in Kalamazoo are being forced to make incredibly difficult decisions because they cannot find high quality, affordable, trustworthy childcare. I can provide all of those things and would very much appreciate the opportunity to serve local families and their children.

3105 Winchell Ave.



Childcare Playroom Space



Outside Play Area

(in fenced backyard with natural screen provided by trees and shrubbery)



Ken Brightwell

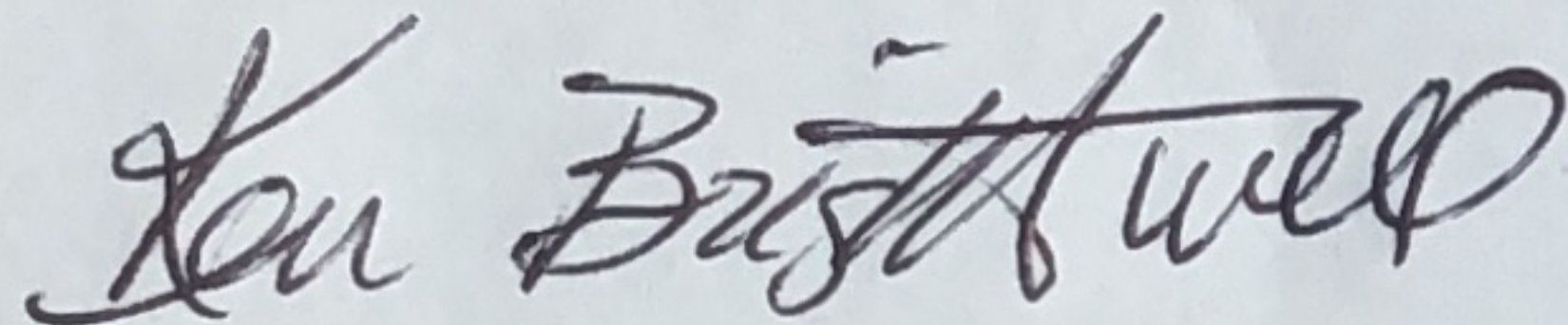
3027 Winchell Ave
Kalamazoo, MI 49008

29th August 2021

To whom it may concern,

I am writing this letter in support of my neighbor Emily Agnello, 3105 Winchell Ave. I am aware that she is applying for a Group Childcare License at her home. She is currently licensed, and at no time has this created any type of disturbance or issue in regards to noise, traffic or degradation of the property.

Mrs. Agnello is a respectful and conscientious neighbor and her family enjoys being an active part of our neighborhood. I am happy that she can provide this much needed service to families in our neighborhood and community.

A handwritten signature in black ink that reads "Ken Brightwell". The signature is written in a cursive, flowing style.

Ken Brightwell

April E. Holm-Kutsche
3121 Winchell Ave.
Kalamazoo, MI 49008
269.998.5461 (cell)
aholmkutsche@suntitle.com

September 3, 2021

To Whom It May Concern:

I am writing this letter to offer my support and recommendation for my next door neighbor, Emily Corstange Agnello, to obtain her in-home day care license. I do not find her daycare to be disruptive in any way. Her daycare brings a much needed service to our community and neighborhood. I fully support her in gaining her license approval.

Thank you.

Sincerely,



April E. Holm-Kutsche

From: [Emily Agnello](#)
To: [Eldridge, Peter](#)
Subject: [External Email] Fw: Letter of Support for the expansion of Agnello Family Childcare
Date: Thursday, September 2, 2021 5:11:18 PM

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Thursday, September 2, 2021, 5:10 PM, Amanda Coleman <abcoleman@gmail.com> wrote:

Our names are Amanda Coleman and Brian Gogan. We are Winchell neighborhood residents. We live on Aberdeen Drive, behind Winchell School. We are so thrilled that Emily Agnello is establishing her childcare business, Agnello Family Childcare, in our neighborhood. Emily is conscientious and safety-oriented. She puts kids first and does everything with love.

Emily is the most caring, most organized, and best teacher and caregiver for young children. We were so incredibly lucky to have had Emily as a preschool teacher for our older two girls, Linnea and Natalie. She prepared them so well for kindergarten and cared for them and loved them with her whole heart. Her lesson planning went far beyond learning the basics: she made each activity exciting and each day fun and creative. The girls loved Emily and are thriving from her excellent teaching. I know that she is putting this same care and effort into her childcare and early learning business, Agnello Family Childcare.

We hope that with the city's approval, we will be able to send our two-year-old, Aidan, to Agnello Family Childcare full time. It is very difficult to find loving and trustworthy childcare right now, and I know that it would be a godsend to so many families in our community to have such a wonderful option so close.

Emily Agnello's business, Agnello Family Childcare, has our full support and its expansion would help many families with young children in our

community. Please approve her expansion. She's an amazing Winchell neighbor, teacher, and mom.

Sincerely,

Amanda Coleman and Brian Gogan

From: [Emily Agnello](#)
To: [Eldridge, Peter](#)
Subject: [External Email] Fw: Expansion of daycare
Date: Thursday, September 2, 2021 4:55:00 PM

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Thursday, September 2, 2021, 3:46 PM, Sarah Hlatko <shlatko@yahoo.com> wrote:

To Whom It May Concern,

I live directly across the road from Emily at 3028 Winchell Ave. My husband and I have absolutely no objections to her expanding her childcare services and are not worried about the traffic flow. There is plenty of driveway and road parking available.

In addition, I am excited that she is able to extend her services to so many families. There is such a huge need for quality caregivers and the fact that she provides such great care to our local teachers is an added bonus. Please feel free to contact me directly if you have any further questions.

Regards,
Sarah & Evan Wilson
(248) 515-9182

Stephanie Hampton

Middle School ELA Teacher

Stephanie Hampton

922 West Maple Street

Kalamazoo, MI 49008

hamptonsp@

kalamazoopublicschools.net

September 6, 2021

Dear Zoning Board Appeals Board Members:

This letter is in support of the approval of Mrs. Emily Agnello to move from a Family Child Care Home license to a Group Child Care Home license. As a prospective parent looking for childcare placement, I cannot convey how invaluable it is to a new parent to find reliable childcare. I fully understand this decision because I am seeking the same parameters and credentials for care that you are looking for in Mrs. Agnello's application. I am considering size, suitability, and record of outstanding moral character. Mrs. Agnello passes all of these benchmarks. I am thoroughly impressed upon visiting Mrs. Agnello's home, and I know that my daughter would receive immaculate care. Mrs. Agnello conducts each part of her daycare with the highest level of professionalism and candor.

Childcare placements are at a deficit in our community and surrounding area. This places many parents, like myself, into a frenzy finding reliable care that can provide peace of mind. Being a teacher in the Kalamazoo community, it is my job to take care of those middle school students assigned to me on my rosters. The job of daycare providers is the same. Mrs. Agnello far surpasses these expectations of standard of care due to her vast experience working with children, familiarity with pre-school and teaching pre-school, and her knowledge of early childhood education best practices. She has completed all required prerequisites and is more than ready to move from a smaller license to a larger license in her home.

Please do not hesitate to reach out to me with questions or additional information.

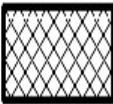
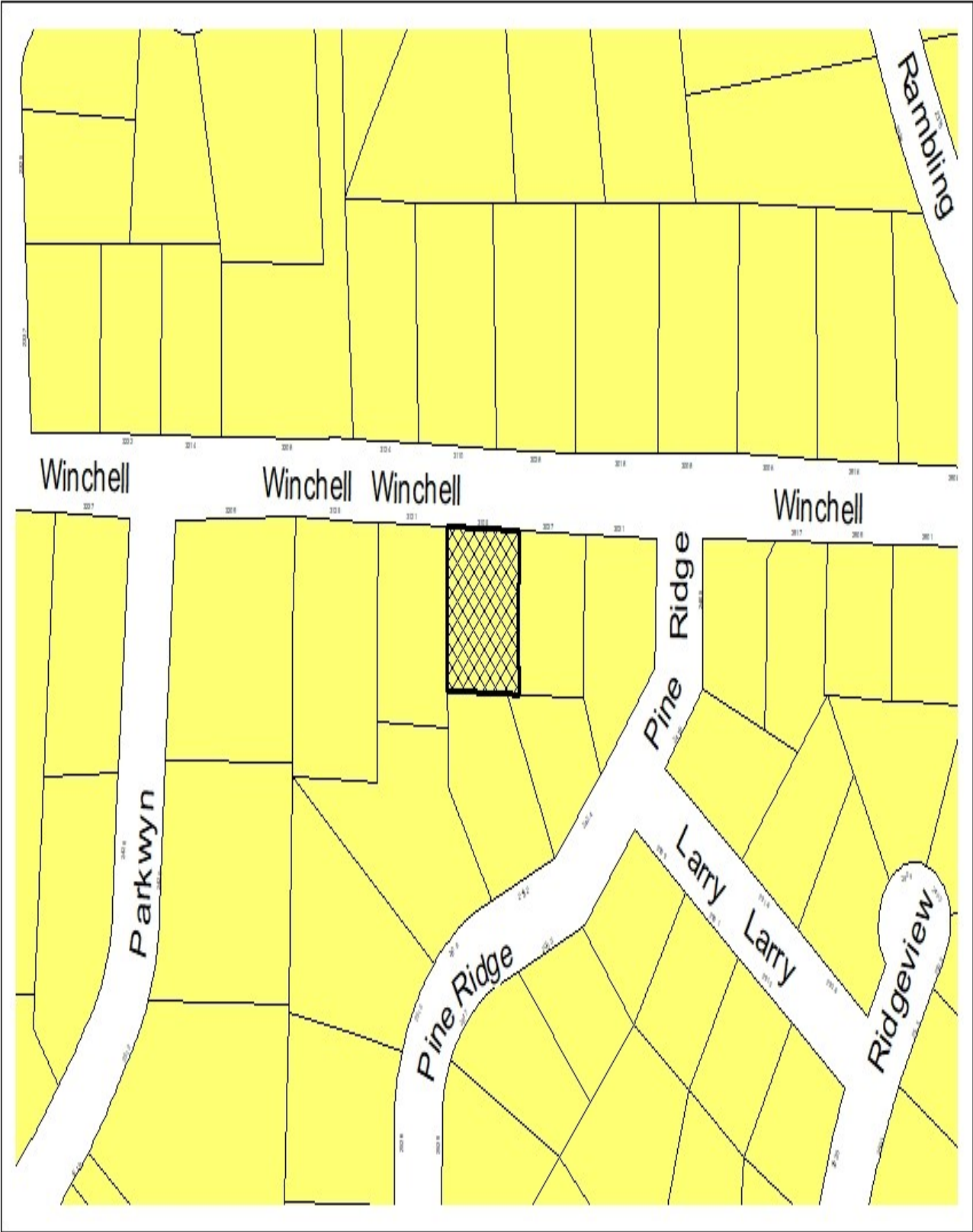
Sincerely,

Stephanie P. Hampton

P. C. #2021.13 - 3105 Winchell Avenue
Special Use Permit - Group Daycare

Current
Zoning

RS-5



P. C. #2021.13 - 3105 Winchell Avenue
Special Use Permit - Group Daycare

0 65 130 260 Feet



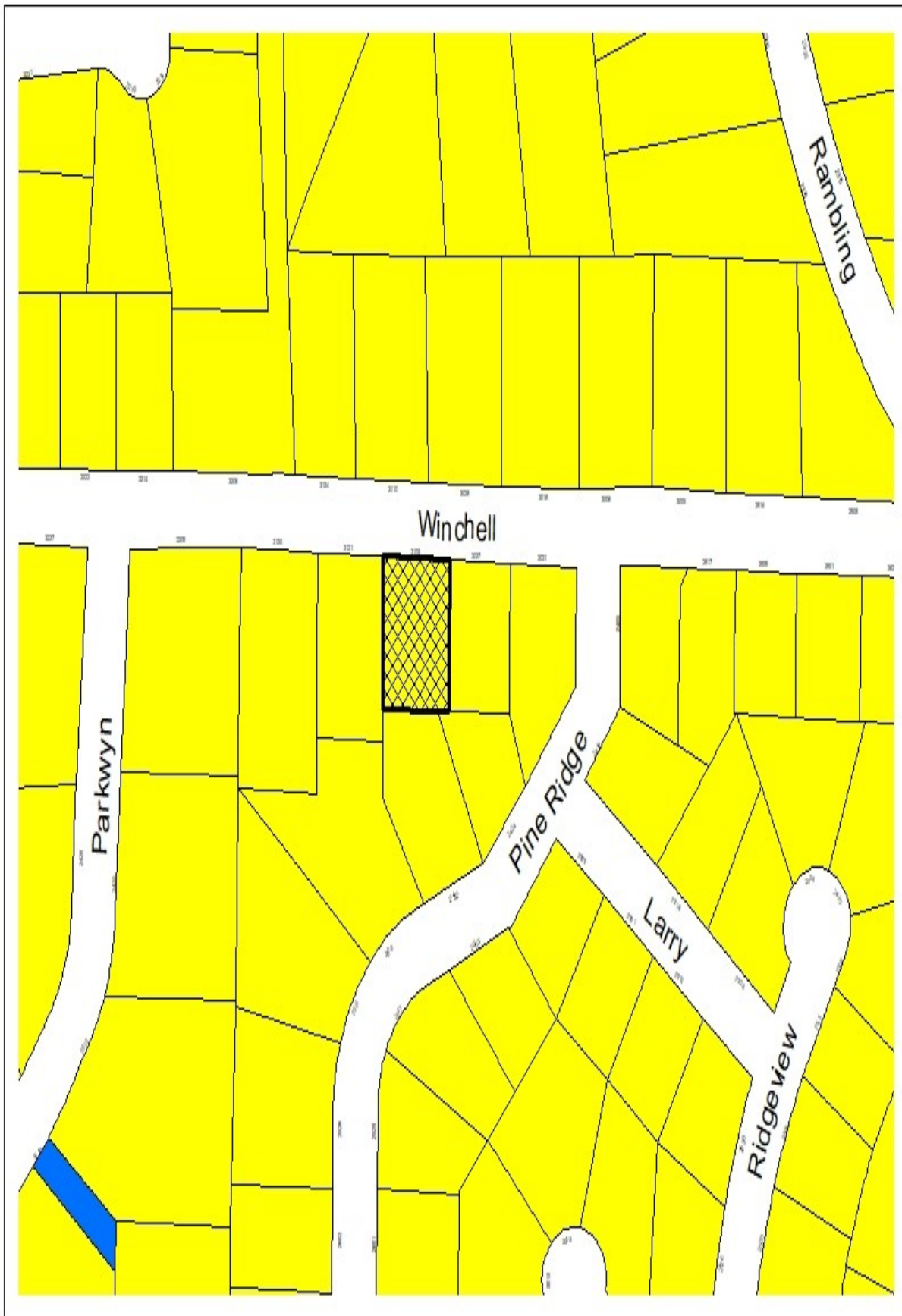
P. C. #2021.13 - 3105 Winchell Avenue
Special Use Permit - Group Daycare

EXISTING LAND USE

Land Use

propclass

-  Commercial
-  Vacant
-  Residential
-  Industrial
-  Tax Exempt

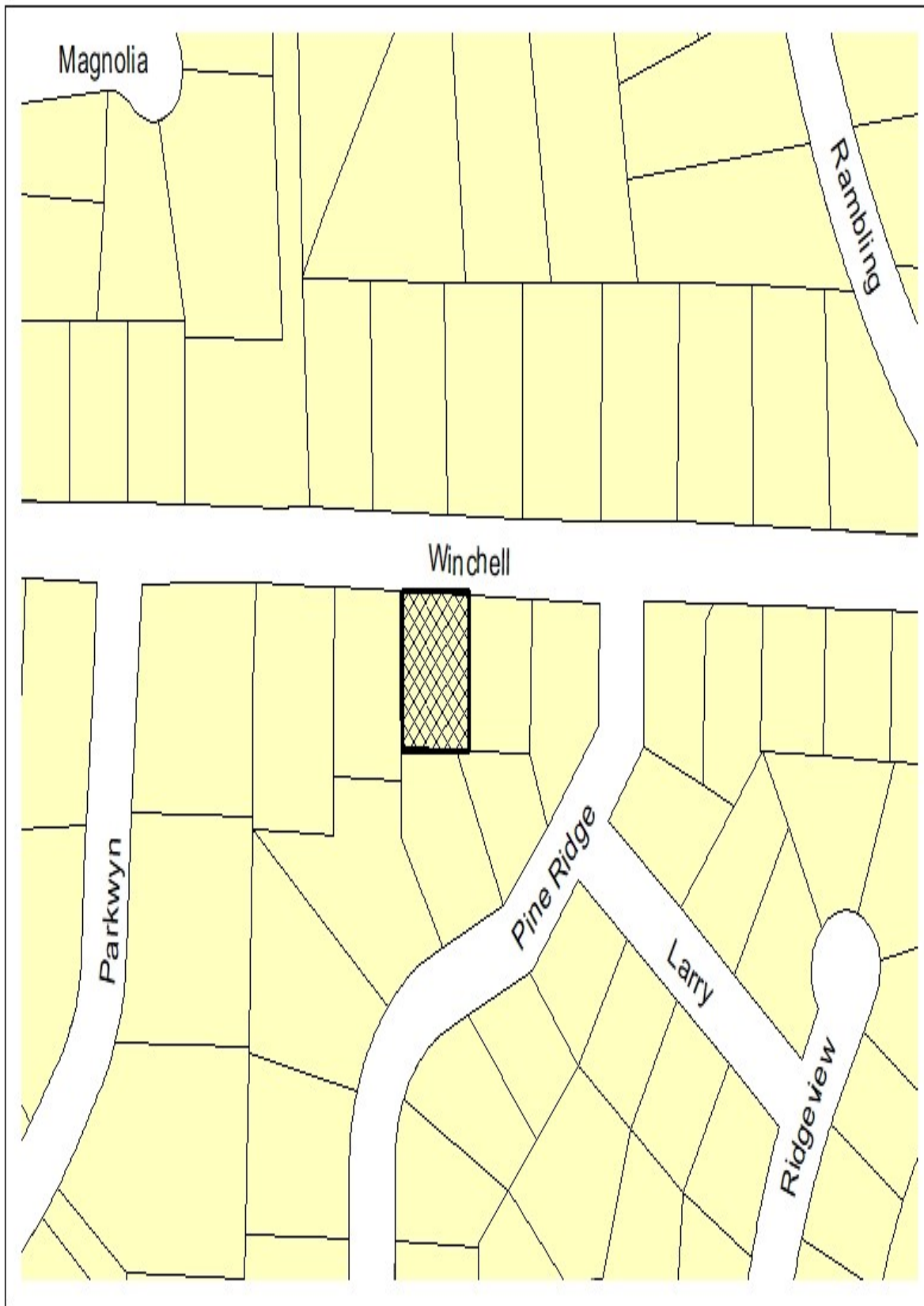


P. C. #2021.13 - 3105 Winchell Avenue
Special Use Permit - Group Daycare

0 120 240 480 Feet



P. C. #2021.13 - 3105 Winchell Avenue
Special Use Permit - Group Daycare



FUTURE
LAND USE

 R1-Residential



P. C. #2021.13 - 3105 Winchell Avenue
Special Use Permit - Group Daycare

0 95 190 380 Feet

P. C. #2021.13 - 3105 Winchell Avenue
Special Use Permit - Group Daycare



P. C. #2021.13 - 3105 Winchell Avenue
Special Use Permit - Group Daycare

0 75 150 300 Feet





Planning Commission Staff Report

Date: **10/7/2021**

Item: **E.2.**

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: October 7, 2021

SUBJECT: P.C. #2021.14: 1011, 1017, 1029 Denner Street/1405 Alamo Avenue. Request to rezone from Residential – Single Dwelling District (RS-5) to Residential – Duplex District (RD-19).

BACKGROUND:

Jacob Tardani is the owner of 1011 and 1029 Denner Avenue and 1405 Alamo Avenue. The property owner at 1017 Denner, Audomaro Hernandez, is also participating in this rezoning. Mr. Hernandez has provided a letter of consent to be included in the rezoning.

Among these properties there is a single family dwelling, two duplexes and one triplex. Mr. Tardani has indicated 1011 and 1029 Denner Street are laid out as duplexes, but neither has been used as rental in the last few years as a duplex, so both have lost the legal nonconforming status. The rezoning would make this existing duplex conforming and allow for added dwelling units on two of the three other properties. 1405 Alamo Avenue would still remain legal nonconforming, but the rezoning would increase the number of unrelated adult occupants permitted in each unit.

The four parcels which are all part of this rezoning are quite large and vary in size from 15,000 square feet to 82,000 square feet. In comparison, the minimum required lot area for a residential single dwelling district lot is 4,500 square feet. Added density can be accommodated on these larger parcels.

The subject properties are bordered by Fairmont Park to the west, and four single-family dwellings along Alamo Avenue. To the south and east, are all single-family dwellings along the adjacent streets of Blakeslee and Denner Street. The residential zoning for this area is Residential- Single Dwelling District (RS-5) except for Fairmont Park and the north side of Alamo Avenue, which is Residential – Multi Dwelling District (RM-15).

Fairmont Park to the west is in the RD-19 District, which this rezoning would extend east to Denner Street. The rezoning better aligns these large lots for more intensive residential

use. Additionally, this would result in an increase in the number of unrelated adult occupants from a maximum of two in the RS-5 District to four in the RD-19 District.

STRATEGIC VISION ALIGNMENT:



Complete Neighborhoods - residential areas that support the full range of people's daily needs

Strategic Plan and Master Plan 2025 Impact:

This aligns with the Complete Neighborhood Strategy of the Strategic Vision by providing a variety of housing options in our community. Additionally, Mr. Tardani is participating in CDBG funding from the City of Kalamazoo to renovate properties on Denner Street, which will create long-term affordable rental properties.

The City's Master Plan 2025 Future Land Use Map identifies this area of Alamo Avenue and Denner Street as R-2, Medium Residential, which would support development of more intensive residential uses like duplexes.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) – the community will be made aware of the project.

Public Hearing Notices:

Notice of the public hearing was published in the Kalamazoo Gazette and notices sent to all property owners within 300 feet of the subject property on September 22, 2021.

Additional Outreach:

The applicant has reached out to surrounding residents to provide information about the proposed rezoning.

Engagement/Communication Tools:

Letters mailed out

FINDINGS:

The Planning Commission's role is to make a recommendation to the City Commission regarding the proposed zoning changes. When considering the request, the following should be considered per Chapter 8 of the Zoning Ordinance:

1. The extent to which the amendment is consistent with the Master Plan 2025 and Strategic Vision.

This rezoning request aligns with the Strategic Vision as it will result in the creation of additional housing units for the community. The rezoning aligns with the 2025 Master Plan - Future Land Use Map which designates this area as medium density residential.

2. The extent to which there are changed conditions that require an amendment.

The Master Plan 2025 has identified this area as being able to support more intensive residential development. Some of the existing dwellings were converted to duplexes years ago, but are currently not able to be legally used. This rezoning will result in the existing duplexes conforming to the zone district.

3. The extent to which the proposed amendment addresses a demonstrated community need.

The rezoning of these parcels supports the development of needed housing units in the community. This rezoning will allow for three added dwelling units.

4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and the appropriate district zone for the land, or the proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.

The rezoning will be compatible with adjacent residential zoning to the west and will only result in a modest density increase that will not be incompatible with surrounding single-family dwellings on Alamo, Denner and Blakeslee Streets.

5. The extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed rezoning extends the existing RD-19 District from Fairmont Park east to Denner Street. The properties involved in the rezoning are all large enough to accommodate additional parking required for additional dwelling units.

RECOMMENDATION:

It is recommended that the Planning Commission recommend approval of the rezoning request to the City Commission.



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo-city.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: Jacob Tardani		Mailing Address: 2330 S Park St	
City: Kalamazoo		State: MI	ZIP Code: 49001
Phone: (269) 873-4203	Email: jake@odysseyprops.com	Preferred Contact: ☒ Email ☒ Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name: (Same As Above)		Mailing Address:	
City:		State:	ZIP Code:
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 1405 Alamo Ave, 1029 Denner St, 1017 Denner St, 1011 Denner St Kalamazoo, MI 49006			
Parcel Identification Number(s): 06-16-114-001/06-16-114-003/ 6-16-113-001/06-16-118-001		Zone District (kalamazoo-city.org/maps): Douglas	
TYPE OF REQUEST			
☒ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☐ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description: Requesting rezoning of western side of Denner St, from 1405 Alamo Ave Kalamazoo, MI 49006 through 1011 Denner St Kalamazoo, MI 49006, from RS-5 to RD-19. All affected properties except 1017 Denner St are owned by J. Tardani, and the owner of 1017 Denner St has given written consent to this rezoning request. COK Master Plan supports Medium-Density Growth in this area, and the adjacent parcel 1108 Prairie Ave is presently RD-19. Approval of this request will enable the creation of additional affordable rental units with 1029 Denner St and 1011 Denner St operating as duplex long-term rentals.			
ATTACHMENTS			
☒ \$ 550 _____ Fee		☐ Completed Review Sheet	
☒ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: <i>Jacob Tardani</i>		Date: 9/8/2021	
Signature of Owner (if different than applicant):		Date:	



PLANNING COMMISSION

REZONING/TEXT AMENDMENT REVIEW SHEET

Please describe the rezoning or text amendment change: (may also provide on a separate sheet):

Review Criteria for Rezoning/Text Amendments

The Planning Commission will review all rezoning and text amendments using the following criteria. Please reach out to staff if you have any questions.

What is the purpose of the requested change?

How does the rezoning or text amendment align with the Master Plan 2025 and Strategic Vision?



Community Planning & Economic Development

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(269) 337-8026 • www.kalamazoo.org

Are there conditions which have changed that require this rezoning or text amendment?

How does the rezoning or text amendment change address a demonstrated community need?

How will the rezoning be compatible with existing and future land use surrounding the subject property?

Will the proposed rezoning or text amendment result in a logical and orderly development pattern?

9/28/2021

Denner St Rezoning Request

Over the past 9 years, creating restored, affordable housing from Kalamazoo's stock of blighted, distressed properties has become my greatest passion in life.

In the past two years, I've come to acquire several Denner St properties located near the corner of Denner St and Alamo Ave. Many of these houses were in distressed, uninhabitable condition upon purchase.

Two of the properties related to this request (1011 Denner St & 1029 Denner St) are presently laid out as duplex properties already, although the rental certifications have lapsed years ago; one of them is a certified, occupied rental triplex property, and the rest are single-family dwellings. The current zoning for these properties is RS-5.

This request comes largely from having been awarded the CDBG funding 'Notice to Proceed' from the City of Kalamazoo, to renovate 1028 Denner St (a Single-Family Dwelling) and 1029 Denner St (a Duplex) into long-term affordable rental properties.

My intent is to demonstrate the model of sustainably creating affordable housing that my company already implements on a private-entity basis, while setting the future stage for greater affordable housing collaboration with the City of Kalamazoo.

The following aspects support this request as a worthy rezoning candidate:

- An adjacent parcel to the West of this request (1108 Prairie Ave) is presently zoned RD-19.
- The Future Land Use map supports more intensive residential.
- The lot sizes on most of the properties affected by this rezoning request are considerably large – apx 100ft x 150ft on average, thus supporting potential new future developments.

Approval of this zoning request would enable us to renovate & rent out 1029 Denner St as a long-term committed affordable duplex rental property, maximizing the impact of this grant by creating a total of 3 long term rental units - versus 2, under current zoning constraints. It would further open dialogue for creating additional affordable housing units on these parcels in the future.

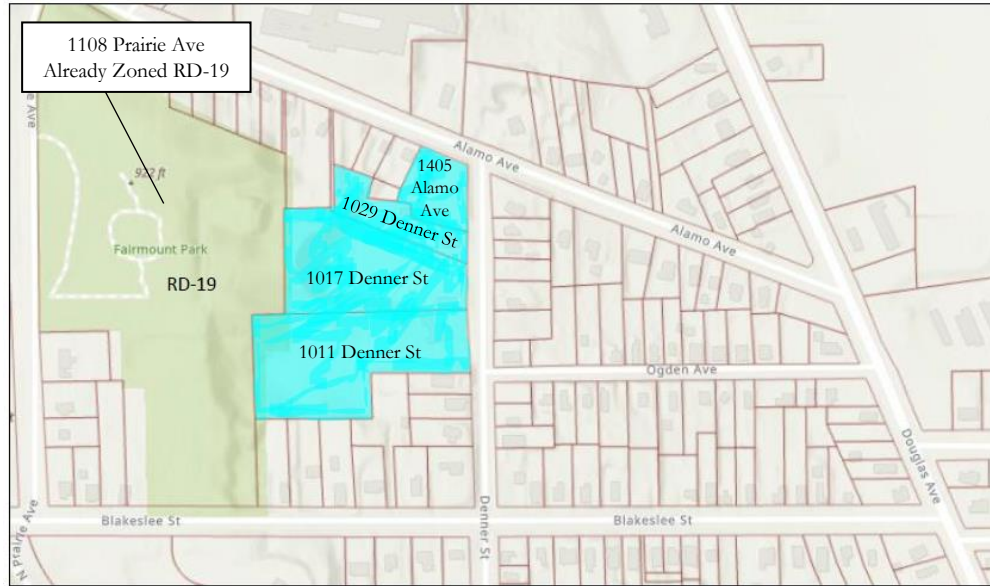
The City's review and consideration of this matter is greatly appreciated. I welcome your feedback, and I look forward to working with you to expand Kalamazoo's affordable housing offerings.

Warm Regards,

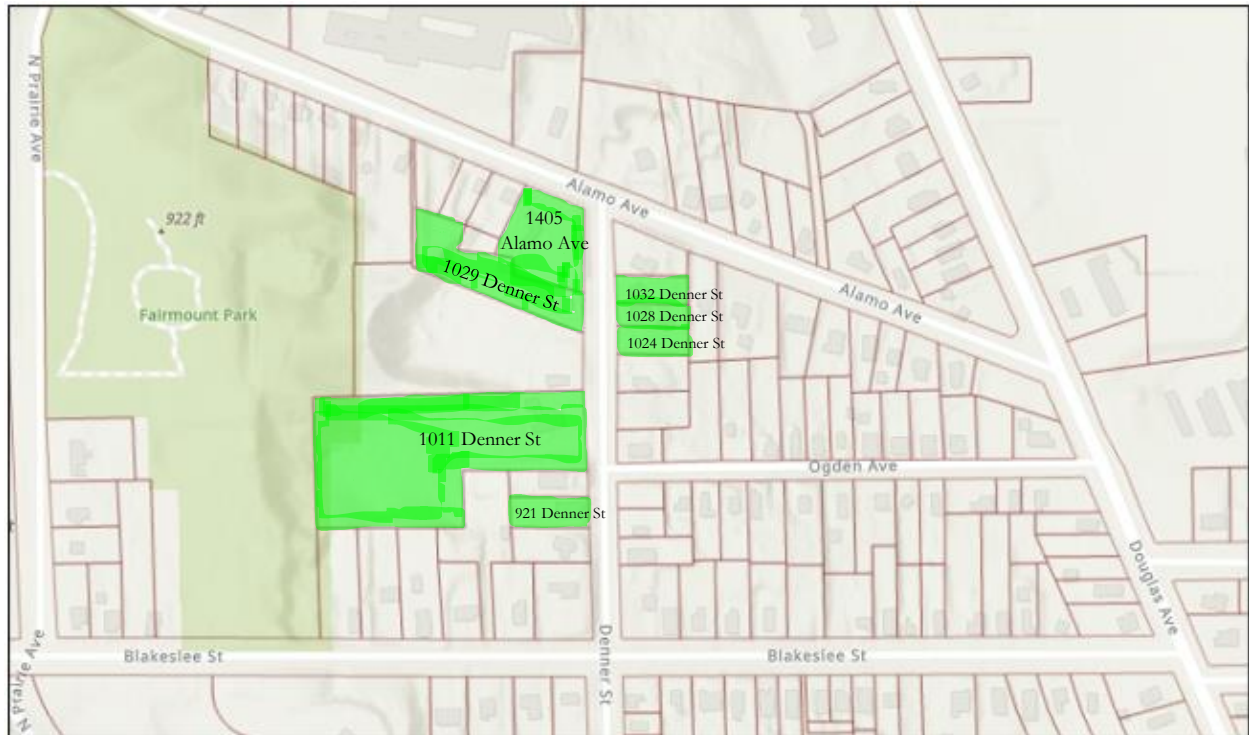
Jake Tardani
269.873.4203
jake@odysseyprops.com

Rezoning Request: 1405 Alamo Ave through 1011 Denner St Kalamazoo, MI 49006

Affected properties with this zoning request:



Nearby properties owned by applicant:



September 8, 2021
RE: Rezoning Request
Denner St, Kalamazoo, MI

To Whom It May Concern:

It has been brought to my attention that Jake Tardani has submitted a request to have the stretch of land alongside Denner St from 1405 Alamo Ave through 1011 Denner St rezoned from RS-5 (Single-Family Zoning) to RD-19 (Duplex Zoning), and that my property – 1017 Denner St Kalamazoo, MI 49006, shall be included in this rezoning request and, if granted, approval.

As a neighboring homeowner, I hereby give my permission and consent for this rezoning.



Signature

9-15-2021
Date

Audomaro Hernandez
Printed Name

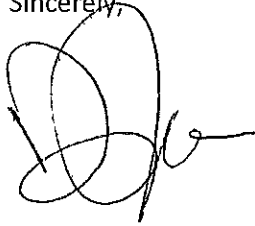
Owner of 1017 Denner St Kalamazoo, MI 49006

(269) 547-0165
Phone Number

To Whom It May Concern,

I am writing to express my support for the application to rezone 1011, 1017, and 1029 Denner Street and 1405 Alamo Ave (application PC #2021.14). My wife and I are homeowners at 1315 Ogden Ave, Kalamazoo and are understanding of the massive bottleneck in housing at the moment. The proposed change seems like an appropriate way to help ease the situation.

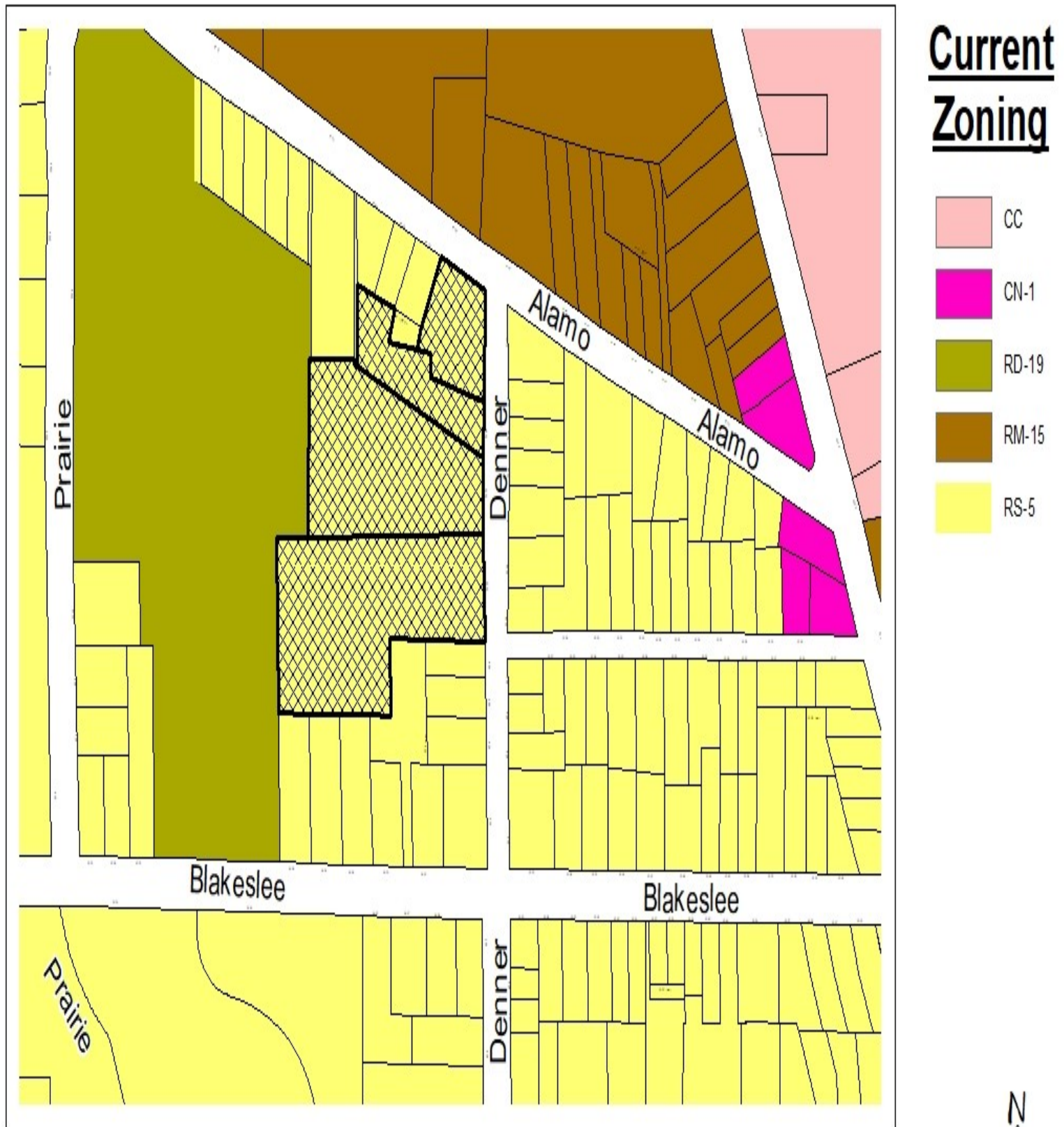
Sincerely,

A handwritten signature in black ink, appearing to be 'Drew Johnson', with a stylized, cursive-like script.

Drew Johnson

(269) 830-0201

P. C. #2021.14 - 1011, 1017, 1029 Denner Street and 1405 Alamo Avenue
 Rezone from Residential - Single Dwelling District (RS-5)
 to Residential – Duplex District (RD-19)



P. C. #2021.14 - 1011, 1017, 1029 Denner Street and 1405 Alamo Avenue
 Rezone from Residential - Single Dwelling District (RS-5)
 to Residential – Duplex District (RD-19)

0 100 200 400 Feet

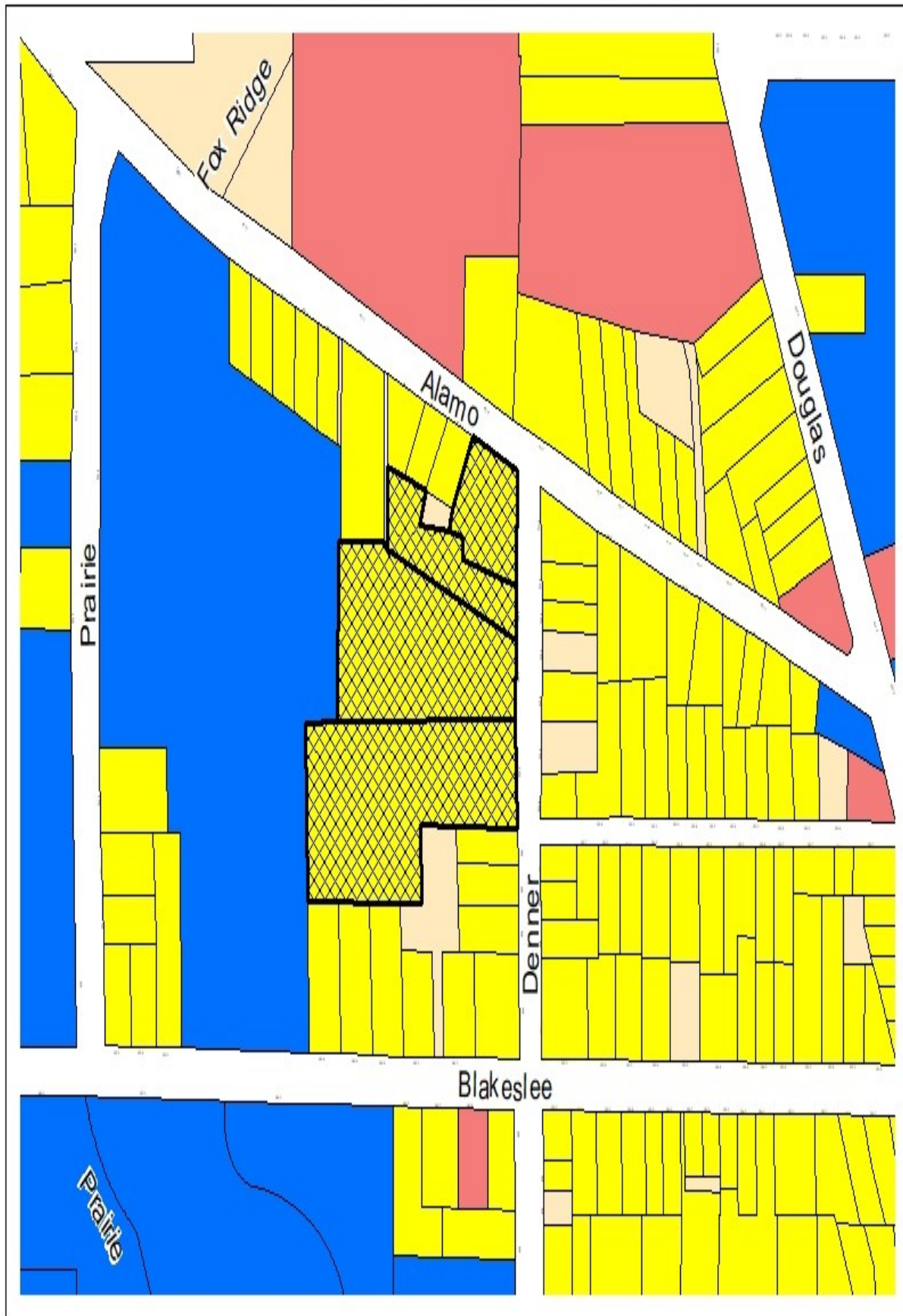
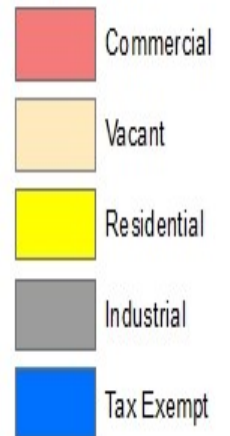


P. C. #2021.14 - 1011, 1017, 1029 Denner Street and 1405 Alamo Avenue
 Rezone from Residential - Single Dwelling District (RS-5)
 to Residential - Duplex District (RD-19)

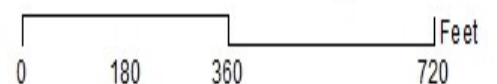
EXISTING LAND USE

Land Use

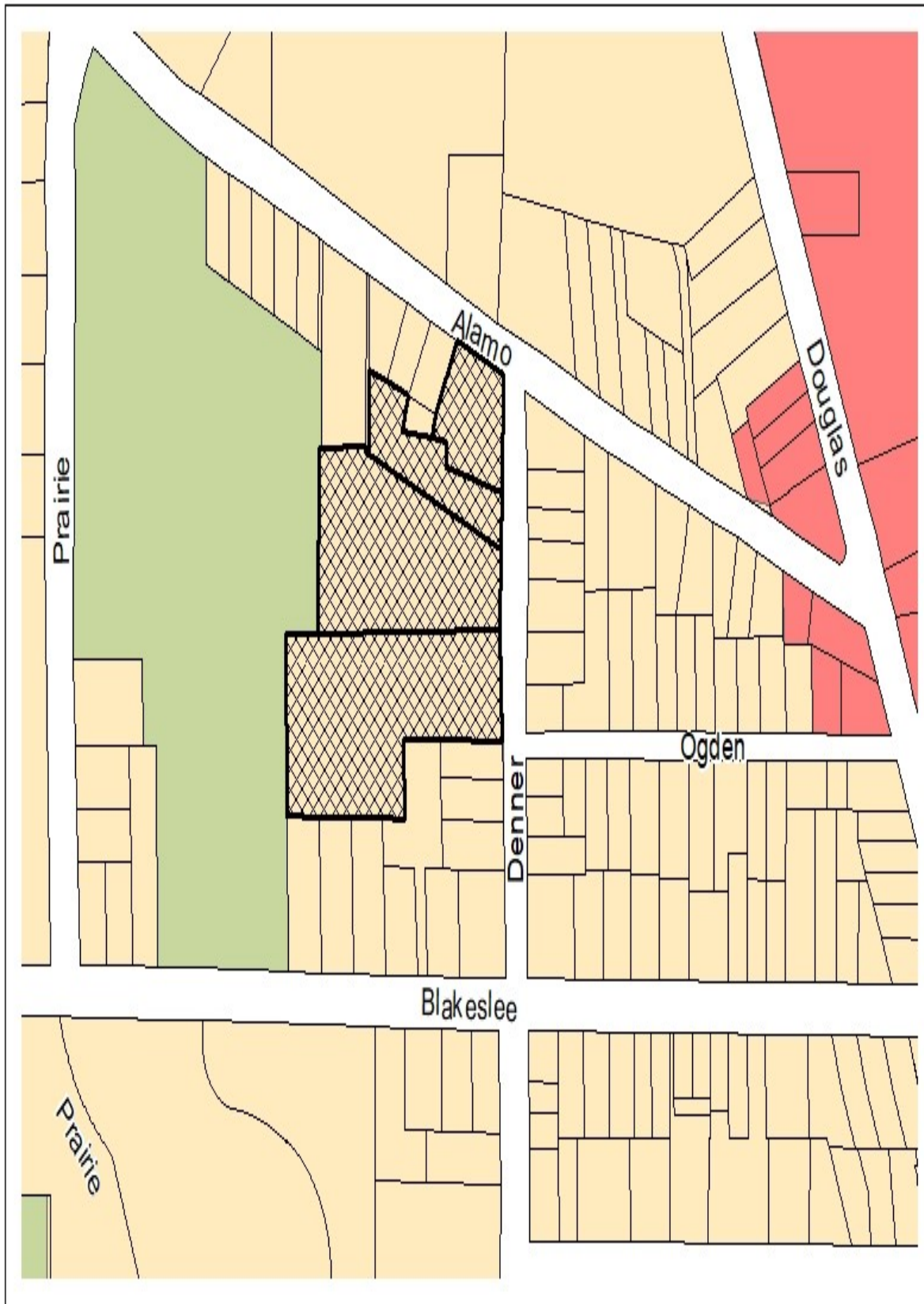
propclass



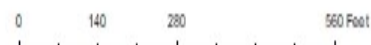
P. C. #2021.14 - 1011, 1017, 1029 Denner Street and 1405 Alamo Avenue
 Rezone from Residential - Single Dwelling District (RS-5)
 to Residential - Duplex District (RD-19)



P. C. #2021.14 - 1011, 1017, 1029 Denner Street and 1405 Alamo Avenue
 Rezone from Residential - Single Dwelling District (RS-5)
 to Residential – Duplex District (RD-19)



FUTURE LAND USE



P. C. #2021.14 - 1011, 1017, 1029 Denner Street and 1405 Alamo Avenue
 Rezone from Residential - Single Dwelling District (RS-5)
 to Residential – Duplex District (RD-19)

P. C. #2021.14 - 1011, 1017, 1029 Denner Street and 1405 Alamo Avenue
Rezone from Residential - Single Dwelling District (RS-5)
to Residential - Duplex District (RD-19)



P. C. #2021.14 - 1011, 1017, 1029 Denner Street and 1405 Alamo Avenue
Rezone from Residential - Single Dwelling District (RS-5)
to Residential - Duplex District (RD-19)

0 120 240 480 Feet





Planning Commission Staff Report

Date: **10/7/2021**

Item: **E.3.**

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: October 7, 2021

SUBJECT: P.C. 2021-15: 717 Riverview Drive. Deon McKinley is requesting a special use permit to expand an existing auto sales business, which is located in the Commercial - Mixed Use District.

BACKGROUND:

MVP Auto Sales, a pre-owned vehicle sales facility, has been in operation on this site since 2002. The site is improved with a 480 square foot office trailer and parking lot with vehicle parking for display of approximately 20 to 24 vehicles plus employee and customer parking. Deon McKinley, the owner, would like to replace the office trailer with a new 2,400 square foot building which would contain office space and three garage bays. The new building will provide space for cleaning and preparation of cars for advertising and more office space. The new building will be located where the current office trailer is located. Mr. McKinley has indicated all vehicles will remain parked on the pavement and a screening fence is planned for the area where auto parts will be stored outside the building.

To the north across Bridge Street is a retail establishment. Mr. McKinley owns the lot to the west and the vacant lot immediately to the south along Riverview Drive. To the east, across Riverview Drive, there are three homes and a former church. The area has a mix of restaurants, retail, auto-service-based businesses, and residential uses. Mr. McKinley stated that this use is like other automobile-oriented businesses along Riverview Drive, like: Red's Tire Sales, All Auto Glass, Muffler Man, Monroe Auto Service and AutoZone.

The Riverfront Overlay District was created in 2006 to protect the river, encourage mixed use development and encourage urbanistic design. The Commercial - Mixed Use District was established for the commercial areas of the overlay. Auto sales are not identified as a permitted use in the CMU District. Existing auto sales are identified as conforming uses in the Land Use Table which allows the continued operation, but any expansion requires a special use permit. Mr. McKinley is looking to enlarge the facility but not expand the business on to any adjacent lots along Riverview Drive. It should also be noted that this business expansion will require site plan review.

STRATEGIC VISION ALIGNMENT:



Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

Strategic Plan, Master Plan 2025 and Neighborhood Plan Alignment:

The Master Plan 2025 Future Land Use Map designates the subject property as Commercial. This designation promotes more intensive commercial uses serving these high traffic transit corridors.

This business does align with the Strategic Goal of Economic Vitality with a goal to help support the growth of local businesses. This also aligns with the Eastside Neighborhood plan which is looking to foster redevelopment and stabilize existing commercial uses in the corridors of E. Main and Riverview.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) – the community will be made aware of the project.

Public Hearing Notices:

Notice of the public hearing was published in the Kalamazoo Gazette and notices sent to all property owners within 300 feet of the subject property on September 22, 2021.

Additional Outreach:

The applicant will conduct outreach out to surrounding property owners on the project property owners regarding the proposed variances and the Eastside Neighborhood Association.

Engagement/Communication Tools:

The owner has talked directly with other business owners on Riverview Drive and the Eastside Neighborhood Association about the project.

FINDINGS:

The Planning Commission's role is to approve or disapprove special use permit requests based on the following criteria from Chapter 8 of the Zoning Ordinance. The staff's opinion of the level of conformance of the project with the criteria is provided in the bold text.

1. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone district(s) of surrounding lands.

This auto sales business is compatible with the surrounding land uses, which includes restaurants, businesses and several other auto-oriented service establishments and a few residences. The auto sales business has been at this location since 2002. This business expansion will not include adding any adjacent parcels to the business.

2. That the proposed special use complies with § 4.2: Use Standards of the Zoning Ordinance.

This project does comply with the standards of Chapter 4, Section 4.2, as it will have paved parking for all motor vehicles, the new building will have more than the minimum required office space and any auto parts stored outside on the property will be screened from view with a fence.

3. That the location and design of the proposed minimizes adverse effects, including visual impact of the proposed use on adjacent lands by: 1) avoiding significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance; 2) retaining, to the greatest extent possible, the natural features of the landscape where they provide a barrier or buffer between the proposed special use and adjoining lands; 3) locating buildings, structures, and entryways to minimize impact; 4) providing appropriate screening, fencing, landscaping, and setbacks.

The new building will be positioned where the existing office trailer is located. The site layout will remain roughly the same with the vehicles displayed along the Riverview Street frontage. There will be no vision obstructions at the street corner or any additional noise generated or other nuisances as a result of this business expansion. Screening and landscaping requirements will be evaluated in site plan review.

4. That the proposed special use minimizes environmental impacts, and conforms to all relevant environmental protection standards of this Ordinance, or any other state or federal laws.

No additional environmental impacts have been noted. This project is subject to site plan review, so storm water management will be reviewed at that time.

5. That there is adequate road capacity available to serve the proposed special use.

Yes, there is adequate road capacity for the auto sales business.

6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

Yes, there is adequate ingress and egress off of Bridge Street for the auto sales business.

7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.

The business is currently on city water and sewer and has all the necessary services to operate.

8. That the proposed special use is located and designed so that adequate access to the site is provided for fire, police, and EMS services.

The business has adequate emergency vehicle access.

9. That the proposed special use complies with the appropriate standards in Chapter 6: General Development Standards.

The standards of Chapter 6 for landscaping, conflicting land use screening, and the required dumpster enclosure will all be looked at in the site plan review.

10. The proposed special use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The proposed business expansion will comply with all standards of the Zoning Ordinance for the improvements being added to the property.

RECOMMENDATION:

Staff recommends approval of the special use permit to allow the expansion of the auto sales business in the CMU District.

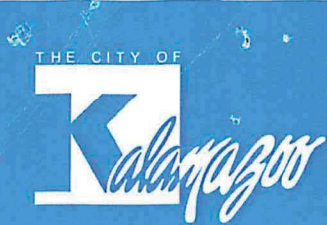


Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007
(269) 337-8026 • www.kalamazoo-city.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: Deon McKinley		Mailing Address: 2665 Greenland	
City: Kalamazoo	State: MI	ZIP Code: 49009	
Phone: 269-823-7095	Email: Dmckinley71@gmail.com	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.			
Name: Deon McKinley		Mailing Address: 2665 Greenland	
City: Kalamazoo	State: MI	ZIP Code: 49009	
Phone: 269-823-7095	Email: Dmckinley71@gmail.com	Preferred Contact: ☒ Email ☒ Phone	
PROPERTY INFORMATION			
Property Address(s): 717 Riverview Dr			
Parcel Identification Number(s): 06-14-156-015		Zone District (kalamazoo-city.org/maps): CMU	
TYPE OF REQUEST			
☐ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☒ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description:			
ATTACHMENTS			
☐ \$ 375.00 Fee		☐ Completed Review Sheet	
☐ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant:		Date: 09-05-2021	
Signature of Owner (if different than applicant):		Date:	



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PLANNING COMMISSION

SPECIAL USE PERMIT REVIEW SHEET

Please describe use which requires a special use permit: (may also provide on a separate sheet):

We run a pre-owned vehicle sales facility that's currently working in a old trailer that's been sitting there since the 80's. Putting up a new building will enhance the community, improve our sales, and create work for more consumers.

Review Criteria for Special Use Permit

The Planning Commission will use the following criteria to review Special Use Permits. Please reach out to staff if you have any questions.

Will the proposed special use be appropriate for this location and compatible with the character of surrounding land uses and the uses permitted in the zone districts?

The location is absolutely compatible and appropriate due to being in compliance for over 30 years. With a new building and garage attached, we'll be able to clean & inspect cars on site.

Does the proposed special use comply with the Use Standards of Chapter 4 and Chapter 50 for this land use?

- Vehicles parked on pavement or asphalt
- Screening fence around any autoparts storage or imperable vehicles outside.

Will the location and design of the special use reduce any negative impacts on surrounding lands with regard to: visual impact, parking and loading, odors, noise, glare, and vibration?

Yes it will reduce any negative impacts plus we are on a commercial main portal through town.

Does the location and design of the special use reduce undesirable effects, including visual impact of the proposed use on adjacent property by retaining some natural features of the landscape to provide a buffer between the special use and adjoining lands?

We will retain natural features of the landscape and contribute to the beautification of the area.

Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by locating buildings, structures, and entryways to reduce impact?

The location and design would definitely reduce any adverse effects or impact.

Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by providing appropriate screening, fencing, landscaping, and setbacks?

We will be providing the appropriate screening and fencing so that we reduce any adverse effects on adjacent property.

Will the proposed special use reduce environmental impacts, and conform to all environmental protection standards of this Ordinance, or any other state or federal laws?

We will comply in reducing any environmental impacts and follow all protection standards of this ordinance, or State and Federal laws.

Will there be adequate road capacity available to serve the proposed special use?

There is adequate road capacity available.

Will the proposed special use be designed to ensure safe ingress and egress onto the site and safe road conditions around the site?

The site will be very functionable with and safe as it is operating presently.

Will there be adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use?

There is currently adequate water, wastewater solid waste, park, police & fire facilities already in place.

Will the proposed special use be located and designed so that adequate access onto the site is provided for fire, police, and EMS services?

The site is currently located and designed for adequate access for emergency services.

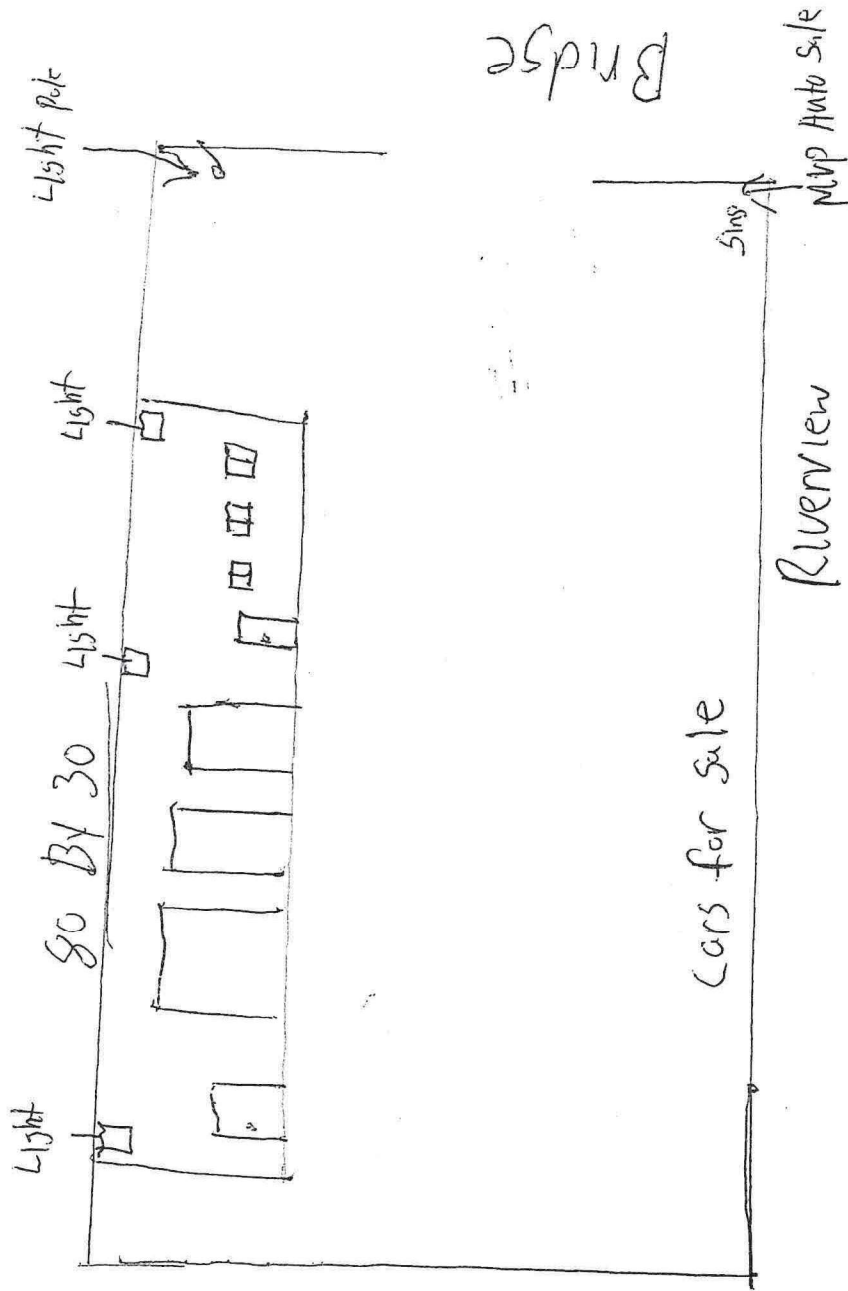
Does the proposed special use meet the appropriate standards in Chapter 6: General Development Standards?

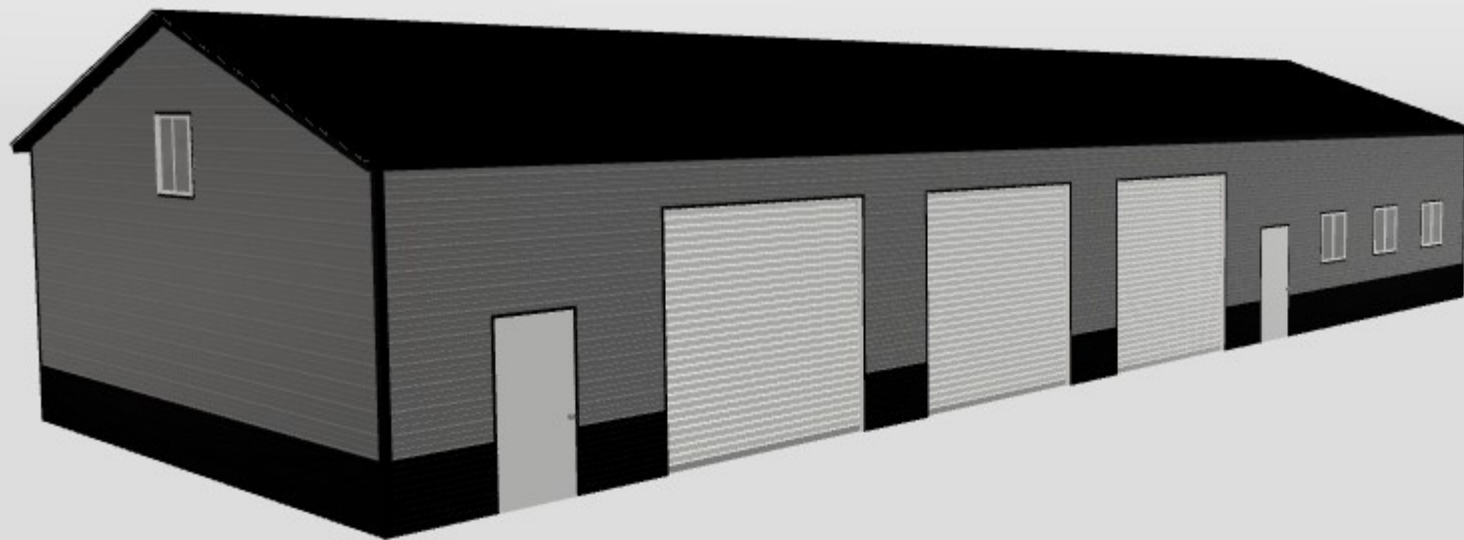
The site does meet these General Development Standards.

Does the proposed special use meet all standards imposed on it by all other sections of this Ordinance for use, layout, and general development characteristics?

The focus is replacing the building. The parking lot layout will remain roughly the same.

717 RiverView Improving the area





30' W x 80' L x 12' H
Approximate center clearance: 17'



From: [Pat Taylor](#)
To: [Eldridge, Peter](#)
Subject: [External Email] MVP
Date: Monday, October 4, 2021 1:32:24 PM

Happy Monday, Pete!
Hope all is well with you.

Just got off the phone with Mr. Dion McKinley - owner of MVP auto on Riverview Dr.

This email is being sent to you in support of Mr. McKinley's expansion plan. We discussed replacing the trailer with a constructed building and his future plans to pave the lot next to him to have his vehicles parked there.

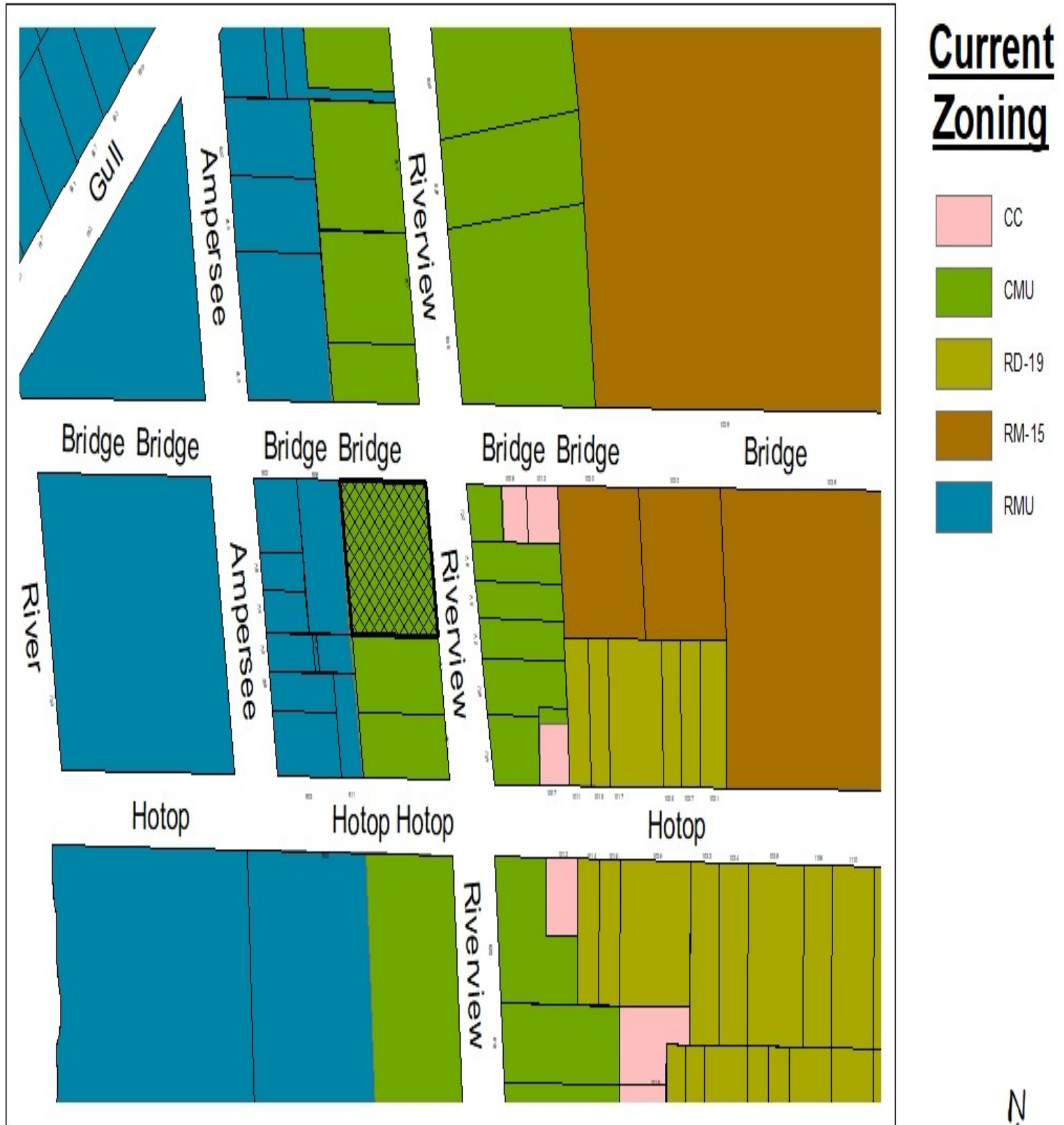
We (KENA) have no issues with his plans.

Thank you for taking the time to read this, and have a great day!



Pat Taylor
269.381.0700
1301 E. Main St

P. C. #2021.15 - 717 Riverview Drive
 Special Use Permit - Expansion of Auto Sales Business in the
 Commercial – Mixed Use District, Sub Area 6 of the Riverfront Overlay



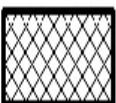
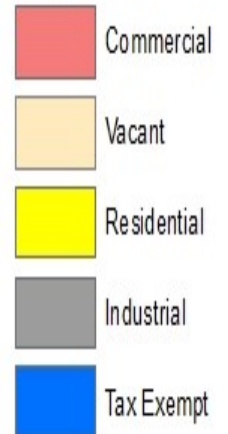
P. C. #2021.15 - 717 Riverview Drive

Special Use Permit - Expansion of Auto Sales Business in the
Commercial – Mixed Use District, Sub Area 6 of the Riverfront Overlay

EXISTING LAND USE

Land Use

propclass



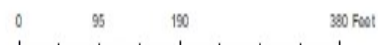
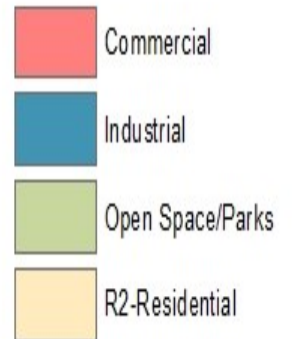
P. C. #2021.15 - 717 Riverview Drive
Special Use Permit - Expansion of Auto Sales Business in the
Commercial – Mixed Use District, Sub Area 6 of the Riverfront Overlay

0 95 190 380 Feet

P. C. #2021.15 - 717 Riverview Drive
 Special Use Permit - Expansion of Auto Sales Business in the
 Commercial – Mixed Use District, Sub Area 6 of the Riverfront Overlay



FUTURE LAND USE



P. C. #2021.15 - 717 Riverview Drive
 Special Use Permit - Expansion of Auto Sales Business in the
 Commercial – Mixed Use District, Sub Area 6 of the Riverfront Overlay



P. C. #2021.15 - 717 Riverview Drive
Special Use Permit - Expansion of Auto Sales Business in the
Commercial – Mixed Use District, Sub Area 6 of the Riverfront Overlay



P. C. #2021.15 - 717 Riverview Drive
Special Use Permit - Expansion of Auto Sales Business in the
Commercial – Mixed Use District, Sub Area 6 of the Riverfront Overlay

0 55 110 220 Feet



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

Year 2021	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Final Inspect.
	215 E Michigan Ave	Add residential units to 2nd floor	Inform Architecture	215 E Michigan Ave, LLC	7/1/2021	7/21/2021	7/21/2021	9/15/2021	\$250	10/20/2021	DDRC	Project Under Review		
2021.37	4200 Manchester	Building Addition	Continental Linen Service	Continental Linen Service	8/20/2021	9/1/2021	9/1/2021	9/12/2021	\$500	10/13/2021	NA	Project Under Review		
2021.36	345 W Michigan Ave (AKA 302 Academy)	Add residential units to 2nd floor	First Congregational Church	First Congregational Church	7/1/2021	7/28/2021	7/28/2021	9/12/2021	\$500	10/13/2021	DDRC	Project Under Review		
2021.35	2516 Miller	New Pole Building	Ingersoll, Watson & McMachen	2516 Site, LLC	6/28/2021	7/21/2021	7/27/2021	8/28/2021	\$500	9/29/2021	NA	Project Under Review		
2021.34	1430 Alamo	Reuse for Rehab Center	Wighman		NA	Reapplication of 2020 project delayed by Covid	3/25/2020	8/28/2021	\$250	10/6/2021	NA	Project Under Review		
2021.33	151 S Rose St	Cell Antenna Colocation	Pyramid	Gilmore Real Estate, LLC	6/9/2021	7/7/2021	7/7/2021	7/13/2021	\$250	8/18/2021	NA	Site Plan Approved	9/3/2021	
2021.32	527 Harrison St	A drive-thru to existing business	Mark Smutek	527 Harrison, LLC	2/3/2021	3/24/2021	3/24/2021	6/30/2021	\$250	8/11/2021	RiverFront Overlay	Project Under Review		
2021.31	2605 E Kilgore Rd	New Boiler Building	Zoetis	Zoetis	5/21/2021	6/16/2021	6/16/2021	7/13/2021	\$500	8/11/2021	NA	Project Under Review		
2021.3	3612 Miller Rd	New Manufacturing Bldg	James L Ware, Trustee	James L Ware, Trustee	2/18/2021	4/28/2021	7/14/2021	7/14/2021	\$500	8/11/2021	NA	Site Plan Approved	9/8/2021	
2021.29	813 W Kilgore Rd	Cell Antenna Colocation	T-Mobile/ Haley Law Firm, PLC	City of Kalamazoo	4/20/2021	5/5/2021	5/5/2021	6/29/2021	\$250	7/28/2021	NA	Site Plan Approved	7/29/2021	
2121.28	3821 Stadium Dr	AU Maihuana Consumption Lounge	Stonefield Engineering	Spartan Partner Properties, LLC	3/26/2021	4/14/2021	4/14/2021	6/24/2021	\$500	7/21/2021	NA	Project Under Review		
2021.27	1500 N Pitcher St	Building Demolition and Pitcher Street Overhead Crossing	Hurley & Stewart	Graphic Packagin International	4/29/2021	4/29/2021	5/12/2021	6/18/2021	\$250	7/14/2021	NA	Site Plan Approved	8/5/2021	
2021.26	519 W Willard	Cell Antenna Colocation	T-Mobile/ Haley Law Firm, PLC	Cellico Partnership	5/4/2021	5/19/2021	5/19/2021	6/10/2021	\$250	7/7/2021	NA	Site Plan Approved	7/19/2021	
21021.25	3521 E Cork St	New Building for Moving Business	Nederveld, Inc.	HKH Properties	3/15/2021	3/31/2021	3/31/2021	6/10/2021	\$500	7/14/2021	NA	Site Plan Approved	9/24/2021	
2021.24	432 W Paterson	Trailer Storage Lot	Hurley & Stewart	Spur Development, LLC	4/29/2021	5/12/2021	5/12/2021	6/9/2021	\$250	7/7/2021	NA	Project Under Review	9/14/2021	
2021.23	511 W Paerson	Trailer Storage Lot	Hurley & Stewart	Spur Development, LLC	4/29/2021	5/12/2021	5/12/2021	6/9/2021	\$250	7/7/2021	NA	Project Under Review	9/14/2021	
2021.22	121 E South Street	Adult Use Marihuana Retailer	William A Kibbe & Associates, Inc.	Peregrine-International, LLC	4/16/2021	5/5/2021	5/5/2021	6/5/2021	\$250	7/7/2021	DDRC	Site Plan Approved	7/29/2021	
2021.21	500 W Crosstown Pkwy	Marihuana Safety Compliance	Bosch Architecture	Frank Newman Enterprises, LLC	4/27/2021	5/19/2021	5/19/2021	5/27/2021	\$250	6/30/2021	NA	Project Under Review		
2021.2	1206 E Crosstown Pkwy	Safety Compliance Center	HCD Properites, LLC	BMR Real Property Management, LLC	4/7/2021	5/5/2021		5/19/2021	\$250	6/30/2021	NA	Site Plan Approved	8/16/2021	
2021.19	2036 Olmstead	Rebuild Pole Buildings	Schupan and Sons, Inc	Schupan & Sons, INC	12/10/2020	12/30/2020	12/30/2020	4/28/2021	\$500	6/23/2021	NA	Project Under Review		
2021.18	2734 Miller Rd	Marihuana Microbusiness	Inform Architecture	Frostiez Farms, LLC	3/30/2021	4/21/2021	4/21/2021	5/17/2021	\$250	6/23/2021	NA	Site Plan Approved	8/12/2021	
2021.17	266 E Michigan Ave	Add apartments to building	266 Michigan Ave LLC	266 Michigan Ave LLC	3/26/2021	4/7/2021	4/7/2021	5/21/2021	\$500	6/23/2021	DDRC/ HDC	Site Plan Approved	8/5/2021	
2021.16	2411 Parkview Ave	Storage Building - Kzoo Books	Gloria Tiller	Gloria Tiller	4/6/2021	4/28/2021	4/28/2021	5/5/2021	\$500	6/9/2021	NA	Site Plan Approved	7/19/2021	
2021.15	1009 Stockbridge	Change of Use to Community Center	CSM	Urban Alliance	2/22/2021	3/3/2021	3/3/2021	5/6/2021	\$250	6/9/2021	NA	Site Plan Approved	9/8/2021	
2021.14	4037 S Westnedge	AU Marihuana Retailer	QPS Holdings, LLC	Denins Starbuck	4/2/2021	4/28/2021	4/28/2021	5/5/2021	\$250	6/9/2021	NA	Site Plan Approved	6/21/2021	
2021.13	3630 Gull Road	AU Marihuana Retailer	Viridis Design	M & N Development Co.	3/4/2021	3/24/2021	3/24/2021	5/4/2021	\$500	5/26/2021	NA	Site Plan Approved	7/8/2021	

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

Year 2021	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Final Inspect.
2021.12	303 E Cork St(Multiple Parcels)	Allied Cleanup Site	Tetra Tech	Lyondell Environmental Trust	3/19/2021	4/7/2021	4/7/2021	4/30/2021	\$250	5/26/2021	NA	Site Plan Approved	5/27/2021	
2021.11	610 E Cork	New Building - Gillespie Maintenance	Gar Gillespie	Gillespie Garnett, Rev. Trust	3/17/2021	3/24/2021	3/24/2021	4/14/2021	\$500	5/12/2021	NA	Site Plan Approved	6/9/2021	
2021.1	3110 Oakland Dr	New Credit Union / Mixed Use Bldgs	Bosch Architecture	Consumers Credit Union	11/30/2020	12/30/2020	12/30/2020	3/31/2021	\$500	4/28/2021	NFP	Project Under Review		
2021.09	601 Portage	Adult Use Marihana Retailer/ Grower/ Processor	Yuma Way, LLC	601 Holdings, LLC	1/19/2021	1/27/2021	1/27/2021	3/30/2021	\$250	4/21/2021	Southtown	Site Plan Approved	5/24/2021	
2021.08	1211 S Westnedge	Change of Use to Dwelling Units (Apartments)	Inform Architecture	Bavasar, LLC	2/11/2021	2/17/2021	2/17/2021	3/18/2021	\$250	4/14/2021	HDC	Site Plan Approved	7/30/2021	
2021.07	104 & 110 N Drake	Adult Use Marihana Retailer	Rair, INC	Echelon Real Estate, LLC	1/20/2021	2/10/2021	2/10/2021	2/22/2021	\$500	3/17/2021	NA	Site Plan Approved	6/7/2021	
2021.06	1203 Fourth Street	Marihuana Grow	Friends of the Garden, LLC	Nielsens LLC	10/6/2020	11/18/2020	11/18/2020	2/9/2021	\$250	3/17/2021	NA	Site Plan Approved	5/11/2021	
2021.05	303 Balch	Funeral Home Redevelopment	Intersect Studios	Echols, LLC	8/21/2020	9/9/2020	11/13/2020	1/27/2021	\$500	2/24/2021	NA	Site Plan Approved	4/29/2021	
2021.04	508 Harrison	Apartment Development with Commercial pad sites	Byce and Associates	City of Kalamazoo Brownfield Authority	10/15/2020	12/2/2020	12/2/2020	1/21/2021	\$500	TBD	NA	Revision Required for Scheduling		
2021.03	924 Russell	Rebuild of Edison School	Tower Pinkster	Kalamazoo Public Schools	10/2/2020	10/28/2020	10/28/2020	1/15/2021	\$500	2/17/2020	NA	Project Under Review		
2021.02	1709 Fraternity Village	Fraternity House	Hurley and Stewart	1701 Fraternity Village, LLC	11/18/2020	12/2/2020	12/2/2020	1/8/2021	\$500	2/3/2021	NA	Site Plan Approved	3/4/2021	
2021.01	1628 E Main St.	Pocket Park	Kalamazoo Land Bank	Kalamazoo Land Bank	9/18/2020	9/30/2020	9/30/3030	1/8/2021	\$250.00	2/3/2021	NA	Site Plan Approved	2/11/2021	
							Total:		\$13,250.00					

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