

Roll Call

The Kalamazoo City Commission met as a Committee of the Whole on Monday, August 1, 2022 at 5:00 p.m. in the City Commission Chambers at City Hall.

COMMISSIONERS PRESENT:

Mayor David Anderson
Vice Mayor Don Cooney
Qianna Decker
Jeanne Hess
Stephanie Hoffman

COMMISSIONERS ABSENT:

Esteven Juarez
Chris Praedel*

Also present were City Manager Jim Ritsema, City Attorney Clyde Robinson, and City Clerk Scott Borling.

Commissioners Excused

Commissioner Hess, seconded by Commissioner Decker, moved to excuse the absences of Commissioners Juarez and Praedel.

Public Comments

An opportunity was given for general public comments, but no comments were offered.

In-Person Comments

Ben Stanley, City resident, state he had a “hit” on him by his neighbor’s boyfriend. Stated it was not acceptable, and the City was not doing anything about it. The dog loves me, but you turned that into a weapon against me.

Call-In Comments

None

*Commissioner Praedel arrived at 5:05 p.m.

2022-00

Presentation: the
Commercial Zoning
Review Project

City Planner Christina Anderson delivered a presentation entitled *Zoning Code Update Presentation, August 2022*. A copy of the slides from this presentation was filed with the papers for the meeting.

In response to questions and comments from City Commissioners, City Planner Anderson provided the following information:

- the Southtown District was a design guideline district that formed a crescent around the southern side of downtown.
- the Downtown and Southtown Design Districts would go away because the new downtown zoning districts were form-based districts, which eliminated the need for separate design guidelines.
- in the past, zoning was used to segregate uses and people, which was both good and bad. Currently the focus of zoning was to make communities livable, where people could find the resources to meet their needs within a 15- or 20-minute walk from their homes.

- the City implemented best practices for inclusivity by having a community vision (Imagine Kalamazoo 2025) and following community input at each incremental step.
- regarding the proposed commercial zoning districts, slide #10 from the presentation illustrated that criteria would be needed to map the old districts onto the new districts, because there would not be a 1:1 transfer. The criteria to be used included considerations of the business market area (national, regional, local), whether an area was auto oriented versus pedestrian oriented, the scale/size of parcels and buildings, the street type, and the proximity of commercial parcels to residential areas.
- zoning should set the table for development and not create added barriers. There were three categories of uses: permitted uses (no additional rules or necessary approvals); permitted uses with design standards (additional design rules but no additional approvals); and special uses (additional approvals required). The City was moving the Zoning Code in the direction of fewer special uses to reduce the instances where additional approvals were needed.

Commissioner Decker thanked City Planner Anderson and expressed hope that the redesigned commercial zoning districts would eliminate barriers for businesses.

Mayor Anderson thanked City Planner Anderson for her presentation and offered remarks on the implementation of the master plan and the usefulness of a big-picture orientation for Commissioners who found themselves dropped into the middle of a multi-step, multi-year process.

An opportunity was given for comments from City Commissioners, but no comments were offered.

The meeting adjourned at 5:38 p.m.

Scott A. Borling
City Clerk

Approved by the City Commission on: _____

2022-00

Presentation: the
Commercial Zoning
Review Project (cont'd)

Commissioner
Comments

Adjournment