

Agenda

Planning Commission

City of Kalamazoo



Thursday, February 2, 2023

7:00 PM

City Commission Chambers – 241 West South Street

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 December 1, 2022

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. 2023.01 A Request for a Special Use Permit at 3651 East Cork Street to allow Outdoor Sales & Service Use.

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report: Restarting Commercial Focused Zoning Code Update
2. Site Plan Reports

H. PUBLIC COMMENTS

I. CITY COMMISSION LIASON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
December 1, 2022
DRAFT

Members Present: David Burgess; *Shardae Chambers; Gregory Milliken, Chair; **Michael Harrison; Brian Pittelko; Sakhi Vyas, Vice Chair; James Pitts

Members Excused: Mariah Phelps; Jennifer Swan

City Staff: Pete Eldridge, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Chris Praedel, City Commissioner; Charlie Bear, Assistant City Attorney; Zach DuMont, AmeriCorps Service Member; James Baker, Public Services Director

A. CALL TO ORDER/ROLL CALL

Commissioner Milliken called the meeting to order at 7:00 p.m.

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

B. ADOPTION OF FORMAL AGENDA

Commissioner Burgess, seconded by Commissioner Vyas, moved approval of the December 1, 2022, Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Pittelko, seconded by Commissioner Burgess, moved approval of the September 1, 2022 minutes as presented. With a voice vote, the motion carried unanimously.

Commissioner Burgess, seconded by Commissioner Pitts, moved approval of the November 3, 2022, minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

None.

E. PUBLIC HEARINGS

1. P.C. #2022.11: 3650 Alvan Road. 3650 Alvan Road LCC is requesting to rezone the west 1.6 acres of the parcel from the Commercial - Community District (CC) to the Manufacturing- Limited District (M-1).

Mr. Eldridge shared that this property is a 3.5 acre parcel that is situated between Sprinkle Road and Saidla/Alvan Roads. In 2018 this property along with 36 other properties were all rezoned from M-1 to CC. Mr. Eldridge said that the Sprinkle Road interchange had developed into more of a commercial hub. Mr. Tom Farrell and his company purchased this property in 2018 not long before that rezoning occurred.

Last year Mr. Farrell asked about doing something different with the west part of this property to allow for flexibility of development. Mr. Eldridge said they reviewed the area and found that rezoning a portion of this property would not go against the development of land uses in the area. He showed pictures of the property and surrounding areas and he reviewed the zoning and future land use maps. Mr. Eldridge said that the portion of the property that Mr. Farrell desires to rezone is roughly 340 feet. Notices of the public hearing were sent to property owners and occupants within 300'. Mr. Farrell reached out to neighboring businesses to explain his application. Mr. Eldridge stated that Mr. Farrell eventually desires to build a marihuana grow facility on this site. He reminded Commissioners to look at how this request can extend the M-1 district without impacting the commercial zoning around it. Mr. Eldridge encouraged them to think about if light industrial uses will fit in that area. He explained the rationale for staff recommendation. Mr. Eldridge said that Alvan and Saidla Roads were originally envisioned as an industrial area. He shared that if the 340 foot portion is rezoned, it will be adjacent to a trucking business to the west. This would be considered a light manufacturing use. Ordinances are in place for screening, noise, odor, vibration, so there are protections there for commercial uses nearby. This zoning alignment allows more opportunity for economic development of this portion of property. This portion of the property has limited visibility from Sprinkle Road. Staff is recommending that the Planning Commission recommend approval to the City Commission of this rezoning.

*Commissioner Chambers entered the meeting during Pete Eldridge's presentation.

Commissioner Pittelko wondered why a grow operation would be considered manufacturing not agricultural, or why it wouldn't fit under normal commercial zoning. Mr. Eldridge said that the M-1 district allows for expansive agricultural, and most grow facilities are inside requiring large buildings similar to manufacturing buildings. He looked at the use table and commented that the agricultural category is focused more heavily on the manufacturing district.

**Commissioner Harrison entered the meeting as Commissioner Pittelko was asking questions.

Commissioner Vyas asked whether a special use permit had been considered for this situation. Mr. Eldridge said it was not discussed because the plan was to divide the property. It would be a completely separate development.

Commissioner Milliken asked if Millwood had done a neighborhood plan? Mr. Eldridge said they had not.

Mr. Patrick Lennon, Attorney for Mr. Farrell, came forward to address the application. He shared that the portion of property to the east is developed as The Refinery which is a marihuana retailer. They only desire to rezone the westerly third of the property. Mr. Farrell would like to establish an industrial use on that portion of the property. Mr. Lennon said that portion of the property is not suitable for commercial. There is no frontage on Sprinkle Road - no visibility, no easy access. They believe it is best suited as an industrial property. Mr. Lennon confirmed that his client is thinking about establishing an indoor marihuana grow facility and the M-1 zoning would allow him to do that. Mr. Lennon outlined some unique characteristics for this request: 1) the property was originally zoned M-1 and was rezoned to CC with several other properties; 2) Landowners could reach out at that time to ask that their properties not be included in the rezoning; 3) If staff had been aware of a grow facility possibility for this land, the applicant believes they would have withdrawn it themselves; 4) The property wasn't rezoned in 2018 for a specific purpose. Mr. Lennon argued that this portion of the property is more suited to be industrial. If a grow facility is put there, it would be in close proximity to another marihuana use. Mr. Lennon indicated it would be good to concentrate the uses where neighbors are already familiar with it. Mr. Farrell is also a proven operator. He has an existing marihuana facility that has been in operation for three years - no compliance issues,

established track record, good neighbors. Mr. Lennon stated that they feel they have met the criteria of the ordinance for this rezoning, and they don't believe the property is developable as a commercial use.

Commissioner Milliken opened the public hearing.

Mr. Tom Farrell came forward and said he and his son opened The Refinery in 2019. He shared that they've been in good standing with the City. The Economic Development Corporation has looked to them as one of the better licensees - donating, helping out the Northside, hiring Kalamazoo employees, being locally owned and helping local businesses. Mr. Farrell said they would like to develop this area into a grow operation. He thought it would be good for them to have the grow right next to the dispensary.

Phone comments:

Ms. Tina McClinton called and asked about sewers and storm drains in the Southtown neighborhood. She noted that they are staking property lines and putting flags around trees in their neighborhood green space. Ms. McClinton voiced that there are marihuana establishments everywhere in Kalamazoo and there's no need for more.

Commissioner Milliken closed the public hearing.

Commissioner Vyas asked if there was a special process for splitting parcels and then rezoning. Mr. Eldridge said they are two separate processes. Mr. Farrell has done the survey work in advance. They could have moved forward with the rezoning and not had the survey work done. Commissioner Vyas clarified that she was asking for voting purposes. Mr. Eldridge said the vote was just on the rezoning.

Commissioner Burgess asked if they needed to put anything in the motion pending the change of land division. Mr. Eldridge said they didn't need to include that in the motion. Commissioner Burgess clarified that it was no problem to have one parcel zoned two things. Mr. Eldridge said that if the rezoning gets approved through the City Commission, the development will move on to Site Plan Review. They would require the land division take place in order to get Site Plan approval.

Commissioner Milliken shared that when parcels are split zoned, the zoning goes to the category that is the majority of the parcel. Mr. Eldridge added that the predominant zoning of this parcel would be considered CC so they wouldn't be able to have an industrial use until the parcel was split.

Mr. Eldridge stated that the marihuana ordinance says that grow operations have to be in a manufacturing zone district. That was the reason no Special Use was pursued.

Commissioner Chambers asked why they decided to do this change now. Mr. Farrell said they just want the businesses there together. They have a processor business on Miller Road and a small grow in Paw Paw. He said they are spending \$75,000 per year to transport product. Having the grow right there would save a considerable amount of money. Commissioner Chambers asked what safety measures would be added if this was approved. Mr. Farrell said they already have security for the off hours because they have been robbed twice. They will also be adding a parking lot with lighting for the safety of their employees. Mr. Farrell added that they have 32 cameras inside and outside of the building.

Commissioner Pitts wondered about having the grow facility and dispensary close together when the ordinance states that what they grow has to go to a lab. Mr. Farrell said they are required to send samples to a lab for testing. However, a grow can sell directly to a dispensary if they're just selling the flower.

Commissioner Burgess, seconded by Commissioner Pitts, made a motion recommending approval to the City Commission of the rezoning from CC to M-1 of the west 1.6 acres of 3650 Alvan Road.

Commissioner Burgess commented that they are not there to approve the specific use, but they are there for a zoning request. He believed that because the parcel is adjacent to other manufacturing areas, it is logical that it could be manufacturing or commercial. Commissioner Burgess thought the change made sense. He said the biggest thing for him was its compatibility with existing and proposed uses surrounding the subject land.

Commissioner Vyas said she would normally want to wait until it was in the process of site plan review. However, because the property is owned by the same firm, there is a plan in place, and the vision aligns well with the surrounding area, it seems like a logical change.

Commissioner Milliken agreed that they needed to focus on the zoning district and not the specific use. It could be used for anything in M-1, or it could be sold. He indicated that when he first looked at the packet, he wasn't thinking that favorably of the request. Once he drove around the area, he saw that the character of the area is not very commercial. The character changes as far as access and uses. Commissioner Milliken said he was on the Planning Commission in 2018 and approved that zoning. That type of macro level rezonings are not unique. He hoped that when they looked at the next Imagine Kalamazoo, and when Milwood does a neighborhood plan, they can take a more granular look at the area. Commissioner Milliken stated that while it does not meet the Future Land Use plan, it meets the spirit of the Master Plan and some of the other goals.

Commissioner Burgess added that when he looked at the property, he noticed there is a natural buffer – there is an elevation change you can't see on the map. That could be useful for separation as well.

A roll call vote was taken, and the motion passed unanimously.

2. P.C. #2022.12: 435, 436 and 439 Westnedge Court. Odyssey Properties LLC is requesting to rezone these lots from Residential - Multi Dwelling District (RM36), Commercial - Neighborhood District (CN-1), and Commercial - Office District (CO) to Residential - Multi Dwelling District (RM-36).

Mr. Eldridge said that these three properties have overlapping zone districts. This situation came to light through the financing of the properties and whether they were conforming or nonconforming to zoning. Mr. Eldridge showed pictures of the properties and surrounding areas. All three were built between 1910 and 1918. Two of them are duplexes. He said there is not a lot of parking with these properties, but there is a commercial building with a parking lot where spaces have been leased to address the tenant needs. The use of the area is predominantly residential. The zoning of the area is predominantly commercial which makes the residences non-conforming. Mr. Eldridge said that the Future Land Use map identifies the parcels as residential. The request is in direct alignment with the Future Land Use map. Staff sent notices out to property owners and occupants on November 16. Mr. Tardani reached out to the Vine neighborhood. Mr. Eldridge said he heard from them, but they had no comment either way - no issues with the rezoning. He reviewed the staff rationale for recommendation: 1) These three lots have overlapping zone districts; 2) The existing uses don't align with commercial zoning; 3) Rezoning will be in step with the Future Land

Use; 4) Rezoning aligns with the Complete Neighborhood goal of the Strategic Vision; 5) RM-36 district is compatible with the surrounding land uses; and 6) Rezoning will encourage future investment in the two duplexes and one single family home and the Vine Historic District.

Mr. Jake Tardani, applicant, came forward to speak to the request. He recounted some of his personal history which made him interested in being a landlord in Kalamazoo. Housing has become an important thing to him. He has bought 37 City of Kalamazoo homes - restoring 31 of those and parting with 6 of them. In the process of working on refinancing, it came to light that in the event of a loss of 50% or greater, the duplexes could not be rebuilt. This rezoning would allow rebuilding if there was a loss.

Commissioner Milliken opened the public hearing.

No public comments.

Commissioner Milliken closed the public hearing.

Commissioner Pittelko, seconded by Commissioner Vyas, motioned to recommend approval to the City Commission to rezone these lots from Residential - Multi Dwelling District (RM36), Commercial - Neighborhood District (CN-1), and Commercial - Office District (CO) to Residential - Multi Dwelling District (RM-36).

Commissioner Pittelko thought that the rezoning made a lot of sense. It will create a nice, clean, conforming land use.

Commissioner Milliken thought it was nice to take these opportunities to clean up the zoning map. It is in conformance with the zoning ordinance and the Master Plan.

A roll call vote was taken, and the motion passed unanimously.

F. DISCUSSION/ACTION ITEMS

1. P.C. #2022.13: Capital Improvement Plan. Request by Community Planning & Economic Development to review the 2023 C.I.P.

Commissioner Milliken shared that the Capital Improvement Plan (CIP) comes to the Planning Commission as a way to connect capital improvements with the Master Plan. Their role is to review it and recommend it to the City Commission.

Mr. James Baker, Public Services Director, highlighted the process and work that goes into the CIP. He recognized the people, departments, boards, and Commissions that pulled information together and supported this work. Mr. Baker explained that the CIP is broken out by fund: general fund, major streets, local streets, water, and wastewater.

Mr. Baker also highlighted some specific projects included in the CIP.

General fund projects

- Farmer's Market event building
- Park improvements
- IT equipment & infrastructure
- Heavy equipment
- Fleet
- Public Safety fire apparatus

Major/Local streets

- Kalamazoo Avenue two-way conversion (design continues)
- Michigan Avenue two-way conversion (design begins)
- Reconstruction of portions of Westnedge Avenue and Whites Road
- Academy Street culvert replacement
- Inkster Bridge
- Ransom Street
- Paterson Bridge reconstruct

Wastewater

- Tertiary process upgrade
- Motor control center upgrades
- Ransom interceptor replacement
- John Street siphon replacement
- Sewer trenchless rehab program
- GPI effluent service realignment.

Mr. Baker mentioned the odor control improvements in the treatment plant. He encouraged people to visit the odor task force website. Mr. Baker said it has real time monitoring and tracking of odors. He said they will continue to reroute Graphics Packaging's wastewater discharge line from their clarifier to the City.

Drinking water

- Lead service line replacements
- Treatment plant station improvements
- System reliability improvements
- Corrosion control optimization
- North Kalamazoo LSLR Project.
(Mr. Baker showed the map of the lead service line replacement project.)
- Replace Station #5 (two-year buildout).

Commissioner Chambers asked about the Paterson Bridge and the work on the Kalamazoo River. Director Baker said the EPA is working in the river. The City will coordinate with them to make sure they will not be in each other's way. Commissioner Chambers asked about replacements for residential pipes vs City

pipes. Director Baker clarified that the City replaces the line from the water main to all the way inside the home. Lines that could be in your house (for example: basement to the second floor or horizontally in the basement) would be the responsibility of homeowner.

Commissioner Harrison, seconded by Commissioner Chambers, made a motion to recommend to the City Commission approval of the 2023 CIP.

Commissioner Harrison appreciated the work that has been put in to update the City. He appreciated the communication, cooperation, and participation of the City and its residents in this process.

Commissioner Milliken thought the CIP was clearly in line with Imagine Kalamazoo. He appreciated the collaboration and hard work that had gone into it. Commissioner Milliken was happy to see the City investing in its infrastructure.

A roll call vote was taken, and the motion passed unanimously.

G. REPORTS:

1. City Planner's Report

Mr. Eldridge showed the schedule of meetings for 2023. He reported they would cancel the January 5 meeting as there were no pending applications. Mr. Eldridge indicated that when putting together the meeting schedule they look at the public schools break times as well – Christmas, New Year's, and spring break.

Mr. Eldridge shared that Planner Anderson would talk more about upcoming projects at the February meeting. He mentioned sign ordinance amendments, screening and landscaping amendments, and an initiative to do rezoning along commercial corridors to align zoning with existing land use.

Mr. Eldridge announced that he will be transitioning into a new job of Zoning Administrator. He also shared that Planner Anderson had become Deputy Director of Community Planning and Economic Development.

2. 2022 Site Plan Review Spreadsheet

Mr. Eldridge encouraged Commissioners to let staff know if they want to sit in on a Site Plan meeting.

Commissioners Vyas & Milliken congratulated Mr. Eldridge on his new position.

H. PUBLIC COMMENTS:

Ms. Tina McClinton called. She reviewed concerns about flooding, storm sewer issues, storm drains. She said there are flags up in their woods and no one has told them anything. Ms. McClinton said the only reason they know someone is surveying land is because they caught someone out there surveying. She requested they leave the area alone and please build at the DHS building that the City owns.

I. CITY COMMISSION LIAISON COMMENTS

None.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Vyas wished everyone happy holidays.

Commissioner Milliken said he was struggling to find information on the zoning districts between Chapter 50 and Appendix A. He wondered if staff could include a use table or summary sheet of standards for the different zoning districts in the packets. It took him longer than it should have to find that information. In response to Mr. Eldridge's questions, Commissioner Milliken clarified that as staff they know what information will be pertinent. He would like this included until they get to a point where the zoning ordinance is finished and located in one spot.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 8:49 pm.



Planning Commission Staff Report

City of Kalamazoo

Date: **2/2/2023**

Item: **E.1.**

TO: City of Kalamazoo Planning Commission

FROM: Prepared by: Christina Anderson, AICP, City Planner & Deputy Director CPED

DATE: February 2, 2023

SUBJECT: 2023.01 A Request for a Special Use Permit at 3651 East Cork Street to allow Outdoor Sales & Service Use.

BACKGROUND:

The applicant is requesting a special use permit for outdoor sales and service in order to open an Enterprise Car Rental location. The project would consist of upgrading the current Burger King building on site to represent the branding standards of Enterprise Rent A Car and Enterprise Truck Rental. The existing building would be upgraded and used as the rental office and customer transaction area for both Car and Truck rentals. The parking lot, exterior and lot lighting, and landscaping would be upgraded. A new building is proposed for the rear of the site to serve as the vehicle preparation area, including washing and vacuuming of vehicles between rentals. There would be no service work done on any vehicles onsite; Enterprise partners with local business for all repair work.

The property is zoned Community Commercial (CC). It is located in an area surrounded by commercial uses, including restaurants, hotels, and other commercial uses. Cork Street is a busy 4-lane street in close proximity to the I-94 exit at Sprinkle Road and numerous other commercial uses, including multiple hotels and restaurants.

STRATEGIC VISION ALIGNMENT:

The Future Land Use Plan designates this area as commercial. The Street Design Manual denotes East Cork Street as a Community Connector Street. These two align with the existing Community Commercial zoning (CC) and auto-oriented uses such as car rental.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

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

Engagement/Communication Tools

This item was noticed by City staff in the Gazette and through letters sent to property owners and occupants within 300'.

The applicant sent a letter to the Milwood Neighborhood Association informing them of the project and the special use request, offering to answer questions that arose.

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. Staff's opinion of the level of conformance of the project with the criteria is provided in the bolded 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.

The proposed special use is appropriate for the proposed location. The Community Commercial (CC) District supports medium to large-scale commercial and mixed-use development with a city-wide or regional market focus. The property is adjacent to a major corridor and has immediate highway access. A wide range of retail, service, and office uses are in the area consisting of hotels (AVID, Red Roof Inn, and Clarion Inn), restaurants (Crew Family Restaurant, Denny's, Arby's), moving companies (Two Men and A Truck), grocery stores (United Wholesale Grocery), Repair Shops (FullService Auto Repair), and FedEx Freight.

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

The proposed special use will comply with all the Use and other Zoning Standards as detailed in Chapter 50 and Appendix A. If this special use permit is approved, the project will be required to go through Site Plan Review Process.

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.

Yes, this site will be designed to minimize any adverse effects of this use. With the planned improvements, the visual appearance of the site will be greatly improved. The current Burger King building has not been in use in over 2 years and the building itself is showing signs of deterioration along with overgrown vegetation and

a lack of landscaping. Again, the site will go through Site Plan Review if approval is given.

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.

Yes, the proposed special use minimizes environmental impacts. The applicant is not intending to expand the site or paved area and will not eliminate any natural features or greenspace that surround the property today, including the wooded area behind the property or the large greenspace in between the property and the Red Roof Inn.

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

Yes. Cork Street is a Community Connector Street with 2 travel lanes in either direction. There is sufficient road capacity for the proposed use.

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. The proposed special use will not limit safe ingress and egress. The site currently has 2-points of access.

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

Yes. The site has adequate access to utilities.

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

Yes. The site has adequate access to emergency services.

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

Yes. The site will comply with all Zoning Standards.

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.

Yes. The site will comply with all standards.

RECOMMENDATION:

Staff supports this request as it meets the special use review criteria.

Exterior | Approach



Tradedress Rendering1 of 4

Date:01/23/2023

Group:20 NN

Branch #s:N8 9Z

Location:Kalamazoo, MI

Artist:Welsh

Specialist:Bible

Job #:BI2460

Type:HC

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

Used	Swatch	Color	Sherwin Williams Color Name
ENTERPRISE EXTERIOR COLORS			
X		Light Beige	SW 6140 - Moderate White (Satin)
X		Dark Beige	SW 7038 -Tony Taupe (Satin)
-		Pure White	SW 7005 - Pure White (Satin)
-		Bright White	B66W300 Series, SherCryl Gloss Ultra White
-		Black	SW 6258 -Tricorn Black (building accents)
X		Black	B66B300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
-		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
-		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
-		Light Green	SW 1428 - Uphill (Eggshell or Satin)
-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)
		Enterprise Green	Please Contact Marketing For Details

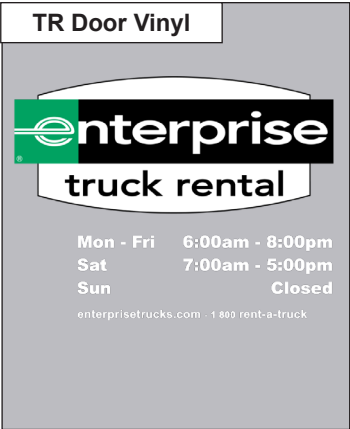
Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

ENTERPRISE MULLION COLORS			
-		Brushed Alum.	Tubelite Clear 2A or 20
-		Brown	Tubelite Light Amber 2K
-		Bronze	Tubelite Dark Bronze 3K
-		Black	Tubelite Black 0D

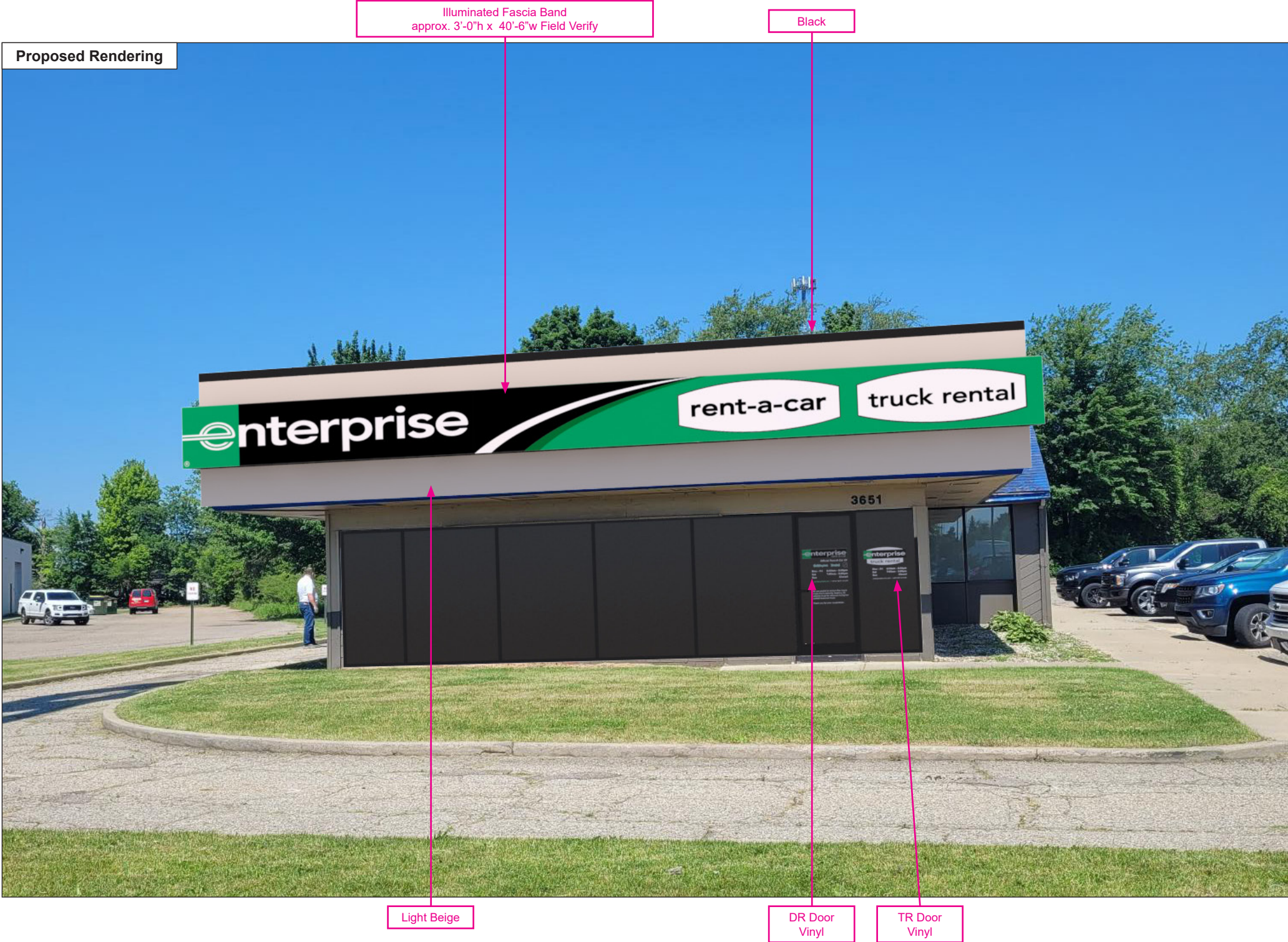
Site Location:
Kalamazoo, MI

Signage Restrictions:
Building Signage: NA

Proposed Signage
Building Signage: NA



Exterior | Building Front



Tradedress Rendering

Date:	01/23/2023	Artist:	Welsh
Group:	20 NN	Specialist:	Bible
Branch #s:	N8 9Z	Job #:	BI2460
Location:	Kalamazoo, MI	Type:	HC

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-		Black	B66B300 - Black (sign poles)
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-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)
-		Enterprise Green	Please Contact Marketing For Details

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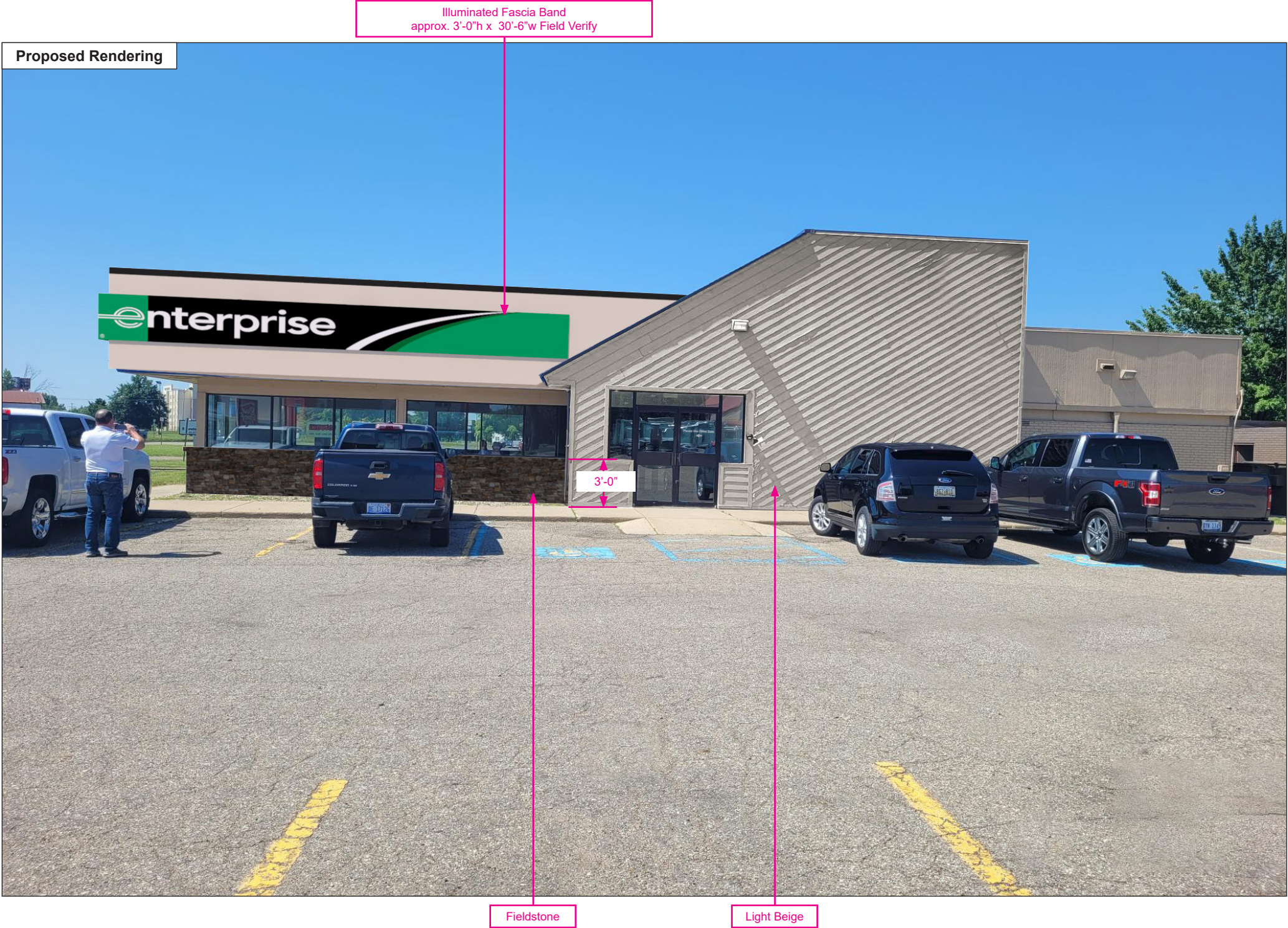
ENTERPRISE MULLION COLORS			
-		Brushed Alum.	Tubelite Clear 2A or 20
-		Brown	Tubelite Light Amber 2K
-		Bronze	Tubelite Dark Bronze 3K
-		Black	Tubelite Black 0D

Site Location:
Kalamazoo, MI

Signage Restrictions:
Building Signage: NA

Proposed Signage
Building Signage: NA

Exterior | Building Right Side



Tradedress Rendering

Date:	01/23/2023	Artist:	Welsh
Group:	20 NN	Specialist:	Bible
Branch #s:	N8 9Z	Job #:	BI2460
Location:	Kalamazoo, MI	Type:	HC

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X		Dark Beige	SW 7038 -Tony Taupe (Satin)
-		Pure White	SW 7005 - Pure White (Satin)
-		Bright White	B66W300 Series, SherCryl Gloss Ultra White
-		Black	SW 6258 -Tricorn Black (building accents)
-		Black	B66B300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
-		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
-		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
-		Light Green	SW 1428 - Uphill (Eggshell or Satin)
-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)
-		Enterprise Green	Please Contact Marketing For Details

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

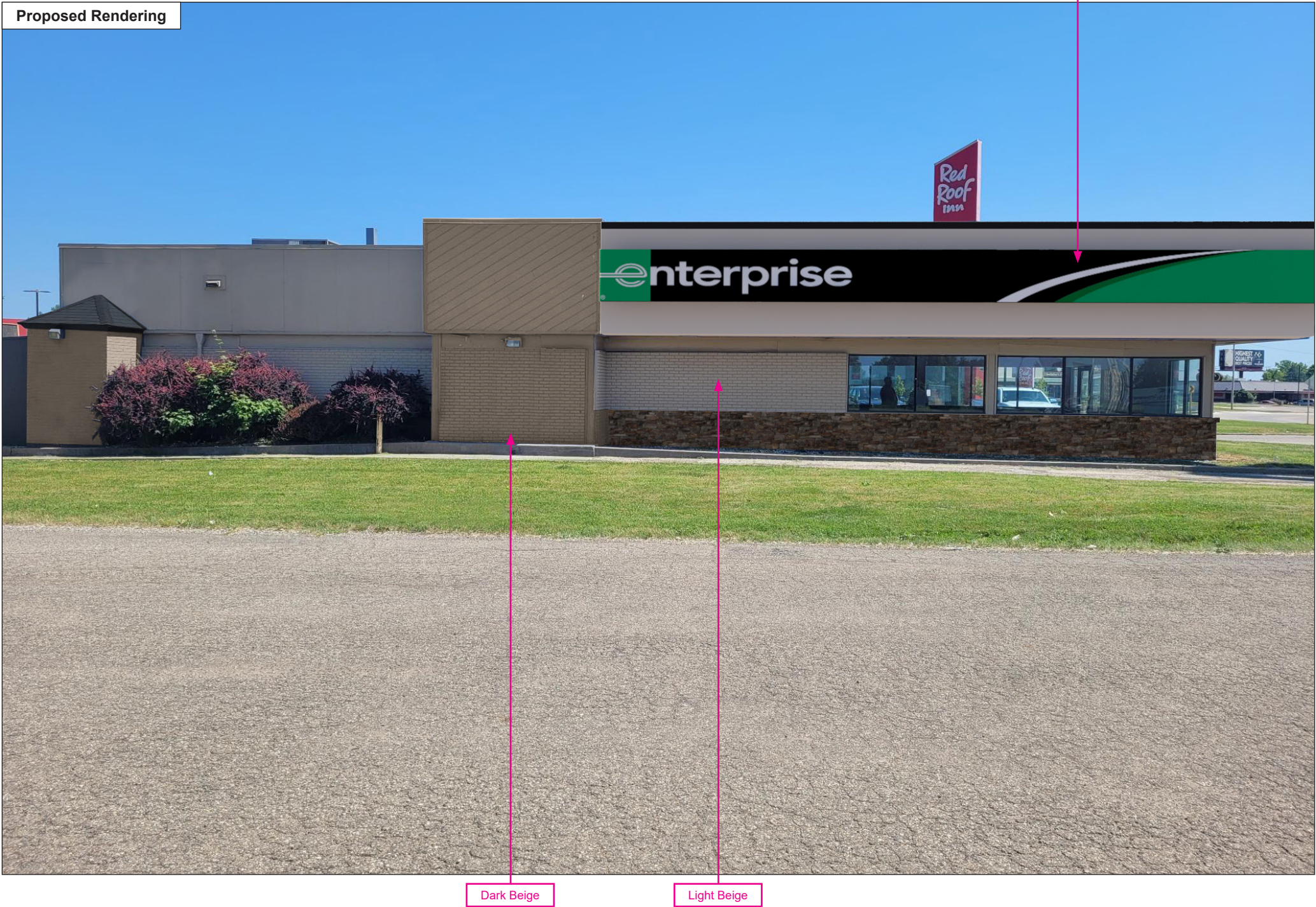
ENTERPRISE MULLION COLORS			
-		Brushed Alum.	Tubelite Clear 2A or 20
-		Brown	Tubelite Light Amber 2K
-		Bronze	Tubelite Dark Bronze 3K
-		Black	Tubelite Black 0D

Site Location:
Kalamazoo, MI

Signage Restrictions:
Building Signage: NA

Proposed Signage
Building Signage: NA

Exterior | Building Left Side



Tradedress Rendering4 of 4

Date:01/23/2023

Artist:Welsh

Group:20 NN

Specialist:Bible

Branch #s:N8 9Z

Job #:BI2460

Location:Kalamazoo, MI

Type:HC

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

Used	Swatch	Color	Sherwin Williams Color Name
ENTERPRISE EXTERIOR COLORS			
X		Light Beige	SW 6140 - Moderate White (Satin)
X		Dark Beige	SW 7038 -Tony Taupe (Satin)
-		Pure White	SW 7005 - Pure White (Satin)
-		Bright White	B66W300 Series, SherCryl Gloss Ultra White
-		Black	SW 6258 -Tricorn Black (building accents)
-		Black	B66B300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
-		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
-		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
-		Light Green	SW 1428 - Uphill (Eggshell or Satin)
-		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)
-		Enterprise Green	Please Contact Marketing For Details

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

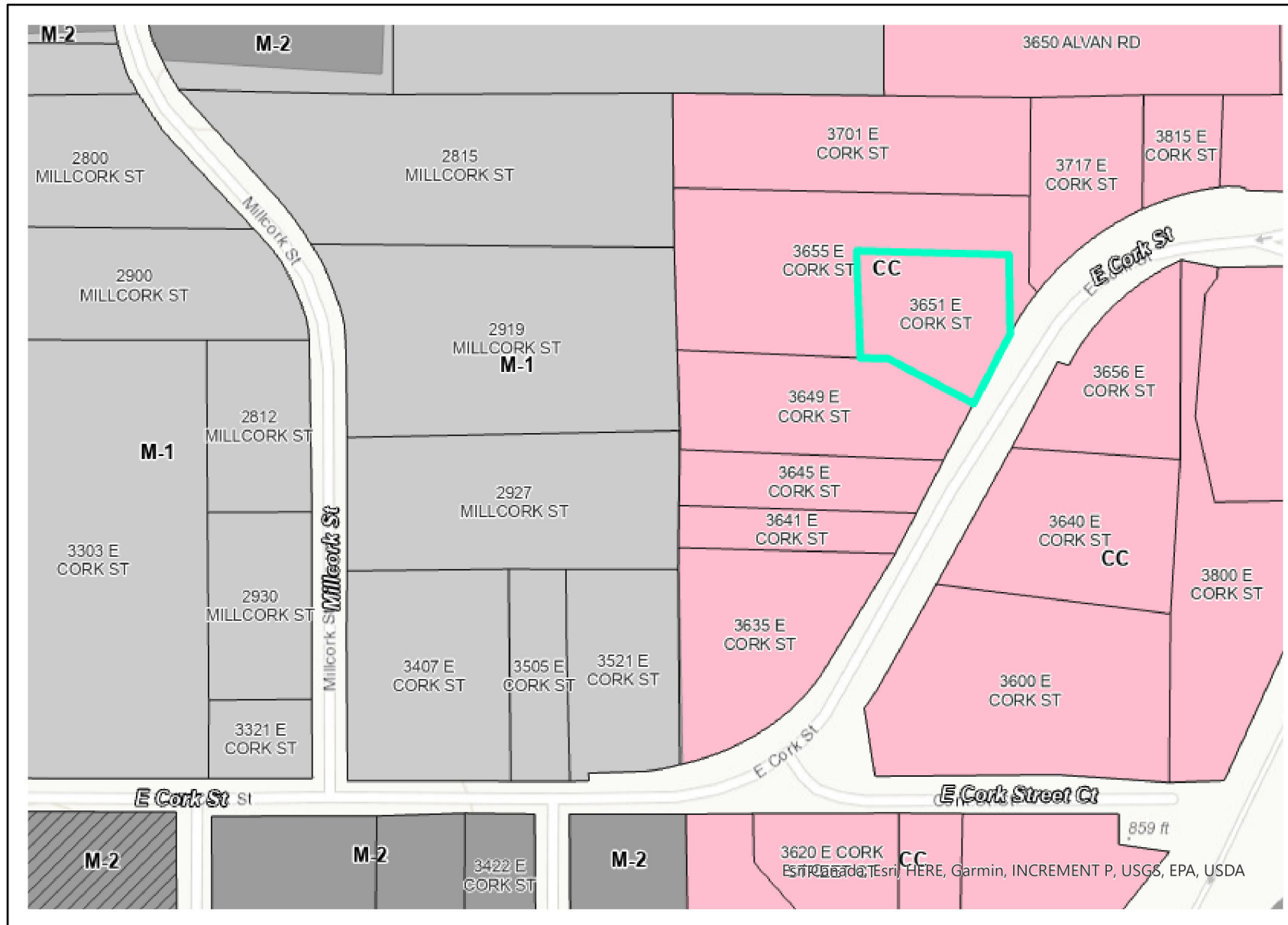
ENTERPRISE MULLION COLORS			
-		Brushed Alum.	Tubelite Clear 2A or 20
-		Brown	Tubelite Light Amber 2K
-		Bronze	Tubelite Dark Bronze 3K
-		Black	Tubelite Black 0D

Site Location:
Kalamazoo, MI

Signage Restrictions:
Building Signage: NA

Proposed Signage
Building Signage: NA

P.C. #2023.01 - 3651 East Cork Street
Special Use Permit for Outdoor Sales and Service



Current Zoning

- Subject Property
- Other Property
- Natural Features Overlay

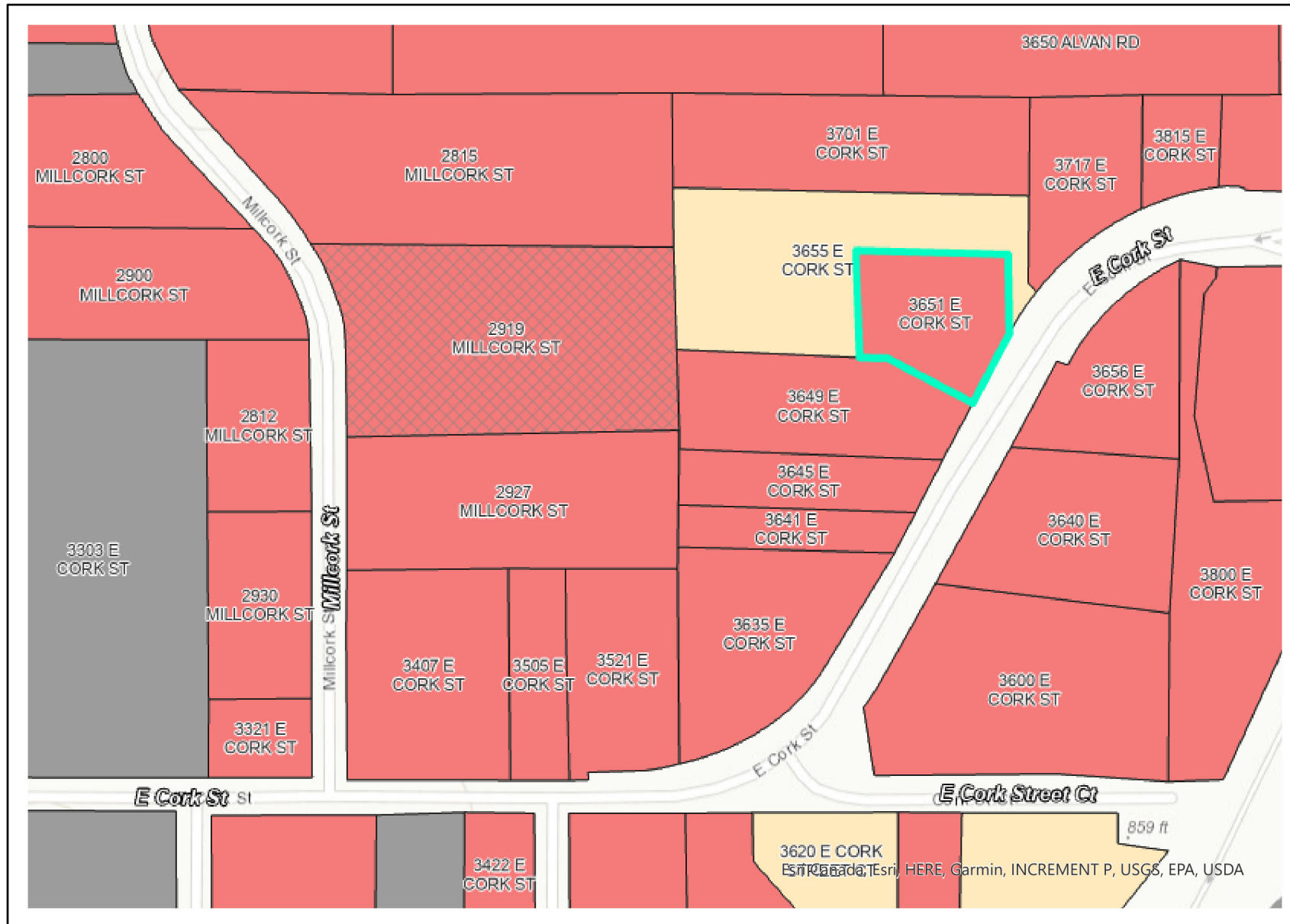
Zoning

- CC
- M-1
- M-2

0 0.03 0.06 0.12 mi



P.C. #2023.01 - 3651 East Cork Street
Special Use Permit for Outdoor Sales and Service



Current Land Use

-  Subject Property
-  Other Property
-  Tax Exempt

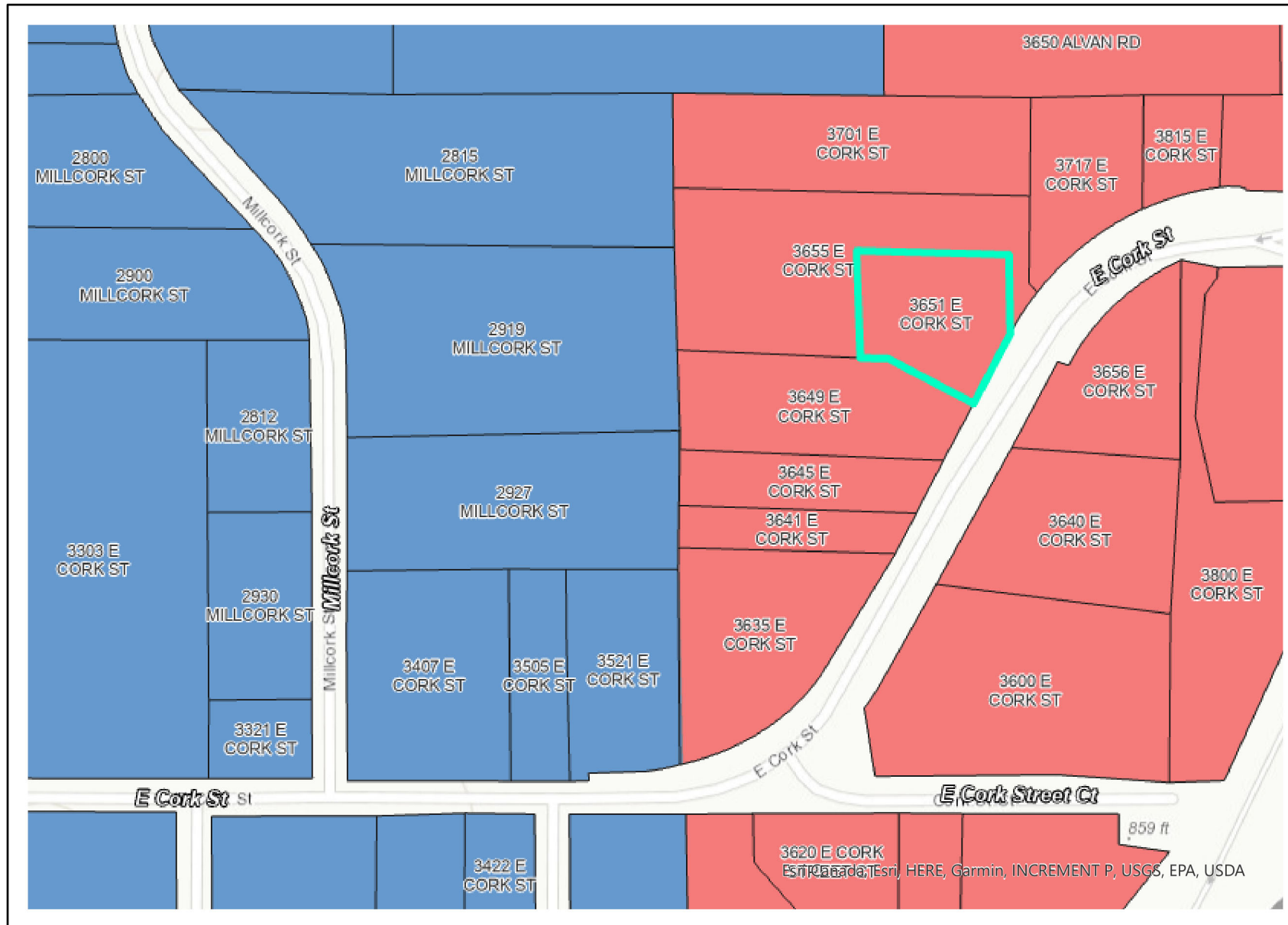
Property Class

-  Commercial
-  Industrial
-  Vacant

0 0.03 0.06 0.12 mi



P.C. #2023.01 - 3651 East Cork Street
Special Use Permit for Outdoor Sales and Service



Future Land Use

-  Subject Property
-  Other Property
- Future Land Use**
-  Commercial
-  Industrial

0 0.03 0.06 0.12 mi



P.C. #2023.01 - 3651 East Cork Street
Special Use Permit for Outdoor Sales and Service



Aerial View

-  Subject Property
-  Other Property

2018

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

0 0.03 0.06 0.12 mi



- Customer Parking (8) / ADA Parking (4)
- Car Rental Parking (29)
- Truck Rental Parking (26)
- Employee Parking (13)
- Flex Parking (17)

Reuse the Existing Pole Sign for Enterprise Pole Signage

Remodel Interior/Exterior of the Existing Burger King Building for our Enterprise Rental Offices

Keep the Existing Entrance/Exit Points in Use As Is

Proposed New Vehicle Prep Building - 40' x 60'
No Repair or Service Work Will be Done Onsite

Required Property Screening Vegetative / 6' Privacy Fence

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

Year 2022 Full Site Plan	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.	Process Issues
PSP22-001	719 N Burdick	New Mixed Use Building	Young Kings & Queens	Young Kings & Queens	10/29/2021	11/17/2021	11/17/2021	1/5/2022	\$500	2/2/2022	NA	Site Plan Approved	2/17/2022		Easements
PSP22-002	2839 Millcork	Cell Antenna Colocation	Crown Castle USA, INC	Sprint Spectrum, LLC	11/7/2021	NA	12/22/2021	1/7/2022	\$250	2/2/2022	NA	Site Plan Approved	2/4/2022		
PSP22-003	4401 Siesta St	Cell Antenna Colocation	Tara Jones / SBA Communications	City of Kalamazoo	11/18/2021	12/15/2021	12/15/2021	1/10/2022	\$250	2/9/2022	NA	Site Plan Approved	2/11/2022		
PSP22-004	519 W Willard St	Cell Antenna Colocation	Haley Law Firm, LLC	Cellco	12/13/2021	1/5/2022	1/5/2022	1/17/2021	\$250	2/9/2022	NA	Site Plan Approved	2/11/2022		
PSP22-005	1505 N Burdick St	Change of Use to add retail auto parts store	Nelson Nave, AIA	Northside Association for Community Development	1/13/2022	1/26/2022	1/26/2021	2/11/2022	\$250	3/9/2022	NA	Site Plan Approved	5/17/2022		
PSP22-006	4221 S Westnedge Ave	Change of Use to cat café (Kennel)	Kzoo Cat Café	Kzoo Cate Café	1/24/2022	2/9/2022	2/9/2022	2/22/2022	\$250	3/16/2022	NA	Site Plan Approved	3/29/2022		
PSP22-007	4305 Portage St	Change of Use To Marihuna Retailer	JEK Properties, LLC	JEK Properties, LLC	10/14/2021	10/27/2021	10/27/2021	3/17/2022	\$250	4/6/2022	NA	Site Plan Approved	5/4/2022		
PSP22-008	530 S Rose St	New Senior Housing Building Addition to Zoetis Facility	Hurley & Stewart	PGJ Development, LLC	11/16/2021	12/16/2021	12/16/2021	3/22/2022	\$500	4/20/2022	NA	Site Plan Approved	7/12/2022		
PSP22-009	2605 E Kilgore Rd		Zoetis	Zoetis	12/2/2021	2/2/2022	2/2/2022	3/29/2022	\$500	4/27/2022	NA	Site Plan Approved	6/29/2022		
PSP22-010	855 S Drake Rd	New Modular Building	Jed Dingsen	Calvary Baptist Church	1/5/2022	2/9/2022	2/9/2022	3/30/2022	\$500	5/4/2022	NA	Site Plan Approved	6/17/2022		
PSP22-011	105 E Walnut	Cell Antenna Colocation	LCC Telecom Services	South Mall Limietd Dividend	NA	NA	NA	5/11/2022	\$250	6/1/2022	NA	Site Plan Approved	6/3/2022		
PSP22-012	2001 Fulford	Cell Antenna Colocation	LCC Telecom Services	The Trinity Group, LLC	NA	NA	NA	5/11/2022	\$250	6/1/2022	NA	Site Plan Approved	6/3/2022		
PSP22-013	440 W Kalamazoo Ave	New Building for ISK	AR Engineering	Integrated Serices of Kalamazoo	3/7/2022	3/23/2022	3/23/2022	4/29/2022	\$500	6/1/2022	DDRC	Site Plan Approved	8/23/2022		
PSP22-014	1827 Reed	Cell Antenna Colocation	Haley Law Firm	Reed 1827, LLC	12/30/2021	1/19/2022	1/19/2022	5/8/2022	\$250	6/1/2022	NA	Site Plan Approved	6/10/2022		
PSP22-015	813 W Kilgore	Cell Antenna Colocation	American Tower	City of Kalamazoo	NA	NA	Na	5/12/2022	\$250	6/8/2022	NA	Site Plan Approved	6/15/2022		
PSP22-016	519 W Willard St	Cell Antenna Colocation	American Tower	Cellco	3/29/2022	4/13/2022	4/13/2-22	5/12/2022	\$250.00	6/8/2022	NA	Site Plan Approved	6/15/2022		
PSP22-017	1827 Reed	Cell Antenna Colocation	American Tower	Reed 1827, LLC	3/29/2022	4/13/2022	4/13/2022	5/12/2022	\$250.00	6/8/2022	NA	Site Plan Approved	6/21/2022		
PSP22-018	219 W South St	Rebuild Parking Lot and Sidewalk	Byce and Associates	Park Club	3/29/2022	4/13/2022	4/13/2022	5/20/2022	\$250.00	6/22/2022	DDRC	Site Plan Approved	7/21/2022		Removed Outdoor Area
PSP22-019	1802 E Main St	Redevelop Building for Restaurant Use	Kalamazoo Eastside Neighborhood Association	Kalamazoo Eastside Neighborhood Association	4/6/2022	4/27/2022	4/27/2022	5/27/2022	\$250.00	6/29/2022	NA	Site Plan Approved	6/30/2022		
PSP22-020	508 Harrison	New Mixed Use Development	Byce and Associates	Kalamazoo Brownfield Authority	5/9/2022	5/18/2022	5/18/2022	6/1/2022	\$500.00	6/29/2022	NFP	Project Under Review			Land Division
PSP22-021	519 W Willard St	Cell Antenna Colocation (Increase Tower Height)	American Tower	Cellco	12/20/2021	1/5/2022	1/5/2022	4/28/2022	\$250.00	6/29/2022	NA	Site Plan Approved	9/28/2022		Special Inspections For Install Required
PSP22-022	440 E North St	Rebuild Parking Lot and Right of Way Work	Wightman	Trophy House Grill, LLC	4/4/2022	4/20/2022	4/20/2022	6/10/2022	\$250.00	7/13/2022	NA	Site Plan Approved	9/15/2022		Building Addition Work Removed from Scope of Work
PSP22-023	1601 E Main St	New Mixed Use Development	Kalamazoo County Land Bank	Kalamazoo County Land Bank	9/3/2021	9/22/2021	9/22/2022	6/10/2022	\$500.00	7/13/2022	NA	Site Plan Approved	11/17/2022		FDC and internal Access of Buidling / Buildings
PSP22-024	3419 S Burdick	Cell Antenna Colocation	Crown Castle USA, INC	Sweet Real Estate Company	NA	NA	NA	6/13/2022	\$250.00	7/20/2022	NFP	Site Plan Approved	7/22/2022		
PSP22-025	3820 Stadium Dr	Building Addition to Seelye Kia	Bosch Architecture	Seeco Investments, LLC	2/2/2022	2/16/2022	2/16/2022	6/20/2022	\$500.00	7/13/2022	NA	Site Plan Approved	9/2/2022		Lot Combination Required

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

Year 2022	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.	Process Issues
PSP22-026	251 Mills St	Cell Antenna Collocation	Telecad Wireless	City of Kalamazoo	NA	NA	NA	6/13/2022	\$250.00	7/20/2022	NFP	Site Plan Approved	7/22/2022		
PSP22-027	1233 Edgemoor	Cell Antenna Collocation	CellCo Partnership	City of Kalamazoo	NA	NA	NA	6/21/2022	\$250.00	7/27/2022	NA	Site Plan Approved	7/29/2022		
PSP22-028	203 N Rose St	Add Floors and Residential Units to Existing Building	Bosch Architecture	19 Props, LLC	6/2/2022	6/15/2022	6/15/2022	7/20/2022	\$500.00	8/17/2022	DDRC	Project Under Review			
PSP22-029	4401 Siesta St	Cell Antenna Collocation	Telecad Wireless	City of Kalamazoo	NA	NA	NA	7/18/2022	\$250.00	8/17/2022	NA	Site Plan Approved	8/26/2022		
PSP22-030	3921 Oakland Dr	Site Clearing & Regrading	Hurley & Stewart	Oakland Finance Company, LLC	6/14/2022	6/22/2022	6/22/2022	7/14/2022	\$250.00	8/17/2022	NFP	Site Plan Approved	10/27/2022		ZBA for NFP
PSP22-031	4333 S Westnedge	Parking Lot Expansion	Discount Tire	Reinalt Thomas Corp	3/14/2022	4/6/2022	4/6/2022	7/27/2022	\$250.00	8/31/2022	NA	Site Plan Approved	10/7/2022		Admin Adjustment
PSP22-032	3522 S Sprinkle (3500 Van Rick)	New KRESA School	Wightman	KRESA	6/28/2022	7/20/2022	7/20/2022	8/10/2022	\$500.00	9/7/2022	NA	Site Plan Approved	10/4/2022		
PSP22-033	1023 Riverview	New Office & Coffee Shop	Spencer O'Dell / AR Engineering	Corney Jackson	12/17/2021	1/12/2021	1/12/2022	8/10/2022	\$500.00	9/7/2022	NFP/RFO Overlay	Site Plan Approved	12/14/2022		
PSP22-034	315 E Frank	New Mixed Use Development	Bogan Developments	City of Kalamazoo Brownfield	6/23/2022	7/20/2022	7/20/2022	8/12/2022	\$500.00	9/14/2022	NA	Site Plan Approved	12/15/2022		Road and Easement Width
PSP22-035	251 Mills St	Cell Antenna Collocation	AT & T Mobility	City of Kalamazoo	NA	NA	NA	8/15/2022	\$250.00	9/14/2022	NFP	Site Plan Approved	9/22/2022		
PSP22-036	1616 E Main St	New Mixed Use Building	Kalamazoo County Land Bank	Kalamazoo County Land Bank	4/29/2022	5/11/2022	5/11/2022	8/12/2022	\$500.00	9/21/2022	NA	Project Under Review			FDC & Building Separation / Access
PSP22-037	718 N Burdick St	Redevelop Building into Apartments	Kyle Gulau	Kyle Gulau	4/22/2022	5/4/2022	5/4/2022	8/22/2022	\$250.00	9/21/2022	NA	Project Under Review			
PSP22-038	1609 Whites Rd	New Maintenance Buildings for Kalamazoo Country Club	Byce and Associates	CD-1909, LLC	7/21/2022	8/10/2022	8/10/2022	8/19/2022	\$500.00	9/28/2022	NFP	Site Plan Approved	11/29/2022		
PSP22-039	813 W Kilgore	Cell Antenna Collocation	AT & T Mobility	City of Kalamazoo	NA	NA	NA	8/23/2022	\$250.00	9/21/2022	NFP	Site Plan Approved	9/30/2022		
PSP22-040	1367 Portage St	New Marihuana Retailer	Simple AG, LLC	Supercool Holdings, LLC	6/9/2022	6/23/2022	6/23/2022	8/17/2022	\$250.00	9/28/2022	Southtown	Project Under Review	12/16/2022		
PSP22-041	3505 Emerald Dr	Cell Antenna Collocation	Crown Castle USA, INC	Consumers Energy	NA	NA	NA	9/1/2022	\$250.00	9/28/2022	NA	Site Plan Approved	10/11/2022		
PSP22-042	447 W North St	Tiny Homes & Office Building	Byce and Associates	NACD	6/13/2022	6/23/2022	6/23/2022	9/15/2022	\$500.00	10/18/2022	NA	Project Under Review			
PSP22-043	4401 Siesta St	Cell Antenna Collocation	SBA Network Services	City of Kalamazoo	NA	NA	NA	9/13/2022	\$250.00	10/26/2022	NFP	Site Plan Approved	11/10/2022		
PSP22-044	2634 Mt Olivet	Cell Antenna Collocation	Crown Castle USA, INC	City of Kalamazoo	NA	NA	NA	9/30/2022	\$250.00	11/9/2022	NA	Site Plan Approved	11/30/2022		
PSS22-045	600 E Mosel	New Canopy Building	City of Kalamazoo	City of Kalamazoo	NA	NA	NA	10/26/2022	\$500.00	11/30/2020	NFP	Site Plan Approved	12/6/2022		
PSP22-046	3100 Stadium	Cell Antenna Collocation	SBA Network Services	City of Kalamazoo	NA	NA	NA	10/28/2022	\$250.00	11/30/2022	NFP	Project Under Review			Battery Cabinet
PSP22-047	4401 Siesta St	Cell Antenna Collocation	SBA Network Services	City of Kalamazoo	NA	NA	NA	11/15/2022	\$250.00	12/14/2022	NFP	Project Under Review			
PSP22-048	3650 Alvan	Parking Lot Expansion	Art Bates, Architect	3650 Alvan, LLC	8/15/2022	8/31/2022	8/31/2022	11/16/2022	\$250.00	12/7/2022	NA	Project Under Review			ZBA Approval
PSP22-049	NA - Test in Permit System	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PSP22-050	1815 Winton Ave	Storage Building	Bruce Mejeur	Greenwood Reformed Church	4/27/2022	5/11/2022	5/11/2022	11/25/2022	\$500.00	1/3/2023	NA	Project Under Review			Occupancy Type of Building
PSP22-051	3111 E Kilgore Rd	Site Paving and Canopy	Hurley & Stewart	JRRA Industries, LLC	8/11/2022	8/27/2022	8/27/2022	12/8/2022	\$500.00	1/11/2023	NA	Project Under Review			

CITY OF KALAMAZOO
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PSP23-001	2300 Glendenning Rd	Replace Modular Office Building	AR Engineering	T-M Asphalt	9/27/2022	10/5/2022	10/5/2022	12/21/2022	\$500	1/25/2023	NA	Project Under Review			Lot line adjustment
PSP23-002	3921 Oakland Dr	Country Club Buildings and Golf Course	Hurley & Stewart	Oakland Finance Company	11/29/2022	12/14/2022	12/14/2022	1/3/2023	\$500	2/8/2023	NFP	Project Under Review			
PSP23-003	1827 Reed Ave	New Trucking Warehouse & Distribution Building	Byce & Associates	Reed 1827, LLC	11/3/2022	11/16/2022	11/16/2022	1/11/2023	\$500	NA		More Information Requested to Schedule			Rail Spur Approval from RR
PSP23-004	5235 Portage Rd	Snow Equipment Storage Building	RS& H Michigan	Kalamazoo County Airport	11/29/2022	12/7/2022	12/7/2022	1/9/2023	\$500	2/15/2023		Project Under Review			