Agenda
Planning Commission

City of Kalamazoo

Thursday, October 3, 2024 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 regular Planning Commission meeting held on July 8, 2024

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. ~~P.C. #2024.09 – A Special Use Permit for a Transitional Residence in a dwelling unit at 214 Woodward Avenue~~ **(APPLICATION WITHDRAWN)**

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report

2. Site Plan List

H. PUBLIC COMMENTS

I. CITY COMMISSION LIAISON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
July 8, 2024
DRAFT

Members Present: Mitchell Curtiss; Gregory Milliken, Chair; Christine Dascenzo; Ian Smith, Wendell Tolber; Brian Pittelko; Michelle Audette-Bauman

Members Excused: Shardae Chambers; Jennifer Swan

City Staff: Christina Anderson, City Planner; Bobby Durkee, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Charlie Bear, Assistant City Attorney

A. CALL TO ORDER/ROLL CALL

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

Planner Durkee proceeded with roll call and determined there was a quorum.

B. ADOPTION OF FORMAL AGENDA

Commissioner Curtiss, seconded by Commissioner Pittelko, moved approval of the July 8, 2024 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Dascenzo, seconded by Commissioner Curtiss, moved approval of the June 6, 2024 minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Durkee shared that communications were provided via email and copies at the dais.

E. PUBLIC HEARINGS

Commissioner Milliken explained the process of public comment for in-person and call-in comments.

1. A public hearing to consider a rezoning from Driesenga & Associates, Inc. on behalf of Friendship Village to amend the Friendship Village Planned Unit Development (PUD) located at 1400 & 1402 N Drake Rd and on the western One-Thousand Four-Hundred-Forty (1,440) feet of 4300 Beech Avenue.

Planner Durkee apologized for not including the number of the public hearing (P.C. #2024.08) on the agenda.

Planner Durkee explained that the proposed development in the Friendship Village Planned Unit Development (PUD) exceeded the level of administrative approval and was required to go before the Planning Commission and the City Commission for approval. He gave the official definition of a Planned Unit Development (PUD), but said it is considered a stand-alone zoning ordinance.

Planner Durkee outlined the history and growth of the Friendship Village PUD spanning from 1972-2024. The last site plan for the PUD was in 2013.

Planner Durkee reviewed maps, previously approved PUD plans, and the proposed PUD plan. He spoke about an overlap. At the time of the Garden Homes PUD, part of the approval was that the northern 225' from that parcel went to the Garden Homes PUD. He said the proposed amendment would make the line clear. However, the overlap doesn't exactly line up with the protective buffer. Planner Durkee mentioned the stormwater needs of the future development and that Friendship Village has a commercial classification. He mentioned that the Drake Road parcels are in the Natural Features Protection (NFP) Overlay. Planner Durkee reviewed the 132' buffer to the east. Using all available information (density, setbacks, NFP), staff informed the applicant that the underlying zone district for the development was RM-15. The applicant provided information based on RM-15 standards.

Commissioner Curtiss commented that the current and future land use maps show the zoning as different from each other. He asked if there was a reason for the change from commercial to residential. Planner Durkee said that the zoning land use is residential, however, because of the full nursing care facility, Assessing classified it as commercial. Planner Durkee confirmed for Commissioner Curtiss that the change of land use has no effect on the way it is considered under the zoning code and that a PUD is not a typical zoning classification.

Commissioner Dascenzo asked if the City Commission had any discussion about the overlap when the Garden Homes PUD was approved. Planner Durkee reported that the Garden Homes PUD did not go to the City Commission. At the time the zoning ordinance only required the PUD to go to the Planning Commission.

Planner Durkee reviewed the proposed development. He noted that Friendship Village included the bed measurement to help staff understand density and parking requirements. Planner Durkee referred to a zoom in of the parking summary. He noticed there was a miscalculation under the number of beds (1 per 5 beds). The original calculation was 142 parking spaces needed for the beds. However, they only need 28 for the beds. That changes their parking over calculation. Planner Durkee stated that the Staff report referred to the corrected number because they got the updated plan very quickly.

Planner Durkee explained that the PUD approved in 1997 was approved per that ordinance and that plan. Moving forward, if this plan was approved, it would be based off the current zoning code and PUD standards.

Phase I of the development is expected to start in October 2025.

- Demolition of the existing maintenance building, guard shack, and free standing garages.

- New construction of a single-story skilled nursing addition – including 40 units and 48 beds. Those are existing relocated skilled nursing beds.
- New construction of a single-story free standing maintenance building.
- New construction of a single-story multiple stall parking garage.
- New three-story 80 unit independent living building.
- Remodel existing spaces such as the rehab building, and town center commons area.
- Revisions to the campus loop and additional parking.
- New construction site improvements – sidewalks, landscaping, outdoor amenities, and surface parking areas.

Phase II will be focused on the main building and duplexes. Start date for this phase is unknown at this time.

- Demolition of existing three-story independent living wing (loss of 60 units).
- Demolition of single-story skilled nursing wing (loss of 28 units and 41 beds).
- New construction of two three-story independent living additions. That would lead to 110 units for residents.
- Remodel main kitchen, main common center.
- New construction of two additional single-story multi stall parking garages.
- Any site improvements not already done.

This work represents 76 additional dwelling units and 19 more beds than the PUD in addition to modernization and internal work.

Planner Durkee stated that the role of the Planning Commission was to ensure that the PUD is consistent with zoning ordinance standards and consistent with the Master Plan. He reviewed the criteria as outlined in the Staff Report. He shared that staff recommends approval of the PUD with the condition that the City Commission amend the agreement to permit the stormwater basin as shown on the PUD plan.

Commissioner Curtiss asked about the phasing for the two proposed stormwater basins. Planner Durkee thought they would be put in as needed but wanted the applicant to give more information.

Commissioner Dascenzo said there was already a PUD in place where Phase II was not completed. She noted that most of the unit loss for this PUD was listed in Phase II. She wondered if there would be any problem if Phase II didn't occur. Planner Durkee responded that if the number of units didn't exceed the number in the PUD plan, that would be permitted.

Commissioner Milliken clarified that the specific development proposed would need to go through formal site plan review. He also stated that they were being asked to review the proposed plan as an amendment to the previously approved plan, ensure its consistency with standards, and make a recommendation to the City Commission.

Commissioner Curtiss asked if their approval would be specific to the layout provided or if it was for a certain number of buildings of a certain size in any permutation. Planner Durkee said it would be approval of the layout proposed. He shared that there could be an administrative approval done if things were slightly different. Planner Durkee clarified that the Planning Commission was not doing a site plan review level of approval of the PUD. The PUD plan gives the guardrails for the development.

Commissioner Milliken asked if it was the goal to shift PUD 1 and PUD 2 boundaries, so the western part of PUD 2 becomes part of PUD 1 and the southwestern part of the parcel that PUD 1 sits on becomes part of PUD 2. Planner Durkee clarified that the overlap has always been part of PUD 1. When they built PUD 2, they put in Persianwood Drive (PUD 1), but there was an easement there for a road. To achieve PUD 2, they built a compliant road from PUD 1, but they missed the buffer strip. Commissioner Milliken asked if the boundaries remain the same. Planner Durkee said that PUD boundary lines have been respected and used. To be consistent, staff advised the applicant to use the PUD boundary.

Commissioner Curtiss thought that a lot would come down to the 132' buffer zone. He asked where it came from and what it had to look like. Planner Durkee explained that in 1997 there was a PUD with a condition to move the buffer to the east side. The original approval was imposed by the City Commission. It was a deed restriction. The language in the deed restriction calls it a buffer, but it is not too specific. It didn't say it should be trees. He stated that if the northern part isn't cut off from the buffer, then the pond would have to be removed from the PUD plan. Commissioner Milliken asked if the deed restriction just applied to 1402 Drake Road parcel. Planner Durkee said there is a legal description, and it does cross parcel boundaries.

Commissioner Tolber referenced the NFP requirements. He wondered if the natural features had been identified, if that would be a part of this process or a separate process with the NFP. Planner Durkee said that process would be separate. Friendship village was aware of the NFP impacts, and they had done some groundwork to start to understand the site. When any phase of the PUD goes to site plan review (and all of their future improvements require site plan review), the NFP Committee will review the site plan and give their approval before the site plan is approved and construction starts. Planner Durkee spoke with the Natural Features Protection staff liaison – he said they are doing everything needed to understand the criteria.

Mr. Randy Kuser, Lifecare Services, came forward as a representative of the development side of the project. He said they manage the accounting side and do things for the facility they can't afford. For this project, he said they assisted Friendship Village with hiring an architect, civil engineer, interior design firm, and landscape architect. Mr. Kuser said they recently put out an RFP and hired a local contractor to help with pre-construction so they can decide the most non-disruptive way to complete the project.

Mr. David Riser, Associate Executive Director - Friendship Village of Kalamazoo, introduced himself and went over the mission statement, vision statement, and values of the organization. He shared the following Friendship Village of Kalamazoo campus goals.

- Addressing continued demand for senior living housing needs over the next 15+ years.
- Update interior and exterior finishes.

- Create a more cohesive feel across the continuum of care options on campus.
- Enhance existing site circulation and wayfinding.
- Increase outdoor and indoor amenities for additional choices.

Mr. Sam Michael, Pope Architects Inc., reiterated the need for additional housing for seniors. He stated that this campus is aging, and they are trying to bring state of the art amenities and technologies to make the campus grow and last the next 15-25 years. Mr. Michael said they planned to address wayfinding across the site, the loop road's vehicular circulation, parking, and sidewalks around the campus. He said they anticipate keeping the campus up and running throughout construction.

Commissioner Milliken asked for clarification as to why the stormwater basin needed to be in the proposed location resulting in a shift of the buffer. Ms. Annie Gigowski, Driesenga & Associates, stated that location is ideal for the independent living building to the east. With a full build out of the campus, that area isn't going to provide enough stormwater retention for that development. They will need to utilize the area at the northwest. She shared that both basins sizes are shown as a full buildout. Ms. Gigowski said they had been working with the City Engineer on calculations. During Phase I they would not be utilizing the full build out of at least the northwest basin. Commissioner Milliken commented that the existing stormwater basin for the club house looks like a landscaped feature that happens to be low and is fairly dry. He wondered if that was the proposed design for the basins. Ms. Gigowski agreed that based on their calculations right now, the basins would be designed to be dry.

Commissioner Milliken asked for a description of the proposed underground parking. Mr. Michael said they are proposing underground parking under the reverse c-shaped building. There would be two different drive lanes entering each end of that building. As a vehicle approaches the building, they will be going down a level. He said there would be retaining walls on either side of that drive entry. The majority of the building will be at grade. People won't be able to see the parking garage except from the access points. They plan on parking on both sides, intermixed between columns. The garage will have adequate lighting, safety control measures, bike parking, and storage. There won't be windows, and it will have a mechanical means of ventilation. The overall intent is for residents to bring their cars in and keep them out of the cold elements.

Commissioner Curtiss asked why it was an ideal location for the new building to the east; what makes other locations not ideal, and what hardships would be imposed by relocating that basin. Mr. Michael said that one big thing they've recognized with underground parking is that the piping is lower in the ground. They would ideally like to gravity feed drainage from that area. The area to the northwest would provide significant challenges pumping water up and piping it long distances. Mr. Michael said they identified the northeast location close to the c-shaped building because of the proximity and the elevations are more conducive to sending some storm water in that location. He said there are very limited open areas on this site. Mr. Michael mentioned a dedicated memorial tree area on the southwest portion of site that they cannot touch. It is sacred to the campus.

Commissioner Dascenzo asked if there had been any discussion about connecting trails to the park to the south. Mr. Michael said that was not discussed, but they would be willing to explore that.

Commissioner Tolber asked what the general theme of feedback was received from the public. He wondered if they made any changes based on that feedback. Mr. Michael said that much of the feedback was about the buffer zone on right hand side. There was a misconception that woodland areas in the buffer zone would be completely removed. He said they were able to clarify their intent. Overall, the feedback was fairly positive, although there were still some concerns about change happening in neighbors' back yards. Mr. Michael said they want to do their best to make sure those people are heard and mitigate any issues. Commissioner Tolber asked about the purpose and type of screening they would provide. Mr. Michael said the screening purpose would be to maintain a visual buffer and he believed it would be natural vegetation.

Commissioner Milliken opened the public hearing.

Ms. Beth van den Hombergh came forward as a follow up to letters and photos she sent. She brought photo collages as a visual. Ms. van den Hombergh stated that neighbors along the property line have significant concerns about their quality of life. She feels they are living in a hostile home environment. Ms. van den Hombergh reviewed the picture collages she brought while voicing concerns about a drainage pond, natural features, and retaliation from Friendship Village. Ms. van den Hombergh requested amendments to the plan to protect property lines.

Ms. Janet Hay came forward to comment on her experience at the Friendship Village public meeting. She didn't feel staff was forthcoming about details about the expansion project. Ms. Hay felt there were conflicting messages between posters and the spoken word - particularly with reference to the buffer zone.

Mr. Lenzy Bell said he was not aware of Friendship Village's public meeting regarding the expansion. However, he did receive a letter about the Planning Commission hearing. He said he was glad to hear that there was a plan to deal with drainage. Since the Garden Homes area was developed, he has experienced repeated flooding in his back yard. Mr. Bell held up pictures of the flooding. He talked with residents that live at the back of the property. They also had concerns when they first moved in about flooding in their basements. Mr. Bell said he followed the line of water that comes from the property and then goes back to the drainage area that cuts into his back yard. He is not against progress, but not at his expense. Mr. Bell said he is not concerned about Friendship Village's expansion or their drainage ponds, but he wants to know what they will do about his current drainage problems.

Mr. Tony van den Hombergh asked them to consider an amendment to protect the woodlands along the east property line. He doesn't want to see a three-story building from the back of his house – he would rather see trees. Mr. van den Hombergh also expressed displeasure at the idea of a walking trail on the other side of his fence. There is a mowed path there currently and he has been told there will be a trail back there.

There were no call-in comments.

Commissioner Milliken closed the public hearing.

Commissioner Curtiss noted applicant statements about variances from existing ordinances pertaining to maximum building height, required minimum bicycle parking, and setbacks. He asked if those variances would be granted by the approval of the proposed PUD. Commissioner Curtiss wondered what consideration staff made while talking to the applicant about those variances. Planner Durkee said that a PUD, by design, permits you to propose what you think you need. A PUD can permit beyond what underlying zone requires if it is spelled out through the plan. He indicated that staff evaluated their parking, building heights, and setbacks and they didn't seem out of context with their plan. If the developer decided to seek something outside of the PUD plan, they would probably need to seek a variance. The standards in the PUD plan should be considered the maximum allowed.

Commissioner Dascenzo clarified that the 132' buffer zone on the east would remain all the way north and south, but the 225' buffer to the north would be eliminated in this recommended motion. Planner Durkee confirmed that the Planning Commission would be recommending to the City Commission to make that alteration. The deed restriction can't be modified without City Commission approval.

Commissioner Milliken commented that it was clarified earlier that the Planning Commission was not doing a site plan level review for this project. During public comments, they heard about screening and drainage issues, which are good things to consider. Commissioner Milliken indicated that some of the issues may fall under enforcement which is not under the Planning Commission's purview. He questioned where they draw that line. Planner Durkee shared that code enforcement staff have responded to some of these issues previously. The buffer creates a unique situation. He shared that the deed is, in a way, serving as the ordinance without having to go into the code. Planner Durkee thought the proposed PUD had more screening than if this was a typical new development. They would still evaluate the screening requirement for this development. If additional screening is required outside of the buffer, then it would be required in addition to the buffer.

Commissioner Tolber asked if there were plans for ongoing community outreach so residents could voice concerns and have them addressed rather than go through enforcement. Mr. Michael said there were no plans in place for that currently, but they are open to hearing community members in any capacity. Mr. Riser agreed that Friendship Village is not only a partnership with future residents, but also a partnership with the greater Kalamazoo community. They are open and willing to have those conversations. Planner Durkee also mentioned that the public will be notified when the matter goes to the City Commission.

Commissioner Curtiss expressed the need for clarity of what Friendship Village could do in the future (remove trees, change type of screening, remove screening along the buffer zone) that would not require further oversight of the Planning Commission. Planner Durkee said that the simple answer is that the guard rails are in the recorded document. If the PUD and/or deed restriction doesn't give specifications, then staff would work between the NFP and screening ordinance to support what's in the deed restriction.

Commissioner Curtiss asked about a stop gap where no further trees were to be removed without approval from the NFP. He wanted to avoid a situation where there is Planning Commission and City Commission approval, then all the trees are removed except for the buffer. Planner Durkee assured that anything in violation of the deed restriction could be an enforcement issue. Commissioner Curtiss asked if it was in

the capacity of the Planning Commission to modify or add language to guarantee some sort of a true buffer. Planner Durkee asked Attorney Bear if he could address the limits of the Planning Commission's authority to put conditions on the deed restriction. Attorney Bear said he would need to review the deed restriction in more detail before he could address that question.

Commissioner Milliken thought if they were able to suggest an amendment to remove the northern 225', they could probably suggest an amendment to add a sentence or two. Planner Durkee said he would work with Attorney Bear to get this question nailed down more before it goes to City Commission.

Commissioner Curtiss asked if there was input from City stormwater management staff on the necessity of a retention basin in the northeast in the buffer zone vs. other locations. Planner Durkee said that the engineer seemed to think the plan looked reasonable. This is a non-conforming site for stormwater that would probably need more capacity. From a technical feasibility and maintenance standpoint, with that building, they thought it made a lot of sense.

Planner Durkee confirmed for Commissioner Dascenzo that there are not any open enforcement cases on this property.

Planner Durkee stated that the City Commission made the previous deed restriction, so in theory they could make new ones. He felt he was hearing they wanted language saying there is a vegetative cover to achieve the intent of the screening. Planner Durkee said if they didn't make a hard condition now, they could request the City Commission to evaluate that when it reaches them.

Commissioner Milliken read the definition, *There shall be a 132' wide natural buffer area along the easterly property line*.

Commissioner Pittelko, seconded by Commissioner Tolber, made a motion to recommend approval to the City Commission to approve the amendment to the Friendship Village PUD with the recommendation of removal of the northerly 225' of the buffer easement to permit the future stormwater basin as shown on the PUD plan.

Commissioner Pittelko said they heard a compelling case that Friendship Village needed to update and expand. There is a need for housing and senior housing in this community. He said they heard concerns from neighbors, but those are not under the purview of this Commission. At the end of the day, they have a proposal of a large vegetative barrier that already exists. Commissioner Pittelko thought they should consider a motion to recommend that remain intact. He thought it was important for the development to have the capacity to handle additional stormwater. Resident comments of already existing stormwater drainage problems show that Friendship Village needs to expand their stormwater handling capacity.

Commissioner Curtiss said he was in general agreement with the motion and points laid out. Staff's recommended condition of approval is to remove the northern 225' of buffer zone. He suggested they could still have some sort of screening in that 225' of eastern border and include a stormwater basin area. Commissioner Curtiss asked if they needed to remove the definition of the buffer from that 225'.

Commissioner Milliken clarified that he was saying that instead of removing 225', refining the definition to include a stormwater basin. Commissioner Curtiss said the buffer could include the stormwater basin and require screening which would allow the buffer to extend up the 225'. This would guarantee protection for the southern area while not requiring elimination of the buffer as a recommendation to the City Commission. Planner Durkee commented that was a good thought. He said the feasibility issue right now is what type of basin retention is necessary. The size and volume of the basin is unknown.

Commissioner Dascenzo offered potential language for a friendly amendment to the motion, *The property owner amend existing buffer easement to allow a future stormwater basin,* striking the phrase to remove the northern 225'. Commissioner Milliken worried about opening the entire buffer area to stormwater basins. He wanted to retain the 225' reference. Commissioner Curtiss said that is why he wanted to include the language of a visual screen. Neighbors want a visual screen, and the applicant wants a stormwater basin somewhere in buffer area - as long as there is a visual screen, there is no harm done.

Commissioner Audette-Bauman thought there was a pretty big difference between 5' of screening vs. 132' of screening. She felt the concerns about opening the entire buffer zone to the potential for a retention area was something they should be intentional about. She asked, with the current recommended language, if there would still be a requirement for screening - even if they remove the northern 225'. Planner Durkee agreed that zoning requires it, and the approved site plan for the Garden Homes probably has a detailed planting plan. Between zoning, site plan, and the PUD plan, there would still have to be screening. Commissioners Dascenzo and Curtiss agreed that if screening was already required, then they wouldn't have to add language about it. Commissioner Curtiss stated that the proposed amendment would be refining the definition of buffer to include stormwater retention basins only in the northern 225' as laid out in the previous PUD plan.

Commissioner Curtiss made a motion to amend the condition of the approval to read, the property owner shall amend the existing buffer easement to allow for stormwater retention basins within the northern 225' to permit the future basin as show in the PUD plan.

Commissioner Milliken thought Commissioner Pittelko had to second that. After some thought, **Commissioner Pittelko seconded the motion**.

Attorney Bear clarified that while the motion to amend the amendment does require a second, it didn't have to be Commissioner Pittelko.

Commissioner Milliken stated that the proposed amendment maintains the buffer but adds the language of the storm basin. Not supporting the amendment reduces the buffer, but the PUD plan shows the storm basin. Commissioner Curtiss clarified the reason for the changed wording. Before, it said removing the buffer. It feels like a larger than necessary change to the original PUD agreement and the buffer as was laid out when an amendment would serve the same purpose without having to remove it.

Commissioner Audette-Bauman agreed. The current language in the easement defines the buffer as a natural buffer. She asked if they should recommend a more precise definition of the buffer to the City

Commission. Commissioner Milliken asked her to hold that question until they wrap up the question of the storm basin. He restated that they wanted to amend the motion to state that instead of amending the buffer to reduce it by 225', they were going to allow a stormwater basin to exist within the northern 225' of the buffer strip.

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

Commissioner Audette-Bauman stated that the definition in the easement doesn't put guardrails around the contents of the buffer. She wondered if they should recommend a definition of the buffer to the City Commission.

Attorney Bear reminded them that they have a vote to amend a motion, but they need to go back and vote on the original motion. Commissioner Milliken agreed they were discussing the amended motion. Attorney Bear said they could proceed.

Commissioners Curtiss and Tolber agreed that the language of a natural buffer in combination with existing zoning requirements of screening felt like enough. Commissioner Tolber mentioned that the development would also be reviewed by the NFP Board.

Commissioner Dascenzo thought that it was great to be adding housing of any kind and specifically this population. She also said the integrated trail system was lovely. Commissioner Dascenzo thought they did a good job of reflecting the Master Plan and the criteria in the PUD review.

Commissioner Milliken noted that the changes presented wouldn't fundamentally change the nature of the use. He heard concerns about the interactions of Friendship Village and their neighbors. He hopes they will continue to engage with them and work to improve those relationships. The PUD meets the Master Plan and standards of the zoning ordinance. Commissioner Milliken indicated he looked forward to seeing how this project progresses through the site plan process.

Commissioner Milliken shared that they have a recommendation to the City Commission to approve the amended Friendship Village PUD with the amended condition to allow the stormwater basin within the northerly 225' of the existing 132' buffer on the eastern property line.

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

F. DISCUSSION/ACTION ITEMS

None.

G. REPORTS:

1. City Planner's Report

Planner Anderson informed Commissioners they will get a communication from the Planning Department about Imagine Kalamazoo 2035. They plan to kick off the Master Plan process later this summer. She said they are putting together a working group (Master Plan Partner list), and they would like a representative from the Planning Commission and other boards to serve on it. They will meet every other month, agree to read a book and have discussion, review community feedback, and host a small meeting of their own. It will be a 12-18 month commitment.

2. Site Plan List

No questions.

H. PUBLIC COMMENTS:

No in-person or call-in comments.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel shared that at the June 17 City Commission meeting, they accepted a community based crises grant. This will allow KDPS to partner with ISK Mental Health professionals on behavioral health related calls. The grant will enable funding for two full-time people to work as a co-response model and provide crisis intervention training. At the July 1 City Commission meeting, they had the first reading of an ordinance amendment for traffic code. He said it involves overnight parking, meter rates, and operation hours of meters for downtown parking. They also want to put meters on the Kalamazoo Mall. Business owners have been positive about the changes. Commissioner Praedel thanked them for their patience in construction season. He said they are building a community for the future.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Milliken thought they had a great discussion on a complicated issue. He encouraged that level of dialog going forward.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 9:21pm.

Date: **10/3/2024**
Item: **E.1.**

Planning Commission Staff Report

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: October 3, 2024

SUBJECT: P.C. #2024.09 - A Special Use Permit for a Transitional Residence in a dwelling unit at 214 Woodward Avenue

BACKGROUND:

214 Woodward Avenue is a duplex located mid-block on Woodward Avenue, between Michigan Avenue & Kalamazoo Avenue. The property is a little more than 1/3 of an acre and has 66 feet of frontage and a depth of 210 feet. In the rear yard are two garages, which are used for storage for the duplex. A long driveway runs along the northern side of the property to the garages at the rear of the property. The block is typical of Stuart in that stately late eighteenth century homes and multi-unit buildings line the street with broad street frontages just a few blocks to the west of downtown. This home blends in with the surrounding properties and is located within the Stuart Historic District.

Samaritas is a foster care and adoption agency, the largest in the State of Michigan, having been providing resources, housing and working to keep families together. Samritas serves in many resources for foster care and adoption care from substance abuse recovery, foster care and refugee settlement. Samaritas is the tenant of one of the two dwelling units in the duplex at 214 Woodward Avenue. The home is part of the Independent Living Program (ILP) for youth. The ILP program is for young adults who age out, by turning 18, out of the foster care system. The ILP works to serve as a buffer for people who are in a temporary or permanent court ward, between the ages of 16 and 19.

This dwelling will house no more than five females and a permanent staff onsite 24-hour a days staff. The dwelling is not modified from its current state from the previous tenant and no outside changes were made or proposed to be made. Both dwellings in the duplex have been inspected by the City of Kalamazoo Housing Department and have active certificates of compliance. The intent of the home is to blend in and serve as a home for the residents of the program working toward independent living.

The property at 13,860 square feet could support up to 9 dwelling units by-right on the parcel. Therefore, the two units are within the dwelling density permitted in the zone district. The block features a mixture of dwellings from single-family homes to multi-dwelling structures. The yard features typical landscaping and a broad open yard both in front and back with some limited fencing. The driveway is a long single vehicle width driveway that opens up in the rear providing the required access and exceeds the parking maximum per the Zoning Ordinance and provides ample vehicle access, including emergency access. The lighting and other features of the home are similar to typical household lighting. The residents typically do not have vehicles and typically bike, walk or use transit which will not impact the number of vehicles or available parking on the property.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:
Shared Prosperity - Abundant opportunities for all people to prosper.
Strength Through Diversity- an inclusive city where everyone feels at home .
Youth Development - A place with supports where young people thrive.

The need for foster children to find stable housing transitioning to adulthood is greater than the resources available. The Special Use align with the standards of approval and fulfills the following Strategic Goals impacts.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

Discussion:The Public Participation Plan recommends outreach for a Special Use Permit and the applicant was encouraged to communicate with neighbors to help them understand the use beyond the noticing letters sent our from the City.

Engagement/Communication Tools

Samaritas conducted outreach and received public feedback adopting the ILP program Statewide when it was created. No additional outreach outside of the City notices was conducted in relation to the Special Use Permit application. The applicant was provided the Public Participation Plan (PPP) and staff recommended outreach, even if only a recommendation per the PPP.

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 transitional residence use is compatible with the character of the surrounding land uses around the property. The structure resembles a single family home and features a large open yard. Other similar sized homes and multi-unit apartment buildings are found on the block. The dwelling density is existing and unchanged. The home is centrally located on the lot and is deep with two garages in the back.

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

The separation distances do not apply to this zone district and while the ILP is contracted through the State, the transitional residence is not required to be licensed by the State of Michigan.

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.

There are no outside changes proposed or that have occurred with the transitional residence use in one of the dwellings. The property and home retains its residential character.

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 such impacts are anticipated with this use outside a typical residential dwelling. There are existing garages which can be used for storage.

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

There is adequate capacity to support this use by private vehicle, foot, transit or bicycle.

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

The driveway and approach are existing and adequate to serve the proposed use.

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

The dwellings have city water and sewer. A small park is nearby on Main Street and the recently completed pathway along Michikal is nearby. Public Safety Stations downtown and on W North Street are also nearby.

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.

The driveway provides access and the paved walk to the doorway extends to the street curb.

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

The use complies with the 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.

The proposed Special Use complies with the Zoning Ordinance use standards, layout and the general development characteristics for this duplex use, with one duplex being a transitional residence.

RECOMMENDATION:

City staff recommends approval of the Special Use Permit for Samaritas to operate a transitiol residence in one dwelling of the duplex.

dotloop signature verification: dtlp.us/OYHU-JKWr-Txwm

THE CITY OF Kalamazoo
Community Planning & Economic Development
245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007
(269) 337-8026 • www.kalamazoocity.org

Received
City of Kalamazoo
09-09-2024

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION

Name: Matthew Miller	Mailing Address: 4341 S Westnedge Avenue, Suite 2000	
City: Kalamazoo	State: MI	ZIP Code: 49008
Phone: (269)303-8915	Email: mmill@samaritas.org	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: Sunderram Reddy	Mailing Address: 51203 Chamberlinct	
City: Northville	State: MI	ZIP Code: 48167
Phone: 248-470-6110	Email: aditya_reddy@yahoo.com	Preferred Contact: ☒ Email ☐ Phone

PROPERTY INFORMATION

Property Address(s): 214 Woodward

Parcel Identification Number(s): 06-16-423-014 | Zone District (kalamazoocity.org/maps): RM-15

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

- ☐ $ _____ Fee
- ☐ Completed Review Sheet
- ☐ Other documents or engagement information

Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support

SIGNATURE

Signature of Applicant: Matthew Miller | Date: 8/23/2024

Signature of Owner *(if different than applicant)*: Sunderram Reddy (dotloop verified 08/24/24 7:17 AM EDT 21AZ-U2UY-RPWL-SHI0) | Date:

THE CITY OF Kalamazoo
Community Planning & Economic Development
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PLANNING COMMISSION

SPECIAL USE PERMIT REVIEW SHEET

Received
City of Kalamazoo
09-09-2024

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?

The ILP program serves teenage (16-19 yrs old) foster youth in developing their independent living skills in order to be successful living on their own once they leave the foster care system. The program is intended to serve the youth for between 1 to 2 years. The maximum number of individuals placed in this supervised group home setting at one time would be 5 youths. This program fits in well in this residential setting and is strictly supervised by Samaritas staff. Due to the nearby presence of Kalamazoo College and Western Michigan University there is a significant amount of student housing in the 214 Woodward neighborhood along with appropriate commercial land-uses nearby.

Does the proposed special use comply with the Use Standards of Chapter4 and Chapter 50 for this land use?

The RM-15 zoning district is a residential zoning district that is primarily intended for multiple occupants building types, with a maximum allowed density of 15 units per acre. The use at 214 Woodward in Kalamazoo is at a much lower density then allowed by the zoning ordinance. This housing unit is considered by Samaritas as a **Transitional Residence,** *a* residential facility operated by a government agency or private, nonprofit organization that provides temporary accommodations and on-site management for homeless persons and/or homeless families or other persons requiring interim housing arrangements. 214 Woodward complies with zoning standards for the city of Kalamazoo.

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?

This Special Use Residential Facility was an existing single-family home and was not built by or redeveloped by Samaritas for this Independent Living Plus program which is funded and regulated by the State of Michigan. We have not approached the landlord to redevelop, modify, enlarge the existing house or garages for this Special Use Facility and have had no negative impacts on the neighborhood in terms of visuals, parking, odors, noise, glare and vibration. The residents cannot have overnight guests or parties and there are strict house rules monitored by a Samaritas supervisory staff person and two additional full-time workers along with part time and contingent staff. The majority of our clients do not have cars and use walking, bicycles and public transportation to get around town.

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

Samaritas is not aware of any undesirable effects of locating our ILP Program in this existing single-family residence. The home and property are maintained by the landlord exactly as it was when it was occupied by the previous renters. The landscaping and existing vegetation are the same as they have been for many years. This facility is a low occupancy facility that usually has only 5 or less residential occupants and one staff person so the impact on adjoining properties should be minimal. There is a significant amount of student housing in this neighborhood and that is one of the reasons we selected this neighborhood for our location. The property is .318 acres in size and retains a lot of natural vegetation. There are two garages both used for storage only which block noise, light, vibrations or activities occurring on the property. The landlord employs both a professional management and lawn service company to assist him with the oversight of the property. There are no damaged structures on the property and no outdoor sports equipment such as a pool, volleyball net or basketball hoop are allowed.

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 Samaritas ILP Program uses existing rental facilities in existing neighborhoods to house youths 16-19 years of age coming from Foster Care to transition to independent living. We do not redevelop, redesign or modernize our facilities. The facility at 214 Woodward was selected to operate this particular version of the ILP Program i.e., for 5 or less female youths,16-19 years of age due to its bedroom count, having two living rooms, kitchen, dining room, two bathrooms, etc. The visual impact of this residential facility is as it was prior to our occupancy by the program and the landlord handles the landscaping and maintenance of the facility.

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?

As indicated in the prior response the Samaritas ILP Program uses existing rental facilities in existing neighborhoods to house youths 16-19 years of age coming from Foster Care to transition to independent living. We do not redevelop, redesign or modernize our facilities. The setbacks for this property were established when this single-family residence was originally built. There have been no complaints or concerns voiced by the neighbors about this facility. If there was a concern or request by the neighbors for a reduction of the visual impact of the existing home Samaritas would work with the landlord to install additional screening materials including landscaping or fencing. There is an existing 6" wooden fence at the rear of the property along with two garages that are used for storage only. All three of these objects provide screening of the main house and yard to adjacent residences.

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?

The Samaritas ILP Program reduces environmental impacts by using existing rental facilities in existing neighborhoods. We do not build new facilities or redevelop existing facilities. Our programs conform to the existing government regulations and environmental protection standards of the communities in which we operate our programs. Our administrators react quickly to any notices or concerns raised by the community and will make changes to the program to meet all requirements including environmental compliances as needed.

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

This Samaritas Special Use Facility is located in a residential neighborhood which contains both single family households & multi-tenant college student housing. Our residential occupancy numbers 5 at most and sometimes less. Our staffing is usually one person per 24-hour period except for times of special meetings when 2-3 staff persons will be at the facility. Our residents are 16-19 years of age, and the majority do not own cars. They do use public transportation, ride share, bicycles and walking for transportation. Therefore, the existing road capacity is adequate.

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

This Special Use Permit Review is for a leased, existing single-family home in an existing neighborhood. Nothing is being redesigned, added to, redeveloped or modified with either the building or the property. Based upon on our experience with this property the current ingress to the property and residence is safe and the egress to the roadway, Woodward Ave, is safe too.

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

The Special Use Housing Facility at 214 Woodward, Kalamazoo is located in a fully developed, urbanized neighborhood and therefore has connections to municipal water, sanitary sewer and all utilities in addition to having police, fire and EMS services. There are also a variety of commercial services, public transportation and park facilities in and around this neighborhood. Samaritas has an administrative office in Kalamazoo and is therefore able to provide excellent supervision of this special use housing unit.

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 Special Use Housing Facility was selected by Samaritas due to its design and location in the neighborhood, so it meets all of the same criteria met by other single family detached homes in the neighborhood in terms of access onto the site provided for fire, police and EMS services. Although the State of Michigan requires only 16 hours of supervision for these special use properties under most day-to-day situations, Samaritas provides 24 hours of supervision at the property for its 5 or less youth clients

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

Upon review of the Kalamazoo General Development standards Samaritas believes this Special Use Property meets all standards imposed on it for use, layout and general development characteristics. In viewing the front façade of the primary residential unit and garage, they also match the side and rear elevation in terms of design, materials, trim levels as those found on the rest of the single-family homes in the neighborhood. When repairs are made to the home it is completed with materials matching those already existing on the property.

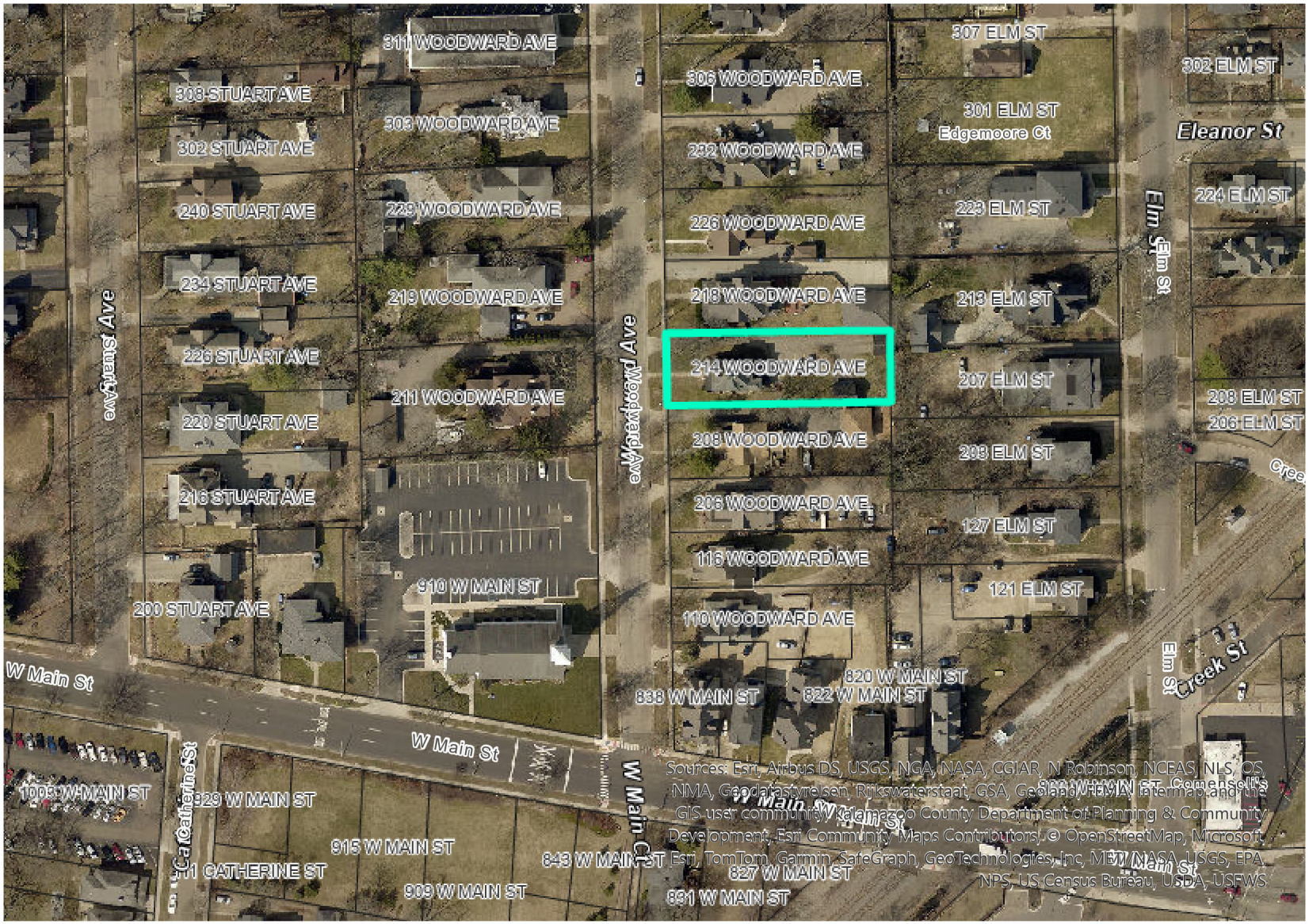
Does the proposed special use meet all standards imposed on it by all other sections of this Ordinance for use, layout, and general development characteristics?

f

Upon review of the Kalamazoo Zoning standards Samaritas believes this Special Use Property meets all standards imposed on it for use, layout, and general development characteristics. In viewing the front façade of the primary residential unit and garage, match the side elevations and rear elevation in terms of design, materials, trim levels as those found on the rest of the single-family homes in the neighborhood. The property is of an adequate size with appropriate setbacks to provide adequate space between other structures in the neighborhood.

P.C. #2024.09 - 214 Woodward Avenue

A Special Use Permit Request for a Transitional Residence in a Dwelling Unit



Aerial View

Subject Property

Other Property

2018

Red: Band_1

Green: Band_2

Blue: Band_3

0 0.01 0.03 0.06 mi

N

COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
Planning Division
245 North Rose Street, Suite 100
Kalamazoo, MI 49001
(269) 337-8044
www.kalamazoocity.org
www.imaginekalalamzoo.com

NOTICE OF A PUBLIC HEARING FOR A SPECIAL USE PERMIT
FOR A TRANSITIONAL RESIDENCE AT 214 WOODWARD AVENUE

Dear Property Owner/Occupant:

You are receiving this notice because you either own or occupy property that is near this site. This notice is to inform you that an application has been filed with the Planning Commission for a Special Use Permit for a Transitional Residence at 214 Woodward Avenue.

All Special Use Permits are reviewed by the Planning Commission at a public hearing. During the public hearing, the applicant is provided the opportunity to present the request. Then property owners and other city residents/citizens will have an opportunity to provide comments on the special use. Final decisions on Special Use Permits are made by the City Planning Commission.

APPLICANT: Samaritas

APPLICATION #: P.C. #2024.09

LOCATION OF PROPERTY: 214 Woodward Avenue

PROPOSED SPECIAL USE: A Transitional Residence in a dwelling unit at this address.

DATE OF HEARING: A public hearing will be held by the **Planning Commission** on Thursday, October 3, 2024 at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the City's Facebook page and YouTube Channel. Check www.kalamazoocity.org for details.

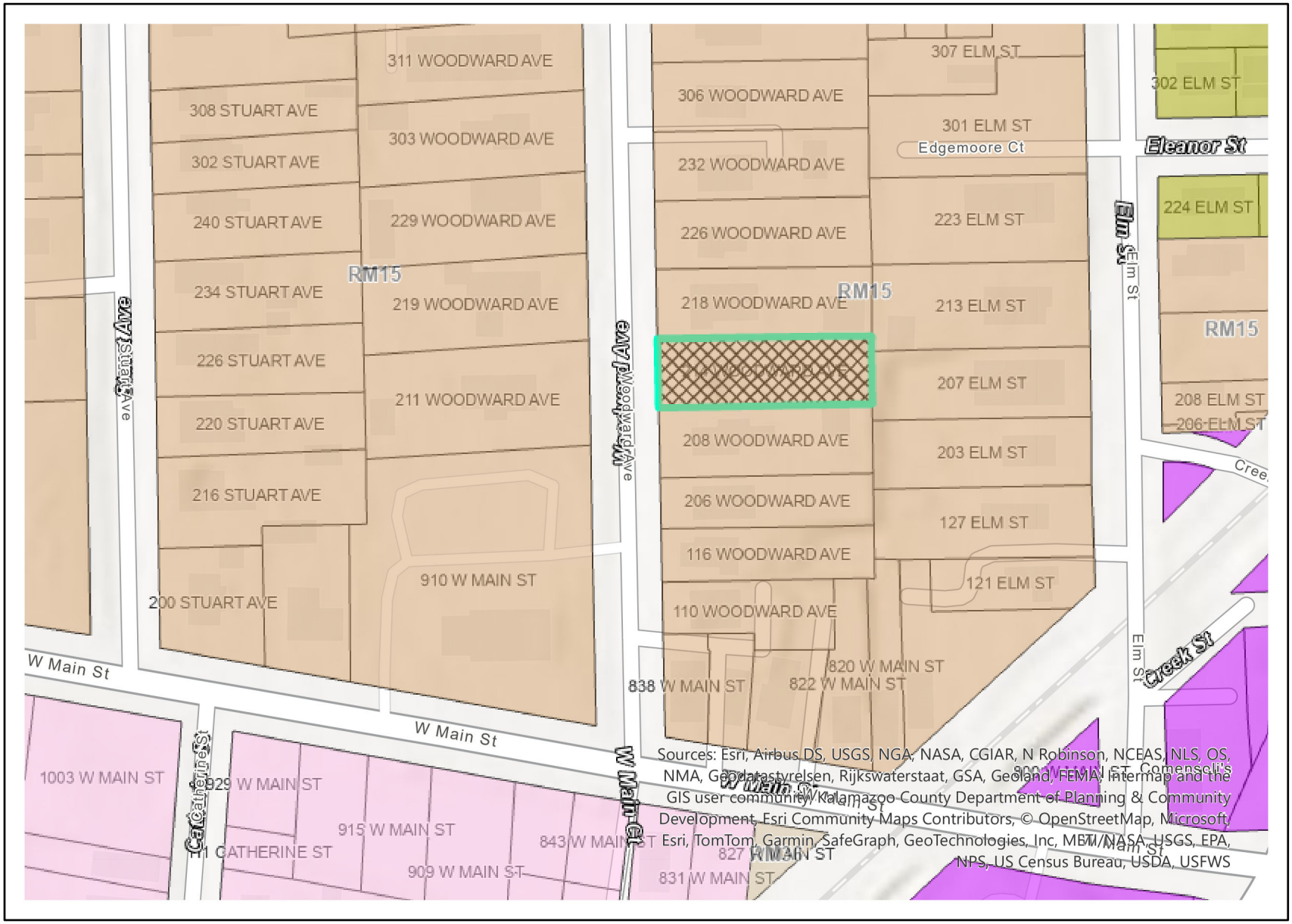
To examine documents related to this request or provide written comments, please contact Bobby Durkee at durkeer@kalamazoocity.org or call (269) 337-8172. The agenda will be posted at https://kalamazoomi.portal.civicclerk.com/

Sincerely,

Bobby Durkee, AICP
Assistant City Planner

P.C. #2024.09 - 214 Woodward Avenue

A Special Use Permit Request for a Transitional Residence in a Dwelling Unit



Current Zoning

Zoning

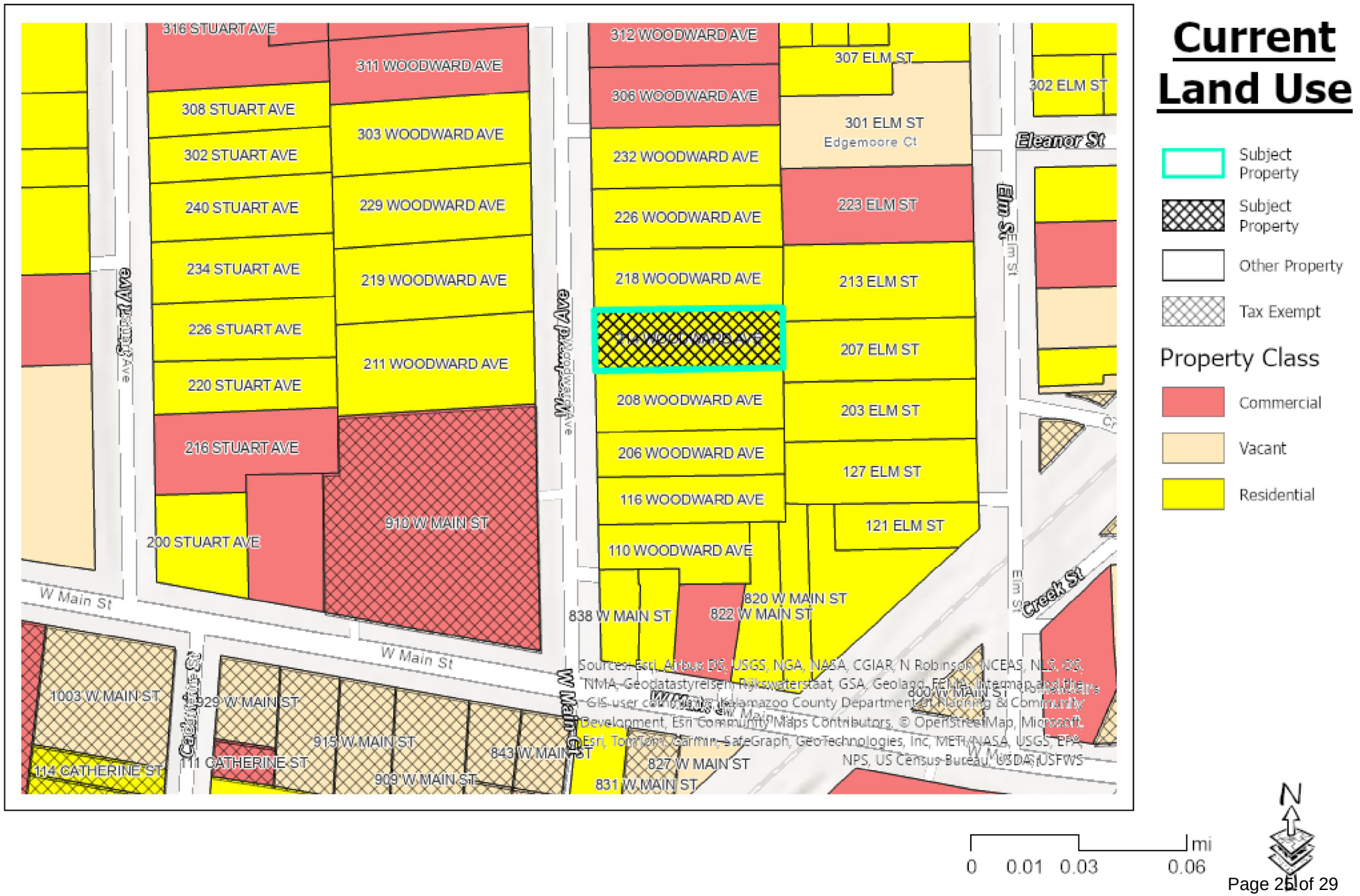
- IC
- LW1
- RD19
- RM15
- RM36
- Subject Property
- Subject Property
- Other Property

0 0.01 0.03 0.06 mi

N

P.C. #2024.09 - 214 Woodward Avenue

A Special Use Permit Request for a Transitional Residence in a Dwelling Unit



Current Land Use

- Subject Property
- Subject Property
- Other Property
- Tax Exempt

Property Class

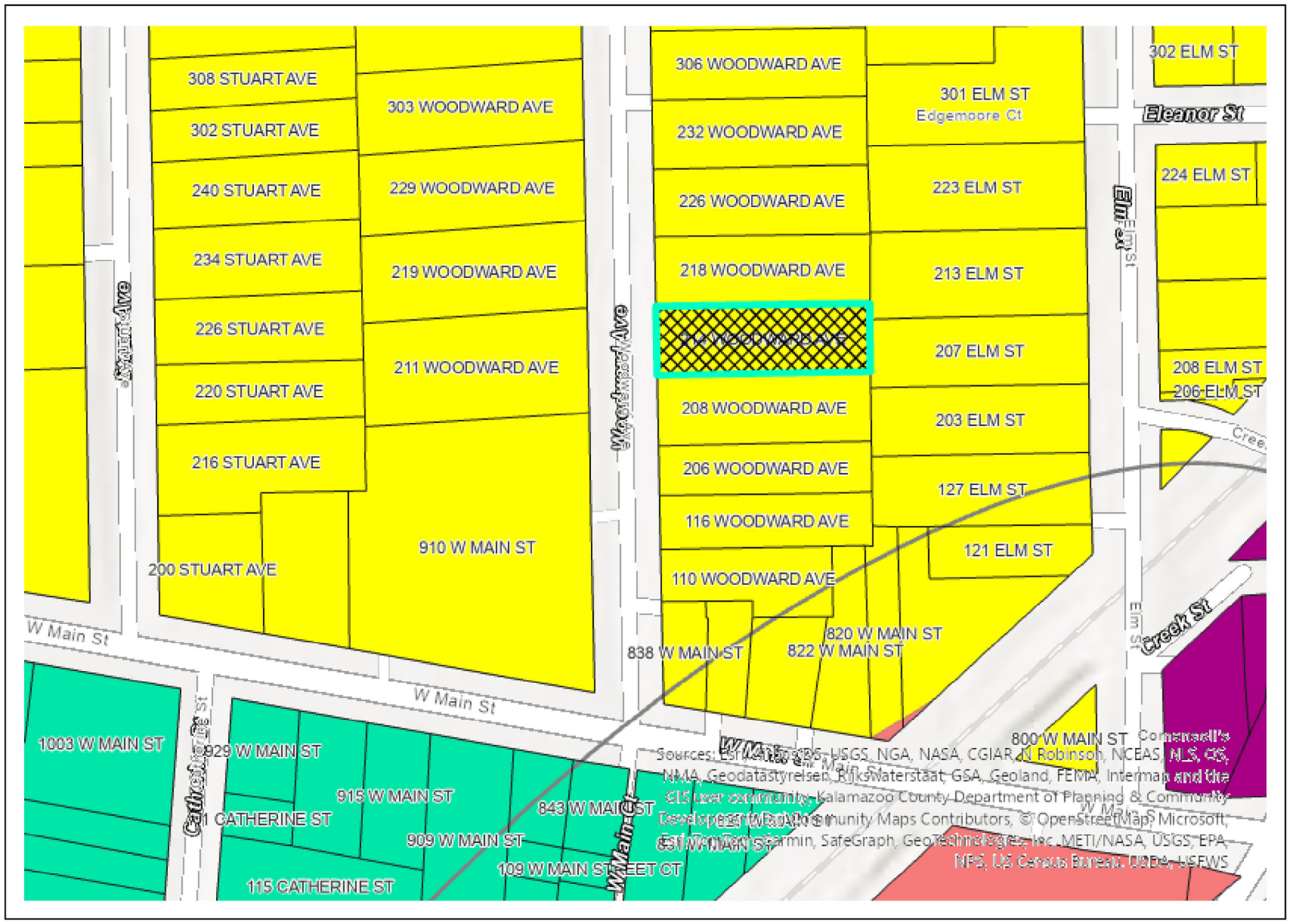
- Commercial
- Vacant
- Residential

0 0.01 0.03 0.06 mi

N

P.C. #2024.09 - 214 Woodward Avenue

A Special Use Permit for a Transitional Residence in a Dwelling Unit



Future Land Use

- Subject Property
- Subject Property
- Other Property

Category

- Node
- Campus
- Campus/Private
- Commercial
- Downtown
- Industrial
- Neighborhood Edge
- Open Space/Parks
- R1-Residential
- R2-Residential
- R3-Residential
- Urban Edge

0 0.01 0.03 0.06 mi

N

Year 2024 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
PSP24-001	3100 Stadium Drive	Cell Tower Antenna Co-Location	SBA Network Services LLC	City of Kalamazoo	8/29/2023	9/6/2023	9/8/2023	1/4/2024	$360	2/6/2024	NFP	Site Plan Approved	3/1/2024	5/1/2024	
PSP24-002	266 E Michigan Avenue	Proposed Building Addition and Addition of Residential Units (Coney Island)	266 E Michigan Ave Kalamazoo LLC	266 E Michigan Ave Kalamazoo LLC	10/27/2023	11/1/2023	11/3/2023	1/17/2024	$500	2/14/2024	HDC	Site Plan Approved	4/30/2024		
PSP24-003	708 N Burdick Street	Redevelopment of Existing Structure into Mixed-Used Building with Residential / Office Space	708 N Burdick St LLC	708 N Burdick St LLC	11/30/2023	12/20/2023	20/23/2023	1/10/2024	$500	2/21/2024	N/A	Site Plan Approved	3/14/2024		
PSP24-004	3419 S Burdick Street	Cell Tower Antenna Co-Location	Crown Castle USA	T-Mobile Central USA LLC	11/1/2023	11/29/2023	12/1/2023	1/24/2024	$250	2/21/2024	NFP (Administrative)	Site Plan Approved	5/1/2024	5/31/2024	
PSP24-005	2156 Race Street	Southside Park Improvements	City of Kalamazoo Parks & Rec	City of Kalamazoo	8/4/2023	8/23/2023	8/25/2024	1/25/2024	$500	2/28/2024	NFP (Administrative)	Site Plan Approved	4/9/2024		
PSP24-006	2501 Millcork Street	Redevelopment for a Community Center and Accessory School Use (El Concilio)	Abonmarche Byce	Hispanic American Council	11/8/2023	1/10/2024	1/12/2024	2/2/2024	$500	2/28/2024	N/A	Site Plan Approved	3/22/2024		
PSP24-007	1109 Engleman Avenue	Quadplex Development for Transitional Sober Living Housing (Reach Sober Living)	Abonmarche Byce	Reach Sober Living	9/28/2023	10/11/2023	10/13/2023	2/7/2024	$500	3/6/2024	N/A	Site Plan Approved	5/8/2024		
PSP24-008	825 Portage Street	New Development for a Community Center (Boys and Girls Club)	Hurley & Stewart	Boys & Girls Club of Greater	11/14/2023	12/6/2023	12/8/2023	2/23/2024	$500	3/27/2024	ZBA - Variances approved 2/8/2024	Project Under Review			
PSP24-009	1727 E Main Street	Phased Commercial Redevelopment	Pastor Lavan Carr	Carr, Lavan Dyke & Kerry Ann Graham	1/16/2024	1/24/2024	1/26/2024	3/5/2024	$250	4/3/2024	N/A	Withdrawn - Will Re-Apply			
PSP24-010	1019 Miller Road	Redevelopment of Existing Building for Commercial Use (Truth & Parks Innovator Exchange).	Nicole R. Triplett	Black Wall Street Kalamazoo	1/2/2024	1/17/2024	1/19/2024	3/5/2024	$500	4/3/2024	N/A	Project Under Review			
PSP24-011	1102 Lake Street	Site Work and Building Addition (Mills Street Market)	Tyler Bourdo	Patel, Kirit	8/29/2023	9/13/2023	9/15/2023	3/15/2024	$500	4/10/2024	ZBA - Variances approved 12/18/2023	Project Under Review			
PSP24-012	3600 Alvan Road	New Lighting and Pavement Expansion for the Existing Truck Yard (Old Dominion Freight Lines)	Manhard Consulting	Old Dominion Freight Line Inc.	12/7/2023	1/3/2024	1/5/2024	4/4/2024	$500		N/A	Pre-Process			Waiting on Env. Information
PSP24-013	3700 E Cork Street Court	Development of a Four-Story Hotel	Steve Aldridge	Doerr Protection Trust	11/2/2023	11/29/2023	12/1/2023	5/7/2024	$500	5/29/2024	N/A	Project Under Review			
PSP24-014	1727 E Main Street	Commercial Redevelopment and Upper Floor Residential	Brian Peterson with Pastor Lavan Carr	Carr, Lavan Dyke & Kerry Ann Graham	1/16/2024	1/24/2024	1/26/2024	5/30/2024	$300	6/26/2024	N/A	Project Under Review			
PSP24-015	3625 W Michigan Avenue	Multi-Family Residential Development	Greg Dilone Jr.	Kalamazoo Realty Holdings, LLC	10/20/2023	11/15/2023	11/17/2023	5/28/2024	$610	6/26/2024	NFP	Project Under Review			
PSP24-016	1500 N Pitcher Street	Building Demo, Overhead Utility Bridge Removal, Underground Power Feed under Pitcher, and Site Work	Hurley & Stewart	Graphics Packaging International. LLC	5/1/2024	5/8/2024	5/10/2024	6/6/2024	$500	7/10/2024	N/A	Project Under Review			Need CC Approval for Undergound Easement prior to Site Plan Approval
PSP24-017	700 River Street	Development of 10 homes with 5 drive entrances along Bridge Street / Ampersee.	Hurley & Stewart	City of Kalamazoo	11/30/2024	12/6/2023	12/8/2023	6/17/2024	$500	7/17/2024	ZBA - Variances approved 03/19/2024	Project Under Review			
								TOTAL	**$6,770**						