

Agenda

Planning Commission

City of Kalamazoo



Wednesday, July 9, 2025

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 May 1, 2025

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. P.C. #2025.03 A Special Use Permit Request for a Rooming House in the existing dwelling at 1303 Lake Street.
2. P.C. #2025.04 A request for a Special Use Permit to construct a 150-foot tall monopole style wireless communications tower to replace the existing lattice tower at 1516 Rock Ledge Ct.

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
May 1, 2025
DRAFT

Members Present: Ian Smith; Christine Dascenzo; Michelle Audette-Bauman; Jennifer Swan; Mitchell Curtiss; Wendell Tolber; Brian Pittelko, Chair; Thomas Kostrzewa; Zack Wilson

Members Excused:

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

A. CALL TO ORDER/ROLL CALL

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

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

B. ADOPTION OF FORMAL AGENDA

Commissioner Swan, seconded by Commissioner Kostrzewa, moved approval of the May 1, 2025 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Tolber, seconded by Commissioner Curtiss, moved approval of the April 9, 2025 minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

None.

E. PUBLIC HEARINGS

P.C. #2025.02 – A public hearing to consider a rezoning request from Bogan Developments to rezone 802, 814, 822, and 824 S Burdick St., and 107, and 115 W Vine St, from Live-Work 1 (LW1) to Downtown 3 (D3).

Commissioner Swan abstained because she is employed by Tower Pinkster who is working with the developer. Commissioner Wilson abstained due to being on a committee with the developer.

Planner Anderson shared that the request was to rezone some properties on S. Burdick and W. Vine from LW1 to D3. These districts are identical in permitted uses and permitted lot types, and both are within the form-based code. She said the key differences in these districts is that D3 permits building up to five stories

whereas LW1 only permits building up to three stories. There is also a difference in allowed impervious coverage - 80% in LW1 and 100% in D3.

Planner Anderson explained that this is a transitional and unique area with the hospital, the Vine neighborhood and the Edison neighborhood. Planner Anderson stated that a lot of the zoning standards are tied to street type – in this case neighborhood business street, and neighborhood network street. This area has residential, commercial, and civic uses. She talked about the Future Land Use (FLU) plan that shows Urban Edge and Neighborhood Edge which both represent mixed-use districts. These districts are meant to promote activity, walkability, and commercial housing all mixed up together. Planner Anderson shared that it's not uncommon to think about pulling or pushing FLU district edges one way or another when they get rezoning requests.

Planner Anderson said that rezoning requests follow the Public Participation Policy, so the applicant had to do some outreach. She said the applicant held a meeting in conjunction with the Vine Neighborhood Association. The meeting was advertised through social media and the neighborhood organization. Planner Anderson showed pictures of the location/area.

Planner Anderson went through the review criteria stating that the rezoning is consistent with the Master Plan and Strategic Vision; the development would fit in with the district; there was a demonstrated need for housing in Kalamazoo especially near a major employer; the current development is not what is projected for this area; the development would be compatible with surrounding land uses.

Commissioner Curtiss asked if all the parcels proposed to be rezoned were owned by the applicant. Planner Anderson said they are all owned by the applicant or the applicant has permission to bring them forward for rezoning.

Commissioner Pittelko noted that the rendering shows more parcels included than the ones in the rezoning request. Planner Anderson stated that the applicant's original request included additional parcels. After some conversations, the applicant adjusted the parcels to include in the rezoning request.

Commissioner Dascenzo noticed that the documents specified the case as 2025.01 in some spots and 2025.02 in other places. Planner Anderson agreed to look at that for clarification.

Commissioner Curtiss verified that the differences in zoning between LW1 and D3 were only height and impervious coverage. Planner Anderson agreed that the uses and lot types of the zoning districts are the same.

Mr. Jamauri Bogan, CEO of Bogan Developments, and Mr. Jason Novotny, Tower Pinkster, stepped forward to speak to the request. Mr. Bogan shared that the project was a mixed-use development that would revitalize a critical corner in the Vine neighborhood. They plan to replace a long-standing liquor store, Food Maxx, and several blighted structures with workforce housing, an early learning center, and neighborhood serving amenities. He said the project aligned with the IK2025 vision and the Vine Neighborhood Plan by introducing affordable housing options, attracting new businesses, and enhancing

connectivity with the broader Kalamazoo community. Currently the site is zoned LW1, and they cannot build up to five stories. Mr. Bogan thought it was important to note that the original vision for these parcels was developed in collaboration with Bronson Healthcare, City of Kalamazoo, Vine and Edison Neighborhoods, and LISC. They had always imagined a five story building at this corner. He said they recently received approval from the Historic District Commission for the demolition of several properties along W. Vine Street. Mr. Bogan also spoke about the outreach meeting at the Vine Neighborhood Association. He listed the members of his development team and asked for the Planning Commissioners support. Mr. Bogan said they are not transactional; they are relational and want to be good neighbors and good stewards of their community.

Commissioner Tolber asked about the timeline for development. Mr. Bogan said that, optimistically, they want to break ground sometime next year. Commissioner Tolber asked for a definition of the learning center. Mr. Bogan shared that with his previous development, they partnered with the YMCA, and they built an early learning center. As they provide affordable housing, they want to provide affordable childcare as well.

Commissioner Pittelko asked what kind of community feedback they received. Mr. Bogan said the community feedback was great. He thought that whenever you present something new, there is always curiosity about what the development could bring. They have connected with the neighbors. Mr. Bogan said this vision was talked about for seven years. He thought there would be questions and they would be there to answer them.

Commissioner Curtiss asked if the reason for the rezoning request was related to height or also increased impervious coverage. Mr. Jason Novotny stated they would be under the allowed 80% impervious coverage. Part of that will be a playground surface adjacent to the preschool and they are planning on some green space amenities for the residents.

Commissioner Smith asked how many businesses would be occupying the commercial ground floor. Mr. Bogan said there would be three.

Commissioner Tolber asked if the mixed-income housing units would be maintained via applications that specifically spell out the rules or if it was expected to come along naturally. Mr. Bogan explained that they were using a state program around housing for employers, so they will have regulations that specify maintaining a level of affordability for a set period of time. Commissioner Tolber asked if this was for a certain number of units. Mr. Bogan indicated they were unsure of the number of units as the proforma was still conceptual.

Commissioner Curtiss wondered how their development required five stories over the three stories already allowed. Mr. Bogan said that five stories were needed to be efficient with the site and to align with the community vision. The ground floor of the development would be completely commercial with the other four stories being residential. Commissioner Pittelko clarified that the development would offer 80 units of housing. Mr. Novotny confirmed that the development would be approximately 80 units. He explained that the primary street frontage on Burdick would be five stories. He said as they step west into Vine, it is

their intention is to go from a five-story building to a three-story building. Mr. Novotny confirmed for Commissioner Curtiss that the step to three stories is where the rendering says preschool.

Commissioner Pittelko asked why they are looking at a larger plot than the rezoning request. Mr. Novotny said they are not requesting rezoning for some of the parcels, because they are already zoned RM-36, which allows for heights up to six stories.

Commissioner Smith asked about the number of bedrooms per unit. Mr. Bogan said a large majority of them would be ones, studios, and some two bedrooms.

Commissioner Audette Bauman asked if they had any future plans for community and neighborhood engagement. She noted that they got a couple of letters from neighbors. Mr. Bogan affirmed their commitment to community engagement. He said he spoke with one resident about that and will have ongoing conversations with her, the neighborhood, and the community. Mr. Bogan said they don't want this project to overwhelm people, but they want people to feel good about it.

Commissioner Pittelko shared how citizens could give public comment on the case.

In-person comments

Mr. Greg Milliken came forward to share some background on the project. He said the project evolved from the Bronson healthy living district which was a collaboration of KVCC and Bronson nearly 10 years ago. Mr. Milliken said they created the healthy living campus plan, and they wanted to create other improvements in this area. They identified this block for potential residential development because there was blight, empty parcels, and a lot of parcels owned by the same owner. Over time they started acquiring the property and started visioning and planning efforts. Mr. Milliken said they gathered together the Vine and Edison Neighborhood Associations, KNHS, LISC, City of Kalamazoo, KVCC, and Bronson. Their vision was a patchwork of missing middle housing. There is a need for housing, and they needed an opportunity to see what different types of housing would look like. When people get three lots, they can look here to see a demonstration of what a quadplex or a rowhouse looks like. Burdick was to be the most intense area, and the zoning at that time allowed five stories. He said they looked at five stories and tapering down from there - that was the plan. Mr. Milliken said they are happy to partner with the developer and see this come to fruition.

Ms. Karen Williams said she submitted the letter referenced earlier. She thanked everyone for their due diligence to make sure that the minimum zoning was passed to see this vision come true. Ms. Williams said the Downtown zone will be very close to her property. She said there was a lot of talk and intention to make it very livable on the residential side where it isn't Downtown yet. Ms. Williams encouraged the developer to stretch the idea of what it means to have outreach. She heard that people had been having visioning sessions for eight years, but for someone living there it was all new. Perhaps they should have more than one event advertised on social media and a Neighborhood Association that is a little removed. Ms. Williams offered to support the developer by being a liaison in the area. She expressed that she was happy to help the community, and the relationship vision come through in a way she hasn't yet seen.

There were no call-in comments.

Commissioner Kostrzewa, seconded by Commissioner Dascenzo moved to recommend approval to the City Commission to rezone 802, 814, 822, & 824 S. Burdick Street & 107 & 115 W. Vine Street, from Live-Work 1 (LW1) to Downtown 3 (D3).

Commissioner Kostrzewa said he applauded the effort. He shared that he knew firsthand the difficulty involved moving the bar forward. Height issues and historic issues are legendary. Commissioner Kostrzewa said he heard comments about the visioning process for years. He thought it was wonderful to see the intention around the activity - not just the rezoning, but the spirit of commitment and entrepreneurship.

Commissioner Dascenzo commented that no matter what the project ended up looking like, this area can handle the height increase. The similarity of districts sets it up well for the transition. She thought it would fit in the area well.

Commissioner Tolber thought the development went nicely with neighborhood, City, and Bronson's goals. Overall, it would be a nice fit.

Commissioner Smith thought it was a great development. He said the area needed more houses and better uses. This would be a dramatic improvement over the current use.

Commissioner Pittelko thought this development would fit in with the neighborhood, Downtown, Bronson, and the overall City vision. He was encouraged to see workforce and more affordable housing go in near Bronson.

A roll call vote was taken. Commissioners Smith, Dascenzo, Curtiss, Pittelko, Tolber, Audette Bauman, and Kostrzewa voted yes. Commissioners Wilson and Swan abstained.

F. DISCUSSION/ACTION ITEMS

None.

G. REPORTS:

1. City Planner's Report

Planner Anderson noted that Commissioner Curtiss was the Planning Commission's representative on the IK Partners Board and could provide an update at any time.

Planner Anderson explained that Imagine Kalamazoo (IK) is what the City calls the community conversation that yields the City's Strategic Vision and Master Plan. The Strategic Vision contains 10 broad goals that guide the work of the City. The Master Plan is a City-wide document focused on land use and transportation.

IK2035 has been divided into three pieces: Imagine It, Plan It, Design It. Planner Anderson said they are currently in the Plan It phase - taking what they heard in phase I and confirming it with the community. She said they will start the Design It phase in the summer – focusing on implementation of goals and outcomes. Planner Anderson went over the timeline – noting that the timeline can shift if more time is needed in any phase. When they are done with the Plan It phase, they will draft the Strategic Vision document, get it out for review, and have it approved by the City Commission. They will also draft the Master Plan, get it out for review, and bring it before the Planning Commission for approval. She stated that the Master Plan will go to the City Commission, but the Planning Commission is the official approver.

Planner Anderson showed a slide about points of contact (2,492 as of February 2025). They have engaged with the community via meetings, surveys, a book read, youth art projects, pop-up engagements, and Meetings on the Go. Planner Anderson reviewed what they heard from the engagement. She noted that they heard many, “for all,” statements - transportation options for all, housing for all, public spaces for all.

Planner Anderson reviewed existing Strategic Vision goals. She noted that the themes from IK2035 are a little different from the existing goal themes. The biggest difference is that Strength through Diversity and Shared Prosperity are not listed. They heard through the community that these are important topics that need to be intentionally woven into all City activities.

Planner Anderson said they are trying to be more intentional to set up documents and work plans. They are using the Goals, Outcomes, Strategies, Measures model. During the Plan It phase, they utilized public meetings and focus groups to dive into goals and outcomes. She said they plan to have a few more meetings: Kalamazoo High School Students @ Read And Write Kalamazoo (RAWK), Match-E-Be-Nash-She-Wish Band of Pottawatomie, Kalamazoo Residents with Disabilities & Caregivers. They are also hoping to have a meeting with the unhoused community, and more neighborhoods. Planner Anderson explained they were also seeking feedback on the City vision statement.

Planner Anderson stated that they would be willing to bring an IK presentation to any interested community or organization. She indicated that people could also go online to complete activities and sign up to stay in the loop when new things happen.

Commissioner Wilson appreciated the hard work. He wondered if they were tracking to know if they were reaching all demographics. Planner Anderson said that every time someone participates, they send out a demographic survey to them. She thought that thousands of emails had gone out. They will be evaluating that this month to see what areas they still need to reach.

Commissioner Kostrzewa asked if they had metrics for first time participants. Planner Anderson said that some of their sign in sheets ask about participation. She has been to all the meetings, so she can see who is new. Planner Anderson said they could add this question to their sign in sheets.

Commissioner Tolber asked how they could request a meeting. Planner Anderson said they could let her know at andersonc@kalamazoo.org, or they can reach out to 311, or they can email hello@kalamazoo.org. Commissioner Tolber asked if the group needed to find a place or if they came to her. Planner Anderson said they were happy to organize or come to a group space. The goal is to make it as easy as possible for people to participate.

Commissioner Pittelko said he appreciated their hard work.

2. Site Plan List

No questions.

H. PUBLIC COMMENTS:

Commissioner Pittelko gave information on how to call in.

There were no comments.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel thanked Planner Anderson and the IK2035 partners for their work. He also thanked the public for participating. Commissioner Praedel shared that it was an exciting weekend coming up. It was the Kalamazoo marathon weekend and the opening of the Kalamazoo Farmer's market. The market will be open every Saturday from now until Fall. He noted that people should expect construction there. Commissioner Praedel announced that May is Bike month. He mentioned the Mayor's Bike Ride, Bikes in the Zoo, and the Bike Rodeo. Commissioner Praedel said the City Commission had a first reading of a new ordinance amendment for the impounding of vehicles. He said that a number of residents, especially on the Northside, have been plagued with a mobile nuisance. This ordinance would allow participants in the mobile nuisance to get a warning, and then the City would have the right to impound vehicles. This is progress for residents who have asked for help.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

None.

Planning Commission

May 1, 2025

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K. ADJOURNMENT

Commissioner Pittelko adjourned the meeting at 8:06 pm.



Planning Commission Staff Report

City of Kalamazoo

Date: **7/9/2025**
Item: **E.1.**

TO: City of Kalamazoo Planning Commission

FROM: Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: July 9, 2025

SUBJECT: P.C. #2025.03 A Special Use Permit Request for a Rooming House in the existing dwelling at 1303 Lake Street.

BACKGROUND:

The existing dwelling at 1303 Lake Street was purchased and rehabilitate by Housing Now, LLC to be converted from a single-family dwelling to a rooming house. A Rooming House according to the City of Kalamazoo Appendix A Zoning Ordinance is below:

Any dwelling or that part of any dwelling or dwelling unit containing one or more rooming units in which each rooming unit is let for sleeping purposes by the owner or operator to more than four persons who are not related by blood, marriage or adoption to the owner or operator. A "rooming unit" means any room or group of rooms forming a single, habitable unit or intended to be used for living and sleeping but not for cooking or eating purposes.

With no substantive changes to the layout the dwelling was converted and leased out to tenants whom used the bedrooms as rooming units. This use was identified through the Rental Registration Process and on an inspection in the process to issue a Housing Certificate of Compliance. After review of the rental registration application it was found that the use aligned with a Rooming House and the owner of Housing Now, LLC Maurice Golliday applied for the Special Use Permit after being notified of the zoning conflict.

The Rental Housing Certifical of Compliance was issued a **CONDITIONAL** approval that the use obtain Special Use Permit approval from the Planning Commission. A copy of the conditional certificate of approval is within this agenda packet.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Shared Prosperity - Abundant opportunities for all people to prosper

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
Voice: (269) 337-8744 | Fax: (269) 337-8513 | www.kalamazoocity.org

A remodeled existing dwelling into a Rooming House provides additional housing opportunities, including affordable housing options.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Collaborate (two-way conversation) - the community will have a chance to shape the project by providing feedback.

Discussion:

The Special Use Permit includes a public hearing by the Planning Commission and the city mailed notices to all properties within 300 feet of the property. The public will had an opportunity to speak to the request. The applicant did not perform additional outreach.

Engagement/Communication Tools

City notices and public hearing.

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 house is on the corner of Linton Street and Lake Street and matches the scale and character of the surrounding houses. The dwelling and yard are similar in size scale of the property is a little bigger than adjacent lots since it is on the corner.

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

There are no applicable use standards for a rooming house in the RM-15 zone.

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.

A rooming house use is similar in scale to other single family homes, typically with a higher occupancy. A Roominghouse use is not required to provide landscape screening from other residential uses. There are a few large trees and a large open yard. The dwelling complements the surrounding area and no further landscaping, lighting or setback standards will apply.

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.

There are no anticipated environmental impacts or known conflicts with state and federal laws.

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

Lake street and Linton Street provide adequate vehicle, pedestrian and nearby transit access.

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

There is a single-lane gravel driveway and a paved surface in the back corner of the property with an undefined driveway that appears to be used. Each driveway has an approach. Staff recommends the legacy driveway surfacing be improved and defined if to be used for vehicular parking or access.

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

The dwelling is served by city utilities and access to responding KDPS personnel.

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.

There are no fences, gates or barriers on two public street frontages. Porches with access to multiple entry points are on the dwelling.

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.

Staff recommends the owner improve any unimproved old driveway areas to be used to be defined and improved with gravel, asphalt, concrete or other approved surface materials.

RECOMMENDATION:

It is recommended to approve the Special Use Permit at the dwelling at 1303 Lake Street.

Planning Commission Application



Submitted on	18 May 2025, 12:18PM
Receipt number	14
Related form version	7

Introduction

Have you scheduled a pre-application meeting?	Yes
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Applicant Information

Name	Maurice Golliday
Organization (if applicable)	Housing Now LLC
Email Address	housingnowllc@gmail.com
Phone Number	2693690113
Address	1303 Lake St, Kalamazoo, MI 49001, USA Map (42.2811877, -85.5638836)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	1303 Lake St, Kalamazoo, MI 49001, USA Map (42.2811877, -85.5638836)
Zone District	RM-15
Type of Request	Special Use Permit
Application Fees	\$375.00
Project Description & Reason for Request	The property is being used as Rooming House. Would like to be in compliance with City asking for Special Use Permit.

Special Use Permits

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?	Yes.
Does the proposed special use comply with the Use Standards of Chapter 4 and Chapter 50 for this land use?	Yes
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?	no.
Does the location and design of the special use reduce undesirable effects, including visual impact of the proposed use on adjacent property by retaining some natural features of the landscape to provide a buffer between the special use and adjoining lands?	no
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?	no
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?	no
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?	yes
Will there be adequate road capacity available to serve the proposed special use?	yes
Will the proposed special use be designed to ensure safe ingress and egress onto the site and safe road conditions around the site?	yes
Will there be adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use?	yes
Will the proposed special use be located and designed so that adequate access onto the site is provided for fire, police, and EMS services?	yes
Does the proposed special use meet the appropriate standards in Chapter 6: General Development Standards?	yes
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?	yes

Submit

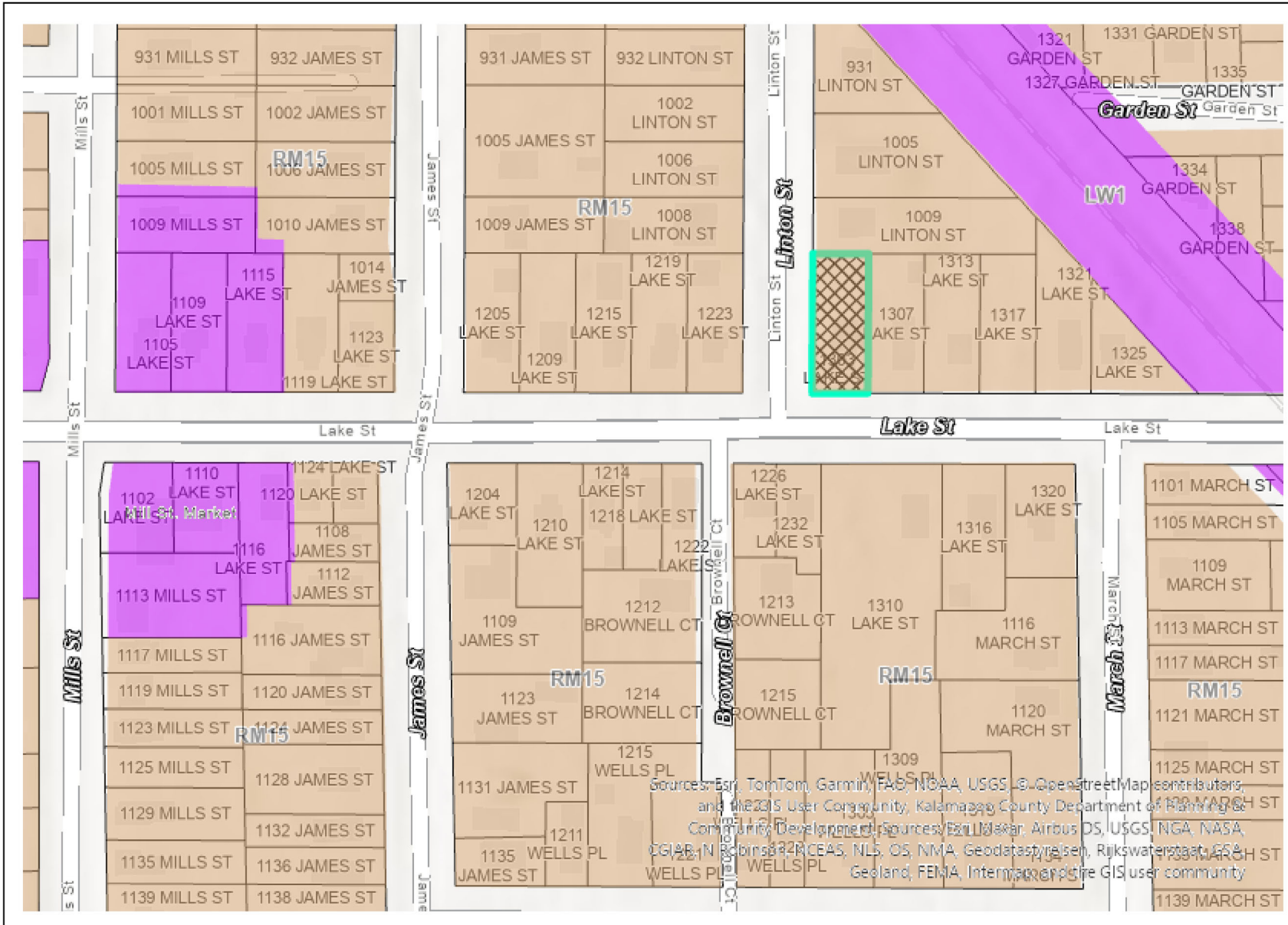
Your Signature

Maurice Bluday

[Link to signature](#)

P.C. #2025.03 - 1303 Lake Street

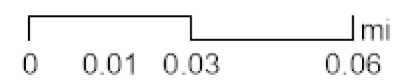
Special Use Permit for a Rooming House



Current Zoning

- Zoning**
- LW1
 - RM15
 - Subject Property
 - Subject Property
 - Other Property

sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Kalamazoo County Department of Planning & Community Development, Sources: Esri, DeLorme, Garmin, Airbus DS, USGS, NGA, NASA, CGIAR, Nasa, Bing, IGN, Intermap, Inc., Swisstopo, Esri, GEBCO, USGS, NOAA, FEMA, Intermap, Inc., and the GIS user community











Planning Commission Staff Report

City of Kalamazoo

Date: **7/9/2025**
Item: **E.2.**

TO: City of Kalamazoo Planning Commission

FROM: Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: July 9, 2025

SUBJECT: P.C. #2025.04 A request for a Special Use Permit to construct a 150-foot tall monopole style wireless communications tower to replace the existing lattice tower at 1516 Rock Ledge Ct.

BACKGROUND:

1516 Rockledge is the last house on the short Rock Ledge Court which ends at the top of a hill and located on the property adjacent to the garage is a lattice style tower with one-cell antenna on it. Due to age and condition of the tower the owner B Diamond Infra Lease, LLC who leases the space on the parcel is seeking to rebuilt it with a modern monopole style tower in an updated fenced compound in the same location as the current tower.

The tower is east of the garage at 1516 Rock Ledge Ct. The equipment room for the current tower is within the garage on the property and the tower is fenced. It is an older tower built before cell antennas were put on towers and dates to the 1970s. The suspected purpose of the tower originally was for communications for Bronson Hospital in the 1970s. No record of the original land use approval was found in City records, which the tower may not have been applicable to at the time of its original construction.

The property is within the Residential Multi-Dwelling (RM-15) and within an RM district any new tower requires a Special Use Permit. The standards for the development of a wireless communication facility are fully contained in the used standards of 4.2W of the Appendix A Zoning Ordinance.

The tower proposed has conflicts with 4.2 W with its location on a residential property with the current standards and the Special Use Permit is one of a few regulatory steps prior to the ability to apply for a building permit to construct the replacement tower. The steps and boards that will review the project are listed below, which occur before permitting:

- Zoning Board of Appeals - Use Variance, the tower isn't listed as a location for a tower in a R zone (4.2 W (5)(b)). **Granted by ZBA on 6/12/2025**

- Special Use Permit - With the use approved by the Zoning Board of Appeals, a tower in an R zone requires a Special Use Permit 4.2 W (5)(b)
- City Planner Waiver (Granted through review of application) - Permitted pursuant to 4.2 W (9)
- Site Plan Review - Review of site and development details by site plan review committee 4.2 W(2)(a) & 8.3 H(2).
- Permits and Inspection - Tower Construction

The Zoning Board of Appeals (ZBA) variance permits the tower to be built on this R zoned parcel. The following requirements for a new tower per 4.2 W (5) state that any new Tower requires a Special Use Permit and that it is reviewed against the standards of a Special Use Permit and the Telecommunications Use Standards in Section 4.2 W (5). In addition, the request for a waiver from Standards from the City Planner was requested per 4.2 W(9).

The waiver to height and setback request is contained in this agenda report and the waived figures requested are as follows:

- 0.9 mile separation instead of 1.0 miles

The following setbacks of 150 feet in height (height of tower) from adjacent property lines and roadways:

- 28 feet to the north
- 18 feet to the east
- 102 feet to the west
- 107 feet to the traveled Rock Ledge Right of Way (ROW)
- 144 feet to the south Property line (south side of Rock Ledge ROW)
- 35 feet to a apartment complex roadway to the north
- 90 feet to Fox Ridge Drive to the east

The City Planner has approved the waiver request in concert with the submitted plans & engineering reports with the following considerations:

In recent years, Emergency 911 response has moved to a cellular phone's first model, with land lines being far less the method of 911 contact. This is much different than 25 years ago or even 10 years ago. In addition, the number of people who have a cell phone today is 98% according to Pew Research Center, which emphasizes that for many people their cell phone is their primary communications piece. This tower supports a large portion of the downtown, Northside, Douglass, Stuart and nearby Westwood neighborhoods in adjacent Kalamazoo Township.

The provided engineers' letter and plans from a qualified licensed engineer demonstrate a fall zone which is fully within the property lines of 1516 Rock Ledge in the event of failure or damage. AT&T along with structural and communication engineer analysis demonstrate the importance of this location in the existing cell (cells of coverage) with this one filling a key

component in the larger network.

There is an increase in large buildings within and around the downtown and Northside Neighborhood, such as Harrison Circle Apartments, Graphic Packaging, The Event Center, The Charles A Pratt Justice Center, The Exchange, 400 Rose Apartments, The Catalyst Building, Rose Senior Apartments and many demolitions and reconstruction of buildings on Western Michigan University Campus. These structures have the potential to weaken and block signals in addition to having occupants with cell phones in increasing numbers in and around them.

The new tower will permit up to two additional carriers, which the Zoning Ordinance requires. This will open up availability of coverage at this location in the community.

The geography of the location is the eastern edge of a jagged steep hill on the west side of the Kalamazoo Valley, which is a natural high point (A Rocky Ledge) for its location in the Kalamazoo River Valley, highlighting the importance of the physical location within a residential portion of the City.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Safe Community- Creating a safe environment for living, working, and playing

Good Governance- Ensuring the City organization has the capacity and resources to effectively implement the community's Strategic Vision in a way that is sustainable over the long term.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Consult (two-way conversation) – the community will have a chance to react to the project through two-way conversation.

Discussion: Prior to construction, two public hearings are required, including this one at the Planning Commission meeting. The ZBA hearing included a public hearing in June. The public hearing notices were mailed to residents and occupants within 300 feet of the property and a notice was published in the Kalamazoo Gazette on Tuesday, June 24th, 2025.

The PPP lists a Special Use Permit as a recommendation for outreach. The applicant did not conduct any additional outreach.

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 scale and use of a cell tower at this location raises compatibility concerns as cellular towers are permitted with more height and with less restrictions in non-residential zones. The merits of the compatibility are further scrutinized through the Special Use Process and 4.2 W does provide a range of guidance for height and location, rather than strict figures. This process, which includes the waiver option of 4.2 W (9) and the variance granted from the Zoning Board of Appeals, applies to this specific tower and location. In recognition of the tower as an existing non-conformity, the use variance, waiver approval and supporting engineering information required for the Special Use Permit review the character and compatibility aspects of the tower at this location to evaluate that alignment and access to reliable phone communications.

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

Yes. Through this approval and the following site plan review and building permit/inspection process, 4.2 W guides and specifies the standards for wireless communication facilities.

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.

In the context of the residential parcel, it is in the north-east corner next to a garage, pushed into the corner of the property. In the surrounding context, there is a robust mature tree cover which obscures it well when nearby and creates a visual of rising from the trees far away. The new tower will be in the same spot and taller and is an existing feature in the community view shed. Landscaping, coverage and safety access will be reviewed closely in site plan review.

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

In the site plan review phase, environmental impacts will be evaluated closely. The enclosed plan demonstrates the ability to comply with these standards where evaluation of containment of fuel for generators, battery acids or other hazardous chemicals that have the potential to be on site are adequately designed for safe storage, access and containment in the event of spill or container failure.

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

Rock Ledge is a public right of way with no sidewalk and access is maintained through a deed permitting a public right of way across the front of 1516 Rock Ledge. Public Safety, Traffic Engineer and the Fire Marshal's Office approval is required for any site plan application for the new tower.

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

With the preliminary plans, additional access is planned with the finer details and specifications reviewed and approved through site plan review by the Site Plan Review Committee.

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

Yes. As noted in item 6 above, staff have consulted Public Safety, Engineering and Building and Trades staff on the preliminary plan and potential future site plan review. Adequate access is available, and a fire hydrant is on site.

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. As noted in item 6 above staff has consulted Public Safety, Engineering and Building and Trades staff on the preliminary plan and potential future site plan review. Adequate access is available and a fire hydrant is on site.

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

While the Chapter 6 standards do not applicable. The standards now contained in the Chapter 50 Zoning Ordinance would apply and be reviewed in close detail in site plan review. The current plans demonstrate the ability to provide the required landscaping and other required site improvements.

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

RECOMMENDATION:

It is recommended the Special Use Permit be approved with the condition that the project obtains site plan approval prior to the issuance of a building permit for the new tower.

Planning Commission Application



Submitted on	6 June 2025, 10:41AM
Receipt number	15
Related form version	7

Introduction

Have you scheduled a pre-application meeting?	Yes
---	-----

Applicant Information

Name	Thomas Waniewski
Organization (if applicable)	B Diamond Infra LLC, a Delaware Limited Liability Company
Email Address	twaniewski@diamondcomm.com
Phone Number	(610) 585-6853
Address	120 Mountain Ave, Springfield, NJ 07081, USA Map (40.7079405, -74.3144899)
Preferred Contact Method	Email
Are you the property owner?	No

Property Owner Information

Name	Michael Lamar Watson
Mailing Address	1516 Rockledge Ct, Kalamazoo, MI 49006, USA Map (42.30534859999999, -85.60566089999999)
Email Address	Doall9@gmail.com
Preferred Contact Method	Email
Authorization from property owner:	1. Property Owner Letter of Authorization.pdf

Property and Application Details

Property Address	1516 Rockledge Ave, Kalamazoo, MI 49006, USA Map
------------------	--

Parcel Identification Number	06-09-372-002
Zone District	RM-15
Type of Request	Special Use Permit
Application Fees	\$375.00
Project Description & Reason for Request	See attached Statement in Support

Special Use Permits

Will the proposed special use be appropriate for this location and compatible with the character of surrounding landuses and the uses permitted in the zone districts?	See Applicant's attached completed Special Use Permit Review Sheet.
---	---

Does the proposed special use comply with the Use Standards of Chapter 4 and Chapter 50 for this land use?	See Applicant's attached completed Special Use Permit Review Sheet.
---	---

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?	See Applicant's attached completed Special Use Permit Review Sheet.
---	---

Does the location and design of the special use reduce undesirable effects, including visual impact of the proposed use on adjacent property by retaining some natural features of the landscape to provide a buffer between the special use and adjoining lands?	See Applicant's attached completed Special Use Permit Review Sheet.
--	---

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?	See Applicant's attached completed Special Use Permit Review Sheet.
--	---

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?	See Applicant's attached completed Special Use Permit Review Sheet.
---	---

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?	See Applicant's attached completed Special Use Permit Review Sheet.
---	---

Will there be adequate road capacity available to serve the proposed special use?	See Applicant's attached completed Special Use Permit Review Sheet.
--	---

Will the proposed special use be designed to ensure safe ingress and egress onto the site and safe road conditions around the site?	See Applicant's attached completed Special Use Permit Review Sheet.
--	---

Will there be adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use?	See Applicant's attached completed Special Use Permit Review Sheet.
--	---

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

See Applicant's attached completed Special Use Permit Review Sheet.

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

See Applicant's attached completed Special Use Permit Review Sheet.

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?

See Applicant's attached completed Special Use Permit Review Sheet.

Supporting Documentation

Please upload any documents related to your application. These can include plans detailing variance request, photos of the property, correspondence from city staff, etc.

- [2. SUP Statement in Support.pdf](#)
- [3. Applicant's Authorization for Filing.pdf](#)
- [4. Special Use Permit Review Sheet.pdf](#)
- [5. Photo of Existing 150 Foot Self Support Tower.pdf](#)
- [6. ATT Letter of Support.pdf](#)
- [7. 1-Mile Radius Tower Separation Map.pdf](#)
- [8. Site Plans and Survey](#)
- [Kalamazoo_\(MIA39\)_Rev._2_Final_Zoning_Drawings_2025-05-13.pdf](#)
- [9. Sealed Engineer's Letter.pdf](#)
- [10. OML04922_Coverage maps.pdf](#)
- [11. MIA39-Photo Simulations.pdf](#)

Submit

Your Signature



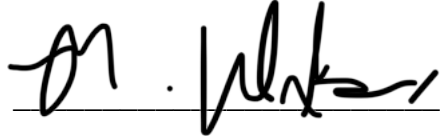
[Uploaded signature image: Tom W. Signature.jpg](#)

Property Owner Letter of Authorization

PROPERTY OWNER AUTHORIZATION

I, Michael Lamar Watson, am the owner of the real property located at 1516 Rock Ledge Ct., Kalamazoo, MI, and I hereby authorize B Diamond Infra, LLC, a Delaware Limited Liability Company, as well as any of its contractors, employees, retained professionals (including attorney) to act and appear on behalf of me for the purpose of submitting, filing and processing any zoning, variance and application or permit requests associated with the proposal for the development of a new telecommunications facility at the subject property. This includes but is not limited to submissions to the Kalamazoo Planning Commission and Kalamazoo Zoning Board of Appeals.

Michael Lamar Watson

A handwritten signature in black ink, appearing to read "M. Watson", is written over a horizontal line.

Statement in Support of the Application for a Special Use Permit

B DIAMOND INFRA LLC

STATEMENT IN SUPPORT OF THE APPLICATION FOR A SPECIAL USE PERMIT

APPLICANT: B Diamond Infra LLC, a Delaware Limited Liability Company

SITE ADDRESS: 1516 Rock Ledge Court, Kalamazoo, Michigan

This statement in support of an application for a Special Use Permit is respectfully submitted by B Diamond Infra LLC ("B Diamond") to the City of Kalamazoo Planning Commission.

I. SITE BACKGROUND

B Diamond is seeking approval of a Special Use Permit to permit for a 150 foot monopole telecommunications transmission tower (the "Replacement Monopole Tower") to be constructed and operated at 1516 Rock Ledge Court, Kalamazoo, Michigan (the "Site"), as detailed in the submitted survey and site plans (the "Site Plans").

Upon receiving the Planning Commission approval and upon the issuance of the building permit, the Replacement Monopole Tower will be constructed and the existing 150 foot self-support tower currently located at the Site (the "Existing Self-Support Tower") will be decommissioned.

AT&T Mobility is currently collocated on the Existing Self-Support Tower, and as noted in AT&T Mobility's submitted letter supporting B Diamond's application to the Planning Commission, upon B Diamond receiving the approval from the Planning Commission, AT&T Mobility intends to collocate on the Replacement Monopole Tower -

"The approval from the City of Kalamazoo to swap out the exiting tower will increase the safety of the tower's foundation as well as allow for updated equipment to be installed for better coverage for the citizens of Kalamazoo.

We appreciate the City's consideration of our intent to collocate on this proposed structure. We look forward to the opportunity to discuss this matter further, provide any additional information as needed, and work collaboratively to ensure the successful implementation of this project."

II. BENEFITS OF THE REPLACEMENT MONOPOLE TOWER

Unlike the Existing Self-Support Tower which, due to its inability to meet current engineering standards, is unable to support the collocation of wireless carriers in addition to the existing AT&T Mobility antenna array, the Replacement Monopole Tower, as confirmed on Sheet T-201 of the submitted Site Plans, has been designed to support at least three (3) separate antenna arrays (including AT&T Mobility antenna arrays); thereby eliminating the unnecessary proliferation of additional telecommunications transmission towers.

The Replacement Monopole Tower is in harmony with the intent and purpose of the City of Kalamazoo's "Telecommunications Regulations" –

"Code Section W.(1)(b) To promote and encourage shared use/collocation of transmission towers and antenna support structures as a primary option rather than construction of additional single-use transmission towers;"

As depicted on the submitted "1 Mile Tower Separation Map," the distance from the Replacement Monopole Tower to the nearest tower with Verizon Wireless antenna array is approximately 1 mile; and the distance from the Replacement Monopole Tower to the nearest tower with T-Mobile antenna array is approximately 1.8 miles. Therefore, the Replacement Monopole Tower presents potential collocation opportunities.

Further, the Replacement Monopole Tower will be designed and constructed to be fully compliant with the City of Kalamazoo's construction requirements

III. CONCLUSION

The Replacement Monopole Tower will have a tremendous benefit to the community because it will be designed and constructed to meet current engineering standards; thereby providing the necessary infrastructure to support AT&T Mobility and additional wireless providers together with their future equipment upgrades and modifications necessary to provide the community voice, data, and emergency services.

Applicant's Authorization

ZONING BOARD OF APPEALS APPLICATION

I, Thomas Waniewski, Senior Vice President - Site Acquisition, B Diamond Infra LLC, a Delaware Limited Liability Company, affirm that B Diamond Infra LLC is the Applicant in connection with the Zoning Board of Appeals Application, the Planning Commission Application, and the Waivers (collectively, the "Applications") associated with the proposed development of a new telecommunications facility at 1516 Rock Ledge Ct., Kalamazoo, MI. My signature below, as Senior Vice President - Site Acquisition of B Diamond Infra LLC, authorizes the filing of the Applications.

B Diamond Infra LLC



Thomas Waniewski

Senior Vice President – Site Acquisition

Planning Commission Special Use Permit Review Sheet

PLANNING COMMISSION

SPECIAL USE PERMIT REVIEW SHEET

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

Please see the attached submitted “B Diamond Infra LLC Statement in Support of the Application for a Special Use Permit” (the “B Diamond Infra LLC Statement in Support”) for a detailed “Project Description”.

Review Criteria for Special Use Permit

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 submitted Survey and Site Plans confirm that the proposed 150 foot Monopole Telecommunications Transmission Tower (the “Replacement Monopole Tower”) will be constructed approximately 12 feet east of the centerline of the existing 150 foot self-support telecommunications transmission tower (the “Existing Self-Support Tower”).

The Existing Self-Support Tower was built in 1972.

Therefore, the Existing Self-Support Tower has been, and is, an existing use on the 1516 Rock Ledge Court site for approximately 53 years.

As noted in the submitted and attached B Diamond Infra LLC Statement in Support –

“Unlike the Existing Self-Support Tower which, due to its inability to meet current engineering standards, is unable to support the collocation of wireless carriers in addition to the existing AT&T Mobility antenna array, the Replacement Monopole Tower, as confirmed on Sheet T-201 of the submitted Site Plans, has been designed to support at least three (3) separate antenna arrays (including AT&T Mobility antenna arrays); thereby eliminating the unnecessary proliferation of additional telecommunications transmission towers.”

Further, as stated in the submitted AT&T Mobility letter supporting B Diamond Infra LLC’s Application for a Special Use Permit for the Replacement Monopole Tower (the “AT&T Mobility Letter”),

“The approval from the City of Kalamazoo to swap out the exiting tower will increase the safety of the tower’s foundation as well as allow for updated equipment to be installed for better coverage for the citizens of Kalamazoo.”

"We appreciate the City's consideration of our intent to collocate on this proposed structure. We look forward to the opportunity to discuss this matter further, provide any additional information as needed, and work collaboratively to ensure the successful implementation of this project."

Further, Kalamazoo City Code Section W.(1)(b) states that a "specific purpose" of the City of Kalamazoo Telecommunications Facilities regulations is,

"To promote and encourage shared use/collocation of transmission towers and antenna support structures as a primary option rather than construction of additional single-use transmission towers;"

Therefore, the design of the Replacement Monopole Tower to support at least 3 wireless carriers' antenna and equipment, and the subsequent decommissioning of the Existing Self-Support Tower, confirm that B Diamond Infra LLC's Application for a Special Use Permit meets a stated purpose of the City of Kalamazoo Telecommunications Facilities regulations.

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

As noted above,

- 1. The submitted Survey and Site Plans confirm that the proposed Replacement Monopole Tower will be constructed approximately 12 feet east of the centerline of the Existing Self-Support Tower; and*
- 2. The Existing Self-Support Tower was built in 1972; therefore, the Existing Self-Support Tower has been, and is, an existing use on the 1516 Rock Ledge Court site for approximately 53 years.*

B Diamond Infra LLC will submit the following request for waivers from the provisions of Kalamazoo City Code Section W.7: "Standards for Transmission Towers and Antennas",

- 1. As depicted on the submitted "1 Mile Tower Separation Map," the distance from the Replacement Monopole Tower to the nearest wireless transmission tower is approximately .9 miles;*
- 2. The height of the Replacement Monopole Tower will be 150 feet, which will be the same height as the Existing Self-Support Tower;*
- 3. The setback distances of the Replacement Monopole Tower from "adjacent property lines" and "public streets" are depicted on Sheet C-103 of the submitted Site Plans; and*

4. *Landscaping - B Diamond Infra LLC will work with City Staff to develop a landscape plan recognizing the limited space at the site.*

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?

As noted above,

“The submitted Survey and Site Plans confirm that the proposed Replacement Monopole Tower will be constructed approximately 12 feet east of the centerline of the Existing Self-Support Tower.”

The design of the proposed Replacement Monopole Tower is depicted on Sheet T-201 of the submitted Site Plans.

The submitted photo simulations of both the Existing Self-Support Tower and the Replacement Monopole Tower further confirm that the Replacement Monopole Tower’s minimal replacement distance (12 feet) from the Existing Self-Support Tower will not have a visual impact on the “surrounding lands.”

The Replacement Monopole Tower will maintain the existing “parking and loading” as is currently utilized by the Existing Self-Support Tower.

Like the Existing Self-Support Tower, the Replacement Monopole Tower facility will not require water or sanitary sewer services. No additional foot traffic will occur in the area. Neither B Diamond Infra LLC nor the wireless carriers will have any permanent employees at the Replacement Monopole Tower facility; therefore, there will be no discernible impact on traffic. The only traffic to the facility will be for routine service (approximately one truck trip a month) to ensure that the wireless communications equipment remains in good working order.

Further, the existing wireless ground equipment serving the Existing Self-Support Tower will continue to serve the Replacement Monopole Tower.

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

As shown on Sheets C-101 and C-102 of the submitted Site Plans, the AT&T Mobility ground equipment will continue to be located in the existing Equipment Room.

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?

As further noted above,

“The submitted Survey and Site Plans confirm that the proposed Replacement Monopole Tower will be constructed approximately 12 feet east of the centerline of the Existing Self-Support Tower.”

Additionally, the submitted photo simulations of both the Existing Self-Support Tower and the Replacement Monopole Tower further confirm that the Replacement Monopole Tower’s minimal replacement distance (12 feet) from the Existing Self-Support Tower will not have a visual impact on the “surrounding lands.”

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 noted above, B Diamond Infra LLC will submit the following request for waivers from the provisions of Kalamazoo City Code Section W.7: “Standards for Transmission Towers and Antennas”,

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?

Yes, the Replacement Monopole Tower will be designed and constructed to “conform to all environmental protection standards of this Ordinance, or any other state or federal laws.”

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

No additional “road capacity” will be required to service the Replacement Monopole Tower other than that which is currently available to service the Existing Self-Support Tower.

As noted above, the only traffic to the facility will be for routine service (approximately one truck trip a month) to ensure that the wireless communications equipment remains in good working order.

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

As depicted on the submitted Survey and Site Plan, the existing ingress and egress onto the site will be maintained for the Replacement Monopole Tower.

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

Because the Replacement Monopole Tower facilities will not be habitable, “water, wastewater, and solid waste” service will not be required.

B Diamond Infra LLC will comply with all applicable public safety building requirements for the issuance for the Building Permit for the Replacement Monopole Tower.

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 Replacement Monopole Tower will maintain the same access onto the site “for fire, police, and EMS services” as currently in place for the Existing Self-Support Tower.

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

The City of Kalamazoo Chapter 6: General Development Standards are not applicable to either the Existing Self-Support Tower or the Replacement Monopole Tower.

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?

Yes, subject to B Diamond Infra LLC’s request for waivers from the provisions of Kalamazoo City Code Section W.7: “Standards for Transmission Towers and Antennas.”

B DIAMOND INFRA LLC

STATEMENT IN SUPPORT OF THE APPLICATION FOR A SPECIAL USE PERMIT

APPLICANT: B Diamond Infra LLC, a Delaware Limited Liability Company

SITE ADDRESS: 1516 Rock Ledge Court, Kalamazoo, Michigan

This statement in support of an application for a Special Use Permit is respectfully submitted by B Diamond Infra LLC ("B Diamond") to the City of Kalamazoo Planning Commission.

I. SITE BACKGROUND

B Diamond is seeking approval of a Special Use Permit to permit for a 150 foot monopole telecommunications transmission tower (the "Replacement Monopole Tower") to be constructed and operated at 1516 Rock Ledge Court, Kalamazoo, Michigan (the "Site"), as detailed in the submitted survey and site plans (the "Site Plans").

Upon receiving the Planning Commission approval and upon the issuance of the building permit, the Replacement Monopole Tower will be constructed and the existing 150 foot self-support tower currently located at the Site (the "Existing Self-Support Tower") will be decommissioned.

AT&T Mobility is currently collocated on the Existing Self-Support Tower, and as noted in AT&T Mobility's submitted letter supporting B Diamond's application to the Planning Commission, upon B Diamond receiving the approval from the Planning Commission, AT&T Mobility intends to collocate on the Replacement Monopole Tower -

"The approval from the City of Kalamazoo to swap out the exiting tower will increase the safety of the tower's foundation as well as allow for updated equipment to be installed for better coverage for the citizens of Kalamazoo.

We appreciate the City's consideration of our intent to collocate on this proposed structure. We look forward to the opportunity to discuss this matter further, provide any additional information as needed, and work collaboratively to ensure the successful implementation of this project."

II. BENEFITS OF THE REPLACEMENT MONOPOLE TOWER

Unlike the Existing Self-Support Tower which, due to its inability to meet current engineering standards, is unable to support the collocation of wireless carriers in addition to the existing AT&T Mobility antenna array, the Replacement Monopole Tower, as confirmed on Sheet T-201 of the submitted Site Plans, has been designed to support at least three (3) separate antenna arrays (including AT&T Mobility antenna arrays); thereby eliminating the unnecessary proliferation of additional telecommunications transmission towers.

The Replacement Monopole Tower is in harmony with the intent and purpose of the City of Kalamazoo's "Telecommunications Regulations" –

"Code Section W.(1)(b) To promote and encourage shared use/collocation of transmission towers and antenna support structures as a primary option rather than construction of additional single-use transmission towers;"

As depicted on the submitted "1 Mile Tower Separation Map," the distance from the Replacement Monopole Tower to the nearest tower with Verizon Wireless antenna array is approximately 1 mile; and the distance from the Replacement Monopole Tower to the nearest tower with T-Mobile antenna array is approximately 1.8 miles. Therefore, the Replacement Monopole Tower presents potential collocation opportunities.

Further, the Replacement Monopole Tower will be designed and constructed to be fully compliant with the City of Kalamazoo's construction requirements

III. CONCLUSION

The Replacement Monopole Tower will have a tremendous benefit to the community because it will be designed and constructed to meet current engineering standards; thereby providing the necessary infrastructure to support AT&T Mobility and additional wireless providers together with their future equipment upgrades and modifications necessary to provide the community voice, data, and emergency services.

Photograph of Existing 150 Foot Self-Support Tower

EXISTING 150 FOOT SELF-SUPPORT TOWER



AT&T Mobility Letter of Support



April 17, 2025

Mr. Peter Eldridge
Planning Division
City of Kalamazoo 245
N. Rose Street, Ste. 100
Kalamazoo, MI 49007

Dear Mr. Eldridge,

I am writing on behalf of AT&T Mobility to express our intent to collocate on the proposed Diamond Towers wireless communication facility on private property, located at 1516 Rock Ledge Court. As a leading provider of telecommunications services, AT&T Mobility is committed to expanding coverage and improving connectivity throughout this area.

Diamond has extensive experience in the design, construction, and management of wireless communication infrastructure. AT&T has collaborated with Diamond on many projects in the Midwest on Municipal, State, Federal and private land to extend reliable service. Their expertise aligns with our commitment to delivering reliable and efficient telecommunications services to meet the needs of the local community, visitors, and emergency response services in the area.

As technology continues to evolve, the need for better and more secure infrastructure is needed. The approval from the City of Kalamazoo to swap out the exiting tower will increase the safety of the tower's foundation as well as allow for updated equipment to be installed for better coverage for the citizens of Kalamazoo.

We appreciate the City's consideration of our intent to collocate on this proposed structure. We look forward to the opportunity to discuss this matter further, provide any additional information as needed, and work collaboratively to ensure the successful implementation of this project.

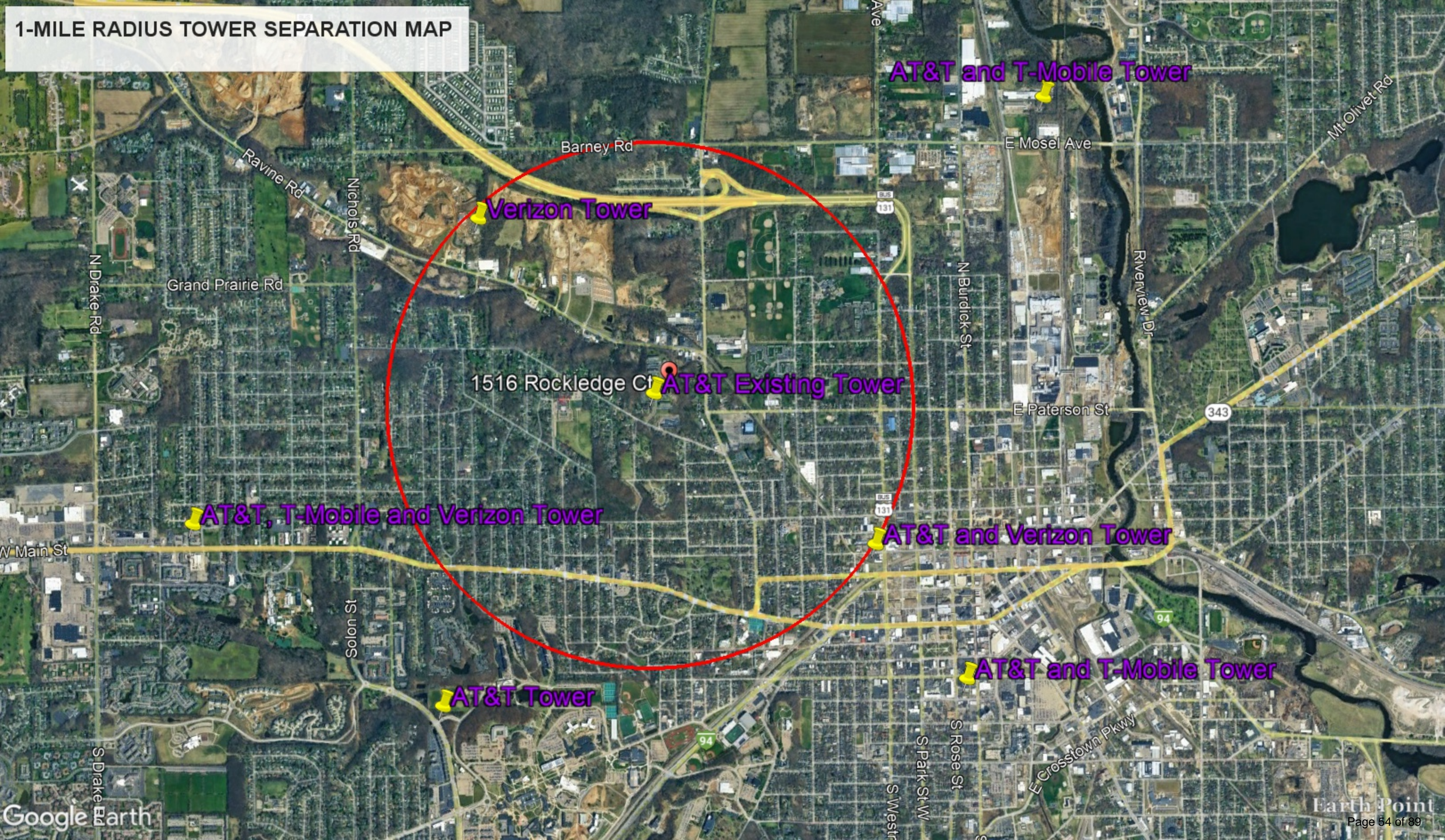
Sincerely,

Stephanie Hardwick

Stephanie Hardwick
Lead Real Estate & Construction Manager
AT&T

1-Mile Radius Tower Separation Map

1-MILE RADIUS TOWER SEPARATION MAP



Site Plans and Survey



LEGEND: (THIS SHEET)


- TO REMAIN
- TO BE RELOCATED
- TO BE REMOVED
- PROPOSED

CONSULTANT:

Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

B Diamond
 Infra LLC

ENGINEER SEAL:


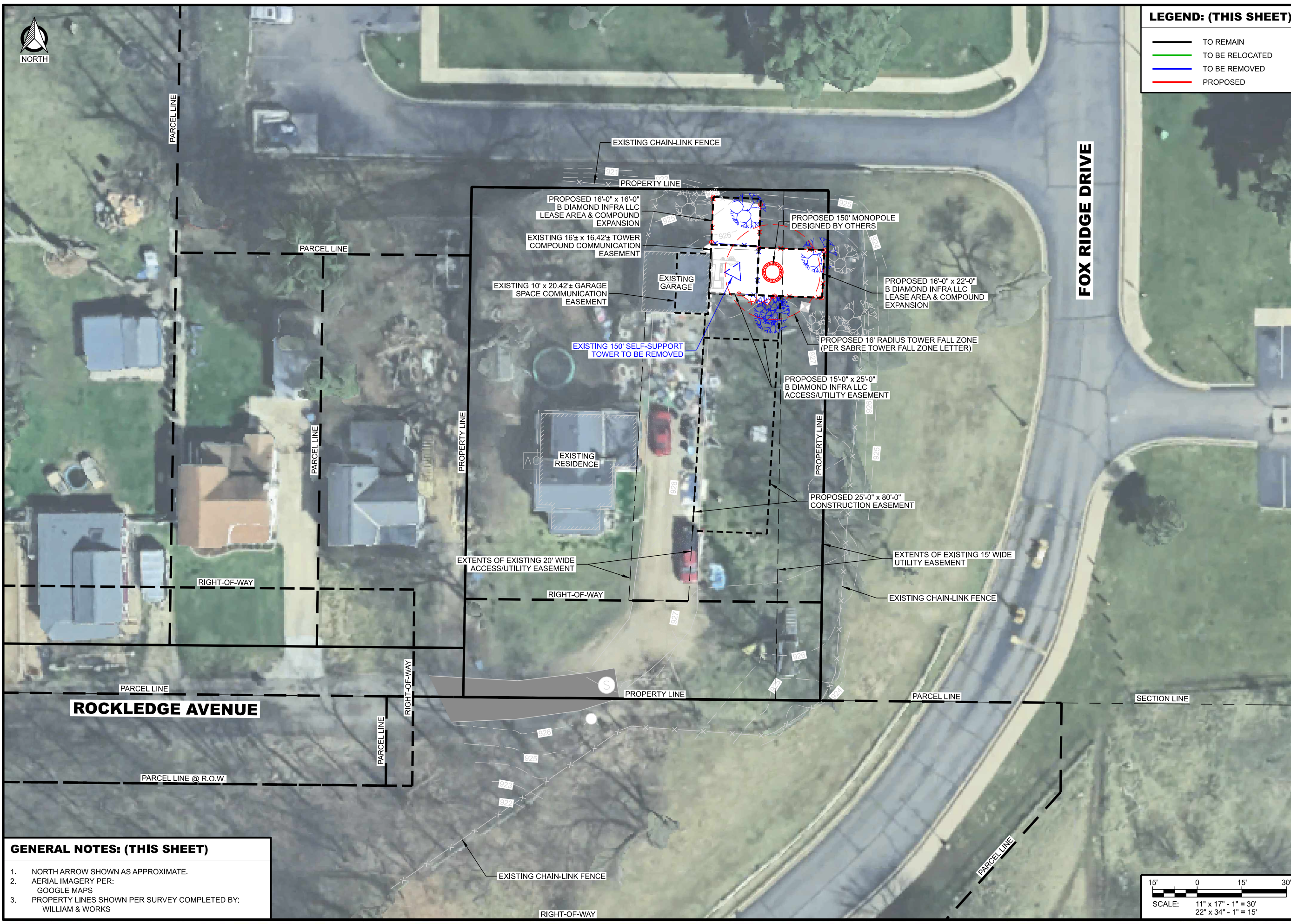
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MICHIGAN.

OVERALL SITE PLAN
 SITE NAME: KALAMAZOO
 SITE ID NUMBER: MIA39 (U1226M)
 KALAMAZOO, MICHIGAN 49006

SUBMITTAL:

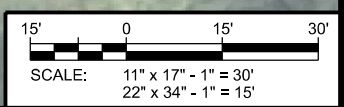
INT.	DATE	DESCRIPTION:
TAS	03/05/2025	REV. A
TAS	04/10/2025	REV. 0
TAS	05/02/2025	REV. 1
TAS	05/13/2025	REV. 2

CHECKED BY	LMK/APK
EDGE SITE ID	S16593
EDGE PROJ. #	38684
SET TYPE	ZONING DWGS.
SHEET NUMBER	C-101



GENERAL NOTES: (THIS SHEET)

- NORTH ARROW SHOWN AS APPROXIMATE.
- AERIAL IMAGERY PER: GOOGLE MAPS
- PROPERTY LINES SHOWN PER SURVEY COMPLETED BY: WILLIAM & WORKS



C:\38680\38684\Design\CAD\2D\Plot\CC-101.dgn



LEGEND: (THIS SHEET)

- TO REMAIN
- TO BE RELOCATED
- - - TO BE REMOVED
- - - PROPOSED

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
B Diamond
 Infra LLC

ENGINEER SEAL:
 - APPROVED -
 SEE G-001 FOR ENGINEER'S
 STAMP AND SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MICHIGAN.

ENLARGED SITE PLAN
 SITE NAME: KALAMAZOO
 SITE ID NUMBER: MIA39 (U1226M)
 KALAMAZOO, MICHIGAN 49006

SUBMITTAL:

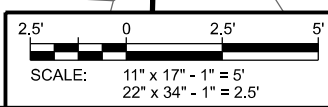
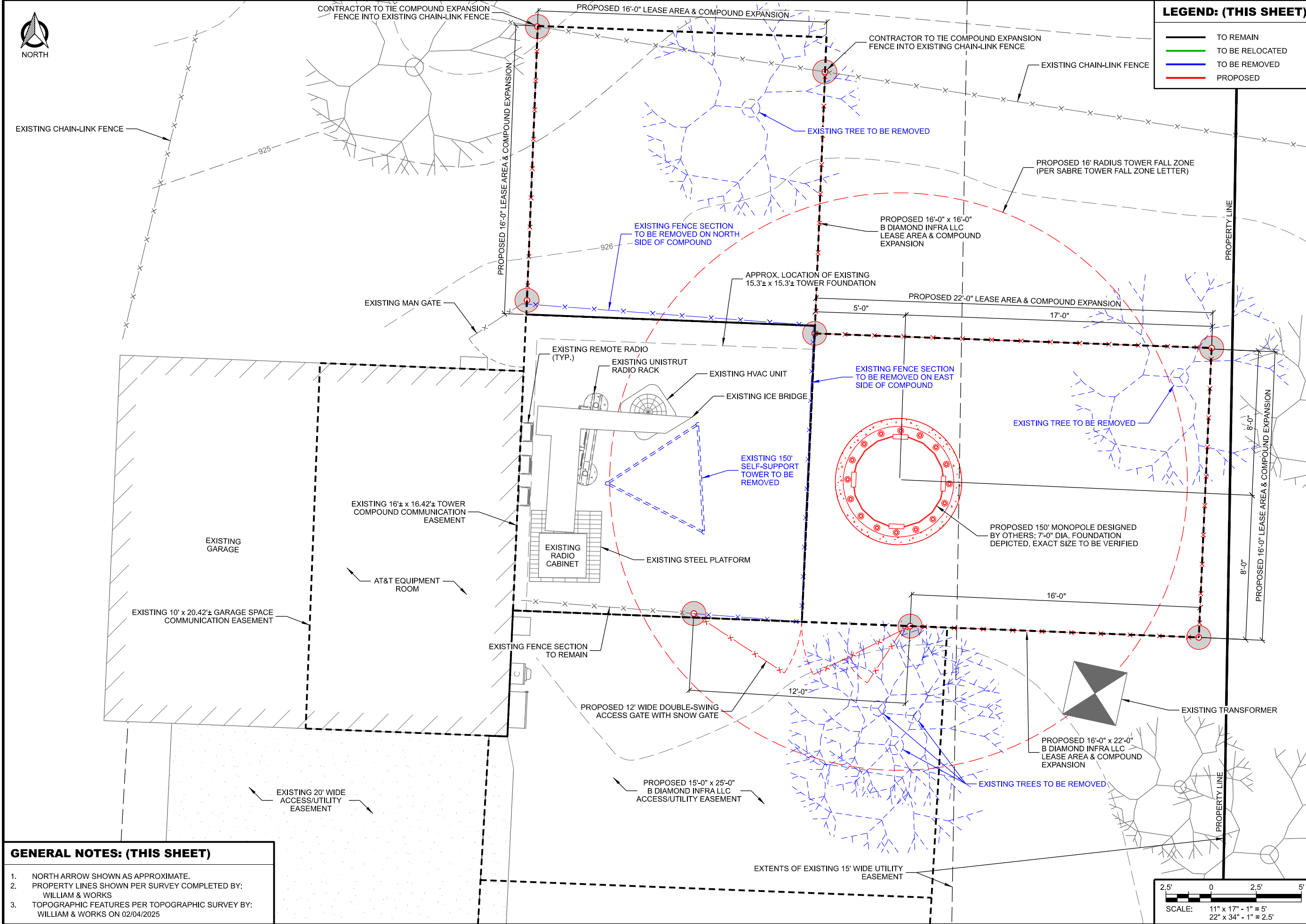
INT.	DATE	DESCRIPTION:
TAS	03/05/2025	REV. A
TAS	04/10/2025	REV. 0
TAS	05/02/2025	REV. 1
TAS	05/13/2025	REV. 2

CHECKED BY	LMK/APK
EDGE SITE ID	S16593
EDGE PROJ. #	38684
SET TYPE	ZONING DWGS.
SHEET NUMBER	C-102

GENERAL NOTES: (THIS SHEET)

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. PROPERTY LINES SHOWN PER SURVEY COMPLETED BY: WILLIAM & WORKS
3. TOPOGRAPHIC FEATURES PER TOPOGRAPHIC SURVEY BY: WILLIAM & WORKS ON 02/04/2025


C:\38680\38684\Design\CAD\ZD\Plan\IC-102.dgn






LEGEND: (THIS SHEET)

- TO REMAIN
- TO BE RELOCATED
- TO BE REMOVED
- PROPOSED

CONSULTANT:

Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

B Diamond
 Infra LLC

ENGINEER SEAL:

 - APPROVED -
 SEE G-001 FOR ENGINEER'S
 STAMP AND SIGNATURE

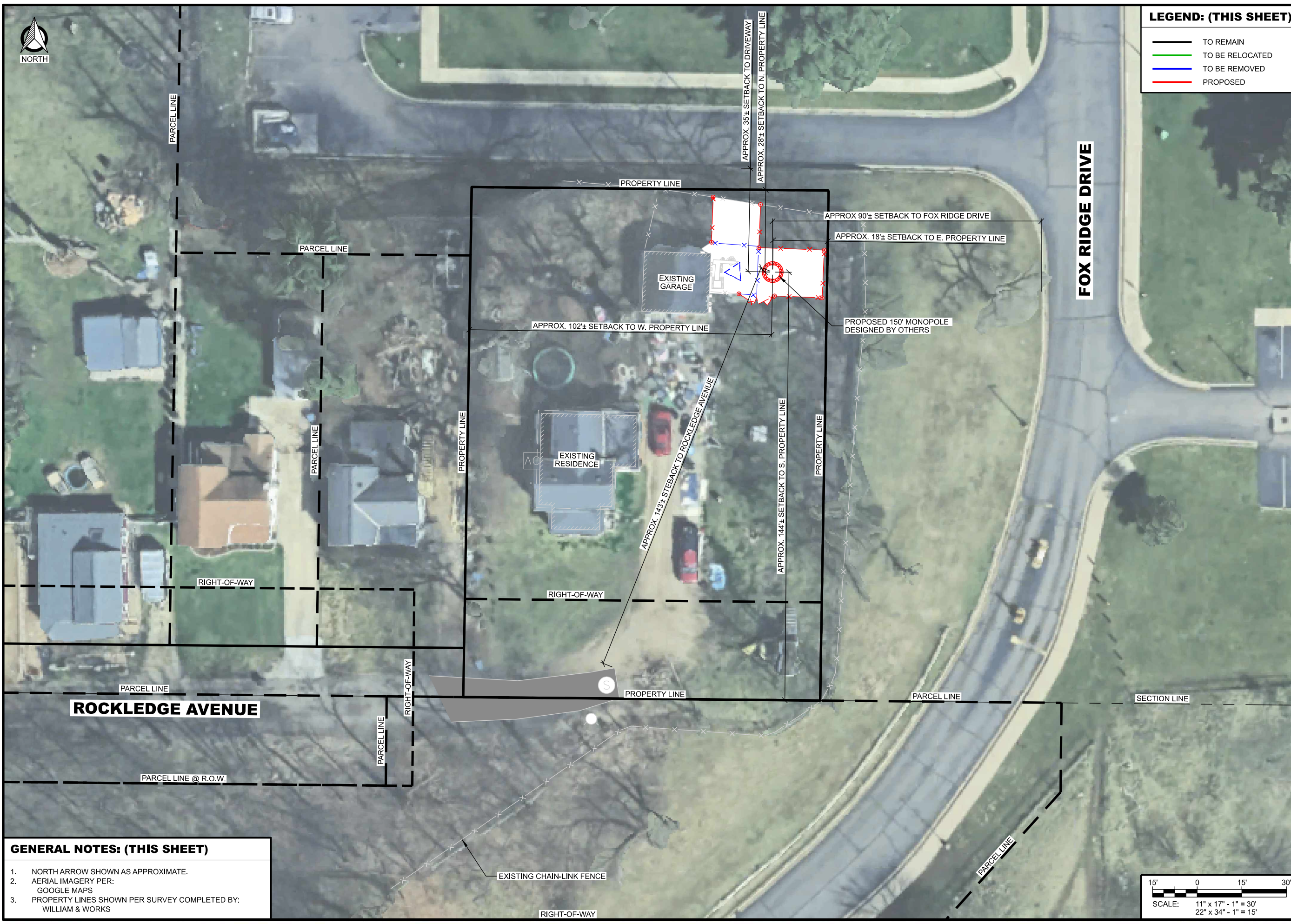
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MICHIGAN.

TOWER SETBACK PLAN
 SITE NAME: KALAMAZOO
 SITE ID NUMBER: MIA39 (U1226M)
 KALAMAZOO, MICHIGAN 49006

SUBMITTAL:

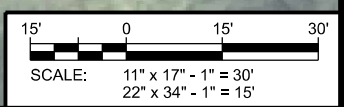
INT.	DATE	DESCRIPTION
TAS	03/05/2025	REV. A
TAS	04/10/2025	REV. 0
TAS	05/02/2025	REV. 1
TAS	05/13/2025	REV. 2

CHECKED BY	LMK/APK
EDGE SITE ID	S16593
EDGE PROJ. #	38684
SET TYPE	ZONING DWGS.
SHEET NUMBER	C-103



GENERAL NOTES: (THIS SHEET)

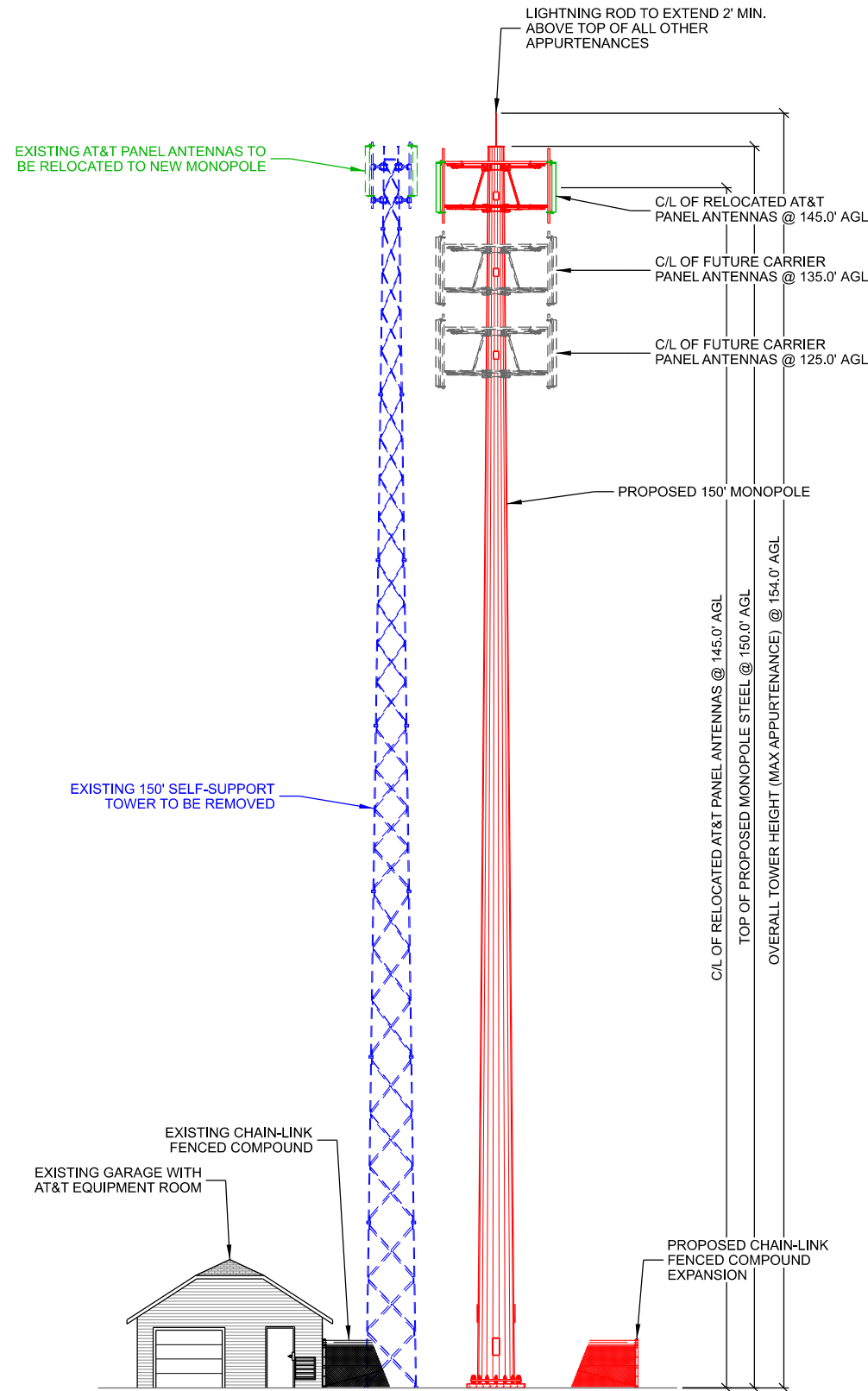
1. NORTH ARROW SHOWN AS APPROXIMATE.
2. AERIAL IMAGERY PER: GOOGLE MAPS
3. PROPERTY LINES SHOWN PER SURVEY COMPLETED BY: WILLIAM & WORKS



C:\38680\38684\Design\CAD\2D\Plot\IC-103.dgn

LEGEND: (THIS SHEET)

- TO REMAIN
- TO BE RELOCATED
- TO BE REMOVED
- PROPOSED



A SITE ELEVATION
 SCALE: 11" x 17" - 1" = 20'-0"
 22" x 34" - 1" = 10'-0"



B EXISTING SITE ELEVATION

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
B Diamond
 Infra LLC

ENGINEER SEAL:
APPROVED
 SEE G-001 FOR ENGINEER'S
 STAMP AND SIGNATURE

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SITE ELEVATION
 SITE NAME: KALAMAZOO
 SITE ID NUMBER: MIA39 (U1226M)
 KALAMAZOO, MICHIGAN 49006

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
TAS	03/05/2025	REV. A
TAS	04/10/2025	REV. 0
TAS	05/02/2025	REV. 1
TAS	05/13/2025	REV. 2

CHECKED BY	LMK/APK
EDGE SITE ID	S16593
EDGE PROJ. #	38684
SET TYPE	ZONING DWGS.
SHEET NUMBER	T-201

C:\38680\38684\Design\CAD\2D\Plat\T-201.dgn

Survey

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE. THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JANUARY 16, 2025.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

THE LEASE AREA AS DESCRIBED IN DOC. NO. 2013-010137 DOES NOT MATCH THE IMPROVEMENTS FOUND ON SITE. LEASE AREA DESCRIPTION MAY HAVE BEEN AMENDED FOLLOWING 2013 FILING.

THE RIGHT OF WAY OF ROCKLEDGE IS SHOWN PER A STREET DATA SHEET PROVIDED BY THE CITY OF KALAMAZOO. SAID SHEET NOTES THE LENGTH OF RIGHT OF WAY IS 330 FEET FROM ALAMO TO EAST END. SAID SHEET CONTAINS LIMITED INFORMATION AND THE DISTANCE OF 330 FEET HAS BEEN INTERPRETED TO BE MEASURED FROM THE CENTERLINE OF ALAMO.

CONTINUED ON SHEET 2

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

BEARINGS ARE BASED ON MICHIGAN STATE PLANE, SOUTH ZONE. TO ORIENT DRAWING TO TRUE NORTH, ROTATE COUNTERCLOCKWISE 00°50'38.88".

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE LIMITED TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS REPORT NO. 01-25002203-01S, COVERING PUBLIC RECORDS FROM 01/15/1985 THROUGH 01/15/2025, LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "OTHER ITEMS OF RECORD":

1. EASEMENT FOR UNDERGROUND ELECTRIC LINE IN FAVOR OF CONSUMERS ENERGY COMPANY, A MICHIGAN CORPORATION, RECORDED 11/10/2005, AS INSTRUMENT NO. 2005-053079 OF KALAMAZOO COUNTY RECORDS. AFFECTS THE PARENT PARCEL AS SHOWN; AFFECTS THE PROPOSED 16'X23' LEASE AREA AS SHOWN; DOES NOT AFFECT THE PROPOSED 16'X16' LEASE AREA AND PROPOSED 15'X25' ACCESS EASEMENT

2. MEMORANDUM OF LEASE BY AND BETWEEN JENSCO PROPERTIES LLC, A MICHIGAN LIMITED LIABILITY COMPANY, LALNDLORD, LESSOR(S) AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE(S), RECORDED 09/13/2005, AS INSTRUMENT NO. 2005-042616 OF THE KALAMAZOO COUNTY RECORDS. NOTE: MASTER BILL OF SALE, ASSIGNMENT AND ASSUMPTION AGREEMENT, RECORDED 03/18/2013, AS INSTRUMENT NO. 2013-010138 OF KALAMAZOO COUNTY RECORDS. AFFECTS THE PARENT PARCEL AS SHOWN; AFFECTS THE PROPOSED 16'X23' LEASE AREA AS SHOWN; DOES NOT AFFECT THE PROPOSED 16'X16' LEASE AREA AND PROPOSED 15'X25' ACCESS EASEMENT

3. WIRELESS COMMUNICATION EASEMENT AGREEMENT IN FAVOR OF T10 UNISON SITE MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM JENSCO PROPERTIES, LLC, RECORDED 03/18/2013, AS INSTRUMENT NO. 2013-010137 OF KALAMAZOO COUNTY RECORDS. AFFECTS THE PARENT PARCEL AS SHOWN; DOES NOT AFFECT THE PROPOSED 16'X23' LEASE AREA, PROPOSED 16'X16' LEASE AREA AND PROPOSED 15'X25' ACCESS EASEMENT.

LEGAL DESCRIPTION

PARENT PARCEL (PER TITLE REPORT NO. 01-25002203-01S)

LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 9-2-11 561.99 FT EAST OF THE SOUTHWEST CORNER OF SECTION 9; THENCE NORTH 171.5 FT; THENCE EAST 120 FT PARALLEL WITH THE SOUTH LINE OF SECTION 9; THENCE SOUTH 171.5 FT PARALLEL WITH THE FIRST COURSE TO THE SOUTH LINE OF SECTION 9; THENCE WEST 120 FT ALONG THE SOUTH LINE OF SECTION 9 TO THE POINT OF BEGINNING, RESERVING THE SOUTH 2 RODS FOR RIGHT-OF-WAY PURPOSES.

TAX ID NO: 3900.06.09.372.002

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO MICHAEL LAMAR WATSON, GRANTEE, FROM JENSCO PROPERTIES, LLC, GRANTOR BY QUIT CLAIM DEED RECORDED 08/23/2019, AS INSTRUMENT NO: 2019-024502 OF KALAMAZOO COUNTY RECORDS

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

PROPRIETOR
MICHAEL LAMAR WATSON
1516 ROCKLEDGE CT.
KALAMAZOO, MI 49007

**MIA39-U122617
KALAMAZOO TOWER**

LATITUDE: 42°18'13.52" N
LONGITUDE: 85°36'25.53" W
CENTER OF EXISTING SELF-SUPPORT TOWER
GROUND ELEV.: 927'±
TOP OF LIGHTNING ROD @ 154'±
TOP OF TOWER @ 152'±
TOP OF PANEL ANTENNA @ 151'±
BOTTOM OF PANEL ANTENNA @ 146'±

PARCEL NO.
06-09-363-001

MICHIGAN DEVELOPMENT-KALAMAZOO

PROPOSED 16'X16' LEASE AREA
(SEE DETAIL, SHEET 2)

LATITUDE: 42°18'13.52" N
LONGITUDE: 85°36'25.36" W
PROPOSED TOWER LOCATION
GROUND ELEV.: 927'±

PROPOSED 16'X22' LEASE AREA
(SEE DETAIL, SHEET 2)

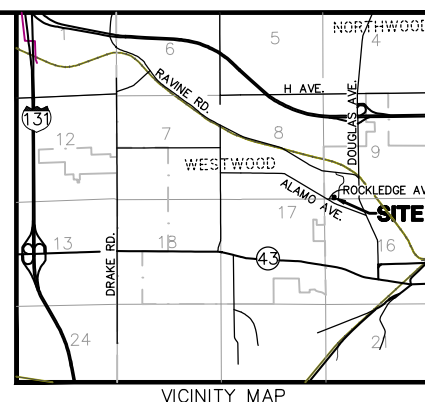
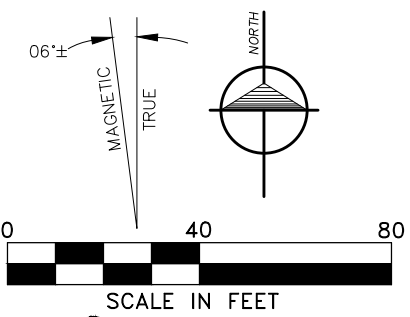
PROPOSED 15'X25' ACCESS & UTILITY EASEMENT
(SEE DETAIL, SHEET 2)

PROPOSED CONSTRUCTION EASEMENT
(SEE DETAIL, SHEET 2)

PARCEL NO.
06-09-363-001
MICHIGAN DEVELOPMENT-KALAMAZOO

ITEM ① 15' WIDE EASEMENT FOR UNDERGROUND ELECTRIC LINE PER DOC. NO. 2005-053079

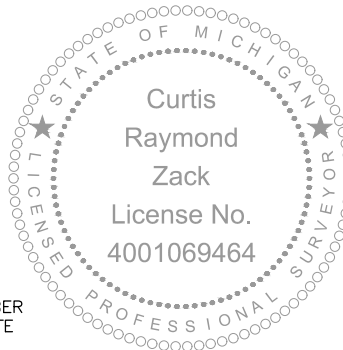
P.O.B. CONSTRUCTION EASEMENT



LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- - HIGHWAY
- - MONUMENT
- - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- +CUT - XCUT
- - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- ☆ - ORNAMENTAL LIGHT POLE
- - POST
- - U.G. UTILITY MARKER
- XX - SOIL BORING
- MB - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- AG - AC UNIT
- - U.G. UTILITY MARKER
- - FIRE HYDRANT
- PIV - POST INDICATOR VALVE
- - WATER VALVE
- ⊗ - GAS VALVE
- ⊕ - UST FILL PORT
- ⊖ - GAS PUMP
- ⊖ - GAS METER
- W - WATER METER
- - TELEPHONE RISER
- - ELECTRIC METER
- - CABLE TV RISER
- - CATCH BASIN
- - ROUND CATCH BASIN
- - UTILITY MANHOLE
- - STORM MANHOLE
- - SANITARY MANHOLE
- - ELECTRIC MANHOLE
- - TELEPHONE MANHOLE
- - WATER MANHOLE
- - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- - FENCE LINE
- - GUARD RAIL
- - BUILDING OVERHANG

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



Curtis Zack
CURTIS R. ZACK P.S. 4001069464



**MIA39-U122617
KALAMAZOO TOWER**

Survey Prepared for:
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
262.364.3000 fax
www.edgeconsult.com

REVISIONS		
NO.	DESCRIPTION	DATE
1	TITLE SEARCH REPORT	02/13/25
2	ADDED DEED NOTE	03/03/25
3	FINALIZE	03/05/25
4	CLIENT COMMENTS	04/16/25

williams&works
engineers | surveyors | planners
616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

SURVEYED BY:

SITE NAME
KALAMAZOO TOWER

SITE NUMBER

MIA39-U122617

SITE ADDRESS

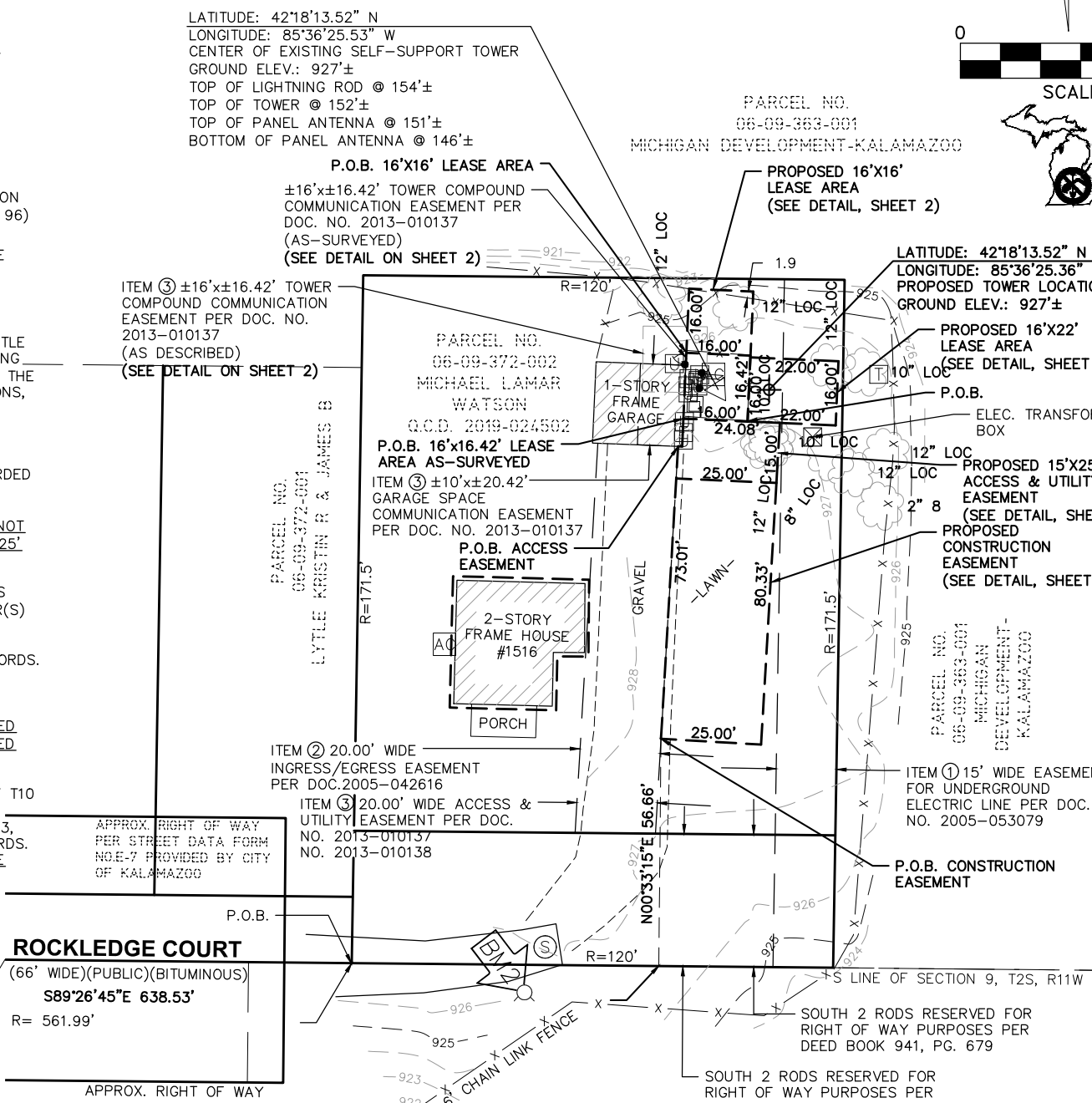
**1516 ROCKLEDGE COURT
KALAMAZOO, MICHIGAN
49006
KALAMAZOO COUNTY**

SHEET TITLE

S1

SHEET 1 OF 3

DATE: 01/16/25	DWG. BY: E.C.V.
SCALE: 1"=40'	SURVEYED: D.S./N.S.
UPDATE: WBM041625	CHKD BY: G.R.Z.
PROJECT NO.: 223155.001	



LEGAL DESCRIPTION
AS-SURVEYED 16'X16.42' LEASE AREA
SEE SHEET 3

LEGAL DESCRIPTION
PROPOSED 16'X16' LEASE AREA
SEE SHEET 3

LEGAL DESCRIPTION
PROPOSED 16'X22' LEASE AREA
SEE SHEET 3

LEGAL DESCRIPTION
PROPOSED 15'X25' ACCESS & UTILITY EASEMENT
SEE SHEET 3

LEGAL DESCRIPTION
PROPOSED CONSTRUCTION EASEMENT
SEE SHEET 3

ZONING DATA
ZONING NOT PROVIDED AT THE TIME OF SURVEY.

ELEVATION DATUM
ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.
CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEVATION: 928.78'
DESCRIPTION: TOP OF NORTHEAST FLANGE BOLT OF HYDRANT
±75' SOUTH OF HOUSE #1516 ROCKLEDGE AVE.

FLOOD PLAIN INFORMATION
WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 26077C0186E DATED JULY 31, 2024, AND FIND THAT THE PROJECT SITE IS ZONED X (UNSHADED)(AREA OF MINIMAL FLOOD HAZARD).

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JANUARY 16, 2025.

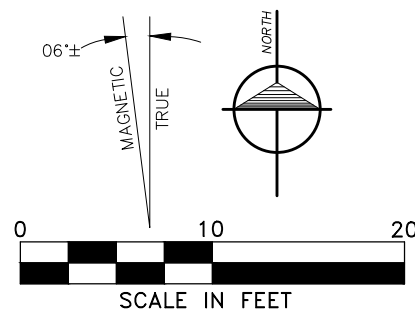
NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ADJOINING PROPERTIES HAVE BEEN DESCRIBED TO EXCEPT THE SOUTH 1 ROD. SAID EXCEPTIONS ARE NOT NOTED TO BE FOR RIGHT OF WAY PURPOSES. SOUTHERLY ADJOINER IS NOT NOTED TO EXCLUDE PROPERTY ALONG THE NORTH LINE.

PER THE CITY OF KALAMAZOO NO FURTHER RIGHT OF WAY IS KNOWN BEYOND THE 330 FOOT SECTION AS SHOWN. IT IS CURRENTLY UNCLEAR IF THE EXISTING ROADWAY AND SANITARY SEWER ARE FULLY A PART OF A PUBLIC RIGHT OF WAY.

**MIA39-U122617
KALAMAZOO TOWER**

LEASE AREA DETAIL
SCALE 1"=10'

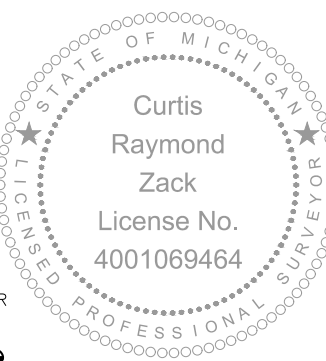


**MIA39-U122617
KALAMAZOO
TOWER**

Survey Prepared for:
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
262.364.3000 fax
www.edgeconsult.com

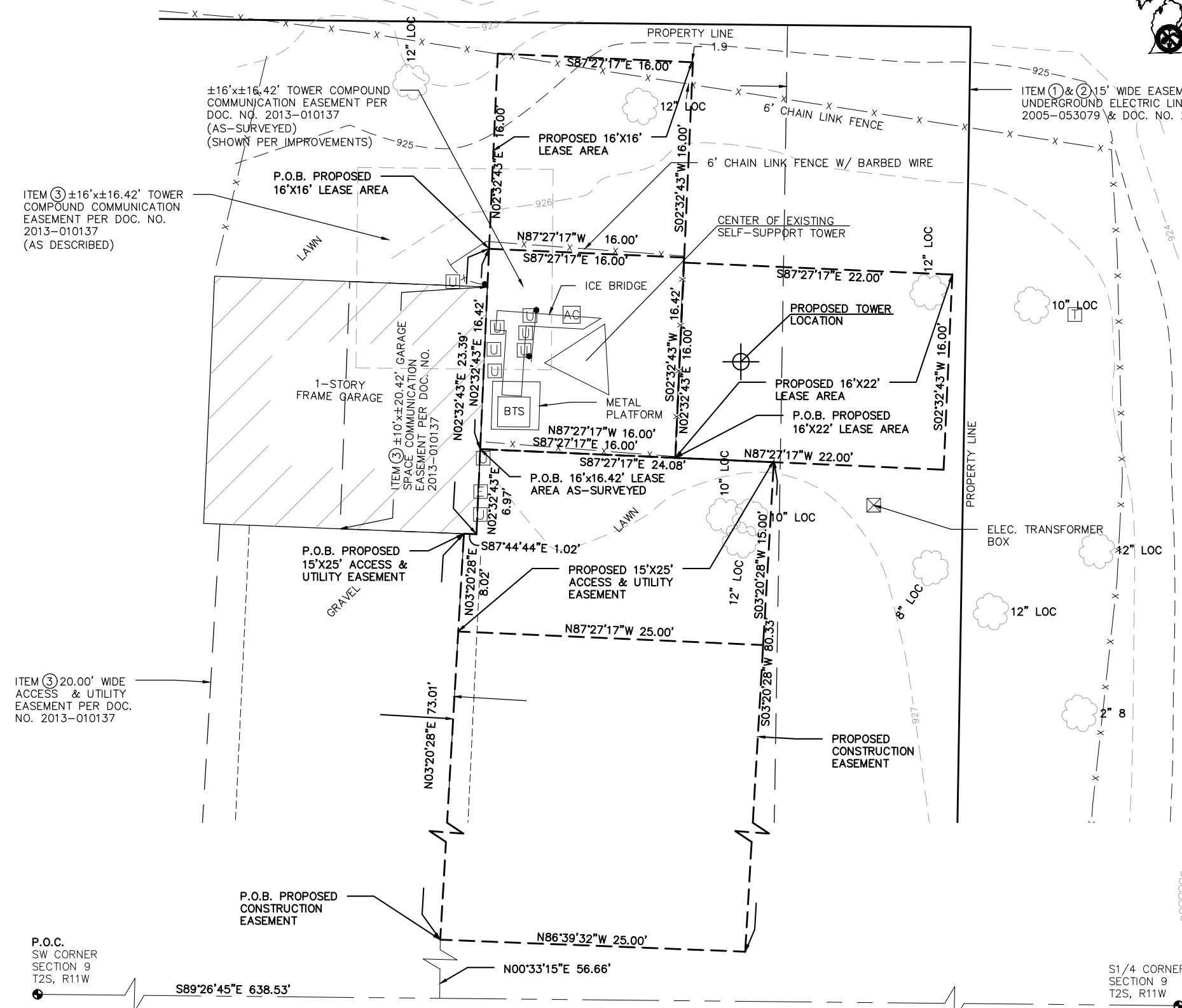
REVISIONS		
NO.	DESCRIPTION	DATE
1	TITLE SEARCH REPORT	02/13/25
2	ADDED DEED NOTE	03/03/25
3	FINALIZE	03/05/25
4	CLIENT COMMENTS	04/16/25

- LEGEND**
- ▲ - TRAVERSE POINT
 - △ - WELL
 - - HIGHWAY
 - ⊙ - MONUMENT
 - ⊠ - MONUMENT BOX
 - - RIGHT OF WAY MARKER
 - - SET WOODSTAKE
 - ⊙ - PK NAIL
 - - FOUND IRON STAKE
 - - SET IRON STAKE
 - ⊙ - SIGN
 - RR - RR SIGN
 - ⊙ - GUY POLE
 - ⊙ - GUY ANCHOR
 - ⊙ - UTILITY POLE
 - ⊙ - LIGHT POLE
 - ⊙ - ORNAMENTAL LIGHT POLE
 - - POST
 - ⊙ - U.G. UTILITY MARKER
 - XX - SOIL BORING
 - MB - MAILBOX
 - ⊙ - SATELLITE DISH
 - - HAND HOLE
 - - AC UNIT
 - - U.G. UTILITY MARKER
 - - FIRE HYDRANT
 - ⊙ - PIV - POST INDICATOR VALVE
 - ⊙ - WATER VALVE
 - ⊙ - GAS VALVE
 - ⊙ - UST FILL PORT
 - ⊙ - GAS PUMP
 - ⊙ - GAS METER
 - ⊙ - WATER METER
 - ⊙ - TELEPHONE RISER
 - ⊙ - ELECTRIC METER
 - ⊙ - CABLE TV RISER
 - ⊙ - CATCH BASIN
 - ⊙ - ROUND CATCH BASIN
 - ⊙ - UTILITY MANHOLE
 - ⊙ - STORM MANHOLE
 - ⊙ - SANITARY MANHOLE
 - ⊙ - ELECTRIC MANHOLE
 - ⊙ - TELEPHONE MANHOLE
 - ⊙ - WATER MANHOLE
 - ⊙ - HANDICAP PARKING SPACE
 - ⊙ - SHRUB
 - ⊙ - TREE
 - ⊙ - PINE TREE
 - (ELEV) --- - EXISTING CONTOURS
 - --- - TELEPHONE UTILITY LINE
 - --- - ELECTRIC UTILITY LINE
 - --- - WATER UTILITY LINE
 - --- - GAS UTILITY LINE
 - --- - STEAM UTILITY LINE
 - --- - STORM UTILITY LINE
 - --- - SANITARY UTILITY LINE
 - --- - FIBER OPTIC UTILITY LINE
 - --- - OVERHEAD UTILITY LINE
 - X-X-X- - FENCE LINE
 - - - - - GUARD RAIL
 - --- - BUILDING OVERHANG



Curtis Zack
CURTIS R. ZACK P.S. 4001069464

DATE: 01/16/25	DWG. BY: E.C.V.
SCALE: 1"=10'	SURVEYED: D.S./N.S.
UPDATE: WBM041625	CHKD BY: C.R.Z.
PROJECT NO.: 223155.001	



williams&works
engineers | surveyors | planners
616.224.1500 phone
549 Ottawa Ave NW
Grand Rapids, MI 49503

SURVEYED BY:

SITE NAME: **KALAMAZOO TOWER**

SITE NUMBER:

SITE ADDRESS: **1516 ROCKLEDGE COURT
KALAMAZOO, MICHIGAN
49006
KALAMAZOO COUNTY**

SHEET TITLE:

S2

SHEET 2 OF 3

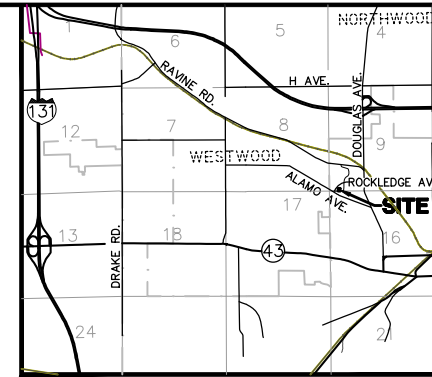
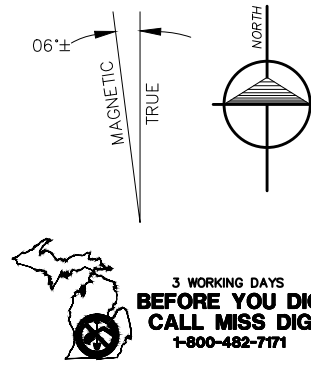
SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JANUARY 16, 2025.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**MIA39-U122617
KALAMAZOO TOWER**



VICINITY MAP
N.T.S.



**MIA39-U122617
KALAMAZOO
TOWER**

Survey Prepared for:
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
262.364.3000 fax
www.edgeconsult.com

LEGAL DESCRIPTION

AS-SURVEYED 16'X16.42' LEASE AREA

All that part of the Southwest 1/4 of Section 9, Town 2 South, Range 11 West, Kalamazoo County, Michigan, described as; Commencing at the Southwest corner of said Section 9; thence South 89°26'45" East 638.53 feet along the South line of said Section 9; thence North 00°33'15" East 56.66 feet; thence North 03°20'28" East 73.01 feet to a point on the south face of a 1-story garage building; thence South 87°44'44" East 1.02 feet to the southeast corner of said building; thence North 02°32'43" East 6.97 feet along the east line of said building TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence continuing North 02°32'43" East 16.42 feet along said east line extended northerly; thence South 87°27'17" East 16.00 feet; thence South 02°32'43" West 16.42 feet; thence North 87°27'17" West 16.00 feet to the place of beginning of this description. Containing 263 square feet, more or less.

LEGAL DESCRIPTION

PROPOSED CONSTRUCTION EASEMENT

All that part of the Southwest 1/4 of Section 9, Town 2 South, Range 11 West, Kalamazoo County, Michigan, described as; Commencing at the Southwest corner of said Section 9; thence South 89°26'45" East 638.53 feet along the South line of said Section 9; thence North 00°33'15" East 56.66 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 03°20'28" East 73.01 feet to a point on the south face of a 1-story garage building; thence South 87°44'44" East 1.02 feet to the southeast corner of said building; thence North 02°32'43" East 6.97 feet along the east face of said building to the south line of a 16.00 foot by 16.42 foot lease; thence South 87°27'17" East 24.08 feet along the south line of said lease and its easterly extension; thence South 03°20'28" West 80.33 feet; thence North 86°39'32" West 25.00 feet to the place of beginning of this description. Containing 1,997 square feet, more or less.

LEGAL DESCRIPTION

PROPOSED 15'X25' ACCESS & UTILITY EASEMENT

All that part of the Southwest 1/4 of Section 9, Town 2 South, Range 11 West, Kalamazoo County, Michigan, described as; Commencing at the Southwest corner of said Section 9; thence South 89°26'45" East 638.53 feet along the South line of said Section 9; thence North 00°33'15" East 56.66 feet; thence North 03°20'28" East 73.01 feet to a point on the south face of a 1-story garage building FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 87°44'44" East 1.02 feet to the southeast corner of said building; thence North 02°32'43" East 6.97 feet along the east face of said building to the south line of a 16.00 foot by 16.42 foot lease; thence South 87°27'17" East 24.08 feet along the south line of said lease and its easterly extension; thence South 03°20'28" West 15.00 feet; thence North 87°27'17" West 25.00 feet; thence North 03°20'28" East 8.02 feet to the place of beginning of this description. Containing 368 square feet, more or less.

LEGAL DESCRIPTION

PROPOSED 16'X16' LEASE AREA

All that part of the Southwest 1/4 of Section 9, Town 2 South, Range 11 West, Kalamazoo County, Michigan, described as; Commencing at the Southwest corner of said Section 9; thence South 89°26'45" East 638.53 feet along the South line of said Section 9; thence North 00°33'15" East 56.66 feet; thence North 03°20'28" East 73.01 feet to a point on the south face of a 1-story garage building; thence South 87°44'44" East 1.02 feet to the southeast corner of said building; thence North 02°32'43" East 23.39 feet along the east line of said building extended to the northwest corner of a 16.00 foot by 16.42 foot lease area TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence continuing North 02°32'43" East 16.00 feet; thence South 87°27'17" East 16.00 feet; thence South 02°32'43" West 16.00 feet to the northeast corner of said lease; thence North 87°27'17" West 16.00 feet along the north line of said lease to the place of beginning of this description. Containing 256 square feet, more or less.

LEGAL DESCRIPTION

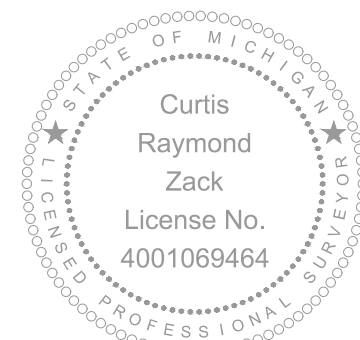
PROPOSED 16'X22' LEASE AREA

All that part of the Southwest 1/4 of Section 9, Town 2 South, Range 11 West, Kalamazoo County, Michigan, described as; Commencing at the Southwest corner of said Section 9; thence South 89°26'45" East 638.53 feet along the South line of said Section 9; thence North 00°33'15" East 56.66 feet; thence North 03°20'28" East 73.01 feet to a point on the south face of a 1-story garage building; thence South 87°44'44" East 1.02 feet to the southeast corner of said building; thence North 02°32'43" East 6.97 feet along the east face of said building to the southwest corner of a 16.00 foot by 16.42 foot lease area; thence South 87°27'17" East 16.00 feet along the south line of said lease TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 02°32'43" East 16.00 feet along the east line of said lease; thence South 87°27'17" East 22.00 feet; thence South 02°32'43" West 16.00 feet; thence North 87°27'17" West 22.00 feet to the place of beginning of this description. Containing 352 square feet, more or less.

LEGEND

▲ - TRAVERSE POINT	AC - AC UNIT
▲ - WELL	□ - U.G. UTILITY MARKER
⊖ - HIGHWAY	⊕ - FIRE HYDRANT
⊙ - MONUMENT	⊙ PIV - POST INDICATOR VALVE
⊠ - MONUMENT BOX	⊕ - WATER VALVE
■ - RIGHT OF WAY MARKER	⊗ - GAS VALVE
□ - SET WOODSTAKE	⊕ - UST FILL PORT
+CUT - XCUT	⊕ - GAS PUMP
● - PK NAIL	⊕ - GAS METER
○ - FOUND IRON STAKE	⊕ - WATER METER
● - SET IRON STAKE	⊕ - TELEPHONE RISER
— - SIGN	⊕ - ELECTRIC METER
RR - RR SIGN	⊕ - CABLE TV RISER
— - GUY POLE	⊕ - CATCH BASIN
— - GUY ANCHOR	⊕ - ROUND CATCH BASIN
⊙ - UTILITY POLE	⊕ - UTILITY MANHOLE
⊙ - LIGHT POLE	⊕ - STORM MANHOLE
⊙ - ORNAMENTAL LIGHT POLE	⊕ - SANITARY MANHOLE
● - POST	⊕ - ELECTRIC MANHOLE
⊕ - U.G. UTILITY MARKER	⊕ - TELEPHONE MANHOLE
⊕ - SOIL BORING	⊕ - WATER MANHOLE
MB - MAILBOX	♿ - HANDICAP PARKING SPACE
⊕ - SATELLITE DISH	⊕ - SHRUB
□ - HAND HOLE	⊕ - TREE
	⊕ - PINE TREE
	(ELEV) - EXISTING CONTOURS
	— - TELEPHONE UTILITY LINE
	— - ELECTRIC UTILITY LINE
	— - WATER UTILITY LINE
	— - GAS UTILITY LINE
	— - STEAM UTILITY LINE
	— - STORM UTILITY LINE
	— - SANITARY UTILITY LINE
	— - FIBER OPTIC UTILITY LINE
	— - OVERHEAD UTILITY LINE
	— X — X — X — - FENCE LINE
	— - GUARD RAIL
	— - BUILDING OVERHANG

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



Curtis Zack
CURTIS R. ZACK P.S. 4001069464

DATE: 01/16/25	DWG. BY: E.C.V.
SCALE: 1"=10'	SURVEYED: D.S./N.S.
UPDATE: WBM041625	CHKD BY: C.R.Z.
PROJECT NO.: 223155.001	

REVISIONS

NO.	DESCRIPTION	DATE
1	TITLE SEARCH REPORT	02/13/25
2	ADDED DEED NOTE	03/03/25
3	FINALIZE	03/05/25
4	CLIENT COMMENTS	04/16/25

williams & works
engineers | surveyors | planners
http://williams-works.com
616.224.1500 phone
549 Ottawa Ave NW Grand Rapids, MI 49503

SURVEYED BY:

SITE NAME
KALAMAZOO TOWER

SITE NUMBER

MIA39-U122617

SITE ADDRESS
**1516 ROCKLEDGE COURT
KALAMAZOO, MICHIGAN
49006
KALAMAZOO COUNTY**

SHEET TITLE
S3

SHEET 3 OF 3

Sealed Engineer's Letter

March 31, 2025

Karey Vawter
Diamond Communications
210 Mountain Ave., Unit 619
Springfield, NJ 07081

RE: Proposed 150' Monopole for Kalamazoo, MI

Dear Karey,

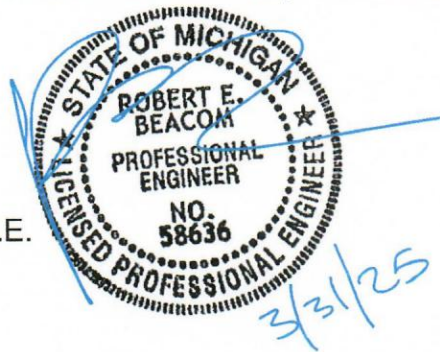
Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 107 mph with no ice and 40 mph + 1.5" ice, Risk Category II, Exposure Category C, and Topographic Category 2, H = 125', in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas" to support equipment for up to three (3) wireless carriers.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.* This would effectively result in fall radius equal to 16' at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Manager

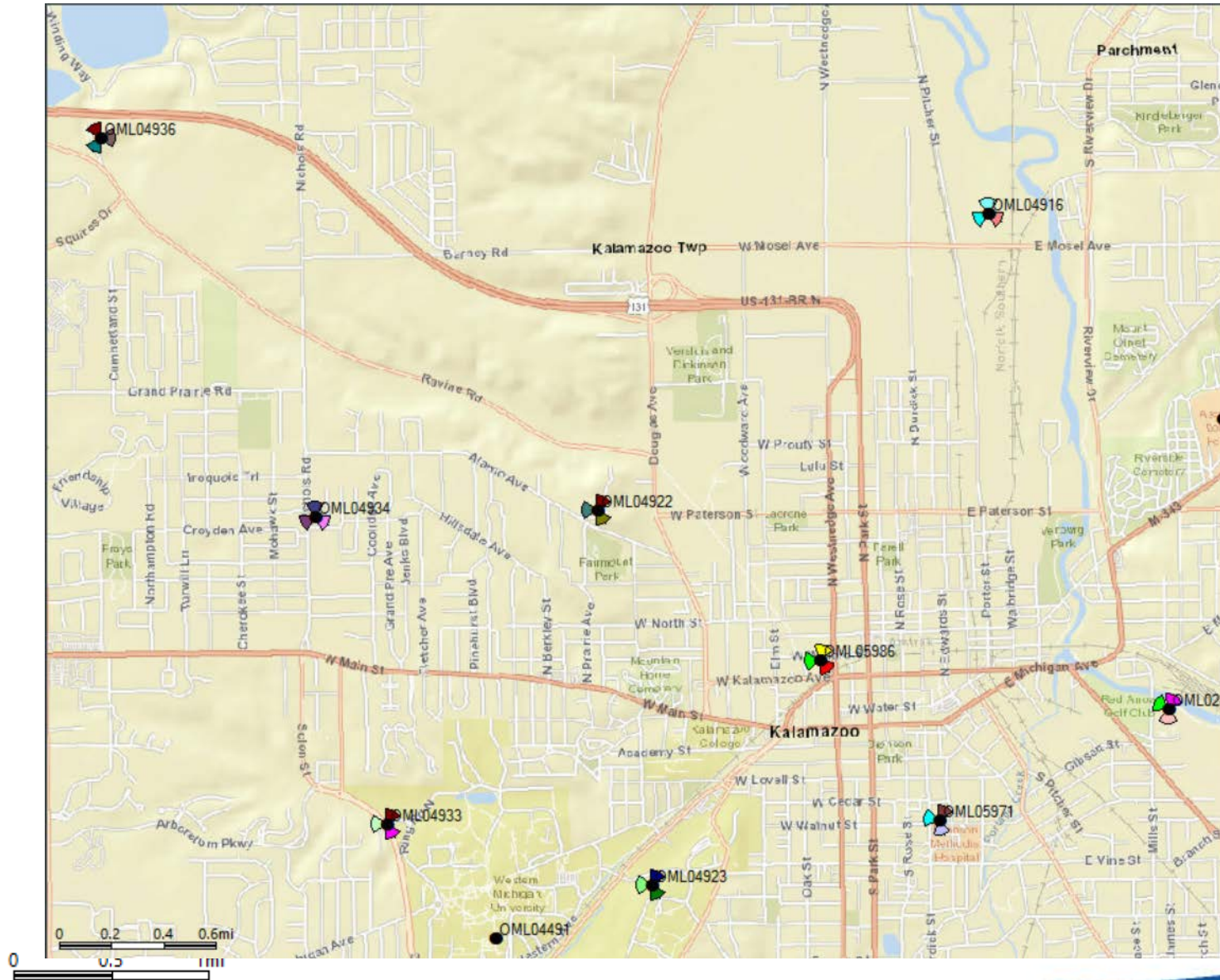


AT&T Coverage Maps for OML04922

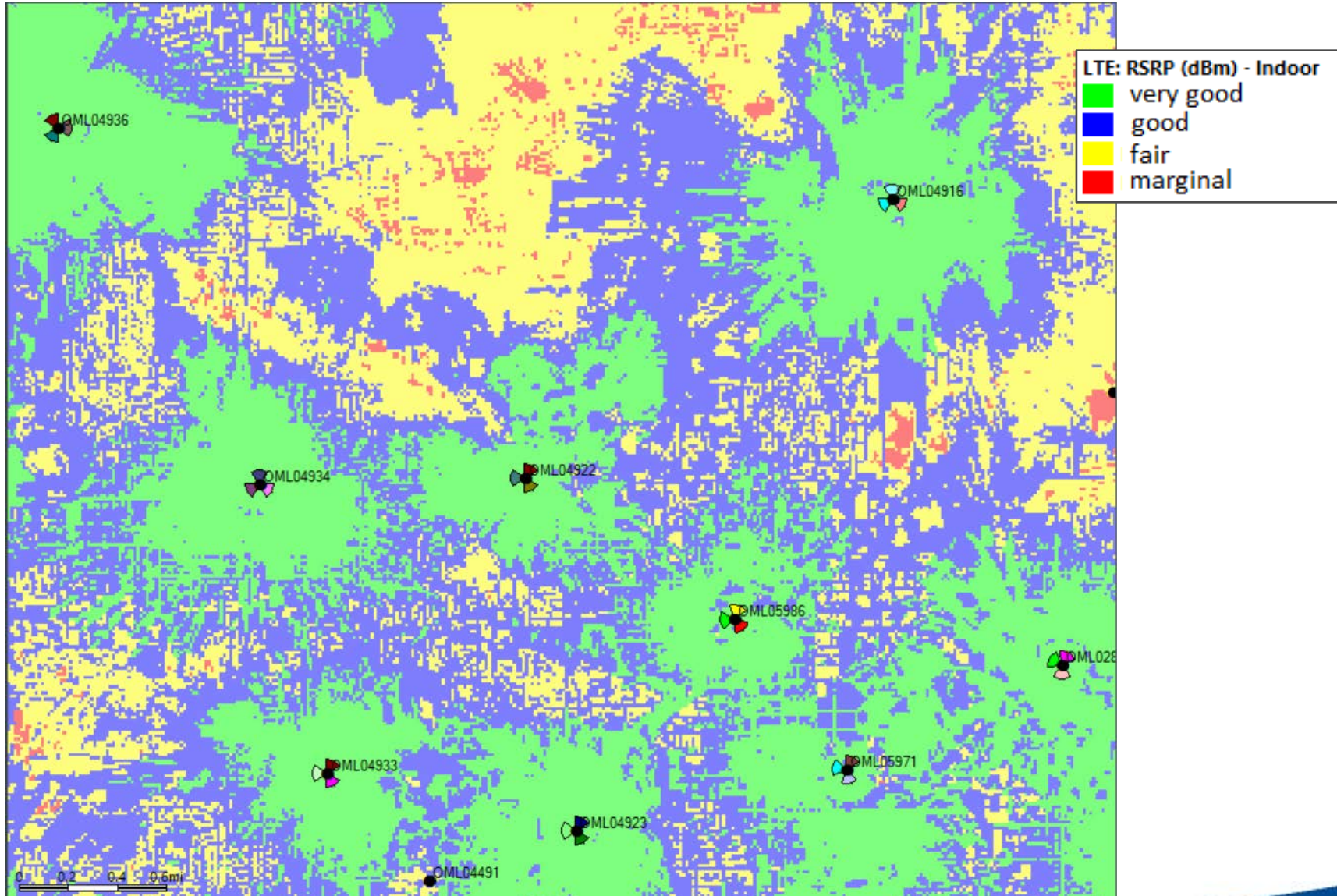
RF Design 06/05/25



Street view & surrounding sites



AT&T LTE low band indoor RSRP coverage with site OML04922 at 147.04' CL



AT&T LTE low band indoor RSRP coverage without site OML04922 at 147.04' CL

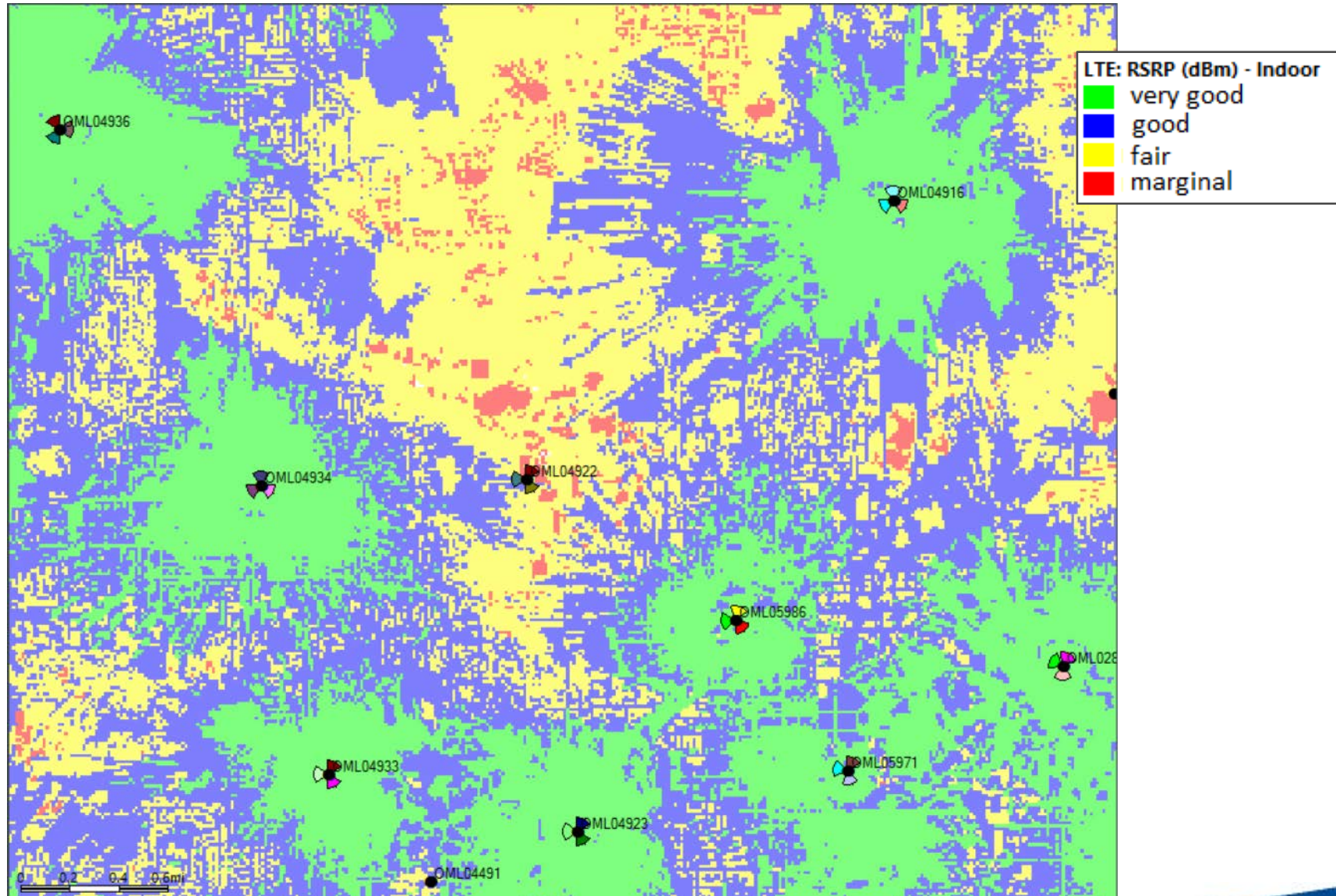


Photo Simulations

KALAMAZOO MIA39 SITE SIMULATION MAP



Site

1

2

3

+ Site
● Photograph #



Diamond
Communications LLC

KALAMAZOO - MIA39

1516 Rockledge Ct, Kalamazoo, MI 49006

EXISTING 150ft. SELF-SUPPORT TOWER

View #1 from Rockledge Avenue approximately 280ft. southwest of site



Diamond
Communications LLC

KALAMAZOO - MIA39

1516 Rockledge Ct, Kalamazoo, MI 49006

**150ft. MONOPOLE
SIMULATION**

View #1 from Rockledge Avenue
approximately 280ft. southwest of site



Diamond
Communications LLC

KALAMAZOO - MIA39

1516 Rockledge Ct, Kalamazoo, MI 49006

EXISTING 150ft. SELF-SUPPORT TOWER

View #2 from Fox Ridge Drive
approx. 185ft. south-southeast of site



Diamond
Communications LLC

KALAMAZOO - MIA39

1516 Rockledge Ct, Kalamazoo, MI 49006

150ft. MONOPOLE SIMULATION

View #2 from Fox Ridge Drive
approx. 185ft. south-southeast of site



Diamond
Communications LLC

KALAMAZOO - MIA39

1516 Rockledge Ct, Kalamazoo, MI 49006

EXISTING 150ft. SELF-SUPPORT TOWER

View #3 from Alamo Avenue
approximately 500ft. southeast of site



Diamond
Communications LLC

KALAMAZOO - MIA39

1516 Rockledge Ct, Kalamazoo, MI 49006

**150ft. MONOPOLE
SIMULATION**

View #3 from Alamo Avenue
approximately 500ft. southeast of site



B DIAMOND INFRA

VIA EMAIL

June 20, 2025

Mr. Bobby Durkee
Assistant City Planner
City of Kalamazoo
241 W South Street
Kalamazoo, MI 49007

RE: 1516 Rockledge Court - Application for Special Use Permit - B Diamond Infra LLC

Dear Mr. Durkee,

Pursuant to Kalamazoo City Code Section 4.2 W. (9), B Diamond Infra LLC ("B Diamond") submits its request for waivers from the following requirements of City Code Section 4.2 W.

1. BACKGROUND

B Diamond is requesting approval of a Special Use Permit for a 150 foot monopole telecommunications transmission tower to be constructed and operated at 1516 Rockledge Court, Kalamazoo, Michigan (the "Site"), as detailed in the submitted survey and site plans (the "Survey and Site Plans").

The submitted Survey and Site Plans confirm that the proposed 150 foot monopole telecommunications transmission tower (the "Replacement Monopole Tower") will be constructed approximately 12 feet east of the centerline of the existing 150 foot self-support telecommunications transmission tower (the "Existing Self-Support Tower") which will be decommissioned and removed upon the construction of the Replacement Monopole Tower.

The Existing Self-Support Tower was built in 1972 – 53 years ago.

Further, as noted in the submitted B Diamond "Statement in Support" –

"Unlike the Existing Self-Support Tower which, due to its inability to meet current engineering standards, is unable to support the collocation of wireless carriers in addition to the existing AT&T Mobility antenna array, the Replacement Monopole Tower, as confirmed on Sheet T-201 of the submitted Site Plans, has been designed to support at least three (3) separate antenna arrays (including AT&T Mobility antenna arrays); thereby eliminating the unnecessary proliferation of additional telecommunications transmission towers."

2. WAIVER REQUEST - City Code Section 4.2 W. (7)(a)

As depicted on the submitted "1 Mile Tower Separation Map," the distance from the Replacement Monopole Tower to the nearest wireless transmission tower (the "Nearest Tower") is approximately .9 miles.

Further, without the approval of the construction of the Replacement Monopole Tower, upon the decommissioning and removal of the Existing Self-Support Tower and AT&T's existing equipment, AT&T's subsequent collocation on the Nearest Tower is impractical due to its proximity to existing AT&T sites as confirmed by the submitted "AT&T Coverage Maps," resulting in a significant gap in its service to this portion of the City.

3. **WAIVER REQUEST - City Code Section 4.2 W. (7)(b)(3)**

The height of the Replacement Monopole Tower will be 150 feet, which will be the same height as the Existing Self-Support Tower and, as confirmed by the submitted "AT&T Coverage Maps," is required to maintain the current wireless voice and data coverage and critical emergency E911 service to this portion of the City.

4. **WAIVER REQUEST - City Code Sections 4.2 W. (7)(d)(1) and 4.2 W. (7)(d)(3)**

The setbacks of the Replacement Monopole Tower from "adjacent property lines" and "public streets" are depicted on Sheet C-103 of the submitted Site Plans –

- The Replacement Monopole Tower will be setback approximately 18 feet from the east side property line;
- The Replacement Monopole Tower will be setback the same distance as the Existing Self-Support Tower from the north property line - approximately 28 feet;
- The Replacement Monopole Tower will be setback the same distance as the Existing Self-Support Tower from the driveway north of the Site - approximately 35 feet;
- The Replacement Monopole Tower will be setback approximately 102 feet from the west property line;
- The Replacement Monopole Tower will be setback approximately 144 feet from the south property line;
- The Replacement Monopole Tower will be setback from Fox Ridge Drive – approximately 90 feet; and
- The Replacement Monopole Tower will be setback from the Rockledge Court Right-of-Way as shown on the submitted Site Plans.

In support of its request for the setback waivers, B Diamond has submitted a Sabre Industries letter, signed and sealed by Robert E. Beacom, Michigan Professional Engineer, stating in part that,

"Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition...This would effectively result in fall radius equal to 16' at ground level."

The "fall radius...equal to 16' at ground level" is within the Site's property lines.

Additionally, the surrounding "mature trees" will help conceal the Replacement Monopole Tower from views from the adjacent properties, driveways, and roadways.

5. **WAIVER REQUEST - City Code Section 4.2 W. (7)(e)**

B Diamond will work with City Staff to develop a landscape plan recognizing the limited space at the site.

Please let us know if you have any questions or require additional information.

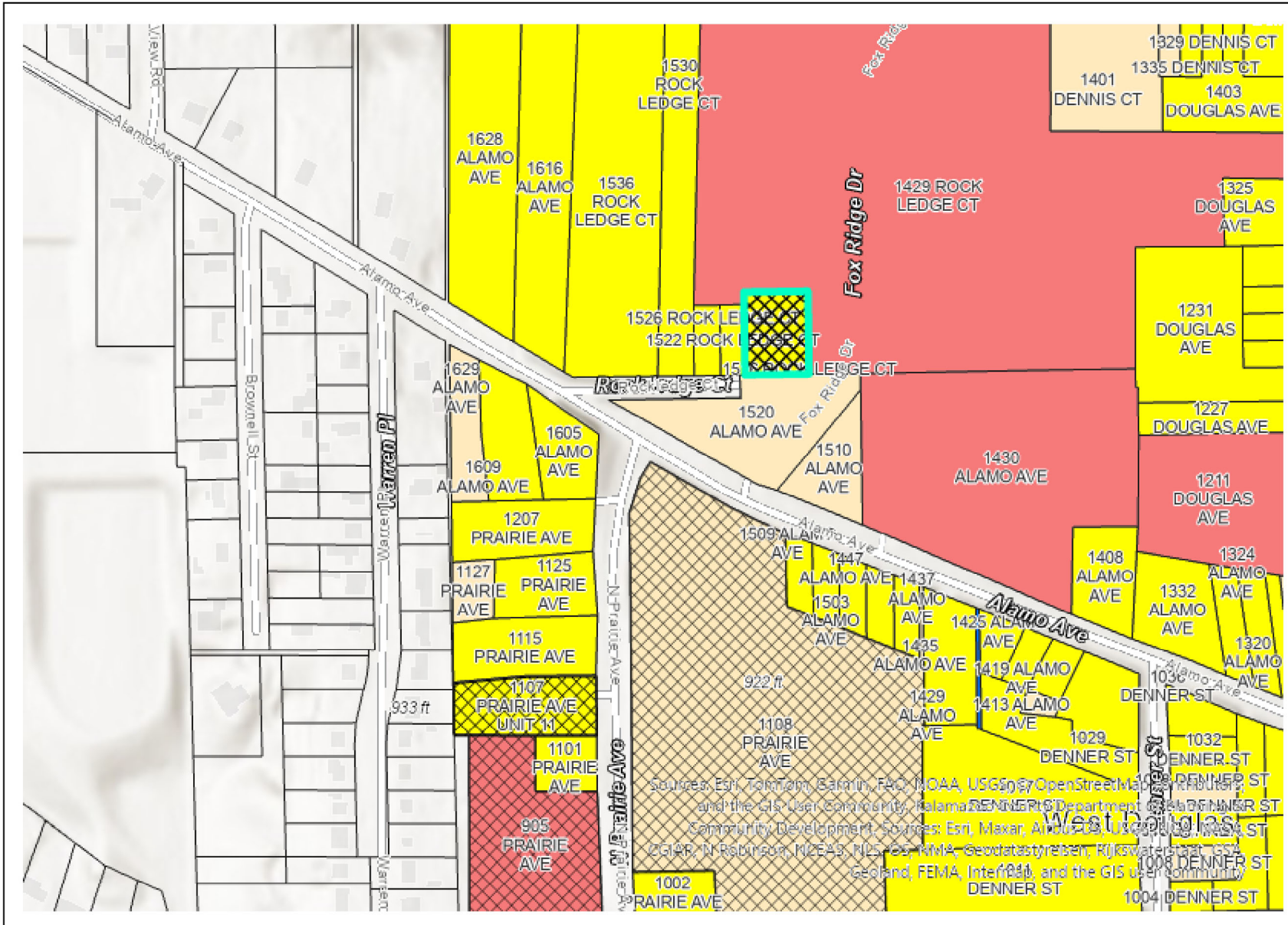
Sincerely,







Thomas Waniewski

P.C. #2025.04 - 1516 Rock Ledge Court

Special Use Permit for a 150' Monopole Telecommunications Antenna



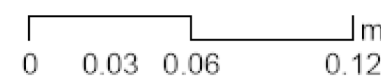
Current Land Use

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

Property Class

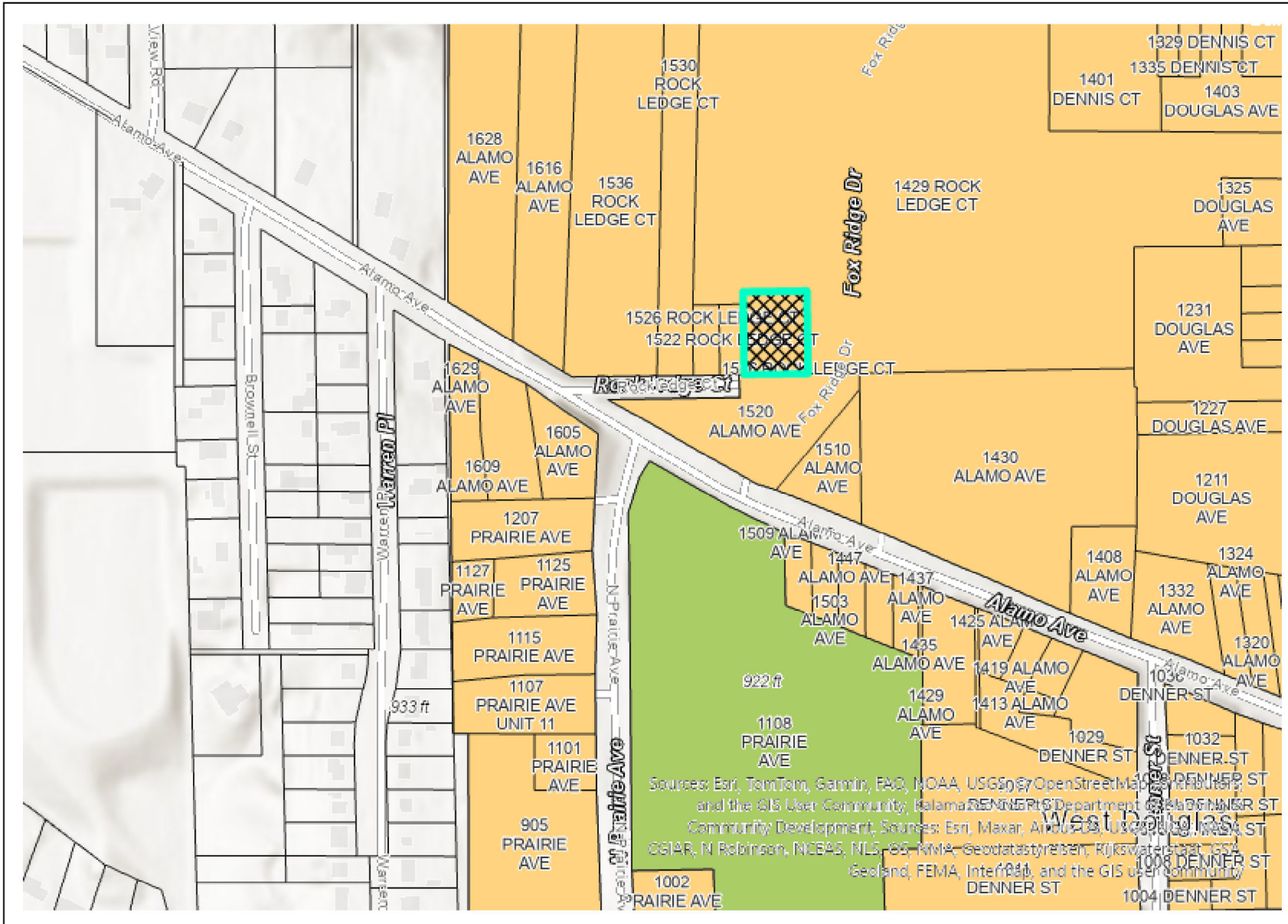
-  Commercial
-  Vacant
-  Residential
-  Not Classified

sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, OpenStreetMap, Esri, and the GIS User Community, Alabama Department of Community Development, Sources: Esri, Maxar, Airbus, USDA, FAO, IGN, Intermap, Inc., Swire, GEBCO, FEMA, Intermap, and the GIS user community



P.C. #2025.04 - 1516 Rock Ledge Court

Special Use Permit for a 150' Monopole Telecommunications Antenna



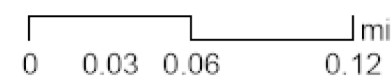
Future Land Use

- Subject Property
- Subject Property
- Other Property

FLU Category

- Open Space/Parks
- R2-Residential

Source: Esri, TomTom, Garmin, FRC, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community; Alameda County Department of Planning and Community Development; Source: Esri, Maxar, Airbus, USDA, FAO, NOAA, Swire, GEBCO, N. Robinson, NCEM, NLS, US, NOAA, Geodatasystem, Rijkswaterstaat, Swire, NOAA, FEMA, Intermap, and the GIS user community





1516 Rock Ledge
Tower



519 Willard Tower





2025 Site Plan Review List Table

Year 2025	Project Address	Project Description	Applicant	Property Owner	Checklist App. Received	Checklist App. Meeting	Checklist 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
Site Plan Review															
PSP25-001	111 Portage Street (200 E Michigan Avenue)	Upper Floor Residential (Suagatuck Brewing Co. Building)	Bosch Architecture	Pereguine Peninsula, LLC	12/17/2025	1/15/2025	1/17/2025	1/16/2025	\$ 300.00	2/19/2025	HDC	Approved	2/21/2025		
PSP25-002	251 Mills Street	Internal Site Improvements and Storage Shed Addition (HomerStryker Field)	Brian Colopy	City of Kalamazoo	9/12/2024	10/2/2024	10/4/2024	2/5/2025	\$ 510.00	3/19/2025	NFP - ADMIN	Approved	3/21/2025		
PSP25-003	3301 Tech Circle Drive	Building Addition and Site Work (SME)	A&R Engineering	Campus Drive Associates, LLC	10/18/2024	10/30/2024	11/1/2024	1/31/2025	\$ 510.00	3/12/2025	BTR Park - PC	Approved	6/3/2025		
PSP25-004	1400 N Drake Road	Site Improvements to an Existing Independent Living Community (Friendship Village)	Driesenga and Associates	Lifecare, Inc.	9/25/2024	10/16/2024	10/18/2024	2/12/2025	\$ 510.00	3/12/2025	PUD - PC and NFP	Under Review			
PSP25-005	1508 Princeton Avenue	Site Improvements to Princeton Park	MCSA Group, Inc	City of Kalamazoo	1/21/2025	1/29/2025	1/31/2025	2/14/2025	\$ 510.00	3/19/2025	N/A	Approved	3/25/2025		
PSP25-006	1500 N Pitcher Street	GPI Phase II - New Parking Lot and Site Improvements	Hurley & Stewart	Graphic Packaging International LLC	12/20/2025	1/15/2025	1/17/2025	3/12/2025	\$ 510.00	4/2/2025	N/A	Approved	5/20/2025		
PSP25-007	3333 S Westnedge Avenue	Drop-off Loop and New Secure Entrance (Kalamazoo Public Schools)	Vreisman & Korhorn	Kalamazoo Public School District	9/20/2024	10/9/2024	10/11/2024	3/12/2025	\$ 510.00	4/9/2025	NFP	Under Review			
PSP25-008	1500 E Kilgore Road	Conversion of Existing Hotel to Residential Apartment Complex	Craig Jeske	ANR Kalamazoo Hotel, LLC	2/25/2025	3/12/2025	3/14/2025	3/27/2025	\$ 306.00	4/30/2035	N/A	Approved	5/20/2025		
PSP25-009	669 Gull Road	Site Improvements to Verburg Park (City of Kalamazoo)	OCBA, Inc.	City of Kalamazoo	2/17/2025	3/26/2025	3/28/2025	4/4/2025	\$ 623.00	5/14/2025	NFP	Under Review			
PSP25-010	2331 Parkview Avenue	Antenna Co-Location and Pole Modification (AT&T)	T-Mobile	City of Kalamazoo	2/3/2025	2/26/2025	2/28/2025	4/9/2025	\$ 255.00	5/14/2025	N/A	Under Review			
PSP25-011	1700 N Drake Road	Accessory Building Addition (Bible Baptist Church)	Abonmarche	Bible Baptist Church	2/17/2025	2/26/2025	2/28/2025	4/11/2025	\$ 510.00	5/21/2025	N/A	Under Review			
PSP25-012	1222 S Burdick Street	Change of Use to a Restaurant (Teresa's Kitchen)	Abonmarche	Maria T Hernandez	1/17/2025	2/5/2025	2/7/2025	4/28/2025	\$ 510.00	5/28/2025	N/A	Under Review			Applicant rescheduled to 7/9/2025
PSP25-013	1609 Whites Road	Demo, Regrading, and New Golf Course (KCC Legacy Course)	Hurley & Stewart	CD-1909 LLC	2/25/2025	4/2/2025	4/4/2025	5/8/2025	\$ 623.00	6/4/2025	NFP	Under Review			
PSP25-014	333 E Alcott Street	Multi-Family Residential Development (KalRecovery)	Abonmarche	City of Kalamazoo	1/15/2025	1/29/2025	1/31/2025	5/20/2025	\$ 623.00	6/25/2025	NFP	Under Review			
PSP25-015	2045 E Michigan Avenue	New Water Treatment Plant, Well Condos, and Site Work (Pump Station 5 and 14)	City of Kalamazoo	City of Kalamazoo	4/14/2025	4/30/2025	5/2/2025	5/15/2025	\$ 623.00	6/25/2025	NFP	Under Review			
PSP25-016	1003 W Main Street	New Residence Hall and New Parking Lot (Kalamazoo College)	Progressive AE	Kalamazoo College	4/30/2025	5/28/2025	5/30/2025	6/13/2025	\$ 510.00	7/16/2025	N/A	Under Review			
									TOTAL	\$ 7,943.00					