

# Agenda

## Natural Features Protection

### Review Board



City of Kalamazoo

Tuesday, July 22, 2025

4:00 PM

City Commission Chambers at City Hall - 241 W. South Street

#### A. CALL TO ORDER/ROLL CALL

1. Excuse Absent Board Members (**Action: Motion to Excuse Absent Board Members**)

#### B. ADOPTION OF AGENDA

**(Action: Motion to approve the agenda)**

1. Agenda Approval (**Action: Motion to Approve Agenda**)

#### C. APPROVAL OF MINUTES

1. Approval of the minutes from the Natural Features Protection Review Board meeting on June 24th, 2025

#### D. PUBLIC COMMENTS

#### E. BOARD MEMBER COMMENTS

#### F. NEW BUSINESS

#### G. UNFINISHED BUSINESS

- 1.

#### H. STAFF REPORTS AND UPDATES

#### I. COMMUNICATIONS AND ANNOUNCEMENTS

#### J. ADJOURNMENT





**Natural Features  
Protection Review  
Board  
Minutes  
June 24th, 2025  
Held at City Hall  
Commission Chambers 4:00 p.m.**

A. Call to Order: Director Martin called the meeting to order at 4:05 p.m.

Members absent: Director Fredrickson and Director Stemple

**1. Excuse Absent Board Members: The motion to excuse absent board members was made by Director Hollander and supported by Director Murgia, and the motion passed unanimously.**

B. Adoption of Agenda

**Motion to adopt the agenda made by Director Bassett, supported by Director Hollander, motion passed unanimously.**

C. Approval of the Meeting Minutes

**Motion to approve the minutes from May 28th, 2025, NFP Review Board Meeting made by Director Bassett, supported by Director Hollander, motion passed unanimously.**

D. General Citizen Comments

E. Board Comments

No comments



F. New Business

1. 1900 Belford Street (formerly 333 Alcott Street) (**Action: Motion to Approve the NFP Site Plan for the 1900 Belford Street Project**)

**Director Hollander recused himself from the vote and is the presenter and Applicant on this project.**

Director Matt Hollander, Senior Developer with Edison Community, joining him is Paul Warick, Megan Homeman, and Hayward Babino from Abonmarche gave a presentation on this project:

**BACKGROUND:**

The Kalamazoo Brownfield Redevelopment owns the subject property Authority and zoned Residential, Multi-Dwelling-24 (RM-24). The parcel is located in Kalamazoo between Alcott and Reed St., close to the corner of Belford and Reed in the Northeast corner of the property. The applicant is proposing to redevelop the site and build a recovery housing project with 48 housing units across three buildings. The parcel has been split from the parent parcel (333 Alcott) per purchase agreement with the Brownfield Redevelopment Authority and is now listed as 1900 Belford Street.

The applicant previously received approval from the NFP Board in 2022. The project has been before the NFP Board for conditional site plan approval again in 2023, seeking NFP re-approval to apply for MSHDA funding. The project has started the site plan review process again and, due to the previous NFP approval being tied to the previous Site Plan Review process, coming before the NFP Board for approval is required. The complexity of the site and funding sources has contributed to the project coming before the NFP board multiple times over multiple years.

The project intends to construct three new multifamily structures. Structure A as shown on the plan, will provide 36 apartment units; Structures B and C will provide 6 apartment units each. The applicant has been working closely with the city staff to ensure compliance.

**Motion to approve the NFP Site Plan application for 1900 Belford Street (formerly 333 E Alcott Street) conditioned upon the approval of the City Stormwater Engineer and removal of the non-native species from the Tree list, made by Director Bassett and supported by Director Murgia, motion passed unanimously.**



**Question?**

**Public Comments:**

Unfinished Business

1. NFP Board Work Session will work on more at July's meeting.

Staff Reports and Update

Director Martin, Chair will be terming off so we will be looking for a new member for the NFP Committee.

City Attorney sent confirmation that we link to external resources for example, a list of arborist services from the Arborist Association. Good resource for applicants when they are submitting their plan for approval. Making sure we keep up on the resources to make sure they are correct. Possibly using a context-sensitive table you can could have the species listed as well as potentially the situation they are good for, such as landscaping for public right of way plants.

Communications and Announcements:

None

Adjourn Meeting

Director Martin adjourned the meeting at 4:55 pm



# NFP Review Board Staff Report

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City of Kalamazoo

**TO:** The Natural Features Protection Review Board

**FROM:**

**DATE:** July 22, 2025

**SUBJECT:** NFP Board Work Session

**RECOMMENDATION:**

**BACKGROUND:**

**FINDINGS:**