

Agenda

Zoning Board of Appeals



City of Kalamazoo

Thursday, September 11, 2025

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

1.

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #25-08-14: 1900 Belford Street. Edison Community Partners is requesting a dimensional variance from Appendix A, Chapter 4, Section 4.2 Q(b)(6), to authorize a variance to permit zero (0%) percent of the exterior materials on two of the buildings in the proposed development to be composed of brick, decorative precast, or a decorative masonry surface, concrete siding or other natural materials such as wood where at least 50% is required. For the third residential building, a total of three and four-tenths (3.4%) percent of the building's exterior materials are composed of brick, decorative precast, or a decorative masonry surface, concrete siding or other natural materials such as wood, where at least 50% is required.
2. ZBA #25-09-15: 1008 E. Crosstown Pkwy, 1008 E. Crosstown Pkwy Rear, 1016 E. Crosstown Pkwy, 1007 Fourth St., and 1011 Fourth St. Ronald Flowers of Flowers Automotive Recycling is requesting the following:
 1. A Use variance request from Appendix A, 4.1, A use variance to operate a business that qualifies as a 'Scrap and Salvage Operation' within the M-1, Manufacturing – General Zone District, where this use is only permitted in the M-2 Zone District.
 2. A dimensional variance from Appendix A Chapter 4.2 Y (1), A dimensional variance for a 'Scrap and Salvage Operation' to be located on a combination of parcels totaling 1.2 acres in area, where this type of use is required to have a minimum of two (2) acres of land.

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
August 14, 2025 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

Members Present: Joe Hohler III, Tony McReynolds, Beth van den Hombergh, Gary Wark, and Alan Sylvester (Alternate)

Members Absent: Alison Haan and Remi Harirngton

City Staff: Pete Eldridge, Zoning Administrator; Charles Bear, Assistant City Attorney; Shelby Donaldson, Recording Secretary

Chair Hohler called the meeting to order at 7:01 p.m.

Mr. Eldridge performed a roll call of board members present for the meeting.

Chair Hohler asked if there were any changes to the agenda and Mr. Eldridge said yes, the public hearing case number 25-07-14 for 1900 Belford Street will not move forward at this meeting because the applicant would like to revisit the natural material percentages proposed for the site and will most likely come back for the September 11, 2025, meeting.

DISCUSSION/ACTION ITEMS:

Chair Hohler advised that the only thing on the agenda for the evening would be a continuation of discussion of the changes to the bylaws, made certain they had the number of members needed to take a vote, and asked Mr. Eldridge for a summary, and Mr. Eldridge summarized as follows:

The Zoning Board of Appeals has been working over the last couple of months on amendments to the Rules of Procedure for this board, other boards refer to them as bylaws. The initial changes, to be consistent with the other citizen boards within the City of Kalamazoo, and use the term “bylaws” and eliminate “rules of procedure”.

A significant membership change is being proposed, and that is moving from six members to seven members, going from an even number board to an odd number board, which will create less confusion and clarifying under the voting section, that a minimum of four votes for affirmative votes are required to approve a variance, or any request, just to make sure there aren’t any question marks left out there, so if there’s less than seven board members, it still requires four affirmative votes to approve a request.

Moving toward the back of the rules of procedure, under the post determination, there are two sections: reconsideration and rehearing. After review by the attorney's office liaison to the ZBA, Attorney Bear, it's been determined that even though these have been in the rules of procedure for quite some time, these are actions that the board has no legal precedent to have this kind of authority to bring a request that has been voted on back to the board. The Michigan Zoning Enabling Act, and the other elements of the current rules of procedure, make it clear that the decisions are to be final, and it creates complexities and difficulties to have a decision be made, but not know if a board member will take an action that would then cause it to be brought back within this 10-day period that's spelled out in the rules of procedure. The action requested for the amendment is to remove both the motion of reconsideration and the rehearing process that's laid out. He then opened the floor for questions from the board members.

Chair Hohler stated he has the memo from Attorney Bear and, generally, he agrees with what it says, in terms of its conclusions, but he's curious about one of the quoted statutes, and isn't sure who quoted it, but it's 125.3606 that says "An appeal shall be filed within whichever of the following deadlines comes first: 30 days after a written decision has been issued by the board, signed by the Chair, or 21 days after the minutes of the approved decision." Chair Hohler asked if that gives the board a window to say their decision isn't final yet and could potentially be reheard or reconsidered? Attorney Bear said no, that establishes time to put together an appeal and is a window of time when it becomes effective whether the minutes are approved or a letter is sent, but it doesn't give authority to reconsider within that time, once it's made it's final. Chair Hohler said he tried to find something that said as soon as they vote it's final, and he didn't find anything saying that so then he focused on what it said about not final until the minutes are approved or is it not final until the decision is signed and wanted clarity on that part. Attorney Bear said it's final when the decision is made and isn't considered in effect and starts the appeal period to circuit court running until... Mr. Eldridge clarified that the decision is final when it's made and the statute specifies that window for filing the appeal is 30 days from one of the two actions and added that the City of Kalamazoo isn't concerned about closing the door on the appeal, so the steps are that he sends out a "decision letter" signed by himself, the liaison to the board, and the 30-day window doesn't start to run until after the following meeting, when the chair signs the meeting minutes and makes them official, that gives the applicant a two-month window to file an appeal if they want. Chair Hohler stated part of his reason for asking is because Ms. Harrington was convinced that the statute, or statutes, authorized it or didn't prohibit it and he was trying to find something that could support her position and added he will vote to remove it when the time comes. Attorney Bear admitted he looked for it as well, to support or deny his conclusion and to see if it could be interpreted another way, because different interpretations happen in law and they aren't always clear, but courts have ways of dealing with those if that question gets raised in a court proceeding but in this case, the court has ruled and it's pretty clear.

Mr. Sylvester wanted to add that after the last discussion and receiving the materials for this meeting he was struck by the fact that different board members attend the meetings and different board members can't attend, and that's why there are alternates, so if the reconsideration were to continue, one's application may be heard by a different board with different composition and views, which also struck him as unfair that you would have a reconsideration by a different board, which is all the more reason he favors making the change. He added that having had client's applications denied in the past by the Zoning Board of Appeals and then considering filing an

appeal, they viewed that as a window during which they were making their decision to file an appeal, requesting a transcript of the meeting and studying it, the meeting minutes getting finalized and approved, was considered to be part of the process when an applicant who feels aggrieved for being denied would be thinking about their appeal rights, and that's how he viewed it.

Mr. Wark added he felt that two different boards looking at the same issue wouldn't be agreeable to the courts, and that is a good point.

Chair Hohler stated he also looked through the one or two cases Attorney Bear cited, and he doesn't think the courts specified a time and the amount of time didn't matter, which is why he agrees with the recommendation of the attorney, however Ms. Harrington was convinced so he looked for it. He added that he spoke at the last meeting having a mechanism that allowed motion and a second to table it for a meeting so that a person can have more time and not have to violate the law, but with limitations of one time on a particular request. Mr. Wark asked if that's possible now and Attorney Bear said yes, Chair Hohler asked on whose authority and Attorney Bear said it's a motion, and Chair Hohler stated he was thinking that a motion with a second would be enough to table it for a meeting. He added that he wanted that mechanism in there because a future chairperson may not be receptive to table or adjourn the request and Attorney Bear stated that isn't at the discretion of the chair, it requires a vote and a motion to second the vote. Chair Hohler stated he also doesn't want it left to the majority of the board to be a majority rules situation and he's also trying to think of ways to build in automatic time so if someone wanted it and there was a second for it. Mr. Wark stated on the Housing Board of Appeals and the Dangerous Buildings Board that he was on they had to table quite often because they didn't have enough information to raze a property, and no one ever had an issue with tabling something because it made sense to table it and come back to it. Chair Hohler added that some people come ready to vote, may hear something and think they may want to take a few days to think about it but he's fine with it even though others may not be but he will always be in favor of tabling if someone is feeling they can't make a decision, even if it will clearly be a five to one or six to one against that person. Attorney Bear stated that is at his discretion, but the board has the authority to do it, to request information of the applicant, and usually that's not an issue, particularly with the assistance of staff who reviews the materials and makes sure that they have the information they need so that's some assurance against that, but something may come up and they may want more information. Chair Hohler said in the amount of time he's been on the board it's never been an issue and it doesn't apply to the reconsideration situation they had, it's just him thinking in a different way and added it wasn't her wanting more time, it was her voting, thinking about it, then wanting to alter her vote. Mr. Eldridge stated that the mindset going forward should be they don't need to lean on something like the motion of reconsideration, and if there's a question it's up to the board member to verbalize their concerns during the discussion and not let it get to voting on the request at hand and in all fairness to the applicant, as Attorney Bear pointed out, the board has to vote on tabling the request, then asked Attorney Bear for clarification of the terms "tabling" versus "adjourning" and Attorney Bear said it was turning to a time certain. Tabling is setting it off to later in the meeting. Mr. Eldridge stated it's supposed to be moving it to the next meeting so if you're making a motion to adjourn to the next meeting, they have to be able to articulate for the viewing audience why the board isn't prepared to vote on it, which has been a rare circumstance in the past, but he thinks they will want to be able to do that, if something is adjourned to the next meeting.

Ms. van den Hombergh said she's looking for some clarity and wants to provide context of her understanding not only for herself but for the listening audience. She said she understands why the city wants to firm this up because it seems there are possibly some unnecessary complications, but she has concerns regarding removing Section 8 from the Zoning Board of Appeals and she likes the fact that it's not an idea she wants to entertain very often and said she's been on the board since 2017 and asked for a reconsideration once. She stated she knows rules of procedures were originally drafted in 2017 and amended in 2022, so they have been working off of this guide since then, but does anyone know how many times, since 2017, have they asked for a reconsideration and Mr. Eldridge stated he would be guessing but these sections of the rules of procedure were there before 2017 and they redrafted it because it was just a printed document that was being passed around and Attorney John Kneas drafted new language in a Word document that they could work with going forward but stated there may have been three reconsiderations over the past eight years, but he isn't sure. She stated she wants the public to understand that it is a rare thing that happens and they have this document from 2017 with one amendment and now they're looking at a second amendment which will completely remove Section 8 that gave the citizens board the chance, if needed which nobody wants to do and it's not fun, to ask for a reconsideration and that's how she is understanding it and she's a little concerned about that. She stated when she looked into the Michigan Zoning Enabling Act it gets confusing for the outsider herself being one of them, when talking about ordinances and whether something is law or not, and when she looked it up it said "...additionally the ZBA itself can choose to rehear a case and if they do, they can reconsider their initial decision..." and when the ZBA has concerns about the decisions they made when they would like to revisit the topic, there are two ways something can be reconsidered and that's with the applicant, if they don't get the decision they want they can take it to circuit court or the board can look within themselves and do a request for reconsideration or rehearing if allowed by a local ordinance. She said when she read that she felt local ordinance is why the city allows the board to be able to do that. She went on to add local zoning ordinances may include provisions for the ZBA to reconsider its decision typically based on a motion by a member who voted with the prevailing side, or didn't vote, and then such reconcession typically occurs within 10 days, she said this part seems to be built into what the board currently has in the Zoning Board of Appeals rules of procedure, and she's concerned about taking all of, what she's understanding, of Article 8 away. Mr. Eldridge clarified if what she's referencing is from the Michigan Enabling Act and said he was wondering because the board has the authority to weigh in on administrative decisions and affirm, or not, a decision by the planning staff, and he's trying to figure out the language where reconsidering is more tied to something other than a variance request, but he doesn't know off the top of his head. Attorney Bear spoke and said what he understands is that she is referring to a provision in the ordinance and the rules of procedure are not an ordinance and there's nothing in the ordinance that authorizes a reconsideration or rehearing. Ordinance is a law, rules of procedure are simply rules of procedure, they aren't laws. Ordinances are law established by the legislative body of the city, and that's the commission and statutes are laws established legislature. Ms. van den Hombergh asked why is all of Section 8 that gave the board the authority, or right, to do a reconsideration being taken away and Attorney Bear stated case law says if there isn't a specific provision in a statute or ordinance giving them the authority, they don't have it, the ZBA only has the authority given to it by statute or ordinance, and there's no specific ordinance in the MZEA or city ordinances giving them that authority. He added that if they had a rehearing or reconsideration and the original decision were reversed, it would be meaningless because if they don't have the authority, they will be reversed in circuit court and if they get sued and the decision were reversed by the board which is the purpose of a reconsideration, to change your mind and possibly rule the

other way, if they don't have the authority to have a reconsideration and their decision is final, which the law says it is, there's no point in having a reconsideration. Ms. van den Hombergh said she thinks she understands and said she's looking at the Zoning Board of Appeals rules for procedure and she's treating it like a law, because there is Section 8 that says they can do something, but it's not a law, it's just a rule or procedure and Attorney Bear stated it's a guideline and doesn't carry the same force as a law. Ms. van den Hombergh said so they have something within their jurisdiction to do, it was ok for them to do but in reality it doesn't count and Attorney Bear stated that a lot of other communities have done it but they weren't aware of the court decision and the limitation on the authority of the ZBA and they've adopted Robert's Rules of Order and Robert's Rules of Order has provisions for rehearings and reconsiderations so it was done, but that wasn't consistent with the law. Robert's Rules of Order are guidelines and not mandates of authority. Ms. van den Hombergh said ok and again, wanted to provide some context for the listening audience, but she didn't realize this and that she understands the city's point, but having Zoning Board of Appeals rules of procedure with Section 8 in it, is a rule, not a law, it can be changed and by changing it from rules and procedures to now say Zoning Board of Appeals bylaws, that now means that if this passes, that that makes it a law and she wants to be clear about that, and they are legally binding for our organization and the citizenry that they govern and one can be taken to court. Attorney Bear stated that bylaws may have law in it, but it is still rules of procedure and guidelines and have the same force and effect whether you call them bylaws or rules of procedure and Mr. Sylvester stated all corporate bodies have bylaws, they're just the rules by which business is done, but it's not a law and Ms. van den Hombergh said when she looked it up her thoughts were "bylaws...legally binding" and Mr. Sylvester said it's the word "law" and Attorney Bear stated her questions are legitimate.

Mr. Sylvester moved to approve the proposed revision to the bylaws, including the title of the document and the revision of Article 8 to bylaws, seconded by Mr. McReynolds.

Mr. Eldridge stated that the motion was to approve all of the proposed changes to the rules of procedure, for the record.

The motion passed by a four-to-one vote with Mr. McReynolds, Mr. Sylvester, Chair Hohler, and Mr. Wark voting for and Ms. van den Hombergh voting against.

Chair Hohler asked when the effective date is and Attorney Bear stated today, the date of approval. This makes Mr. Sylvester a member of the board and Mr. Urban the sole alternate at the moment.

APPROVAL OF MINUTES:

Mr. Wark moved to approve the meeting minutes from July 12, 2025, as submitted, seconded by Mr. Sylvester.

The motion was approved by voice vote unanimously.

REPORTS:

ADJOURNMENT:

The meeting was adjourned at 7:37 p.m.

Submitted By _____ **Date** _____
Recording Secretary

Reviewed By _____ **Date** _____
City Staff

Approved By _____ **Date** _____
Chair

DRAFT



Zoning Board of Appeals Staff Report

Date: **9/11/2025**

Item: **D.1.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed By: Christina Anderson, AICP, City Planner / Deputy Director of CPED
Prepared By: Pete Eldridge, AICP, Zoning Administrator

DATE: September 11, 2025

SUBJECT: ZBA #25-08-14: 1900 Belford Street. Edison Community Partners is requesting a dimensional variance from Appendix A, Chapter 4, Section 4.2 Q(b)(6), to authorize a variance to permit zero (0%) percent of the exterior materials on two of the buildings in the proposed development to be composed of brick, decorative precast, or a decorative masonry surface, concrete siding or other natural materials such as wood where at least 50% is required. For the third residential building, a total of three and four-tenths (3.4%) percent of the building's exterior materials are composed of brick, decorative precast, or a decorative masonry surface, concrete siding or other natural materials such as wood, where at least 50% is required.

BACKGROUND:

The six-acre portion of the former Performance Paper Company was rezoned to RM-24 in September 2021 in anticipation of residential development. This property is a portion of the larger Performance Paper site under the ownership of the Brownfield Redevelopment Authority (BRA).

Edison Community Partners is proposing the construction of a multi-family facility for substance abuse treatment (Kal Recovery). The site will function as a multi-family apartment complex with programming space for substance abuse. This development will include one 36-unit three-story building, which will also include recovery support space and residential amenities and two six-unit two-story buildings. The development will result in 48 new apartments.

The proposed buildings have been designed to fit the context of the residential area. The three-storey building is situated further to the west, near Portage Creek, while the two-story buildings are located closer to Reed Avenue and Belford Street. The exterior of the buildings exceeds the minimum number of architectural features required for multi-family construction. Architectural features will be present on all facades of each building as required per the Ordinance. Mural space is also proposed for the north and south sides of the three-story building.

The exterior materials standards state that 50% of the exterior must be comprised of natural materials, and examples of these are provided in the Ordinance. The developer has designed the exterior facades of the three-story building using 3.4% natural materials, incorporating concrete cementitious panels and composite wood. The remainder of this building's facades will have a variety of vinyl siding, including board and batten and horizontal siding. The two-story structures will have zero percent natural materials on the exterior facade. The developer has stated that the exterior materials proposed are all similar to those of the surrounding residential structures in the area.

Staff would also like to note that these multifamily design standards are antiquated and no longer necessary. When the Zoning Ordinance is next updated, amendments will be prepared to remove this language. Further, this standard is not consistently applied within the Zoning Ordinance for projects. Mixed-use buildings are not subject to natural materials standards, creating an unnecessary financial burden on the construction of multifamily housing.

STRATEGIC VISION ALIGNMENT:

Complete Neighborhoods - residential areas that support the full range of people's daily needs
Environmental Responsibility - A green and healthy City.

Strategic Goal and Master Plan 2025 Impact:

The project touches on the Strategic Vision goals of Complete Neighborhoods and Environmental Responsibility. The project will result in additional housing availability in the Edison Neighborhood and will allow for the reuse of six acres of a former contaminated site which has been remediated. The Future Land Use Map identifies this property as R2 - Medium Density Residential, which aligns with the proposed 48-unit development. The Edison Neighborhood Plan encourages the construction of more housing in the neighborhood.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:

A public hearing notice was placed in the newspaper and notices, dated August 25, 2025, were sent to the property owners and occupants within 300 feet. A copy of the notice was also related to the Edison Neighborhood.

Engagement/Communication Tools:

Newspaper, mailings and applicant outreach

FINDINGS:

1. That there are special circumstances or conditions (like exceptional topographic conditions, narrowness, shallowness, or the shape of property) that are peculiar to the land or structure for which the variance is sought, that is not applicable to other land or structures in the same zone district.

The special circumstances or conditions related to this request are the three street frontages and location of the property, which is on a contaminated former industrial site. Additionally, across from this development are residential structures that use many of the facade materials the applicant is proposing to use.

2. That there are special circumstances which are not the result of the actions of the applicant or titleholder of the land.

There are special circumstances that are not created by the applicant. We are in a unique time for development projects, where the demand for this type of housing (all types of housing) is high, and so is the cost to build this housing. These are factors well beyond the control of the applicant. The facade provisions in question will be removed from the Zoning Code when the residential districts are updated. They place an unnecessary burden on housing development, which is permitted by right in this location.

3. That the literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zone district, and would cause practical difficulty.

The enforcement of this provision of the Ordinance will require an increase in the amount of more expensive natural materials required for the facades of each building. There are adjacent residential structures with the same type of material the applicant is proposing to use. Therefore, the proposed combination of natural and vinyl exterior products does fit the context of this area of the Edison Neighborhood.

4. That the granting of the variance is the minimum action that will make possible the use of the land or structure that is not contrary to the public interest, and that would carry out the spirit of this Ordinance.

The granting of the variance would not be contrary to the public interest, as the exterior materials will be decorative in nature and each building incorporates a number of design elements, including covered entrances.

5. That the granting of the variance will not adversely affect adjacent land in a material way.

The granting of the variance will not adversely affect adjacent properties, as this site will be fully landscaped and buildings will be set back from the property

frontages. Exterior materials proposed for the three buildings are also similar to those utilized on surrounding structures.

6. That the granting of the variance will be generally consistent with the purposes and intent of this Ordinance.

These multi-family design standards are antiquated, as mentioned before, and this language is planned for removal from the Ordinance. The exterior design and materials proposed by the developer do meet the intent of the Ordinance to encourage good design for new buildings.

7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria: 1) existing landscaping, screening or wetlands intended to be preserved meets the intent of this section; 2) the landscape design proposed by the applicant meets the intent of this section; 3) there is a steep change in topography that would limit the benefits of required landscaping; 4) the proposed building and parking lot placement is setback well beyond the minimum required; 5) the abutting or adjacent land is developed or will be developed in the near future with a use other than residential; and 6) similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

This criterion is not applicable to the requested dimensional variance.

RECOMMENDATION:

Staff can support the granting of the requested variance as it meets all of the above criteria.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

August 25, 2025

**-RE: ZBA #25-08-14
1900 Belford Street
Parcel #06-27-209-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Abonmarche Byce on behalf of Edison Community Partners for 1900 Belford St within the Residential – Multi-Dwelling District (RM-24).

The applicant is requesting a dimensional variance from Appendix A, Chapter 4, Section 4.2 Q(b)(6), to authorize a variance to permit zero (0%) percent of the exterior materials on the two of the buildings on the proposed development be composed of brick, decorative precast, or a decorative masonry surface, concrete siding or other natural materials such as wood where at least 50% is required. For the third residential building a total of three and four-tenths (3.4%) percent of the building's exterior materials be composed of brick, decorative precast, or a decorative masonry surface, concrete siding or other natural materials such as wood where at least 50% is required.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

The meeting will be held on Thursday, September 11, 2025 at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator




Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION			
Name:		Mailing Address:	
City:	State:	ZIP Code:	
Phone:	Email:	Preferred Contact: <input type="checkbox"/> Email <input type="checkbox"/> Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name:		Mailing Address:	
City:	State:	ZIP Code:	
Phone:	Email:	Preferred Contact: <input type="checkbox"/> Email <input type="checkbox"/> Phone	
PROPERTY INFORMATION			
Property Address(s):			
Parcel Identification Number(s):		Zone District (kalamazoo.org/maps):	
TYPE OF REQUEST			
<input type="checkbox"/> Dimensional Variance from Chapter(s) _____, Section(s) _____	<input type="checkbox"/> Appeal of an Administrative Decision		
<input type="checkbox"/> Use Variance to allow _____	<input type="checkbox"/> Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____		
<input checked="" type="checkbox"/> Natural Features Protection Variance	<input type="checkbox"/> Temporary Use Approval		
Reason for Request:			
ATTACHMENTS			
<input type="checkbox"/> \$ _____ Fee	<input type="checkbox"/> Type Plan detailing variance request, plat, site plan, sketch plan can all be used.		
<input type="checkbox"/> Review Sheet for Request Type	Optional: Photos of property, architecture plans, etc.		
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: 			Date:
Signature of Owner (if different than applicant):			Date:



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

Specific Project Details (may also provide on a separate sheet):

Review Criteria for Dimensional Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Are there conditions, like unusual topography, the shape of the lot or structure that are not commonly found on other lots or structures in the same zone district that make this request unique?

Are there special circumstances which are not the result of the actions of the applicant or property owner of the land that impact the project?

Does the Ordinance deprive the applicant of rights enjoyed by other property owners in the same zone district?



Is this the minimum action which will make it possible to use the lot or structure in a manner that does not negatively impact the public and meets the spirit of this Ordinance?

Will the granting of the variance negatively affect adjacent land?

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

Additional Criteria for Variance Requests for Required Landscaping

Does existing landscaping, screening or wetlands planned to be preserved meet the intent of the Ordinance?

Does the landscaping proposed by the applicant meet the intent of this section?



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

Are there steep changes in topography that would limit the benefits of landscaping?

Are the proposed building and parking lot locations setback beyond the required setback?

Are there abutting lands developed or could be developed in the near future with a use other than residential?

Do similar landscaping conditions exist which would result in no added benefit if additional landscaping or screening was provided?

General Information:

Requesting a dimensional variance from the City of Kalamazoo Zoning Ordinance Chapter 4, section 4.2.0.b.6:

Materials, at least 50% of the surface of the exterior wall, excluding areas for windows, doors, and other similar openings shall be of brick, decorative pre-cast, or a decorative masonry surface, concrete siding, or natural materials such as wood.

Kal Recovery is a 48-unit, multi-family residential housing development with the purpose of providing individuals, who are dealing with addiction recovery, and their families supportive housing in which to continue to enhance their recovery and healing.

The multi-family residential buildings in the development consist of 3 separate structures. Building A is a 3-story, 36-unit apartment building that also incorporates the recovery supporting spaces, programs, and resident amenities. Building B and C are both 2-story, 6-unit sloped roof structures comprised of 2- and 3-bedroom units.

Kal Recovery is located in MR 24 zoning classification. The site straddles a transitional area between State and County health services buildings to the South and single-family residential homes to the East and North.

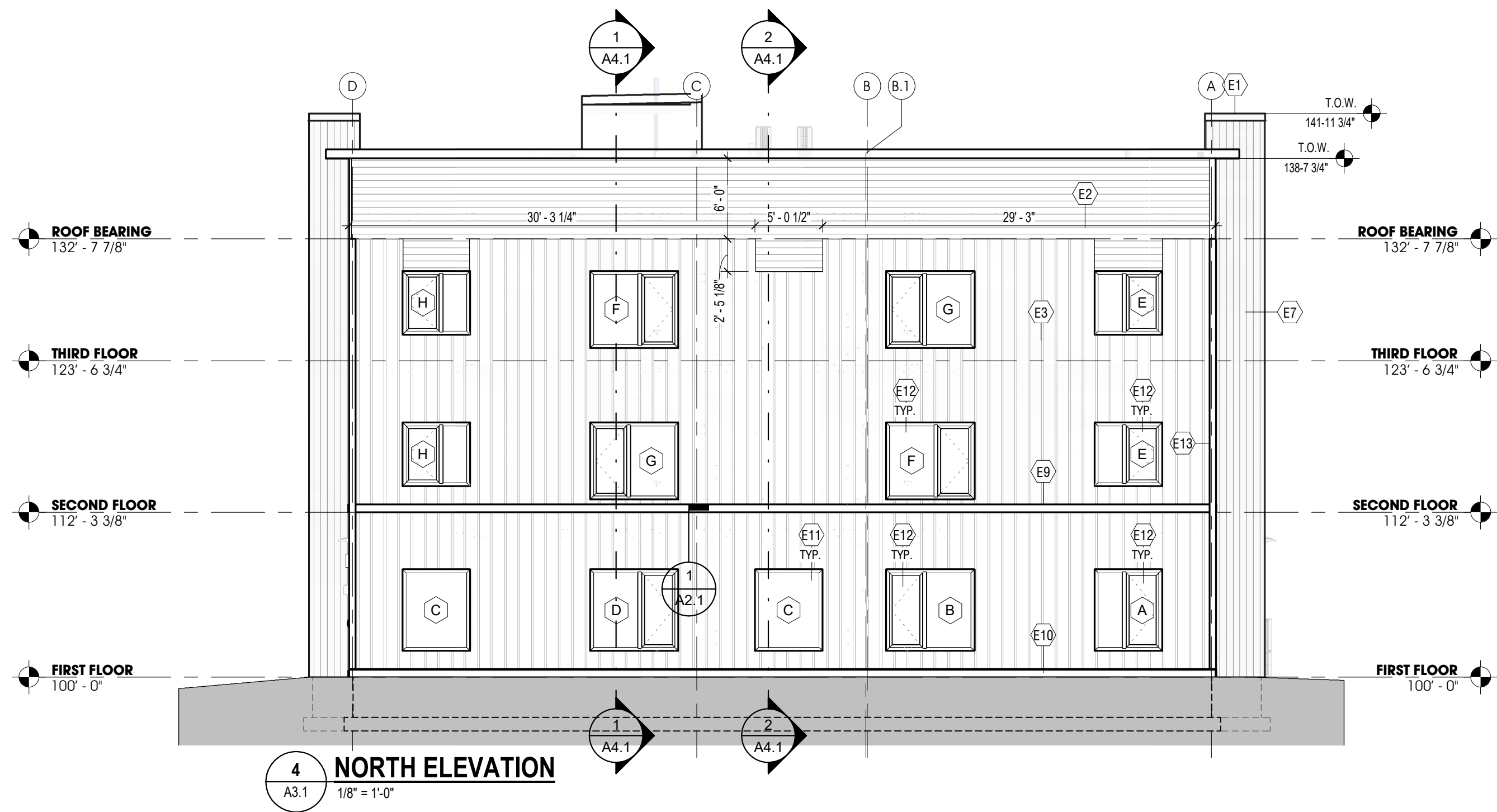
The larger 3-story building inboard on the site overlooking Portage Creek, and the smaller 2-story buildings along the East side of the site adjacent to the existing residents/ neighborhood of predominantly 2-story wood, aluminum and vinyl sided homes and are sited to be contextually sensitive to the surrounding development and the residential neighborhoods.

The exterior façade surfaces will be of a variety of vinyl sided shapes, directions, textures, and colors. From vertical board and batten, to horizontal beveled lap, Dutch lap and ribbed siding patterns. Additionally, at the building entrances there will be entrance pergola like structures with natural wood columns, rafters, and exposed wood decking. These custom and varied pergolas will be placed at the main entrance to each building.

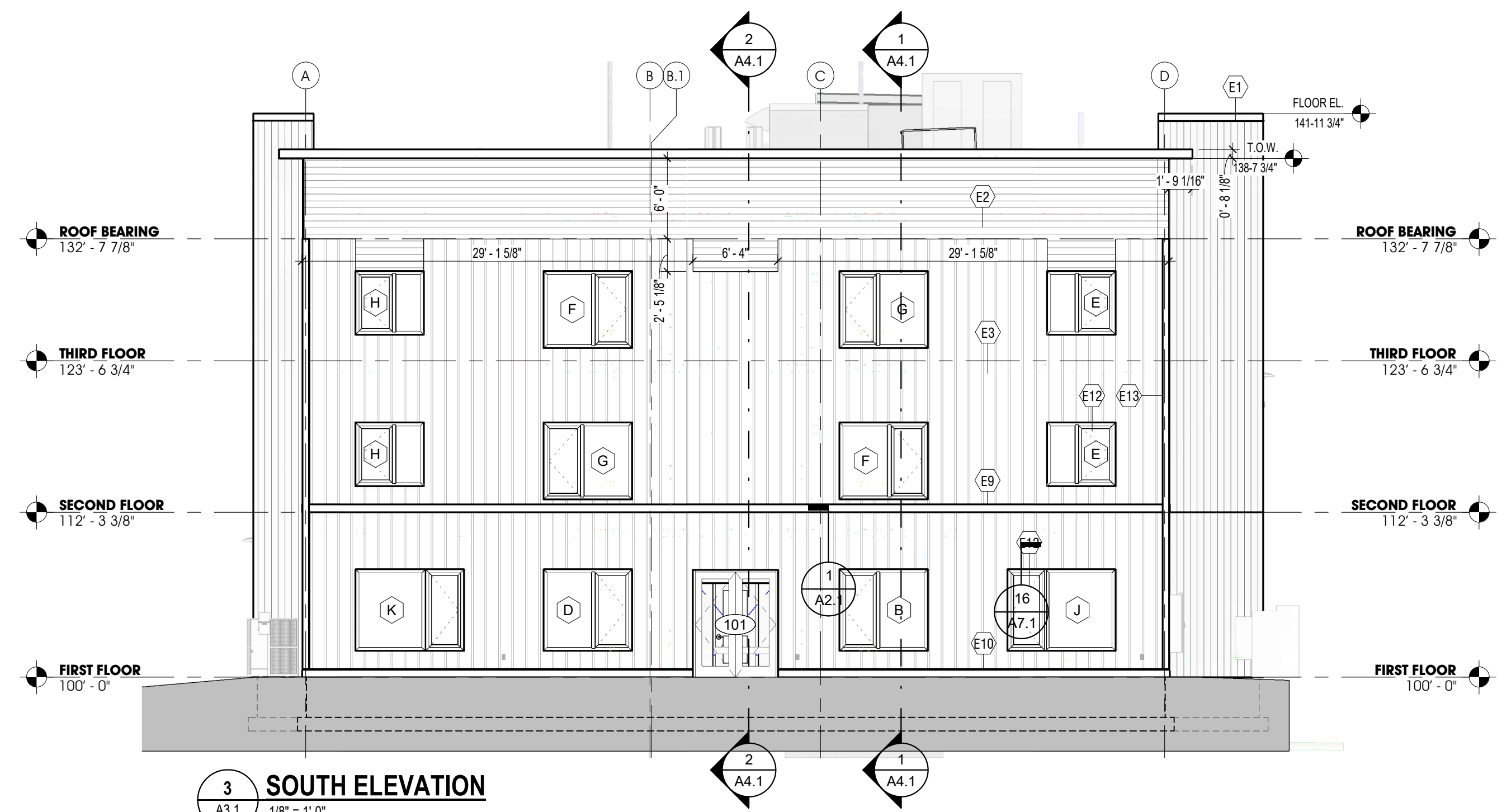
Another façade treatment that reinforces the design meeting the intent of the ordinance is the proposed murals on the end caps of facades of the main building, which is in direct support of the Neighborhood's public art initiative.

We believe that the overall effect of the buildings' articulated plans and massing volumes supported by the mixture of materials, patterns, textures, and colors, augmented by the natural wood entrance pergolas meets the spirit or intent of the ordinance.

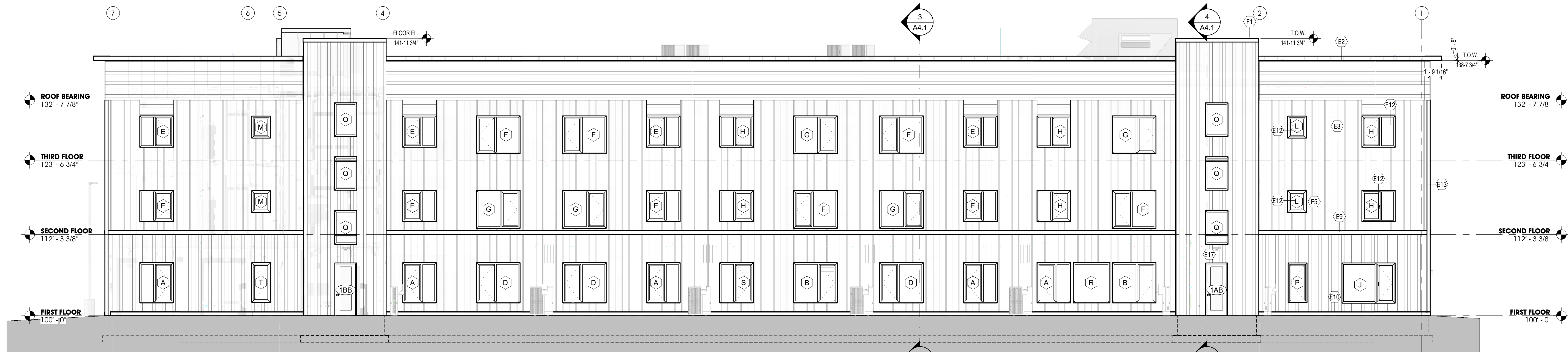
The variance, if granted, will cause no ill effects to the surrounding property owners. The variance, if granted, will be part of necessary aggressive initiative to keep escalating costs at least partially in check in order to provide desperately needed housing, and in particular the support services offered by Kal Recovery.



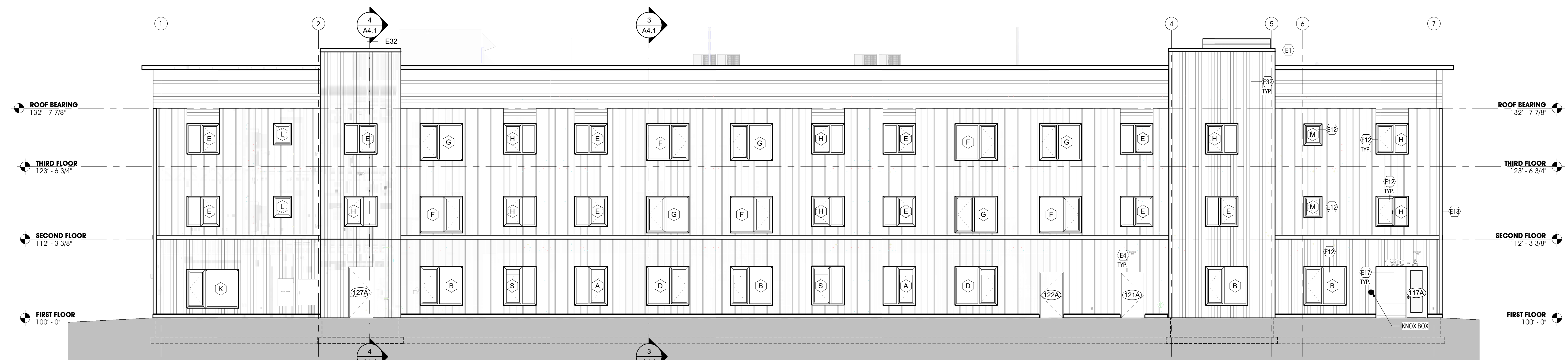
4 NORTH ELEVATION
A3.1 1/8" = 1'-0"



3 SOUTH ELEVATION
A3.1 1/8" = 1'-0"



2 WEST ELEVATION
A3.1 1/8" = 1'-0"

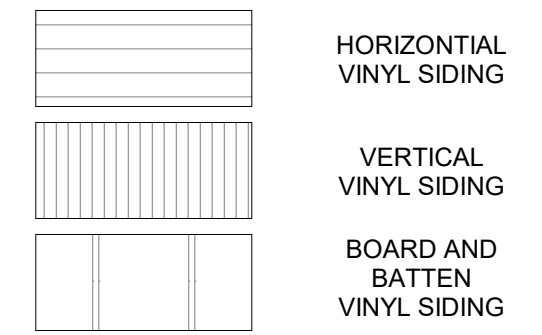


1 EAST ELEVATION
A3.1 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. PROVIDE SEALANT AND BACKER ROD BETWEEN ALL DISSIMILAR MATERIALS

EXTERIOR MATERIAL LEGEND



ELEVATION KEYNOTES

Key Value	Keynote Text
E1	MTL PARAPET COPING.
E2	HORIZONTAL VINYL SIDING.
E3	VERTICAL VINYL BOARD AND BATTEN SIDING.
E4	HOLLOW METAL DOOR AND FRAME, TYP.
E5	METAL DRIP EDGE FLASHING.
E7	VERTICAL BOX-RIB MTL CONCEALED WALL PANEL.
E9	DRIP EDGE TRIM BOARD.
E10	AZEK 1 PIECE TRIM SKIRT BOARD.
E11	PLASTIC WINDOW - FIXED.
E12	PLASTIC WINDOW - CASEMENT.
E13	CORNER TRIM BOARD.
E17	ALUM-FRAMED STOREFRONT & ENTRANCE.
E32	PANEL SIGN.
I1	CORNER GUARD (CG-1)
I2	ROLLER WINDOW SHADE (RSS-1)
I3	ROLLER WINDOW SHADE (RSS-2)
I4	FLOOR, WALL, AND BASE FINISH TO EXTEND UNDER COUNTERTOP, CABINET, OR APPLIANCE.
I5	ADA SIGNAGE TYPE A (UNISEX ACCESSIBLE RESTROOM)
I6	ADA SIGNAGE TYPE B (SINGLE LINE ROOM IDENTIFICATION)
I7	ADA SIGNAGE TYPE C (STAIRS)
I8	ADA SIGNAGE TYPE D (IN CASE OF FIRE USE STAIRS)
I10	ADA SIGNAGE TYPE F (LEVEL DESIGNATION)
I11	ADA SIGNAGE TYPE H (DIRECTIONAL SIGNAGE)
I13	PAINT HEIGHT 5'-0" A.F.F.
I14	STAIR HALF-HEIGHT WALL TO BE PAINTED IPS-3. HARDWOOD WALL CAP TO BE STN-1 (REFER TO SPECIFICATIONS)
I15	INSTALL WDT-1 AT 5'-0" A.F.F. TO CENTERLINE, BASIS OF DESIGN TO COVER PAINT COLOR CHANGE TRANSITION LINE.
RC4	DUNE TEGULAR TILES (ACP-1)
RC5	CIRRUS SECOND LOOK (ACP-2)

NOT FOR CONSTRUCTION

PRELIMINARY
 NOT FOR CONSTRUCTION

ISSUE DATE: 08/07/2025
 PM: QA / QC:

ISSUANCE / REVISION DATE
 ORIGINAL SHEET IS 30"x42". USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS

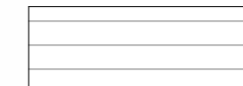


PROJECT NO: 21100264

A3.1

GENERAL NOTES - EXTERIOR ELEVATIONS

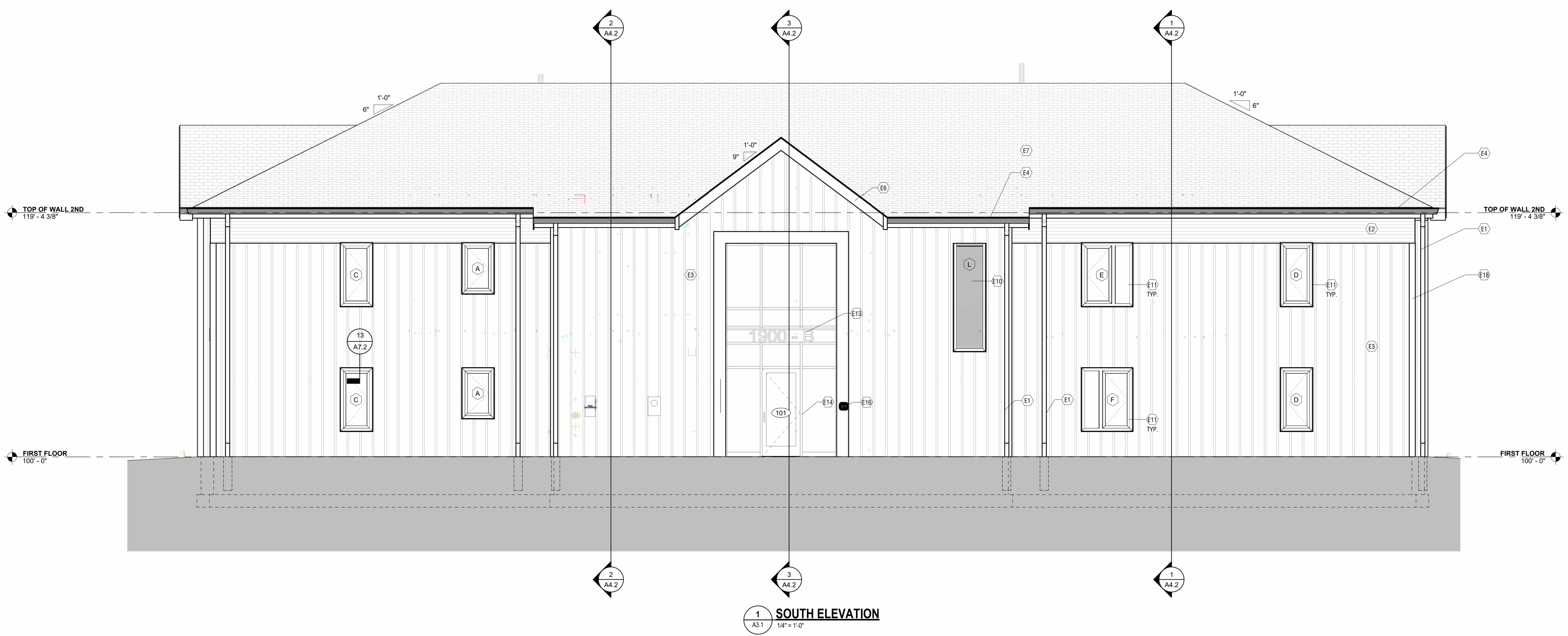
A. PROVIDE SEALANT AND BACKER ROD BETWEEN ALL DISSIMILAR MATERIALS

EXTERIOR MATERIAL LEGEND

-  HORIZONTAL VINYL SIDING
-  VERTICAL VINYL SIDING
-  BOARD AND BATTEN VINYL SIDING

ELEVATION KEYNOTES

Key Value	Keynote Text
E1	DOWNSPOUT.
E2	HORIZONTAL VINYL SIDING.
E3	VERTICAL VINYL BOARD AND BATTEN SIDING.
E4	6"X6" GUTTER CHARCOAL GREY.
E6	1"X12" FASCIA BOARD.
E7	ASHPHALT SHINGLE ROOF.
E10	PLASTIC WINDOW - FIXED.
E11	PLASTIC WINDOW - CASEMENT.
E13	ALUM DIMENSIONAL LETTERS.
E14	ALUM STOREFRONT & ENTRANCE.
E16	KNOX BOX
E18	1x6 CORNER TRIM, BLUE
E19	1x6 CORNER TRIM, DARK GREY



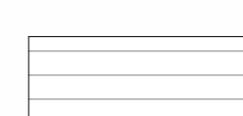

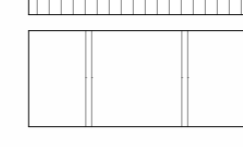
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - BUILDING B
 1900 BELLFORD ST., KALAMAZOO, MI 49001
 EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

PRELIMINARY
 NOT FOR CONSTRUCTION

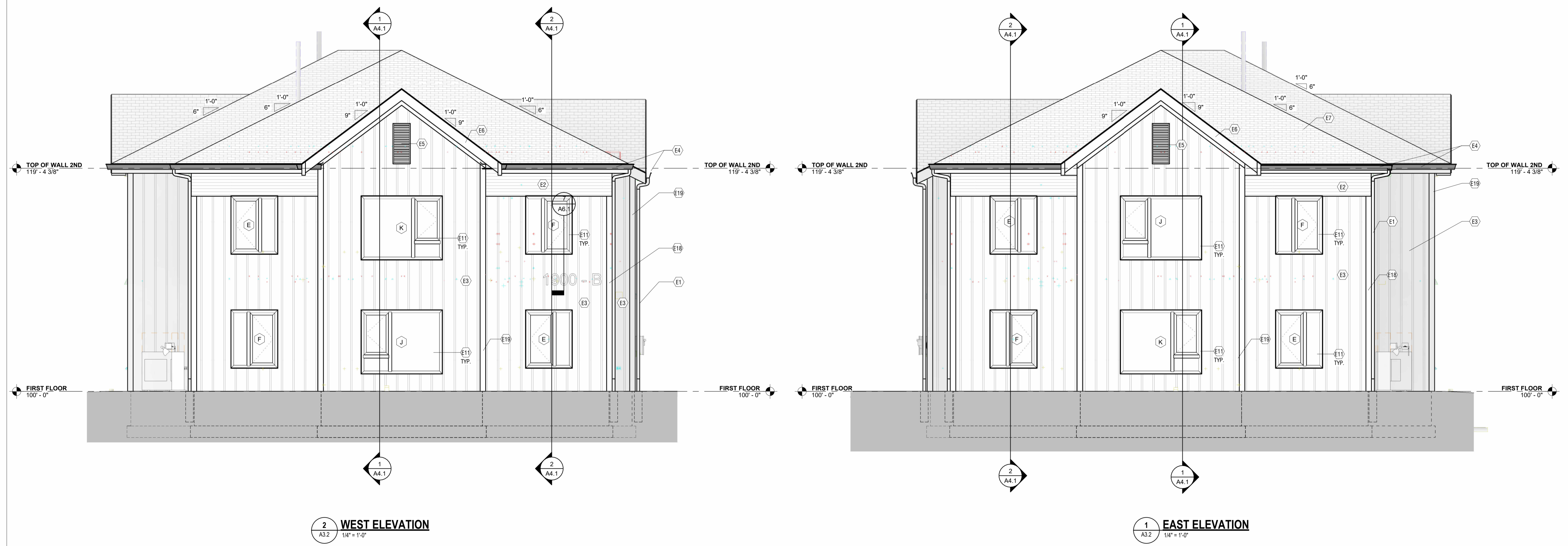
ISSUE DATE: 08/07/2025
 PM: QA / QC:

EXTERIOR MATERIAL LEGEND

	HORIZONTAL VINYL SIDING
	VERTICAL VINYL SIDING
	BOARD AND BATTEN VINYL SIDING

ELEVATION KEYNOTES

Key Value	Keynote Text
E1	DOWNSPOUT.
E2	HORIZONTAL VINYL SIDING.
E3	VERTICAL VINYL BOARD AND BATTEN SIDING.
E4	6"x6" GUTTER CHARCOAL GREY.
E5	18"x42" LOUVER.
E6	1"x12" FASCIA BOARD.
E7	ASPHALT SHINGLE ROOF.
E11	PLASTIC WINDOW- CASEMENT.
E18	1x6 CORNER TRIM. BLUE
E19	1x6 CORNER TRIM. DARK GREY



2 WEST ELEVATION
 A3.2 1/4" = 1'-0"

1 EAST ELEVATION
 A3.2 1/4" = 1'-0"

MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - BUILDING B
 1900 BELLFORD ST., KALAMAZOO, MI 49001
 EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

PRELIMINARY
 NOT FOR CONSTRUCTION

ISSUE DATE: 08/07/2025
 PM: QA / QC:





ISSUANCE / REVISION DATE
 ORIGINAL SHEET IS 30"x42" USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS

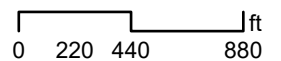
PROJECT NO: 21100264
A3.2



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
 Kalamazoo County Department of Planning & Community Development

Parcels within 300' Mailing Radius 1900 Belford Street

-  Subject Property
-  Property within 300' Mailing Radius
-  Other Property
-  Zoning District Boundary





Zoning Board of Appeals Staff Report

Date: **9/11/2025**
Item: **D.2.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner / Deputy Director of CPED
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: September 11, 2025

SUBJECT: ZBA #25-09-15: 1008 E. Crosstown Pkwy, 1008 E. Crosstown Pkwy Rear, 1016 E. Crosstown Pkwy, 1007 Fourth St., and 1011 Fourth St. Ronald Flowers of Flowers Automotive Recycling is requesting the following:
1. A use variance request from Appendix A, 4.1, to operate a business that qualifies as a ‘Scrap and Salvage Operation’ within the M-1, Manufacturing – General Zone District, where this use is only permitted in the M-2 Zone District.
2. A dimensional variance from Appendix A Chapter 4.2 Y (1), for a ‘Scrap and Salvage Operation’ to be located on a combination of parcels totaling 1.2 acres in area, where this type of use is required to have a minimum of two (2) acres of land.

BACKGROUND:

The five parcels, totaling 1.2 acres, are all located within the M-1 District. The building is the former offices and truck maintenance facility for Consumers Concrete, and more recently, an auto repair shop for RC Autocare. The building has approximately 3,500 square feet of garage area and 6,000 square feet of warehouse/storage. There is also a small office in the northeast corner of the building.

Flowers Automotive Recycling is a local business that started on Fulford Street. Mr. Flowers, owner of Flowers Automotive Recycling, describes this update of Flowers Automotive Recycling as the next generation of green industry. This recycling operation focuses on the removal of small electronic automotive components and tires only. This includes components like ECMs, climate control panels, radios, batteries, wire harnesses, mirrors, electronic sensors, headlights, taillights, and other reusable electronic parts. Fluid removal and containment follow all local and state environmental regulations. There is no outdoor dismantling of vehicles. Once the components have been removed, the vehicle is then taken to Kalamazoo Metal Recyclers. Vehicles are cycled through usually within a week, so there will not be a large accumulation of vehicles on the premises. Lastly, Mr. Flowers is also adding a retail sales element to the business for selling used tires.

The Zoning Ordinance combines scrap and salvage operations, storage of inoperable vehicles,

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

wrecking and towing services, and automotive recycling facilities all under one category in the land use table of 'Scrap and Salvage Operations'. These are all businesses that store and/or process wrecked or inoperable vehicles. The Zoning Ordinance requires that these uses be located in the M-2 General Manufacturing District and that each have a minimum of two acres of land. This is due in part to the nuisance elements that are commonly associated with these uses, including the noise and odor. Lastly, the M-2 District requires larger building setbacks.

Flowers Automotive Recycling has provided a concept plan for the use of the site, showing the containment of recycled parts. All recycled components, except used tires, will be stored in the building or in a trailer. This will limit the outdoor storage of automotive parts. Further, there are two small vehicle storage areas identified on the plan. These are the only locations where inoperable vehicles will be temporarily located outside. The applicant's intent is a business with a low intensity, efficient automotive component removal business that is not any more intensive than an auto repair garage that is permitted in the M-1 Zone District. This location and the existing building, which has three large garage bays, is a good fit for this type of recycling business, allowing for the removal and temporary storage of electronic components to remain within the building. Mr. Flower's model has the inoperable vehicles moving through the site quickly, which is why Mr. Flowers believes the two-acre requirement is not necessary for his business model.

STRATEGIC VISION ALIGNMENT:

Complete Neighborhoods - residential areas that support the full range of people's daily needs

Strategic Goal and Master Plan 2025 Impact:

The project touches on the complete neighborhood goal of providing services which residents in the neighborhood can utilize. Further, it aligns with the Future Land Use Map as this area is identified as neighborhood edge and there are other industrial uses of similar intensity in the area.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:

A public hearing notice was placed in the newspaper and notices, dated August 25, 2025, were sent to the property owners and occupants within 300 feet. A copy of the notice was also related to the Edison Neighborhood.

Engagement/Communication Tools:

Newspaper, mailings and applicant outreach.

FINDINGS:

Staff has made the following findings regarding this request for the Use Variance Review Criteria:

1. That the literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant for all practical purposes from using the property for a permitted use identified in the Zoning Ordinance, which is a right commonly enjoyed by other land in the same zone district.

The enforcement of the provisions of the ordinance would not permit this recycling operation to be located on this property in the M-1 District. The existing building is designed for an industrial user; the large warehouse space and garage bays were designed for more intensive uses than typical commercial vehicle service use, like auto repair or car sales. Further, the business model for this automotive recycling business is not a typical scrap and salvage operation, being more similar to a light industrial use, with the recycling activity occurring in an enclosed building.

2. That there is an unnecessary hardship based on special circumstances or conditions that are peculiar to the land or structure for which the use variance is sought that is not applicable to other land or structures in the same zone district.

The special circumstances related to the building or its size and setup. The building is large with extensive bay doors, lending itself to a more intensive use than those permitted in the M-1 District.

3. That the special circumstances are not the result of the actions of the applicant.

The special circumstance is first related to the business model, which has thought through many of the negative impacts of a traditional scrap and salvage operation and managed to eliminate or reduce their impact. Second, the large garage layout in the existing building is set up for an industrial user. The building is much larger than the typical auto repair business permitted in the M-1 District. This recycling business represents a viable reuse of the building with no changes to the footprint of the building.

4. That the granting of the variance is the minimum action that will make possible the use of the land or structure that is not contrary to the public interest, and that would carry out the spirit of this Ordinance.

The granting of the variance is the minimum action that would allow this business to occupy this vacant industrial building. Any business that falls under the 'Scrap and Salvage Operation' category, regardless of use intensity, is not permitted in M-1. Therefore, a use variance is necessary to authorize this small recycling business.

5. That the granting of the variance will not adversely affect adjacent land in a material way.

The granting of the garage will not adversely impact adjacent properties, as the removal of recycled components will occur within the building. Further, this project will be required to go through site plan review, and screening around the facility will be required. The parcels are already zoned for manufacturing, allowing this use based on this business plan will not adversely impact adjacent land.

6. That the granting of the variance will be generally consistent with the purposes and intent of this Ordinance.

The granting of this use variance will be consistent with the intent of the ordinance to align land uses with the appropriate zone districts based on the type of business and intensity of activity in each zone district.

Staff has made the following findings regarding this request for the Dimensional Variance Review Criteria:

1. That there are special circumstances or conditions (like exceptional topographic conditions, narrowness, shallowness, or the shape of property) that are peculiar to the land or structure for which the variance is sought, that is not applicable to other land or structures in the same zone district.

Scrap and Salvage Operations are required to have two acres of and this site is 1.2 acres. The special circumstances are related to the existing building, which is large enough to accommodate a small recycling operation inside the building and the limited vehicle storage on site required for Flowers Automotive Recycling. This makes the larger lot size unnecessary.

2. That there are special circumstances which are not the result of the actions of the applicant or titleholder of the land.

The applicant's business will result in a lower intensity level than the type of scrap and salvage operation. However, because this recycling business handles inoperable vehicles, it falls under this broad category.

3. That the literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zone district, and would cause practical difficulty.

The enforcement of the provisions of the ordinance would not permit this recycling operation to be located on this property in the M-1 District because it does not meet the two-acre minimum required for all scrap and salvage operations. This land area

applies broadly to all uses that fall under this category, regardless of whether there will be long-term storage of inoperable vehicles on the site.

4. That the granting of the variance is the minimum action that will make possible the use of the land or structure that is not contrary to the public interest, and that would carry out the spirit of this Ordinance.

The granting of the dimensional variance to allow relief from the two-acre requirement is the minimum action necessary. The applicant has demonstrated with the conceptual site plan and business information that the 1.2 acres will easily accommodate business needs.

5. That the granting of the variance will not adversely affect adjacent land in a material way.

The granting of the variance will not impact adjacent land in a material way. The business will go through site plan review, and the site will be fully screened from view. Additionally, there are other intensive industrial uses on parcels less than two acres in the area, like Kamps Pallets on Mills Street.

6. That the granting of the variance will be generally consistent with the purposes and intent of this Ordinance.

The granting of the variance is generally consistent with the ordinance. The 1.2 acres are sufficient land to accommodate this small recycling operation.

7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria: 1) existing landscaping, screening or wetlands intended to be preserved meets the intent of this section; 2) the landscape design proposed by the applicant meets the intent of this section; 3) there is a steep change in topography that would limit the benefits of required landscaping; 4) the proposed building and parking lot placement is setback well beyond the minimum required; 5) the abutting or adjacent land is developed or will be developed in the near future with a use other than residential; and 6) similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

This criterion is not applicable to the requested variance.

RECOMMENDATION:

Staff supports the granting of the above use and dimensional variances with the following two conditions:

1. Disassembly or removal of automotive components will occur within the building.
2. The outdoor storage of inoperable vehicles is limited to the two 'Vehicle Storage' locations shown on the concept plan on the west side of the building.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

August 25, 2025

**RE: ZBA #25-09-15
1008 E Crosstown Pkwy, 1008 E Crosstown Pkwy Rear, 1016 E Crosstown Pkwy, 1007
Fourth St & 1011 Fourth St
Parcel No.'s # 06-23-112-002; 06-24-112-027; 06-23-112-028; 06-23-112-035;
06-23-112-033**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Ronald Flowers for the following:

- 1: A Use variance request from Appendix A, 4.1, A use variance to operate a business that qualifies as a 'Scrap and Salvage Operation' within the M-1, Manufacturing – General Zone District, where this use is only permitted in the M-2 Zone District.
2. A dimensional variance from Appendix A Chapter 4.2 Y (1), A dimensional variance for a 'Scrap and Salvage Operation' to be located on a combination of parcels totaling 1.2 acres in area, where this type of use is required to have a minimum of two (2) acres of land.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

The meeting will be held on Thursday, September 11, 2025 at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: Ronald L Flowers Jr	Mailing Address: 1008 E Crosstown Pkwy	
City: Kalamazoo	State: Michigan	ZIP Code: 49001
Phone: 2698882512	Email: info@flowersautomotive.com	Preferred Contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone
PROPERTY OWNER INFORMATION		
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>		
Name:	Mailing Address:	
City:	State:	ZIP Code:
Phone:	Email:	Preferred Contact: <input type="checkbox"/> Email <input type="checkbox"/> Phone
PROPERTY INFORMATION		
Property Address(s): 1008 E Crosstown Pkwy Kalamazoo Michigan 49001		
Parcel Identification Number(s):	<small>06-23-112-002 / 06-23-112-027 06-23-112-028 / 06-23-112-035 06-23-112-033</small>	Zone District (kalamazoo.org/maps): 0
TYPE OF REQUEST		
<input checked="" type="checkbox"/> Dimensional Variance from Chapter(s) _____, Section(s) _____	<input type="checkbox"/> Appeal of an Administrative Decision	
<input checked="" type="checkbox"/> Use Variance to allow <u>Automotive Recycling</u>	<input type="checkbox"/> Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____	
<input type="checkbox"/> Natural Features Protection Variance	<input type="checkbox"/> Temporary Use Approval	
Reason for Request: Flowers Automotive Recyclers (FAR) is requesting a dimensional variance to accommodate the operational layout required for an enclosed, B2B automotive recycling and reverse manufacturing facility all within the existing building footprint at 1008 E Crosstown Parkway.		
ATTACHMENTS		
<input checked="" type="checkbox"/> \$ <u>383</u> Fee	<input type="checkbox"/> Type Plan detailing variance request, plat, site plan, sketch plan can all be used.	
<input type="checkbox"/> Review Sheet for Request Type	Optional: Photos of property, architecture plans, etc.	
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>		
SIGNATURE		
Signature of Applicant:	Date: 8/13/2025	
Signature of Owner (if different than applicant):	Date:	

From: [Flowers Automotive Recyclers](#)
To: [Eldridge, Peter](#)
Subject: Pre meeting Update and Request
Date: Wednesday, July 9, 2025 1:49:16 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Pre-Meeting Request – Zoning Variance Support for B2B Recycling Facility at 1008 E Crosstown Pkwy

Mr. Eldridge,

I hope you're doing well.

I'm reaching out to formally request a pre-meeting with you regarding a proposed zoning variance for 1008 E Crosstown Parkway. We are seeking to update the zoning designation to align with our use as a specialized automotive recycling facility—not a parts yard or scrap yard.

Our entity, Flowers Automotive Recyclers, is part of a next-generation green industry focused on:

- The safe removal and reuse of small electronic automotive components
- Fluid containment and compliance with all local and state environmental regulations
- Supporting a B2B circular economy that reinvests recovered resources into the American manufacturing and reuse ecosystem

—

What We're Doing Now

We are in early-stage setup with a tight focus on disassembling a small number of vehicles to remove high-value components only for reuse and B2B resale. These include:

- ECMs, TCMs, climate control panels, radios
- Batteries, wire harnesses, sensors, mirrors
- Headlights/taillights, switches, and small reusable electronics

There is no scrapping, no outdoor dismantling, and no retail sales. This is a clean, contained process strictly focused on industrial reuse and recycling.

—

Current Operational Layout

- Vehicles are staged in a defined dry zone for inspection and removal of reusable components
- All parts are cleaned and neatly staged inside the main building for B2B shipment
- A fluid removal zone with containment protocols will be in place in accordance with EGLE standards
- No fluid spills, no burning barrels, no waste accumulation, and no public nuisance

We are maintaining an industrially clean site with an environmentally responsible workflow.

I understand you've been out of the office and will call you tomorrow 7/10/2025 to confirm you received email or if can email back and we can go from there. Thanks again and look forward to working with you guys talk soon

Best, Ron Flowers

FLOWERS AUTOMOTIVE RECYCLERS
1008 E Cross Town Pkwy
Kalamazoo Michigan 49001

Office # 269-888-2512

Fax # 269-888-2054

Website www.Flowersautomotive.com

Email info@flowersautomotive.com



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

Specific Project Details (may also provide on a separate sheet):

Review Criteria for Dimensional Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Are there conditions, like unusual topography, the shape of the lot or structure that are not commonly found on other lots or structures in the same zone district that make this request unique?

Are there special circumstances which are not the result of the actions of the applicant or property owner of the land that impact the project?

Does the Ordinance deprive the applicant of rights enjoyed by other property owners in the same zone district?



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

Is this the minimum action which will make it possible to use the lot or structure in a manner that does not negatively impact the public and meets the spirit of this Ordinance?

Will the granting of the variance negatively affect adjacent land?

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

Additional Criteria for Variance Requests for Required Landscaping

Does existing landscaping, screening or wetlands planned to be preserved meet the intent of the Ordinance?

Does the landscaping proposed by the applicant meet the intent of this section?



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

Are there steep changes in topography that would limit the benefits of landscaping?

Are the proposed building and parking lot locations setback beyond the required setback?

Are there abutting lands developed or could be developed in the near future with a use other than residential?

Do similar landscaping conditions exist which would result in no added benefit if additional landscaping or screening was provided?



ZONING BOARD OF APPEALS

USE VARIANCE REVIEW SHEET

General Information

Project Description (may also provide on a separate sheet):

Review Criteria for Use Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Does the Ordinance deprive the applicant from using the property for a permitted use, which is a right enjoyed by other property owners in the same zone district?

Is there a hardship that is unique to the land or structure that is not applicable to other land or structures in the same zone district?



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

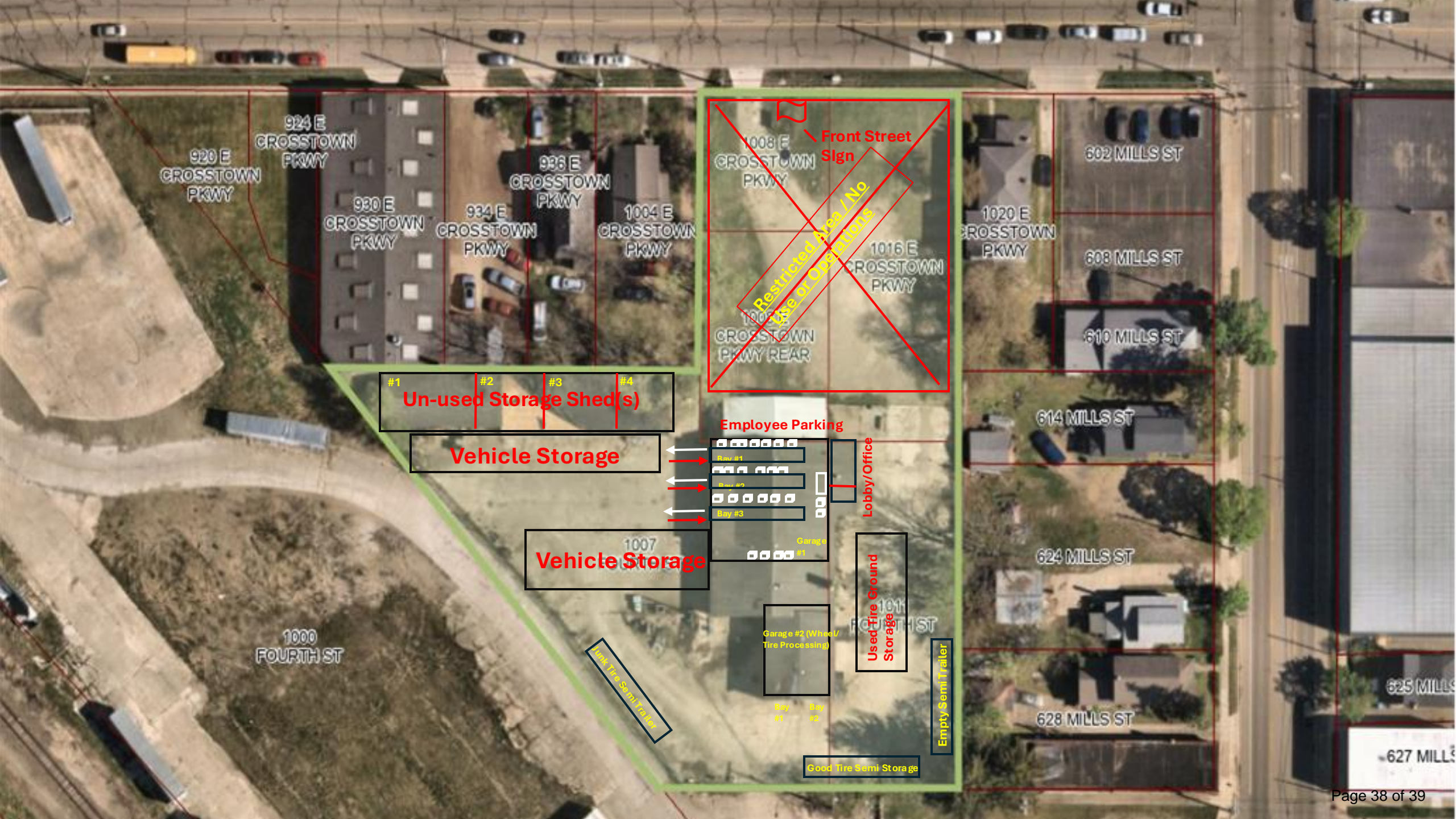
(269) 337-8026 • www.kalamazoo.org

Are the special circumstances created by actions of the applicant?

Will the granting of the variance be the minimum action necessary for the use of the land or structure that will meet the spirit of this Ordinance?

Will the granting of the variance negatively affect adjacent land?

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?



920 E CROSSTOWN PKWY
924 E CROSSTOWN PKWY

930 E CROSSTOWN PKWY
934 E CROSSTOWN PKWY

936 E CROSSTOWN PKWY

1004 E CROSSTOWN PKWY

1008 E CROSSTOWN PKWY
1016 E CROSSTOWN PKWY
1005 E CROSSTOWN PKWY REAR

602 MILLS ST

608 MILLS ST

610 MILLS ST

614 MILLS ST

624 MILLS ST

628 MILLS ST

625 MILLS ST

627 MILLS ST

1000 FOURTH ST

#1 #2 #3 #4
Un-used Storage Shed(s)

Vehicle Storage

1007
Vehicle Storage

Employee Parking

Row #1
Row #2
Bay #3

Lobby/Office

Garage #1

Garage #2 (Wheel/Tire Processing)

Bay #1 Bay #2

Used Tire Ground Storage

Empty Semi Trailer

Good Tire Semi Storage

Junk Tire Semi Trailer

Front Street Sign


Restricted Area / No Site Operations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Kalamazoo County Department of Planning & Community Development

Parcels within 300' Mailing Radius

1008 and rear, 1016 E Crosstown Pkwy and 1007 and 1011 Fourth St

-  Subject Property
-  Property within 300' Mailing Radius
-  Other Property
-  Zoning District Boundary

