



**Natural Features
Protection Review
Board
Minutes
September 23rd, 2025
Held at City Hall
Commission Chambers 4:00 p.m.**

A. Call to Order: Director Martin called the meeting to order at 4:00 p.m.

Members absent: Director Rowe and Director Murgia

1. Excuse Absent Board Members: The motion to excuse absent board members was made by Director Bassett and supported by Director Hollander, 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 August 26th, 2025, NFP Review Board Meeting made by Director Stemple, supported by Director Hollander, motion passed unanimously with correction of absences.

D. General Citizen Comments

No in-person public comments. No public call-in comments. Board gave a minute to ensure no call-in comments were missed. A 90-second delay was identified by staff and the board between the broadcast of the meeting.

E. Board Comments

No comments



F. New Business – 3050 Oakland Drive – 7 Eleven; Slide Show Presentation

Ms. Jamie McCarthy (filling in for NFP Board Liaison Mr. Nolan Bergstrom) provided an overview of the project scope and NFP Staff Report. Following this overview, representatives for the project provided their overview of the project details and field questions from NFP Board Members.

Director Stemple asked if the curbed area on the north side of the property close to the transition between paved area and steep slopes and woodlands would remain.

The project representative confirmed that this will remain.

Director Stemple asked if the existing stormwater drain would remain just outside that Northside boundary.

The project representative stated that the stormwater pipe would be abandoned but remain without disturbing the pipe.

Director Bassett asked if the current stormwater pipe is being abandoned then does that mean stormwater will be redirected elsewhere?

The project representative stated that stormwater runoff would be directly tied to the stormwater system [City]. They will also be adding new storm structures.

Director Bassett stated that his main concern is protecting against erosion on the slopes and the health of the existing trees which help hold the integrity of the slopes. Has the applicant considered this?

The project representative described that there is another raised paved area just beyond the primary edge on the north line of the project area and the intent is to place protection fence right against these existing features.

Director Martin asked why Honeylocust was the species chosen for that site.

Project Representative explained that the city recommended Honeylocust at that the site and asked if the NFP Board had alternatives.

Director Bassett stated that Honeylocust is native and the proposed species is a Nativar or Cultivated variety of a native species.

Director Stemple stated he has no issues with the tree, but consideration should be taken for the mature size of the tree and its proposed location and how it could affect overhead utility lines. It may be better to find a native species that is columnar and won't grow as wide of a crown.

Director Fredrickson also pointed out that a gas line is near the planting site, which is something else to consider as a potential future conflict.

Project Representative would investigate Director Stemples and Frederickson's recommendations and comments.

Director Stemple asked if the North line of trees would be pruned given how much overhang there is from existing canopy. Particularly, the area near the new dumpster enclosure has a 'weeping' Mulberry Tree that could be tricky to maneuver around.

Project Representatives explained that the Mulberry Tree near the proposed dumpster enclosure would most likely be pruned to provide greater clearance.

Director Hollander asked if the site has any leaking underground storage tanks.

Project Representative explained they had been told there had been issues with the existing tanks leaking which is one of the primary reasons for the project. Product piping is being replaced for this reason as well.

Director Stemple asked if there is a long-term management plan for the new tree plantings. Stated that the guywires shown on the planting plans are not his first choice for stabilizing the new planting vs vertical stakes, but they are acceptable. Director Stemple asked if the guywires would be coming down in a few years.

Project representatives stated they could make a note in the plans outlining action related to this longer-term management of the planted trees.

Motion by Director Martin to recommend that the Natural Features Protection (NFP) Board approve the NFP site Plan application for 3050 Oakland Drive conditioned upon completion of MNFI Rare Species On-Site Review and Full Approval by the Site Plan Review Committee. Supported by Director Bassett with unanimous support.

Question?

Public Comments: No in-person public comments. No public call-in comments. Board gave a minute to ensure no call-in comments were missed. A 90-second delay was identified by staff and the board between the broadcast of the meeting.

Unfinished Business

Staff Reports and Update

None

Communications and Announcements:

1. Leaf pickup begins in November and continues through December. For more information, please see “View from the Curb” or the City of Kalamazoo website.

Adjourn Meeting

Director Martin adjourned the meeting at 4:33 pm