

Agenda

Planning Commission

City of Kalamazoo



Thursday, December 4, 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 Thursday, November 6, 2025.

D. COMMUNICATIONS AND ANNOUNCEMENTS

1. An update to the Planning Commission on Kalamazoo Safe Streets for All and Safety Action Plan

E. PUBLIC HEARINGS

1. P.C. #2025.07 A request for a Special Use Permit to develop a gas station at 918 Riverview Drive.
2. P.C. #2025.08 A request for a Special Use Permit to redevelop the utility building on the property for Consumers Energy at 1204 E Alcott Street.

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report
2. Site Plan Review List (2025)
3. 2026 Planning Commission Meeting Schedule

H. PUBLIC COMMENTS

I. CITY COMMISSION LIAISON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
November 6, 2025
DRAFT

Members Present: Michelle Audette-Bauman; Mitchell Curtiss; Thomas Kostrzewa; Wendell Tolber; Zack Wilson; Brian Pittelko; Roland Bissonnette

Members Excused: Jennifer Swan; Christine Dascenzo

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

A. CALL TO ORDER/ROLL CALL

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

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

B. ADOPTION OF FORMAL AGENDA

Planner Durkee requested to hear item F.1. The Capital Improvement Plan presentation before item E.1. the request to rezone 4301 Stadium Drive.

Commissioner Kostrzewa, seconded by Commissioner Bissonnette, moved approval of the November 6, 2025 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Tolber, seconded by Commissioner Curtiss, moved approval of the September 4, 2025 minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Durkee announced a special joint training meeting of the Planning Commission, the Zoning Board of Appeals, and the Natural Features Protection Review Committee to go over the roles and responsibilities of each board and how they overlap. The meeting will be held on November 12, 2025 at 245 N. Rose Street.

Planner Durkee announced that emailed communication received regarding the rezoning request of 4301 Stadium Drive were in a binder on the dais. Commissioner Pittelko reassured residents that their emails were received.

E. PUBLIC HEARINGS

1. P.C. #2025.05 a request from Stadium Drive #1, LLC to rezone 4301 Stadium Drive from RM-15 (Residential, Multi-Dwelling) & RS-5 (Residential, Single-Dwelling) to CC (Community Commercial)

Commissioner Pittelko shared some procedures for public comments to help the meeting go smoothly.

Attorney Bear shared that the Commission would be acting as a quasi-judicial body. Judicial in that they consider facts presented through testimony and documents and make their decision based on those facts. Quasi-judicial in that they don't have all the powers of a regular judge. He reminded them that the Planning Commission decision would be a recommendation to the City Commission.

Attorney Bear asked them to set aside any bias or personal opinion they have in order to make an impartial decision. The ordinance lists the factors to be considered in making this determination. He encouraged them to take the facts, apply them to the factors, and determine what weight to give them. Attorney Bear said that zoning classifications have to be consistent with the Master Plan. He stated that they would be considering all the uses in the CC district and how that fits into the picture of granting or not granting the zoning change. This particular property is under the Natural Features Protection Overlay (NFP-O) district. Attorney Bear said they would consider the impact that has on surrounding uses.

Planner Durkee stated there was no proposed removal of the NFP-O. He provided a brief history of the rezoning requests for this property. This request is from the property owner. However, at the applicant hosted Public Participation meeting, Mr. David Rapp introduced himself as an interested buyer in the property who was in the due diligence phase of a purchase. Planner Durkee explained that one item in the due diligence phase was to get the property rezoned to the Community Commercial (CC) zone district.

Planner Durkee showed photos and maps of the property. He shared that the natural features on the property were slopes, woodlands, and possibly wetlands. Planner Durkee explained that the property is unique because it sits in a transition zone. This is a transition between municipalities, between land uses, and between zoning.

Commissioner Tolber asked if the new applicant had anything in mind to build or if that was not yet established. Planner Durkee stated that was not established.

Commissioner Kostrzewa asked why the property was marketed as commercial when it is currently zoned residential. Planner Durkee deferred that question until later in his presentation.

Planner Durkee showed a map for NFP-O. He explained that the apartment complex is listed as commercial – a classification given by Assessing. The Future Land Use (FLU) map shows 4301 Stadium Drive as commercial zoning. Planner Durkee shared that the applicant had a public meeting a week ago per the Public Participation Plan (PPP) requirements. He said that he looked into the plans of agencies and groups around this property. Winchell has a neighborhood plan that speaks to this property; some of the property around it is owned by WMU; and he checked MDOT.

Planner Durkee read the decision criteria in full stating they are a mirror of the ones in the staff report.

1. The extent to which the amendment is consistent with the 2025 Master Plan and Strategic Vision.
 - The FLU plan and the 2025 Master Plan describe the property as commercial with the NFP-O.
 - The proposed zone offers a much broader range of uses than the residential zone offers - including low-impact and high-intensity commercial uses.
 - The Winchell Neighborhood Plan emphasizes low-impact design with respect to the existing natural features.
 - CC zoning dimensional standards are very flexible, which could make alignment with the NFP-O standards easier.
2. The extent to which there are changed conditions that require an amendment.
 - The Master Plan prioritizes alignment between streets and adjacent uses.
 - Stadium Drive is an auto-oriented, high speed, high volume suburban corridor. The property sits along two bus routes with steady ridership numbers. The automobile and transit volumes provide an ability to service higher capacity uses than the existing residential zoning.
 - There has been growth and changing land use pressures on the west side of the City and impact on land uses. The BTR park has expanded, the new development has steadily increased along the Drake Road corridor both in City of Kalamazoo and township of Oshtemo.
 - The current zoning of residential would permit by right only low-impact or single residential family uses which do not align with the context of the corridor and surrounding streets of Stadium Drive and Drake Road.
 - The intersection of Stadium Drive and Drake Road is a regional crossing served by high speed traffic, multiple transit lines, and limited and dense adjacent residential areas, highlighting the alignment of CC as the most appropriate zone.
3. There is a demonstrated community need.
 - The CC district allows a wide range of commercial uses and mixed uses which are appropriate for the Stadium Drive corridor.
 - The NFP-O serves to support development (of any type) while supporting the preservation and enhancement of a site's natural features. Protecting features with sustainable and equitable development are community needs outlined in the Strategic Vision.
 - The proposed zone district permits higher density, which is supported by available road capacity and transit in areas where the infrastructure exists. The ability to permit the uses and density along this frontage supports the long-term needs of the community as outlined in the Strategic Vision.
4. Compatibility with surrounding uses.
 - The land use is not compatible with surrounding land uses which include multi-family housing and large-scale retail and restaurant uses.

- The existing zone designation of NFP-O is intended to guide site development balancing growth and redevelopment with the protection of our existing natural features.
5. Would result in a logical and orderly development pattern.
- The development pattern of Stadium Drive is auto-oriented, commercial, on a fast, highly traveled street. The CC zone district supports the continuation of this pattern.
 - CC and the NFP-O zone districts would strike a balance to create a flexible, market-driven approach to the property while keeping the existing natural features and adjacent preserve in mind.

Commissioner Curtiss asked for the how, when, and why this property was slated for commercial use. Planner Durkee stated that it was determined through the 2025 Master Plan process.

Commissioner Tolber read some excerpts from the Winchell Neighborhood Plan about their desires for this property. He asked if those items in the plan would be a suggestion, expectation, or rule for when the developer was ready to build. Planner Durkee stated that the zoning ordinance is the decision on the land. A Master Plan and a Neighborhood Plan are aspirational plans to work toward. A CC zone district would support the development of the scale detailed in the Neighborhood Plan; however, a CC district could support other uses too. Commissioner Tolber asked if the rezoning was approved, would the developer have to get permission to build, or could he build whatever he wants. Planner Durkee said that all uses permitted in the use table of the CC zone would be permitted. At minimum, it would require site plan review and go before the NFP Review Committee.

Commissioner Wilson asked for more information about how things are built differently as a result of the NFP Overlay. Planner Durkee said NFP-O promotes a thoughtful development. NFP-O has development standards that protect trees, woodlands, wetlands, swamps, slopes, and water bodies. He stated that this site has woodlands, and slopes. With woodland, a developer can remove a percentage of the wood based off the acreage of the property. With slopes, there is a set back the equal distance of the height of the slope for slopes that have 20% or greater slope. Commissioner Wilson asked how the NFP-O was enforced. Planner Durkee said it was enforced through the Site Plan Review Committee and City staff.

Commissioner Kostrzewa commented that they wanted to serve the Master Plan, but the Master Plan is not a legally binding obligation. He asked how much of Kalamazoo right now is spot zoned and is in violation of the Master Plan. Planner Anderson stepped forward to answer. She said that since the approval of the 2025 Master Plan, staff have worked in small pieces to update the zoning standards and the map following the FLU plan. The downtown, commercial districts, and corridors in town have all been updated. They still need to update residential districts and manufacturing. Planner Anderson shared that, through that work, they aligned the zoning code with the FLU plan. She couldn't give an exact number of parcels but confirmed that they had used the FLU plan as a guide for that work. Commissioner Kostrzewa wondered to what extent they wanted to bring every property in the City into compliance with the Master Plan. Planner Anderson stated that the Master Plan is their guiding document. The state tells them that the zoning code should align with the Master Plan, so that is how they've been moving forward. Planner Anderson said that all of their zoning work is done through a public process – including the Master Plan. Staff worked

up the FLU plan after community engagement. It was reviewed by the community and ultimately approved of by this body and the City Commission.

Commissioner Kostrzewa asked if there was a database showing spot zoning in violation of the Master Plan. Planner Anderson clarified that spot zoning is when a parcel is zoned with something incongruent with everything around it. That is different from FLU designation. There is no list, they've been working to align the zoning map with FLU plan.

Commissioner Wilson asked for examples of other areas that are zoned CC and have the NFP-O. Planner Durkee cited Gage Cannabis on Stadium Drive. The rear of the property is woodland, and it has a tall retaining wall. They were required to have a bigger stormwater pond because of NFP-O standards.

Planner Durkee clarified for Commissioner Bissonnette that this property's FLU is marked for heavy commercial and also included in the NFP-O. Commissioner Bissonnette wondered what the mode of redress would be if the NFP-O was violated or ignored. Planner Durkee explained that it would be a zoning ordinance violation handled by the City's Zoning Administrator and code enforcement staff. Something like that would probably result in a Stop Work order followed by enforcement notices which could lead to civil infractions.

Commissioner Pittelko asked how much of the parcel is developable vs. how much is out of bounds. The slopes would be his primary concern. Planner Durkee didn't have that information.

Commissioner Curtiss asked if any development would be able to have an entrance off Stadium Drive if that slope would have to be maintained. Planner Anderson stated that the Commissioners were asking detailed design questions that were site plan related. The Planning Commissioners were being asked to determine if the district was appropriate. She said they wouldn't necessarily know at this time the details about the extent of the natural features. That level of diligence is done with site development. They know there are woodlands and some protected slopes on the property. When someone develops a property with NFP-O, they need to go through and do a much more detailed analysis to understand the boundary of the woodland, and the slopes. If CC is determined to be the appropriate zone district, the natural features would be investigated prior to site design and prior to coming forward for the next steps. Commissioner Curtiss said that made sense. He was trying to establish influence on traffic patterns, relationships to neighboring uses and zonings. He was trying to determine if this parcel would behave like the one across the street or behave like it is off Drake Road. Planner Anderson said the zoning code always has relief valves associated with it through the NFP Board and the Zoning Board of Appeals.

Commissioner Audette-Bauman asked if that meant there would potentially be a waiver to access the property that would override the NFP limitations. Planner Anderson explained that a variance for property in the NFP-O is reviewed by the NFP Board and also the ZBA.

Ms. Emily Palacios, landowner representative, and contract purchaser, David Rapp, stepped forward to speak to their application. Ms. Palacios stated that while the property is challenging with its Natural Features, it is 18.8 acres. That is a considerable amount of land. She said the existing zoning pattern is

unworkable. The multi-family residential zone is a small strip across the Stadium frontage, and the balance is single-family residential. She said there is no market demand for that type of use at this location. Ms. Palacios suggested that residential use of the land could have greater potential to harm the preserve than well-managed, well-engineered, modern commercial development. She said that commercial uses are more highly regulated, and the City has a better opportunity of working toward reaching the goals of preserving Asylum Lake and the preserve. Ms. Palacios said the property was being marketed by Callendar Commercial. They have received consistent interest in commercial opportunities at this site, but interested parties lose interest each time they hear the zoning. People don't want to put a tremendous amount of time and money into developing detailed plans that will be shot down at the zoning phase. Residential development would be difficult given the heavy traffic. A broker indicated that there is room for the market to expand and that this is the most desirable retail sales area in the county. She said they would like to work with the NFP-O district and figure out what can be done on the site respecting those rules. Ms. Palacios showed pictures of trash, and debris left on the site after a homeless encampment was moved out. She said it took five people a month to remove the environmental waste from the property. They want to see this property rezoned so it can be developed and managed in a way, so these things are not happening on this property.

Mr. Rapp said he is based in Grand Rapids. He has been involved in developing properties throughout West Michigan for 25+ years. These projects have ranged from residential to industrial. Mr. Rapp said he has been involved in projects that are complicated. He doesn't feel they can address the site issues (topography, overlay, traffic, curb cuts, tenants) until they determine if the property will be rezoned to commercial.

Commissioner Tolber asked if he could tell them the types of projects he'd done by percentage. Mr. Rapp answered that he had done a wide range of projects, but more were industrial and land related and less were retail. More were user driven developments. Commissioner Tolber asked for confirmation that he had built in sensitive areas before. Mr. Rapp thought that every project you get involved with has a sensitive area that needs to be addressed.

Commissioner Audette-Bauman asked why they chose CC zoning vs. other commercial districts available. She wondered if this was dictated by the FLU map or if there was something specific that requires it. Ms. Palacios stated that the property owner requested CC because it fits best with the Master Plan recommendation.

Commissioner Tolber asked how the property owner would be involved once the sale was complete to Mr. Rapp. Ms. Palacios stated that the owner had to sign the rezoning application. If for some reason, Mr. Rapp's due diligence is not favorable, Mr. Tehrani will still own the property. Mr. Tehrani is interested in the property being zoned CC. Commissioner Tolber asked what could go wrong if the property was zoned CC. Ms. Palacios said there could be large expenses for site remediation.

Commissioner Wilson asked the applicant if he had an estimate of how much of this land was developable. Mr. Rapp guessed that about half of the property could be developed (9ish acres). He said that from a

commercial development perspective, most uses would be up along Stadium Drive. The depth of the property is not as important as road frontage.

Commissioner Kostrzewa asked Mr. Rapp if he had any intention of turning property over – selling it. Mr. Rapp thought there would be people who may want to own rather than lease the property.

Commissioner Pittelko opened the public hearing.

Commissioner Pittelko made some suggestions to make the public comment period go smoothly. He reminded those speaking to sign-in and that Planning Commissioners would not answer any questions. Commissioner Pittelko confirmed they would have breaks, but that every person who wished to do so would have a chance to speak.

Commissioner Pittelko stated that the request before them was for a general rezoning from single family residential and multi-family residential to community commercial and all potential uses that go along with that. He said there was a lot of discussion about a car wash, but that is not the current issue tonight. Vehicle services are one of the permitted uses in CC, but that does require a special use permit.

The following residents spoke in opposition to the rezoning of 4301 Stadium Drive.

Dok Stevens, Stephanie Watkins, Christopher Bovid, Michael Fountain, Tiffany Schriever, Katie Bloom, Maggie Howard, Iris Potter, John Kreuzer, Sherry Sims, Ian Middleton, Ron Zellers, Tom Howes, Wendy Denning, Judy Huxmann, Ian Magnuson, Dan Foley, Robert Piellusch, Tammy Hibner, Nancy Arcadipone, Sharon Ferraro, Cathy Miller, Sean Duross, Eve Hibbard, Aaron Maust, Nick Richardson, Roger Wylan, Joshua Kieser, Steve VandenBussche, Carol Anderson, Jordan Vanas-Peterson, Vicki Vanas, Rosemary Knapp, Sophia Schmidt, Patricia Haas, Mary Spradling, Ruth Prins Bolst, Katie Justa, David Birkam, Samantha Vimes, Aaron Wright, Jeff Mitchell, Jennifer Thomas, Laurie Laing, Bec Tellis, Laura Moss, Jimmy Lane, Barbara Welborn, Lilly Suarez, Dick Wheeler, Aaron Thiel, Elissa Cahn, Caroline Enriquez, Mark Hoffman, Nic Hampton, Andrew Argo, Emily Connor, Matt Sovers, Sean Kermath, Chandra Kinney, Rex Brueggemann, Taylar Donley, Michael Zwick, Zach Lassiter, Paul Boldt, Justin Suarez, Ellen Vandermyde, Jensen Sprowl, Sharon Dever, Buddy Sasquach, Gabrel Giron, Bea, Ash, Alyssa Collin, John Kermath, Thomas Standal, Chris Wills, Brandon Carlson, Luke Zimmer, Rachel Mandrick, Mara, Alessandra, Alex Baker.

The residents cited the following reasons.

- Wants the zoning changed permanently to a national area; green space area; PUD.
- Wants the Master Plan changed so this property is a green buffer zone between Stadium and Asylum Lake. Think about changing this in the IK 2035 process.
- Rezoning doesn't meet community needs, and no specific community need was specified. Residents spoke about their need for green space, affordable housing, good jobs that allow people to afford homes, groceries, and healthcare.

- Intersection has been ranked annually as one of the most busy and dangerous intersections in the City. Adding Commercial zoning to this area will increase traffic volume, congestion, and accidents involving injuries and fatalities. Will place additional strain on emergency responders.
- The Community has rushed to protect Asylum Lake year after year. Residents cited historical examples of people saving the preserve from various developments.
- Large industrial and business facilities can produce air quality issues, light pollution, noise pollution, chemical runoff, water contamination, and impervious surfaces which can have a harmful effect on neighboring ecosystems.
- Lack of trust in potential developers.
- Applicant didn't give answers about what could be built on the site or how they would mitigate potential harm to the Asylum Lake preserve.
- Hazardous waste left behind by homeless people is not the fault of the open space, it is the fault of absentee, negligent commercial landlords.
- Future Land Use map doesn't select appropriate district or intensity.
- Conditions have not materially changed since this request was previously denied.
- Zoning request for a high-intensity commercial development is not compatibility with the adjacent parcels (a residential complex and a nature preserve).
- CC uses would fragment the corridors transition pattern.
- Asylum Lake Preserve is protected by a declaration of conservation restrictions whose first purpose is to promote ecosystem integrity and natural aesthetics. The proposed rezoning conflicts with that purpose.
- The request conflicts with the management framework which directs that special attention be given to water quality in Asylum Lake and the protection of the Asylum Lake water shed. The water shed that also supports several other lakes.
- Asylum Lake was spoken of as a respite/healing place. A place where everyone can enjoy nature. A commercial development has potential to diminish the experience of those who would visit the preserve. Many people stated they moved to the area because of Asylum Lake.
- Gave the example of the CC zoning impact on Woods Lake. Spoke about the remediation of decades of contamination and environmental damage.
- Gave the example of development taking away from the beauty of the Lilian Anderson Arboretum.
- Restoring/remediating is more costly than maintaining and protecting.
- The owner/applicant are not a part of the community in Kalamazoo. It will fall to the community to manage destructive aftereffects.
- 14,000+ people signed a petition against rezoning this property.
- Master Plan calls us to protect and be good stewards of the environment. Master Plan allows the property to be commercial but doesn't require it. Proposed change does not align with 2025 Master Plan prioritizing environmental responsibility, climate resilience, complete neighborhoods, neighborhood compatibility, shared prosperity, and inviting public places.
- The City Commission passed the Climate Emergency Resolution and with it made a commitment to us, our children, and generations that will inherit the decisions made in this room.

- The property is intrinsically linked to Asylum Lake and to the preserve – environmentally, topographically, hydrologically and culturally. What happens on this property happens to Asylum Lake.
- Asylum Lake is a freshwater spring fed lake. It's waters are linked to groundwater aquifers which are the drinking waters of our City.
- Understand and remember we are on Potawatomi land. They had a village at the head of the Kalamazoo River. It is likely they occupied Asylum Lake. Mentioned programs established at Kalamazoo College and WMU related to cultural history and cultural landscapes. This is an opportunity for this community to create a cultural landscape and make this a win for the entire City.
- This would violate the Community Sustainability Plan for protecting the long-term health of the environment and working towards nature based solutions which benefit the community.
- Changing of the zoning would have a permanent impact on the habitat, wildlife, and Asylum Lake Preserve's ecosystem.
- City continues to publicly express the fear of taking. Talked about a U.S. Supreme Court case where the judgement showed that it was not a taking.
- The nature preserve attracts just as many visitors as commercial business.
- The owner bought property at inflated price and is now asking the people of Kalamazoo to repair his gamble. It is not our responsibility.
- Legacy Project - proposes to form an entity to purchase the property to make Mr. Tehrani whole. They respectfully request Mr. Tehrani to give the Legacy Project a reasonable amount of time to raise the money.
- Fears NFP-O would not protect the land.
- Put a pause to catering to the wealthy at the expense of the environment (gave example of the Country Club).
- The Neighborhood Plan and years of community input have been clear that the development of this property should require a low-impact environmentally responsible design.
- A rare species of bee, Rusty Patched Bumble Bee, was found at Asylum Lake. It was thought to be extinct. Repopulation of that species could be interrupted with development.
- There is a fragile balance at Asylum Preserve with so many threats from commercial buildings to invasive plants, and vandalism. No one plans for things to happen, but they happen.
- Believes that companies coming in can afford to break laws and pay fines.
- Stated there have been persistent complaints and conflicts with other commercial buildings along Stadium Drive. These have included late night noises and lighting, fast food smoke, nighttime music, significant dumping of concrete on top of a sanitary sewer easement. Incompatible zoning would introduce a commercial creep without a substantial buffer.
- This property would be prohibitively expensive to build on. The economics of that area are terrible. It would be smart to expand residential areas.

Commissioner Pittelko called for a break.

- The Winchell Neighborhood plan is in conflict with this request.

- Property owner and legal team are weaponizing the Master Plan against the people of the City.
- Caller spoke about common law being based on precedence. This rezoning request was rejected twice establishing precedent.
- Provide the City with Good Governance which means making and implementing public decisions that are collaborative, inclusive, and data driven.

Commissioner Pittelko closed the public hearing.

Commissioner Pittelko thanked all of the residents for their input. He stated he was looking for a motion to rezone to start discussion. Commissioner Pittelko reiterated that they should focus on the criteria. The design, NFP, and site plan questions cannot be answered tonight. If any use requires a Special Use Permit (SUP), it will come back to this body.

Commissioner Tolber, supported by Commissioner Audette Bauman, moved to rezone 4301 Stadium Drive from RM-15 and RS-5 to CC, Community Commercial.

Commissioner Tolber said he feels like the Master Plan contradicts itself. He mentioned that the rezoning would allow all uses permitted in the proposed zone and that stays with the land regardless of owner. Commissioner Tolber said they must consider the impact and compatibility of the proposed zone with the proposed use. He read a part of the Winchel Neighborhood Plan and believed that the high-intensity commercial zoning contradicts the plan. Commissioner Tolber said he did not believe the request was consistent with the Master Plan; there were no changing conditions; and the request goes against community needs. Commissioner Tolber stated that Kalamazoo is trying to remediate storm runoff from Stadium Drive. He felt a yes vote could bring more of those issues in 10-20 years. The quality of the application was disappointing – like there was not a lot of due diligence performed. Commissioner Tolber mentioned that the relationship between the applicant and Mr. Tehrani was a bit of a red flag. He felt that NFP Overlay rezoning requests or building should have a higher standard of preliminary planning so they have more insight as to what can or should be done. There were a lot of questions to which they didn't have answers. Commissioner Tolber stated that he was voting no.

Commissioners Kostrzewa and Pittelko clarified that the motion on table was to approve the rezoning request.

Commissioner Audette–Bauman thought the alignment with the Master Plan was narrow. It seemed focused on FLU map at the expense of the rest of the Master Plan. For her that was a critical decision point.

Commissioner Wilson said they heard again and again that there wasn't a demonstration of community need. No statistics were cited outlining types of commercial uses needed in the community. He also heard that development has the potential to cause detriment to the long-term vision of the community. Commissioner Wilson stated that the Master Plan mentions Smart Growth principles: to preserve open space, farmland, and natural beauty in critical environmental areas; to strengthen and direct development towards existing areas. He felt there were places where they see the Master Plan in conflict with other things.

Commissioner Curtiss stated that one good point was that this location is not specifically the CC zoning node. It could be one of three or four commercial aspects of the zoning map - which brings up a question of intensity. Another thing brought up is the nature of transitional space. Bringing CC across the street is fostering a pretty harsh transition – abutting CC to RS-5 which is Asylum Lake itself. He would be more inclined to look at less intensive uses which would speak to the transitional nature of the site. Commissioner Curtiss didn't think it met the criteria for changed conditions. Community needs are where the application struggled the most. It was clear to see how the community views this. Commissioner Curtiss stated that the 2023 Needs Survey went out and preserving natural beauty ranked ahead of commercial development. He was concerned that the staff report didn't mention the property to the south – which happens to be the natural wetlands and RS-5 zoning. The request is compatible with the north, but not the south. Commissioner Curtiss thought the CC zoning could exacerbate traffic issues.

Commissioner Kostrzewa agreed with Commissioner Curtiss.

Commissioner Tolber followed up on the intensity of development. He stated that the Winchell Neighborhood Plan states the intensity of development at this site should be more neighborhood oriented in scale supporting transition from commercial to residential. This directly contradicts what we see is permitted in the proposed zone.

Commissioner Bissonnette thanked everyone for coming out. He agreed with all the other commissioners. There is a profound lack of a community need for this rezoning. It was vague what the land would be used for, and you can't articulate a need based off vagaries. Commissioner Bissonnette failed to see and was not convinced about how the NFP-O could be compatible with highest intensity commercial use development. He thought they were diametrically opposed, and he would vote no.

Commissioner Pittelko thanked everyone for being there and listening to everyone. The one speaker he felt was most compelling when they talked about the broader principles of environmental protection, talked about what they've had to do to clean up Woods Lake. He was aware of their efforts. That was a solid point. This is Stadium Drive, it is a very high traffic, high volume commercial area. But the adjoining parcels are medium and higher-density residential, and the southern parcel is a preserve and lake. Consideration of the area as a buffer or as an increasing usage rather than an outpost of highest commercial followed by residential and then commercial again was compelling to him. Commissioner Pittelko didn't hear a reason to go against that. There are some points toward a level of commercial development in that area. He understands that folks desire to have designated as a green space forever, but there is also some interest in having a neighborhood or some level of commercial activity there. Something that respects the potential environmental concerns of that area.

Commissioner Pittelko asked for a roll call vote – explaining again that a yes is a vote for rezoning and no is a vote to maintain the property under its current zoning.

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

F. DISCUSSION/ACTION ITEMS

1. P.C. #2025.06 Capital Improvement Plan - A request by the Community Planning and Economic Development Department to review the 2026 Capital Improvement Plan (CIP)

Planner Durkee announced that Director James Baker was there to give a presentation on the Capital Improvement Plan (CIP) and there would not be any action necessary from the Planning Commissioners.

Director Baker shared that the CIP provides project funding and capital project deliverables by funding department: General fund, Parking, Major Streets, Local Streets, Water, and Wastewater. Water and Wastewater are focused on regulatory compliance, infrastructure, improving water quality, and other initiatives. The General fund supports the facilities at City Hall and heavy equipment purchases. Director Baker said that Parking is a new program that was broken out separately. He spoke about funding for Major and Local Streets, and mentioned programs for stormwater, street lighting, and the Streets For All Plan. Director Baker shared a bar chart showing the breakdown for each area of investment. He went through and highlighted projects from each category. Director Baker noted their application for funding from the State of Michigan for Kalamazoo Sustainable Biosolids Alternatives. He also stated they are making good progress in replacing lead services line in the City of Kalamazoo. At the end of October, they had replaced 6,112 lead service lines. He said they will be in Edison all of next year. They have already completed all of Eastside, Eastwood, Parchment, Northside, West Douglas, Westwood, Stuart, and they are half-way through Edison. They will then shift their focus to Vine, then go south from there. Director Baker said they are also working to consolidate the number of water treatment plants - creating bigger footprints and more treatment at certain locations.

Commissioner Pittelko asked if there was a general era in which a house was built that they would or would not have lead service pipe. Director Baker referred to a City of Kalamazoo webpage as a resource for that information. On that page you can look up any City address under Water Service Material Lookup. He did caution that some records might not be totally accurate. If it says “likely,” then they believe it based on age of construction and when water main was installed. Director Baker said that, broadly speaking, lead services were found in houses built from 1869–1949. He explained that service lines could have gone in before a house was built.

Dr Kostrzewa congratulated Director Baker on the impressive work on infrastructure. He wondered how confident he was in federal funds. Director Baker said that he was confident that the work they’ve done to obtain these awards continues to stand today. He said they have maintained good relationships with MDOT.

Commissioner Tolber asked about tree trimming projects. Director Baker said those projects are considered operational – not capital. They are funded through the solid waste fund. He mentioned a new program that identifies Silver Maple trees as being more problematic during storm events. They will have a trimming and removal strategy for those trees – with plans to replant. Commissioner Tolber asked if that documentation was public. Director Baker said the policy was brought before the Tree Committee and they would be able to provide those documents.

Commissioner Pittelko thanked Director Baker for all the work and updates.

G. REPORTS:

1. City Planner's Report

Planner Anderson encouraged Planning Commissioners to attend the joint board training scheduled for November 12.

2. Site Plan List

No questions or comments.

H. PUBLIC COMMENTS:

Commissioner Pittelko gave the number for call-in comments.

No in-person comments nor call-in comments.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel said he loves when people show up and are passionate about something. He appreciated how intentional the Planning Commissioners were to listen to each person. Commissioner Praedel welcomed Commissioner Bissonnette to his first meeting. He announced that Commissioners Cooney and Decker were stepping off the City Commission. On Monday, November 17, they will have an Oath of Office and will swear in new City Commissioners Drew Duncan and Jae Slaby. He also wanted to congratulate Commissioner Hoffman and Mayor Anderson on their re-election. Commissioner Praedel encouraged people to attend that meeting. He noted appreciation for the Planning Commissioners because they are volunteers.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Curtiss thanked people for the outpouring of public sentiment. It was a long meeting, but it was worth it to hear from the public. He announced that the process for IK 2035 was ongoing. Anyone can help by giving public input on those ongoing proceedings with the Master Plan.

Commissioner Kostrzewa mentioned the amazing turnout. He wanted everyone to know they are free to apply to boards. Nothing stops citizen participation.

K. ADJOURNMENT

Commissioner Pittelko adjourned the meeting at 12:02am.



Planning Commission Staff Report

City of Kalamazoo

Date: **12/4/2025**

Item: **E.1.**

TO: City of Kalamazoo Planning Commission

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

DATE: December 4, 2025

SUBJECT: P.C. #2025.07 A request for a Special Use Permit to develop a gas station at 918 Riverview Drive.

BACKGROUND:

918 Riverview Drive is a vacant Walgreens pharmacy; it closed in February 2024. The location is at the southeast corner of Gull Road and Riverview Drive, which is a busy intersection northeast of downtown and in the Eastside Neighborhood. The intersection and area is a series of automobile and commuter traffic-oriented uses. The property and all four corners of this intersection are zoned Community Commercial (CC), which recognizes the appropriateness of automobile-focused uses at this intersection, including a public safety station, a muffler shop, and other auto service uses. To the south, along Riverview Drive, there is a mix of uses on smaller lots that are zoned Community Commercial 2 (CC-2). To the north and west are industrial uses, both active and vacant.

The proposed use is a gas station under the 7/11 Speedway branding with a full-service convenience store. A gas station requires a Special Use Permit in the CC district. Special Use Permits are required when a use is appropriate for a zone district, but not every property within that district will be appropriate for that use; it requires closer review due to potential impacts of the use. For a gas station, potential impacts could include lighting, noise, hours of operation, hazardous materials, and busy use at a busy intersection. Within this staff report are draft building elevations and civil plans showing the layout, including setbacks, landscaping, surfacing, and other site improvement details. If approved by the Planning Commission, a complete site plan will be reviewed by the Site Plan Review Committee before construction permits are issued.

In February 2025, the applicant went before the Zoning Board of Appeals (ZBA) with a variance request from the 1/2 mile distance separation from another retail store that sells packaged liquor, including liquor, beer, and wine. This property does not meet the separation distance as the 13 1/2 Party Store is located just to the south of this site. The ZBA heard the request and voted to deny the request for relief. This gas station and convenience store will not sell packaged liquor at this location. A copy of the denial letter from the ZBA is in this staff report.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Economic Vitality — A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

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 City published a public hearing notice in the Tuesday, November 18th, Kalamazoo Gazette and sent out notice to all property owners and occupants within 300 feet of the site. A notice was also sent to the Eastside Neighborhood Association.

Engagement/Communication Tools: Written notice, newspaper notice, contact with the Kalamazoo Eastside Neighborhood Association.

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.

A gas station with a convenience store is an appropriate use for this location. As a high-traffic, auto-oriented intersection servicing commuter traffic in and out of the central parts of the City to the busy Gull Road commuter corridor, this location is a new use that serves a different need in the CC zone district than the former retail drive-thru pharmacy. There is a buffer on the property to the east of 25 feet on a wooded slope. The parcel to the east is zoned Residential Multiple Family (RM-15) and is above this site with a retaining wall; this helps maintain a buffer from a potentially busy commercial corner. Gull Road is a City Connector Street Type, the most intensive of the Street Types, and Riverview Drive is a Commercial Business Street, which is intended to support commercial uses that lean toward access by

automobile. The Street Types and commercial use are in alignment with the IK2025 future land use map.

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

This gas station will comply with the standards of the Zoning Ordinance, both for the use - gas stations require a special use, are not permitted in Live Work 2 (LW2), and can include package liquor sales when the site meets the packaged liquor requirements (which this site does not) and for the site layout, which will be confirmed during the Site Plan Review process.

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.

The location and design of the proposed project work to minimize any adverse effects. The residential areas to the east have a wooded slope on their land in addition to the 25 feet of slope and wood cover on this parcel, which limits the impact of commercial development at this intersection on the adjacent properties. The new site includes a new planting schedule, featuring street front trees and landscaping, which will help enhance and improve the aesthetics where plantings and trees are currently limited. The new building is pushed back and allows easy access on three sides, and removes drive-through traffic around the site, with no way to cross the site behind the building. With the increase in use and intensity, the new use maintains the same entry and exit points to the road with no new or changed conflict points from vehicle traffic. The loading area is to the south of the building and provides adequate space for loading and removal of goods to service the store without impacting customer traffic to the store or pump islands under the single canopy along Riverview Drive.

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.

The application and site plan demonstrate the ability to conform to all relevant environmental protection standards, including groundwater protection, spill cleanup, chemical storage, employee training, and the ability to adhere to the current groundwater protection standards of the City of Kalamazoo. The final details, materials, and submittals will be completed through the Site Plan Review process before the start of construction. The site is near the floodplain on Riverview Drive. In addition to stormwater containment and spill protection, the site plan review

committee review will confirm that the site design conforms with any applicable floodplain impact standards.

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

There is sufficient road capacity to service this use, which is located on two intensive Street types. The design team has consulted with City traffic engineers on preliminary layouts, traffic demands, and other design criteria to ensure feasibility.

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 safe ingress and egress onto the site. The design team has consulted with City traffic engineers on preliminary layouts, traffic demands, and other design criteria to ensure feasibility. City traffic engineering staff have provided the applicant with favorable feedback on the design assumptions for this site.

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

There is existing utility capacity within the vicinity to service this use. There is public water, sanitary, and capacity to contain storm water on site, with allowances for existing sites per the Stormwater Performance Standards of the City of Kalamazoo through options such as underground treatment and containment structures. The size of the dumpster and loading area to the south is sufficient for access, clear from customer traffic. The existing public sidewalk network will be maintained. Directly across Gull Road is a City of Kalamazoo Public Safety Station, with Borgess Ascension Hospital just down Gull Road and very close for any emergency response needs from this gas station's use.

8. That the proposed special use is located and designed so that adequate access onto the site is provided for fire, police, and EMS services.

The vehicular lanes to access the pump islands, storefront parking, and fuel loading area provide adequate access to zoning standards and site access for responding police, fire, and EMS services. The City Public Safety Department reviews and approves all site plans prior to any construction permits being issued. The Zoning Ordinance specifies lane width requirements in Article 7 of the Chapter 50 Zoning Ordinance, which the plan demonstrates.

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

The Special Use proposed complies with the development standards of the Chapter 50 Zoning Ordinance, including the landscaping code, the development standards for

Vehicle Service land use, and gas station land use, pending approval of a Special Use Permit.

10. The proposed special use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The materials submitted for the application for Special Use Permit demonstrate the ability to comply with all applicable laws for use, layout, and general development characteristics for the gas station special use permit approval in the CC zone district.

RECOMMENDATION:

It is recommended the Planning Commission approve the Special Use Permit for a gas station at 918 Riverview.

Planning Commission Application



Submitted on	29 September 2025, 8:16AM
Receipt number	16
Related form version	7

Introduction

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

Name	Patrick Budronis
Organization (if applicable)	Encore Real Estate
Email Address	pbudronis@encore-re.com
Phone Number	614-206-3283
Address	1646 W Snow Ave #63, Tampa, FL 33606, USA Map (27.9351636, -82.47663469999999)
Preferred Contact Method	Email
Are you the property owner?	No

Property Owner Information

Name	Bogie Piwowar
Mailing Address	8774 Sepulveda Blvd, North Hills, CA 91343, USA Map (34.2299584, -118.467304)
Email Address	pbudronis@encore-re.com
Preferred Contact Method	Email
Authorization from property owner:	7-Eleven_Kalamazoo_MI_Owner authorization.pdf

Property and Application Details

Property Address	918 Riverview Drive, Kalamazoo, MI No coordinates found
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Parcel Identification Number	06-14-116-001
Zone District	CC
Type of Request	Special Use Permit
Application Fees	\$375.00
Project Description & Reason for Request	The proposed development at 918 Riverview Drive consists of a 7-Eleven convenience store with fuel sales. Under the City of Kalamazoo Zoning Ordinance, this use is classified as a "Vehicle Service" use. While convenience stores are permitted by right in the Commercial Community (CC) District, the inclusion of fuel sales requires review and approval of a Special Use Permit by the Planning Commission.

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. The proposed special use is appropriate for this location and compatible with surrounding land uses. The site is located along Riverview Drive, a commercial corridor that already includes vehicle service and retail uses. The convenience store with fuel sales aligns with the intent of the Commercial Community (CC) District by providing neighborhood-serving goods and services in an accessible location. The design incorporates safe vehicular and pedestrian circulation, appropriate buffering, landscaping, and lighting to ensure compatibility with adjacent properties and to minimize impacts on nearby uses.

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

Yes. The proposed special use complies with the Use Standards of Chapter 4 and Chapter 50 of the City of Kalamazoo Zoning Ordinance. Convenience stores are a permitted use in the CC – Commercial Community District, and the addition of fuel sales is specifically identified as a "Vehicle Service" use requiring Special Use approval. The site has been designed to meet the applicable requirements, including access management, parking, circulation, landscaping, lighting, and buffering standards, as well as compliance with all State and Federal environmental regulations governing fuel systems.

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?

Yes. The location and design of the proposed special use will reduce potential negative impacts on surrounding lands. The site layout provides adequate parking and defined loading areas to minimize conflicts with customer circulation. Landscaping and buffering are incorporated to soften visual impacts and provide screening from adjacent properties. Lighting is designed to meet City standards and will be directed downward to limit glare. Fueling operations and building placement are configured to minimize noise and activity impacts on surrounding properties. No odors or vibrations are anticipated beyond what is typical for a convenience store and fueling station, and all operations will comply with applicable environmental and public health regulations.

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?

Yes. The location and design of the proposed special use reduce undesirable effects on adjacent properties through the incorporation of landscaping, buffering, and site design features. The development includes landscaped areas and perimeter plantings that soften the visual impact of the building and fueling operations. These improvements provide an effective buffer between the site and adjoining lands, ensuring that the project integrates into the commercial corridor while minimizing potential impacts on nearby properties.

Does the location and design of the special use reduce adverse

Yes. The proposed development has been designed to reduce adverse

effects, including visual impact of the proposed use on adjacent property by locating buildings, structures, and entryways to reduce impact?

effects on adjacent properties by strategically locating the building, fueling canopies, and site entryways. Access drives are aligned to minimize traffic conflicts, while the placement of the building and fueling areas maintains safe circulation and separation from adjoining parcels. Landscaping and buffering are incorporated around site perimeters to soften visual impacts, and lighting is designed to minimize glare. Together, these elements ensure that the location and design reduce potential adverse effects on neighboring properties.

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?

Yes. The proposed development reduces adverse effects on adjacent properties by incorporating appropriate screening, landscaping, and setbacks consistent with City standards. Perimeter plantings and landscape buffers soften the visual impact of the fueling area and building, while setbacks maintain separation from neighboring uses. These measures ensure the site design minimizes potential impacts and creates an attractive, compatible commercial environment.

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 proposed special use will conform to all applicable environmental protection standards of the City's Ordinance as well as state and federal regulations. The fueling system will be designed and installed in compliance with Michigan Department of Environment, Great Lakes, and Energy (EGLE) requirements and federal environmental standards to protect soil and groundwater. Stormwater management facilities are included in the site design to manage runoff in accordance with City standards, thereby reducing potential environmental impacts and ensuring safe, sustainable operation.

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

Yes. The proposed development is located along Riverview Drive, a commercial corridor with sufficient existing road capacity to accommodate the anticipated traffic from the convenience store and fuel sales. The site plan includes properly designed access points and circulation patterns to safely manage customer and delivery vehicle flow, minimizing impacts on the surrounding roadway network. The design ensures that the proposed use can be served efficiently without creating traffic congestion or safety concerns.

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

Yes. The proposed development has been designed to ensure safe ingress and egress for both customers and delivery vehicles. Driveways are strategically located and aligned to minimize conflicts with surrounding traffic, and circulation within the site is clearly defined for vehicles and pedestrians. The layout, combined with appropriate signage, striping, and access management measures, promotes safe road conditions around the site while maintaining efficient traffic flow.

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

Yes. Adequate public utilities and services are available to serve the proposed development. The site is connected to the City of Kalamazoo's water and sanitary sewer systems, and stormwater management facilities are included to handle runoff in compliance with City standards. Solid waste collection, as well as police, fire, and EMS services, are readily accessible in this commercial corridor, ensuring the development can be safely and efficiently served without placing undue burden on public infrastructure.

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. The proposed development is designed to provide adequate access for fire, police, and EMS services. Driveways and circulation areas are sized and configured to allow emergency vehicle maneuverability throughout the site. The layout ensures that all building entrances, fueling areas, and critical site features are accessible to emergency responders, supporting safe and timely emergency operations.

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

Yes. The proposed development meets the applicable standards in Chapter 6: General Development Standards of the City of Kalamazoo Zoning Ordinance. The site plan addresses landscaping, lighting, buffering, parking, circulation, and stormwater management in

accordance with the Ordinance requirements. Building placement, setbacks, and design elements have been incorporated to ensure compatibility with surrounding properties while promoting safe, efficient, and attractive site development.

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. The proposed special use meets all applicable standards imposed by the City of Kalamazoo Zoning Ordinance for use, site layout, and general development characteristics. The project complies with zoning requirements for the Commercial Community (CC) District, incorporates appropriate site design elements such as circulation, parking, landscaping, lighting, and buffering, and adheres to all applicable environmental, public health, and safety regulations. These measures ensure the development is compatible with surrounding properties and consistent with the intent of the Ordinance.

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.

[7-Eleven_Kalamazoo_MI_Landscape Plan.pdf](#)
[7-Eleven_Kalamazoo_MI_Entitlement_Civil_Plans.pdf](#)
[7-Eleven_Kalamazoo_MI_Kalamazoo MI_Floor Plan.pdf](#)
[7-Eleven_Kalamazoo_MI_Building_Elevations-9350_CMU.pdf](#)

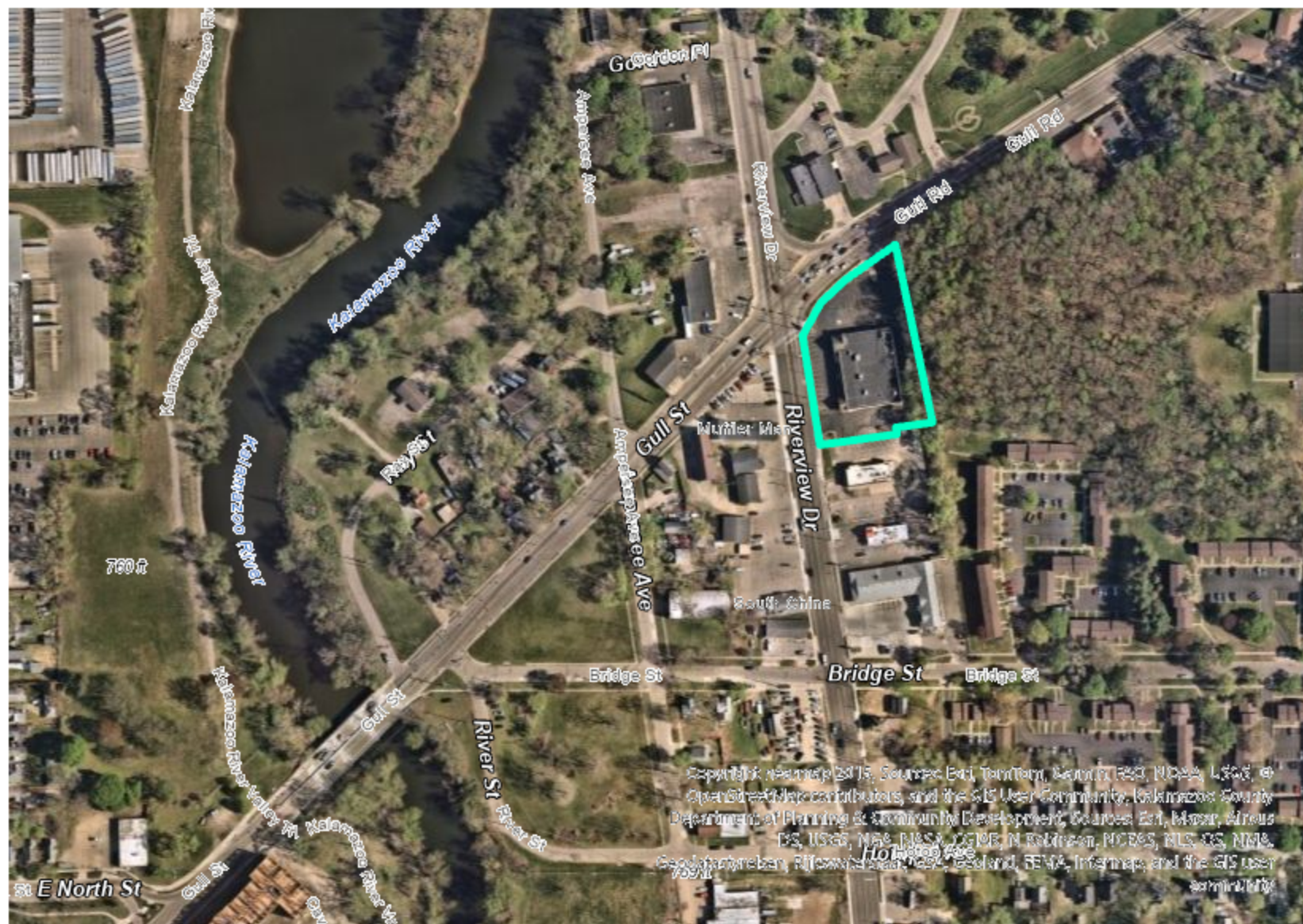
Submit

Your Signature

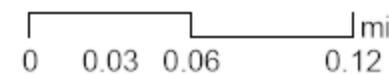


[Link to signature](#)

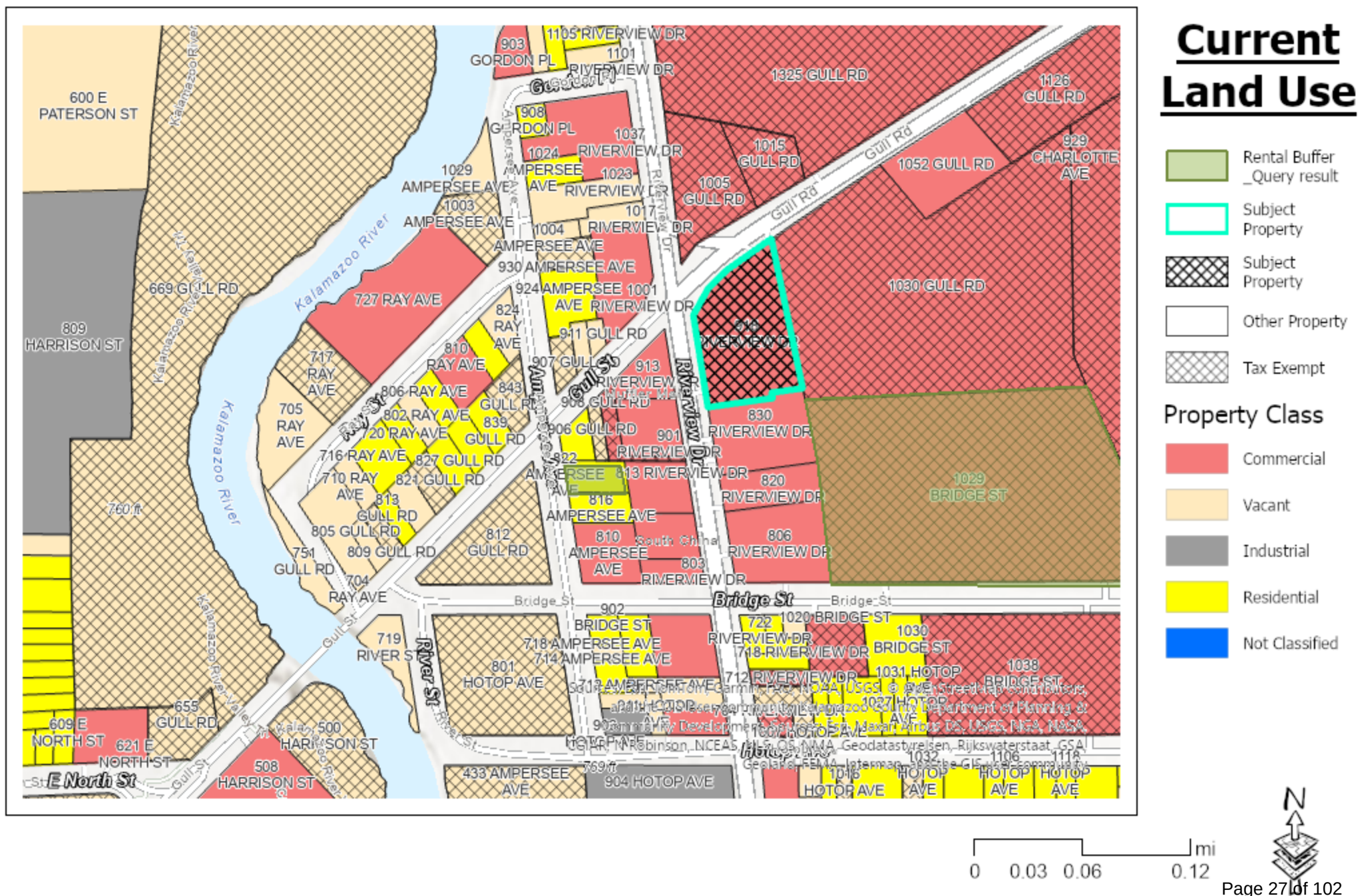
P.C. #2025.07 - 918 Riverview Drive
Special Use Permit for a Gas Station



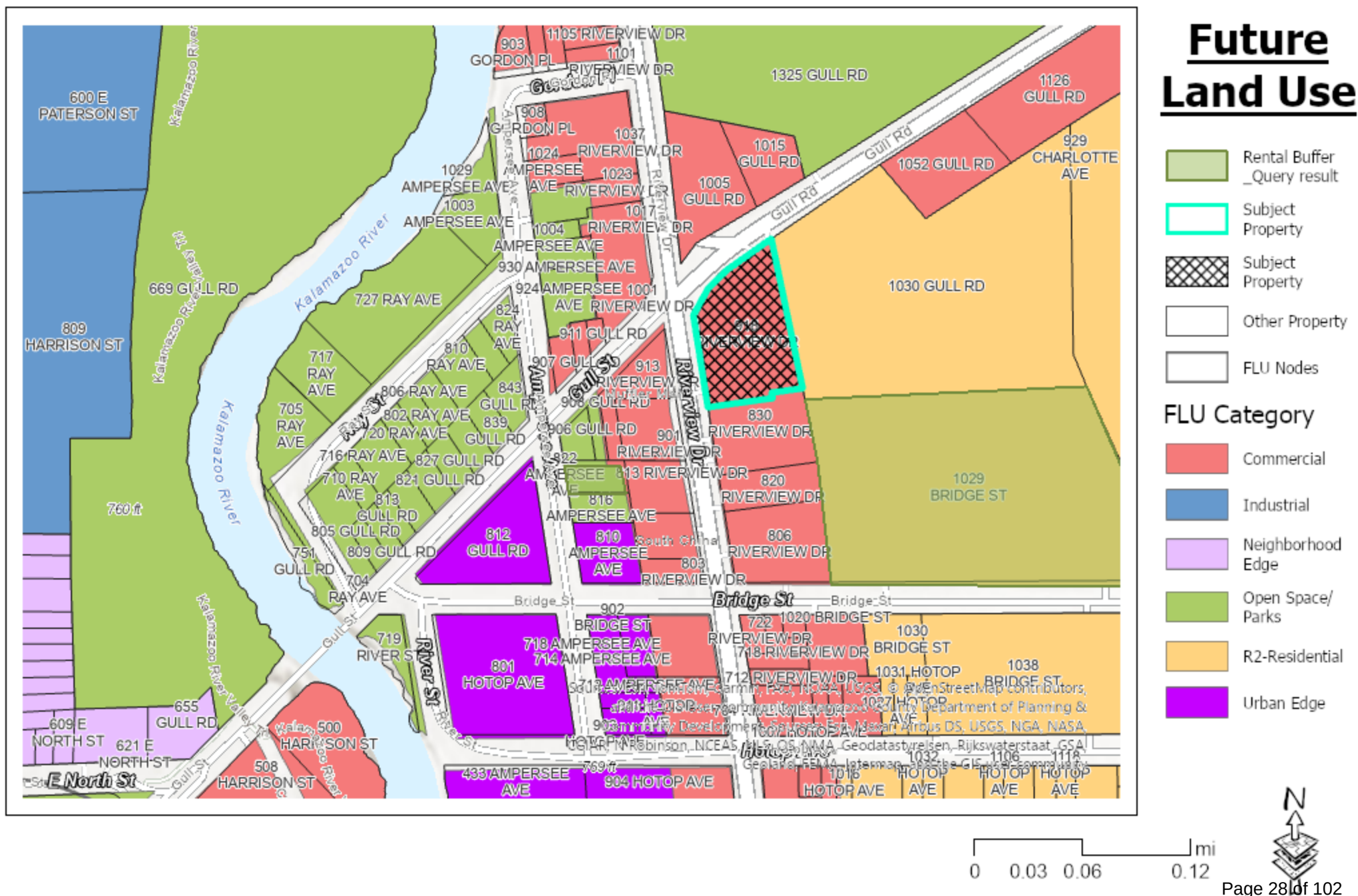
Aerial View



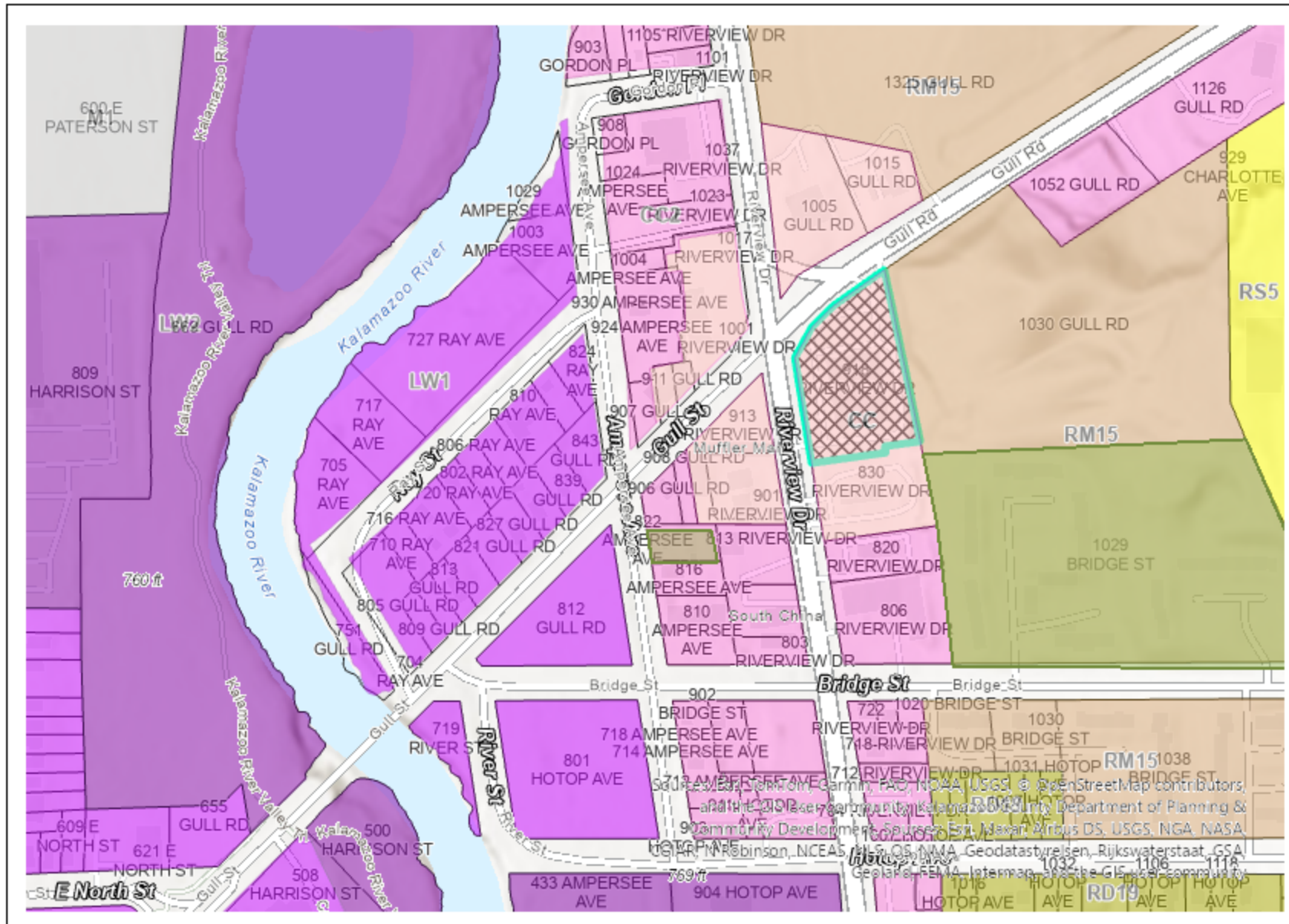
P.C. #2025.07 - 918 Riverview Drive
Special Use Permit for a Gas Station



P.C. #2025.07 - 918 Riverview Drive
Special Use Permit for a Gas Station



P.C. #2025.07 - 918 Riverview Drive Special Use Permit for a Gas Station



Current Zoning

Rental Buffer
_Query result

Zoning

- CC
- CC2
- LW1
- LW2
- M1
- RD19
- RM15
- RS5
- Subject Property
- Subject Property
- Other Property

0 0.03 0.06 0.12 mi



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OWNER/DEVELOPER:
ENCORE REAL ESTATE
1646 W. SNOW AVE., SUITE 63
TAMPA, FL 33606
PHONE: (813) 495-6536
CONTACT: PATRICK BUDRONIS

ARCHITECT:
CESO, INC.
3601 RIGBY RD., SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 240-4109
CONTACT: ADAM WALTER

ENGINEER:
CESO, INC.
13060 S. US HIGHWAY 27, QUITE D
DEWITT, MI 48820
PHONE: (517) 622-3000
CONTACT: MANDY GAUSS

Received
9-29-2025
City of Kalamazoo

GOVERNING AGENCIES AND UTILITY COMPANIES

SEWER:
CITY OF KALAMAZOO
415 E STOCKBRIDGE AVE
KALAMAZOO, MI 49001
PHONE: (269) 337-8000

GAS SERVICE:
CONSUMERS ENERGY GAS (CMS)
1 ENERGY PLAZA DR
JACKSON, MI 49201
PHONE: (517) 788-0550

WATER:
CITY OF KALAMAZOO
415 E STOCKBRIDGE AVE
KALAMAZOO, MI 49001
PHONE: (269) 337-8000

COMMUNICATIONS:
MULTIPLE PROVIDERS - NONE CHOSEN YET
ADDRESS 1
ADDRESS 2
PHONE: (XXX) XXX-XXXX

STORMWATER:
CITY OF KALAMAZOO
1415 NORTH HARRISON STREET
KALAMAZOO, MI 49007
PHONE: (269) 337-8583

ELECTRIC:
CONSUMERS ENERGY ELECTRIC (CMS)
1 ENERGY PLAZA DR
JACKSON, MI 49201
PHONE: (517) 788-0550

ZONING:
CITY OF KALAMAZOO - PETE ELDRIDGE
241 W SOUTH STREET
KALAMAZOO, MI 49007
PHONE: (269) 337-8806

PROPERTY DATA:

PARCEL OWNER: MIDWEST STATES, LLC

PARCEL ID: 06-14-116-001

ADDRESS: 918 RIVERVIEW DRIVE
KALAMAZOO, MI 49048

PROPERTY AREA: 1.44 AC

ZONING: CC - COMMUNITY COMMERCIAL DISTRICT
NORTH: CC - COMMUNITY COMMERCIAL DISTRICT
SOUTH: CC - COMMUNITY COMMERCIAL DISTRICT
EAST: RM15 - RESIDENTIAL, MULTI-DWELLING
WEST: CC - COMMUNITY COMMERCIAL DISTRICT

PROPOSED USE: AUTO CONVENIENCE STORE

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	0' FROM ROW	125'
SIDE:	0' FROM PROPERTY LINE	76
REAR:	25' PROPERTY LINE	35'

LANDSCAPE BUFFER		
REAR:	25' FROM PROPERTY LINE	25'
SIDE STREET:	5' FROM ROW	5'

BUILDING AREA: 4,852 SF

PARKING:		
TOTAL PARKING SPACES:	20	22
ADA PARKING SPACES:	2	2

FLOODPLAIN DESIGNATION: ZONE X PER FEMA FLOOD RATE INSUREANCE MAP NUMBER 26077C0187E
DATED 07/31/2024

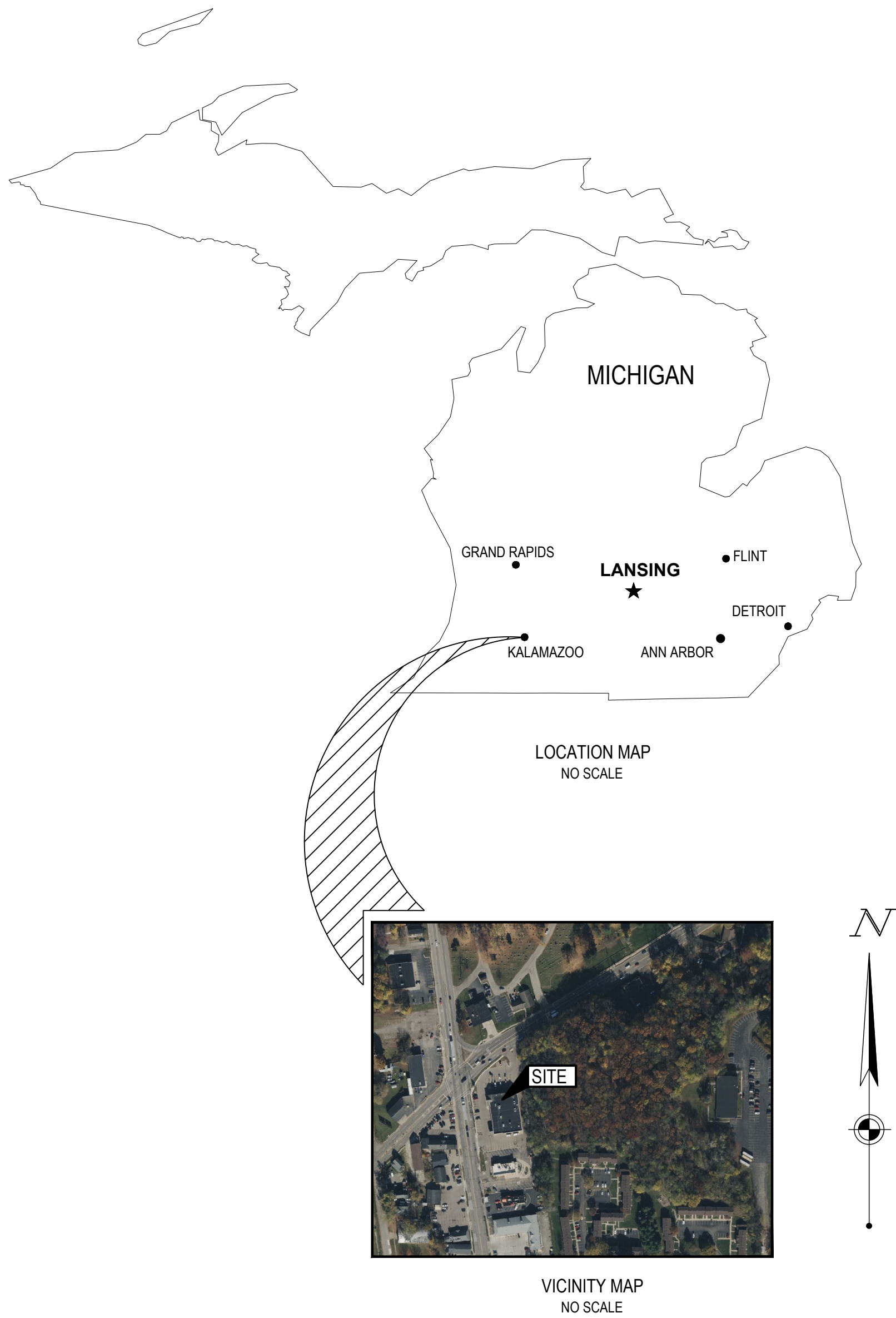
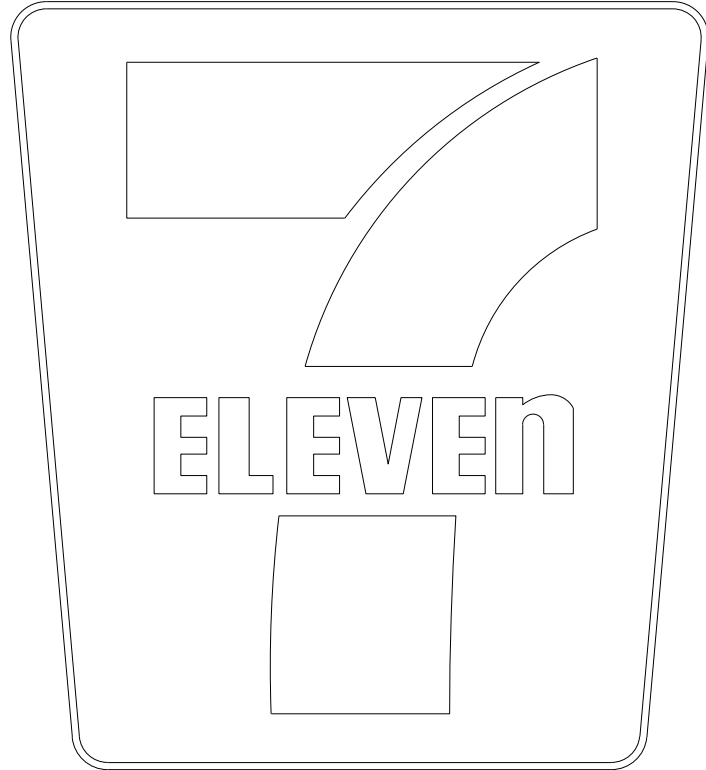
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MI

ENTITLEMENT PLAN

FOR

7-ELEVEN

918 RIVERVIEW DRIVE
KALAMAZOO, MI
SITE # 1056959
STORE# 42768



BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "A": 	On south boundary line of McDonald's, 150' east of Riverview Drive right-of-way Elevation = 763.39'
BM "B": 	"X" cut in sidewalk along south side of Gull Road, 13' west of a power pole near the surveyed property's east boundary line Elevation = 770.95'
BM "C": 	"X" cut in sidewalk near east right-of-way line of Riverview Drive, 55' south of surveyed property Elevation = 760.89'

SURVEY PROVIDED BY:
CESO, INC.
13060 S. US HIGHWAY 27, QUITE D
DEWITT, MI 48820
PHONE: 517.212.4188
DATED: 2025.05.08

CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



7-ELEVEN, INC.

7-ELEVEN - KALAMAZOO

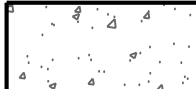
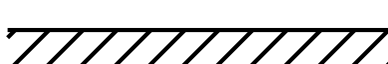
918 RIVERVIEW DRIVE
KALAMAZOO, MI 49048

Revisions / Submissions		
ID	Description	Date

Project Number: 765319
Scale: NA
Drawn By: MB
Checked By: JS
Date: 09/23/2025
Issue: ENTITLEMENT PLANS

Drawing Title:
COVER SHEET

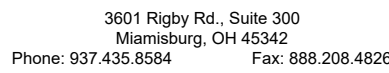
CN

<u>SITE LEGEND</u>	
<u>EXISTING</u>	
REFER TO XXX FOR EXISTING FEATURES LEGEND	
<u>PROPOSED</u>	
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED TANK SLAB PAVEMENT
	RIGHT-OF-WAY
	PROPERTY LINE
	SETBACK
	EASEMENT
	CENTERLINE
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	RETAINING WALL
	PARKING SPACE COUNT
	SIGN
	DETECTABLE WARNING MAT.
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CURB INLET
	CLEANOUT
	YARD DRAIN
	DOWN SPOUT
	FIRE HYDRANT

1. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS. SEE ARCHITECTURAL PLAN FOR DETAILS.
3. PROPOSED 6" STRAIGHT CURB. REFER TO CONSTRUCTION DETAILS, SHEET XX.
4. ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE. REFER TO CONSTRUCTION DETAILS, SHEET XX.
5. ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP. REFER TO CONSTRUCTION DETAILS, SHEET XX.
6. PROPOSED 6" CONCRETE BOLLARD. REFER TO CONSTRUCTION DETAILS, SHEET XX.
7. PROPOSED PARKING LOT PAVEMENT MARKINGS.
8. PROPOSED AUTO FUELING CANOPY. REFER TO FUEL PLANS.
9. PROPOSED AIR MACHINE. REFER TO DETAIL ON SHEET XX.
10. PROPOSED UNDERGROUND FUEL TANKS. REFER TO FUELING PLANS.
11. ELECTRICAL TRANSFORMER PAD FOR BUILDING
12. PROPOSED VENT STACKS FOR FUEL TANKS. REFER TO FUELING PLANS.



SEVENTY-TWO (72) HOURS
BEFORE DIGGING IS TO
COMMENCE, THE CONTRACTORS
SHALL NOTIFY THE FOLLOWING
AGENCIES: MICHIGAN UTILITIES
PROTECTION SERVICE AT 811 OR
800-482-7171 AND ALL OTHER
AGENCIES WHICH MIGHT HAVE
UNDERGROUND UTILITIES
INVOLVING THIS PROJECT AND
ARE NONMEMBERS OF STATE
UTILITIES PROTECTION SERVICE

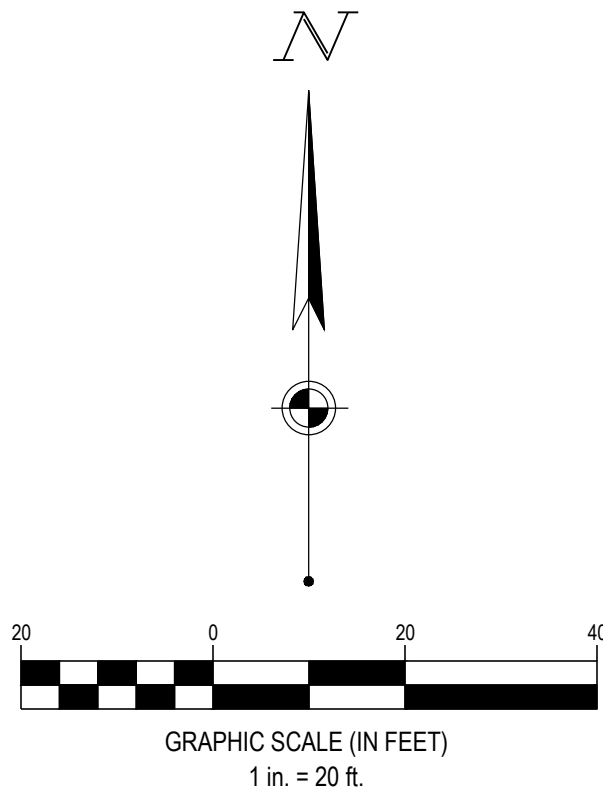
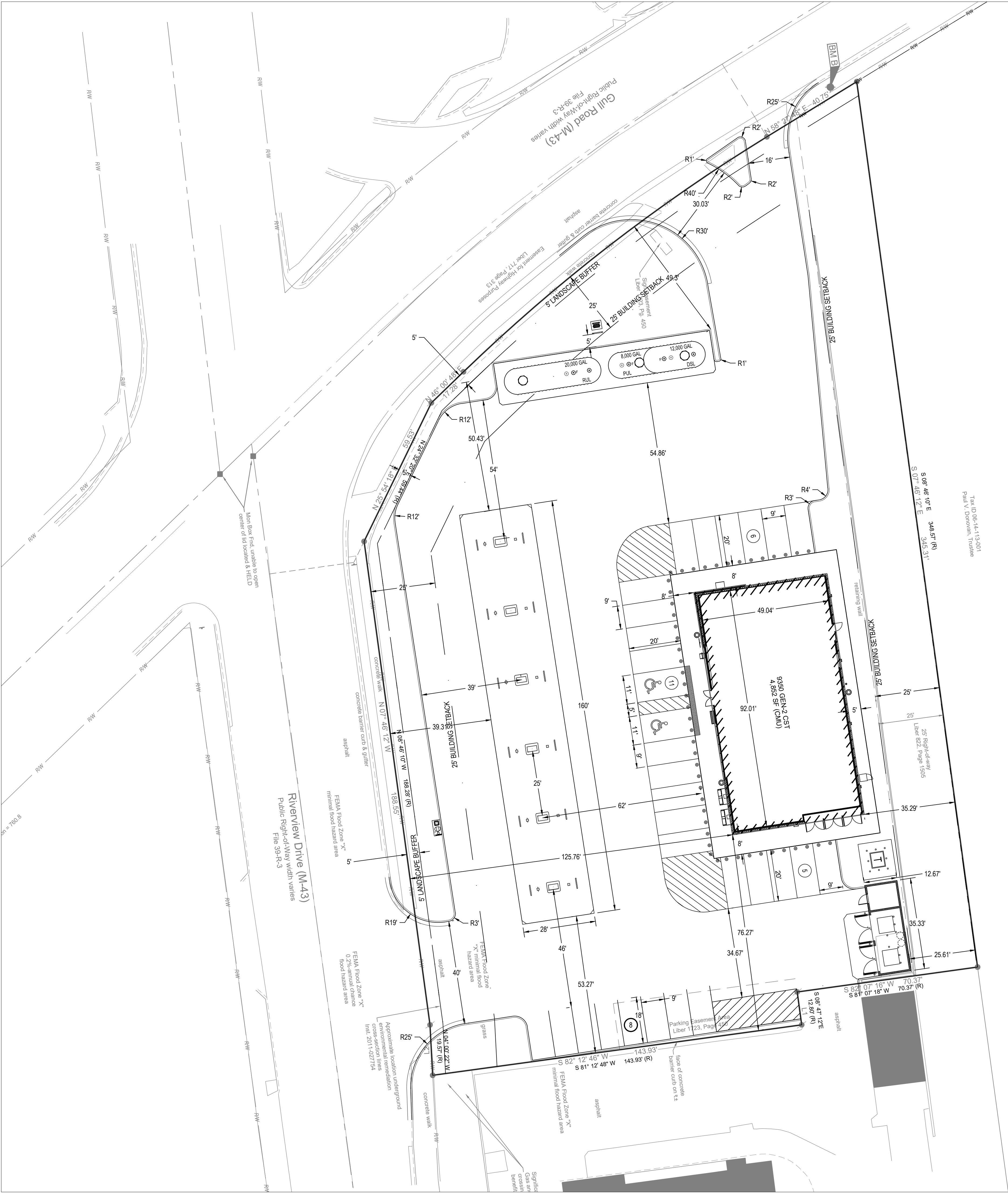


918 RIVERVIEW DRIVE
KALAMAZOO, MI 49048

Project Number:	765319
Scale:	1"=20'
Drawn By:	MB
Checked By:	JS
Date:	09/23/2025
Issue:	ENTITLEMENT PLANS

CS

C:\D:\ACC\Draws\CESO7-Eleven ERE Kalamazoo MI\Project Files\CESO03-CIVIL\PLAN\LOT766319_SITE_PLAN.dwg - 9/23/2025 - Mark Bulger



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mannington, OH 43342
Phone: 937.435.8584 Fax: 888.208.4826



7-ELEVEN - KALAMAZOO

918 RIVERVIEW DRIVE
KALAMAZOO, MI 49048

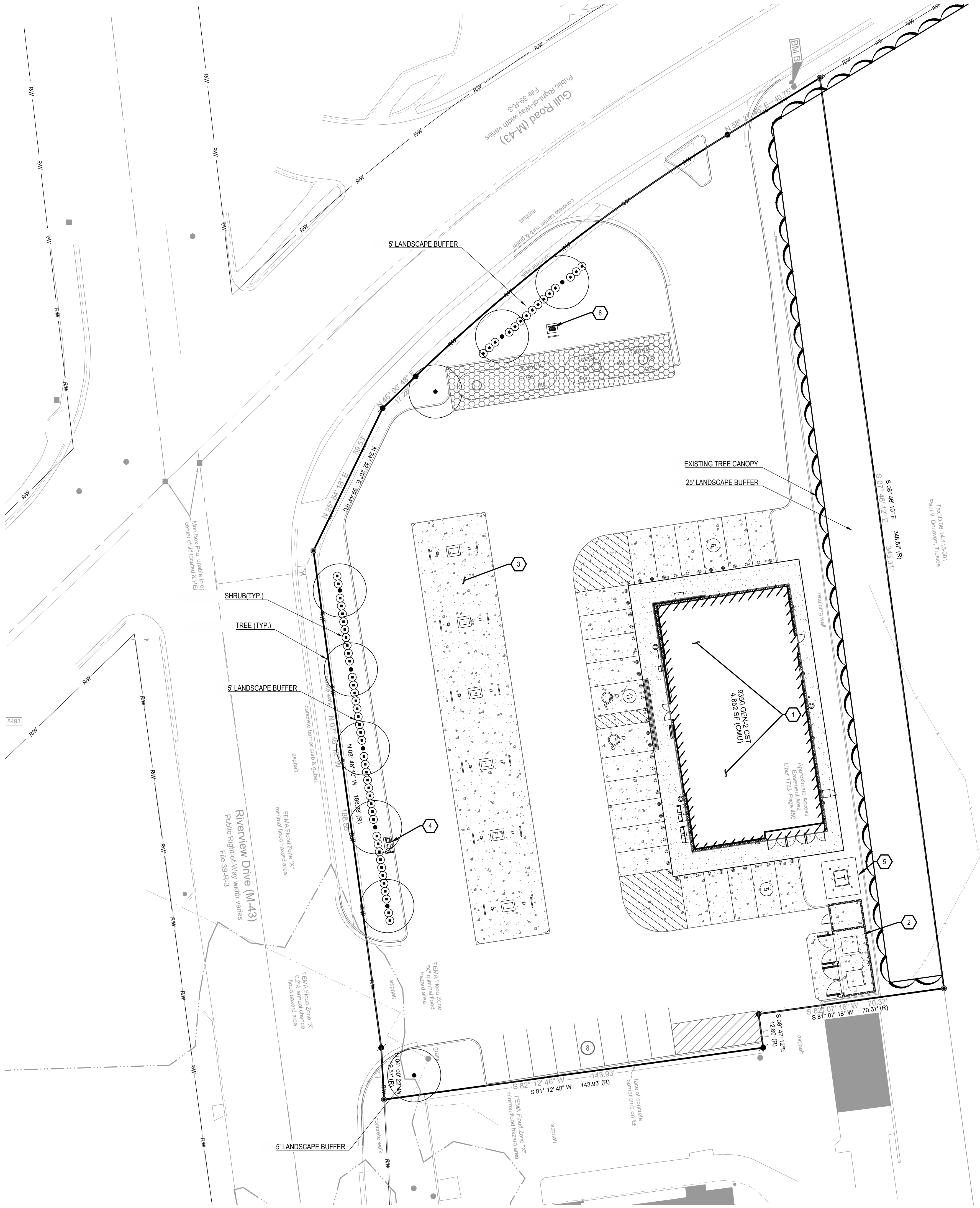
7-ELEVEN, INC.

Revisions / Submissions		
ID	Description	Date

Project Number: 765319
Scale: 1"=20'
Drawn By: MB
Checked By: JS
Date: 09/23/2025
Issue: ENTITLEMENT PLANS

Drawing Title:
DIMENSION PLAN

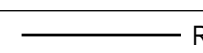
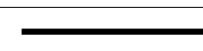
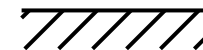
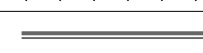
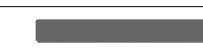
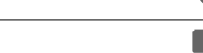
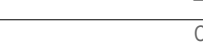
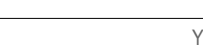
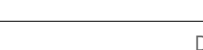
CS1



CODED NOTES:

1. PROPOSED BUILDING.
2. PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS.
3. PROPOSED AUTO FUELING CANOPY.
4. PROPOSED AIR MACHINE.
5. ELECTRICAL TRANSFORMER PAD.
6. PROPOSED VENT STACKS FOR FUEL TANKS. REFER TO FUELING PLANS.
7. EXISTING TREE CANOPY.

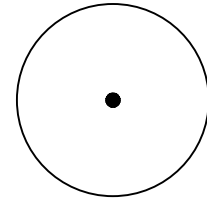
SITE LEGEND

	RIGHT-OF-WAY
	PROPERTY LINE
	SETBACK
	EASEMENT
	CENTERLINE
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	RETAINING WALL
	SIGN
	DETECTABLE WARNING MAT.
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CURB INLET
	CLEANOUT
	YARD DRAIN
	DOWN SPOUT
	FIRE HYDRANT

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
--------	-----	-------------------------	------	--------------	---------

TREES

	9	CANOPY TREE A SPECIES TO BE DETERMINED	2" CAL	10-12' HT	AS SHOWN
---	---	---	--------	-----------	----------

SHRUBS

	55	DECIDUOUS SHRUB A SPECIES TO BE DETERMINED	---	18" HT	3'-0" OC
---	----	---	-----	--------	----------

LANDSCAPE REQUIREMENTS

ROW SCREENING
PER SECTION 50.8.4 (C) – LANDSCAPE AREA AROUND PARKING SHOULD BE 5' WIDE. FENCING UP TO 42 INCHES IN HEIGHT IS REQUIRED IN THE LANDSCAPE BUFFER AND SHALL BE LOCATED ADJACENT TO THE PARKING AREA, WITH THE REQUIRED TREES, SHRUBS, AND OTHER LANDSCAPING ADJACENT TO THE STREET. ONE TREE IS REQUIRED FOR EVERY THIRTY-FIVE LINEAR FEET OF FRONTAGE. ONE SHRUB IS REQUIRED FOR EVERY SIX LINEAR FEET OF FRONTAGE.

TOTAL ROW LENGTH MINUS SIDEWALK AND DRIVEWAYS (328 LF)

REQUIRED TREES: 9.3 (328 / 35)
PROPOSED CANOPY TREES: 9

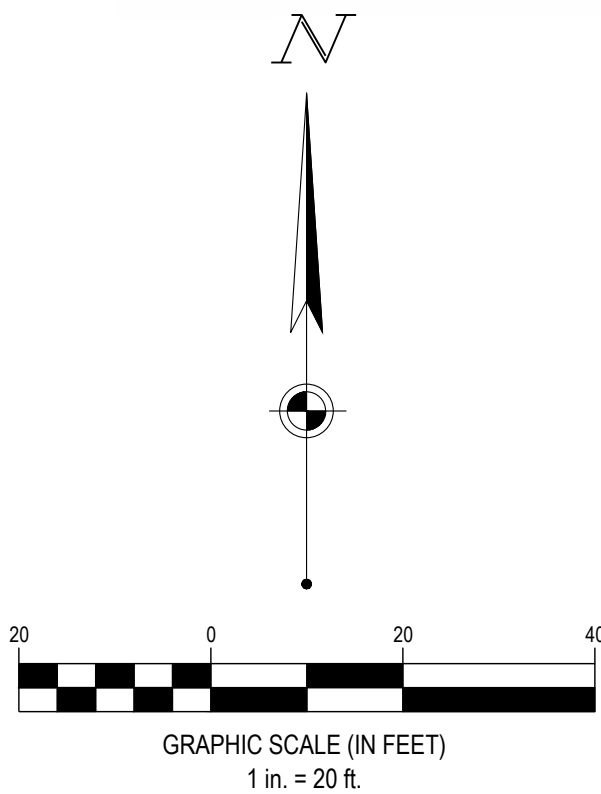
REQUIRED SHRUBS: 55 (328 / 6)
PROPOSED SHRUBS: 55

MULCH

ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF DOUBLE-HAMMERED HARDWOOD MULCH FROM A SUSTAINABLE SOURCE. CONTRACTOR TO PLACE A 4' DIAMETER MULCH RING AROUND ALL TREES IN LAWN.

IRRIGATION

THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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7-ELEVEN, INC.

7-ELEVEN - KALAMAZOO

918 RIVERVIEW DRIVE
KALAMAZOO, MI 49048

Revisions / Submissions

ID	Description	Date
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Project Number: 765319

Scale: 1" = 20'

Drawn By: RT

Checked By: EB

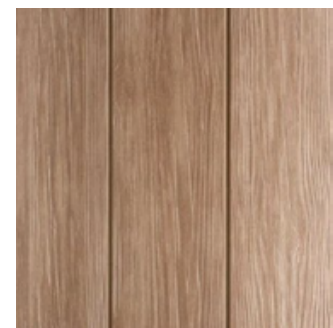
Date: 09/11/2025

Issue: NOT FOR CONSTRUCTION

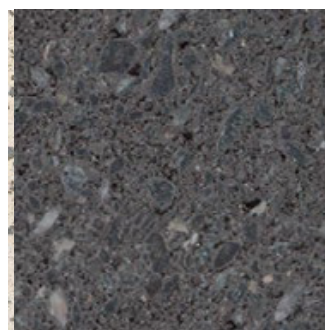
Drawing Title:

LANDSCAPE PLAN

LS



Nichiha Vintage
Wood - Spruce



Westbrook Concrete
Block CMU –
PFT-608



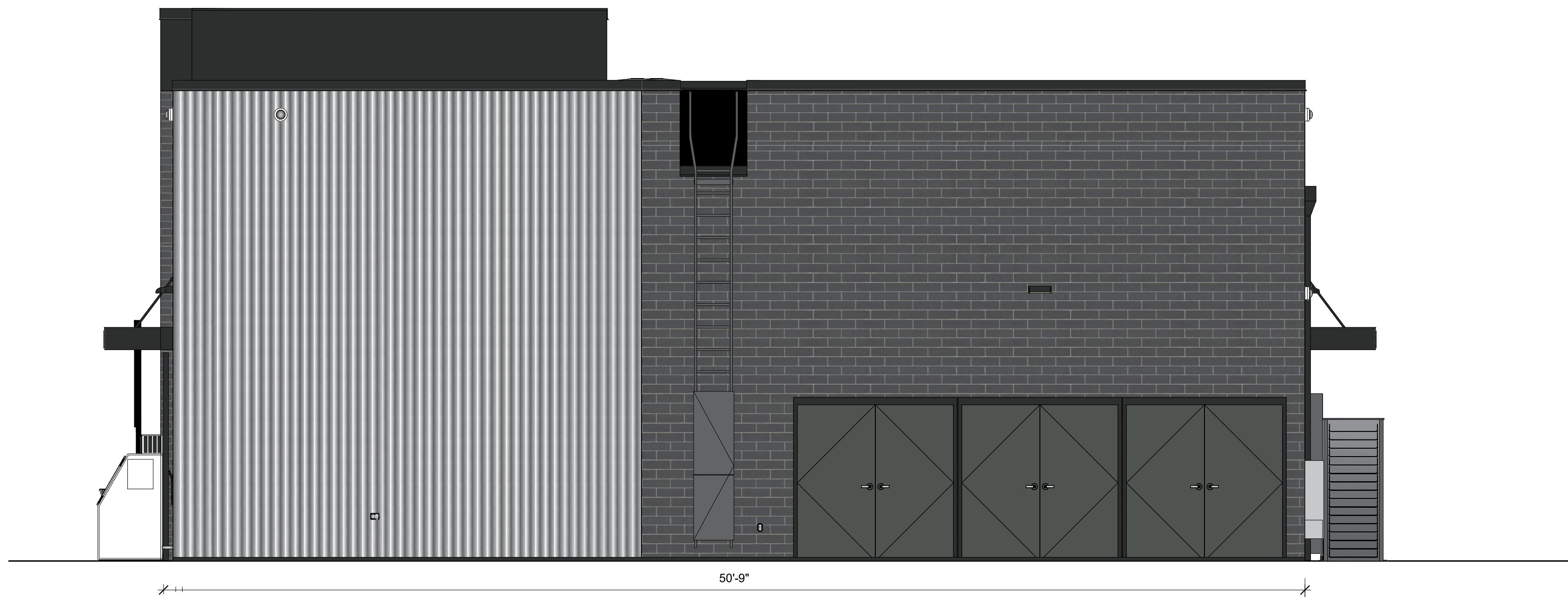
Pac-Clad –
Silver



Bollards and Trim:
Sherwin Williams –
Tricorn Black 6258



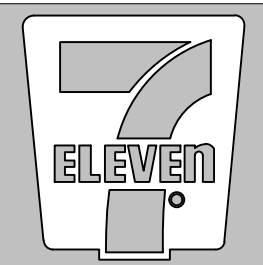
Electrical Doors:
Sherwin Williams –
Rock Bottom 7062



2 ELEVATION BACK
3/8" = 1'-0"



1 ELEVATION FRONT
3/8" = 1'-0"



7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

9350 SPEEDWAY EXTERIOR COLOR
ELEVATION

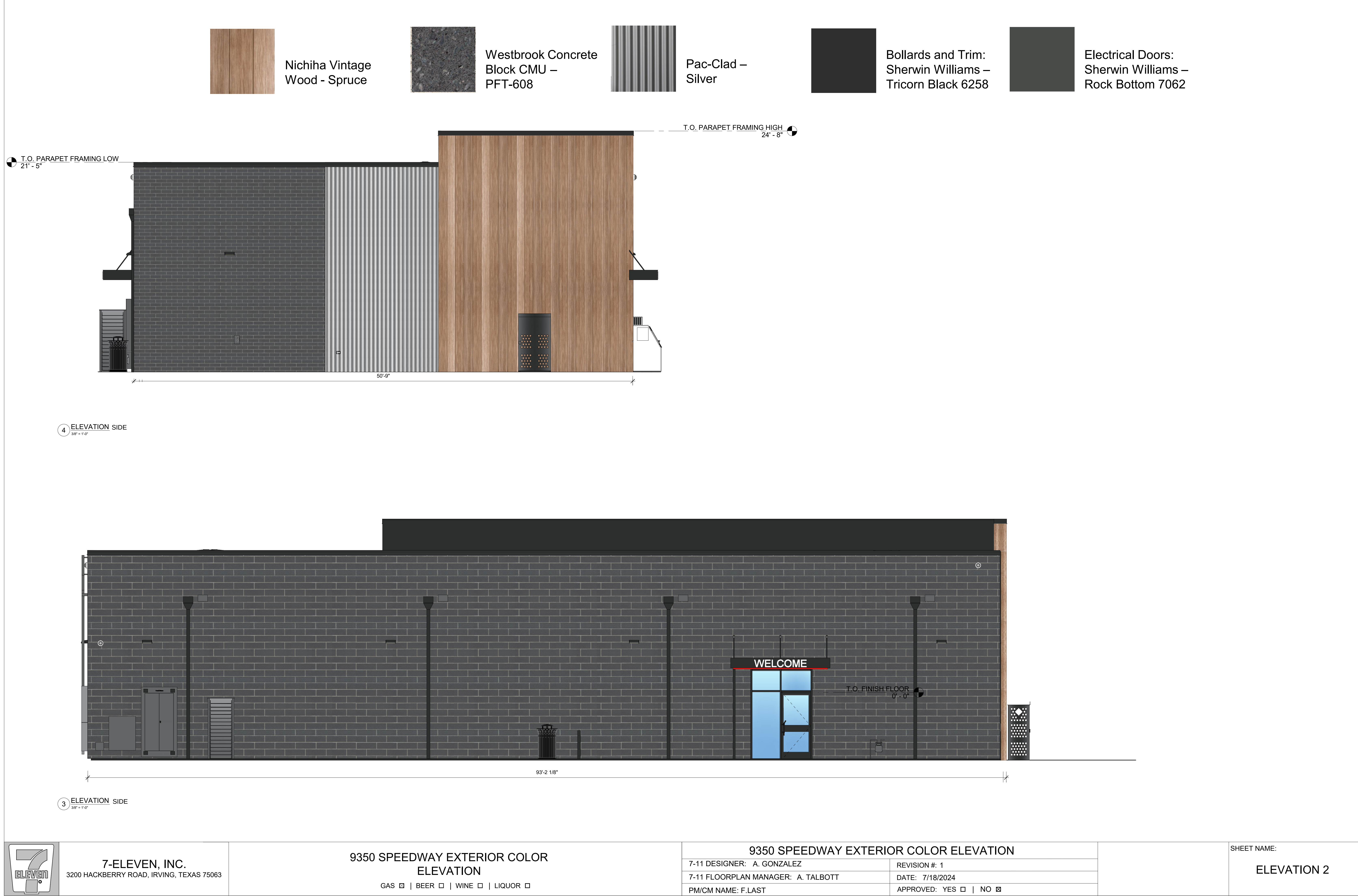
GAS ☒ | BEER ☐ | WINE ☐ | LIQUOR ☐

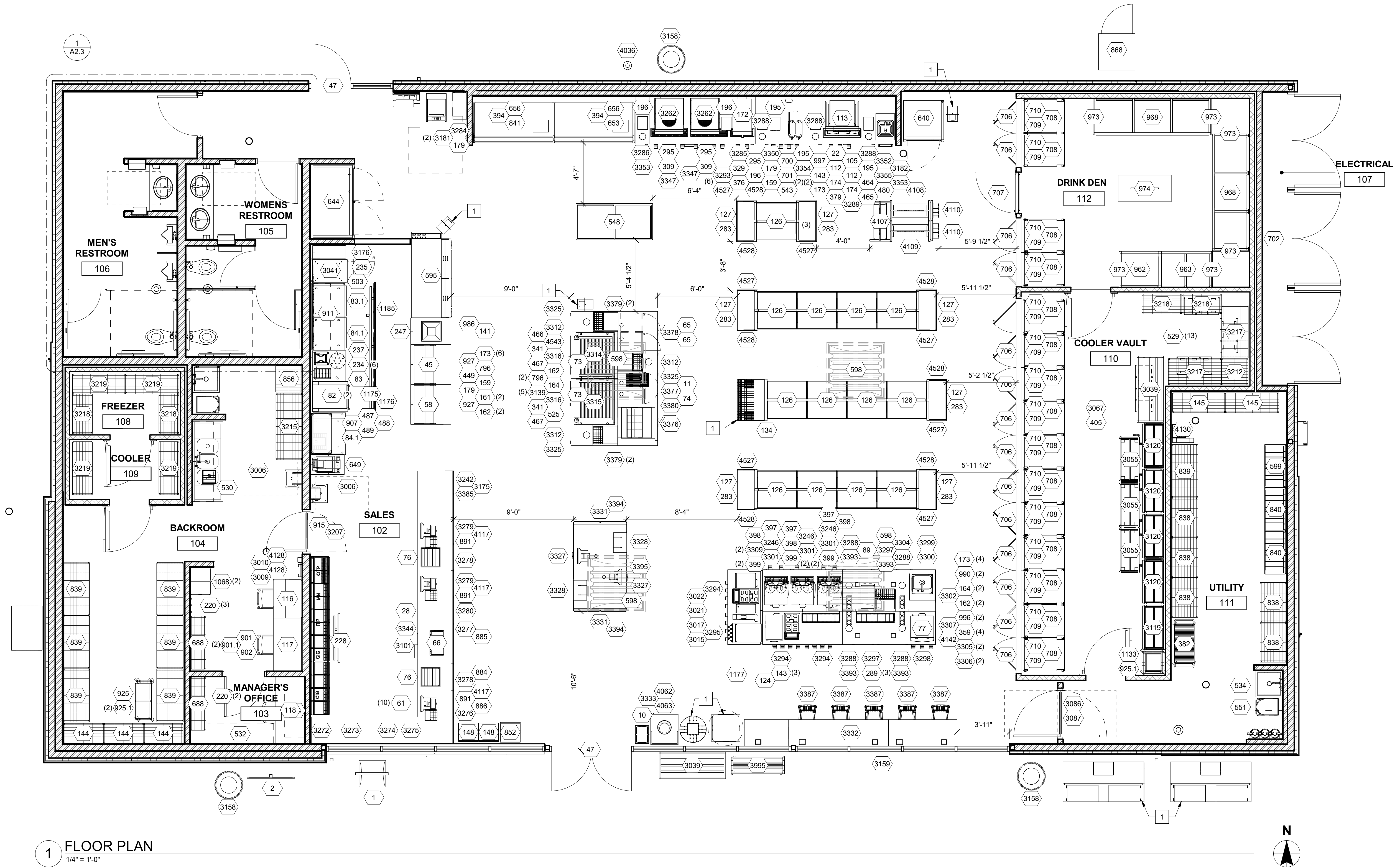
9350 SPEEDWAY EXTERIOR COLOR ELEVATION

7-11 DESIGNER: A. GONZALEZ	REVISION #: 1
7-11 FLOORPLAN MANAGER: A. TALBOTT	DATE: 7/18/2024
PM/CM NAME: F.LAST	APPROVED: YES ☐ NO ☒

SHEET NAME:

ELEVATION





1 FLOOR PLAN
1/4" = 1'-0"

KALAMAZOO, MI - 9350 CST 2024-01

SALES SECTIONS	HEIGHT	QTY	STORAGE	LF	EQUIPMENT	QTY	OCCUPANCY	WALL TYPE LEGEND	SPECIFICS
T-UNITS	54"	26	4-TIER DRY SHELVING	69'	VAULT DOORS	11	MERCHANDISE / DRINK DEN 2,348 SF / 60 = 40 PEOPLE	EXTERIOR WALL	APPROVED: YES ☐ NO ☐
END CAPS	54"	7	6-TIER DRY SHELVING	N/A	DRINK DEN	4	QUEUING 62 SF / 5 = 13 PEOPLE	NEW WALL FULL HEIGHT	APPROVAL DATE: XX/XX/XXXX
END CAPS w/ 6" EXTENDER	54"	0	COOLER STORAGE	8'	LOW TEMP DOORS	2	SEATING 84 SF / 15 = 6 PEOPLE	NEW WALL PARTIAL HEIGHT	GO-BY RELEASE DATE - JUNE 2024
END CAPS 24" W w/ 6" EXTENDER	54"	0	FREEZER STORAGE	14'	SLURPEE	2	KITCHEN ## SF / 200 = 0 PEOPLE	NEW COOLER WALL	7-11 DESIGN MANAGER: LINDSEY LONG
FritoLay END CAP	54"	1	OVERHEAD STORAGE	12'	POST MIX	1	SALES 398 SF / 60 = 7 PEOPLE	COLUMN	SHELL CONSTRUCTION:
WINE FIXTURE	54"	3			ROLLER GRILL	2	BACKROOM / UTILITY / VAULT 976 SF / 300 = 4 PEOPLE		CMU ☒ CFS/LGMF ☐ SIPS ☐ OTHER
LOW WALL	36"	0			SANDWICH CASE	2	OFFICE 43 SF / 100 = 1 PERSON		BUILDING SIZE: 4,852 SF
HIGH WALL	72"	0			BAKERY CASE	1	RESTROOM		GAS ☒ BEER ☒ WINE ☒ LIQUOR ☐
TOTAL SALES SECTIONS		37			NOVELTY CASE	1			
					ICE MERCHANDISER				
						INT: 1 / EXT: 4			
							OCCUPANCY LOAD (>49) = ##		
							TRAVEL DISTANCE (<200) = ##		
							COMMON PATH OF TRAVEL (<75) = ##		
							RESTROOMS REQUIRED = 2		
							EXITS REQUIRED = 2		

7-ELEVEN, INC.
3203 HACKBERRY ROAD, IRVING, TEXAS 75063
SPEEDWAY 9350 CST
918 RIVERVIEW DRIVE
KALAMAZOO, MI 49008
FLOOR PLAN

WWW.CESOINC.COM
2015 W. 25th Street Suite 200
Okemos, MI 48864
Phone: 335.663.6200 Fax: 335.226.4520

JOB #:
765319-01

SCALE:
1/4" = 1'-0"

DATE:
09/10/2025

DRAWN BY:
Author

CHECKED BY:
Checker

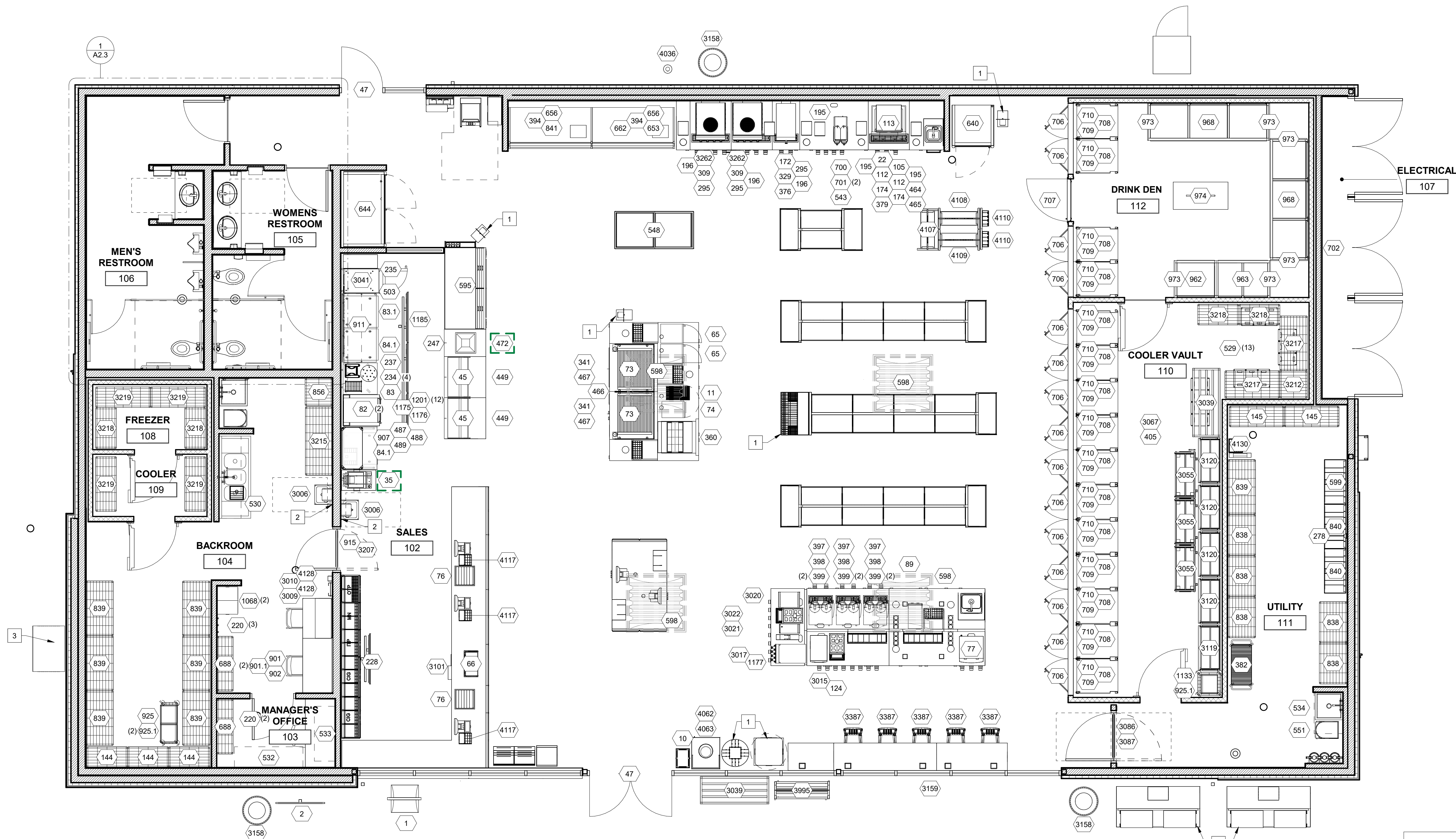
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claims and losses.

DESIGN
Preliminary
DRAWINGS
FOR CONSTRUCTION

SHEET:
FP1

Page 36 of 102

KEYNOTES	
1	3RD-PARTY VENDOR-SUPPLIED ITEM
2	HAND SOAP OR SANITIZER TO BE PROVIDED BY OWNER AND INSTALLED ON WALL BY HAND SINK
3	3RD-PARTY VENDOR-SUPPLIED ITEM

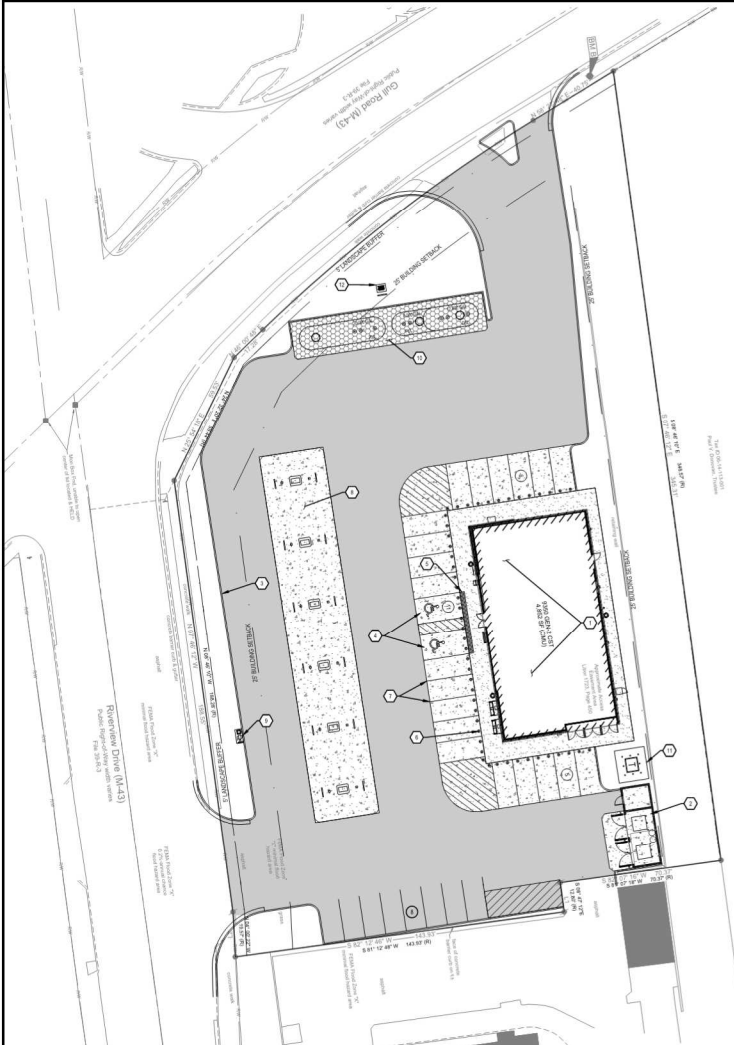


1 EQUIPMENT PLAN
1/4" = 1'-0"

EQUIPMENT REVIEW
APPROVED: YES ☐ NO ☐ NOT REVIEWED ☐
APPROVAL DATE: XX/XX/XXXX
7-11 DESIGN MANAGER: LINDSEY LONG

Date	
Description	
No.	
PROTO: NON-PROTO	
7-ELEVEN, INC 3203 HACKBERRY ROAD, IRVING, TEXAS 75063 SPEEDWAY 9350 CST 918 RIVERVIEW DRIVE KALAMAZOO, MI 49008	
EQUIPMENT FLOOR PLAN	
WWW.CESOINC.COM 2013 W. 25th Street Suite 200 Cleveland, OH 44113 Phone: 330.663.6200 Fax: 330.206.4520	
JOB #:	765319-01
SCALE:	1/4" = 1'-0"
DATE:	09/10/2025
DRAWN BY:	Author
CHECKED BY:	Checker
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SHEET:	EQ1.0

[illegible]



**SPECIAL USE PERMIT FOR FUEL SALES
PROPOSED SPEEDWAY GAS STATION
918 RIVERVIEW DRIVE**

**Please send any comments or questions
to Sergio Garcia at
sergio.garcia@cesoinc.com**



13060 S. US HWY; Ste. D
Dewitt, MI 48808

U.S. POSTAGE

Planning Commission Meeting & Public
Hearing for Special Land Use will be:

THURSDAY, DECEMBER 04, 2025

City Hall @ 241 W. South Street
Commission Chambers
7:00 PM

CHIP SYSTEMS INTL INC
10953 NORSCOTT ST
SCOTTS, MI 49088

To examine documents related to this request or provide written comments, please contact Bobby Durkee at durkeer@kalamazoo.city.org or call (269) 337-8172 or at 245 N Rose St. Suite 100 during business hours from 9:00 a.m. to 3:00 pm.

Looking north up Gull Road frontage



Looking south down Riverview Drive



Looking south down Gull Road





Community Planning and Economic Development

245 N. Rose Street, Suite 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

Mandy Gauss
CESCO, Inc.
13060 S. US Hwy. 27, Suite D
Dewitt, MI 48820

March 14, 2025

**RE: ZBA #25-03-05
918 Riverview Drive
Parcel #: 06-14-116-001**

Dear Mr. Gauss:

At the meeting of the Zoning Board of Appeals on Thursday, March 13, 2025, the Board denied the requested dimensional variance from Chapter 50-4.4(10)(a), to authorize a variance of 2,265 feet where a separation distance between package liquor uses of 2,640 feet is required. This request was related to the proposed beer and wine sales at the 7-Eleven under consideration for this site.

If you have any questions, please contact me in the Community Planning and Economic Development Department at (269) 337-8806.

Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator

CC: Midwest States, LLC, Attn. Bogie Piwovar, 8774 Sepulveda Blvd, Ste. 6, North Hills CA 91343



Planning Commission Staff Report

City of Kalamazoo

Date: **12/4/2025**

Item: **E.2.**

TO: City of Kalamazoo Planning Commission

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

DATE: December 4, 2025

SUBJECT: P.C. #2025.08 A request for a Special Use Permit to redevelop the utility building on the property for Consumers Energy at 1204 E Alcott Street.

BACKGROUND:

Consumers Energy maintains a structure at 1204 E Alcott Street, located at the corner of E Alcott & James Street in the Edison Neighborhood. This structure serves as a gas regulator building for their natural gas utility line in the vicinity. The existing structure was built in 1943 and is set back approximately 25 feet from the street and the front property line, which matches the average setbacks on the block. The low-rise brick structure, with grass surfacing with overgrown weeds and brush along the eastern edge, blends in with the surrounding houses and yards. This institutional utility structure blends in as best it can, given the residential neighborhood it is located.

The proposed replacement building is smaller than the existing 850-square-foot brick building on the site, which is over 80 years old. In the E Alcott front yard, there are some low-rise vaults, which appear as metal doors rising out of the ground. The proposed redevelopment would remove these vaults from the yard. The replacement building is pushed further south on the parcel, and the applicant proposes to surround the new building with a six-foot ornamental fence on three frontages, with a concrete wall with brick veneer for the home next door to the east. For the screening to the east, a pre-cast concrete wall with brick will provide sound and visual screening for the adjacent house. Staff is supportive of the wall instead of landscaping to accommodate the city lot the regulator building occupies, and it matches a six-foot wall or privacy fence, which is not unusual in a residential zone. Within the plan is ownership information of adjacent and nearby structures, which can ease any coordination with the adjacent neighbors before or during construction.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

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: Consumers Energy is a regulated utility in the State of Michigan and maintains a network of smaller maintenance and pressure regulator stations, such as this brick building. This building and its mechanics are critical to maintaining the infrastructure and will maintain reliability to the system through the modernization of older buildings and equipment. The rebuilding of the structure and site will require a Special Use Permit, and the City mailed notices to properties within 300 feet and published a notice on Tuesday, November 18th.

Engagement/Communication Tools

As an existing use and important to system reliability and the residential nature of the site, Consumers is opting to perform its outreach ahead of construction starting in 2026. Their Community Outreach staff has prepared an outreach plan timed for that phase of the project. Attached to this staff report is their outline and timing of community outreach and coordination.

Since the Public Participation Policy (PPP) recommends outreach and given the regulatory nature of this facility, staff is supportive of an approach tied to construction starting after a potential approval by the Planning Commission, instead of during the request for Special Use.

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 proposed special use is appropriate for the location. The use is a small, unoccupied utility building on a residential lot at a corner in the Edison Neighborhood. The replacement building is smaller, within the setbacks, and

proposes ornamental fencing, with gravel surfacing within the fencing and a six-foot brick wall for the house to the east. With 1 or 2 visits a month, there is little activity associated with the site. Due to utility line locations and system reliability, the proposed building and site redesign maintains its small-scale intensity, with it focused at the intersection, instead of mid-block. Other corners at this intersection include homes set far back from the corner, and the new building will retain setbacks with open yards at this corner. The entryway of the new building faces James Street instead of E Alcott Street, while the entryway faces another roadway. The building is still within its building envelope, and the entry location is seen as secondary to the use related to managing the regulated natural gas utility.

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

There are no use standards for Utility Buildings in Section 4.2 of the Appendix A Zoning Ordinance. It is understood that a utility building may have unique safety and code restraints that are unique to the operation and location of the use.

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.

The location and design of the proposed works to minimize any adverse effects. The new building is made up of a brick exterior, which will help reduce noise, and a cement wall with brick screening for the house to the east is proposed. There is no driveway or parking space on site currently. With the redevelopment of the site, a single-lane gravel driveway is proposed. This will provide off-street parking for personnel who visit the site and includes a gate for truck and personnel safety while servicing the site. Due to it being a residential corner lot, there are no natural features of substance to preserve. There is a plan showing trees on neighboring properties and the removal of overgrowth or brush. There are no trees on site, and staff recommends a tree in each road front yard or to contribute two trees to the neighborhood tree canopy per 50-8.4 (B) of the Chapter 50 Zoning Ordinance.

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.

The special use will maintain compliance with the environmental protection standards of this ordinance. Volumes, management, and spill containment of any chemicals to be held within the building will be reviewed in the Site Plan Review process. The applicant does not anticipate the storage of any chemicals or hazardous

materials on site. Consumers Energy is equipped to manage the risk and safety of the replacement regulator building.

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

There is sufficient road capacity to serve this special use, and a new gravel driveway is proposed from the alleyway, where no off-street parking currently exists on this site.

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

The redevelopment of the site includes the addition of a vehicular access driveway from the alleyway. The ability to park and secure the truck behind fencing is an additional improvement to the site.

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

There are adequate facilities available for water and sanitation for this site. There are no water or sanitary needs for the structure, and there is an existing electrical utility (also Consumers), which the new building will utilize. The site is one block from Public Safety Station 2, and the road frontages extend to the primary road network with capacity for any responding emergency vehicles.

8. That the proposed special use is located and designed so that adequate access onto the site is provided for fire, police, and EMS services.

The proposed driveway and two street frontages provide adequate site access. Gates and entry gates are provided for the fence enclosure. Public Safety can utilize access to the building through Knox box key vaults to ensure safe access.

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

With no use standards for a utility building. As a long-time user of this site related to gas utility service, staff believe the proposed standards align the site to the scale and form of the residential neighborhood. The development standards that would apply to a new residential home are appropriate instead of commercial or industrial screening adjacent to residential use standards for the consideration of Special Use Permit.

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.

With the staff conditions for this Special Use Permit and the review of the site by the Site Plan Review Committee, the use complies with all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

RECOMMENDATION:

It is recommended that the Planning Commission approve the Special Use Permit request to replace the gas regulator building at 1204 E Alcott Street with the following conditions:

- Gravel surfacing only permitted within the proposed fencing surrounding the regulator building and not in excess of the maximum impervious surface of the RS-5 zone district.
- Provide one tree in each street front yard or contribute at least two (2) trees to the Tree Canopy of the Edison Neighborhood.
- Fencing shall conform to 50-8.5 A & B of the Chapter 50 Zoning Ordinance.

Planning Commission Application



Submitted on	4 November 2025, 8:00AM
Receipt number	17
Related form version	7

Introduction

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

Applicant Information

Name	Amy Gilpin
Organization (if applicable)	Consumers Energy
Email Address	amy.gilpin@cmsenergy.com
Phone Number	517-788-1529
Address	One Energy Plaza, Jackson, MI 49201, USA No coordinates found
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	1204 E Alcott St, Kalamazoo, MI 49001, USA Map (42.2706457, -85.5651105)
Parcel Identification Number	06-26-145-101
Zone District	RS-5
Type of Request	Special Use Permit
Application Fees	\$375.00
Project Description & Reason for Request	Consumers Energy will perform a full regulator station rebuild including new regulation building, rtu rack, new gravel driveway, fencing, and miscellaneous above and below grade mechanical and electrical supports. Existing regulation building and vaults will be demolished.

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. The proposed and existing use of the site serves the same purpose (gas regulation station). The new building will have a brick facade and ornamental fencing and screening will be installed in accordance with RS5 zoning requirements.

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

Yes, with exceptions. Requesting no landscaping requirements. Screening has been provided according to Article 8. An exception to impervious area or reconsideration of yard gravel as impervious is also being requested. Consumers prefers to gravel sites within the fenceline and typically uses 6AA for their yard gravel. Since the yard gravel is not compacted and 6AA contains approximately 40% void space, Consumers would like the planning commission to consider the yard gravel area as pervious.

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?

Yes. Ornamental fencing is provided along the north, west, and south property lines, and screening is provided along the east (residence facing) property line. The building facade is brick. The site is normally unoccupied and frequented by maintenance personnel on a monthly basis, so the driveway will double as parking. Loading, odors, noise, glare, and vibration are not a concern at this site.

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?

There are no existing natural features within the property lines providing a buffer between adjoining properties. Brush along the southeast property line will be removed.

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?

Yes, the building is located outside of required setbacks for RS5 zone. The rtu rack is located in the southeast corner of the property, close to screening and away from street facing north and west property lines. The entrance is located off the south alley. The existing vaults in the front yard are being removed.

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?

Yes, the building is located outside of required setbacks for RS5 zone. Ornamental fencing is provided along the north, west, and south property lines, and screening is provided along the east (residence facing) property line. Fencing and screening complies with ordinance requirements for height, material, and % open.

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. Driveway is located off south alley. Site is unoccupied. Maintenance personnel visit on a monthly basis.

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. This site is unoccupied. No water or sanitary sewer.

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. Knox box will be provided outside of fence line for emergency services.

Does the proposed special use meet the appropriate standards in Chapter 6: General Development Standards?	Yes, with exception. The reg building entrance does not face the front (north) street (Alcott). The building will be accessed from the back (south) alley. The doors are on the east and west sides of the building. The site and building are fenced off and are not meant to be accessed by the public.
Doesthe proposed special use meet all standards imposed on it by all other sections of this Ordinance for use,layout, and general development characteristics?	Yes.

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.	64-020_James and Alcott_GM-01138_2026 Rebuild_CIVIL_AFC.pdf
---	---

Submit

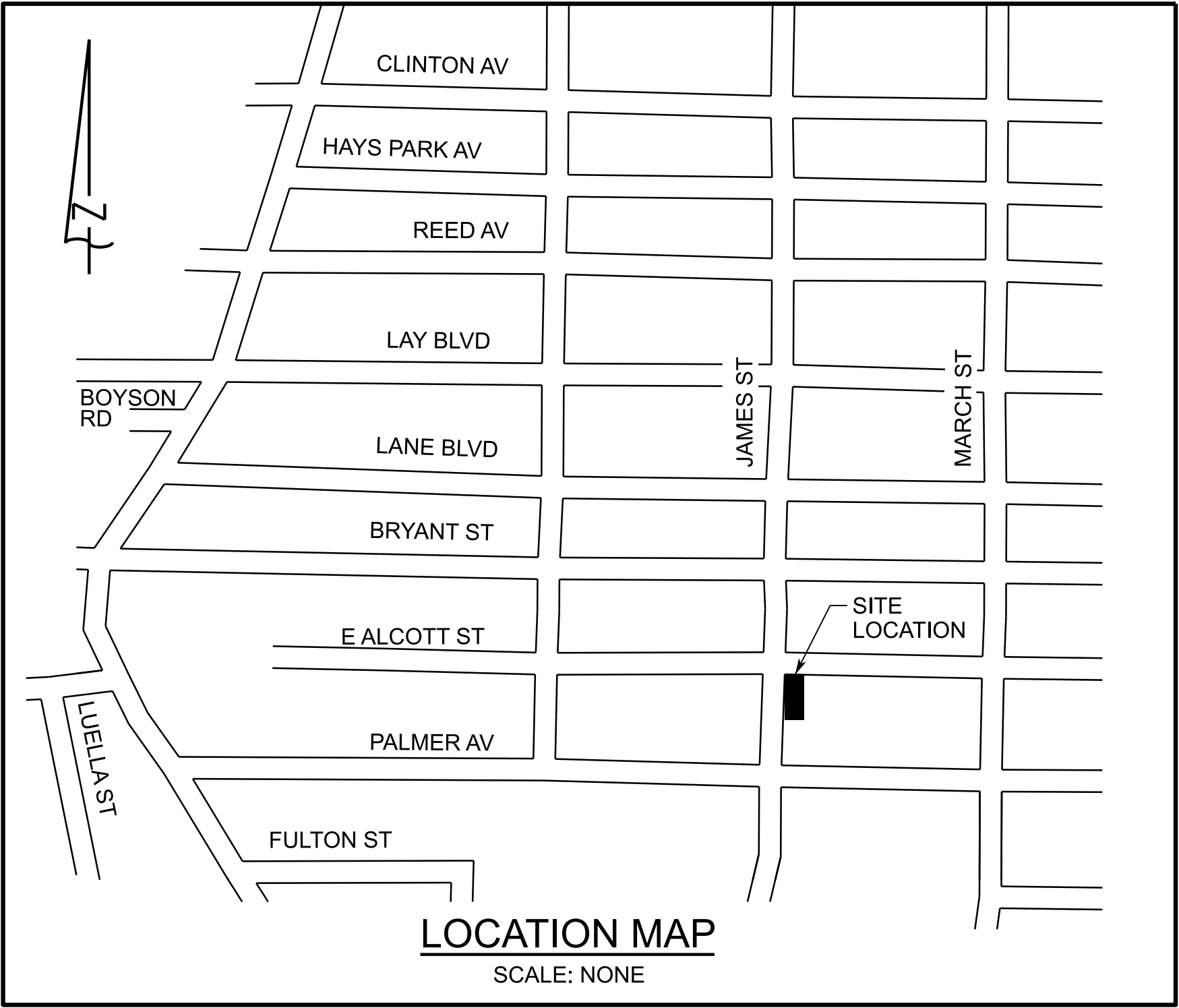
Your Signature	 Link to signature
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64-020
JAMES & ALCOTT
REG. STATION REBUILD

GM-01138
WO: 44420700
2026 CONSTRUCTION

DRAWING LIST

640020-C-7243-CVR-01	CIVIL COVER SHEET
640020-C-7243-SPL-01	SITE SURVEY
640020-C-7243-SPL-02	GRADING PLAN
640020-C-7243-SPL-03	SESC PLAN
640020-C-7243-SPL-04	SESC DETAILS
640020-C-7243-SAD-01	MISCELLANEOUS MECHANICAL FOUNDATION DETAILS
640020-C-7243-SAD-02	MISCELLANEOUS ELECTRICAL FOUNDATION DETAILS
640020-C-7243-SAD-05	SITE DETAILS
640020-C-7243-SAD-06	REGULATION BUILDING FOUNDATION PLAN
640020-C-7243-SAD-07	PRECAST CONCRETE FENCE DETAILS
640020-C-7243-PMT-01	PERMIT COVER SHEET
640020-C-7243-PMT-02	SITE GENERAL NOTES
640020-C-7243-PMT-03	EXISTING SITE AND REMOVALS PLAN
640020-C-7243-PMT-04	SITE PLAN
640020-C-7243-VEN-01	REGULATION BUILDING NOTES
640020-C-7243-VEN-02	REGULATION BUILDING FRAMING PLAN
640020-C-7243-VEN-03	REGULATION BUILDING BUILDING SECTIONS
640020-C-7243-VEN-04	REGULATION BUILDING ARCHITECTURAL



T2S - R11W
SECTION 26
CITY OF KALAMAZOO
KALAMAZOO CO.

1204 E. ALCOTT ST.
KALAMAZOO, MI 49001
42.270841, -85.565022

Received
November 4, 2025
City of Kalamazoo

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

- ☐ SHEET COMPLETED AS MARKED
- ☐ POTENTIAL PUNCHLIST SHEET IMPACT
- ☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY

NAME: _____
CONTACT: _____
COMPANY: _____
DATE: _____
RFI #: _____

SAFETY OBSERVATIONS

- ☐ _____ DATE: _____
- ☐ _____ DATE: _____
- ☐ _____ DATE: _____
- ☐ _____ DATE: _____
- ☐ _____ DATE: _____
- ☐ _____ DATE: _____
- ☐ _____ DATE: _____
- ☐ _____ DATE: _____

EXAMPLES: VICIOUS DOG, POISON IVY,
SLIPPERY SURFACES, UNEVEN GROUND, BEES,
OVERHEAD WIRES, TRIPPING HAZARDS

*ALL SAFETY OBSERVATIONS ARE NOT
LIMITED TO THOSE LISTED HERE.
PLEASE BE AWARE OF YOUR
SURROUNDINGS*

☐ FIELD WALK DOWN WAS NOT DONE BY ENGINEERING

APPROVED
FOR CONSTRUCTION

DATE: 10/21/2025



Know what's below.
Call before you dig.
www.call811.com

or MISSDIG @ 1-800-482-7171

CAUTION

IF INSTALLATION
CANNOT BE COMPLETED
AS DESIGNED

CONTACT PROJECT ENGINEER
BEFORE PROCEEDING

CONSUMERS ENERGY CONTACTS

DEPARTMENT	NAME	PHONE NUMBER
PROJECT MANAGER	ANTHONY STEPKE	269-308-2800
PROJECT ENGINEER	OSCAR MORILLO	574-370-3938
FIELD LEADER	TERRY CONKLIN	586-214-1492

JAMES & ALCOTT
2026 CONSTRUCTION

CIVIL COVER SHEET

FIELD AREA: KALAMAZOO	PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020		C-7243-CVR	01	

Consumers Energy

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GEO-SPATIAL & GAS ASSET MANAGEMENT
Meter and Regulation Department

FILE: 640020-C-7243-CVR-01.dgn
RASTER FILE:

SCALE
NONE

DESIGNER E. JOHNSON DATE 07/22/25
ENGINEER K. GRESS DATE 07/22/25
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 07/22/25
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ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES.	ENG.	PEER REV.	DES.	ENG.	PEER APP.	DES.	ENG.	PEER APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DES.	ENG.	PEER REV.	DES.	ENG.	PEER APP.	DES.	ENG.	PEER APP.

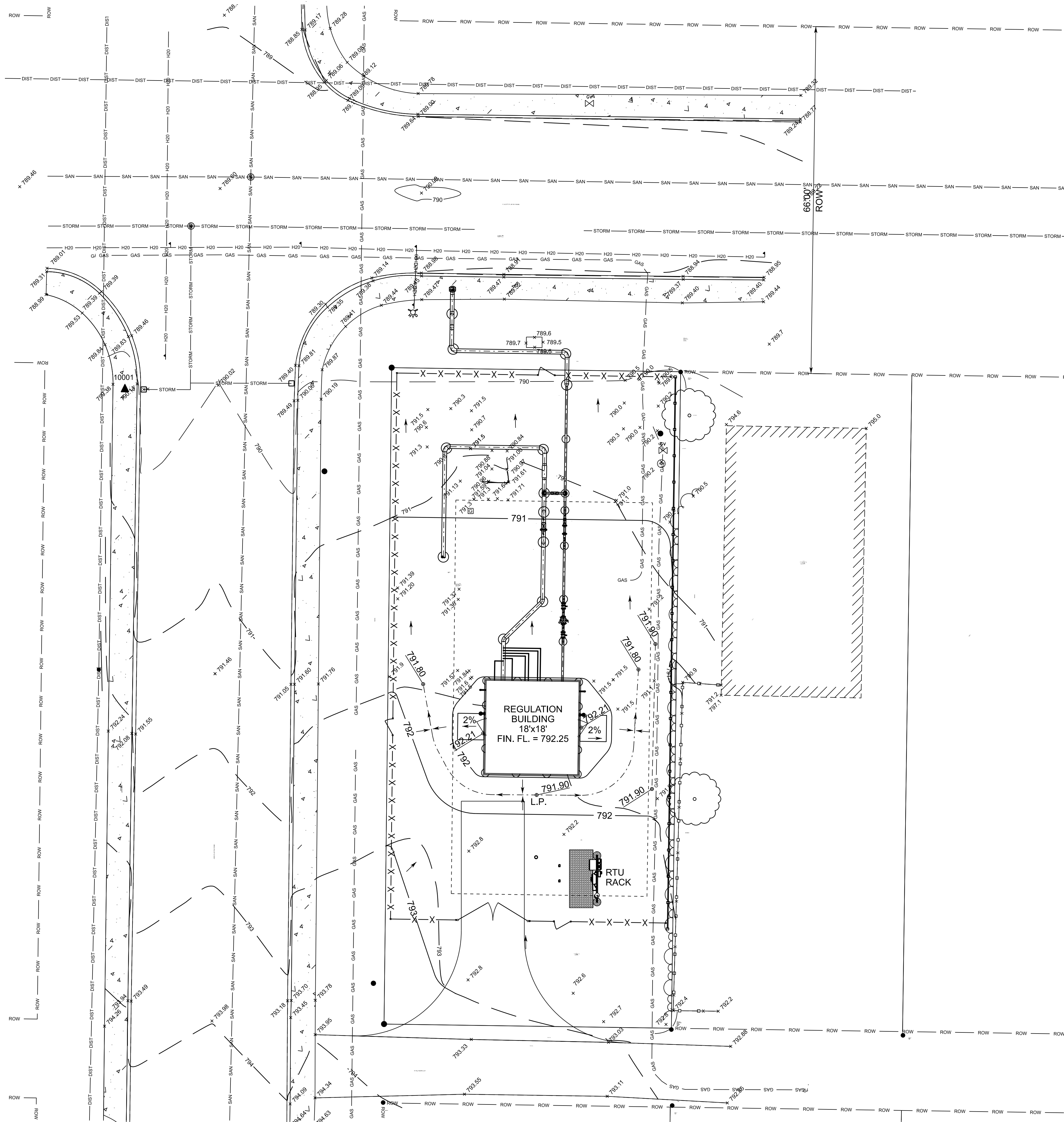
STANDARD DRAWING NO. REV. DATE:

DO NOT SCALE DRAWING USE DIMENSIONS ONLY

Page 54 of 102

REV. DATE:

STANDARD DRAWING NO.



LEGEND

- ELECTRICAL BOX
- FOUND SURVEY MARKER
- GPS CONTROL POINT
- EXISTING POLE
- BOLLARD
- GAS VALVE
- OH - DISTRIBUTION LINE
- UG - GAS PIPE LINE
- PROPOSED GAS LINE
- BUILDING SETBACK LINE
- ROW LINE
- WATER LINE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONTOUR MINOR
- EX. CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- EX. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EDGE OF BRUSH

REDLINE INFORMATION

TO BE FILLED OUT BY REDLINER

- ☐ SHEET COMPLETED AS MARKED
- ☐ SHEET COMPLETED AS ORIGINALLY DRAWN
- REDLINE PERFORMED BY
- NAME: _____
- CONTACT: _____
- COMPANY: _____
- DATE: _____
- RFI #: _____

**APPROVED
FOR CONSTRUCTION**

DATE: 10/21/2025

Sidock Group, Inc.
ENGINEERS • ARCHITECTS • CONSULTANTS • PROJECT MANAGERS

Consumers Energy
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GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FILE: 640020-C-7243-SPL-02.dgn
RASTER FILE:

SCALE
1" = 10'-0"

JAMES & ALCOTT
2026 CONSTRUCTION

GRADING PLAN

FIELD AREA: KALAMAZOO

PROJECT ID# STA. NO.

GM-01138 64-020

DRAWING NO.

C-7243-SPL

SHEET REV

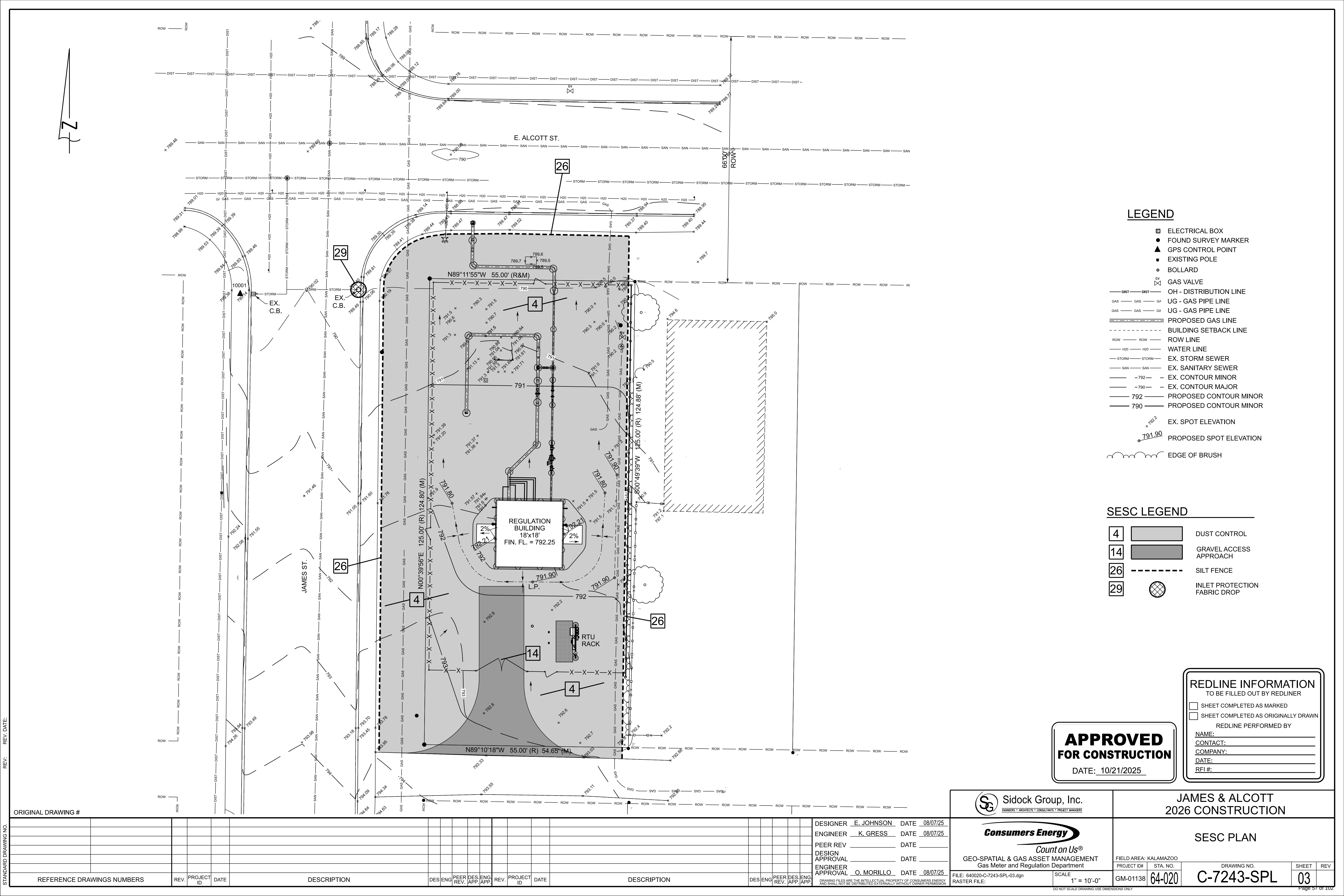
02

DESIGNER E. JOHNSON DATE 07/28/25
ENGINEER K. GRESS DATE 07/28/25
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 07/28/25

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Page 50 of 102



- LEGEND**
- ELECTRICAL BOX
 - FOUND SURVEY MARKER
 - GPS CONTROL POINT
 - EXISTING POLE
 - BOLLARD
 - GAS VALVE
 - OH - DISTRIBUTION LINE
 - UG - GAS PIPE LINE
 - UG - GAS PIPE LINE
 - PROPOSED GAS LINE
 - BUILDING SETBACK LINE
 - ROW LINE
 - WATER LINE
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - EX. CONTOUR MINOR
 - EX. CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR
 - PROPOSED CONTOUR MAJOR
 - EX. SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EDGE OF BRUSH

- SESC LEGEND**
- 4 DUST CONTROL
 - 14 GRAVEL ACCESS APPROACH
 - 26 SILT FENCE
 - 29 INLET PROTECTION FABRIC DROP

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

☐ SHEET COMPLETED AS MARKED
☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY

NAME: _____
CONTACT: _____
COMPANY: _____
DATE: _____
RFI #: _____

APPROVED FOR CONSTRUCTION

DATE: 10/21/2025

ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES. ENG.	PEER REV.	DES. ENG. APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DES. ENG.	PEER REV.	DES. ENG. APP.	REV.

DESIGNER E. JOHNSON DATE 08/07/25
ENGINEER K. GRESS DATE 08/07/25
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 08/07/25

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Gas Meter and Regulation Department

FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.
GM-01138	64-020

DRAWING NO.

C-7243-SPL

SHEET	REV
03	

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1" = 10'-0"

DO NOT SCALE DRAWING USE DIMENSIONS ONLY

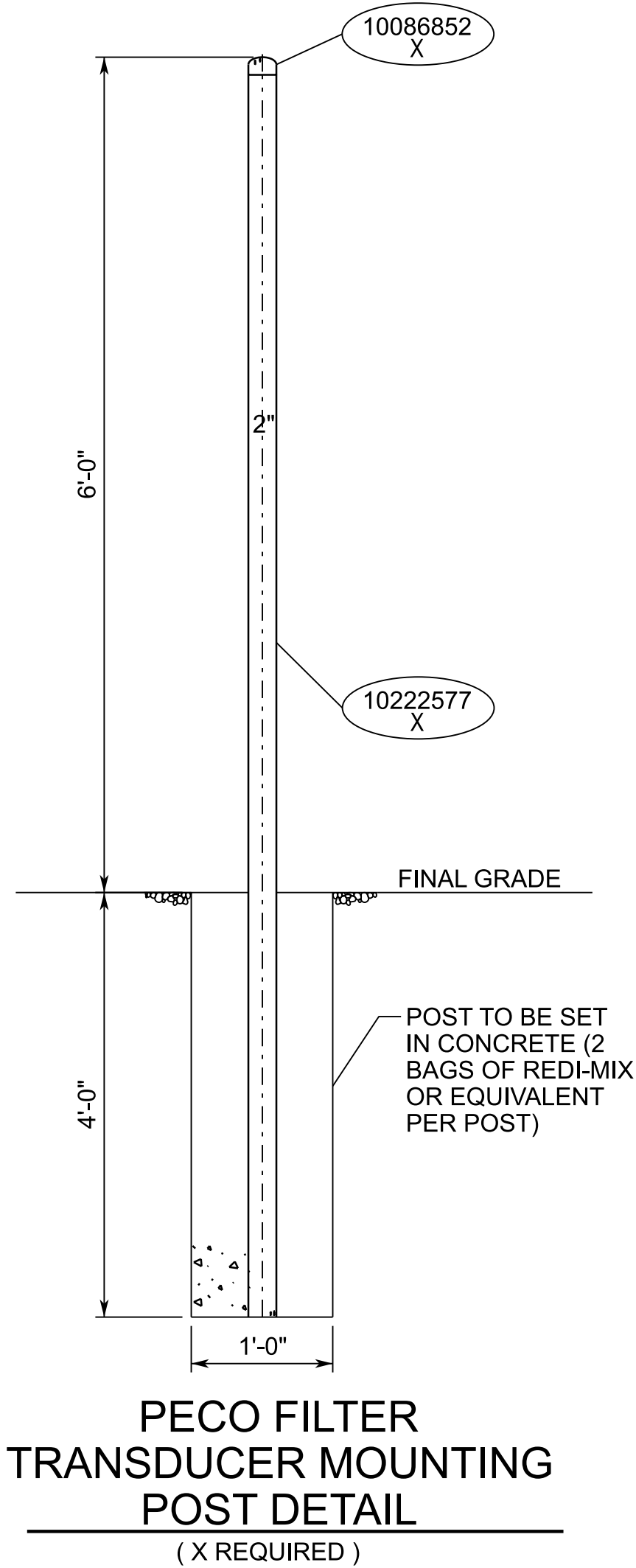
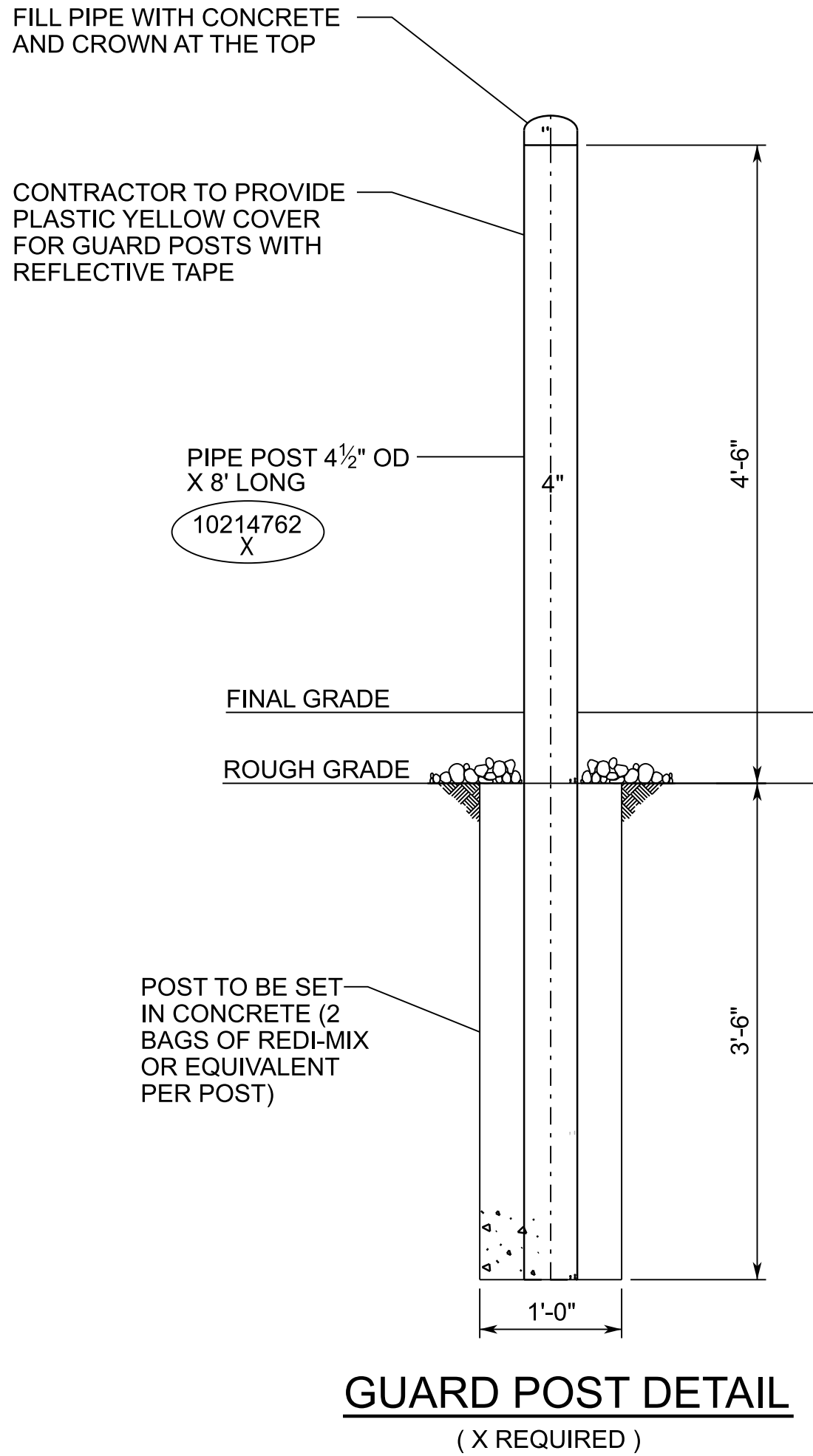
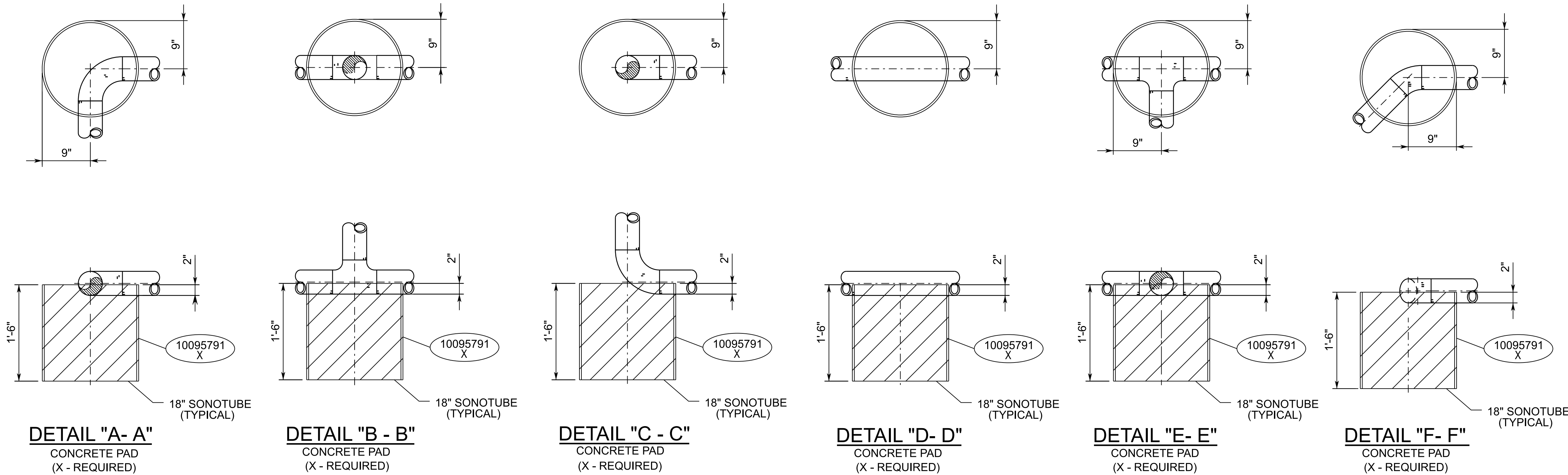
STANDARD DRAWING NO.

Page 57 of 102

Part 5: Ours

NOTES:

1. FOR LOCATION OF CONCRETE PADS, SEE DRAWING M-XXXX-EPL SHT. 01.
2. PIPE SHALL BE DOUBLE COATED AND WRAPPED AT UNDERGROUND CONCRETE PIPE SUPPORTS TO PREVENT ABRASION OR DAMAGE TO COATING.



LEGEND

- PROPOSED PIPING
- MATERIAL BALLOON

**APPROVED
FOR CONSTRUCTION**

DATE: 10/21/2025

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

☐ SHEET COMPLETED AS MARKED

☐ POTENTIAL PUNCHLIST SHEET IMPACT

☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY

NAME: _____

CONTACT: _____

COMPANY: _____

DATE: _____

RFI #: _____

STANDARD SHEET - DETAILS SHOULD NOT CHANGE
PUNCHLIST SHEET - DETAILS IN CLOUDED AREA MAY BE
CHANGED PER PROJECT

JAMES & ALCOTT
2026 CONSTRUCTION

MISCELLANEOUS MECHANICAL
FOUNDATION DETAILS

Consumers Energy

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GEO-SPATIAL & GAS ASSET MANAGEMENT
Meter and Regulation Department

FIELD AREA: KALAMAZOO

PROJECT ID#

STA. NO.

DRAWING NO.

SHEET

REV

GM-01138

64-020

C-7243-SAD

01

Page 53 of 102

DESIGNER _____ DATE _____

ENGINEER _____ DATE _____

PEER REV _____ DATE _____

DESIGN APPROVAL _____ DATE _____

ENGINEER APPROVAL O. MORILLO DATE 08/12/25

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FILE: 640020-C-7243-SAD-01.dgn

RASTER FILE:

SCALE

1" = 1'-0"

DO NOT SCALE DRAWING USE DIMENSIONS ONLY

1. PLACE CONCRETE ON UNDISTURBED SOIL OR CONTROLLED DENSITY BACKFILL.
2. ALL PIPING IN CONTACT WITH CONCRETE SHALL BE COATED AND DOUBLE WRAP WITH TAPECOAT OR NON-PERFORATED ROCKSHIELD.
3. CONTRACTOR TO FURNISH ALL SONOTUBE FORMS & WWF MATERIAL.
4. CONCRETE MUST CURE AT LEAST 21 DAYS BEFORE DRILLING PIER FOUNDATIONS. CAST-IN-PLACE J AND/OR L BOLT ANCHORS MAY BE USED AS AN ALTERNATIVE.



DATE: 10/21/2025

TO BE FILLED OUT BY REDLINER

☐ SHEET COMPLETED AS MARKED

☐ POTENTIAL PUNCHLIST SHEET IMPACT

☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY _____

NAME: _____

CONTACT: _____

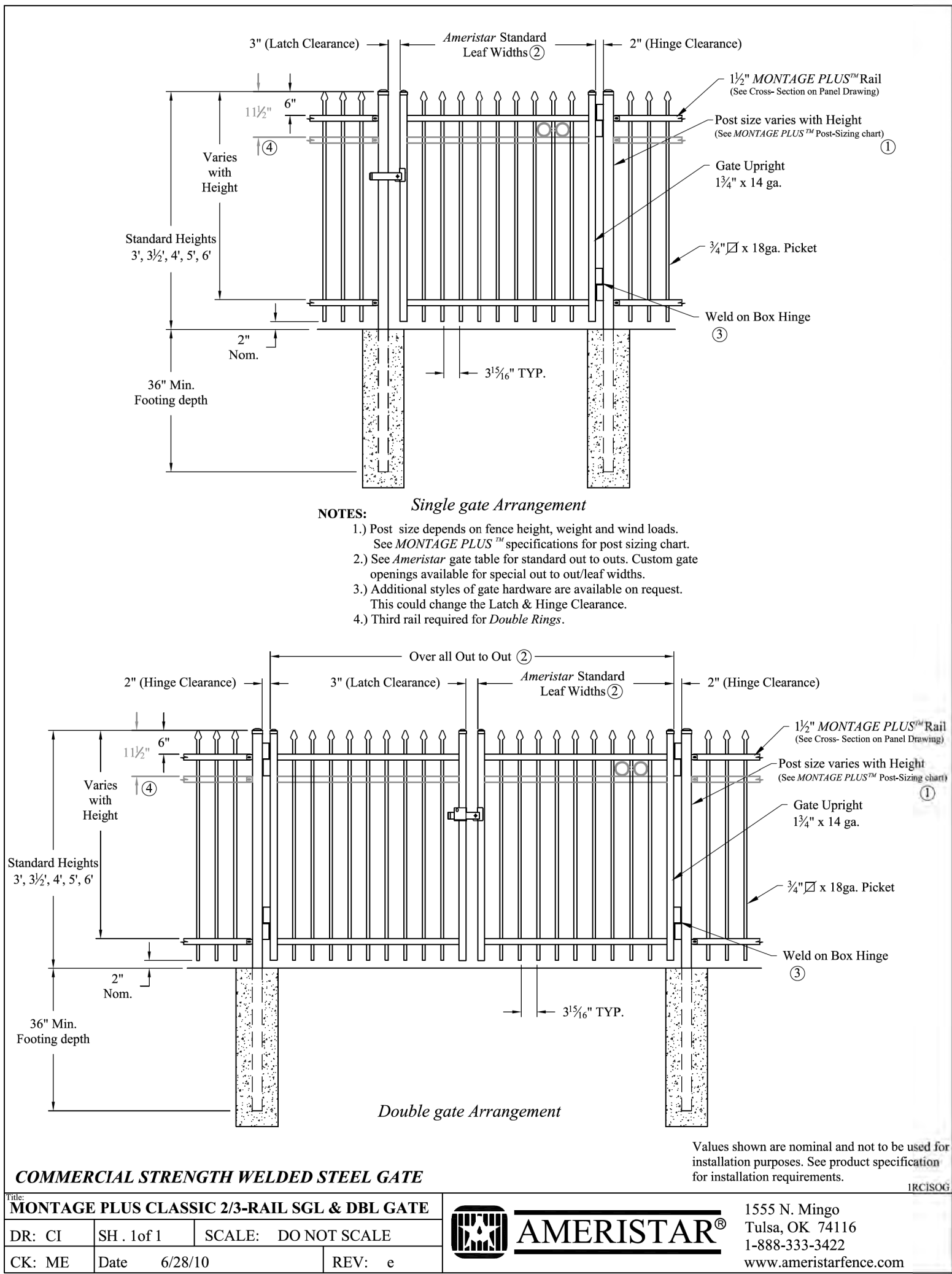
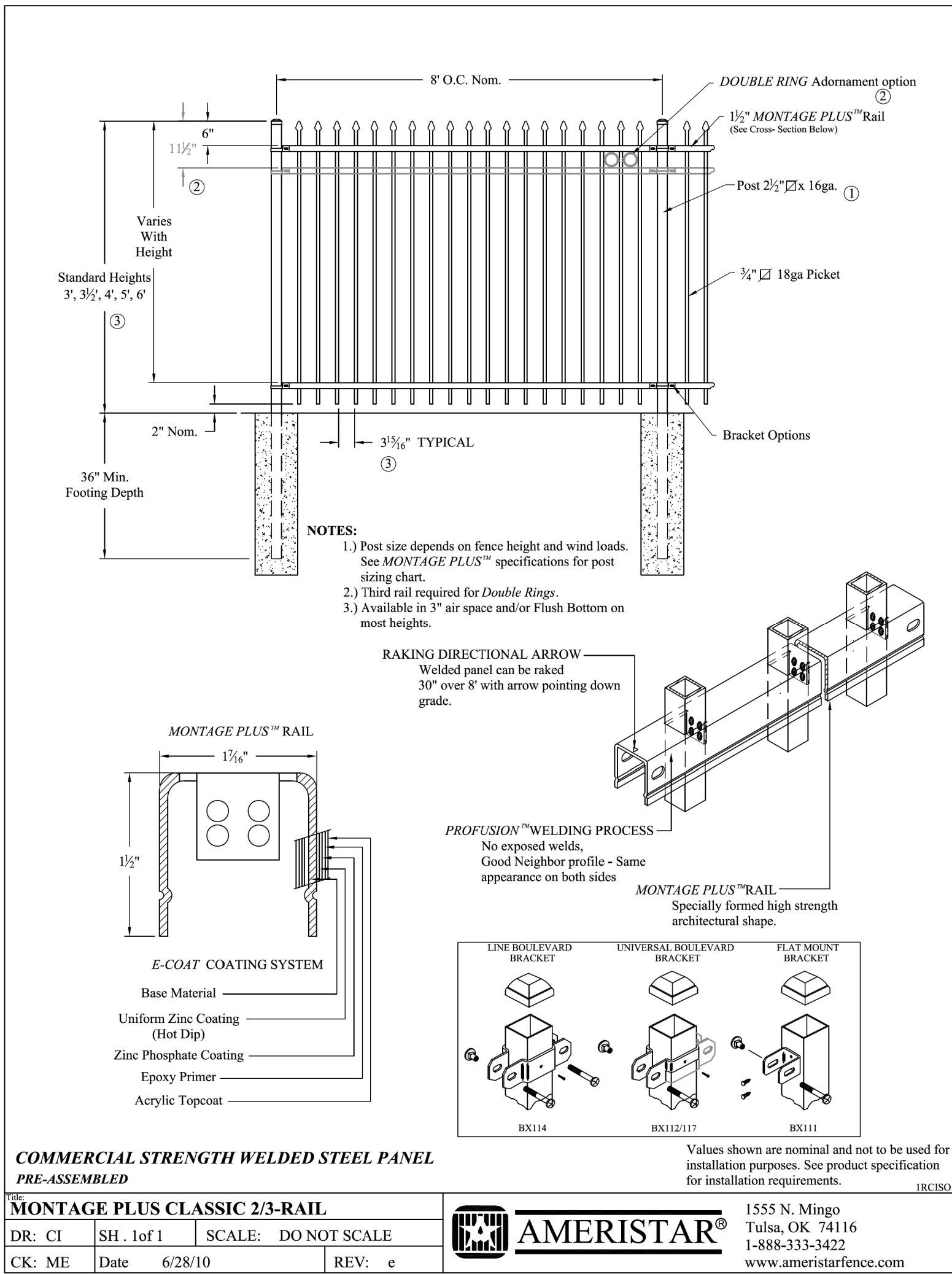
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DATE: _____

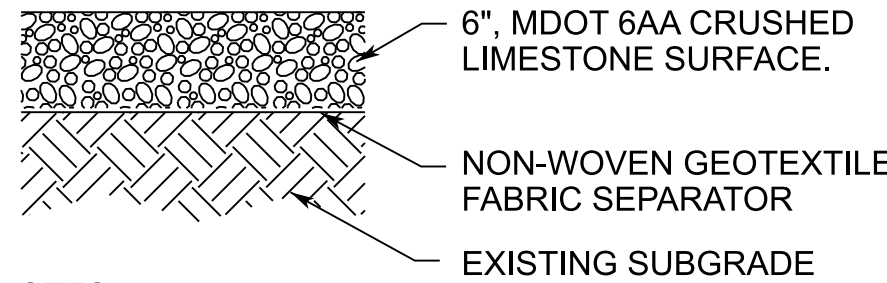
RFI #: _____

MISCELLANEOUS ELECTRICAL FOUNDATION DETAILS

[illegible]

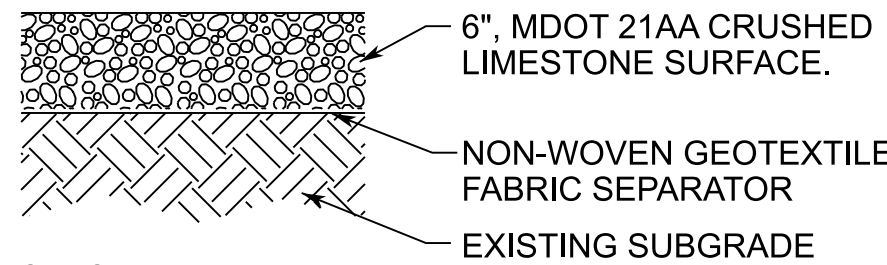


ORNAMENTAL STEEL FENCE DETAILS
SCALE: NONE



NOTES:
1. NON-WOVEN GEOTEXTILE FABRIC SEPARATOR SHALL BE MIRAFI 180N OR APPROVED EQUAL.
2. THIS DETAIL USED FOR ENTIRE SITE LESS AREAS DESIGNATED AS DRIVE/ROAD.

YARD AREA AGGREGATE SURFACE DETAIL
SCALE: NONE



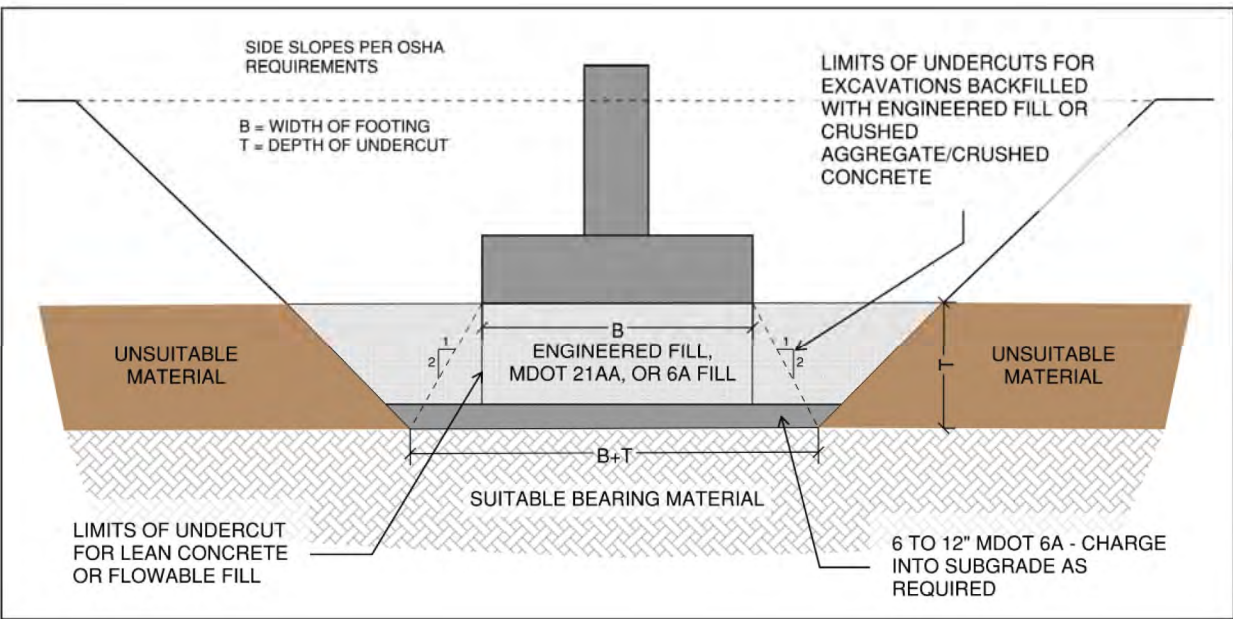
NOTES:
1. WOVEN GEOTEXTILE FABRIC SEPARATOR SHALL BE MIRAFI HP 370 OR APPROVED EQUAL.
2. THIS DETAIL USED FOR ALL DRIVE/ROAD SURFACES. SEE PLAN ON SHEET PMT.04.

DRIVE/ROAD AGGREGATE SURFACE DETAIL
SCALE: NONE



UkC URBAN LAND - KALAMAZOO COMPLEX,
6-12 PERCENT SLOPE
Ub URBAN LAND

SOILS MAP
SCALE: NONE



TYP. FOUNDATION UNDERCUT DETAIL
SCALE: NONE

**APPROVED
FOR CONSTRUCTION**
DATE: 10/21/2025

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER
☐ SHEET COMPLETED AS MARKED
☐ POTENTIAL PUNCHLIST SHEET IMPACT
☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY
NAME: _____
CONTACT: _____
COMPANY: _____
DATE: _____
RFI #: _____

Sidock Group, Inc.
OWNERS * ARCHITECTS * CONSULTANTS * PROJECT MANAGERS

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GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FILE: 640020-C-7243-SAD-05.dgn
RASTER FILE: _____
SCALE: NONE

**JAMES & ALCOTT
2026 CONSTRUCTION**

SITE DETAILS

FIELD AREA: KALAMAZOO	PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020		C-7243-SAD	05	

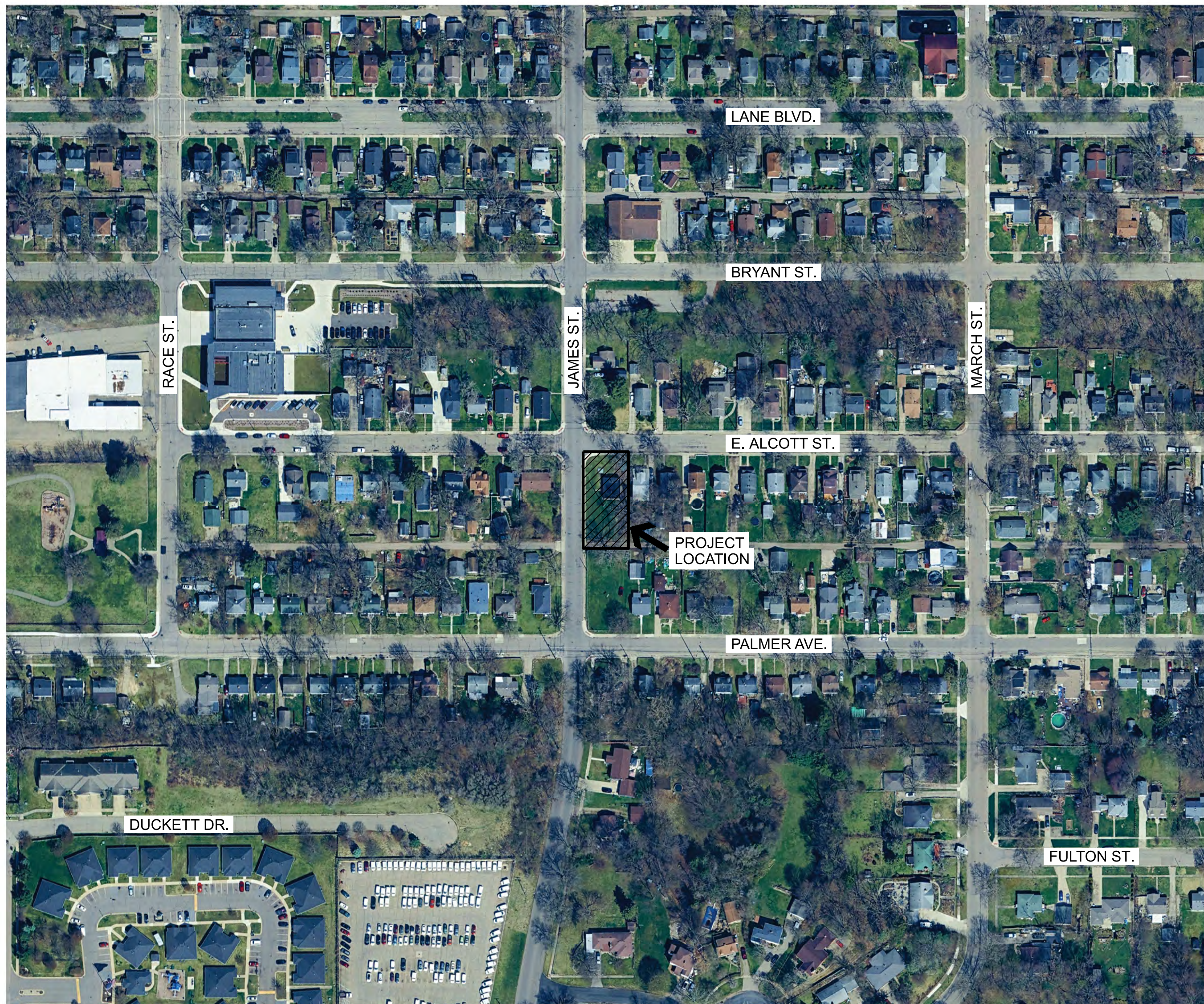
DESIGNER	E. JOHNSON	DATE	07/28/25
ENGINEER	K. GRESS	DATE	07/28/25
PEER REV		DATE	
DESIGN APPROVAL		DATE	
ENGINEER APPROVAL	O. MORILLO	DATE	07/28/25

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REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. ENG. APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. ENG. APP.	REV.

REV. DATE: REV. DATE:

STANDARD DRAWING NO.



ORIGINAL DRAWING

[illegible]

DESIGNER	<u>E. JOHNSON</u>	DATE	<u>07/23/25</u>
ENGINEER	<u>K. GRESS</u>	DATE	<u>07/23/25</u>
PEER REV	_____	DATE	_____
DESIGN APPROVAL	_____	DATE	_____
ENGINEER APPROVAL	<u>O. MORILLO</u>	DATE	<u>07/23/25</u>

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T2S - R11W
SECTION 26
CITY OF KALAMAZOO
KALAMAZOO CO.

1204 E. ALCOTT ST.
KALAMAZOO, MI 49001
42.270841, -85.565022

640020-C-7243-PMT-01	PERMIT COVER SHEET
640020-C-7243-PMT-02	SITE GENERAL NOTES
640020-C-7243-PMT-03	EXISTING SITE & REMOVALS PLAN
640020-C-7243-PMT-04	SITE PLAN
640020-C-7243-SPL-01	SITE SURVEY
640020-C-7243-SPL-02	GRADING PLAN
640020-C-7243-SPL-03	SESS PLAN
640020-C-7243-SPL-04	SESS DETAILS
640020-C-7243-SAD-05	SITE DETAILS
640020-C-7243-VEN-01	REGULATION BUILDING NOTES
640020-C-7243-VEN-02	REGULATION BUILDING FRAMING PLAN
640020-C-7243-VEN-03	REGULATION BUILDING SECTIONS
640020-C-7243-VEN-04	REGULATION BUILDING ARCHITECTURAL

LEGAL DESCRIPTION:

41244 SOUTH PARK ADDITION LOT 1 BLK 22

SITE PLAN REVIEW	CITY OF KALAMAZOO 245 N. ROSE STREET SUITE 100 KALAMAZOO, MI 49007 ANTONIO MITCHELL, CITY PLANNING DIRECTOR CHRISTINA ANDERSON, DEPUTY DIRECTOR DEVELOPMENT@KALAMAZOOCITY.ORG
ROW PERMIT	CITY OF KALAMAZOO COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT 415 E. STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 (269) 337-8000 (269) 337-8601 (DPW) ROWPERMITS@KALAMAZOOCITY.ORG
DEMOLITION PERMIT BUILDING PERMIT	CITY OF KALAMAZOO COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT 245 N. ROSE STREET SUITE 100 KALAMAZOO, MI 49007 (269) 337-8000 (269) 337-8026 CONSTRUCTIONPERMITS@KALAMAZOOCITY.ORG
SESC PERMIT	CITY OF KALAMAZOO COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT 245 N. ROSE STREET SUITE 100 KALAMAZOO, MI 49007 (269) 337-8000 (269) 337-8026 DEVELOPMENT@KALAMAZOOCITY.ORG

CONSUMERS ENERGY WILL PERFORM A FULL REGULATION STATION FACILITY REBUILD. PROJECT INCLUDES A NEW REGULATION BUILDING, VARIOUS ABOVE GROUND AND UNDERGROUND PIPE AND ELECTRICAL SUPPORTS, FENCING, SITE GRAVEL, GRAVEL DRIVE.

CONSUMERS ENERGY
1945 W. PARNALL RD.
JACKSON, MI 49201
ANTHONY STEPKE
(269) 308-2800

SIDOCK GROUP, INC.
379 W. WESTERN AVE.
SUITE 200
MUSKEGON, MI 49440
(231) 722-4900

PROVIDED BY METRO CONSULTING ASSOCIATES
BRAD E-G. OLIVER, PS
(734) 217-4703

ZONING	SETBACKS	SITE AREA	PROPOSED FLOOR AREA	SITE COVERAGE
RS5 RESIDENTIAL, SINGLE DWELLING	CORNER LOT STREET FRONT: 25' INTERIOR SIDE: 5' STREET SIDE: 12.5' REAR: 25'	0.16 AC.		4.71%
			324 SF	

1. NO 100 YR. FLOODPLAIN ON PROJECT SITE



**IF INSTALLATION
CANNOT BE COMPLETED
AS DESIGNED**

CONTACT PROJECT ENGINEER
BEFORE PROCEEDING

DATE: 10/21/2025

TO BE FILLED OUT BY REDLINER

- ☐ SHEET COMPLETED AS MARKED
☐ POTENTIAL PUNCHLIST SHEET IMPACT
☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY

NAME: _____
CONTACT: _____
COMPANY: _____
DATE: _____
REF #: _____

**Consumers Energy**

GEO-SPATIAL & GAS ASSET MANAGEMENT Gas Meter and Regulation Department	
FILE: 640020-C-7243-PMT-01.dgn RASTER FILE:	SCALE NONE

FIELD AREA: KALAMAZOO	
PROJECT ID#	STA. NO.
GM-01138	64-020

C-7243-PMT

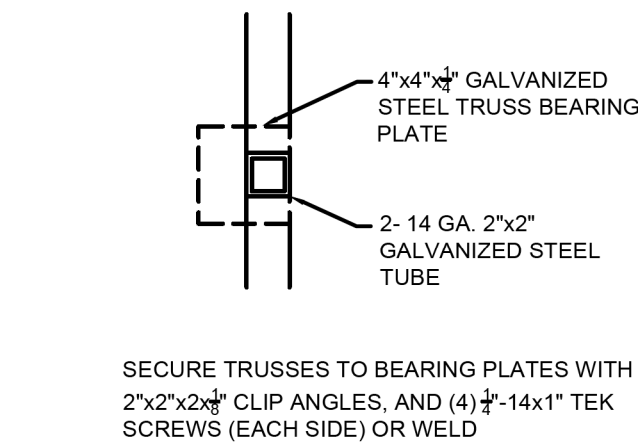
SHEET
01

DO NOT SCALE DRAWING USE DIMENSIONS ONLY

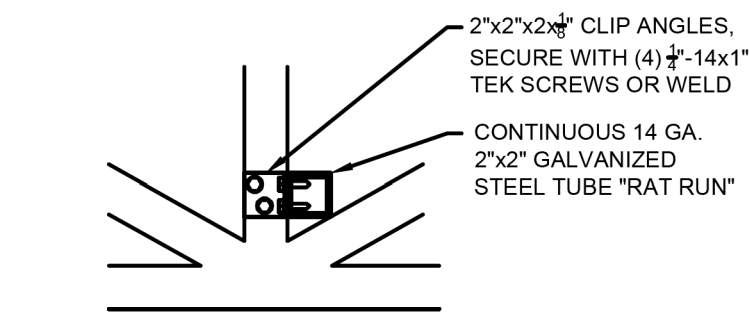
Page 64

GENERAL NOTES

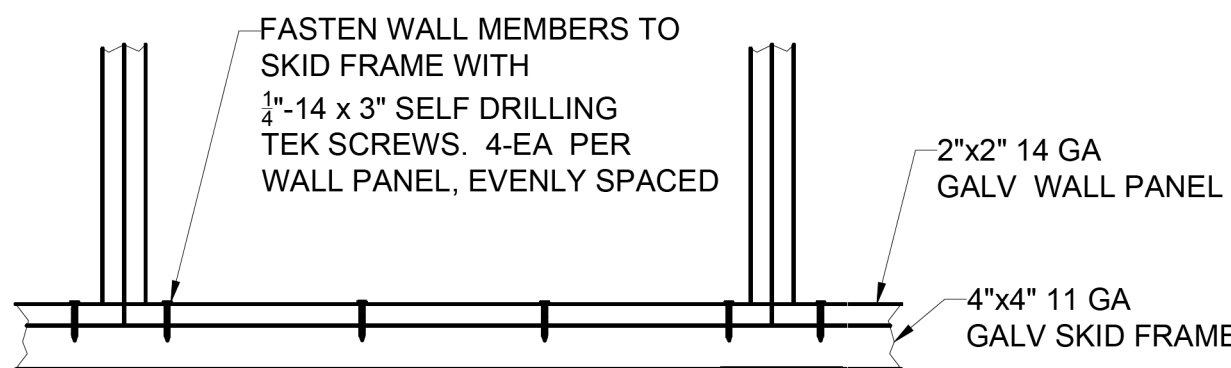
1. NOTIFY ENGINEER OF ANY MODIFICATIONS PRIOR TO FABRICATION AND ERECTION
2. STEEL DESIGN AND FABRICATION TO BE PERFORMED ACCORDING TO AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST REVISION AND CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, LATEST EDITION.
3. WELDING TO BE PERFORMED ACCORDING TO AWS D1.1
- 3.1. WELD INSPECTION: 100% VISUAL ONLY
4. STRUCTURAL TUBE MEMBERS SHALL CONFORM TO THE FOLLOWING
- 4.1. TUBE STEEL SHALL BE ASTM A-500 GRADE "C" GALVANIZED ZINC COATED. ALL OTHER STEEL SHALL BE SHOP PRIMED UNLESS OTHERWISE NOTED.
- 4.2. TRUSS MEMBERS AND PURLINS
- 4.2.1. ALL BOTTOM CHORD MEMBERS: 2"x2" 14 GA
- 4.2.2. ALL TOP CHORD MEMBERS: 2"x2" 14 GA
- 4.2.3. ALL INFILL MEMBERS AND PURLINS: SINGLE 2"x 2" 14 GA UNLESS NOTED OTHERWISE
- 4.3. WALL PANELS AND GIRTS
- 4.3.1. ALL MEMBERS SINGLE 2"x 2" 14 GA
- 4.4. COATINGS: STRUCTURAL MEMBERS ARE TO BE GALVANIZED ZINC COATED OR SHOP COATED WITH ONE COAT RUST INHIBITIVE PRIMER, 2 MIL THICKNESS MEETING FEDERAL SPECIFICATION TT-P-664.
5. METAL PANELS AND VENEERS
- 5.1. ROOF PANELS ARE TO BE 26GA STEEL OR GREATER ZINC-ALUMINUM COATED OR GALVANIZED WITH 1 MIL BAKED VINL OR ACRYLIC FACTORY PAINT COATING ON EXPOSED SURFACE, COLOR KYNAR 500 TUDOR BROWN SEMI-GLOSS ENAMEL EXPOSED FACE, WHITE INSIDE FACE. EXTERIOR ROOF PANELS ARE TO HAVE UL UPLIFT RATING NOT LESS THAN 90.
- 5.2. WALL PANELS ARE TO BE 26GA STEEL OR GREATER ZINC-ALUMINUM COATED OR GALVANIZED WITH 1 MIL BAKED VINL OR ACRYLIC FACTORY PAINT COATING. INTERIOR LINER PANELS ARE TO BE PAINTED WHITE.
- 5.3. BRICK VENEER IS TO BE NICHIIHA VINTAGE BRICK. COLOR: WHITEWASH. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 5.4. RIDGE VENT TO BE PLYCO CORP. MW-100 LOW PROFILE VENTILATOR, OR APPROVED EQUAL - RIDGE VENT TO MATCH ROOF COLOR
6. GUTTERS, DOWNSPOUTS, AND FLASHING
- 6.3. FURNISH AND INSTALL GUTTERS AND DOWNSPOUTS TO DRAIN WATER AWAY FROM BUILDING.
- 6.4. INSTALL CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS.
- 6.5. GUTTERS AND DOWNSPOUTS ARE TO BE 26 GA WITH COLOR MATCHING EXTERIOR ROOF PANEL
- 6.6. FLASHING IS TO BE 29 GA WITH COLOR MATCHING WALL AND ROOF PANELS, AS REQUIRED
7. DOORS, FRAMES, AND HARDWARE:
- 7.1. DOORS: 3'-0" X 7'-0" X 1 3⁄4" THICK OUTSWING W/ COLD ROLLED FACE SHEETS OF 18GA.
- 7.1.1. 4 1⁄2" X 4 1⁄2" US 32D NRP STAINLESS HINGES
- 7.1.2. DOOR CORE FILLED WITH RIGID URETHANE
- 7.1.3. NGP- A626A POLYAMIDE WEATHER STRIPPING
- 7.1.4. 36" NEP SWEEP
- 7.2. PAINT
- 7.2.1. FACTORY PRIME DOORS
- 7.2.2. BUILDING VENDOR TO PROVIDE INTERIOR AND EXTERIOR FINISH DOOR PAINT. EXTERIOR TO MATCH SIDING, INTERIOR TO BE WHITE.
- 7.2.3. GENERAL CONTRACTOR TO PAINT ALL DOORS AND FRAMES PER MANUFACTURE'S RECOMMENDATIONS.
- 7.3. FRAME
- 7.3.1. 16 GA. KD FRAME
- 7.4. HARDWARE
- 7.4.1. VON DUPRIN 22 RIM EXIT DEVICE WITH EXTERIOR LEVER EXCEPT ON PASSIVE DOUBLE DOOR WHERE NO EXIT DEVICE REQUIRED
- 7.4.2. 4111 LCN HEAVY DUTY- HOLD OPEN CLOSURE. FOR SINGLE AND BOTH DOUBLE DOORS.
- 7.4.3. 29 GA. 24"x24" FIXED LOUVER W/ INSECT SCREEN
- 7.4.4. FABRICATE DOORS TO RECEIVE OWNER SUPPLIED YALE MORTISE LOCK 1-1/8" LONG #1417 CYL
8. FACED INSULATION SHALL MEET THE FOLLOWING CRITERIA:
- 8.3. R VALUE 10 OR GREATER
- 8.4. FLAME SPREAD NO GREATER THAN 25
- 8.5. SMOKE DEVELOPMENT INDEX NO GREATER THAN 50
- 8.6. FACING SHALL BE WHITE, STANDARD DUTY PSK TYPE
- 8.7. CONFORM TO ASTM E84
9. CONTRACTOR RESPONSIBLE FOR TEMPORARY BRACING OF STRUCTURE DURING ERECTION AND ASSEMBLY.
10. CONSTRUCTION IS TO COMPLY WITH 2015 MICHIGAN BUILDING CODE. ALL DESIGN LOAD COMBINATIONS SHALL BE AS REQUIRED BY MBC 2015/ASCE 7-10.
- 10.4. RISK CATEGORY III,
- 10.5. EXPOSURE C
- 10.6. ROOF DEAD LOAD
- 10.6.1. ROOF STEEL: 1 PSF
- 10.6.2. FRAMING TRUSS SELF WEIGHT: 5 PSF
- 10.6.3. THE ROOF FRAMING SHALL BE DESIGNED FOR AN ADDITIONAL LOAD OF 10 PSF TO ACCOMMODATE CONDUIT, RELIEF STACK PIPING, AND LIGHTING.
- 10.7. WIND LOADS
- 10.7.1. ULTIMATE DESIGN WIND (3 -SEC GUST): 115 MPH
- 10.7.2. FULLY ENCLOSED BUILDING, NO OVERHANGS
- 10.7.3. INTERNAL PRESSURE COEFFICIENT -0.18/+0.18
- 10.8. SNOW LOADS;
- 10.8.1. GROUND: 35 PSF
- 10.8.2. EXPOSURE FACTOR: 0.8
- 10.8.3. IMPORTANCE FACTOR: 1.1
- 10.8.4. THERMAL FACTOR: 1.1
- 10.9. SEISMIC LOADS
- 10.9.1. CLASS: D
- 10.9.2. TL: 12 S
- 10.9.6. S1: 0.054
- 10.9.7. S5: 0.116
- 10.9.8. SDS: 0.123
- 10.9.9. SD1: 0.086
- 10.9.10. T0: 0.139
- 10.9.11. FA: 2.4
- 10.9.12. FV: 1.60
- 10.10. CONSTRUCTION TYPE: 2-B NON-COMBUSTIBLE WITHOUT AUTOMATIC SPRINKLERS
- 10.11. OCCUPANT LOAD: 3 PERSONS
- 10.12. THIS BUILDING IS NOT INTENDED FOR ADA ACCESSIBILITY PER MBC EXCEPTION 1103.2.4 "UTILITY BUILDINGS"



C
1
FRAME DETAIL
N.T.S.

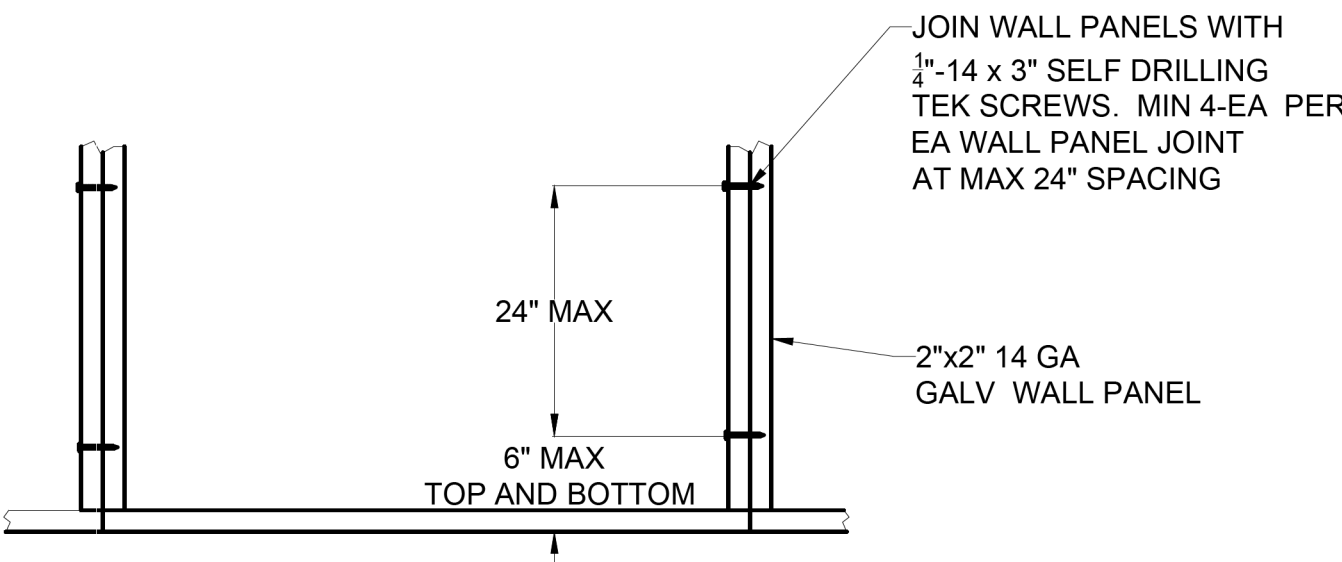


D
1
FRAME DETAIL
N.T.S.

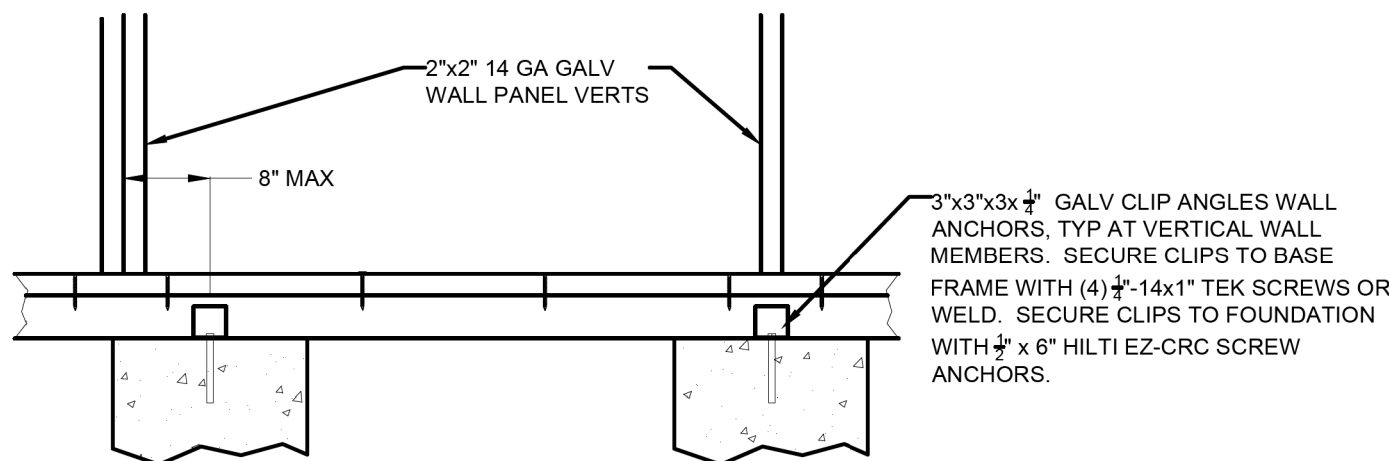


SKID FRAME CONNECTION DETAIL
N.T.S.

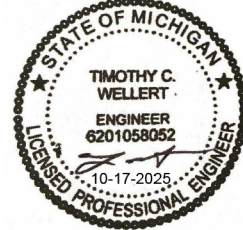
CONNECTION TYPE	WELD TYPE	JOINT DETAIL
HSS TO HSS LONGITUDINAL	FLARE V STITCH 6-24	
HSS TO HSS PERPENDICULAR	FILLET 2-SIDES	
HSS TO HSS DIAGONAL TRUSS LATTICE	FLARE BEVEL 2-SIDES	
ANGLE TO HSS	FILLET WELD 2-SIDES	
CONNECTION WEDGE TRUSS	FILLET WELD ALL AROUND	
CONNECTION BEARING PLATE	FILLET 2-SIDES	
HSS TO HSS BUTT JOINT	SQUARE GROOVE ROOT OPENING	



WALL FRAME CONNECTION DETAIL
N.T.S.



F
1
BUILDING ANCHORAGE DETAIL
N.T.S.



APPROVED
FOR CONSTRUCTION

DATE: 10/21/2025

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

- ☐ SHEET COMPLETED AS MARKED
- ☐ SHEET COMPLETED AS ORIGINALLY DRAWN
- REDLINE PERFORMED BY
- NAME: _____
- CONTACT: _____
- COMPANY: _____
- DATE: _____
- RFI #: _____

JAMES & ALCOTT
2026 CONSTRUCTION
REGULATION BUILDING
NOTES

FIELD AREA: KALAMAZOO	STA. NO.	DRAWING NO.	SHEET	REV
PROJECT ID#	GM-01138	64-020	C-7243-VEN	01

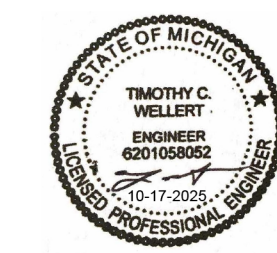
Consumers Energy
Count on Us®
GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FILE: 640020-C-7243-VEN-01.dgn
RASTER FILE:

SCALE
NONE

DESIGNER E. JOHNSON DATE 08/12/25
ENGINEER _____ DATE _____
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 08/12/25

DRAWING FILES ARE THE INTELLECTUAL PROPERTY OF CONSUMERS ENERGY AND SHALL NOT BE DISTRIBUTED EXTERNALLY WITHOUT OWNER PERMISSION



DATE: 10/21/2025

☐ SHEET COMPLETED AS MARKED

☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY _____

NAME: _____

CONTACT: _____

COMPANY: _____

DATE: _____

RFI #: _____

FIELD AREA: KALAMAZOO		DRAWING NO. C-7243-VEN	SHEET	REV
PROJECT ID#	STA. NO.		02	
GM-01138	64-020			

TITLE JAMES & ALCOTT FRAMING	DESIGNED	T.KOWALEWSKY						
	APPROVED	T.WELLERT						
CLIENT DWG.	DWG.	SHEET 2 OF 5		B0	10/17/2025	APPROVED FOR CONSTRUCTION		
		REV.	DATE	DESCRIPTION	BY	APP	TK	TOW

DESIGNER	<u>E. JOHNSON</u>	DATE	<u>08/12/20</u>
ENGINEER	_____	DATE	_____
PEER REV	_____	DATE	_____
DESIGN APPROVAL	_____	DATE	_____
ENGINEER APPROVAL	<u>O. MORILLO</u>	DATE	<u>08/12/20</u>

DRAWING FILES ARE THE INTELLECTUAL PROPERTY OF CONSUMERS ENERGY AND SHALL NOT BE DISTRIBUTED EXTERNALLY WITHOUT OWNER PERMISSION

5	 Consumers Energy <i>Count on Us®</i> GEO-SPATIAL & GAS ASSET MANAGEMENT Gas Meter and Regulation Department	
5	FILE: 640020-C-7243-VEN-02.dgn RASTER FILE:	SCALE NONE

5	FILE: 640020-C-7243-VEN-02.dgn	SCALE
GY ON	RASTER FILE:	NONE

DO NOT SCALE DRAWING USE DIMENSIONS ON

Page 69 of 100

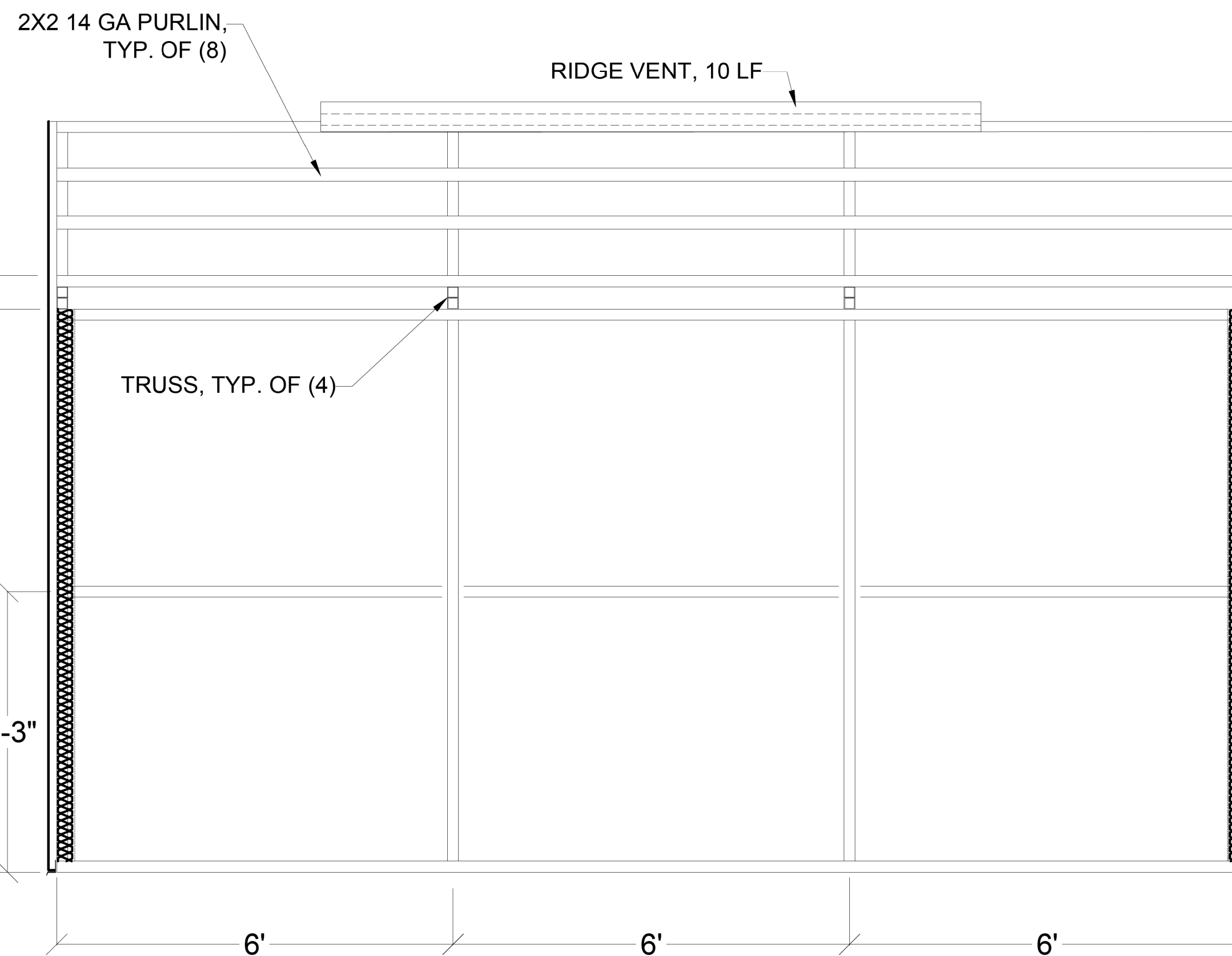


ROOF FRAMING PLAN

N.T.S.

NORTHERN INDUSTRIAL
CONSTRUCTION INC.

STANDARD DRAWING NO.	ORIGINAL DRAWING #																																								
	REFERENCE DRAWINGS NUMBERS					REV.	PROJECT ID	DATE	DESCRIPTION										DES	ENG	PEER REV.	DES APP.	ENG APP.	REV.	PROJECT ID	DATE	DESCRIPTION										DES	ENG	PEER REV.	DES APP.	ENG APP.



NORTH/SOUTH BUILDING SECTION



DATE: 10/21/2025

TO BE FILLED OUT BY REDLINER

- NAME: _____
CONTACT: _____
COMPANY: _____
DATE: _____
RFI #: _____

NORTHERN INDUSTRIAL CONSTRUCTION INC.	TITLE	DESIGNED						
	JAMES & ALCOTT	T.KOWALEWSKY						
	FRAMING	APPROVED						
		T.WELLERT						
	CLIENT DWG.	DWG.						
		SHEET 3 OF 5	B3	10/17/2025	APPROVED FOR CONSTRUCTION	TK	TC	
			B01	10/17/2025	APPROVED FOR CONSTRUCTION	TK	TC	

ORIGINAL DRAWING #

[illegible]

DESIGNER	<u>E. JOHNSON</u>	DATE	<u>08/12/2</u>
ENGINEER	_____	DATE	_____
PEER REV	_____	DATE	_____
DESIGN	_____	DATE	_____
APPROVAL	_____	DATE	_____
ENGINEER	_____	DATE	_____
APPROVAL	<u>O. MORILLO</u>	DATE	<u>08/12/2</u>

DRAWING FILES ARE THE INTELLECTUAL PROPERTY OF CONSUMERS ENERGY SERVICES, INC. AND ARE NOT BE DISTRIBUTED EXTERNALLY WITHOUT COVER PERMITS.



5	FILE: 640020-C-7243-VEN-03.dgn	SCALE
GY ION	RASTER FILE:	NONE

REGULATION BUILDING
SECTIONS

FIELD AREA: KALAMAZOO				
PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV.
GM-01138	64-020	C-7243-VEN	03	



**APPROVED
FOR CONSTRUCTION**

DATE: 10/21/2025

REDLINE INFORMATION

TO BE FILLED OUT BY REDLINER

- ☐ SHEET COMPLETED AS MARKED
- ☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY

NAME: _____

CONTACT: _____

COMPANY: _____

DATE: _____

RFI #: _____

JAMES & ALCOTT
2026 CONSTRUCTION

REGULATION BUILDING ARCHITECTURAL

Consumers Energy
Count on Us®

GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FIELD AREA: KALAMAZOO

STA. NO.

DRAWING NO.

C-7243-VEN

04

FILE: 640020-C-7243-VEN-04.dgn
RASTER FILE:

DO NOT SCALE DRAWING USE DIMENSIONS ONLY

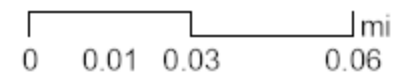
Page 71 of 102

STANDARD DRAWING NO.	REV:	REV. DATE:
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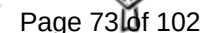
Special Use Permit to redevelop the Utility Building for Consumer's Energy



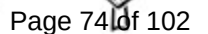
Aerial View



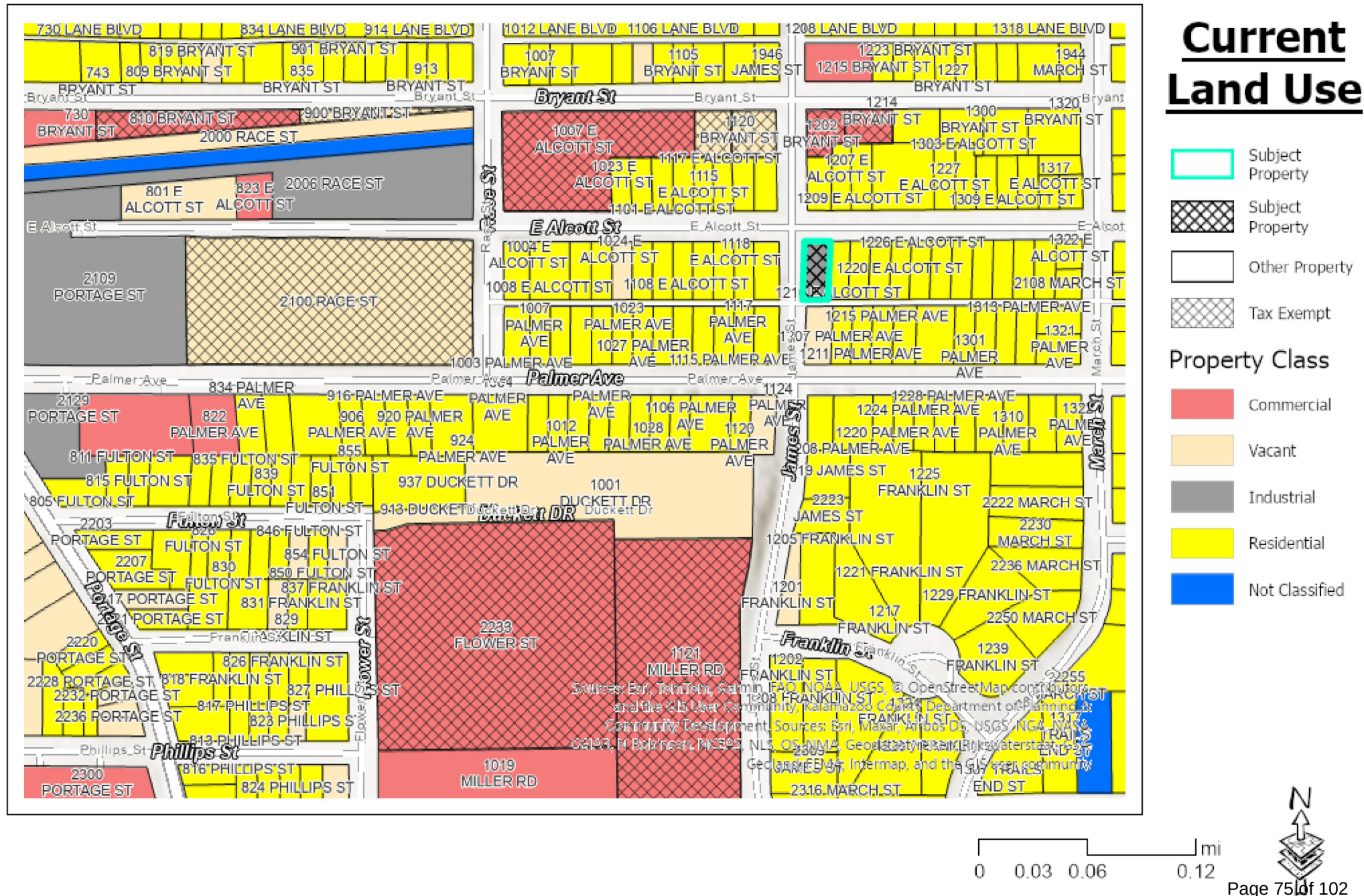
Special Use Permit to redevelop the Utility Building for Consumer's Energy



Special Use Permit to redevelop the Utility Building for Consumers Energy



Special Use Permit to redevelop the Utility Building for Consumer's Energy



November 14, 2025

Good morning, Bobby! We met with Derek Nofz, our Community Affairs Representative for the Kalamazoo area, and developed a public outreach plan for this project.

Three to four weeks prior to the construction start date (estimated to be sometime in Q2), a brochure will be mailed out to neighbors within a 300' radius of the project site. This brochure will include the following information:

Map

Scope of Work/Explanation

Timeline

Work Hours

Traffic Control Plan

Contact Info- a dedicated email address set up specific to this project

In addition, Derek plans to attend a meeting held by the Edison Neighborhood Association to discuss the project.

Amy Gilpin

Real Estate Services

Authorized Contractor for Consumers Energy

One Energy Plaza

Jackson, MI 49201

517-788-1529

WORKING TO DELIVER THE ENERGY YOU NEED, WHENEVER YOU NEED IT.

THAT'S OUR PROMISE TO MICHIGAN!



Please consider the environment before printing this email



Roadfront View of 1204 E Alcott.



Looking west down Alcott



Rear of property from alley



Looking east down Alcott Street.



IK2035

Strategic Vision Draft!

Fall 2025



imagine
kalamazoo
2035





Agenda

- IK2035 Engagement & Outreach
- Analysis & Initial Results of the Input Received
- Strategic Framework: A Happy, Healthy City
- Next Steps



Imagine Kalamazoo





Imagine It!



**Meetings on
the Go!**



IK Reads!



**Community-wide Survey
& Virtual/In-person Input
Activities**



**Community
Roadshow**

 Plan It!

Public Meetings



- 5 Public Meetings in March & April
- All were welcome!
- Small group discussions focusing on goals & outcomes
- ONLINE COMPANION SURVEY

Focus Groups



- 8 topic-specific focus groups with community subject matter experts
- 1 meeting with staff experts discussing goals & outcomes
- Report out summary: What we heard
- Peer-facilitated exercises



735

Meeting on the
Go Participants



256

Pop Up Engagement
Participants



199

Presentation
Attendees



565

Public Meeting
Attendees



1434

Surveys
Completed



50

Partner Meeting
Attendees



942

Happy City Book
Read Participants



118

Youth Art
Projects

=

4,299

Points of Contact





Impactful Data

Analyzing & Reviewing Input

Every process starts with balancing what we know (data/staff) with what we want to learn (community).

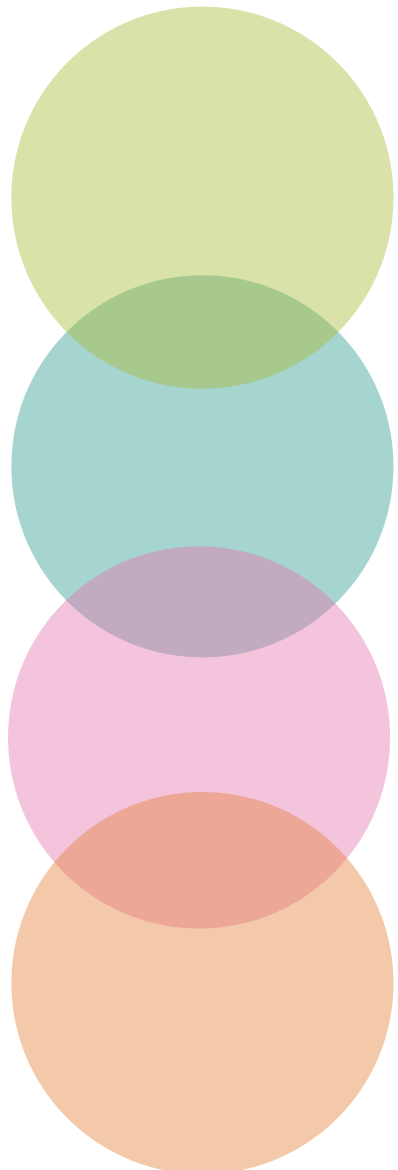


Best Practice
& Staff Expertise

Community
Voices



VISION, PURPOSE, VALUES, GOALS



COMMUNITY VISION

Describes what the community will look and feel like in the future. (City Staff & Community Collaboration)

ORG. PURPOSE

It's WHY we do what we DO. (City Staff)

ORG. VALUES

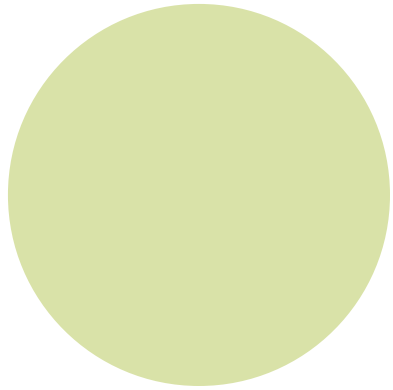
Shared expectations of ourselves and others; how we operationalize our purpose and implement the Community's Goals. (City Staff)

GUIDING PRINCIPLES & GOALS

Define our future direction; direct resources and projects for the next 10 years. (City Staff & Community Collaboration)



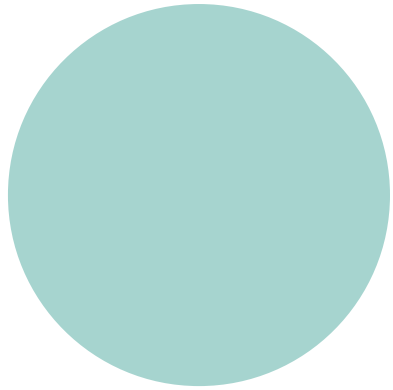
Vision Statement



In 2035, all Kalamazoo neighborhoods are supported by sustainable, responsive, and accessible services that lift people up and bring our community together at every stage of life.



Organizational Purpose



Our purpose is to provide essential resources, services, and exceptional customer service to ensure the wellbeing of our residents and the sustainable growth of our city.



Org. Values

Integrity – Do the right thing, even when no one is looking.

Learning – A genuine desire to become better, recognizing growth comes from actively seeking improvement.

Inclusion – Ensure that everyone's voice is heard and actively included in decision-making.

Customer Service – Center our work on our customers, both internal and external, to ensure our actions align with their needs and expectations.

Accountability – Stand firm behind our work, embrace responsibility, and acknowledge accolades and consequences.

Teamwork – Combine individual capabilities and work harmoniously to achieve common objectives.

Safety – Look out for one another, intervene when someone is about to engage in actions to harm themselves or others.



IK2035: Work Session

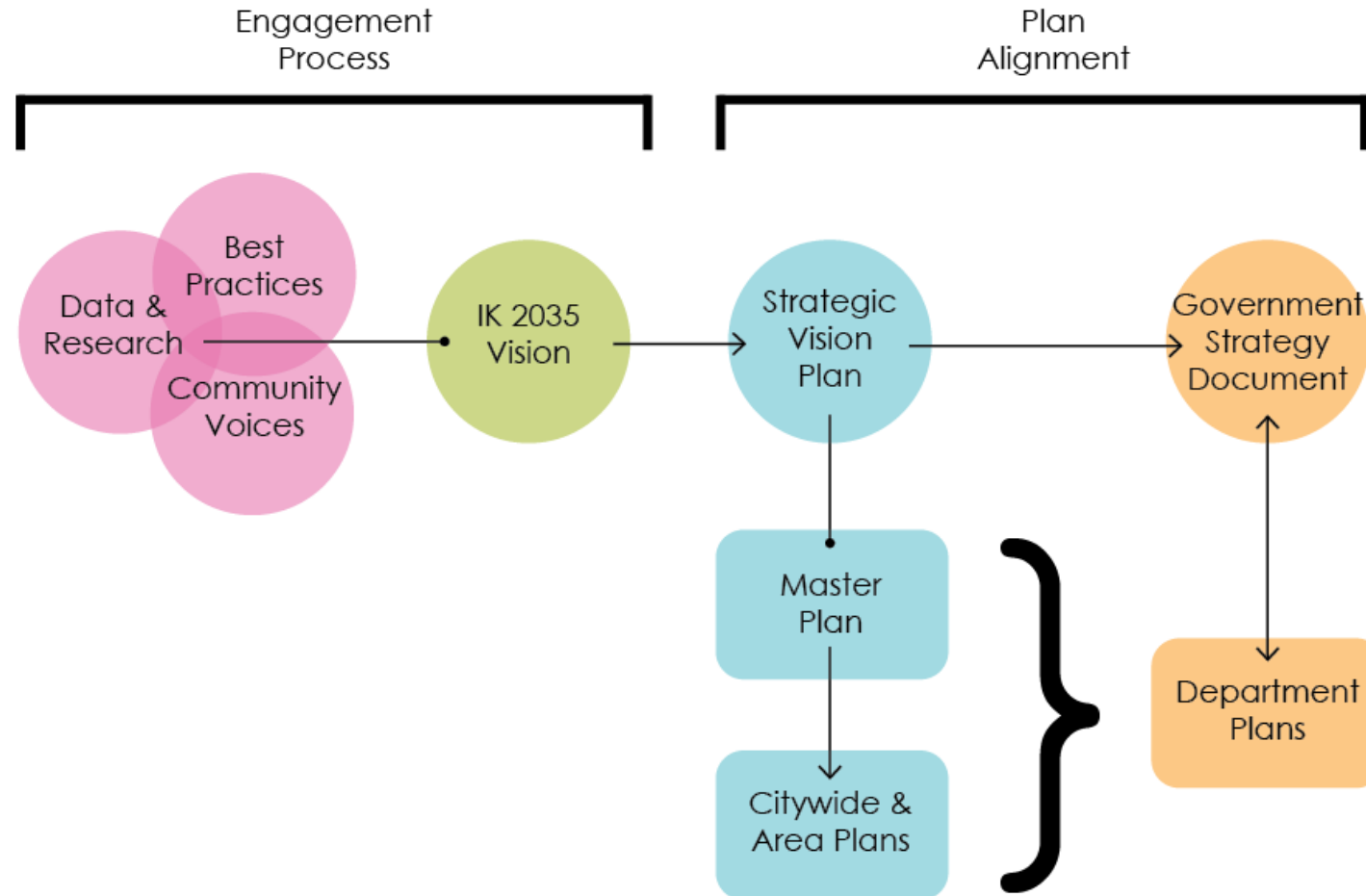
Strategic Vision Framework

A Happy, Healthy City



Aligning IK2035:

Engagement to Plan Implementation





Guiding Principles



**The City of Kalamazoo
is committed to:**

Diversity, Equity, Inclusion and Accessibility:

Advancing diversity, equity, inclusion, and accessibility (DEIA) through planning, services, and decision-making.

Economic Mobility:

Expanding access to pathways that lead to stability, opportunity, and prosperity for all residents.

Sustainability:

Supporting the long-term health and resiliency of community and environment.

Operational Excellence:

City services, amenities, and places that excel at compassionate customer service and delivery.

Continuous Engagement:

Prioritizing meaningful engagement with residents and community members in decisions that affect their lives.

Strategic Goals

Arts, Culture & Placemaking

Vibrant public spaces, arts, and culture create belonging and vitality making Kalamazoo a regional destination.

Community Trust & Safety

Everyone is safe and supported by the services they depend on and the community around them.

Economic Vitality

A thriving business ecosystem that advances economic growth and equitable community wealth building.

Effective City Operations

Ensure transparent, responsive and accountable City operations through internal collaboration, strategic resource management and consistent community engagement.

Environment

A healthy environment sustains community well-being today and for generations to come.

Housing

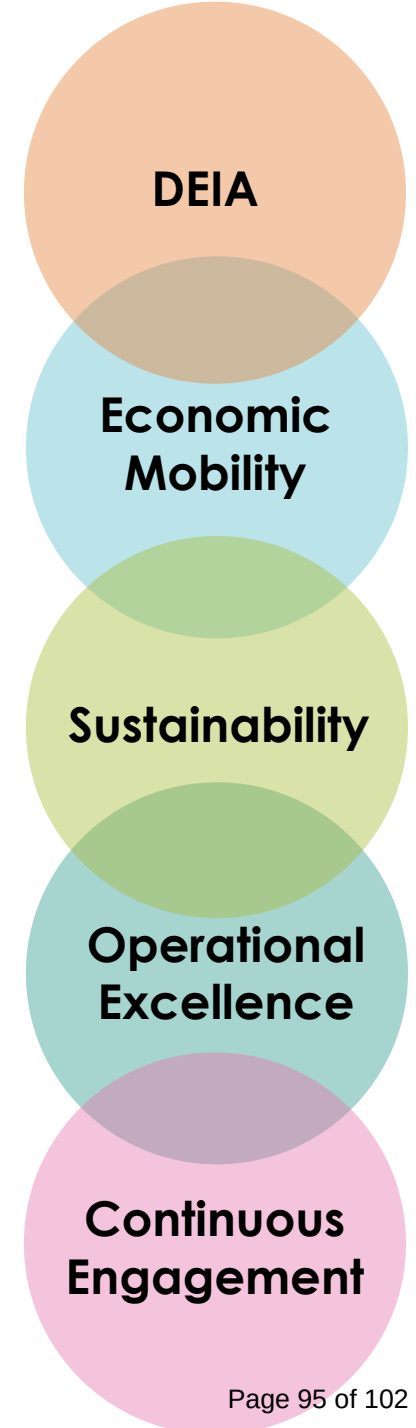
Accessible and affordable housing for all strengthens families, neighborhoods and community life.

Transportation

Safe, connected travel supports year-round and equitable mobility for all travelers.

Youth & Family

All young people and families have what they need to be healthy, to grow and to succeed.





Strategic Vision

Citywide guiding
document

Adopting the Strategic Vision

- Presentation of draft at City Commission
- Planning Commission presentation
- February approval of final document



Design It!

Starts this
winter



**13 to 15
Neighborhood
Meetings**



**IK Reads! Keep
growing and
learning with us!**



Online Activities



Focus Groups



Imagine Kalamazoo



Questions? Want more information?

Contact: Christina - andersonc@kalalamazoo.org
Rebekah – kikr@kalamazoocity.org

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	Approved	9/12/2025		
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	Approved	10/17/2025		NFP Board Review not required - school
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	Approved	7/25/2025		5/28 NFP Meeting
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	Approved	7/10/2025		
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	Approved	9/12/2025		
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	Withdrawn	--	--	--
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	Approved	9/10/2025		5/28 NFP Meeting
PSP25-014	333 E Alcott Street (1900 Belford)	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			6/24 NFP Meeting
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	Approved	8/5/2025		5/28 NFP Meeting
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	Approved	9/11/2025		
PSP25-017	1912 E Kilgore Road	Conversion of Hotel to Transitional Housing (Kalamazoo County)	Abonmarche	Kalamazoo County	4/11/2025	4/23/2025	4/25/2025	7/1/2025	\$ 510.00	8/6/2025	N/A	Approved	10/20/2025		
PSP25-018	3417 S Burdick Street	Antenna Co-Location (DISH Wireless)	Crown Castle	Sweet Real Estate Company, LLC	6/18/2025	7/23/2025	7/25/2025	7/29/2025	\$ 255.00	8/27/2025	NFP - ADMIN	Approved	9/10/2025		
PSP25-019	2600 Mt Olivet Road	Replacement of Existing Well Condos, New Chlorine Dosing Building, and Site Work (City of Kalamazoo)	City of Kalamazoo	City of Kalamazoo	6/9/2025	7/9/2025	7/11/2025	7/31/2025	\$ 623.00	8/27/2025	NFP	Approved	9/5/2025		8/26/2025 NFP Meeting
PSP25-020	3050 Oakland Drive	Replacement of Underground Storage Tanks, Fuel Pipe, Dispensers, and Pavement (7-Eleven/Speedway)	CESCO, Inc.	Cheker Oil Co of Mich Inc	7/14/2025	7/30/2025	8/1/2025	9/9/2025	\$ 623.00	10/1/2025	NFP	Under Review			9/23/2025 NFP Meeting
PSP25-021	433 Reed Avenue	Reed Court Floodplain and Stormwater Improvement Project	City of Kalamazoo	City of Kalamazoo Brownfield	11/19/2024	11/27/2024	11/29/2024	9/5/2025	\$ 623.00	10/8/2025	NFP	Under Review			10/18 NFP Meeting

PSP25-022	4702 W Main Street	New Commercial Development for Drive-Through Only Coffee Shop (7 Brew)	Mike Tierney	Westwood Plaza LLC	4/18/2025	5/21/2025	5/23/2025	9/8/2025	\$ 510.00	10/8/2025	N/A	Under Review			
PSP25-023	702 N Burdick Street	Site Redevelopment for Senior Center (Ecumenical Senior Center)	Abonmarche	Ecumenical Senior Center	1/14/2025	1/22/2025	1/24/2025	9/12/2025	\$ 510.00	10/8/2025	N/A	Under Review			
PSP25-024	1516 Rock Ledge Court BLL	New 150' Monopole Cell Tower	B Diamond Infra LLC	B Diamond Infra LLC	7/29/2025	8/13/2025	8/15/2025	9/10/2025	\$ 510.00	10/15/2025	PC, ZBA	Approved	10/21/2025		
PSP25-025	3317 S Burdick Street	Proposed Cold Storage Facility (Stafford Smith)	Stafford Smith, Inc	Stafford Smith, Inc	7/2/2025	8/6/2025	8/8/2025	9/26/2025	\$ 623.00	11/5/2025	NFP	Under Review			10/18 NFP Meeting
PSP25-026	830 E Crosstown Parkway	New Equipment Shelter (Lumen)	Kimley-Horn	Level 3 Communications LLC	7/10/2025	7/30/2025	8/1/2025	9/19/2025	\$ 510.00	11/5/2025	N/A	Under Review			
PSP25-027	245 N Rose Street	Rose Street Plaza and Farmer's Alley Improvement Project (City of Kalamazoo)	City of Kalamazoo	City of Kalamazoo	9/15/2025	9/24/2025	9/26/2025	10/17/2025	\$ 510.00	11/19/2025	ZBA	Under Review			12/10 ZBA Meeting
PSP25-028	1400 Harrison Street	New Wastewater Treatment Plant (Graphic Packaging International)	Hurley & Stewart	Graphic Packaging International LLC	5/27/2025	6/25/2025	6/27/2025	10/17/2025	\$ 623.00	12/3/2025	NFP	Under Review			11/25 NFP Meeting
PSP25-029	5235 Portage Road	Runway 35 Extension (Kalamazoo Battle Creek International Airport)	Kalamazoo Battle Creek International Airport	Kalamazoo County	9/8/2025	9/24/2025	9/26/2025	11/6/2025	\$ 510.00	12/17/2025	N/A	Under Review			
PSP25-030	440 N Church Street	Development of a Parking Deck (Kalamazoo County)	Fishbeck	Kalamazoo County	7/31/2025	9/3/2025	9/5/2025	10/21/2025	\$ 510.00	12/17/2025	N/A	Under Review			
PSP25-031	2504 S Sprinkle Road	New Building Addition (Precision Glass)	2504 Sprinkle LLC	2504 S Sprinkle LLC	8/25/2025	9/10/2025	9/12/2025	11/13/2025	\$ 510.00	12/3/2025	N/A	Under Review			
PSP25-032	802 S Burdick Street	Site Redevelopment for a Mixed-Use Development (The B on Burdick)	Hurley & Stewart	VRBB MAXX LLC	6/11/2025	6/18/2025	6/20/2025	11/24/2025	\$ 510.00	1/7/2025	PC, HDC	Under Review			
								TOTAL	\$ 16,413.00						

Planning Commission Meeting Schedule 2026

<u>Application Deadline:</u>	<u>Meeting Date:</u>
December 5, 2025	January 7, 2026
January 2, 2026	February 5, 2026
February 6, 2026	March 5, 2026
March 6, 2026	April 8, 2026
April 6, 2026	May 7, 2026
May 1, 2026	June 4, 2026
June 5, 2026	July 2, 2026
July 6, 2026	August 6, 2026
August 3, 2026	September 3, 2026
September 4, 2026	October 1, 2026
October 2, 2026	November 5, 2026
November 6, 2026	December 3, 2026
December 4, 2026	January 7, 2027

Note: The meeting dates shown above are for regularly scheduled monthly meeting on the first Thursday of each month, except for January 2026, April 2026 & January 2027. Any Special Meeting will be specially identified if alternate dates have been set. Revised 12-04-2025