



Agenda

City Commission Business Meeting

City of Kalamazoo

Monday, January 26, 2026

6:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. OPENING CEREMONY

1. Invocation: Rev. David Zomer, Bethany Reformed Church
2. Pledge of Allegiance
3. Introduction of Guests
 - a. Presentation of the 2026 Social Justice Youth Awards
4. Proclamations
 - a. Northside Ministerial Alliance 50 Year Anniversary

----- Recess Until 7:00 p.m. -----

C. ADOPTION OF FORMAL AGENDA

D. COMMUNICATIONS

E. PUBLIC COMMENTS

F. PUBLIC HEARINGS

1. A Public Hearing to adopt an ORDINANCE to rezone the property at 4301 Stadium Drive from RM-15 (Residential, Multi-Dwelling) & RS-5 (Residential, Single-Dwelling) to CC (Community Commercial) (**Action: Motion to adopt**).

G. CONSENT AGENDA

(Action: Motion to approve items “1-9”, and authorize the City Manager to sign all documents on behalf of the City)

1. Approval of a 2026 Support Services Agreement with the Foundation for Excellence in the amount of \$55,000.
2. Approval of a contract supplemental and change order with LD Docsa Associates, Inc. for Water System Corrosion Control Improvements in the amount of \$125,018.03.
3. Approval of a contract with Salesforce for 311 Customer Relationship Management (CRM) software through the MiDeal cooperative purchasing program in the amount of \$210,061.46.
4. Approval of 3-Year term contract with Besco Water Treatment, Inc. for Water Filters in the amount of \$372,540.
5. Approval of the 2026 and 2027 renewal with ASU Group for excess workers' compensation premium in the amount of \$475,338.
6. Adoption of a RESOLUTION designating polling facilities to be used for the City's voting precincts during the election on May 5, 2026 and for each election thereafter.
7. It is recommended that the City Commission accept a recommendation by the Regional Bridge Council to include Reed Street Bridge in the three-year bridge plan, providing \$126,350 (95%) of funding for preventative maintenance and committing \$6,650 as city match funding for this project.
8. Approval of the appointment and assignment of City Commissioners to various committees, boards, and commissions.
9. Approval of the following reappointments to the Parks and Recreation Advisory Board:
 - the appointment of **Isabella Ballez** for a term expiring on January 1, 2029.
 - the appointment of **Kazmira Herberger** for a term expiring on January 1, 2029.

H. REGULAR AGENDA

I. REPORTS AND LEGISLATION

1. City Manager's Report

- J. UNFINISHED BUSINESS**
- K. POLICY ITEMS**
- L. NEW BUSINESS**
- M. COMMISSIONER COMMENTS**
- N. CLOSED SESSION**
- O. ADJOURNMENT**

ADDITIONAL INFORMATION

Get news, information, and alerts from the City of Kalamazoo. Sign up at www.kalamazoocity.org/connect, follow @KalamazooCity on Twitter, and search for The City of Kalamazoo on Facebook.

Questions regarding agenda items may be answered prior to the meeting by contacting the City Manager's Office at 269.337.8047. Persons who wish to contact members of the City Commission prior to the meeting to provide input about items on the meeting agenda may do so via email to CityCommission@kalamazoocity.org.

Agendas for the regular meetings of the Kalamazoo City Commission are available on the Internet at: www.kalamazoocity.org. You may also use the QR Code below to access agendas and agenda packets.



QR Code to Access the Agenda & Agenda Packet

Use the camera on your phone or mobile device to scan the QR Code and then follow the instructions that appear on your screen.

The link will take you to <https://kalamazoomi.portal.civicclerk.com/> where you can view the meeting agendas and agenda packets.

The Kalamazoo City Commission's business meetings are held on the first and third Mondays at 7:00 p.m. and are shown live on the Public Media Network (channel 190 for Charter customers, channel 99 for U-Verse customers). Committee of the Whole meetings are held immediately prior to business meetings at 5:00 p.m. Both meetings are also streamed live on the City's [Facebook page](#) and [YouTube Channel](#).

Public Media Network rebroadcasts these meetings on Tuesdays at 8:00 a.m., Wednesdays, at 1:00 a.m., and Thursdays at 3:00 p.m.



City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **F.1.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

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

DATE: January 26, 2026

SUBJECT: A Public Hearing to adopt an ordinance to rezone the property at 4301 Stadium Drive from RM-15 (Residential, Multi-Dwelling) & RS-5 (Residential, Single-Dwelling) to CC (Community Commercial)

RECOMMENDATION:

Staff recommends the approval of an ORDINANCE to rezone the property at 4301 Stadium Drive from Residential, Multi-Dwelling (RM-15) and Residential, Single-Dwelling (RS-5) to Community Commercial (CC).

BACKGROUND:

Property Background. 4301 Stadium Drive is an 18.8-acre parcel along the western border of the City of Kalamazoo at the corner of Drake Road and Stadium Drive. The parcel is wooded and slopes downwards towards the south-east with some ridges and slopes. The 18.8 acres is currently dual-zoned with Residential Multi-Dwelling (RM-15) zoning along the Stadium Drive frontage, and the majority of the area is zoned Residential Single-Dwelling (RS-5). The property is also zoned with the Natural Features Protection Overlay (NFP-O). The applicant is requesting that the property be rezoned from its current residential districts to the Community Commercial (CC) District.

History of Zoning Requests. Rezoning this property has been requested previously. In January 2020, the property owner requested a rezoning of the property to the Community Commercial (CC) District from its current residential zoning, which applied to the then three parcels, and requested the removal of the NFP-O District. The Planning Commission reviewed the requests at a public meeting and provided an unfavorable recommendation on the requests to the City Commission for their consideration. However, at the applicant's request, the case did not advance to the City Commission, and the legislative review body took no action on that request. In September 2023, the applicant again applied to rezone the property from the RM-15 and RS-5 Districts to the CC District, but this time without the removal of the NFP-O District. This application was withdrawn before the public hearing by the Planning Commission.

Fall 2025 Planning Commission Review. In the fall of 2025, following their application, the applicant held an informational meeting. The meeting occurred on Thursday, October 30, 2025, at Anna Whitten Hall, on the Downtown KVCC campus. This meeting was held per the City's Public Participation Policy (PPP). As provided in the PPP, the applicant sent notice to properties within 300 feet of 4301 Stadium Drive and to the Winchell Neighborhood Association. Before the Planning Commission heard this case, City staff received a volume of written comments on the request to rezone. The Planning Commission held a public hearing on the rezoning request at City Hall on November 6th, 2025. At this meeting, City staff provided an overview of the application and recommended that the Commission approve the request, outlining how it met the zoning criteria used to consider rezoning applications.

There was a lengthy public comment period with speakers against the request and a full City Commission Chambers of interested residents. After the public comment period, the Planning Commission discussed the request, the application, and testimony provided during the public hearing. The Planning Commission made their unanimous vote not to recommend support of the request to rezone the property to the City Commission.

Review Process of Rezoning Requests (Zoning Map Changes). All rezoning requests first go to the Planning Commission. They provide a recommendation (positive or negative) to the City Commission. The City Commission enters the item into the record at a first reading and the public hearing date is set for consideration. At the second meeting, the scheduled public hearing, the City Commission will have presentations from staff and the applicant. Public comment will be heard from the community before considering the request.

Review Criteria. When considering a rezoning request to change from one district to another, in this case from Residential Single Family (RS-5) to Community Commercial (CC), is appropriate in the location, the City Commission will review the following criteria per Chapter 8 of the Zoning Ordinance:

1. The extent to which the amendment is consistent with the Master Plan 2025 and Strategic Vision.

The proposed rezoning request is consistent with the Strategic Vision and Master Plan, specifically the 2025 Master Plan Future Land Use Plan. The Future Land Use Plan details appropriate future land use designations and is a state-required element of the Master Plan. The Future Land Use Plan designates the property at the southeast corner of Drake Road and Stadium Drive **as commercial with natural features protection**. In creating this designation, the Master Plan considered surrounding land uses on the adjacent lots and block, and the adjacent street network. The alignment of land use and transportation was a key principle of the 2025 Master Plan. The 2025 Future Land Use Plan and the Master Plan principle of aligning transportation and land use have been used to update the City's Zoning Code over the last 6 years, including the changes that established a Natural Features Protection (NFP-0) overlay district and standards and form-based zoning code standards in Chapter 50 Zoning Code.

The existing residential zoning districts, primarily Residential Single Family (RS-5), permit a very narrow range of uses, specifically supporting single-family homes on individual lots. The proposed Community Commercial (CC) zone district supports a broader range of uses, including the opportunity for a mix of uses that includes residential and different intensities of commercial uses. This broad range of uses is in alignment with the commercial Future Land Use designation in the 2025 Master Plan. The Natural Features Protection Overlay (NFP-O) district is in alignment with the natural features Future Land Use designation in the 2025 Master Plan. The proposed CC zoning, along with the existing NFP-O District, expresses the Future Land Use Plan's designated appropriate future land uses.

The Winchell Neighborhood Plan, added to the 2025 Master Plan as an addendum, details the neighborhood's vision for future development in this location. The plan lifts-up design elements to be applied to the site, such as low-impact design, green design, and using existing natural features as a guiding design element. CC zoning is not inherently in conflict with this design vision because of the broad list of permitted uses. Also, the CC zoning standards, such as building setbacks and the location of parking in relation to the building, are flexible, giving more options for a site design that aligns with the neighborhood plan's vision. The NFP-O standards can further support the use of green design and designing with natural features.

2. The extent to which there are changed conditions that require an amendment.

Staff has determined that there are changed conditions that support the requested zoning map amendment. To make this determination, staff consider a number of factors detailed below.

a. Can the property at present be reasonably used for any use allowed in the current zoning district? The current zoning designation primarily supports the development of single-family residential housing, specifically on its own lot and owner-occupied housing.

Low-density residential is a challenging development use in this location. Low-density residential is not in alignment with the existing street types; both Drake Road and Stadium Drive are designated as Community Connectors in the Street Design Manual. This street type supports the highest traffic volumes and speeds. The Drake and Stadium intersection is a regional crossing that serves high-speed traffic, multiple transit lines, and land uses. The majority of the Stadium Drive frontage is auto-oriented commercial, reflective of the high-speed, high-volume suburban corridor. The property also serves two bus routes for K-Metro, which experience steady ridership numbers at the surrounding and adjacent bus stops.

The automobile and transit volumes provide an ability to service higher-capacity uses than the existing residential zoning district allows. Low-density residential is out of character with the rest of the Stadium Drive corridor, both to the west towards the expressway and east toward Downtown. The 2025 Master Plan prioritizes alignment between streets and adjacent land uses.

The authority of the zoning ordinance cannot require or expect a property owner to use their

land in a way that would be unsuccessful or unproductive. As stated, the adjacent street type and nearby land uses provide support for a use other than single-family residential.

b. Have zoning classifications and uses in the area changed over time, and if so, is this proposed zoning classification consistent with current zoning classifications and uses in the general area?

Zoning classifications and uses have changed in the surrounding area over time, including the Western Michigan University (WMU) Business Technology Research (BTR) Park 1 and 2, and shopping campus development in Oshtemo Township. The proposed zoning classification of CC zoning is consistent with these changes.

c. Have the general land use patterns in the area changed? Is the proposed zoning classification consistent with the land use patterns in the area?

The land use patterns have changed in this area since the property was zoned residential. In addition, the growth and development in the area since the adoption of the 2025 Kalamazoo Master Plan continues this pattern, solidifying the changes in land use pressures and patterns on the west side of the City and the east side of Oshtemo Township. This includes the Western Michigan University (WMU) Business Technology Research (BTR) Park 1 and 2; the commercial center on the northwest corner of the intersection (Costco/Trader Joes), new drive-thru businesses across Stadium Drive; and the increasing number of automobile dealerships to the east along Stadium Drive. The proposed zoning classification of CC zoning is consistent with these changes.

d. Are there other changed conditions that justify the rezoning?

The Michigan Department of Transportation (MDOT) has improved the interchange directly to the west at US-131, the intersection of Stadium Drive and Drake Road, to increase volume and improve traffic flow.

3. The extent to which the proposed amendment addresses a demonstrated community need.

The property is located at one of the busiest intersections in the City; Stadium Drive, a fast, auto-oriented commercial corridor; and next to the interchange with US-131. There are few, undeveloped parcels in the City, and some are located near commercial centers. The CC District allows for a wide range of commercial and mixed uses, which are appropriate for the Stadium Drive corridor. The property is a missing piece in the Stadium Drive corridor and gateway into the City.

The existing and remaining Natural Features Protection Ordinance (NFP-O), which is also part of the property, serves to support development while supporting the preservation and enhancement of a site's natural features. Protecting the features with sustainable and equitable development are community needs outlined in the Strategic Vision. Under the current zoning, only residential uses such as houses, limited duplexes, sports and recreation, and other low-impact uses are permitted. These uses typically sprawl and take up more land area than more

dense commercial uses. If zoned CC, the protections to the natural features are still in place, and the 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. The land area for the uses may be concentrated while using less land, preserving more greenspace.

4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.

The proposed rezoning is compatible with existing and proposed uses surrounding the property, as noted above. Per the Zoning Ordinance, the RS zoning district is intended to accommodate the development of primarily single-family dwelling units on individual lots and promote owner-occupied housing. This land use is not compatible with surrounding land uses, which include large-scale retail and drive-thru uses, or the adjacent Community Connector streets, as they are designated in the Street Design Manual and noted as high-volume and high-speed streets in the 2025 Master Plan (Street Type map). To the west, the land in Oshtemo Township is zoned for business uses and is owned by Western Michigan University (between Drake Road and the US-131 interchange).

Looking to the south, the NFP-O zoning district bridges the compatibility between any development of this property and the preserve. The existing zoning designation of NFP-O is intended to guide site development, balancing growth and redevelopment with the protection of our existing natural features. The language and standards of the NFP-O zoning district demonstrate the good governance application of the Strategic Vision, demonstrating the communities' ability to guide, manage, and ensure the development standards are implemented feasibly with any potential development or use of this property. The NFP-O requirements provide regulatory review and standards to ensure practical protection of natural features on and near the property, which supports development in a way that also preserves or protects natural features. The CC zoning district supports compatible development with the adjacent Stadium Drive land use and development. The NFP-O district supports the existing natural features and the adjacency of the Asylum Lake Preserve. These districts work together to support the dual contexts of this property.

CC zoning is more appropriate for this property than the other commercial district, Community Commercial 2 (CC2). Both districts have a similar set of permitted uses. The districts differ in their development or dimensional standards and the type of street and adjacent land use with which they are most compatible. CC zoning generally aligns with high-volume and high-speed streets. CC2 zoning is designed for mixed-use street corridors, like the Neighborhood Business and Network street types in the Street Design Manual. In the locations where CC2 is mapped, the mixed-use corridor regularly connects directly to adjacent neighborhood streets and housing units. In these locations, the lots are generally smaller in area and are characterized by being accessed by both personal vehicle and on foot from the adjacent neighborhood. The CC2 development or dimensional standards consider this context and require new development to shift new or expanded buildings closer to the

sidewalk and street, to align with the size and scale of the rest of the block, street, and connected residential neighborhood, and to include building facade details like lots of windows and front doors to support pedestrian travel. CC2 is mapped in such locations as on Portage Street in the Milwood neighborhood and at Rambling Road and Stadium Drive, where the Oakland Drive Winchell Neighborhood connects to Stadium Drive.

5. The extent to which the proposed amendment would result in a logical and orderly development pattern.

The rezoning requested would result in a logical and orderly development pattern. The development pattern of Stadium Drive is auto-oriented commercial on a highly traveled street. CC zoning supports the continuation of this pattern. Any future development on this site would be governed by both the CC zoning district standards and the NFP-O zoning district standards, which require consideration of the natural features on the site in the site's design and layout. The CC and NFP- O zoning districts strike a balance to create a flexible, market-driven approach to the property while keeping the existing natural features and adjacent preserve in mind.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Connected City - A City networked for walking, biking, riding, and driving

Environmental Responsibility - A green and healthy City.

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.

Master Plan:

The Future Land Use plan in the 2025 Master Plan describes the property as commercial and with a natural features protection overlay.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards, and best practices, or resource limitations; the community will be made aware of the project.

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

Summary of Notice: Notice to the community was provided multiple times through this review process. First, for Planning Commission review, the City of Kalamazoo provided notice of the public hearing to properties within 300 feet of the parcel and published the public hearing notice in the Tuesday, October 21, 2025, edition of the Kalamazoo Gazette, as the State requires for a rezoning request.

Before the Planning Commission hearing, the applicant hosted an informational meeting at

KVCC on October 30th. This informational meeting was noticed according to the PPP. It was attended by approximately 50 individuals, where the applicant made themselves available to answer questions, receive comments, and hear concerns about the proposed rezoning and the history of earlier requests. At the meeting, David Rapp introduced himself as a commercial real estate developer from the Grand Rapids area who is in the due diligence period of a purchase agreement. Mr. Rapp was in attendance with Emily Palacios at the community participation meeting.

Following the City's Zoning Ordinance, a mailed notice to property owners within 300' of the property in question and a notice in the Kalamazoo Gazette were again sent in advance of the City Commission public hearing.

Public comments received in the form of letters and emails before the public hearings by the City Commission are included in the packet. Comments received by 01/21/2025 at 5 pm are included in this agenda packet.

Given the level of community interest in this rezoning request and in response to the Commission's direction, staff have planned for the possibility of overflow by identifying additional spaces within City Hall. The Commission also expressed interest in accepting telephonic public comment during the hearing. If the Commission so directs, staff are prepared to accommodate this option.

Staff note, however, that telephonic comments cannot be pre-screened, nor can a delay system be used to filter inappropriate calls. Consistent with the public's right to free speech, restrictions on comments will be limited, including the potential allowance of vulgar language, though it is recommended that speakers be asked to refrain from such behavior.

FISCAL IMPACT:

A zoning change of a property does not necessarily have a fiscal impact on the property taxes. However, the CC District supports a set of uses that could result in a higher tax revenue than the set of uses permitted in the RS-5 and RM-15 Districts could yield.



45 Ottawa Avenue SW
Suite 1100
P.O. Box 306
Grand Rapids, MI 49501-0306



JONATHON J. ANDERSH
Attorney at Law

616.831.1973
616.831.1701 fax
andershj@millerjohnson.com

Received
8-26-2025

August 26, 2025

VIA EMAIL AND CERTIFIED U.S. MAIL

City of Kalamazoo
Community Planning & Economic Development
245 N. Rose Street
Suite 100
Kalamazoo, Michigan 49007
Email: eldridgep@kalamazoocity.com

Re: Application for Rezoning 4301 Stadium Drive

Dear Planning Commission:

We submit this application for the rezoning of 4301 Stadium Drive, Kalamazoo, Michigan (Parcel ID: 06-30-157-001) on behalf of Stadium Drive #1, LLC, a Michigan limited liability company (the "Applicant"). As indicated in the enclosed application, the Applicant requests to rezone the property from the current RM-15: Residential, Multi-Dwelling District and RS-5: Residential Single-Dwelling District to CC: Community Commercial District.

Please find enclosed the following materials related to the requested rezoning:

1. Planning Commission Application
2. Review Sheet
3. Filing Fee of \$561.00

We submit this application with the request that the matter be included on the Planning Commission's agenda for the upcoming meeting scheduled for October 2, 2025. Please do not hesitate to contact me if you require additional information for your review of this application or would like to discuss this matter further.

Sincerely,

MILLER JOHNSON

By

A handwritten signature in blue ink, appearing to read 'Jonathon J. Andersh', is written over a green ink signature line.

Jonathon J. Andersh

cc: Bobby Durkee, AICP, Assistant City Planner (durkeer@kalamazoocity.org)
Emily C. Palacios (palaciose@millerjohnson.com)



PLANNING COMMISSION APPLICATION GUIDELINES

The Planning Commission (PC) reviews applications for the requests listed below. All of the below requests, except for Special Use Permits, must also be reviewed by the City Commission for final approval.

- **Rezoning**—a change to the zoning of a property to a different zone district.
- **Text Amendments**—a change to the wording of the Zoning Ordinance. Note, City staff will take the lead in updating the Zoning Ordinance to ensure that edits to any one section do not conflict with others.
- **Special Use Permit**—a review of a land use which is allowed in a certain zone districts but requires review and approval to ensure specific criteria are met.
- **Planned Unit Development (PUD)** - a use of land where residential, open space and commercial uses may be clustered in a pre-planned development
- **Preliminary Subdivision** - a review of a preliminary subdivision layout.
- **Right-of-Way Vacation**—to vacate or remove a section of public street or alley.

Staff

Bobby Durkee, AICP, Assistant City Planner - 269-337-8173 or durkeer@kalamazoocity.org

Application Process

Step 1: Pre-Application Meeting. Before completing any application, schedule a meeting with the Assistant City Planner. At this meeting, staff will review the proposed request, provide any applicable Zoning Ordinance information, include suggestions for completing the application and public engagement. Applications will not be received or noted as complete if this meeting has not occurred.

Step 2: Application. Please complete general application form and review sheet for specific type of request. Also include any supporting information, plan, or map. Applications are available in person at the Community Planning & Economic Development (CPED) Offices at 245 N Rose Street, Suite 100 or online at www.kalamazoocity.org/planningzoningforms.

Step 3: Application Fee. Fee Schedule available at www.kalamazoocity.org/cpdfeeschedule/file

Step 4: Completed Application. Please email application and information to eldridgep@kalamazoocity.org. The application can be mailed or drop off with the application fee at CPED offices (245 N Rose Street, Suite 100). Complete applications are due four (4) weeks before the scheduled meeting date.

Step 5: The Planning Commission Schedule & Deadlines. Planning Commission meetings are held on the 1st Thursday of each month at 7 pm. These meetings are virtual until further notice and can be watched on the [City's Facebook page](#) and [YouTube Channel](#). The list of meeting dates can be found at www.kalamazoocity.org/planning.

Step 6: Notice and Outreach. Summary of activities conducted which align with the Public Participation Plan (www.imaginekalamazoo.com/plans): outreach to neighborhood association (if one) and adjacent property owners, including door knocking, letters, or a meeting. It is recommended that this feedback is relayed to the Assistance City Planner before Public Hearing Notices are mailed 10 days before the meeting.

Step 7: Required Attendance at Meeting. The applicant or representative of the applicant is required to attend the meeting.



PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: Stadium Drive #1, LLC		Mailing Address:	
City:	State:	ZIP Code:	
Phone: 313.672.6934	Email: palaciose@millerjohnson.com	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name: Not Applicable		Mailing Address:	
City:	State:	ZIP Code:	
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 4301 Stadium Drive			
Parcel Identification Number(s): 06-30-157-001		Zone District (kalamazoo.org/maps):	
TYPE OF REQUEST			
☒ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☐ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description: Rezoning of property from RM-15 and RS-5 to CC, Community Commercial.			
ATTACHMENTS			
☒ \$ 561 Fee		☒ Completed Review Sheet	
☐ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant:		Date: 8-25-25	
Signature of Owner (if different than applicant):		Date: 8-25-25	



PLANNING COMMISSION

REZONING/TEXT AMENDMENT REVIEW SHEET

Please describe the rezoning or text amendment change: (may also provide on a separate sheet):

Rezoning of 4301 Stadium Drive (PIN 06-30-157-001) from RM-15 and RS-5 to CC, Community Commercial.

Review Criteria for Rezoning/Text Amendments

The Planning Commission will review all rezoning and text amendments using the following criteria. Please reach out to staff if you have any questions.

What is the purpose of the requested change?

To allow development consistent with "Commercial" Future Land Use Plan designation that applies to the property. The current zoning does not permit the property to be developed in the manner contemplated by the City's Master Plan.

How does the rezoning or text amendment align with the Master Plan 2025 and Strategic Vision?

The rezoning would implement the City's 2025 Master Plan as the Future Land Use Map designates the property for commercial use.

Are there conditions which have changed that require this rezoning or text amendment?

By designating the Stadium Drive corridor for future commercial use, the City has signaled that the highest and best use of the land within this corridor, from a community perspective, is some form of commercial use, not residential use and not vacant land. Many of the properties within the Stadium Drive corridor have been developed or redeveloped for commercial uses in recent years. Rezoning this property to Community Commercial will allow it to be developed in a similar manner to other properties along the corridor. The property cannot be developed consistent with the Master Plan without a rezoning.

How does the rezoning or text amendment change address a demonstrated community need?

The City designated this property as best suited to commercial development in its 2025 Master Plan. The designation demonstrates the City's determination that there is a community need for commercial land uses in this location and that it is in the general public's interest for the Stadium Drive corridor to be developed for commercial purposes. The CC zoning classification, specifically, allows this property – which is bounded by commercial development to the North and West, Asylum Lake Preserve to the South, and Stadium Drive Apartments to the East – to be developed in a thoughtful manner that will provide an appropriate transition between these uses.

How will the rezoning be compatible with existing and future land use surrounding the subject property?

With the exception of this property and the apartment complex immediately to the East, all property fronting Stadium Drive between Drake Road and Rambling Road is zoned CC, Community Commercial. The Stadium Drive corridor has been the focus of commercial development and redevelopment for decades, and, consistent with the City's land use goals and policies, continues to be.

Will the proposed rezoning or text amendment result in a logical and orderly development pattern?

Yes, because it will complete the pattern of CC, Commercial zoning along the Stadium Drive corridor between Drake and Rambling Roads consistent with the recommendation of the City's current future land use plan. Any development on the property will be subject to additional planning reviews, studies and permitting, which will ensure a pattern of logical and orderly development.



Community Planning & Economic Development

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

(269) 337-8026 • www.kalamazoo-city.org

Received
8-28-2025

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Staff

Bobby Durkee, AICP, Assistant City Planner - 269-337-8173 or durkeer@kalamazoo-city.org

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Step 4: Completed Application. Please email application and information to eldridgep@kalamazoo-city.org. The application can be mailed or drop off with the application fee at CPED offices (245 N Rose Street, Suite 100). Complete applications are due four (4) weeks before the scheduled meeting date.

Step 5: The Planning Commission Schedule & Deadlines. Planning Commission meetings are held on the 1st Thursday of each month at 7 pm. These meetings are virtual until further notice and can be watched on the [City's Facebook page](#) and [YouTube Channel](#). The list of meeting dates can be found at www.kalamazoo-city.org/planning.

Step 6: Notice and Outreach. Summary of activities conducted which align with the Public Participation Plan (www.imaginekalamazoo.com/plans): outreach to neighborhood association (if one) and adjacent property owners, including door knocking, letters, or a meeting. It is recommended that this feedback is relayed to the Assistance City Planner before Public Hearing Notices are mailed 10 days before the meeting.

Step 7: Required Attendance at Meeting. The applicant or representative of the applicant is required to attend the meeting.



Community Planning & Economic Development

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

(269) 337-8026 • www.kalamazoo.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: Stadium Drive #1, LLC		Mailing Address: 100 W. Michigan Ave., Ste. 200	
City: Kalamazoo		State: MI	ZIP Code: 49007
Phone: 313.672.6934	Email: palacios@millerjohnson.com	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name: DNS Stadium Drive LLC		Mailing Address: 16915 Cleveland Rd.	
City: Granger		State: IN	ZIP Code: 46530
Phone: 574.277.8877	Email: haji@driveandshine.com	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 4301 Stadium Drive			
Parcel Identification Number(s): 06-30-157-001		Zone District (kalamazoo.org/maps): RM-15 & RS-5	
TYPE OF REQUEST			
☒ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☐ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description: Rezoning of property from RM-15 and RS-5 to CC, Community Commercial.			
ATTACHMENTS			
☒ \$ 561 Fee		☒ Completed Review Sheet	
☐ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant:		Date: 8-26-25	
Signature of Owner (if different than applicant):		Date: 8-25-25	

P.C. #2025.05 - 4301 Stadium Drive
Rezoning from RM-15 & RS-5 to CC



Aerial View

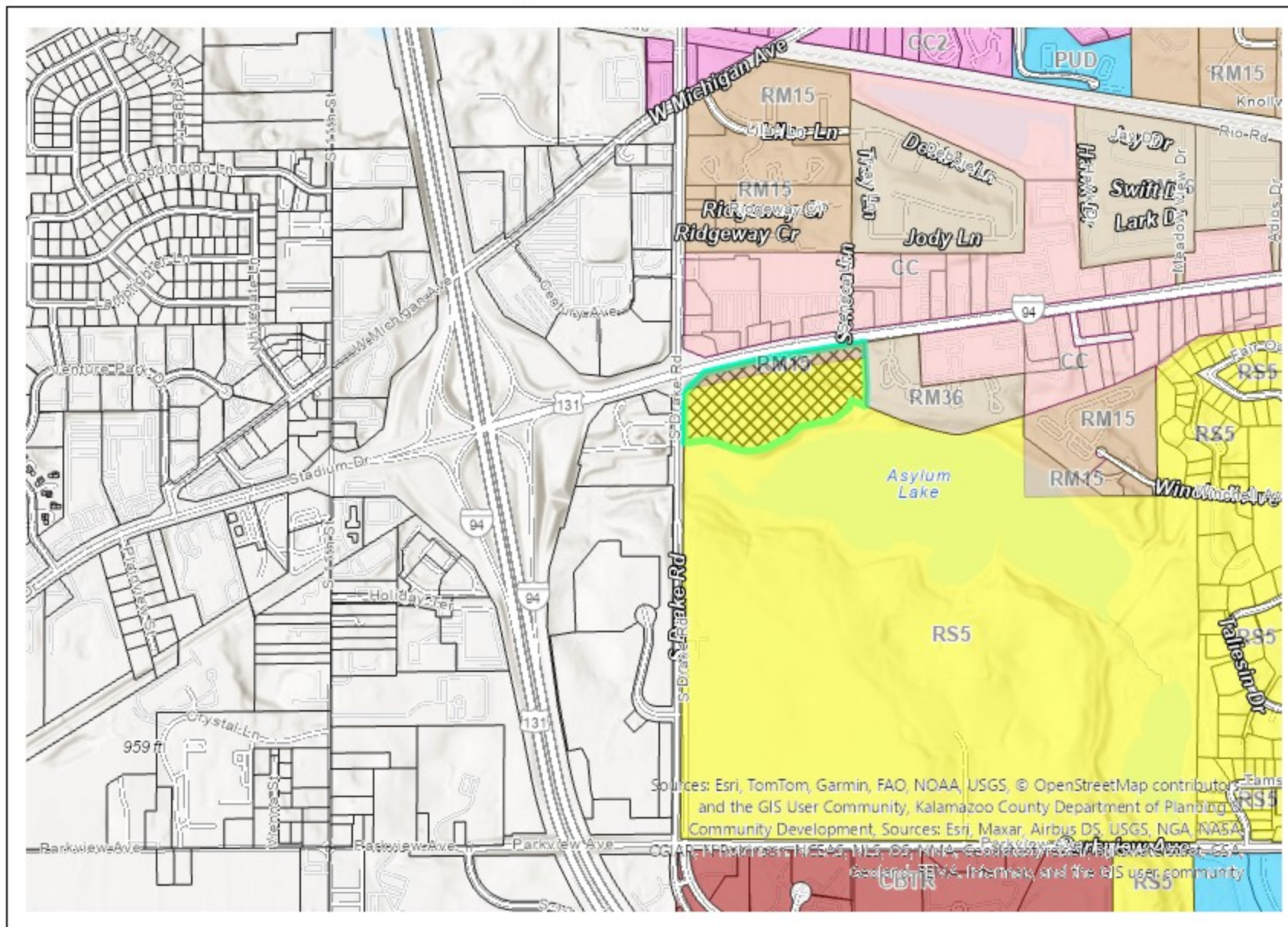
-  Subject Property
 Subject Property
 Other Property

2018

- Red: Band_1
Green: Band_2
Blue: Band_3



P.C. #2025.05 - 4301 Stadium Drive
Rezoning from RM-15 & RS-5 to CC



Current Zoning

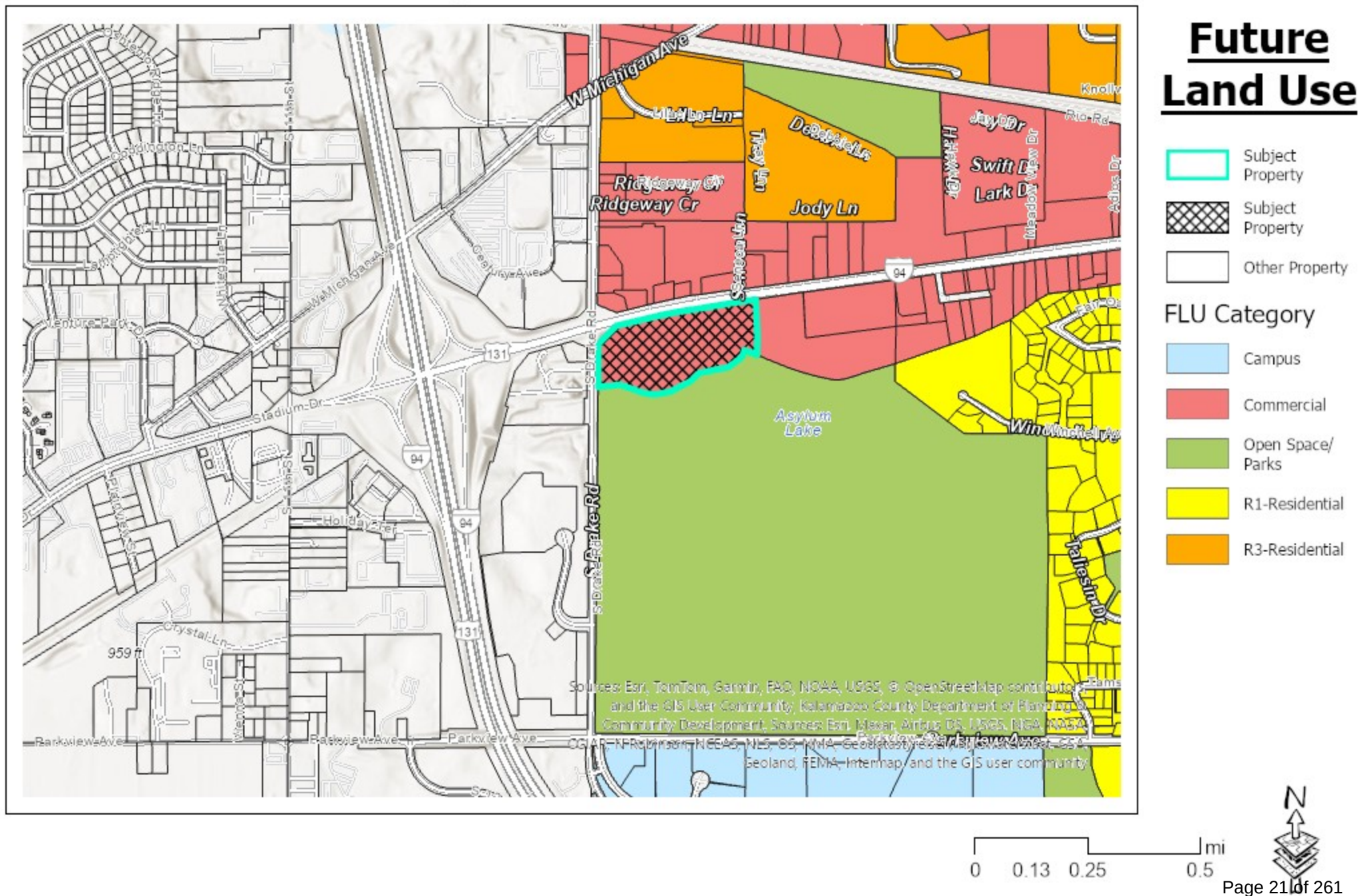
Zoning

- | | |
|---|------------------|
|  | CBTR |
|  | CC |
|  | CC2 |
|  | PUD |
|  | RM15 |
|  | RM36 |
|  | RS5 |
|  | Subject Property |
|  | Subject Property |
|  | Other Property |

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Kalamazoo County Department of Planning & Community Development, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGAR, FRAXIS, NCEM, NLS, DE, VNA, GeoBasis, GEBCO, SRTM, IGN, CS-C, Borealis, BEA, Informatica, and the GIS user community



P.C. #2025.05 - 4301 Stadium Drive
Rezoning from RM-15 & RS-5 to CC



CITY OF KALAMAZOO, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO REZONE PROPERTY AND AMEND SECTION 50-1.2 “ZONING MAP”
OF THE KALAMAZOO CITY CODE OF ORDINANCES

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Rezoning. Property within the City of Kalamazoo located at 4301 Stadium Drive (PIN# 06-30-157-001) in the City of Kalamazoo and mapped in Exhibit A and listed by legal description, and Address in Exhibit B, which are attached by reference to this Ordinance; is rezoned from Residential, Multi-Dwelling District (RM-15) & Residential, Single-Dwelling District (RS-5) to Community Commercial District (CC).

Section 2. Amendment of Section 50-1.2 (“Zoning Map”). The Zoning Map in Section 50-1.2 of the Code of Ordinances shall be amended and revised to include the property described in Section 1 in the Community Commercial District (CC).

Section 3. Severability. If any section, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity and enforceability of the remaining portions of this ordinance.

Section 4. Saving Clause. The amendment or repeal by this ordinance of any ordinance or ordinance provision shall have no effect upon prosecutions commenced prior to the effective date of this ordinance or prosecutions based upon actions taken by any person prior to the effective date of this ordinance. Those prosecutions shall be conducted under the ordinance provisions in effect prior to the effective date of this ordinance.

Section 5. Conflict. Except as otherwise expressly provided, the provisions of this ordinance shall control in the event of any inconsistency or conflict between this ordinance and any other provision of any other ordinance of the City of Kalamazoo.

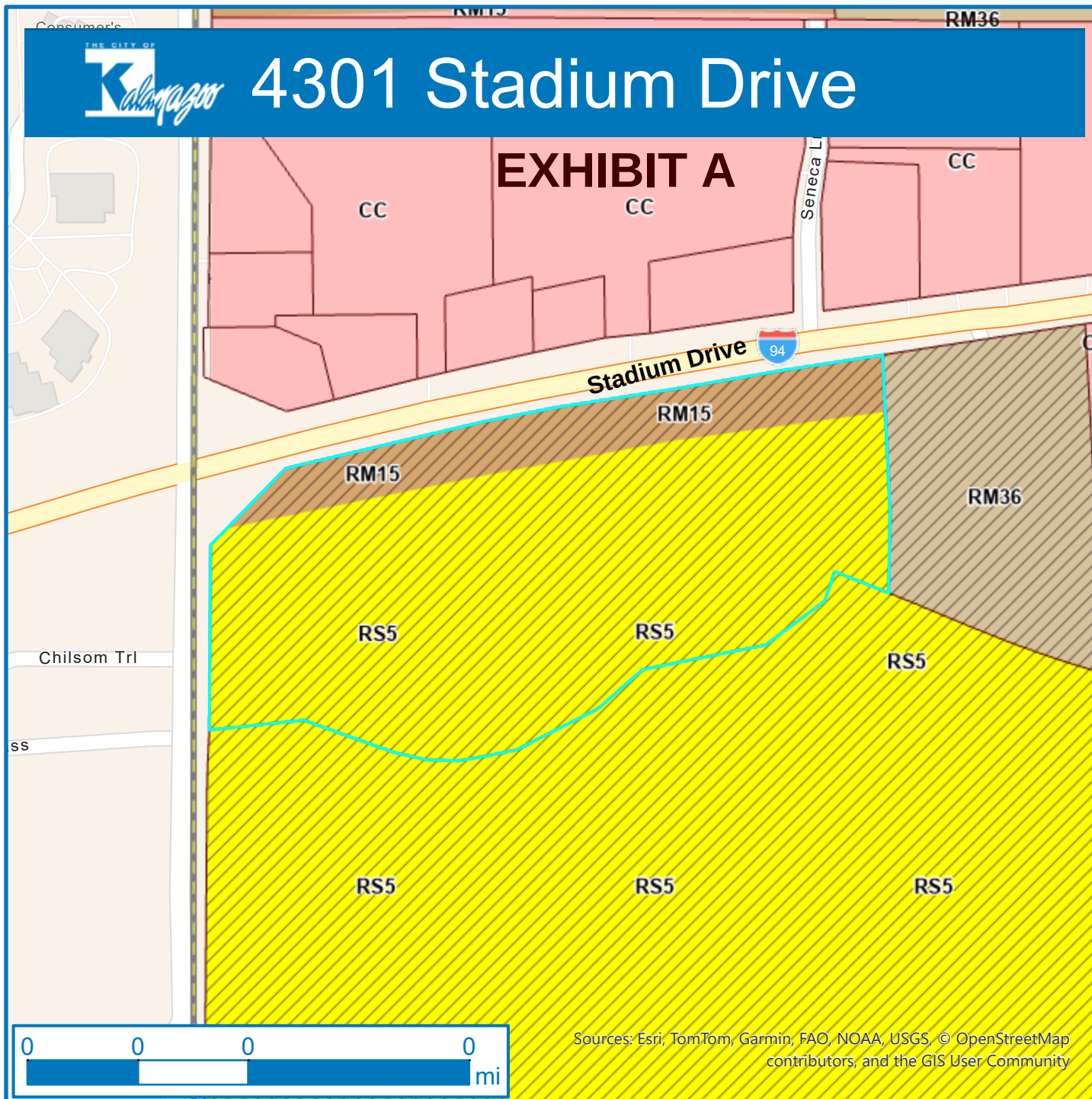
Section 6. Effective Date. Subject to Section 3, above, this ordinance shall take effect from and after 10 days from the date of its passage pursuant to Section 13(a) of the City Charter.

CERTIFICATE

The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on _____, 2026. Public notice was given, and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267, 1976). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted, and authenticated by the Mayor and City Clerk as required by the Charter of said City.

David F. Anderson, Mayor

Scott A. Borling, City Clerk

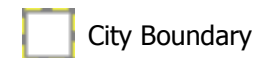


LEGEND

PARCEL MAP



GENERAL INFORMATION



PLANNING & ZONING



Zoning



EXHIBIT B

4301 Stadium Drive – City of Kalamazoo – County of Kalamazoo

Commencing at the west quarter corner of Section 30, Town 2 South Range 11 West; thence North 00° 16' 13" East 372.24 feet (recorded as North 00° 09' 00" East, 372.24 feet) along the west line of Section 30 to the point of beginning; thence North 00° 16' 13" East 341.49 feet along the west line of Section 30 to a point of intersection with the southwesterly extension of the south right-of-way line of Stadium Drive; thence North 48° 51' 44" East 277.65 feet; thence 1,222.50 feet along the south line of Stadium Drive along a curve turning to the right with a radius of 11399.16 feet and a chord bearing of North 79° 09' 26" East 1,221.91 feet; thence North 82° 14' 19" East 29.57 feet; thence South 00° 06' 42" West (recorded South 02° 31' 51" East) 471.32 feet to the south line of an old AT&T right-of-way; thence North 69° 11' 15" West 90.70 feet (recorded North 71° 20' 00" West 90.76 feet); thence South 20° 35' 01" West 67.80 feet (recorded South 18° 30' 00" West 67.98 feet); thence South 54° 58' 02" West 149.14 feet (recorded South 52° 19' 00" West 149.16 feet); thence South 74° 24' 07" West 300.01 feet (recorded South 71° 48' 10" West 300.08 feet); thence South 50° 09' 21" West 90.03 feet (recorded South 47° 30' 00" West 90.00 feet); thence South 63° 59' 15" West 197.81 feet (recorded South 61° 02' 00" West 198.00 feet); thence South 86° 10' 07" West 260.76 feet (recorded South 83° 35' 58" West 280.91 feet); thence North 73° 05' 32" West 193.38 feet (recorded North 75° 40' 00" West 193.38 feet); thence North 87° 35' 32" West 221.10 feet (recorded South 89° 50' 00" West 221.0 feet) to the point of beginning. Parcel contains approximately 18.80 acres more-or-less. Subject to all legal right-of-ways, easements, and restrictions of record. Excluding a vision wing as described in Liber 393 Page 101

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

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.

											Audio, Microphones and presentation ability; ability to do public comment	Call-In Available	Presentatio n Capability
Locations	Costs	Total Estimated	# of seats	Availability on January 26th from 430 pm to ??	Time Limited	Stage or area to set up commission seating	Streaming	ADA Accom					
Radisson Ballroom Chenery		\$4,143.90	500	Yes		y	Yes	Y	Y		No	Y	
	\$2500 + cleaning						Yes				No		
	\$400 + streaming \$150 - estimate \$2,485.00	\$2,485.00	1535	Yes		yes	use PMN	Y	Y		No		
Civic	\$300		350	Not Available			?				No		
Epic Center – Judy Jolliffree Theatre			150	Avail - only seats 150			?						
Fetzer Center	\$500/\$750 incl equip \$1,437.50	\$1,437.50	250/400	Avail			Yes				No		
Shaw Theatre	\$1500 + \$17/hr staff		500	left msg 12/9/25			?				No		
Miller Auditorium		\$9,730.00	3000	Avail/info expected 12/9 - follow up sent 12/10		Y	use PMN	Y	Y		No	Y	
New Farmers Market Building				NOT Avail									
Mt. Zion Church				Available	no		Yes	Y	Y		No	Y	
Loy Norrix				sent email 12/10 / left vm 12/19/25									
Lincoln School Auditorium				sent email 12/11 / left msg 12/19/25									
Commission Chambers/ Community Room			130				Yes				Yes		

Durkee, Bobby

From: ERIN TAYLOR <erinltay00@aol.com>
Sent: Thursday, November 6, 2025 6:21 PM
To: Erin Taylor
Subject: Please Read - Do NOT Rezone 4301 Stadium Drive

Categories: Important

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

Dear City Commissioners and Planning Department,

My name is **Erin Taylor**, and I am a **25-year-old resident living directly off the Asylum Lake Preserve**. I'm writing to respectfully voice my **opposition to the request to rezone 4301 Stadium Drive to CC Commercial**.

This **18.9-acre parcel is environmentally sensitive and historically significant**, sitting **less than 250 feet from Asylum Lake and only about 35 feet from its wetlands**. It was once part of a **colonial-era farmstead dating back to around 1840**, one of Kalamazoo's oldest homesteads. The historic home was demolished in 2022, but the property still contains remnants of the **"Fruitbelt Line" railway**, which is now being restored nearby as a regionally significant rail-to-trail.

Allowing commercial rezoning here would **permanently erase both cultural heritage and ecological integrity**.

From an environmental standpoint, construction and commercial activity would disturb fragile soils, alter groundwater flow, and increase pollution from road salts, oils, and runoff. **Fifty years of studies have shown that commercial development degrades Asylum Lake's water quality**, threatening the ecosystem the community has fought for decades to preserve.

This rezoning proposal also fails the City's own planning standards:

- It is **inconsistent with the Imagine Kalamazoo 2035 Strategic Vision**, which prioritizes preserving natural spaces and sustainability.
- There are **no changed conditions** justifying the request—the community continues to oppose commercial zoning here.
- It **does not address a community need**, given that more than **70 commercial properties are already for sale** within city limits.
- It is **not compatible** with surrounding residential and protected natural zoning.
- And it would **not promote logical or orderly development**, especially at one of Kalamazoo's most dangerous intersections, Stadium and Drake.

Asylum Lake is one of the few remaining places in Kalamazoo that offers quiet, reflection, and clean air—values that align with the city's stated goals for a healthy and sustainable future. Once this land is developed, we cannot bring it back.

I urge the Planning Commission to **deny the rezoning request** and to keep this parcel **residential with the Natural Features Protection overlay** in place. Please continue to protect the lake, the wildlife, and the legacy that belong to all of us.

Thank you for your time and commitment to environmental stewardship and responsible development.

Sincerely,

Erin Taylor
Erinltay00@aol.com

Durkee, Bobby

From: Janel Bodley <janelbodley@gmail.com>
Sent: Thursday, November 6, 2025 6:41 PM
To: Durkee, Bobby; Anderson, Christina
Subject: Denial of the Rezoning of the Property adjoining Asylum Lake Preserve

Categories: Important

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

Dear Kalamazoo City Commission,

I am writing to you today as a resident of Kalamazoo, and the Winchell neighborhood, to state that I strongly disagree with the rezoning of Asylum Lake Preserve.

Changing the zone from residential to commercial would be devastating for our city, and for the wildlife that calls Asylum Lake Preserve home. People are drawn to living and moving to Kalamazoo for the green areas and spaces it has to offer, not for the potential of a commercial property and what it could *possibly* provide. The two cannot compare. We need to keep our city as green as possible, meaning protecting our nature preserves, especially our largest one- Asylum Lake. I can assure you that whatever the buyer has in mind, our city already offers elsewhere. Big box stores and commercial space have enough property on Westnedge, West Main, Gull Road and in other surrounding areas. Don't we want people to continue to explore our city? Convenience is nowhere near as important as it is to save what nature we have here in this city. It feels so unnecessary and damaging to build something Kalamazoo is not in need of when we have options that are currently operating in short distances from this land. Please do not allow for more destruction to the trees, animals, water, air, and earth.

Building commercially on this property will cause so much damage to the land and surrounding areas due to the increase of human activity and automobile traffic, the amount of waste and litter that comes from a business being constructed and the aftermath of it being open, it will erase the safe space for both the humans who find solitude in this area and the wildlife that lives there, and for the wildlife that uses Asylum Lake to migrate, it will take away space for the community to appreciate the earth, the seasons, and Kalamazoo, and it will drastically change the ecosystem and environment that we've all come to know and love.

Asylum Lake Preserve has become a second home to me in my 10 years of living in this city. It would be completely heartbreaking to see this space become something so destructive, damaging, and ugly- in the sense of how rezoning would hurt the environment, and how it would be an eye-sore to the area. We do not need any construction or commercial residents taking over this precious land and I hope you're able to understand how disappointing this would be to the people who live here, and how devastating it would be to the wildlife of Kalamazoo.

Thank you for your time,
Janel Bodley

Durkee, Bobby

From: Ian <ian.magnuson@gmail.com>
Sent: Thursday, November 6, 2025 6:54 PM
To: Durkee, Bobby
Cc: Anderson, Christina
Subject: Re: Opposition to Rezoning Request: 4301 Stadium Drive

Categories: Important

Good afternoon Commission Chair Durkee and City Planner Anderson,

I'm looking at Asylum Lake as I type this from my home office. I've lived in the apartments adjacent to Asylum Lake for over four years and I also served as a member and chair of the Environmental Concerns Committee. During my time on the Committee, I did my small part in adopting the NFP Overlay and city Community Sustainability plan while also participating in opposition to the first two attempts to rezone this property.

I will address some of the main Planning Commission points directly but first and foremost, I must admit I'm angry that I have to do this a third time for the same reasons.

The property owner made a mistake purchasing land on a *verbal* commitment by some city staff member to rezone the property as intended. There is very little evidence supporting prior efforts to rezone to Community Commercial aside from a single map that, to me, clearly looks like an intern or junior staff member made a simple mistake on.

My main environmental reason for opposing this is prior construction efforts near the Preserve. When WMU was doing construction on Parkview Ave, they improperly raised barriers to prevent toxic salt and construction sediment from entering into the waterways. It was a costly mistake and took a while to remediate. You may be underestimating the value that this natural space provides to residents (in accordance with the Master Plan) and to local wildlife. I see who's homes will be destroyed. And where will the already excess deer go? Straight into my neighbors cars and yards.

Regarding your main planning points:

Do the changes address a community need?

Absolutely not and for a variety of reasons. There are already six car washes within a mile of the property and there are already retail store fronts that struggle to stay occupied in the Costco complex nearby. There is no business case for trampling this precious green space while the sprawling former Wayside West lot remains empty. I am mostly concerned about the intense development proposed at this location.

City leaders already made a boneheaded decision decades ago that allowed a rotting gas station to be up hill from Woods Lake on Oakland Drive nearby. What happens when that business finally kicks the bucket? Are we going to find another empty gas tank that leaked like what was discovered during the new justice complex construction downtown? Think about the same implications here.

Are the proposed changes compatible with the surrounding properties?

Yes and no. I already have to live with Aaron Zeigler, owner of the car dealership, flying his helicopter from Gull Lake and land it in the rear of his car dealership mere hundreds of feet from where I'm currently seated. I can hear him with noise cancelling headphones on and my doors shut. Business owners do not care about residents here and **we were here first**.

Indeed there is significant commercial development along that corridor, but traffic planning has already reached its limits *after* the redesign work when Costco's complex was built. Drivers routinely run red lights at the intersection of Stadium and Parkview, causing accidents and making an already dangerous zone for pedestrians worse.

There is no reason to be putting more development in that specific spot alone.

--

I've said enough and I applaud you if you made it this far. I hope you are prepared for a busy meeting tonight as only a fraction of the 14,000 signatories to the petition to block this change will attend and that chamber has only been as full when I attended the first time this was blocked.

You have a democratic responsibility to city residents and hopefully a conscience that considers the needs of the city not just today but in 50 years.

Do not approve this rezoning request.

Thank you for your time,

Ian Magnuson

Durkee, Bobby

From: Judy Huxmann <judyhuxmann20@gmail.com>
Sent: Friday, November 7, 2025 12:37 PM
To: Anderson, Christina; Durkee, Bobby
Subject: A thank you

Categories: Important

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Christina,
I hope you will pass this along to all of the planning commissioners from ALPA.

Thank you Mr Pittelko, Ms Dascenzo, Ms Augette-Bauman, Mr Kostrzewa, Mr Bissonette, Ms Swan, Mr Tolber, Mr Curtis, Mr Wilson, Ms Anderson, Mr Durkee and Commissioner Praedel for enduring and listening deeply during the meeting on Nov. 6. It was a long one and we all deserve a day of rest.

Now that this part of the process is over, for clarity, we at ALPA need to know what the next step is for this zoning request.

That is all at this moment. Take care and I encourage you to find some relief in Asylum Lake Preserve that was so eloquently described last night..

--

In Kindness,
Judy Huxmann
judyhuxmann20@gmail.com

"I can disagree with your opinion, it turns out, but I can't disagree with your experience." Krista Tippet

Identifier: Human

Durkee, Bobby

From: Timothy Price <pryso@sbcglobal.net>
Sent: Friday, November 7, 2025 1:42 PM
To: Anderson, Christina; Durkee, Bobby
Subject: Planning Commission Inquiry

Categories: Important

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City of Kalamazoo Planners Anderson and Durkee,

As a retired urban planner and relatively recent resident in the City of Kalamazoo I was very interested to attend the Planning Commission meeting on November 6th. I was impressed by the orderly meeting procedure and your presentations as well as the public attendance, displaying such a degree of concerns for our community.

My specific interest for attending was PC #2025.05, the request for rezoning. I've hiked and enjoyed the Asylum Lake Preserve and consider it to be a valued community resource. Therefore I believe it would be a disservice to approve changes or developments which could threaten the environmental health and integrity of the general site.

I did not speak during the public comments but felt many important objections were raised. However, I believe two of the guidelines outlined for the Commission in their decision process deserve further consideration.

*** Demonstrated Community Need:**

It was apparent by the very large turnout to demonstrate disapproval of the request for rezoning, and many of the individual comments offered, that the rezoning would not be consistent with community needs or desires.

*** Consistent with the Master Plan 2025 and Strategic Vision:**

Since the Plan designates the subject property adjacent to Stadium Drive for commercial use the request for rezoning would appear to be consistent in that regard. However the number who spoke against approval and the larger number who attended to show their support against, in addition to the petition signed by approximately 14,000 residents, demonstrates the community in general does not concur with the Plan designation. To me this suggests an amendment to the Master Plan 2025 for this specific area may be in order to eliminate the commercial designation.

This could not only revise the Master Plan to be more consistent with community needs and desires, it could diminish further requests for rezoning this property.

Best regards,
Tim Price
3702 Alianca Terrace.

Durkee, Bobby

From: development
Sent: Monday, November 10, 2025 10:27 AM
To: Durkee, Bobby
Subject: FW: Asylum Lake Re-zoning request - OPPOSED

Categories: Important

From: judy.pilat@gmail.com <judy.pilat@gmail.com>
Sent: Thursday, November 6, 2025 10:10 AM
To: development <development@kalamazoocity.org>
Subject: Asylum Lake Re-zoning request - OPPOSED

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I am **opposed** to re-zoning the 18.8 acre parcel located at 4301 Stadium Drive from the current classification of Residential Multi-Dwelling (RM-15) zoning along the Stadium Drive frontage, and the remainder of the property as Residential Single-Dwelling (RS-5). I also oppose the removal of the NFP-O designation.

Please vote NO on the request to re-zone this parcel to Community Commercial (CC).

Judy Pilat

She/her/hers

269.377.1619 (voice & text)

"What lies behind us and what lies ahead of us are tiny matters compared to what lives within us." - Henry David Thoreau

Durkee, Bobby

From: development
Sent: Monday, November 10, 2025 10:33 AM
To: Durkee, Bobby
Subject: FW: Residents rally against proposed zoning changes near Asylum Lake in Kalamazoo

Categories: Important

From: sade rudy <saderudydkb34@gmail.com>
Sent: Friday, November 7, 2025 10:18 AM
To: development <development@kalamazoocity.org>; Mayor <mayor@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; Cooney, Don <cooneyd@kalamazoocity.org>; Decker, Qianna <deckerq@kalamazoocity.org>; Hoffman, Stephanie <hoffmans@kalamazoocity.org>; Wilson, Alonzo <wilsona@kalamazoocity.org>; lpraedelc@kalamazoocity.org; 311 <311@kalamazoocity.org>
Subject: Residents rally against proposed zoning changes near Asylum Lake in Kalamazoo

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You knuckleheads. The owner of the property approached the City asking **BEFORE** purchasing the land to confirm that the location would be zoned for commercial use consistent with their plans for a car wash. The owner apparently received assurance from City personnel that the commercial zoning was feasible, and subsequently proceeded with the property acquisition. Someone said YES to him so he bought the property. Now that it is actually happening your dumb ass staff is stuck in a quandary of lies and mis-information. Backpedaling and acting like fools. You basically lied to this private business owner and now have created Chaos and a lot of anger from residents and besides that costing a lot of time and money! Find out who approved it and deal with them. Also, why the hell wouldn't you buy and protect this land already!

Do your job!

Please send to

why are they hiding? Where is their email address on the directory???

Brian Pittelko

Christine Dascenzo

Michelle Audette-Bauman

Thomas Kostrzewa

Roland Bissonnette

Jennifer Swan

Wendell Tolber

Mitchell Curtiss

Zack Wilson

Commissioner Chris Praedel, City Commission Liaison

[Christina Anderson, Deputy CPED Director, City Planner, Staff Liaison](#)

[Bobby Durkee, Assistant City Planner, Staff Liaison](#)

Durkee, Bobby

From: development
Sent: Monday, November 10, 2025 10:35 AM
To: Durkee, Bobby
Subject: FW: 311 FW: 4301 Stadium Drive - Opposition to Re Zoning

Categories: Important

From: marina riad <marinasofiariad@gmail.com>
Sent: Thursday, November 6, 2025 11:35 PM
To: 311 <311@kalamazoo.org>
Subject: 4301 Stadium Drive - Opposition to Re Zoning

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To whom it may concern at the City planning Commission and others,

My name is Marina and I am a 24-year-old student of hydrogeology at Western. You've heard many impassioned arguments about Asylum Lake and the protection thereof in regards to this rezoning proposal, but I would also like to offer a scientific perspective on this.

My background is in desalination in West Africa and California — two places where water is scarce. I had no idea that when I moved to Michigan there would be a significant desalination research project underway in Kalamazoo. That's right, de-salting our water is in demand even though we're an entirely freshwater state. I'm sure a lot of people who work for the city are familiar with resource management, and maybe I'll become one of you someday. Until then, I'm working on a hydrogeology certificate and towards a Masters in earth science. I took 3.5 hours of my day — the rest was spent going to class and writing a paper about the very topic I'm writing to you about — to go to the City Planning meeting tonight. Because, frankly, who am I if I just write about and don't stand up for pollution in my area?

What I'm focusing on is salinization — the addition of salt — in freshwater areas of the Kalamazoo River Watershed. Not all lakes are as privileged as Asylum Lake, which has multiple studies by McLeod, Sibert, and Koretsky that chemically analyze Asylum Lake as an urban freshwater lake affected particularly by salt pollution. Salt in our environment comes primarily from road salt — that's the stuff that keeps drivers safe in the winter, so we don't want to eliminate it entirely; however, the very salt that protects us is getting into our water systems, our soil, and the very groundwater we drink. Let me put it into economic terms: salty Asylum Lake means salty Kalamazoo water, which causes Kalamazoo drinking water, pipes, crops, and lakes to suffer big time. I know many people are worried about Asylum Lake as a nature preserve, but I also know that commercial development has absolutely zero regard for that, and I want to make sure the city knows that the research going on at Asylum Lake is in the city's best interest — it helps keep Kalamazoo water clean.

Specifically, one project has compelled me to absolutely implore you to halt any zoning changes or commercial construction on the lot. I have been reading up on the novel project going on off Drake in the Asylum Lake wetlands — they're finding a way to precipitate out salt from the lake! A study published by Alhinaai et al (2025) at Western has found a way to take salt out of freshwater, and they're doing it at Asylum Lake! As someone with a background in desal, removing salt from water is super energy-intensive, not to mention expensive! Water costs in Kalamazoo are already increasing, and I know that the city sponsors water bill payment plans and water filter initiatives — why approve plans that will demonstrably increase that cost? Especially since Kalamazoo relies so heavily on groundwater and wastewater treatment, this should be a big deal for the city — **the more salt that goes into our environment, the more the city has to spend for public infrastructure to clean it up!**

Road salt is affecting Asylum Lake — the lake doesn't go through its regular water cycling every year anymore because of how much salt infiltrates the soil and water. That's huge! Keep in mind that **100% of Kalamazoo depends on groundwater as our main water source (KRWMP), and that's where all the salt is going!**

The top predictor of elevated chloride, aka measurable environmental traces of salt, in a watershed, according to a study by Dugan et al (2021), is impervious surfaces — more than population density, urbanity, and agriculture combined. What's an impervious surface, you might ask? Literally anything that is built on land that doesn't allow water to infiltrate the ground as it should. Why is that a predictor of saltiness, you might ask? Because the salt accumulates in places like Asylum Lake! I don't need to show you the topographic map of the lake and the plot above it to prove the point that **you cannot build anything on that plot of land without it having severe negative consequences on Asylum Lake.** And frankly, if the groundbreaking salt removal research at Asylum Lake is as globally recognized for efficiency and cost-effectiveness as I think it will be, **you cannot build anything on that plot of land without severely limiting scientific discovery** that *will* impact public infrastructure at some point.

—

I hope someone reads all this, because I am sure that there is someone who is supposed to be paid to read all these emails. I am not being paid to write this. I have to work 9+ hours tomorrow and still spent almost an hour writing this email after 3.5 hours of sitting at the city planning commission meeting.

You, the city, are our only hope. I have seen so many of my peers spend hours, days, weeks of their lifetime petitioning for what is right and consistently losing out to commercial interests. I would never expect the city or the property owner to even remotely care about people's feelings about the Asylum Lake preserve, so I am begging you to please hear this financial argument.

I don't speak on behalf of Western or ALPA and wasn't even a part of this research. I have done all of my research on my own time because I am truly worried about what costs salinization will incur in the future. And frankly, that cost is more of a city problem than my problem — I'm not even sure how long I'll live in Kalamazoo if they plan to develop areas like the Orrin B Hayes strip and the Park Trades Center area.

Below my signature I will attach references that also function as a reading list for the effects of development near Asylum Lake.

Marina Riad

Kalamazoo, MI | marinasofiariad@gmail.com | 3142770306 | [LinkedIn](#)

Alhinaai, Marwan A., Daniel P. Cassidy, Donald M. Reeves, et al. 2025. "Chloride Removal from Stormwater and Lakes Impacted by Road Salt Application: Experimental Assessment of Friedel's Salt Reactions." *Environmental Science & Technology Letters* 12 (2): 237–42. <https://doi.org/10.1021/acs.estlett.4c01152>.

Dugan, Hilary A., Linnea A. Rock, Anthony D. Kendall, and Robert J. Mooney. 2023. "Tributary Chloride Loading into Lake Michigan." *Limnology and Oceanography Letters* 8 (1): 83–92. <https://doi.org/10.1002/lol2.10228>.

Kalamazoo River Watershed Council (KRWC). 2015. "Kalamazoo River Watershed Management Plan." Prepared for the Michigan Nonpoint Source Agency. Michigan Department of Environmental Quality and the United States Environmental Protection Agency.

MacLeod, Andrew, Ryan Sibert, Christine Snyder, and Carla M. Koretsky. 2011. "Eutrophication and Salinization of Urban and Rural Kettle Lakes in Kalamazoo and Barry Counties, Michigan, USA." *Applied Geochemistry*, Ninth International Symposium on the Geochemistry of the Earth's Surface (GES-9), vol. 26 (June): S214–17. <https://doi.org/10.1016/j.apgeochem.2011.03.107>.

Wyman, D. Allie, and Carla M. Koretsky. 2018. "Effects of Road Salt Deicers on an Urban Groundwater-Fed Kettle Lake." *Applied Geochemistry* 89 (February): 265–72. <https://doi.org/10.1016/j.apgeochem.2017.12.023>.

Durkee, Bobby

From: development
Sent: Monday, November 10, 2025 10:37 AM
To: Durkee, Bobby
Subject: FW: Asylum lake zoning

Categories: Important

From: Jeannette Maxey <jsmaxey1@outlook.com>
Sent: Thursday, November 6, 2025 6:04 PM
To: 311 <311@kalamazoocity.org>
Subject: Asylum lake zoning

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

The Asylum Lake Preserve is a beautiful place and needs to be preserved - It should be an area with no commercial Zoning.

Especially one that would allow another car wash only 1/12 miles from another one - which would be a monstrosity in such a beautiful place.

Turn down the zoning change.
Jeannette Maxey

THIS MESSAGE WAS SENT FROM AN UNMONITORED EMAIL ADDRESS

PLEASE DO NOT REPLY TO THIS MESSAGE – WE WILL NOT GET THE RESPONSE

****PLEASE VISIT <https://www.kalamazoocity.org/Residents/Solve-a-Problem>, CALL 3-1-1/269-337-8000 OR EMAIL hello@kalamazoocity.org FOR ADDITIONAL ASSISTANCE ****

Durkee, Bobby

From: Melissa Zinn <melissazinn@gmail.com>
Sent: Tuesday, November 11, 2025 5:09 PM
To: Durkee, Bobby
Subject: City staff report on parcel north of Asylum Lake

Categories: Important

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

I am thrilled by the planning commission's unanimous vote to deny rezoning on the parcel directly north of Asylum Lake, and I hope the City Commission will also make the right decision and deny rezoning if the matter comes before them.

However, I am deeply disturbed by the city staff's report. It was not neutral - it seemed like propaganda for the owner and the prospective buyer. It did not take so many things into account, like the vast amounts of sediment that crossed Drake Road into Asylum Lake in 2019 when WMU was developing their business park; the fact that people use the preserve for recreation; that people live next to the site; that animals live in the preserve; that it is a vital part of the watershed, that the city is putting tons of money and effort into "traffic calming" in other areas while encouraging more traffic at one of the most dangerous intersections in Kalamazoo; and the photos they shared did not include a view of the preserve from the parcel or a view of the parcel from the preserve; it also referenced the Imagine Kalamazoo 2025 future land use map, which received public input before the parcel was sold to a developer and no one thought heavy commercial development was even a possibility, and did not reference the master plan or strategic vision, or any more recent expressions of public sentiment.

The rezoning request does not meet any of the criteria for rezoning. I hope the rezoning request will be denied, and that we can find a permanent solution to protect Asylum Lake - a treasure for Kalamazoo's people, drinking water, environment, animals, and quality of life.

Durkee, Bobby

From: Kristen W <kristen.wilutis@gmail.com>
Sent: Wednesday, November 12, 2025 11:27 AM
To: development <development@kalamazoocity.org>
Subject: Concern Regarding Proposed Micro Community on Cork Street

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

To whom it may concern,

I am writing to express my **strong** concern about the proposed micro community development our area—a space that contributes greatly to the beauty, health, and character of our community.

without sacrificing such a valuable piece of nature. Consider the vacant abandoned building and space on E. Stockbridge, directly across from the Kalamazoo City Public Services building, for instance. I urge you to reconsider the Cork Street location and explore alternative sites that would both meet housing needs and preserve our existing environment.

Thank you for your time and consideration.

Kristen Stevens

Durkee, Bobby

From: noreply@salesforce.com on behalf of 311 Kalamazoo City <311@kalamazoocity.org>
Sent: Thursday, November 13, 2025 9:48 AM
To: Eldridge, Peter
Cc: Durkee, Bobby
Subject: A new Property Zoning - City Planning Service Case has been created for TAMME BARNIAK regarding UNKNOWN - UNAVAILABLE

Categories: Important

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

Contact: TAMME BARNIAK

Contact Phone: 2692714996

Contact Email: jersienala@gmail.com

Case Address: a00820000000OYBEA4

Topic: Property Zoning

Follow-up Reason: Additional Questions

Subject: ASYLUM LAKE - REZONING CONCERNS

Description: *EMAIL*
TO WHOM IT MAY CONCERN,

PLEASE DO NOT ALLOW OUR BEAUTIFUL ASYLUM LAKE AND THE SURROUNDING AREA TO BE DESTROYED BY DRIVE AND SHINE. WE DO NOT NEED YET ANOTHER CAR WASH. THIS LAND IS A GREAT PLACE FOR FAMILIES AND WILDLIFE TO FLOURISH. IT NEEDS OUR PROTECTION NOT DESTRUCTION FOR THE ALMIGHTY DOLLAR.

ASYLUM LAKE IS A PLACE FOR PICNICS, AND FISHING. FOR CHILDREN TO RUN FREE AND SEE NATURE AS IT IS. A PLACE FOR ANIMALS TO REST WITHOUT HUMAN INTERFERENCE.

SO PLEASE CONTINUE YOU GOOD WORK OF KEEPING THIS IMPORTANT AREA FOR NATURE AS NATURE INTENDED.

Durkee, Bobby

From: Mayor
Sent: Monday, November 17, 2025 1:24 PM
To: Durkee, Bobby
Subject: FW: Stadium Drive Rezoning

Categories: Important

From: Janna Carson <jannamayfoster@gmail.com>
Sent: Sunday, November 16, 2025 6:13 PM
To: Mayor <mayor@kalamazoocity.org>
Subject: Stadium Drive Rezoning

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

Dear Mayor, Vice Mayor and City Commissioners,

Thank you in advance for your time reading this.

My name is Janna Carson. I am a former resident of Kalamazoo. I heard about the request to rezone the corner of Stadium Dr. and Drake from residential to commercial and wanted to write a letter opposing this request. The very fact that I no longer live in Kalamazoo but that this still affects me long after I've moved on after attending Western Michigan University is proof that Kalamazoo and specifically Asylum Lake holds a special place in my heart. I am a Licensed Veterinary Nurse whose purpose in life is to give a voice and be an advocate to the voiceless. In addition to that, there are some points I wanted to bring up that indicate why it should not be rezoned as commercial.

-Kalamazoo created a 2035 Strategic Vision Goals Plan and topic #4 pertains to Environment which states "A healthy environment sustains community well-being today and for generations to come." It is followed with a goal to "Preserve, restore, and mitigate damage to the natural areas including preserves, creeks and rivers." Asylum Lake Preserve most definitely fits into this category as the word "preserve" is in it's title. The purpose of a preserve is indeed that- to be preserved, to be maintained in its original or existing state. By rezoning the space and building commercial property so close to the lake- the land, animals, air and water will most definitely be affected in many negative ways (topography affected, pollution from construction, erosion, groundwater hydrology altered, contaminated waters and oils entering the lake, deforestation, harming native species, destruction and loss of habitats of many species, lost biodiversity, increased wildlife to human disease ((such as leptospirosis and tickborne diseases-as a vet nurse I am very familiar with educating the population on these risks)) and routine operation causing exhaust, odors and increased atmospheric deposition).

-There are no conditions that have changed that support the zoning change. As climate change continues, it is imperative that green spaces be preserved- especially ones that have been intentionally preserved for many years already and have brought joy, recreation, peace and healing to so many nature goers, myself included. Asylum Lake was one place I would go to hike and spend time in nature to mend my shattered heart. I know many others have had similar experiences. We are human with emotions and this matters. The community has already repeatedly voiced how they don't want the property rezoned or developed.

-The change to rezone would not support a community need. Stadium Drive already has an abundance of commercial property of all types of services that they could ever need.

-The proposed changes are not compatible with the surrounding properties which are Asylum Lake and a housing community. Commercial property would look illogical and disorderly in this area. It would also add lots of congestion to an intersection that is already deemed the 7th most dangerous intersection in Kalamazoo.

-Again, most dear to my heart is the fact that rezoning would destroy so many plant and animal species and habitats. If you could only see from their perspective how that would feel to have your familiar and safe home destroyed in an instant. Animals can't speak for themselves. We share this Earth with them and they need us humans to be their stewards, to advocate, protect, care for and speak up for them.

I am kindly requesting to please deny the zoning change request from Residential to Commercial,

Thank you so much,

Janna

Durkee, Bobby

From: Mayor
Sent: Monday, November 17, 2025 1:24 PM
To: Durkee, Bobby
Subject: FW: Opposition of the Request to Rezone 4301 Stadium Drive from Residential to Commercial

Categories: Important

From: Melissa Wierenga <melissa.a.wierenga@gmail.com>
Sent: Sunday, November 16, 2025 12:38 PM
To: Mayor <mayor@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; deckera@kalamazoocity.org; Hoffman, Stephanie <hoffmans@kalamazoocity.org>; Praedel, Chris <praedelc@kalamazoocity.org>; Wilson, Alonzo <wilsona@kalamazoocity.org>
Subject: Opposition of the Request to Rezone 4301 Stadium Drive from Residential to Commercial

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

Dear Commissioners and City Staff,

We write this letter in strong opposition of the request to rezone 4301 Stadium Drive from Residential to Commercial, and respectfully ask that you please deny the zoning change request.

A zoning change to commercial could permanently harm the environment of the adjacent Asylum Lake Preserve, and does not meet the Planning Commission's 5 Conditions for Rezoning:

1. Is the request consistent with the 2025/2035 Master Plan and Strategic Vision?

- No, this zoning change is not consistent with Imagine Kalamazoo's 2035 Strategic Vision Goals Topic #4, Environment, which states "A healthy environment sustains community well-being today and for generations to come." It continues with a goal to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers.
- The City's guidance says rezoning should align with adopted policy. The Imagine Kalamazoo 2025 Master Plan prioritized Environmental Responsibility, climate resilience, and neighborhood compatibility. Rezoning this parcel for commercial use would directly contradict that goal and the City's commitment to environmental responsibility.

- The City's Public Participation Policy (2022) requires meaningful engagement and a summary of how community input changed proposals. Thousands of residents have asked the City to expand and protect natural areas. What's in the record doesn't meet that standard. When a site is this sensitive, process matters. The public shouldn't be treated as an afterthought.

2. Are there conditions that have changed that support the zoning change?

- No, in fact, as climate change continues to occur, it is increasingly imperative that green spaces be preserved. Commercial development next to Asylum Lake would create an urban heat hotspot and loss of CO₂ sequestration by replacing vegetation with impervious surfaces.
- Local studies continue to reveal the devastating impacts of pollution from commercial developments to Asylum Lake's water quality. Commercial developments pollute stormwater and the groundwater which feeds Asylum Lake. More commercial zoning is not the answer.
- Nothing has changed to support this rezoning since the last time it was denied. The parcel's surroundings, traffic patterns, and environmental sensitivity are the same. New developer ownership is not a legitimate planning reason to push more commercial zoning.

3. Do the changes address a community need?

- No, Stadium Drive and Drake Road already have an abundance of commercial property fulfilling community needs. Forcing more at the expense of the environment does not full fulfill the community's need.
- There is no demonstrated public necessity for new commercial entitlements on this block; compatible commercial nodes already exist along Stadium Drive.
- At the public information meeting, the prospective developer couldn't identify any specific community need this project would meet. The only clear community voice has been from the community asking for *more* green space and continued protection of Asylum Lake, not for another commercial site adjacent to the Preserve.

4. Are the proposed changes compatible with the surrounding properties?

- No, there are two properties contiguous to the area of the requested zoning change, one is the Asylum Lake Preserve, the other is a housing community. This land forms a natural buffer for the housing and the Preserve. Commercial use would bring more traffic, lighting, noise, and storm-water runoff — all incompatible with the surrounding residential character and destructive to the adjacent ecosystem.
- This proposal is not compatible with adjacent residential and conservation uses, and it disrupts the area's planned, orderly pattern of low-intensity frontage and ecological buffering.
- The Natural Features Protection overlay (NFP-O) exists to protect steep slopes, mature trees, and watershed functions tied to Asylum Lake. CC Commercial land uses bring large paved areas, more traffic, lighting, deliveries, and stormwater discharge. Those impacts are structurally incompatible with the NFP-O's purpose; they're not "mitigate later" issues. Consider the NFP-O's inability to protect the natural environment at the Country Club project.

5. Will the changes result in logical and orderly development patterns?

- No, in fact a zoning change from Residential to Commercial would contradict the IK 2035 Master Plan goal stated as to "Promote environmental justice across all sustainable projects, including infrastructure environmental management and engagement." Please deny the zoning change request from Residential to Commercial. Thank you.
- Imagine Kalamazoo Best Practice for Smart Growth Principle #6: "Preserve open space, farmland, natural beauty, and critical environmental areas." This describes 4301 Stadium Drive.
- Approving this rezoning would be a step backward. It would introduce spot zoning and encourage fragmented development along Stadium Drive instead of maintaining the consistent, thoughtful pattern that now protects the Preserve. If commercial zoning is allowed to leapfrog into a residential/Preserve edge, the City will face repeated attempts to chip away at protected corridors elsewhere. That is the wrong precedent to set.

- No, in fact a zoning change from Residential to Commercial would contradict the IK 2035 Master Plan goal stated as to “Promote environmental justice across all sustainable projects, including infrastructure environmental management and engagement.” Please deny the zoning change request from Residential to Commercial. Thank you.

- Imagine Kalamazoo Best Practice for Smart Growth Principle #6: “Preserve open space, farmland, natural beauty, and critical environmental areas.” This describes 4301 Stadium Drive.

- Approving this rezoning would be a step backward. It would introduce spot zoning and encourage fragmented development along Stadium Drive instead of maintaining the consistent, thoughtful pattern that now protects the Preserve. If commercial zoning is allowed to leapfrog into a residential/Preserve edge, the City will face repeated attempts to chip away at protected corridors elsewhere. That is the wrong precedent to set.

- The City’s Complete Streets policy and Street Design Manual call for safer, multi-modal corridors. Up-zoning to CC at this corner would increase turning movements, curb cuts, nighttime lighting, and parking demand—counter to the safety and livability goals the City adopted for this corridor.

I respectfully urge the Planning Commission to **deny the rezoning of 4301 Stadium Drive.**

This request fails every one of the five criteria used for rezoning. It is inconsistent with the Master Plan, unsupported by changed conditions or community need, incompatible with its surroundings, and harmful to orderly development.

Let's uphold Kalamazoo’s vision to *protect, restore, and expand green spaces* for future generations. Protecting Asylum Lake Preserve is not anti-development; it’s pro-plan and pro-public interest. Thank you for your time and for upholding the City’s adopted policies.

Sincerely,
Melissa Wierenga
2975 Bayou Vista St
Kalamazoo, MI 49008

Durkee, Bobby

From: Mayor
Sent: Monday, November 17, 2025 1:25 PM
To: Durkee, Bobby
Subject: FW: Asylum Lake re-zoning
Attachments: Asylum Lake, Kalamazoo City.docx

Categories: Important

From: Nancy Arcadipone <n.dipone@gmail.com>
Sent: Monday, November 17, 2025 12:12 PM
To: Anderson, David <AndersonD@kalamazoocity.org>; Anderson, Christina <andersonc@kalamazoocity.org>
Cc: Asylum.lake.preservation@gmail.com <Asylum.lake.preservation@gmail.com>; m8hoffman@outlook.com <m8hoffman@outlook.com>
Subject: Asylum Lake re-zoning

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

Hello,
Since attending the planning committee meeting I've learned that the County purchased the McDonalds for \$9, 000,000! If there is money for that project there must be funds somewhere to purchase the sensitive property adjoining Asylum Lake Surely there is an entity that could purchase the Stadium Drive property, either the City or the County or perhaps another organization.
Perhaps the City could make a land swap for the stadium drive property for an underutilized piece close to the CBD since we no longer have Bunca Car wash downtown due to the interest of developers to acquire that and other property as an entrance to Downtown Kalamazoo.
I think we need to think out of the box to find a solution to the Asylum Lake issue that will not go away soon.
Please see attached.
Respectfully,
Nancy Arcadipone

Durkee, Bobby

From: Mayor
Sent: Wednesday, November 19, 2025 12:20 PM
To: Durkee, Bobby
Subject: FW: Reject rezoning request, protect Asylum Lake Preserve

Categories: Important

From: Elizabeth Huff Willis <elizabeth.huffwillis@gmail.com>
Sent: Tuesday, November 18, 2025 8:42 PM
To: Mayor <mayor@kalamazoocity.org>
Subject: Reject rezoning request, protect Asylum Lake Preserve

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

Hi Mr. Anderson,

I am writing to request that the City Commission reject a request by Stadium Drive #1, LLC to rezone 4301 Stadium Drive from residential (RS5 & RM15) to Community Commercial.

This would allow intense development of property that shares a watershed with Asylum Lake Preserve. This puts one of our city's green gems at risk of pollution.

This issue has come up many times. I also request that the City find a longer term solution to preserving this important part of our ecosystem.

All the best,

Elizabeth Huff Willis, PT, DPT

She | Her | Hers

Durkee, Bobby

From: Mayor
Sent: Wednesday, November 19, 2025 3:35 PM
To: Durkee, Bobby
Subject: FW: No to rezoning request

Categories: Important

From: Cynthia Bassett <cbasserini@gmail.com>
Sent: Monday, November 17, 2025 4:46 PM
To: Mayor <mayor@kalamazoocity.org>
Subject: No to rezoning request

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

Dear Mayor Anderson,

I am very concerned about the proposed request to rezone the property at 4301 Stadium Dr. adjacent to the Asylum Lake Preserve to commercial.

Please vote no on this request.

This is a very beloved and well used green space in our city. It is rich in history as well. I am concerned about the risk to the environment and the negative impact that commercial zoning of any kind would have on this property. And as I understand, the proposed use for this would be to put in a car wash. There is already a full service car wash within walking distance. There is clearly no need for another.

Thank you for considering voting NO on a zoning change.

Sincerely,

Cynthia Bassett

Kalamazoo Resident

Durkee, Bobby

From: COK - City Manager
Sent: Monday, December 1, 2025 1:39 PM
To: Durkee, Bobby
Subject: FW: Car Wash Proposal

Categories: Important

From: Donald Cochran <donald.cochran86@gmail.com>
Sent: Monday, December 1, 2025 11:32 AM
To: COK - City Manager <citymanager@kalamazoocity.org>
Subject: Car Wash Proposal

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

Good morning,

I do not live in the city proper, but I work and live nearby. I wish to express my displeasure at the proposed car wash at Asylum Lake. There is absolutely nothing positive about this idea. It will drive down property values, create noise and light pollution, as well as potential damage to the ecosystem.

Why do we need a car wash at that location? Does nobody realize that there is another location at the very next intersection north and one block east, on West Main?

I do not support this proposal and do not support anyone who does support it.

Thank you for your time,
Donald Cochran

Durkee, Bobby

From: Mayor
Sent: Thursday, December 4, 2025 8:27 AM
To: Durkee, Bobby
Subject: FW: Asylum Lake rezoning

Categories: Important

From: Liz McFletcher <lizmcfletcher@gmail.com>
Sent: Wednesday, December 3, 2025 7:36 PM
To: Mayor <mayor@kalamazoocity.org>; Duncan, Drew <duncand@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; Hoffman, Stephanie <hoffmans@kalamazoocity.org>; Praedel, Chris <praedelc@kalamazoocity.org>; Slaby, Jacqueline <SlabyJ2@kalamazoocity.org>; Wilson, Alonzo <wilsona@kalamazoocity.org>
Subject: Asylum Lake rezoning

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

No, just no.

I lived in the Stadium Drive Apartments when they first opened. One of the reasons was because of its location and the fact that they were told, and WE were told, that the property to the west would NEVER be built on. It was protected property because of the wetlands and not to be altered.

I have watched over the years while the City has parcelled out all the property along Drake Road and Parkview while most of the citizens here would much rather they had stayed in their original state.

We cannot, must not, obliterate our open lands and wetlands. That area of Drake and Stadium does not need any more traffic congestion, no matter it may be a highly coveted commercial location.

I have a feeling this would end up being another (how many do we actually NEED?) car wash. No matter what is being said. Which, according to this, is nothing. No guarantee of what is being put there. A lot of information is hidden or just not being provided. That is not a way to build confidence among the local constituents.

No, just NO.

Liz McFletcher

Durkee, Bobby

From: Mayor
Sent: Thursday, December 4, 2025 8:31 AM
To: Durkee, Bobby
Subject: FW: Asylum Lake Rezoning

Categories: Important

-----Original Message-----

From: Maggie . <abhorant@yahoo.com>
Sent: Wednesday, December 3, 2025 6:33 AM
To: Mayor <mayor@kalamazoocity.org>; Duncan, Drew <duncand@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; Hoffman, Stephanie <hoffmans@kalamazoocity.org>; Praedel, Chris <praedelc@kalamazoocity.org>; Slaby, Jacqueline <SlabyJ2@kalamazoocity.org>; Wilson, Alonzo <wilsona@kalamazoocity.org>
Subject: Asylum Lake Rezoning

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

I am writing you all to let you know that I am a citizen of Kalamazoo. I bought my home close to asylum lake. I walk my dog there.

When I was younger western thought about making it into a golf course. People showed up then. My brother made a documentary about it.

The land that is attached, if any of you had attended the last meeting for the planning commission. Is incredibly linked to this property. Development, even small development, would cause it harm. And affect the ecosystem in devastating ways. The preserve is already struggling with a beaver issue.

The current property owner paid more than the assessed value on the idea that commercial use would get approved. That was a gamble and he is not owed that money. Acting like his financial gain is more important than the hundreds of people who benefit from asylum in Lake is absurd and tone, deaf.

The new proposed buyer from Grand Rapids is not a person who appreciates nature. I attended his meet and greet. He does not know what he wants to build their. He has not considered how traffic would be affected. He thinks he can develop half the land. He has never historically developed something this close to nature. And he historically has created data centers which are incredibly ecologically Devastating. His morals do not align with somebody who would consider asylum lakes safety. They align with someone who would just pay the fine after devastating the land for the community.

In our meeting we talked about community need. There is no community need for this land to be developed. The community came out 100% in support of not changing to commercial. Not a single person thought it was a good idea. People spoke for hours on this topic.

And the fact that we went to a meeting with the planning commission, and I had to stay up till midnight to make sure everyone spoke. And yet their unanimous recommendation to not move forward wasn't even taking into account when you decided to set yet another hearing. It doesn't bode well.

Please do the right thing. Do not consider the snake oil salesman's plans to devastate our natural resources for a building that will probably be obsolete in the next 10 years.

Retails space is literally dying with the age of the Internet. That's not a good thing. But it's definitely not a sign that we need to build more.

please vote no, the people are watching closely

Durkee, Bobby

From: Mayor
Sent: Monday, December 8, 2025 8:07 AM
To: Durkee, Bobby
Subject: FW: Rezoning of Asylum Lake area

Categories: Important

From: Denise S <denisee204@gmail.com>
Sent: Friday, December 5, 2025 10:32 PM
To: Mayor <mayor@kalamazoocity.org>
Subject: Rezoning of Asylum Lake area

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

Hello,

Nature Preserve being rezoned. It will further devastate the area, the wildlife, and any clean water that comes from the lake. If there's no confident plan of why the land should be rezoned for commercial use, then there should not be any rezoning at all.

Furthermore as a resident of Kalamazoo I feel that area is unreasonable to add commercial property when it's already too busy. There are plenty of abandoned commercial properties that can be developed. Why not choose one of those?

There is no benefit to the community as I also don't see any plans to reinvest any of the profits back into the community. And what little it will bring is short term and unacceptable.

These are the main reasons I oppose the rezoning of the area by Asylum Lake

Sincerely,
Denise Sanchez

Durkee, Bobby

From: noreply@salesforce.com on behalf of 311 Kalamazoo City <311@kalamazoocity.org>
Sent: Friday, December 12, 2025 4:11 PM
To: Eldridge, Peter
Cc: Durkee, Bobby
Subject: A new Property Zoning - City Planning Service Case has been created for THOMAS SUPNICK regarding 4301 STADIUM DR KALAMAZOO

Categories: Important

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Contact: THOMAS SUPNICK

Contact Phone: 9999999999

Contact Email: tsupnick76@hotmail.com

Case Address: a0082000000R2Q6EAK

Topic: Property Zoning

Follow-up Reason: Additional Questions

Subject: REZONING CONCERNS

Description: *EMAIL*

HELLO,

I'M WRITING TO REQUEST A COMPLETE REJECTION OF REZONING THE AREA ON STADIUM ADJACENT TO ASYLUM LAKE PRESERVE. THE GREATER KALAMAZOO COMMUNITY HAS COME TOGETHER TIME AFTER TIME TO EXPRESS THEIR WILL ON THIS MATTER. THE PEOPLE OF KALAMAZOO DO NOT WANT THIS REZONING!

PLEASE SHOW LEADERSHIP AND REPRESENT THE PEOPLE OF KALAMAZOO BY REJECTING THIS REZONING PROPOSAL. LET'S ALSO FIND A LONG TERM PLAN THAT PROTECTS THIS AREA, IT MUST REMAIN A NATURAL PRESERVE.

Durkee, Bobby

From: Jenny Doezeema <jjdoezema@kzooclimate.org>
Sent: Friday, December 26, 2025 4:52 PM
Subject: Concerning the property Adjacent to Asylum Lake, 4301 Stadium Drive
Attachments: Asylum Lake Adjacent Property.pdf

Categories: Important

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

Good afternoon Kalamazoo City Commissioners and Staff,

Thank you for the great work each of you does in our dear city. I am proud to be part of this community and to get the great opportunity to work alongside many of you in various capacities. I certainly understand and respect the challenge you are navigating as you listen to each community member who loves the Asylum Lake Preserve and sees the harm a zoning change to the adjacent property will cause. You are tasked with listening to each person who cares for the environment, cares for Kalamazoo, and those who are looking to develop and benefit from the supposed economic potential of the 4301 Stadium Drive property. I offer grace and hope you will make a choice for a whole and healthy community rather than commercial profit as you move through the next steps in this process.

A few things are clear. A commercial development on 4301 stadium is not a community need. A commercial development on 4301 stadium drive will not benefit the surrounding environment or ecosystems supported by the Asylum Lake Property. A commercial development on 4301 stadium drive will not support community justice or local economic gains. The community who lives in Kalamazoo is dedicated to Kalamazoo and has voiced quite loudly they do NOT want to see a zone change. The Planning Commission has made a recommendation against the zoning change from residential to commercial. This seems a clear path laid for the commission to oppose this zoning change as well.

It is in each small decision that a community is built.

I have included a signed letter from the Coalition to add to the community voices on this decision. Please oppose the zoning change for 4301 Stadium Drive from Residential to Commercial.

Thank you,

Jenny

--



Jenny J Doezema, Executive Director
Kalamazoo Climate Crisis Coalition

The [Kalamazoo Climate Crisis Coalition](#) mobilizes collective action to achieve immediate and drastic reductions in greenhouse gas emissions, and rapid adoption of renewable energy through a transition grounded in social, racial, economic, and environmental justice.

Durkee, Bobby

From: Steve Keto <burroak1960@gmail.com>
Sent: Tuesday, December 30, 2025 6:47 AM
To: Durkee, Bobby
Subject: Re: Asylum Lake Development

Categories: Important

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Once again, I am writing to firmly reject any development at the corner of Drake and Stadium drive in the proximity of the Asylum Lake Preserve.

The recent response from the community regarding this issue to insure protection of Asylum Lake for future generations has been deafening. To reject commercial development on this site is the right decision for our community for so many reasons.

You would think with the outpouring of letters, comments, community passion for the Preserve, that this issue of commercial development would have been settled. You would think we would be moving on to discuss what is the best thing to do for our community at that site?

I fear that in our current time one voter with a development agenda and a million dollars to spend carries more sway in government than a million ordinary people each with one vote favoring conservation.

This community does not need another car wash. We see vacant commercial property everywhere. We shop more online business than new storefronts. We see less and less land open to the public, for recreation hunting, camping, than ever before.

Our community must begin to use this precious space better, Our resources better, our time better. We have already irreparably damaged some of the best land we have. How much more do we want to make unusable for future generations .

If we continue our current path of unfettered land development, future residents of Kalamazoo will have far less options than we have now. This would be selfish, Short-sighted and dishonest.

It is time to start talking about what comes next. If we are listening to the voices of the community, it will not be commercial development.

Please listen carefully so the true majority voice of this community is heard, adopted and honored. Let us not blindly follow the money.

Thank you for your consideration. Sincerely,

Steve Keto

talk/text 269-760-9023

"Everyone is entitled to a home where the sun, the stars, open fields, giant trees, and smiling flowers are free to teach an undisturbed lesson of life." Jens Jensen ·

"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise." - Aldo Leopold

On Tue, Nov 4, 2025, 9:17 AM Steve Keto <burroak1960@gmail.com> wrote:

For me it is resounding NO to have additional development close to Asylum Lake Preserve. It will not add to our quality of life in Kalamazoo, our environmental or climate resiliency, will not provide recreational space, improve traffic safety issues at that busy intersection or add any significant well-paying jobs to our community. Let us think of the long-term future of all Kalamazoo residents and not the short-term profits for a very few.

Thank you, Steve Keto

Steve Keto

talk/text 269-760-9023

"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise." - Aldo Leopold

Durkee, Bobby

From: development
Sent: Monday, January 5, 2026 9:08 AM
To: Anderson, Christina; Durkee, Bobby
Subject: FW: Zoning decision re: Stadium and Drake property
Attachments: 1.5.26 City Commission Comments re Asylum.docx

Categories: Important

From: habeck@chartermi.net <habeck@chartermi.net>
Sent: Friday, January 2, 2026 12:12 PM
To: Mayor <mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; Hoffman, Stephanie <hoffmans@kalamazoocity.org>; Praedel, Chris <praedelc@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <wilsona@kalamazoocity.org>
Cc: COK - City Manager <citymanager@kalamazoocity.org>; development <development@kalamazoocity.org>; Eldridge, Peter <eldridgep@kalamazoocity.org>; hahunt@gmail.com
Subject: Zoning decision re: Stadium and Drake property

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2 January 2026

Dear Mayor Anderson, Vice Mayor Duncan, and Commissioners,

Thank you for serving our community's well-being and future in this new year. We wish you thoughtful and courageous work together to help us move further toward an equitable and sustainable community that benefits all.

Because of the value of this sensitive area to the ongoing protection of the preserve and the health of the water quality, we ask that you support the recommendation of the City Planning Commission to decline the request for rezoning the property at Stadium and Drake to Commercial. There is no current evidence that the commercial development of this property is essential to meeting the community's needs, nor any rationale for destroying a rare area that has great potential for supporting the health of our community in many ways.

Approving the rezoning request would result in a lasting ecological disaster at this important entry to our city and irreplaceable and important green space. The science that supports you in declining this request has been well documented and previously presented to you. Commercial development – and likely any development – with soil disturbance, heavy machinery, and destruction of trees on this slope and the subsequent impacts resulting from construction, impervious surfaces, and increased run-off into the lake will devastate this sensitive area and water quality that flows through the lake.

Our needs at this time are for a visionary response that will contribute to the sustainability of our air and water quality, promote resilience in the face of future climate change events, and impact several priority

areas identified by residents input to the Imagine Kalamazoo 2035 planning process: Protect and restore the environment, create opportunities for stewardship, increase green space, and support spaces for community to gather and rekindle well-being.

A few years ago, arguments for changing the zoning of this area were mostly centered on increasing the tax base for our city. With incredibly good fortune, our philanthropic community, in partnership with our city staff and elected officials have changed this outlook immensely. The Foundation for Excellence, the new downtown event center, the upcoming youth sports facility, and creative new zoning and building approaches to developing increased housing in existing residential areas have all changed our future and will have significant impact on our city revenue.

Therefore, it is time to balance these developments with powerful action to protect and preserve a small portion of our natural environment for the long-term well-being of our whole community. Beyond voting against changing the zoning of this area to commercial development, please be the visionary City Commission that creates a Green Zone for our city and a path toward true protection for this critical space.

The owner of this property needs to be made whole for the value of this property and necessary costs he has incurred. Hopefully, the original misunderstanding about the likelihood of this zoning change can be amended through a fair purchase price. **We are confident that our City - with leadership and significant support from our philanthropists, the Foundation for Excellence, area conservancies, cooperation from WMU, and mobilization of donations from the enormous number of residents in our city and county who value this area – could accomplish this purchase.** We have witnessed such success recently with the new county park, through their own visionary and determined process, resulting in saving and expanding the available space. There are examples in other progressive cities of our size.

This corner at Stadium Drive and Drake Road is highly visible and soon will become even busier with downtown developments. As part of the preservation of this area, **imagine this corner as a well-designed entrance and beautiful welcome to our city when approaching from the west and 131, with the backdrop of our community's protected and prized green space and preserve behind it.** We can do this together!

Please create a path toward this vision by saying no to the rezoning to commercial, by creating a green zone, by designating this property to be protected in such a zone and supporting our community in accomplishing this vision for our future.

Respectfully submitted,
Rochelle Habeck, Ph.D. and Allan Hunt, Ph.D.
3638 Woodcliff Drive
Kalamazoo MI
269-341-0381

Durkee, Bobby

From: Mayor
Sent: Wednesday, January 7, 2026 8:20 AM
To: Durkee, Bobby
Subject: FW: Asylum Lake Concerns

Categories: Important

From: Nina B <woodyend2@gmail.com>
Sent: Wednesday, January 7, 2026 6:45 AM
To: Mayor <mayor@kalamazoocity.org>; Duncan, Drew <duncandm@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; Hoffman, Stephanie <hoffmans@kalamazoocity.org>; Praedel, Chris <praedelc@kalamazoocity.org>; slabyj@kalamazoocity.org; Wilson, Alonzo <wilsona@kalamazoocity.org>
Cc: Bolsmier, Nina <woodyend2@gmail.com>; susan adress <asylum.lake.preservation@gmail.com>
Subject: Fwd: Asylum Lake Concerns

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Dear Kalamazoo City Commissioners;

One of the five criteria to be met when considering a rezoning change is the question, "Do the changes address a community need?" The answer is a resounding **No**. The zoning change requested does **not** fulfill a community need.

- Destruction of the environment is widespread, resulting in ill health of human bodies & minds. It has been studied and shown that lack of connection with the outdoors harms humans in multiple ways, including mental health. Mental illness is at an all-time high in Kalamazoo, the nation, and the world. To do our part, If Kalamazoo considers itself to be a sustainable, green city that cares about its citizens' wellbeing, we need more green spaces, not less.
- If the changes proposed are meant for housing, it is recommended to use the many brown spaces in Kalamazoo, not the natural features abutting Asylum Lake.
- If the changes proposed are meant for commercial use: for commerce, for capital, I ask what are we lacking that would need to be in the specific location in question? Groceries? Fast food? Slow food? Car related businesses? Entertainment? There is enough brown space in Kalamazoo to use for these purposes.
- We want to grow green spaces, not shrink them. Our city is not truly green until green is the priority. Do we care about our citizens' mental health? Do we care about our air quality? About noise pollution? About the light pollution that obscures the stars from view and is seen from space? Do we care about the health of our wetlands, our diversity of local species of all varieties? Do we care about the state of the environment? If we say we do, Now is the time to prove it.
- Does 'development' only mean monetary profit and disturbing land from its original state? Is that what 'development' is? What is it called when a park or preserve is proposed: is this also called 'development'?

- Is profit more important than, not just people, but all of life? This includes the flora and fauna of the land itself. We have many examples showing that acting upon this premise has harmed our city, our nation, and our planet in multiple ways.
- Any 'development' in the proposed area (development meaning uprooting its current natural state) harms Asylum Lake, its inhabitants, and its visitors. Use of machinery by its existence creates unnatural noise and increases pollutants.
- Kalamazoo has deer overpopulation. Disturbing the current natural state of the proposed site inevitably decreases the territory of the deer in the area, pushing them further into the preserve where deer and many visitors are already in constant contact with each other. This ripples out to push them into the surrounding neighborhoods of Parkwyn Village, Parkview Hills, and the Winchell and Oakwood neighborhoods. Resolution of the deer overpopulation is an increasing community need. Development here makes it a larger problem.
- At the November 6th planning committee meeting, the developer, who has applied for the zoning request, showed photos of unhoused people's encampments on the land in question. The developer made disturbing statements implying that commercial development is less harmful and more valuable than the existence of people who are unhoused. Whether or not the unhoused people should be there is not the issue here; the sentiment of the developer clearly places profit above people, above quality of life, and imposes an elitist view, a class hierarchy that continues to harm the nation and our city.
- The developer is operating on an antiquated business model of short term profit vs. long term consideration that has placed the environment of the city, the nation, and the world in its current crisis. The harmful result of this belief has created a dire need for the growth of green space.
- The developer argued that commercial designation would be more protective of the preserve than its current residential zoning. This is untrue. This is a blatant attempt to sway the committee.
- The planning committee asked questions about the proposed entrance into the property and the marked slope of the land from Stadium Drive. The planning representative Christina Anderson responded that these questions would not be answered at this time, but later, after the commercial designation was decided. These questions and considerations are pertinent now to assist with deciding now if it is appropriate to rezone to commercial; there is no need to rezone to commercial if the Natural Features Protection Overlay prohibits changes to the land because of the slope grade at the proposed entrance.
- The planning committee asked the developer's intent for this land for the sake of transparency and honesty. This question was asked repeatedly at the October 30 public participation meeting. An answer was deflected; the developer said that an answer to this question was not necessary at this juncture.

For these reasons, among many others, it is irresponsible to rezone this property to a commercial designation. The developer would continue to bulldoze, figuratively and literally, this remaining corner of Kalamazoo greenery into yet another area of concrete instead of the natural barrier it provides to the industrial light, noise, and chemical pollution that looms north of Asylum Lake Preserve. Numerous acres of existing commercial zoned areas are readily available for any intention the developer plans, thus making the rezoning request an absurd trade-off of a serene neighborhood of homes for animal, vegetation, and human residents.

Rezoning to commercial in this instance is specifically harmful and unnecessary.

Respectfully,

Nina Boismier
3614 Knox Street
Kalamazoo MI 49008

Durkee, Bobby

From: Mayor
Sent: Wednesday, January 7, 2026 1:46 PM
To: Durkee, Bobby
Subject: FW: Tell Haji Tehrani to BACK OFF

Categories: Important

From: Bird Stilson <birdiestilson@gmail.com>
Sent: Wednesday, January 7, 2026 11:02 AM
To: Mayor <Mayor@kalamazoocity.org>
Subject: Tell Haji Tehrani to BACK OFF

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

No to the rezoning of the plot near asylum lake! I don't know if I'll be able to make the meeting on January 26th, and I've sent emails about this before, but NO! That is a residential lot because a single family home wouldn't be the nature destructing, noise pollution causing, water polluting EYESORE that those massive hideous drive and shine buildings are!! Tell tehrani to sell the plot to a homeowner and stop wasting city resources! We're all sick of this! No one wants that lot rezoned commercial. If he really wants the community to stop hating his soulless guts, he should give the property to asylum lake to remain protected! As of right now, everyone I know hates him and avoids drive and shine like the plague! Not only is he wasting resources, wasting time, wasting money, he's grown the community contempt against him to absolutely massive levels. Is that a good business model? I think not.

So no, I don't think the plot of land next to asylum should be rezoned, ever.

Bird Stilson
269 290 2854

Durkee, Bobby

From: Mayor
Sent: Thursday, January 8, 2026 9:23 AM
To: Durkee, Bobby
Subject: FW: Please preserve the habitat

Categories: Important

From: Shelly Sulser <shaysuls@gmail.com>
Sent: Thursday, January 8, 2026 8:14 AM
To: Mayor <Mayor@kalamazoocity.org>
Subject: Please preserve the habitat

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Please, PLEASE protect Asylum Lake Preserve.

There is so much wildlife that make this place their home, from sedge wrens to great horned owls, to various waterfowl to beautiful spring warblers, to fox sparrows, even to the deer. I also saw an American woodcock there last year. Please vote to protect their home!

It's also a great place for families to enjoy nature and is one of our area's top birding hotspots.

Again, we need to keep habitats from dwindling.

Thank you!
Shelly Kehrle-Sulser
Kalamazoo

Durkee, Bobby

From: Mayor
Sent: Thursday, January 8, 2026 12:08 PM
To: Durkee, Bobby
Subject: FW: Asylum Lake
Attachments: image001.jpg

Categories: Important

From: Nancy Anderson <nancyanderson0441@gmail.com>
Sent: Thursday, January 8, 2026 12:03 PM
To: Mayor <Mayor@kalamazoocity.org>
Subject: Asylum Lake

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

Mayor Anderson,

I am writing in regards to the upcoming, endless meetings re: Asylum Lake, rezoning request. This appears to be an endless loop and always ending up with the same result from the community, commissions and boards.....a resounding NO. When will the City stand up in unity to this man and stop this nonsense??

lawyer were not willing to indicate what their possible land use would be....not to mention that they do not live in this community and have no stake in its future. It is very clear that the location is not suitable for additional commercial development. The traffic volume alone is already burdensome and dangerous. A recent article indicates that the

intersection of Drake Road and Stadium Drive is the second most dangerous in our area. Adding an additional ingress and egress is not feasible or safe. If you look around you see that there are already several commercial areas that are vacant, and undeveloped, and have been for years. Oshtemo and WMU tore down trees on Drake Rd across from Asylum Parking Lot (increasing the noise level in Asylum and adjoining neighborhoods) only to find no takers other than the Cancer Center.

The above does not even address the "elephant in the room" which is securing and ensuring the longevity and viability of the gem that is Asylum Lake. We already lack green space as it is and need to preserve what is left. Given this property is immediately adjacent to the lake it makes it vulnerable. My understanding is that it is the City of Kalamazoo and WMU who are to be the custodians and protectors of Asylum Lake. I would hope that between the two of you there could be something done to protect, now and in the future, this valuable gem. I would hope there would be some grant, entity, environmental activists etc that could get together and forge a plan for the future.

Thanks, Nancy

Nancy Anderson
Cell: (269) 267-7855
Direct Dial & Fax: (269) 488-0441



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Durkee, Bobby

From: Mayor
Sent: Thursday, January 8, 2026 2:52 PM
To: Durkee, Bobby
Subject: FW: Rezoning of Asylum Lake

Categories: Important

From: Maureen Kelly <maureenkellybhhs@gmail.com>
Sent: Thursday, January 8, 2026 1:36 PM
To: Mayor <Mayor@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hoffman, Stephanie <hoffmanS@kalamazoocity.org>
Subject: Rezoning of Asylum Lake

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

Good Afternoon,

I am writing in regards to the upcoming, endless meetings re: Asylum Lake, rezoning request. This appears to be an endless loop and always ending up with the same result from the community, commissions and boards.....a resounding NO. When will the City stand up in unity to this man and stop this nonsense??

The Natural Features Protection Act was created specifically for such an area and this developer and Seller want to override this once again. It's truly unforgiveable if you decide to let this Natural Area (be destroyed with Light Pollution, Loss of Wildlife habitat, Noise, Automobile oils (or synthetic chemicals to run off). Do your job and SAY NO to the recent

land use appeal. The Planning Commission advised NO, so please follow their recommendation.

I have an idea. The Land that is closest to Drake and Stadium could be portioned off for a small park, a beautiful stone wall (similar to Costco) with WELCOME TO KALAMAZOO signage in statement letters not tacky road side signs. It would make an impressive visual impact as you come into Kalamazoo City and save the Land. Think outside the box!

At the last public meeting regarding this issue the potential buyer and his lawyer were not willing to indicate what their possible land use would be....not to mention that they do not live in this community and have no stake in its future. It is very clear that the location is not suitable for additional commercial development. The traffic volume alone is already burdensome and dangerous. A recent article indicates that the intersection of Drake Road and Stadium Drive is the second most dangerous in our area. Adding an additional ingress and egress is not feasible or safe.

The above does not even address the "elephant in the room" which is securing and ensuring the longevity and viability of the gem that is Asylum Lake. We already lack green space as it is and need to preserve what is left. Given this property is immediately adjacent to the lake it makes it vulnerable. My understanding is that it is the City of Kalamazoo and WMU who are to be the custodians and protectors of Asylum Lake. I would hope that between the two of you there could be something done to protect, now and in the future.

The Seller of this property is just waiting to see if this Board has the courage to say no once again. It was his fault for NOT getting the approval when he first purchased the land and now wants to push it

through so he can make money. Do not give in to this land deal, it's not good for Kalamazoo.

Sincerely,
Maureen Kelly
2102 Waite Avenue



Maureen H Kelly REALTOR® | ABR

269.488.0116
269.547.0259
maureenkelly@bhhsmi.com

407 West Michigan Avenue • Kalamazoo, MI 49007

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Durkee, Bobby

From: Mayor
Sent: Friday, January 9, 2026 9:06 AM
To: Durkee, Bobby
Subject: FW: Protect the Asylum Lake Preserve - vote NO on rezoning the 4301 Stadium Drive property adjacent to the preserve

Categories: Important

From: Laurie Kaniarz <lauriszka@att.net>

Sent: Thursday, January 8, 2026 9:55 PM

To: COK - City Manager <citymanager@kalamazoocity.org>; Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>

Subject: Protect the Asylum Lake Preserve - vote NO on rezoning the 4301 Stadium Drive property adjacent to the preserve

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

Dear City Manager, Mayor, Vice Mayor, and Commissioners,

I'm asking you to vote against the request for a zoning change at 4301 Stadium Drive, in order to protect the natural jewel that is the Asylum Lake Preserve. I am not only asking for a definite NO vote on the car wash proposed for the site, but for ANY construction. Building here would allow industrial waste and pollutants to enter this delicate ecosystem, home to untold numbers of animals, birds, insects, plants and unseen biological organisms that protect the air we breathe and the soil we depend on.

The preserve has already sustained a lot of damage from the razing of The Homestead across Drake Rd. and the construction of several WMU-related buildings in its place. As you've heard many times, Kalamazoo does not need another car wash, and certainly not few remaining natural properties that so many Kalamazooans enjoy for personal and family recreation.

I would like to propose instead that the city of Kalamazoo purchase the property and use it to create another access to the preserve, with an emphasis on leaving it as natural and accessible as possible. Kalamazoo has so few natural spaces left. Let's keep this one as intact as possible.

Thank you for giving me and the Kalamazoo public this opportunity to voice our opposition to rezoning 4301 Stadium Drive.

Sincerely,

Laurie E. Kaniarz
1003 Whites Road
Kalamazoo MI 49008

For those we've lost and those we must save: May the reign of bullies and abusers around the world and at home come to an end. May the grieving be comforted. May we be guarded and guided, helped and healed, now more than ever. May democracy, kindness, and justice triumph over hatred, greed, and cruelty. May this beautiful blue green world heal and thrive. May the thankful heart be ever true. - *Ono*

"No amount of regret changes the past. No amount of anxiety changes the future. Any amount of gratitude changes the present." - *Ann Voskamp*

"Remember, life is short. We do not have much time to gladden the hearts of those who walk the way with us, so be swift to love; make haste to be kind." *From a 19th century benediction*

Durkee, Bobby

From: Mayor
Sent: Friday, January 9, 2026 9:09 AM
To: Durkee, Bobby
Subject: FW: 4301 Stadium Drive rezoning request

Categories: Important

From: David Chadderdon <dacchad@aol.com>
Sent: Thursday, January 8, 2026 7:24 PM
To: Mayor <Mayor@kalamazoocity.org>
Subject: 4301 Stadium Drive rezoning request

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

January 8, 2026

To: Mayor Anderson

I am writing to express my strong opposition to the proposal for rezoning the property at 4301 Stadium Drive.

The Imagine Kalamazoo 2025 Master Plan prioritized Environmental Responsibility, climate resilience, and neighborhood compatibility. Rezoning this parcel for commercial use would directly contradict those goals and the City's commitment to environmental responsibility.

There is no demonstrated public necessity for new commercial entitlements on this block. Compatible commercial nodes already exist along Stadium Drive.

The proposed change would have a detrimental effect on adjacent properties including Asylum Lake Preserve and a community housing complex.

The proposed change would exacerbate traffic safety conditions at one of the most congested and dangerous areas in the city.

It is important to me to protect Asylum Lake Preserve. I visit the Preserve at least weekly. It is a premier location for bird watching and enjoyment of nature in general. It is nationally recognized by Cornell University Ornithology Department as a bird watching "hot spot". Environmental and light pollution from increased development adjacent to the preserve would irrevocably detract from quality of life for citizens and the animals for whom Asylum Lake is home.

I respectfully request that the City Commission reject the proposal for rezoning the property at 4301 Stadium Drive. Thank you for your attention to this matter and for your service to our city.

Sincerely,
David Chadderdon
2524 Waite Ave
Dacchad@aol.com

Dave Chadderdon
Dacchad@aol.com

Durkee, Bobby

From: Mayor
Sent: Monday, January 12, 2026 8:59 AM
To: Durkee, Bobby
Cc: danderson@iskzoo.org
Subject: FW: Asylum Lke Preserve, of course

Categories: Important

From: Lauri Holmes <lauriholmes@gmail.com>
Sent: Sunday, January 11, 2026 5:49 PM
To: Anderson, David <AndersonD@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; Praedel, Chris <praedelc@kalamazoocity.org>
Subject: Asylum Lke Preserve, of course

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

Dear friends,

I'm writing to you as the people on the Commission I know best, to express my deep concern about the upcoming vote on the reasoning. You know where I stand, of course, but you may not know that the inevitable limitations of aging have made it necessary for me to resign from the board of ALPA, and that I've been watching the action from the sidelines for the last few months. This is why I'm writing ro you now, to get a few words in before the "big meeting."

I'm glad to see that a lot of the emphasis on the car wash issue has been broadened to be an issue of what the community really means about green spaces, not just this one corner. As I've talked with people, it's become clear that this one question is symbolic of the whole struggle

that communities all over the world (not just this country) are having with needing to have green space in the face of needing more tax base, development, "progress" (in some views.)

In that context, many people feel this is a contest between people with a lot of money and influence and ordinary citizens who want space to breathe and to leave their children. As the staff of the Planning Department has repeatedly recommended that the zoning be changed to commercial, that feeling has grown. So, if the elected officials, the Commission, should allow commercial zoning on a tall hill of the Preserve, a large number of citizens are going to feel that the government is not on their side, but on the side of large businesses. As more and more people are becoming aware of how much power money is having nationally, they are feeling like ordinary citizens (like those who volunteer in groups like the Preservation advocacy groups) seem to be left behind these days, I can imagine that many of them would join those angry people on the "right" who feel that they have been left behind.

I hope that you will try to help your colleagues on the Commission understand the great importance of standing firm on the rezoning request, and showing the city's commitment to accessible green space for now and for the future.

Respectfully, and with heartfelt thanks for all the time and energy you give to Kalamazoo,
Lauri Holmes

Durkee, Bobby

From: Mayor
Sent: Tuesday, January 13, 2026 8:22 AM
To: Durkee, Bobby
Cc: danderson@iskzoo.org
Subject: FW: Rezoning

Categories: Important

From: Susan Skytta <seskytta@charter.net>
Sent: Monday, January 12, 2026 10:00 PM
To: Mayor <Mayor@kalamazoocity.org>
Subject: Rezoning

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

Dear David,

I have followed your career in city government and always voted for you. Now, you need to stand up for me. I am a neighbor to Asylum Preserve. I believe that the property on Stadium and Drake should NEVER be zoned commercial for all the eco-friendly reasons you have heard. If you can't protect that green space, can you ever protect anything in our city? Yes, that is harsh but it is very harsh to not protect our land from commercial development regardless of the possible taxes.

Please preserve the Asylum Preserve.

Susan

Durkee, Bobby

From: Mayor
Sent: Tuesday, January 13, 2026 8:25 AM
To: Durkee, Bobby
Cc: danderson@iskzoo.org
Subject: FW: Rezoning request

Categories: Important

From: Edward Rose <edward.rose525@gmail.com>
Sent: Monday, January 12, 2026 2:33 PM
To: Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Mayor <mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Subject: Rezoning request

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

To Mayor Anderson, Vice Mayor Decker, Commissioners Hess, Hoffman, Praedel, Slaby, and Wilson:

The Planning Commission has denied the request for a zoning change for the property located at 4301 Stadium Dr. I ask that you follow their lead. Our Oakland Drive/Winchell Neighborhood Association sent their position statement to the Planning Commission on October 31, 2025. In their five page letter and four page addenda, ample discussion occurs as to why the zoning change should not go forward. Their position is that the City Commission should deny the request.

As a Winchell resident who values green space as well as a natural environment I ask that change. This is no longer about a car wash. Now the new owner of the property is not being explicit about how the change will be used to their benefit. Dense Community Commercial zoning will potentially create an environment that cannot be reversed if it is found not to be appropriate for the area. By then it would be too late. The problem is we don't know how the property would be used. This is another solid reason to decline the zoning change request.

Thank you for your attention.

Edward Rose

Durkee, Bobby

From: Mayor
Sent: Thursday, January 15, 2026 3:16 PM
To: Durkee, Bobby
Subject: FW: Say no to rezoning of parcel of land at 4301 Stadium Dr next to Asylum Lake

Categories: Important

-----Original Message-----

From: Ilse Gebhard <gebhard.itse@gmail.com>
Sent: Saturday, January 10, 2026 9:04 AM
To: Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Subject: Say no to rezoning of parcel of land at 4301 Stadium Dr next to Asylum Lake

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

Dear Mayor, Vice Mayor and City Commissioners,

I would like to express my opposition to rezoning the parcel of land at 4301 Stadium Dr next to Asylum Lake. Keeping the parcel undeveloped adds to the value of the Asylum Lake Preserve versus rezoning it for a business like a car wash will have negative effects on the water quality of the wetland, the plants and animals that call the preserve home, and the people who enjoy the preserve both for exercise and nature study.

Many studies have shown that getting out in nature boosts both physical and mental health. Another aspect to consider is that the intersection of Stadium Dr and Drake Rd is a busy one and it has been documented that trees help to purify the air from pollution. Do we want to add to air pollution to that area by development or reduce it by leaving the trees. Even mitigation by planting small trees some place else is not the same as leaving mature trees in place.

Thank you for taking these points into consideration.

Ilse Gebhard
4105 Persianwood Dr
Kalamazoo MI 49006

Durkee, Bobby

From: Mayor
Sent: Thursday, January 15, 2026 3:17 PM
To: Durkee, Bobby
Subject: FW: Regarding rezoning of 4301 Stadium Dr. from residential to commercial

Categories: Important

From: Catherine Miller <catherinemllr@yahoo.com>
Sent: Thursday, January 15, 2026 2:01 PM
Subject: Regarding rezoning of 4301 Stadium Dr. from residential to commercial

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

Dear Commissioners and City Staff,

I am strongly opposed to the request to rezone 4301 Stadium Drive from Residential to Commercial. I am concerned about future development of the properties surrounding Asylum Lake Preserve.

In addition, I do not believe it meets the City Commission's five conditions for rezoning.

1. Is the request consistent with the 2025/2035 Master Plan and Strategic Vision?

No. This neighborhood is largely residential. We aim to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers."

The property 4301 Stadium Drive borders Asylum lake to the North. It is part of the NFP Overlay.

In order to protect the environment, we must limit future development near the NFP to protect our water system. We have already seen the impact the Asylum Lake by the construction to the West of the property.

2. Are there conditions that have changed that support the zoning change?

No. The current property owners have not proven any conditions have changed.

Asylum Lakes water quality continues to deteriorate due to pollution runoff into our stormwater

system.

3. Do the changes address a community need?

No. I believe, we as a community, have unitedly showed that we do not need any more commercial development in our area. We have access to all our necessary resources within a few miles of our homes. Oakland/Parkview, West Main, and Stadium Drive/Drake provide for any service we could possibly need. Stadium drive is already unsafe. I have personally almost been T-Boned countless times pulling off Rambling Road onto Stadium Drive.

4. Are the proposed changes compatible with the surrounding properties?

No. This parcel borders a housing unit, Asylum Lake NFP, and Stadium/Drake.

Increasing traffic in this area would only increase safety concerns. Not to mention, noise, lighting, and increased water runoff. If we don't protect our ecosystem for future generations, who will?

5. Will the changes result in logical and orderly development patterns?

No. In fact, it is in contradiction to promoting "environmental justice across all sustainable projects, including infrastructure environmental management and engagement."

We need to preserve open spaces. In fact, I like to see a zone for Green Spaces to permanently protect these NFP Overlay's.

I request you deny the rezoning. It is not consistent with the Master Plan.

Sincerely,

Catherine Miller
2309 Chevy Chase Blvd.
Kalamazoo, MI 49008

Durkee, Bobby

From: Mayor
Sent: Friday, January 16, 2026 3:58 PM
To: Durkee, Bobby
Cc: danderson@iskzoo.org; Hankins, Malcolm
Subject: FW: Rezoning Request - 4301 Stadium Drive
Attachments: 4301 Stadium Drive_Stewards of Kleinstuck.pdf

Categories: Important

From: Erin Fuller <erin.fuller@sbcglobal.net>
Sent: Friday, January 16, 2026 3:21 PM
To: Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Cc: development <development@kalamazoocity.org>
Subject: Rezoning Request - 4301 Stadium Drive

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

Dear Commission and City Staff,
Please see attached a letter from the Stewards of Kleinstuck regarding the request to rezone 4301 Stadium Drive. For your convenience I have pasted the text of the letter below.

Thank you for your consideration,
Erin Fuller

To: Mayor, Vice-Mayor, and Members of the Kalamazoo City Commission
Cc: Director, Community Planning and Development; City Planner
Re: Rezoning Request — 4301 Stadium Drive

Dear Mayor, Vice-Mayor, and Members of the City Commission,

The Stewards of Kleinstuck respectfully submit this letter in opposition to the proposed rezoning of the parcel now identified as **4301 Stadium Drive**, located immediately adjacent to the northwestern boundary of the Asylum Lake Preserve. We support the Planning Commission's unanimous decision to deny the proposed rezoning.

Community Stewardship and Demonstrated Capacity

We write not only as advocates for environmental protection, but as an organization with a demonstrated history of stewardship, collaboration, and financial investment in Kalamazoo's natural assets. In 2021, our community successfully raised the funds necessary to purchase and permanently protect the 12-acre parcel now known as Little Sister Preserve, adjacent to the Kleinstuck Preserve. That effort reflects a constituency that is willing and able to partner with the City to safeguard land when meaningful opportunities arise.

Public concern regarding the rezoning of 4301 Stadium Drive should be understood in this context. It reflects sustained engagement, long-term commitment, and a clear expectation that adopted plans and protections will be applied consistently, particularly in areas directly adjacent to irreplaceable public natural resources.

Consistency with the City of Kalamazoo Master Plan

The Kalamazoo 2025 Master Plan emphasizes *Environmental Responsibility*, including the mitigation of stormwater runoff, erosion, and contamination of water resources. The parcel at 4301 Stadium Drive is hydrologically connected to the northwest marsh of Asylum Lake, a wetland system that serves as a primary retention and filtration area for a large upstream drainage basin to the north and west.

Rezoning this parcel to the City's most intensive commercial classification would introduce additional impervious surface and land disturbance that is incompatible with these Master Plan objectives. Increased runoff volume and pollutant load would be directed toward a system already under strain from surrounding roadway infrastructure, undermining the City's stated environmental goals.

Cumulative Environmental and Public Cost Considerations

The northwest marsh of Asylum Lake is among the most ecologically sensitive areas of the preserve. It supports wetland-dependent bird species, including waterfowl that rely on quiet shoreline habitat for nesting, as well as turtle species identified as being of Special Concern status in Michigan. These species are particularly vulnerable to increased noise, light, runoff, and habitat fragmentation associated with intensive commercial development.

Asylum Lake has already required costly environmental remediation to address impacts from road runoff. Further degradation of the system's natural filtration capacity risks shifting future mitigation and infrastructure costs onto the public. From a long-term planning and fiscal perspective, preserving functioning natural systems is more responsible than relying on engineered solutions after damage has occurred.

Land-Use Longevity and Irreversibility

Commercial retail developments such as strip malls typically have a relatively short functional lifespan. Shifts in retail patterns, tenant turnover, and market demand often render such sites obsolete within a few decades, after which they are frequently underutilized, redeveloped, or abandoned. Lakes and wetland systems, by contrast, function on ecological timescales measured in centuries when protected, but once degraded are extraordinarily difficult—and often impossible—to restore to their original condition.

Rezoning land immediately adjacent to Asylum Lake for intensive commercial use effectively trades a permanent public asset for a land use with a limited and uncertain lifespan, while locking in long-term environmental impacts and public mitigation costs that persist long after private economic benefits have faded.

Conclusion

Rezoning the parcel at 4301 Stadium Drive to the most intensive commercial classification is inconsistent with the City's Master Plan and contrary to long-term environmental and fiscal stewardship. We respectfully urge the City Commission to deny the rezoning request and to uphold the policies and protections that safeguard Kalamazoo's natural resources for current and future generations.

Thank you for your thoughtful consideration.

Sincerely,



Erin Fuller

Board President

On behalf of the Board of Directors of the Stewards of Kleinstuck

Durkee, Bobby

From: Deborah Rose <deborah.rose525@gmail.com>
Sent: Saturday, January 17, 2026 2:34 PM
To: Durkee, Bobby
Subject: Fwd: deny the Stadium Drive zoning change request
Categories: Important

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I would greatly appreciate it if you would include this email in the agenda packet for the city commission meeting scheduled for 1/26/26.

Thank you.

Deborah Rose

----- Forwarded message -----

From: **Deborah Rose** <deborah.rose525@gmail.com>
Date: Sat, Jan 17, 2026 at 2:32 PM
Subject: deny the Stadium Drive zoning change request
To: <mayor@kalamazoocity.org>, Chris Praedel <praedelc@kalamazoocity.org>, <wilsona@kalamazoocity.org>, <duncandm@kalamazoocity.org>, Hess, Jeanne <hessj@kalamazoocity.org>, <hoffmans@kalamazoocity.org>, <slabyja@kalamazoocity.org>

To Mayor Anderson, Vice Mayor Duncan, Commissioners Hess, Hoffman, Praedel, Slaby, and Wilson:

I am writing to urge the Commission to vote **unanimously** to deny the zoning change request for the property at 4301 Stadium (Stadium and Drake).

This request fails each of the five criteria used for rezoning, as has been well documented in a letter to the Planning Commission from the Oakland Drive-Winchell Neighborhood Association.

Additionally, rezoning of this property is in direct conflict with the stated goals of the City's own Community Sustainability Plan, the Master Plan, and public opinion.

There is **no** circumstance under which rezoning this property to the highest level of commercial density provides a benefit to the community.

The highest and best use of this property is to merge it with the Asylum Lake Preserve and keep it wild for the public good. This property is an incredibly valuable resource that is available to residents of all ages, regardless of socioeconomic status.

I appreciate your time and attention.

Deborah Rose

Durkee, Bobby

From: Mayor
Sent: Monday, January 19, 2026 8:30 AM
To: Durkee, Bobby
Subject: FW: Asylum Lake Rezoning

Categories: Important

-----Original Message-----

From: Shari Glaser <glaser.shari@gmail.com>
Sent: Sunday, January 18, 2026 4:57 PM
To: Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Cc: Greg Rosine <gregrosine@gmail.com>
Subject: Asylum Lake Rezoning

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

Dear City Commissioners,

We write to you today to add our voices to strongly oppose the rezoning of the 4301 Stadium Drive property next to Asylum Lake Preserve. The rezoning of this property seems to be a perennial issue and should be denied on January 26th for a final time.

It is clearly evident that the proposed development of the adjacent property would endanger the environmental stability of the Asylum Lake property.

We feel confident that each of you has received countless communications opposed to the rezoning, detailing all of the reasons to vote against the rezoning. We choose not to rehash them in this message.

Let us just say that we have not talked with ANYONE who supports this rezoning. We go to Asylum regularly all year round, as do so many in our community. The Preserve deserves to be protected and that decision is once again in your hands. We respectfully ask that you vote a definitive NO against the rezoning of the Stadium Drive/Drake Rd property.

Sincerely,

Shari Glaser and Greg Rosine
2526 Pine Ridge Rd
Kalamazoo, MI 49008

Durkee, Bobby

From: Mayor
Sent: Monday, January 19, 2026 8:30 AM
To: Durkee, Bobby
Subject: FW: Protect Asylum Lake

Categories: Important

From: Leanne Larson <bleannelarson@gmail.com>
Sent: Sunday, January 18, 2026 12:03 PM
To: Mayor <Mayor@kalamazoocity.org>
Subject: Protect Asylum Lake

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

Dear Mayor Anderson,
I'm sending this letter in strong opposition of the request to rezone 4301 Stadium Drive from Residential to Commercial, and respectfully ask that you please deny the zoning change request.
A zoning change to commercial could permanently harm the environment of the adjacent Asylum Lake Preserve, and does not meet the City Commission's five conditions for rezoning:

1. Is the request consistent with the 2025/2035 Master Plan and Strategic Vision?

- No, this zoning change is not consistent with Imagine Kalamazoo's 2035 Strategic Vision Goals Topic #4, Environment, which states "A healthy environment sustains community well-being today and for generations to come." It continues with a goal to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers."
- The City's guidance says rezoning should align with adopted policy. The Imagine Kalamazoo 2025 Master Plan prioritized Environmental Responsibility, climate resilience, and neighborhood compatibility. Rezoning this parcel for commercial use would directly contradict that goal and the City's commitment to environmental responsibility.
- The City's Public Participation Policy (2022) requires meaningful engagement and a summary of how community input changed proposals. Thousands of residents have asked the City to expand and protect natural areas. What's in the record doesn't meet that standard. When a site is this sensitive, process matters. The public shouldn't be treated as an afterthought.

2. Are there conditions that have changed that support the zoning change?

- No, in fact, as climate change continues to occur, it is increasingly imperative that green spaces be preserved. Commercial development next to Asylum Lake would create an urban heat hotspot and loss of CO₂ sequestration by replacing vegetation with impervious surfaces.
- Local studies continue to reveal the devastating impacts of pollution from commercial developments to Asylum Lake's water quality. Commercial developments pollute stormwater and the groundwater which feeds Asylum Lake. More commercial zoning is not the answer.
- Nothing has changed to support this rezoning since the last time it was denied. The parcel's surroundings, traffic patterns, and environmental sensitivity are the same. New developer ownership is not a legitimate planning reason to push more commercial zoning.

3. Do the changes address a community need?

- No, Stadium Drive and Drake Road already have an abundance of commercial property fulfilling community needs. Forcing more at the expense of the environment does not full fulfill the community's need.

- There is no demonstrated public necessity for new commercial entitlements on this block; compatible commercial nodes already exist along Stadium Drive.
- At the public information meeting, the prospective developer couldn't identify any specific community need this project would meet. The only clear community voice has been from the community asking for *more* green space and continued protection of Asylum Lake, not for another commercial site adjacent to the Preserve.

4. Are the proposed changes compatible with the surrounding properties?

- No, there are two properties contiguous to the area of the requested zoning change, one is the Asylum Lake Preserve, the other is a housing community. This land forms a natural buffer for the housing and the Preserve. Commercial use would bring more traffic, lighting, noise, and storm-water runoff — all incompatible with the surrounding residential character and destructive to the adjacent ecosystem.
- This proposal is not compatible with adjacent residential and conservation uses, and it disrupts the area's planned, orderly pattern of low-intensity frontage and ecological buffering.
- The Natural Features Protection overlay (NFP-O) exists to protect steep slopes, mature trees, and watershed functions tied to Asylum Lake. CC Commercial land uses bring large paved areas, more traffic, lighting, deliveries, and stormwater discharge. Those impacts are structurally incompatible with the NFP-O's purpose; they're not "mitigate later" issues. Consider the NFP-O's inability to protect the natural environment at the Country Club project.

5. Will the changes result in logical and orderly development patterns?

- No, in fact a zoning change from Residential to Commercial would contradict the IK 2035 Master Plan goal stated as to "Promote environmental justice across all sustainable projects, including infrastructure environmental management and engagement." Please deny the zoning change request from Residential to Commercial. Thank you.
- Imagine Kalamazoo Best Practice for Smart Growth Principle #6: "Preserve open space, farmland, natural beauty, and critical environmental areas." This describes 4301 Stadium Drive.
- Approving this rezoning would be a step backward. It would introduce spot zoning and encourage fragmented development along Stadium Drive instead of maintaining the consistent, thoughtful pattern that now protects the Preserve. If commercial zoning is allowed to leapfrog into a residential/Preserve edge, the City will face repeated attempts to chip away at protected corridors elsewhere. That is the wrong precedent to set.
- The City's Complete Streets policy and Street Design Manual call for safer, multi-modal corridors. Up-zoning to CC at this corner would increase turning movements, curb cuts, nighttime lighting, and parking demand—counter to the safety and livability goals the City adopted for this corridor.

I respectfully urge the City Commission to **deny the rezoning of 4301 Stadium Drive**. This request fails every one of the five criteria used for rezoning. It is inconsistent with the Master Plan, unsupported by changed conditions or community need, incompatible with its surroundings, and harmful to orderly development. Let's uphold Kalamazoo's vision to *protect, restore, and expand green spaces* for future generations. Protecting Asylum Lake Preserve is not anti-development; it's pro-plan and pro-public interest.

I trust you will do the right thing.

Leanne Larson
530 S. Kendall Avenue

Durkee, Bobby

From: Mayor
Sent: Monday, January 19, 2026 8:37 AM
To: Durkee, Bobby
Subject: FW: Concerns over rezoning by Asylum Lake

Categories: Important

From: Irune del Rio Gabiola <igabiola@butler.edu>
Sent: Sunday, January 18, 2026 12:05 AM
To: Mayor <mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <hessj@kalamazoocity.org>; Praedel, Chris <praedelc@kalamazoocity.org>; Wilson, Alonzo <wilsona@kalamazoocity.org>
Subject: Concerns over rezoning by Asylum Lake

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

Dear Mayor and City Commissioners,

Unfortunately, I will not be able to attend the January 26th meeting at the city hall regarding the rezoning threat of 4301 Stadium Drive, but I do want to voice my concerns and fears in relation to this grotesque idea.

I reside in Parkview Hills a few months out of the year and I am very interested in urban planning and in reshaping our built environment to improve the lives of humans and earth beings. Thus, I have previously attended a meeting with city commissioners in Kalamazoo to voice ideas and to hear about the Imagine Kalamazoo 2035.

For this, and other reasons, I find it overwhelming scary that the city is considering the rezoning of 4301 Stadium Drive.

I had the impression Kalamazoo was moving into the right direction from being a sadly carcentric and disconnected city towards a vision of community building, neighborhood improvements, connectivity, walkability and accessibility. Especially, as scholars such as Charles Montgomery are invited to talk about the aspects that make cities happy and livable.

However, how can we reconcile a more humane driven, healthier and more environmentally sustainable urban space with this terrifying rezoning?

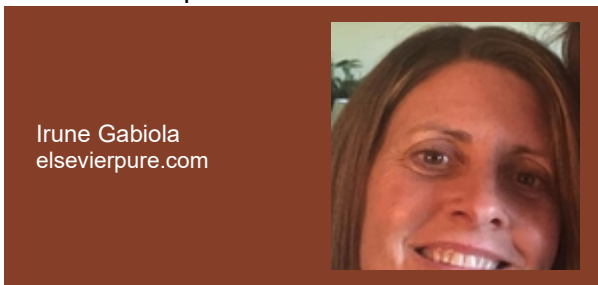
Asylum lake is a precious natural sanctuary in the middle of an urban sprawl where citizens can find peace, healing and restoration. It is a third space for people to freely connect, enjoy the wonders of nature, walk, and nurture their spiritual and physical healths. It is probably a special oasis rarely found in cities that allows humans the opportunity to escape traffic and noise pollution, and to socially engage with others.

If Imagine Kalamazoo 2035 wants to create a thriving city geared towards less car dependency for the sake of our health, that of the earth beings and the environment overall, how is this even being considered?????? How are we allowing a car wash to be developed next to a biodiverse sanctuary? Or any other type of development? Development does not mean necessarily progress.

You all as mayor and city commissioners should annex the property to the lake and extend it giving residents the chance to lengthen their walks and their intimacy with nature. I understand Asylum belongs to WMU but, as a city, it is in your power to promote healthy and happy changes for the entire city of Kalamazoo.

Sincerely

Dr. Irune del Rio Gabiola
Professor of Spanish and RGSS



Butler University
4600 Sunset Av
Indianapolis, IN 46008

Durkee, Bobby

From: Mayor
Sent: Monday, January 19, 2026 8:52 AM
To: Durkee, Bobby
Subject: FW: Proposed development of Drake & Stadium Dr.

Categories: Important

-----Original Message-----

From: Charlie Adams <chasadams@charter.net>
Sent: Saturday, January 17, 2026 9:59 AM
To: Mayor <Mayor@kalamazoocity.org>
Subject: Proposed development of Drake & Stadium Dr.

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I am NOT in favor of the rezoning of 4301

A fundamental consideration for allowing rezoning of this parcel is whether it contributes to meeting a perceived community need.

Development that would encroach on Asylum Lake Preserve, regardless of what it is, would erode what has become a place for locals to get out of their heads and into their hearts with the help of nature.

Charles Adams
Parkwyn Village

Durkee, Bobby

From: Mayor
Sent: Monday, January 19, 2026 9:13 AM
To: Durkee, Bobby
Subject: FW: Rezoning Request for 4301 Stadium Drive

Categories: Important

From: Robin VanderRoest <robinvanderroest@gmail.com>
Sent: Friday, January 16, 2026 4:55 PM
To: COK - City Manager <citymanager@kalamazoocity.org>; Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Subject: Rezoning Request for 4301 Stadium Drive

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

Dear Commissioners and City Staff,

I am writing in opposition to the request to rezone 4301 Stadium Drive from Residential to Commercial, and respectfully ask that you please deny the zoning change request.

My understanding is that there are five conditions which must be met in order to rezone property:

Is the request consistent with the 2025/2035 Master Plan and Strategic Vision? No. The Imagine Kalamazoo 2025 Master Plan prioritizes Environmental Responsibility, climate resilience, and neighborhood com
Rezoning this parcel for commercial use would directly contradict that goal and the City's commitment to environmental responsibility.

Are there conditions that have changed that support the zoning change?

this rezoning since the last time it was denied. The parcel's surroundings, traffic patterns, and environmental sensitivity are the same. New developer ownership is not a legitimate planning reason to push more commercial zoning.

Do the changes address a community need? No. At the public information meeting, the prospective developer couldn't identify any specific community need this project would meet. *The only clear community voice has been from the community asking for more green space and continued protection of Asylum Lake, not*

for another commercial site adjacent to the Preserve.

Are the proposed changes compatible with the surrounding properties? No. There are two properties contiguous to the area of the requested zoning change. One is the Asylum Lake Preserve; the other is a housing community. This land forms a natural buffer for both the housing and the Preserve. Commercial use would bring more traffic, lighting, noise, and storm-water runoff — all incompatible with the surrounding residential character and destructive to the adjacent ecosystem.

Will the changes result in logical and orderly development patterns? No. One of the Imagine Kalamazoo Best Practice principles is “Preserve open space, farmland, natural beauty, and critical environmental areas.” This describes 4301 Stadium Drive.

We in Kalamazoo are fortunate to have green spaces, such as Asylum Lake Preserve. Please do not endanger this jewel of our community. Please deny the zoning change request for 4301 Stadium Drive.

Thank you,
Robin VanderRoest

4409 Canterbury Ave
Kalamazoo MI 49006
269-598-6411

Durkee, Bobby

From: Mayor
Sent: Monday, January 19, 2026 9:14 AM
To: Durkee, Bobby
Subject: FW: Proposed Rezoning of 4301 Stadium Drive

Categories: Important

From: Rebecca Stuurwold <rhs123@gmail.com>
Sent: Friday, January 16, 2026 4:40 PM
To: COK - City Manager <citymanager@kalamazoocity.org>
Cc: Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Subject: Proposed Rezoning of 4301 Stadium Drive

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Dear City Commissioners and Staff,

I am writing this afternoon in **strong** opposition of the request to rezone 4301 Stadium Drive from Residential commercial could permanently harm the environment of the adjacent Asylum Lake Preserve, and meets none of the City Commission's five conditions for rezoning. Specifically, it is inconsistent with the 2025/2035 Master Plan and Strategic Vision; no conditions have changed that support the zoni

in logical and orderly development patterns. Instead, I ask you to support Kalamazoo's vision to "protect, restore is not anti-development, but rather is pro-plan and pro-public interest.

Thank you for your time and for upholding the City's adopted policies.

Rebecca H. Stuurwold
5202 Misty Creek Drive
Kalamazoo, MI 49009

Durkee, Bobby

From: Mayor
Sent: Monday, January 19, 2026 12:34 PM
To: Durkee, Bobby
Subject: FW: Rezoning of 4301 Stadium Drive

Categories: Important

From: Athens Love <abalko45@gmail.com>
Sent: Monday, January 19, 2026 10:39 AM
To: COK - City Manager <citymanager@kalamazoocity.org>; Mayor <mayor@kalamazoocity.org>; Duncan, Drew <duncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Subject: Rezoning of 4301 Stadium Drive

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

Dear Commissioners and City Staff,

I write this letter in strong opposition of the request to rezone 4301 Stadium Drive from Residential to Commercial. I respectfully ask that you please deny the zoning change request. A zoning change to commercial could permanently harm the environment of the adjacent Asylum Lake Preserve, and does not meet the City Commission's five conditions for rezoning:

1. Is the request consistent with the 2025/2035 Master Plan and Strategic Vision?

- No, this zoning change is not consistent with Imagine Kalamazoo's 2035 Strategic Vision Goals Topic #4, Environment, which states "A healthy environment sustains community well-being today and for generations to come." It continues with a goal to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers."
- The City's guidance says rezoning should align with adopted policy. The Imagine Kalamazoo 2025 Master Plan prioritized Environmental Responsibility, climate resilience, and neighborhood compatibility. Rezoning this parcel for commercial use would directly contradict that goal and the City's commitment to environmental responsibility.
- The City's Public Participation Policy (2022) requires meaningful engagement and a summary of how community input changed proposals. Thousands of residents have asked the City to expand and protect natural areas. What's in the record doesn't meet that standard. When a site is this sensitive, process matters. The public shouldn't be treated as an afterthought.

2. Are there conditions that have changed that support the zoning change?

- No, in fact, as climate change continues to occur, it is increasingly imperative that green spaces be preserved. Commercial development next to Asylum Lake would create an urban heat hotspot and loss of CO2 sequestration by replacing vegetation with impervious surfaces.
- Local studies continue to reveal the devastating impacts of pollution from commercial developments to Asylum Lake's water quality. Commercial developments pollute stormwater and the groundwater which feeds Asylum Lake. More commercial zoning is not the answer.
- Nothing has changed to support this rezoning since the last time it was denied. The parcel's surroundings, traffic patterns, and environmental sensitivity are the same. New developer ownership is not a legitimate planning reason to push more commercial zoning.

3. Do the changes address a community need?

- No, Stadium Drive and Drake Road already have an abundance of commercial property fulfilling community needs. Forcing more at the expense of the environment does not fully fulfill the community's need.
- There is no demonstrated public necessity for new commercial entitlements on this block; compatible commercial nodes already exist along Stadium Drive.
- At the public information meeting, the prospective developer couldn't identify any specific community need this project would meet. The only clear community voice has been from the community asking for more green space and continued protection of Asylum Lake, not for another commercial site adjacent to the Preserve.

4. Are the proposed changes compatible with the surrounding properties?

- No, there are two properties contiguous to the area of the requested zoning change, one is the Asylum Lake Preserve, the other is a housing community. This land forms a natural buffer for the housing and the Preserve. Commercial use would bring more traffic, lighting, noise, and storm-water runoff — all incompatible with the surrounding residential character and destructive to the adjacent ecosystem.
- This proposal is not compatible with adjacent residential and conservation uses, and it disrupts the area's planned, orderly pattern of low-intensity frontage and ecological buffering.
- The Natural Features Protection overlay (NFP-O) exists to protect steep slopes, mature trees, and watershed functions tied to Asylum Lake. CC Commercial land uses bring large paved areas, more traffic, lighting, deliveries, and stormwater discharge. Those impacts are structurally incompatible with the NFP-O's purpose; they're not "mitigate later" issues. Consider the NFP-O's inability to protect the natural environment at the Country Club project.

5. Will the changes result in logical and orderly development patterns?

- No, in fact a zoning change from Residential to Commercial would contradict the IK 2035 Master Plan goal stated as to "Promote environmental justice across all sustainable projects, including infrastructure environmental management and engagement." Please deny the zoning change request from Residential to Commercial. Thank you.
- Imagine Kalamazoo Best Practice for Smart Growth Principle #6: "Preserve open space, farmland, natural beauty, and critical environmental areas." This describes 4301 Stadium Drive.
- Approving this rezoning would be a step backward. It would introduce spot zoning and encourage fragmented development along Stadium Drive instead of maintaining the consistent, thoughtful pattern that now protects the Preserve. If commercial zoning is allowed to leapfrog into a residential/Preserve edge, the City will face repeated attempts to chip away at protected corridors

elsewhere. That is the wrong precedent to set.

- The City's Complete Streets policy and Street Design Manual call for safer, multi-modal corridors. Up-zoning to CC at this corner would increase turning movements, curb cuts, nighttime lighting, and parking demand—counter to the safety and livability goals the City adopted for this corridor.

I respectfully urge the City Commission to deny the rezoning of 4301 Stadium Drive.

This request fails every one of the five criteria used for rezoning. It is inconsistent with the Master Plan, unsupported by changed conditions or community need, incompatible with its surroundings, and harmful to orderly development. Let's uphold Kalamazoo's vision to protect, restore, and expand green spaces for future generations. Protecting Asylum Lake Preserve is not anti-development; it's pro-plan and pro-public interest.

Thank you for your time and for upholding the City's adopted policies.

Your local resident,

Athens Love
2522 Kensington Dr.
Kalamazoo, MI 49008

Durkee, Bobby

From: ---
Sent: Monday, January 19, 2026 12:44 PM
To: Durkee, Bobby
Cc: danderson@iskzoo.org
Subject: FW: Update on Proposed Changes at the Preserve

Categories: Important

From: Asylum Lake Preservation Association <asylum.lake.preservation@gmail.com>
Sent: Monday, January 19, 2026 12:19 PM
Subject: Update on Proposed Changes at the Preserve

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Asylum Lake Community:

Officials with Kalamazoo County and WMU recently announced they are exploring a proposal that would transition management of the Asylum Lake Preserve from the university to the county ([MLive article](#)).

to Kalamazoo County.

Find the list of questions, submitted to the county, on the homepage of our website ([direct link to questions list](#)).

ALPA's role continues to be prioritizing the Preservation of Asylum Lake.

As we wait for more answers on this issue, ALPA remains focused on defeating the proposed CC rezoning request for 4301 Stadium Drive at the City Commission Public Hearing on January 26th. [ALPA's homepage](#) has more info about the hearing, plus sample letters and statements for the City Commission, opposing the rezoning request.

Thanks for your continued support of Asylum Lake Preserve,
the ALPA Board

--

Asylum Lake Preservation Association

<https://www.asylumlakepreservationassociation.org/>

[ALPA on Instagram](#) & [ALPA on Facebook](#)

Durkee, Bobby

From: Mayor
Sent: Monday, January 19, 2026 2:32 PM
To: Durkee, Bobby
Subject: FW: 4301 Stadium Drive Rezoning Request

Categories: Important

-----Original Message-----

From: Karin Larsen <karinlarsen@mediopic.com>
Sent: Monday, January 19, 2026 1:08 PM
To: Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>; Anderson, Christina <andersonc@kalamazoocity.org>; COK - City Clerk <clerk@kalamazoocity.org>
Subject: 4301 Stadium Drive Rezoning Request

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Good Afternoon,

You know that the community will come out in a storm for this meeting, they always have. We are at a time of change and perhaps now we will be able to end this idea of rezoning a land that is not ours. It belongs always to the Native people that walked and respected this land for the beauty it holds.

The recent history of this property was from a point of consumerism. The current owner claimed (in his initial appeal) that he would call Kalamazoo his home if the zoning would be approved, he also said he would always use local builders, he also said he creates very attractive developments. Which of this is true? And now we see a possibly buyer which will not reveal their plans for building. We are to trust this too?

Please take the stand for our future. We know that with the previous developments along Stadium have created a run-off issue, added sound pollution and light pollution that interfere with the nature around us. People walking and meditating in Asylum Preserve are aware of all of these issues. We are lucky to have Asylum Lake Preserve to still feel free to wander and begin to reconnect deeper with Nature. We saw this clearly through COVID.

It is our children that your action will affect the most. Think as our Native ancestors call us to do, act with the Seventh Generation as your guide.

You are our elected representatives. Act for the people that chose you to act for us.

Sincerely,

Karin Larsen

--

I will not abandon my belief in the coming dawn just because I dwell in the midnight hour. Steven Charleston

Durkee, Bobby

From: Mayor
Sent: Tuesday, January 20, 2026 8:52 AM
To: Durkee, Bobby
Subject: FW: I oppose the commercial rezoning of 4301 Stadium Drive

Categories: Important

From: Mark Jackson <majack.238@gmail.com>
Sent: Tuesday, January 20, 2026 8:11 AM
To: Mayor <mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Cc: Mark Jackson <majack.238@gmail.com>
Subject: I oppose the commercial rezoning of 4301 Stadium Drive

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City of Kalamazoo,

I oppose the rezoning of 4301 Stadium Drive to a Commercial zoning district.

This is the environmentally sensitive 19-acre parcel, currently zoned Residential, at the southeast corner of Stadium and Drake, directly adjacent to Asylum Lake Preserve. This proposed Commercial zoning would have a permanent negative impact on the Preserve and create threats to land, water, air, nature, and our community. I do not believe that the rezoning meets the City's five Conditions for Rezoning.

Specific to the City's five Conditions:

1. Is the request consistent with the 2025/2035 Master Plan and Strategic Vision?

No.

The City's strategic vision was updated to set a priority to preserve, restore and mitigate damage to natural areas including preserves, creeks and rivers. Rezoning this parcel for commercial use would contradict this goal and the City's commitment to environmental responsibility.

2. Are there conditions that have changed that support the zoning change?

No.

- A vocal majority of the community does not want the corner zoned commercial
- The City's strategic vision was updated and does not support changing the zoning
- A stormwater study shows the negative impact of commercial properties on Asylum Lake
- Nothing has changed to support this rezoning. The parcel's surroundings, traffic patterns and environmental sensitivity are the same.

3. Do the changes address a community need?

No.

- There is no demonstrated public necessity for new commercial entitlements on this block; compatible commercial spaces already exist along Stadium Drive.

4. Are the proposed changes compatible with the surrounding properties?

No.

- There are two properties contiguous to the area of the requested zoning change: one is the Asylum Lake Preserve, and the other is a housing community. This land forms a natural buffer for the housing and the Preserve. Commercial use would bring more traffic, lighting, noise, and stormwater runoff – all incompatible with the surrounding residential character and destructive to the adjacent ecosystem.
- The Natural Features Protection overlay (NFP-O) exists to protect steep slopes, mature trees, and watershed functions tied to Asylum Lake. Commercial land uses bring large paved areas, more traffic, lighting, deliveries, and stormwater discharge. These impacts are not compatible with the NFP-O's purpose, which is to protect the natural environment.

5. Will the changes result in logical and orderly development patterns?

No.

- Changing the zoning to commercial would put a commercial property in the middle of residential property on three sides.

- Approving this rezoning would introduce spot zoning and encourage fragmented development along Stadium Drive instead of maintaining the consistent, thoughtful pattern that now protects the Preserve.

In closing, I oppose the rezoning of 4301 Stadium Drive to a Commercial zoning district. This proposed Commercial zoning does not meet any of the City's 5 conditions for the zoning variance and Commercial zoning would have a permanent negative impact on the Preserve and create threats to land, water, air, nature and our community. Please uphold Kalamazoo's vision to protect, restore, and expand green spaces for future generations.

Thank you for your service to Kalamazoo. It is appreciated.

Respectively submitted by,

Mark Jackson

1551 Forest View Drive

Kalamazoo, MI 49009

Durkee, Bobby

From: COK - City Manager
Sent: Tuesday, January 20, 2026 8:53 AM
To: Durkee, Bobby
Subject: FW: Deny Rezoning for 4301 Stadium Dr

Categories: Important

From: Olivia Pennebaker <olipenne@gmail.com>
Sent: Monday, January 19, 2026 3:03 PM
To: COK - City Manager <citymanager@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Subject: Deny Rezoning for 4301 Stadium Dr

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To the City Manager and City Commissioners,

My name is Olivia Pennebaker, I reside at 1608 Cambridge Dr in Kalamazoo, and I am asking you to vote against the request for a zoning change at 4301 Stadium Drive. This rezoning request stands in direct opposition to the city of Kalamazoo's strategic vision, which includes a commitment to preserve, restore, and mitigate damage to natural areas including preserves, creeks, and rivers. The Asylum Lake Preserve is a community gem, so cherished that year after year the community has loudly opposed all efforts to rezone the parcels next to it. Your community still does not want the corner in question zoned commercial.

The Asylum Lake Preserve is an environmentally sensitive area. The parcel in question sits a mere 35 feet from wetlands and 100-250 feet from the preserve will cause irreversible damage and multi-generational loss of living things while also lowering the standard of living for people who visit the preserve for a much-needed sense of peace in today's world.

I ask that the city commission honor the wishes of Kalamazoo residents, who have repeatedly made their voices heard on this issue, and deny the request to rezone 4301 Stadium Drive to CC Commercial.

Thank you for your consideration,

Olivia Pennebaker,
1608 Cambridge Dr

Durkee, Bobby

From: Mayor
Sent: Tuesday, January 20, 2026 2:15 PM
To: Durkee, Bobby
Subject: FW: Letter Re: 4301 Stadium Drive Rezoning Opposition
Attachments: 4301 Stadium Drive Rezoning Opposition Letter from Stuart Board Members - signed.pdf

Categories: Important

From: Jessica Van Stratton <jessica.vanstratton@gmail.com>
Sent: Tuesday, January 20, 2026 2:09 PM
To: Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Cc: David Engerer <DaveEngerer@gmail.com>; Bill Gesler <billgesler@yahoo.com>
Subject: Letter Re: 4301 Stadium Drive Rezoning Opposition

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Dear Mayor Anderson and City Commissioners,

I hope this message finds you all doing well and staying extra warm this week.

Please find the attached letter from me and two of my fellow Stuart Historic Neighbors and Stuart Area Restoration Association (SARA) Board members, Dave Engerer and William Gesler (copied), in opposition to the rezoning of 4301 Stadium Drive. Thank you for your time and attention to this matter as well as your continued service in our community and all you do.

With sincerest gratitude,
Jessica E. Van Stratton

January 20, 2026

Dear Commissioners and City Staff,

We write this letter in strong opposition of the request to rezone 4301 Stadium Drive from Residential to Commercial and respectfully ask that you please deny the zoning change request.

A zoning change to commercial could permanently harm the environment of the adjacent Asylum Lake preserve and does not meet the City Commission's five conditions for rezoning.

We respectfully urge the City Commission to deny the rezoning of 4301 Stadium Drive. This request fails every one of the five criteria used for rezoning. It is inconsistent with the Master Plan, unsupported by changed conditions or community need, incompatible with its surroundings, and harmful to orderly development. Please continue to uphold Kalamazoo's vision to protect, restore, and expand green spaces for future generations. Thank you for your time, for upholding the City's adopted policies, and for listening to concerns from Kalamazoo area residents.

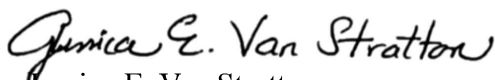
Sincerely,


Dave Engerer (Jan 20, 2026 11:32:20 EST)

Dave Engerer
Stuart Historic Area Resident
Stuart Area Restoration Association (SARA) Board Member


William Gesler (Jan 20, 2026 13:37:12 EST)

William Gesler
Stuart Historic Area Resident
Stuart Area Restoration Association (SARA) Board Member



Jessica E. Van Stratton
Stuart Historic Area Resident
Stuart Area Restoration Association (SARA) Board Member

4301 Stadium Drive Rezoning Opposition Letter from Stuart Board Members

Final Audit Report

2026-01-20

Created:	2026-01-20
By:	Jessica Van Stratton (jessica.vanstratton@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4NqQsgoTjJhwR56AKpzDKm92ySc9uWld

"4301 Stadium Drive Rezoning Opposition Letter from Stuart Board Members" History

-  Document created by Jessica Van Stratton (jessica.vanstratton@gmail.com)
2026-01-20 - 4:21:08 PM GMT
-  Document emailed to Dave Engerer (daveengerer@gmail.com) for signature
2026-01-20 - 4:21:11 PM GMT
-  Document emailed to William Gesler (billgesler@yahoo.com) for signature
2026-01-20 - 4:21:12 PM GMT
-  Email viewed by Dave Engerer (daveengerer@gmail.com)
2026-01-20 - 4:31:23 PM GMT
-  Document e-signed by Dave Engerer (daveengerer@gmail.com)
Signature Date: 2026-01-20 - 4:32:20 PM GMT - Time Source: server
-  Email viewed by William Gesler (billgesler@yahoo.com)
2026-01-20 - 6:36:31 PM GMT
-  Document e-signed by William Gesler (billgesler@yahoo.com)
Signature Date: 2026-01-20 - 6:37:12 PM GMT - Time Source: server
-  Agreement completed.
2026-01-20 - 6:37:12 PM GMT

Durkee, Bobby

From: COK - City Clerk
Sent: Tuesday, January 20, 2026 4:57 PM
To: Durkee, Bobby
Subject: FW: 4301 Stadium Drive

Categories: Important

From: Nuthanael Watkins <nuthanael.watkins@gmail.com>
Sent: Tuesday, January 20, 2026 4:39 PM
To: Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>; Anderson, Christina <andersonc@kalamazoocity.org>; COK - City Clerk <clerk@kalamazoocity.org>
Subject: 4301 Stadium Drive

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

Good afternoon,

We are writing as residents of the City of Kalamazoo, urging the City Commission to oppose the request to rezone 4301 Stadium Drive to Community Commercial. The corner of Drake and Stadium serves as one of our City's first impressions, according to the [Imagine Kalamazoo Neighborhood Plan](#) (pg.12). As such, that corner should reflect the residential and precious natural resources immediately adjacent to that parcel: Stadium Drive Apartments, Asylum Lake Preserve, and Asylum Lake itself. Asylum Lake Preserve is one of the City's few natural green spaces, and should not only be protected from damage by extreme development, it should be lauded as an example of environmental stewardship.

The Imagine Winchell Neighborhood Plan states that "development along the Stadium Drive corridor should be guided by the natural features of the land," and "The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas (pg 15)." If development must occur at 4301 Stadium Drive, it should be sustainable and scaled to highlight and protect Asylum Lake Preserve. Rezoning this parcel to Community Commercial will only threaten Asylum Lake and Stadium Drive Apartments with intense chemical, noise, and light pollution.

The City of Kalamazoo claims to have a "culture of environmental stewardship that is a vital part of our community" ("[Sustainability & Our Environment](#)," [City of Kalamazoo website](#)). With this in mind, we urge each of you to deny rezoning 4301 Stadium Drive to the most intense level of commercial development.

Thank you,
Nuthanael and Stephanie Watkins

Durkee, Bobby

From: Mayor
Sent: Wednesday, January 21, 2026 8:39 AM
To: Durkee, Bobby
Subject: FW: I urge you to deny the rezoning request for 4301 Stadium Drive

Categories: Important

From: Melissa Zinn <melissazinn@gmail.com>
Sent: Tuesday, January 20, 2026 6:32 PM
To: Mayor <Mayor@kalamazoocity.org>; Duncan, Drew <DuncanDM@kalamazoocity.org>; Hess, Jeanne <HessJ@kalamazoocity.org>; Hoffman, Stephanie <HoffmanS@kalamazoocity.org>; Praedel, Chris <PraedelC@kalamazoocity.org>; Slaby, Jacqueline <SlabyJA@kalamazoocity.org>; Wilson, Alonzo <WilsonA@kalamazoocity.org>
Subject: I urge you to deny the rezoning request for 4301 Stadium Drive

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

Dear Commissioners and City Staff,

I write this letter in strong opposition of the request to rezone 4301 Stadium Drive from Residential to Commercial, and respectfully ask that you deny the zoning change request. A zoning change to commercial could permanently harm the environment of the adjacent Asylum Lake Preserve; harm the quality of life for ability of Kalamazoo to attract new residents; and does not meet the City Commission's five conditions for rezoning:

1. Is the request consistent with the 2025/2035 Master Plan and Strategic Vision?

- No, this zoning change is not consistent with Imagine Kalamazoo's 2035 Strategic Vision Goals Topic #4, Environment, which states "A healthy environment sustains community well-being today and for generations to come." It continues with a goal to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers."
- The City's guidance says rezoning should align with adopted policy. The Imagine Kalamazoo 2025 Master Plan prioritized Environmental Responsibility, climate resilience, and neighborhood compatibility. Rezoning this parcel for commercial use would directly contradict that goal and the City's commitment to environmental responsibility.
- The City's Public Participation Policy (2022) requires meaningful engagement and a summary of how community input changed proposals. Thousands of residents have asked the City to expand and protect

natural areas, and thousands of residents have shown up several times since 2020 to express their opposition to rezoning this parcel.

The rezoning request is also inconsistent with Kalamazoo's [Community Sustainability Plan](#) and the [Winchell Neighborhood Plan](#).

2. Are there conditions that have changed that support the zoning change?

- No, in fact, as climate change continues to increase at an accelerating pace, it is imperative that green spaces be preserved. Commercial development next to Asylum Lake would create an urban heat hotspot and loss of CO2 sequestration by replacing vegetation with impervious surfaces.
- Local studies continue to reveal the devastating impacts of pollution from commercial developments to Asylum Lake's water quality. Commercial developments pollute stormwater and the groundwater which feeds Asylum Lake. More commercial zoning is not the answer.
- Nothing has changed to support this rezoning since the last time it was denied. The parcel's surroundings, traffic patterns, and environmental sensitivity are the same. New developer ownership is not a legitimate planning reason to push more commercial zoning.

3. Do the changes address a community need?

- No, Stadium Drive and Drake Road already have an abundance of commercial property fulfilling community needs.

We need the mature trees to sequester carbon and Asylum Lake to filter water *far* more than we need commercial development on that parcel.

- The community has *clearly and repeatedly* expressed their need for more green space and continued protection of Asylum Lake, *not* for another commercial site adjacent to the Preserve.

4. Are the proposed changes compatible with the surrounding properties?

- No, the rezoning request is completely incompatible with the Asylum Lake Preserve, which is directly south of the parcel, and also downhill, increasing the risk of erosion, runoff, and pollution getting into Asylum Lake. The Natural Protection Features Overlay is not a magical guarantee that nothing prohibited by the NFP overlay will happen during construction or afterwards, either due to negligence, or unforeseen weather events or other events.

5. Will the changes result in logical and orderly development patterns?

- No, in fact a zoning change from Residential to Commercial would contradict the IK 2035 Master Plan goal stated as to "Promote environmental justice across all sustainable projects, including infrastructure environmental management and engagement."
- Imagine Kalamazoo Best Practice for Smart Growth Principle #6: "Preserve open space, farmland, natural beauty, and critical environmental areas." This describes 4301 Stadium Drive.
- Kalamazoo is currently putting a *lot* of time, money, and effort into traffic calming in the downtown area; it would make no sense whatsoever to increase traffic at what is already a busy and dangerous intersection.

I respectfully urge the City Commission to deny the rezoning of 4301 Stadium Drive. This request completely fails, *and is in direct contradiction to*, every one of the five criteria used for rezoning. It is inconsistent with the Master Plan, unsupported by changed conditions or community need, incompatible with its surroundings, and harmful to orderly development. It is also *strongly* opposed by the residents of Kalamazoo. Let's uphold Kalamazoo's vision to protect, restore, and expand green spaces for future generations.

Thank you for your time and for upholding the City's adopted policies.

Durkee, Bobby

From: Mayor
Sent: Wednesday, January 21, 2026 9:03 AM
To: Durkee, Bobby
Subject: FW: Zoning Change Request at 4301 Stadium Drive

Categories: Important

From: Amelia Hansen <alhansen@swmlc.org>
Sent: Tuesday, January 20, 2026 6:44 PM
To: Mayor <Mayor@kalamazoocity.org>
Subject: Re: Zoning Change Request at 4301 Stadium Drive

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Dear Mayor Anderson,

Southwest Michigan Land Conservancy (SWMLC) is a land trust, a 501(c)(3) non-profit organization whose mission is to protect, restore, and care for vital lands and waters for people and wildlife – now and for generations to come. With our roots in the Kalamazoo area and a service area spanning nine counties, we are strongly interested in the integrity and health of natural areas throughout southwest Michigan. We are aware of the request for rezoning at 4301 Stadium Drive from Residential to Commercial and feel that the potential for harm to the ecological health of Asylum Lake and West Fork of Portage Creek, which is fed by the lake's outflow, would be greatly increased were this change to take place. While it seems clear that, between the previous zoning update and the current time, none of the Commission's five requirements for rezoning have changed or apply, we would respectfully like to add our perspective on the critical value that Asylum Lake and this parcel play, coming from a community partner with expertise in this field

The land at 4301 Stadium Drive drops quickly to the wetland on the north side of Asylum Lake – at its most

those steep banks and keep soil from contaminating the wetland below. Even with the Natural Features Protection buffering the water, development of the site that removes this protective layer of anchoring vegetation will expose these banks to erosion, resulting in considerable soil sediment entering the waterway. Sediment pollution threatens aquatic plant and animal life through smothering, reduced oxygen levels, and blocking light that's necessary for plant photosynthesis. Precedent for this was set in 2019 when nearby construction caused a large amount of sediment to enter Asylum Lake, resulting in widespread media coverage when Michigan Department of Environment, Great Lakes & Energy cited Western Michigan University with unlawful discharge.

The quality of Asylum Lake's water is intrinsically linked to the health and use of the land that surrounds it. Nestled in a bowl between two busy thoroughfares, it is especially vulnerable to pollution from chemical and sediment impervious surface runoff – which often includes road salt, microplastics and other tiny particles from tire wear, fuel hydrocarbons, and heavy metals such as lead. A 2008 study, cited in the 2023 Asylum Lake Management Plan, noted high levels of chemical pollutants, including mercury, entering the lake via storm drains near Drake Road and Stadium Drive. Since the time of that study, this active shopping area has seen significant development that has likely increased the chemical load reaching Asylum Lake. Commercial development at 4301 Stadium Drive would compound this effect even more, perhaps very significantly depending on the type of business in operation. The increased water contamination could cause unhealthy algae blooms, harm aquatic plants and animals, and pollute water that will ultimately reach the Kalamazoo River and Lake Michigan. One might dismiss the damage caused by pollution at Asylum Lake as insignificant compared to the many inputs it receives in its long journey to Lake Michigan, but water quality suffers from a thousand cuts, and most are preventable.

The Asylum Lake area is an incredible complex from a conservation lens and offers homes, places to nest, food, and the ability to find mates without crossing high-traffic roads to many kinds of animals, including eagles, hawks, waterfowl, songbirds, fish, beaver, frogs, and turtles. But it's a benefit to humans, too. Walking and watching wildlife are inexpensive pleasures shared by many. The lakes and surrounding preserve provide a much-needed urban oasis for people within the city, in a world that has fewer natural places to go by the day. Asylum Lake Preserve provides a temporary escape from urban noise and busy-ness, something that would be compromised by the development of the northwest corner. Many studies now prove that increased access to greenspace (that which is easily reached by bike, car, or bus) provides a suite of community benefits that include improvements to both mental and physical health – especially for children.

SWMLC works across the 3.2 million acres of southwest Michigan, and we can tell you that having a 274-acre natural area within the city limits is almost unheard of. While many other communities have city parks and small natural spaces, the presence of such a large natural area in Kalamazoo sets it apart from any other community we work in. It is undoubtedly one of the reasons people choose to live, work, and play in this city and contribute to its economic base through tax dollars and spending at local businesses. It is also powerfully attractive to potential new residents who include greenspace in their list of must-haves.

But these benefits will be lost if the lakes at the heart of Asylum Lake Preserve are spoiled by pollution and development. We believe that, along with SWMLC's Bow in the Clouds Nature Preserve and WMU's Kleinstuck Preserve, the presence of Asylum Lake Preserve's ecological complex creates an unrivaled balance between connection with the natural world and Kalamazoo's vibrant urban opportunities for city culture. This balance is rarely achieved within cities across the country. Asylum Lake makes a natural contribution to this city's livability, and the appreciation and hunger for more environmental initiatives are reflected time and again by the community's input to the city's Master plan.

SWMLC supports intentional development across our service area because it means the communities we love are growing, creating great options for housing and other needs for residents, and advancing our municipal partners through a greater tax base and a boost in economic activity. As the heart of our service area and the home of our office and staff, we love seeing and supporting Kalamazoo's growth.

However, we have never seen an urban greenspace come back into a natural state once it has been developed. That decision is final. In our view, the long-term economic and community benefits of retaining this parcel in a natural state (or lower density development) far outweigh the short-term gains of commercial

rezoning. Commercial strips may be found on the edge of every town in America – but special places like Asylum Lake are unique gems that can be polished to become the pride of a community. Kalamazoo risks more than losing a picturesque street corner if this zoning request is approved . . . it risks losing one more connection to its past – and its future.

Thank you for your time and consideration from an invested community partner.

Sincerely,
Amelia Hansen, Media Specialist
Mitch Lettow, Conservation & Stewardship Director
Mike Larson, President & Executive Director
Southwest Michigan Land Conservancy



Amelia Hansen, Media Specialist (she, her)
Southwest Michigan Land Conservancy

8395 East Main St.
Galesburg, MI 49053
269-324-1600 x304
<https://swmlc.org/>

"To love a place is not enough. We must find ways to heal it."
— Robin Wall Kimmerer

Mark Dunham
717 Eleanor Street
Kalamazoo, Michigan 49007
January 20, 2026

RECEIVED
JAN 21 2026
Kalamazoo City Clerk

Kalamazoo City Commission
241 W. South Street
Kalamazoo, Michigan 49007

Dear Commissioners,

I do not support the rezoning of 4301 Stadium Drive and I urge the commission to reject the proposed zoning changes. The proposed changes are not consistent with the 2025/2035 Master Plan and strategic vision, there are no conditions that have changed that support the rezoning, and the changes do not address a community need. They do not align with the stated goals in the Master Plan of environmental responsibility and are not compatible with adjacent land use. The rezoning would in fact be inconsistent with any criteria used for rezoning.

Sincerely,



Mark Dunham

2 January 2026

Dear Mayor Anderson, Vice Mayor Duncan, and Commissioners,

Thank you for serving our community's well-being and future in this new year. We wish you thoughtful and courageous work together to help us move further toward an equitable and sustainable community that benefits all.

Because of the value of this sensitive area to the ongoing protection of the preserve and the health of the water quality, we ask that you support the recommendation of the City Planning Commission to decline the request for rezoning the property at Stadium and Drake to Commercial. There is no current evidence that the commercial development of this property is essential to meeting the community's needs, nor any rationale for destroying a rare area that has great potential for supporting the health of our community in many ways.

Approving the rezoning request would result in a lasting ecological disaster at this important entry to our city and irreplaceable and important green space. The science that supports you in declining this request has been well documented and previously presented to you. Commercial development – and likely any development – with soil disturbance, heavy machinery, and destruction of trees on this slope and the subsequent impacts resulting from construction, impervious surfaces, and increased run-off into the lake will devastate this sensitive area and water quality that flows through the lake.

Our needs at this time are for a visionary response that will contribute to the sustainability of our air and water quality, promote resilience in the face of future climate change events, and impact several priority areas identified by residents input to the Imagine Kalamazoo 2035 planning process: Protect and restore the environment, create opportunities for stewardship, increase green space, and support spaces for community to gather and rekindle well-being.

A few years ago, arguments for changing the zoning of this area were mostly centered on increasing the tax base for our city. With incredibly good fortune, our philanthropic community, in partnership with our city staff and elected officials have changed this outlook immensely. The Foundation for Excellence, the new downtown event center, the upcoming youth sports facility, and creative new zoning and building approaches to developing increased housing in existing residential areas have all changed our future and will have significant impact on our city revenue.

Therefore, it is time to balance these developments with powerful action to protect and preserve a small portion of our natural environment for the long-term well-being of our whole community. Beyond voting against changing the zoning of this area to commercial development, please be the visionary City Commission that creates a Green Zone for our city and a path toward true protection for this critical space.

The owner of this property needs to be made whole for the value of this property and necessary costs he has incurred. Hopefully, the original misunderstanding about the likelihood

of this zoning change can be amended through a fair purchase price. **We are confident that our City - with leadership and significant support from our philanthropists, the Foundation for Excellence, area conservancies, cooperation from WMU, and mobilization of donations from the enormous number of residents in our city and county who value this area – could accomplish this purchase.** We have witnessed such success recently with the new county park, through their own visionary and determined process, resulting in saving and expanding the available space. There are examples in other progressive cities of our size.

This corner at Stadium Drive and Drake Road is highly visible and soon will become even busier with downtown developments. As part of the preservation of this area, **imagine this corner as a well-designed entrance and beautiful welcome to our city when approaching from the west and 131, with the backdrop of our community's protected and prized green space and preserve behind it.** We can do this together!

Please create a path toward this vision by saying no to the rezoning to commercial, by creating a green zone, by designating this property to be protected in such a zone and supporting our community in accomplishing this vision for our future.

Respectfully submitted,
Rochelle Habeck and Allan Hunt
3638 Woodcliff Drive
Kalamazoo MI
269-341-0381

January 21, 2026
Submitted for City record

Dear Mayor, Vice-Mayor, Commissioners and City Manager:

We write this letter with deep concern for Our beautiful Asylum Preserve which is so dear to us and Kalamazoo residents from all neighborhoods and beyond, who use it all the time. We cannot drive by without seeing so many people enjoying its amazing beauty as it is now and am sure that you feel the same. This environmentally sensitive headwaters watershed has been severely negatively affected over the years by development and runoff. It cannot withstand another massive commercial development above and abutting it. The current stormwater filter system is at capacity and is not equipped to handle additional pollution run-off.

We strongly oppose the new developer's current request to rezone 4301 Stadium Drive from Residential to Community Commercial (CC) and ask that you deny it. Zoning with Community Commercial will permanently harm the environment of the adjacent Asylum Lake Preserve and does not meet the Commission's 5 conditions for rezoning:

1. Is the request consistent with the 2025/2035 Master Plan and Strategic Vision? NO

- The zoning change request is not consistent with Imagine Kalamazoo's 2035 Strategic Vision Goals—Topic #4, Environment. It states "A healthy environment sustains community well-being today and for generations to come." The goal is to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers." This is very clear and should be held in highest regard and priority. 4301 also provides beauty and enhances the Vision as visitors enter our City and for our Community well-being as we have appreciated this buffer area to the Preserve for many decades. To have it mowed down, would be devastating.
- The City's guidance says rezoning should align with adopted policy. The IK 2025 Master Plan prioritized environmental responsibility, climate resilience, and neighborhood compatibility. Rezoning this parcel to commercial would directly contradict the Master Plan and the City's stated commitment to environmental responsibility because it is an environmentally sensitive sloped and wooded parcel with wildlife, poised directly above Asylum Lake.
- The City's Public Participation Policy (2022) requires meaningful engagement and a summary of how community input changed proposals. Thousands of residents have spoken firmly and passionately at all related meetings asking the City to expand and protect this natural parcel with no development. Also, over 14,500 people have signed a petition, saying "no." It is easy to access:
https://www.change.org/p/kalamazoo-planning-commission-deny-rezoning-and-nfp-overlay-removal-the-property-adjoining-asylum-lake-preserve?source_location=local_page

2. Are there conditions that have changed that support the zoning change? NO

- First and foremost, the switch to a new developer or ownership is not a change that relates to this Condition.
- Residents have spoken strongly about climate change and its effects which are increasing, so it necessary that green space be preserved. Commercial development next to Asylum Lake would create an urban heat hotspot and loss of CO2 sequestration by replacing vegetation with paved surfaces. We take this to heart and hope that you do too.

We must follow the 10/21/19 "Climate Emergency Declaration: A Resolution to Declare a Climate Emergency," the 6/1/22: "City of Kalamazoo Resolution to Adopt a Community Sustainability Plan" and the final IK 2025 City of Kalamazoo Sustainability Plan (CSP).

https://www.kalamazoo-city.org/files/assets/public/v/1/plans-and-reports/imagine-kalamazoo/communitysustainabilityplan_final.pdf

- Extremely important local studies, the first in 2008 and the most recent in 2023, by Keiser & Associates, continue to reveal the devastating impacts of pollution from commercial developments to Asylum Lake's water quality. *Attached is the 2023 report and this is the* <https://wmich.edu/asylumlake/2008study>. "The Environmental Assessment Indicator" chart is very key and helpful. Air, Water, Ground, Nature and Community are all affected. More commercial zoning is just plain wrong. As stated above, the current mitigation filter system is unable to handle any more pollution run-off.
- The parcels surrounding 4301 actually continue to demonstrate a high vacancy rate for businesses. That means there is plenty of room already so we do not need to utilize this sensitive, sloped wooded area full of wildlife that abuts the Lake and Preserve. There are 22 unused commercial locations around 4301 as of this date.
- The corner of Drake and Stadium is a high traffic area and with all the surrounding businesses there as well as 1-31, it is too much already and adding another commercial development of 18.8 acres, would clearly affect traffic patterns and density. We spoke with employees at the AGO station directly across from 4301. They see accidents and heavy traffic saying it is difficult to imagine adding another business across the street at this congested intersection.

3. Do the changes address a community need? NO

- Stadium Drive and Drake Road already have an abundance of commercial property fulfilling community needs. Approving more at the expense of our environment does not fulfill Our Community's need. **We have heard no resident speak to the need for, or desire to have a new business at this corner** other than the developer. For example, there is a car wash just east at 3915 Stadium

Drive and close enough to this parcel that we certainly do not need or want another one. This is included because due to the City zoning process, the public is unaware of the developer's plan.

- At the public information meeting required by the City and that we attended, the new out-of-town developer could not identify any specific community need this project would meet when asked. The only clear community voice has been from the Community asking for more green space and continued protection with no development above Asylum Lake. We have spoken clearly for years now.

4. Are the proposed changes compatible with the surrounding properties? NO

- There are two properties contiguous to the area of the requested zoning change. One, is the Asylum Lake Preserve and the other is Stadium Drive Apartments. This land forms a natural buffer for housing and the Preserve. Commercial use would bring more traffic, lighting, noise, and storm-water runoff — all incompatible with the surrounding residential character and destructive to the adjacent ecosystem. A zoning change to CC would not be compatible with adjacent residential and conservation uses. It would disrupt the area's Residential zoning and orderly pattern of low-intensity frontage and ecological buffer.
- **Attached** is the **Protest Petition** from First Housing Corporation in Lansing, the owners of Stadium Drive Apartments, 4249 Lakesedge Drive, adjacent to 4301. First Housing opposes the re-zoning and development. Many of the apartment units directly abut 4301. Several hundred residents live there and many for a while so we can presume it is related to their enjoyment of the wooded, peaceful beauty in front of, or around them. Residents include singles, families and graduate students. *Why would the City approve a zoning request from a non-local developer whose development would directly affect the lives of those living at the Apartments?*
- The Natural Features Protection overlay (NFP-O) exists to protect steep slopes, mature trees and watershed functions tied to Asylum Lake. CC Commercial land uses bring large paved areas, more traffic, lighting, deliveries, and storm-water discharge. Those impacts are structurally incompatible with the NFP-O's purpose. *The most egregious example of the NFP-O's inability to protect the natural environment is the Kalamazoo Country Club project which decimated acres of woods causing detrimental effects to the social well-being of residents, wildlife loss of home, etc.*

5. Will the changes result in logical and orderly development patterns? NO

A zoning change from Residential to Community Commercial would oppose:

- The IK 2035 Master Plan goal as stated: "Promote environmental justice across all sustainable projects, including infrastructure environmental management and engagement."

- IK Best Practice for Smart Growth Principle #6: “Preserve open space, farmland, natural beauty, and critical environmental areas.” This exactly describes 4301 Stadium Drive.
- The City’s Complete Streets policy and Street Design Manual call for safer, multi-modal corridors. CC at this corner would increase turning movement, curb cuts, night time lighting and parking demand. This is counter to the safety and livability goals the City adopted for this corridor.
- Approving this rezoning would be a step backward. It would introduce spot zoning and encourage fragmented development along Stadium Drive instead of maintaining the consistent pattern that now protects the Preserve. If Commercial zoning is allowed into a residential/Preserve edge, the City will likely face repeated developer attempts to push into other protected corridors. We cannot set this precedent.

We now shift to the following key related information from the **City of Kalamazoo Community Sustainability (CSP), IK 2025**. We hope that you take this to heart as we do. It followed the 10/21/19 Climate Emergency Declaration: A Resolution to Declare a Climate Emergency and the 6/1/22: City of Kalamazoo Resolution to Adopt a Community Sustainability Plan.

- The Community Sustainability Plan is "guided by Kalamazoo’s Strategic Vision for a green and healthy city." “The Community Sustainability Plan (CSP) is intended to be a ‘living’ document.”
- "Sustainability is defined as meeting the social, economic, and environmental needs of today’s generation while not jeopardizing future generations’ ability to meet its needs." "To be sustainable, a community must use resources efficiently and fairly. We must build this equitable “future-focus” into all our community systems and decision-making. The CSP has actions to change systems to be more climate friendly."
- **"Who is the Community Sustainability Plan for? The CSP is a community-wide plan focused on the role city government can play to advance sustainability."**
- CSP and "Strategic Vision Alignment: Healthy Prepared Community Goal 7: Protect the natural environment for urban resilience Goal 8: Support a healthy & resilient community."
- "Guiding Principles (all is Public Participation Policy guided):" "Interconnected and Resilient: Acknowledging the interconnectedness of people and nature, our work must leverage nature-based solutions in the urban environment to create a more resilient and healthier Kalamazoo."

➤ **CSP Plan Survey: “70 percent of the responders “mentioned green/space trees as their most valuable features.”**

- "Kalamazoo is already feeling the effects of climate change. We are getting more intense rainstorms and hotter dry spells." "For example, a neighborhood with good tree canopy will experience lower temperatures than less treed areas." "A healthier natural environment will mitigate climate change and protect people and places."
- **(a CSP) "Goal: Protect the natural environment for urban resilience" Actions that protect, restore, or manage natural and semi-natural ecosystems make urban areas more resilient. Using nature-based solutions provides benefits to both social well-being and biodiversity."**
- "Design a built environment more integrated with wildlife speaks to best practices for urban wildlife protection."
- **"Goal: Create opportunities for people to interact with nature and improve bio-diversity"**
- "Our local system of rivers, lakes, and streams have tremendous economic, environmental, and cultural importance to our community's livability. These waterbodies connect to the groundwater system, which serves as a regional drinking water supply."

Shifting to the PC Staff Report regarding the re-zoning request, we found it to be non-inclusive of key factors. For example, Public Participation Policy was not highlighted enough. The applicant also failed to present detail.

The Asylum Lake Preservation Association (ALPA) has evaluated the PC Staff Report and it includes key factors and rebuttals where necessary. We agree with its "Rezoning Report (4301 Stadium Drive): Analysis of PC Staff Report, Applicant Submission, & Burden of Proof" with Appendix A that you have received.

“Conclusions at a Glance:”

- “PC Staff Report: The Staff Report fails to present a complete or policy-grounded case for rezoning. It routinely relies on generalized corridor characterizations, treats the Future Land Use Map designation as determinative, and invokes portions of the Neighborhood Plan without addressing its explicit constraints. It further lacks evidence of overwhelming and sustained public opposition, as well as relevant site history marked by prior efforts to remove the NFP-O altogether – a fact that directly undermines staff claims that the NFP-O is inherently compatible with this application. Most critically, it appears to misapply the Burden of Proof (Zoning Ordinance § A-8.2A.1) by supplying extensive reasoning the Applicant did not establish, effectively reversing the required analytical standard.”
- “Applicant Rezoning Application: The Applicant likewise fails to present a complete or policy-grounded case for rezoning. Across all five criteria, the

application relies on generalized assertions, corridor-level characterizations, and a single Future Land Use Map designation rather than site-specific evidence or in depth adopted policy. As a result, the Applicant does not satisfy the Burden of Proof (Zoning Ordinance § A-8.2A.1).”

We respectfully urge the City Commission to deny the rezoning of 4301 Stadium Drive. This request fails every one of the 5 zoning criteria. Although we know that development happens, it is important to be at the right location.

The Preserve will never be the same if development is approved at 4301. Having lived through the devastating 2010 Kalamazoo River oil spill, we know this to be true. Toxic water pollution has lasting negative effects to a body of water and life in, and around it. We do not want to take the chance that Our Preserve which provides us Community and Social Well-being, will be adversely environmentally affected for generations to come. This is what our Community Sustainability Plan addresses as an underlying premise. How will Our City be preserved for "future generations?"

Please keep Kalamazoo’s Vision to protect, restore, and expand greenspaces for future generations. Thank you for your time and for your opportunity to uphold the City’s adopted Plans and policies.

Please do the right thing for all of us and deny the zoning change request from Residential to Commercial at 4301 Stadium Drive. Thank you.

Respectfully,

Iris Potter, MSW,
Protect the Preserve member,
Co-founder: Kalamazoo Remembers

Tom Duffield, MA, LPC

Kalamazoo

<https://www.facebook.com/ProtectThePreserve/>
<https://www.facebook.com/KalamazooRemembers>



January 19, 2026

City of Kalamazoo City Commission
City of Kalamazoo City Planner
City of Kalamazoo City Clerk

Re: Application No: P.C. #2025.05

Location of Property: 4301 Stadium Drive (PIN#06-30-157-001)

Position Statement of the Oakland Drive-Winchell Neighborhood Association Opposing the Rezoning Application for 4301 Stadium Drive from its current zoning of Residential (RS-5 and RM-15) to Community Commercial (CC)

Dear Members of the City of Kalamazoo City Commission and Staff:

The Oakland Drive-Winchell Neighborhood Association ("ODWNA") strongly urges the City Commission to **deny the above referenced rezoning application** for the property located at 4301 Stadium Drive, Kalamazoo, Michigan ("Property") seeking to change its current residential zoning (RS-5 and RM-15) to Community Commercial (CC). Denial is warranted because the rezoning request does not satisfy any, and much less the balance, of the "Specific Standards and Applications for Development Approval" set forth in the City of Kalamazoo Code of Ordinances, Appendix A, Ch. 8 § A-8.3(B)(5):

Standards. The advisability of amending the text of this Ordinance or making an amendment to the Zone District Map (Rezoning) is a matter committed to the legislative discretion of the City Commission and **is not controlled by any one factor**. In considering a Zone District Map (Rezoning) amendment, the City Commission may adopt a change for only part of the area requested or for a less intense zone district than requested by the applicant. **In determining whether to adopt or disapprove the proposed amendment, the City Commission shall consider the following factors:**

- a) Consistent With Comprehensive Plan.** Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.
- b) Changed Conditions.** Whether and the extent to which there are changed conditions that require an amendment.
- c) Community Need.** Whether and the extent to which the proposed amendment addresses a demonstrated community need.
- d) Compatible With Surrounding Uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.
- e) Development Patterns.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

(emphasis added).



A. The rezoning application is not consistent with the City of Kalamazoo's "Comprehensive Plan," which includes much more than a single Future Land Use Map in the contents of both the City's Master Plan and the City's Strategic Vision documents.

4301 Stadium Drive is the only parcel of land in the City being proposed for such intense commercial zoning that shares a (1,500 foot) property line with a nature preserve (Asylum Lake Preserve) and abuts a large residential development (Stadium Drive Apartments). As such, this property is unique from the others to the north and further east along Stadium Drive that are zoned commercial and is more appropriately zoned so as to minimize, rather than maximize, negative impacts on adjacent residences and the environment in order to be consistent with the City's "Comprehensive Plan."

While the rezoning application claim of consistency relies almost entirely on the Master Plan's "Future Land Use Map" showing the property as "Commercial" (and which map does not specify which type/intensity of 'commercial' zoning might be appropriate for the property), it is clear that any type of zoning of the property that would allow for intense commercial development would be inconsistent with nearly all of the actual goals specifically identified and described in the City's Master Plan. This includes, but is not limited to, (i) the City's focus on "Complete Neighborhoods: equity and quality of life, invest in open space, arts and culture" (Master Plan, p. 8); and (ii) the City's Strategic Vision goal of Environmental Responsibility (e.g., "a green and healthy city"; "Vibrant & Friendly Environment. It is vital that we protect and improve the quality of our local natural environment; "Best Practice: Smart Growth Principles ... 6. Preserve open space, farmland, natural beauty, and critical environmental areas"; "Parks and open spaces encourage healthy living through opportunities for recreation and relaxation, contributing to the physical, social, and economic health of a city" – pp. 9-10, 13, 23); and (iii) the "Environmental Responsibility" portion of the City's Comprehensive Plan containing specific action items as part of IK@Work – Master Plan & Strategic Vision Alignment (Master Plan, pp. 144-146).

Contrary to the foregoing elements of the City's Comprehensive Plan, zoning for intense commercial development of the subject property would undeniably:

- cause massive loss of permeable surfaces and substantial redirection of storm water and road salt to the surrounding properties and streets (and ultimately into Asylum Lake, thereby damaging it further);
- bring more equipment, automobiles, and associated light, air, noise, ground, and water pollution to the site, the adjacent residential properties, and Asylum Lake Preserve;
- require removal of a substantial portion of the existing trees that stabilize the soil, provide animal habitat to the Asylum Lake Preserve ecosystem, and combat climate change.
- require that massive quantities of backfill be brought to the site to level the land surface, further damaging the habitat that is part of Asylum Lake Preserve's ecosystem, and risking major, devastating erosion onto the Asylum Lake Preserve property and into Asylum Lake such as that which occurred on June 20, 2019;
- pose significant risks of damage to the Asylum Lake Preserve and Asylum Lake in the event of any toxic chemical leaks or spills and/or due to increased road salt from commercial parking lots that eventually, inevitably reaches the water table and Asylum Lake.

Accordingly, to rezone the subject property for high-intensity commercial development when it is located immediately adjacent to both residences (Stadium Drive Apartments) and the green, open spaces and critical environmental areas in and around Asylum Lake Preserve would be inconsistent with the City's Comprehensive Plan as set forth in the Master Plan and Strategic Vision.



B. There are no changed conditions that “require” the subject property to be rezoned for high intensity commercial use such as CC zoning.

An application to rezone the subject property to CC was previously reviewed at length by the City Planning Commission in 2020 and the recommendation of the Planning Commission at that time was to deny the rezoning application. Conditions have not changed significantly since 2020 so as to “require” any different analysis or result other than the same recommendation for rezoning denial. The Planning Commission recognized the continued lack of changed conditions in making its recent recommendation to this City Commission to deny the CC rezoning application. While the subject parcel is now “split zoning” between single family residential (RS-5) and multi-family residential (RM-15), that is a problem of the current property owner’s own making by choosing to combine differently zoned parcels and therefore does not “require” rezoning the property, much less require rezoning it to CC. Simply put, the rezoning application *prima facie* fails to show that “CC” zoning is “required” and also falsely claims that “many of the properties within the Stadium Drive corridor have been developed or redeveloped for commercial uses in recent years.” The fact is that the commercial properties along Stadium Drive in the City of Kalamazoo have been commercial properties for many decades and in any case do not abut both a nature preserve and numerous residences. Ironically, the subject property does not directly abut any commercial property whatsoever.

Rather, and again relying solely on the Future Land Use Map developed by City staff rather than by community members, the rezoning application resorts to improperly equating the Future Land Use Map to be the “community perspective” and wrongly claims that as such, the “community perspective” is that the property is best suited for “some form of commercial use.” The rezoning application then also fails to provide any basis for why “some form of commercial use” “requires” CC zoning (the most intense type of commercial use in the City Zoning Code).

It is clear that the Future Land Use Map is not the “community perspective.” It is well documented history that the people and organizations within the City of Kalamazoo have strongly opposed prior applications to rezone the subject property to CC. The subject property is located entirely within the Oakland Drive-Winchell Neighborhood (“ODWN”) so any future development of the property will have a direct impact on the quality of life of ODWN residents and businesses. The ODWNA and the residents for whom it advocates have repeatedly and consistently given City staff, the City Planning Commission, and the City Commission overwhelming feedback that, in the actual “community’s perspective,” the subject property is not best suited for commercial uses allowed under CC zoning and that it is definitely not “in the general public’s interest for [this portion of] the Stadium Drive corridor to be developed for commercial purposes.” The ODWNA recognizes that while the City’s Future Land Use Map has designated the property that is the subject of this zoning request for “commercial” use, neither the Plan nor the Map specify or even recommend which specific commercial zoning district(s) might be appropriate, much less which type might be “required.” There are several commercial districts allowing for uses that are much less intense than CC. Also, as discussed below in the Michigan Court of Appeals opinion in *Tollbrook, LLC v. City of Troy*, **under Michigan law the contents of a master plan do not “require” any zoning changes.**

Further, the conditions surrounding the subject property remain as they have for decades. The property lies on the forested northern boundary of the Asylum Lake Preserve not far from Asylum Lake. This public nature preserve provides essential outdoor recreation and educational opportunities for all city residents, including those in the three nearby neighborhoods (ODWN, Parkview Hills, and the Oakwood Neighborhood) as well as students from local elementary schools through graduate school. Because a nature preserve’s goal is to preserve our natural systems it is important to recognize that these systems extend onto the adjacent properties, and what happens on them is critical to the short- and long-term health of the Asylum Lake Preserve as well as the surrounding neighborhoods and their residents. Zoning adjacent properties for intense commercial development is not the community perspective and in any case, is not “required.”



C. There is no demonstrated community need to rezone the subject property for intense commercial development; rather, the community need demonstrated by the people of the City of Kalamazoo is for protection of the green, open, and environmentally sensitive natural areas within the City.

The rezoning application fails to specifically identify a single “community need” to rezone the subject property to CC, again relying only on the Future Land Use Map’s “commercial” designation for the property as “demonstrat[ing] that there is a community need.” The developer in *Tollbrook, LLC v. City of Troy*, 2025 Mich. App. LEXIS 3711, No.368634 (May 13, 2025), also relied on the City of Troy’s Future Land Use map as the basis for its expectation that rezoning would follow when it submitted an application to rezone single family residential property to a broader zoning district. The Future Land Use Map there had also designated the developer’s parcels for future inclusion in the broader zoning district. In ruling against the developer, the Michigan Court of Appeals stated that “it is understandable that the master plan’s designation, combined with the properties’ proximity to a commercial district and major highway, may have contributed to that expectation. But the structure of Michigan planning and zoning law makes clear that any such expectation would not be a certainty. ... Plaintiffs’ expectation that rezoning would follow as a matter of course lacks legal support.” *Id.* at 7-8. The Court of Appeals went on to state that, “A master plan reflects long-term planning goals, not present entitlements. **That a master plan anticipates future rezoning does not create an inference that rezoning must be granted upon request. To hold otherwise would effectively elevate a master plan to the legal equivalent of a zoning ordinance, which it manifestly is not.**” *Id.* at fn. 7 (emphasis added). (A copy of *Tollbrook* is enclosed with this letter.) Similarly, there is no legal support for the current rezoning application to rely on the Future Land Use Map as the basis for rezoning and the City Commission must not be duped into believing otherwise. Given Michigan law, and in light of all the other factors discussed in this position statement, the ODWNA strongly encourages the City to defend the current zoning status of this property to the fullest extent possible.

Additionally, the City of Kalamazoo – including along the Stadium Drive corridor – has numerous vacant properties that are already zoned commercial, indicating that there is not a need for all of the commercial space that already exists along said corridor, and therefore much less so a need for additional commercial space next to residences and a nature preserve. There is also certainly no community need for all of the attendant traffic congestion that high intensity uses would add to the intersection of Stadium Drive and Drake Road (identified as the 3rd most dangerous intersection in Kalamazoo County in 2023).

Rather, the City Commission should take note of the actual community needs that have been and are still now being specified by the people and neighborhoods of this City in their prior and current written and spoken comments to City Staff, the Planning Commission, and the City Commission. Specifically, the people of the City of Kalamazoo are demonstrating needs for protection and preservation of green space, open space, and critical environmental areas within the City, including Asylum Lake Preserve and the lake within it. Those needs are not supported, but harmed, by intense commercial development allowed under CC zoning.

D. CC zoning is not compatible with existing and proposed uses surrounding the subject property, nor would CC zoning maintain or improve compatibility among uses.

The only parcels that share property lines with the subject property are 1) a residential complex and 2) a nature preserve. Neither of those properties have high intensity commercial development allowed under CC zoning nor is there any such intense commercial use proposed for those properties. As such, there is no compatibility of CC zoning district uses with those bordering properties and there are no such uses that could be maintained or improved by CC zoning.



E. Rezoning the subject property to CC would not result in a logical and orderly development pattern

The rezoning application's focus on the "zoning along the Stadium Drive corridor between Drake and Rambling Roads" in claiming CC zoning for the property would result in a pattern of logical and orderly development is misplaced and wholly disregards the residential zoning and development pattern(s) of the only two parcels that actually share a property line with the subject property. Those two directly bordering properties are not zoned CC. They are zoned residential. They do not, and will not, have commercial uses at any time. Even if the rezoning application were to be granted and the subject property was then zoned CC, the fact remains that the only two parcels sharing a property line with the subject property would still be zoned and used as a residential apartment complex and a nature preserve. There is no logic or orderly development pattern in placing high intensity uses allowed under CC zoning directly adjacent to a residential apartment complex and a nature preserve.

Based on the foregoing, it is clear that the criteria set forth in the City of Kalamazoo Code of Ordinances, Appendix A, Ch. 8 § A-8.3(B)(5), do not support rezoning 4301 Stadium Drive to a CC zoning district. The City Commission should therefore deny the CC rezoning application.

Oakland Drive/Winchell Neighborhood Association

By Stephanie Watkins
Stephanie L. Watkins, President

Tollbrook, LLC v. City of Troy

Court of Appeals of Michigan

May 13, 2025, Decided

No. 368634, No. 368635

Reporter

2025 Mich. App. LEXIS 3711 *; 2025 LX 54473; 2025 WL 1385578

TOLLBROOK, LLC, Plaintiff-Appellant, v CITY OF TROY, Defendant-Appellee. TOLLBROOK WEST, LLC, Plaintiff-Appellant, v CITY OF TROY, Defendant-Appellee.

Notice: THIS IS AN UNPUBLISHED OPINION. IN ACCORDANCE WITH MICHIGAN COURT OF APPEALS RULES, UNPUBLISHED OPINIONS ARE NOT PRECEDENTIALLY BINDING UNDER THE RULES OF STARE DECISIS.

Prior History: [*1] Oakland Circuit Court. LC No. 2020-181893-CZ.

Oakland Circuit Court. LC No. 2020-181895-CZ.

[Tollbrook LLC v. City of Troy, 2023 Mich. App. LEXIS 8481 \(Mich. Ct. App., Nov. 21, 2023\)](#)

Counsel: For TOLLBROOK WEST LLC, Plaintiff - Appellant (COA #368635): CINDY RHODES VICTOR.

For CITY OF TROY, Defendant - Appellee (COA #368635): LORI GRIGG BLUHM.

For TOLLBROOK LLC, Plaintiff - Appellant (COA #368634): CINDY RHODES VICTOR.

For CITY OF TROY, Defendant - Appellee (COA #368634): LORI GRIGG BLUHM, JULIE QUINLAN DUFRANE.

Judges: Before: M. J. KELLY, P.J., and SWARTZLE and ACKERMAN, JJ.

Opinion

PER CURIAM.

In this case, plaintiffs claim that the land use regulations imposed by defendant City of Troy burden their property to such a degree that they constitute a regulatory taking under [Const 1963, art 10, § 2](#). The trial court rejected that claim, and we affirm.

I. FACTS

Safet Stafa owns the plaintiff businesses Tollbrook, LLC and Tollbrook West, LLC. Each business owns real property in the City of Troy. Though near Big Beaver Road, the parcels do not front it and have been zoned "R-1B" (single-family residential) since the 1960s. Plaintiffs seek to rezone their properties to "BB"—a reference to its name, the "Big Beaver" district—so they may pursue a broader array of uses. The City of Troy's master plan,

adopted under the [Michigan Planning Enabling Act, MCL 125.3801 et seq.](#), designated plaintiffs' [*2] properties for future inclusion in the BB district.¹

Although the course of dealings between plaintiffs and the City of Troy extends further back, the relevant timeline begins in February 2019, when plaintiffs submitted "straight" (non-conditional) rezoning applications. Consistent with the master plan, they asked to be placed in the BB district. The City of Troy's ordinance requires that "[t]he proposed use of the property shall be indicated on the application," Troy Code, ch 39, § 16.03(B)(7), but both applications stated that no specific development was planned at that time and that market research would determine what uses were "feasible." Plaintiffs attached preliminary sketches of three-story mixed-use and apartment buildings, but because these were not conditional rezoning requests under [MCL 125.3405\(1\)](#), the illustrations did not bind the applicants to a particular use.

In May 2019, the City Planning Commission voted to recommend denial of the rezoning requests. At a City Council meeting in July, nine individuals spoke in opposition to the rezoning during the public comment period. The Council then voted 7-0 to adopt a resolution denying the rezoning requests, citing the absence of a proposed use and potential incompatibility [*3] with neighboring single-family residential lots.²

Following that denial, plaintiffs filed separate lawsuits asserting two claims: denial of substantive due process and a regulatory taking. The City of Troy removed the cases to federal court, but they were promptly remanded after the court concluded that plaintiffs raised only state constitutional claims. On remand, the trial court granted summary disposition to the City of Troy under [MCR 2.116\(C\)\(8\)](#) on the substantive due process claims³ but denied it on the regulatory takings claims and allowed discovery to proceed. After discovery, the City of Troy again moved for summary disposition—this time under [MCR 2.116\(C\)\(10\)](#)—and the trial court granted it. Plaintiffs now appeal.

II. STANDARD OF REVIEW

We review de novo a trial court's decision on a motion for summary disposition. [Maiden v Rozwood, 461 Mich 109, 118; 597 NW2d 817 \(1999\)](#). In evaluating a motion under [MCR 2.116\(C\)\(10\)](#), courts "consider[] affidavits, pleadings, depositions, admissions, and documentary evidence filed in the action or submitted by the parties, [MCR 2.116\(G\)\(5\)](#), in the light most favorable to the party opposing the motion," and may grant summary disposition if that evidence "show[s] that there is no genuine issue in respect to any material fact, and the moving party is entitled to judgment [*4] as a matter of law." [Quinto v Cross & Peters Co, 451 Mich 358, 362; 547 NW2d 314 \(1996\)](#). The rule uses a burden-shifting system:

In presenting a motion for summary disposition, the moving party has the initial burden of supporting its position by affidavits, depositions, admissions, or other documentary evidence. The burden then shifts to the opposing party to establish that a genuine issue of disputed fact exists. Where the burden of proof at trial on a dispositive issue rests on a nonmoving party, the nonmoving party may not rely on mere allegations or denials in pleadings, but must go beyond the pleadings to set forth specific facts showing that a genuine issue of material fact exists. If the opposing party fails to present documentary evidence establishing the existence of a material factual dispute, the motion is properly granted. [*Id.* at 362-363 (citations omitted).]

To the extent this case involves the interpretation of statutes or ordinances, those issues are reviewed de novo. [Ford Motor Co v Woodhaven, 475 Mich 425, 438; 716 NW2d 247 \(2006\)](#).

¹ During the pendency of this appeal, the City of Troy amended its Future Land Use map to remove the subject properties from the area designated for future inclusion in the BB district.

² Plaintiffs also object to a protest petition that was filed under [MCL 125.3403\(1\)](#). If properly supported, that petition would have required a two-thirds vote of the City Council to approve the rezoning request. See Troy Code, ch 39, § 16.06. Plaintiffs contend the petition lacked sufficient signatures. However, because the City Council unanimously denied the request, the validity of the protest petition has no bearing on our analysis.

³ The present appeal does not challenge the trial court's dismissal of the substantive due process claim.

III. ANALYSIS

The trial court held that there was no genuine issue of material fact that the City of Troy's land use regulations did not effect a taking of plaintiffs' property. We agree.

In [*K & K Constr. Inc v Dep't of Natural Resources*, 456 Mich 570, 576-577; 575 NW2d 531 \(1998\)](#), our Supreme Court employed the federal framework for evaluating regulatory takings under the [*5] Michigan Constitution. Likewise, the parties here agree that the appropriate standard is the balancing test articulated in [*Penn Central Transp Co v City of New York*, 438 U.S. 104; 98 S Ct 2646; 57 L Ed 2d 631 \(1978\)](#). That test requires courts to "engage in an 'ad hoc, factual inquiry,' centering on three factors: (1) the character of the government's action, (2) the economic effect of the regulation on the property, and (3) the extent by which the regulation has interfered with distinct, investment-backed expectations." [*K & K Constr*, 456 Mich at 577](#), citing [*Penn Central*, 438 U.S. at 124](#) (cleaned up).

At the outset, plaintiffs face a critical deficiency on the second factor, economic impact. In their briefing, plaintiffs merely assert that "the City cannot seriously dispute" that rezoning would make their property "much more valuable" than limiting it to single-family housing. That may be true in the abstract: a property would not become *less* valuable by allowing its owners to use it in more ways. But the [*Penn Central*](#) inquiry requires more than logical assumptions—it requires evidence:

A property owner must provide some evidence of economic injury in order to succeed on the merits of a regulatory takings claim under the Penn Central test. The courts often decline to find any regulatory taking if the property owner continues using the property [*6] for some economic use despite the challenged restrictions. . . . The denial of a discretionary land use approval may effect an unconstitutional taking if it renders the property essentially unusable or economically valueless. If reasonable uses of the property still exist without the variance, however, the courts will reject a regulatory takings claim. [2 Salkin, American Law of Zoning (5th ed), § 16:13 (footnotes omitted).]

Indeed, [*Penn Central*](#) itself expressly referenced a case—with apparent approval—in which an 87.5% diminution of value was not deemed a taking. See [*Penn Central*, 438 U.S. at 131](#), citing [*Hadacheck v Sebastian*, 239 U.S. 394; 36 S Ct 143; 60 L Ed 348 \(1915\)](#). Here, plaintiffs offer no evidence—no appraisal report, no market analysis, no expert affidavit—that would allow a court to weigh the extent of the economic impact. Lacking any such evidence, this factor weighs heavily against plaintiffs.

As to the first factor—the character of the government's action—plaintiffs point to no physical occupation or forced dedication of land. Instead, the City of Troy has simply declined to rezone property that has been zoned for single-family residential use since the 1960s. "[T]he courts are unlikely to find any regulatory taking when the action can be characterized as a garden-variety zoning [*7] law or another sort of traditional land use regulation." Salkin, § 16:15. As the Supreme Court explained: "A 'taking' may more readily be found when the interference with property can be characterized as a physical invasion by government than when interference arises from some public program adjusting the benefits and burdens of economic life to promote the common good." [*Penn Central*, 438 U.S. at 124](#) (citation omitted). At bottom, regulatory takings cases aim "to identify regulatory actions that are functionally equivalent to the classic taking in which the government directly appropriates private property or ousts the owner from his domain." [*Lingle v Chevron U.S.A., Inc*, 544 U.S. 528, 539; 125 S Ct 2074; 161 L Ed 2d 876 \(2005\)](#). This case does not fall within that category, and plaintiffs cite no cases holding that land zoned single-family residential constitutes a regulatory taking.

Finally, the third factor—the extent of interference with distinct, investment-backed expectations—at best offers plaintiffs only limited support. Plaintiffs rely on the City of Troy's Future Land Use map, which designated their parcels for future inclusion in the BB district, as the basis for their expectation that rezoning would follow. And it is understandable that the master plan's designation, combined with the [*8] properties' proximity to a commercial district and major highway, may have contributed to that expectation. But the structure of Michigan planning and zoning law makes clear that any such expectation would not be a certainty. Zoning ordinances are enacted under the [*Michigan Zoning Enabling Act*, MCL 125.3101 et seq.](#), while master plans are adopted under the [*Michigan*](#)

Planning Enabling Act, MCL 125.3801 et seq. The statutes set out distinct processes for taking action under them, and while "[a] zoning ordinance shall be based upon a plan," MCL 125.3203(1),⁴ there is no indication in either statute that changes to a master plan mandate corresponding changes to the zoning ordinance. Indeed, they cannot: a zoning ordinance must be adopted by a municipality's legislative body, MCL 125.3401(5), while a master plan can be approved by a planning commission alone, MCL 125.3843(2).⁵ Plaintiffs' expectation that rezoning would follow as a matter of course lacks legal support. Moreover, they have not offered, for instance, testimony from another developer with experience in Troy indicating that such an expectation would have been reasonable.⁶ As a result, this factor at most slightly favors plaintiffs—but not enough to overcome the weight of the other two factors.⁷

In sum, plaintiffs offered no evidence of the economic impact of the challenged regulation; the character of the government's action weighs against a taking; and while the extent of interference with investment-backed expectations may modestly support plaintiffs' position, it does not meaningfully tip the weight of an otherwise one-sided scale. Because the Penn Central factors do not support plaintiffs' claim, there is no genuine issue of material fact as to whether the City of Troy effected a taking. It did not. We therefore affirm the trial court's decision.

/s/ Michael J. Kelly

/s/ Brock A. Swartzle

/s/ Matthew S. Ackerman

End of Document

⁴ A master plan adopted under the Michigan Planning Enabling Act is the type of plan upon which a zoning ordinance can be based. See MCL 125.3803(g)(iii).

⁵ Even if the legislative body reserves final approval authority over a master plan under MCL 125.3843(3), nothing in the statute suggests that approving a master plan has the effect of amending the zoning ordinance.

⁶ Such evidence may have been difficult to produce. At one time, "the basic plan for the community look[ed] to completion between the years 1980 and 2000," Christine Bldg Co v City of Troy, 367 Mich 508, 522; 116 NW2d 816 (1962) (ADAMS, J., dissenting), under which "[t]he plan for the city of Troy [was] based upon an ultimate population of 134,000 people," id. at 521. With the City's estimated population as of July 1, 2023 being 87,339, see United States Census Bureau, QuickFacts: Troy city, Michigan, <<https://www.census.gov/quickfacts/troycitymichigan>> (accessed April 21, 2025), it would seem the City has not always rezoned consistently with its stated plan.

⁷ Plaintiffs rely heavily on Pulte Land Co v Alpine Twp, unpublished per curiam opinion of the Court of Appeals, issued September 12, 2006 (Docket Nos. 259759 and 261199), to support their argument that the Penn Central factors have been satisfied. While we are not bound by unpublished opinions, see MCR 7.215(C)(1), we recognize that plaintiffs' focus on Pulte is understandable given its factual similarities. That said, we find Pulte unpersuasive. Central to its reasoning was that a mismatch between the zoning ordinance and master plan meant that "in the long term retaining [the existing zoning] would serve to frustrate the public good rather than serve it," id. at 6, and "Pulte would have been entirely reasonable in expecting the property to be rezoned for development upon request," [*9] id. at 6-7. As discussed above, that rationale misapprehends Michigan law. A master plan reflects long-term planning goals, not present entitlements. That a master plan anticipates future rezoning does not create an inference that rezoning must be granted on request. To hold otherwise would effectively elevate a master plan to the legal equivalent of a zoning ordinance, which it manifestly is not.

ARCADIA NEIGHBORHOOD ASSOCIATION

January 9, 2026

(Via e-mail only: HankinsM@kalamazoocity.org)
(Via e-mail only: Cokcitymanager@kalamazoocity.org)
(Via e-mail only: Citycommission@kalamazoocity.org)
(Via e-mail only: LealA@kalamazoocity.org)
(Via e-mail only: DurkeeR@kalamazoocity.org)

City of Kalamazoo
Kalamazoo City Commission
241 W. South Street
Kalamazoo, Michigan 49007

Re: Proposed rezoning

To Whom it May Concern:

Please accept this letter as replacing my January 8, 2026 letter to the City of Kalamazoo and the Kalamazoo City Commission. That letter mentioned the Zoning Board of Appeals where I intended to mention the Planning Commission.

I am writing on behalf of the Arcadia Neighborhood Association. I am writing in connection with the anticipated Kalamazoo City Commission vote on the proposed rezoning of the real property located at 4301 Stadium Drive from RM-15 to CC (community commercial).

The Arcadia Neighborhood Association is opposed to the proposed rezoning. We ask that the Commission vote no on this proposed rezoning, consistent with the action previously taken by the Planning Commission.

In our view, the City of Kalamazoo needs to become much more proactive in creating, preserving and protecting green, natural spaces that the public is able to walk through within the City of Kalamazoo. The City of Kalamazoo aspires to be a city where more than just the most basic needs of residents are met. Creating a city laced with publicly accessible green spaces which people can walk through (to be calmed and uplifted) should, in our view, be among the top priorities for the City government. We don't need a City government which painstakingly spends its time explaining all the things the City cannot do on this issue. Instead, we need the City to act boldly on this issue and with a long term vision.

Very truly yours,



Rex Brueggemann, President
ARCADIA NEIGHBORHOOD ASSOCIATION



January 7, 2026

To: Mayor, Vice-Mayor, and Members of the Kalamazoo City Commission

Cc: Director, Community Planning and Development; City Planner

Re: Rezoning Request — 4301 Stadium Drive

Dear Mayor, Vice-Mayor, and Members of the City Commission,

The Stewards of Kleinstuck respectfully submit this letter in opposition to the proposed rezoning of the parcel now identified as **4301 Stadium Drive**, located immediately adjacent to the northwestern boundary of the Asylum Lake Preserve. We support the Planning Commission's unanimous decision to deny the proposed rezoning.

Community Stewardship and Demonstrated Capacity

We write not only as advocates for environmental protection, but as an organization with a demonstrated history of stewardship, collaboration, and financial investment in Kalamazoo's natural assets. In 2021, our community successfully raised the funds necessary to purchase and permanently protect the 12-acre parcel now known as Little Sister Preserve, adjacent to the Kleinstuck Preserve. That effort reflects a constituency that is willing and able to partner with the City to safeguard land when meaningful opportunities arise.

Public concern regarding the rezoning of 4301 Stadium Drive should be understood in this context. It reflects sustained engagement, long-term commitment, and a clear expectation that adopted plans and protections will be applied consistently, particularly in areas directly adjacent to irreplaceable public natural resources.

Consistency with the City of Kalamazoo Master Plan

The Kalamazoo 2025 Master Plan emphasizes *Environmental Responsibility*, including the mitigation of stormwater runoff, erosion, and contamination of water resources. The parcel at 4301 Stadium Drive is hydrologically connected to the northwest marsh of Asylum Lake, a wetland system that serves as a primary retention and filtration area for a large upstream drainage basin to the north and west.

Rezoning this parcel to the City's most intensive commercial classification would introduce additional impervious surface and land disturbance that is incompatible with these Master Plan objectives. Increased runoff volume and pollutant load would be directed toward a system already under strain from surrounding roadway infrastructure, undermining the City's stated environmental goals.

Stewards of Kleinstuck
916 Sunset Lane
Kalamazoo, MI 49008
www.StewardsofKleinstuck.org

Cumulative Environmental and Public Cost Considerations

The northwest marsh of Asylum Lake is among the most ecologically sensitive areas of the preserve. It supports wetland-dependent bird species, including waterfowl that rely on quiet shoreline habitat for nesting, as well as turtle species identified as being of Special Concern status in Michigan. These species are particularly vulnerable to increased noise, light, runoff, and habitat fragmentation associated with intensive commercial development.

Asylum Lake has already required costly environmental remediation to address impacts from road runoff. Further degradation of the system's natural filtration capacity risks shifting future mitigation and infrastructure costs onto the public. From a long-term planning and fiscal perspective, preserving functioning natural systems is more responsible than relying on engineered solutions after damage has occurred.

Land-Use Longevity and Irreversibility

Commercial retail developments such as strip malls typically have a relatively short functional lifespan. Shifts in retail patterns, tenant turnover, and market demand often render such sites obsolete within a few decades, after which they are frequently underutilized, redeveloped, or abandoned. Lakes and wetland systems, by contrast, function on ecological timescales measured in centuries when protected, but once degraded are extraordinarily difficult—and often impossible—to restore to their original condition.

Rezoning land immediately adjacent to Asylum Lake for intensive commercial use effectively trades a permanent public asset for a land use with a limited and uncertain lifespan, while locking in long-term environmental impacts and public mitigation costs that persist long after private economic benefits have faded.

Conclusion

Rezoning the parcel at 4301 Stadium Drive to the most intensive commercial classification is inconsistent with the City's Master Plan and contrary to long-term environmental and fiscal stewardship. We respectfully urge the City Commission to deny the rezoning request and to uphold the policies and protections that safeguard Kalamazoo's natural resources for current and future generations.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Fuller", is written over a light gray rectangular background.

Erin Fuller

Board President

On behalf of the Board of Directors of the Stewards of Kleinstuck

Rezoning Report (4301 Stadium Drive):

Analysis of PC Staff Report, Applicant Submission, & Burden of Proof

To: City Commission, City of Kalamazoo

Prepared by: Asylum Lake Preservation Association (*Prepared for inclusion in the public record.*)

Contact: asylum.lake.preservation@gmail.com

ALPA Board Members: John Kreuzer, Josh Kieser, Judy Huxman, Wendy Denning, Sharon Koole, Dok Stevens, Jimmy Lane, and Tom Howes

Research Assistance by: Iris Potter and Sharon Dever

Date: 1/18/26

Subject: 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).

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Section 5: Appendix A – Unused Commercial Properties Along the Stadium Drive Corridor *	

* **Appendix A is an adjoining document, primarily supporting the Community Need analysis under Criterion 3.** It depicts a GIS map view of an inventory of twenty-one (21) unused commercially zoned properties within one mile of 4301 Stadium Drive, primarily along the Stadium Drive corridor. The inventory also includes one (1) expansive, residentially zoned property; however, this property is vacant, assessed for commercial use, and designated for commercial use on the Future Land Use Map. The inventory includes addresses, zoning designations, and property assessment class. “Unused” is defined by the author as vacant listings, observed unoccupied buildings and suites, and partially used parking areas. Lease or sale status is not assessed for all properties. This inventory is not a market availability study; it is evidence of **substantial existing commercially zoned capacity** in the immediate area.

Section 1: Introduction

Report Overview (Purpose and Methodology):

Regarding the proposed rezoning of 4301 Stadium Drive, this report is designed to support decision-makers by cross-referencing staff and applicant claims against adopted plans, ordinance standards, and site-specific evidence, and by identifying where claims lack relevant findings, record support, or fail to account for documented public input. This report reflects the author's good-faith efforts to present accurate information based on the materials available at the time of preparation. **To that end, this report:**

- Analyzes the **PC Staff Report** and the **Applicant's Rezoning Application** responses to the five required rezoning criteria, breaking **each** response into its constituent claims and evaluating those claims within the full context of the applicable criterion.
- Assesses **Burden of Proof compliance** under the Zoning Ordinance.
- **Presents conclusions** evaluating whether the Applicant's submission and the Staff Report satisfy applicable standards.

Report Sources:

- | | | |
|---|---|------------------------------|
| • 2025 Master Plan | • Community Sustainability Plan | • Future Land Use Map |
| • 2025 Strategic Vision | • 2020 Planning Commission Public Hearing | • Oshtemo Zoning Ordinance |
| • 2020 Oakland Drive / Winchell Neighborhood Plan (ODWN Plan) | • Public Participation Policy | • Kalamazoo Zoning Ordinance |
| | • WMU News | • Public GIS Maps |
-

Conclusions at a Glance:

PC Staff Report: The Staff Report fails to present a complete or policy-grounded case for rezoning. It routinely relies on generalized corridor characterizations, treats the Future Land Use Map designation as determinative, and invokes portions of the Neighborhood Plan without addressing its explicit constraints. It further lacks evidence of overwhelming and sustained public opposition, as well as relevant site history marked by prior efforts to remove the NFP-O altogether – a fact that directly undermines staff claims that the NFP-O is inherently compatible with this application. Most critically, it appears to misapply the Burden of Proof (Zoning Ordinance § A-8.2A.1) by supplying extensive reasoning the Applicant did not establish, effectively reversing the required analytical standard.

Applicant Rezoning Application: The Applicant likewise fails to present a complete or policy-grounded case for rezoning. Across all five criteria, the application relies on generalized assertions, corridor-level characterizations, and a single Future Land Use Map designation rather than site-specific evidence or in depth adopted policy. As a result, the Applicant does not satisfy the **Burden of Proof** (Zoning Ordinance § A-8.2A.1).

Summary: Neither the Applicant's submission nor the Staff Report provides a sufficient, ordinance-compliant basis to support approval of the requested rezoning; taken together, the record does not demonstrate that the required standards have been met. **Recommendation: Deny the rezoning request due to failure to satisfy the five criteria required by the City Ordinance.**

Note: Because the Staff Report relies on recurring themes across multiple criteria, this analysis revisits the same reoccurring themes and respective citations, whenever relevant.

Section 2: Analysis of *PC Staff Report*

Criterion 1 (Consistency):

The extent to which the amendment is consistent with the Master Plan 2025 and Strategic Vision.

Staff Report Claim # 1 | Criterion 1 (Consistency): “The 2025 Master Plan and Strategic Vision of the City create opportunities for connectivity, sustainable development, and creative regulations to support a wide variety of housing types, commercial and industrial users, and other land uses. The commercial and form-based districts of the Chapter 50 zoning code currently support the vision of the Master Plan and Strategic Vision.”

- i. **Analysis:** Much of this language relies on generalized Master Plan statements that do not distinguish this parcel from other locations governed by the same citywide goals and therefore does not meaningfully analyze the subject site. The second sentence does not explain how the amendment is consistent with adopted plans; it merely asserts internal consistency between the zoning code and the plans. **Documented and sustained public opposition further highlights unresolved tensions in how the Master Plan and Strategic Vision are being applied at this location.** Nevertheless, the analysis allows higher-level plan aspirations to override neighborhood-level plan guidance without meaningful reconciliation.

Staff Report Claim # 2 | Criterion 1 (Consistency): “The proposed zone district supports a much broader range of uses, including low-impact and high-intensity commercial uses, including the opportunity for a mix of uses that includes residential. These standards permit a broad range of options, and together with the NFP-O district, are consistent with the Future Land Use map.”

- i. **Analysis:** The Staff Report’s reliance on the NFP-O lacks critical context. In 2020, the property owner’s attorney stated to the Planning Commission that application of the NFP-O across the (then three) parcels rendered the site “**effectively undevelopable**,” prompting a request for its removal. [1] Here, the Staff Report relies on the NFP-O to justify CC zoning without explaining why a new owner would not similarly seek NFP-O removal or substantial variance relief. Although parcel consolidation changes how some NFP-O requirements may be satisfied, it does not resolve the fundamental tension between CC-level intensity and NFP-O protections. Nor does it eliminate the documented risk of future variance requests, particularly with respect to protected slopes, which are **defining** aspects of the subject parcel and consequentially linked to the adjacent preserve. As a result, the NFP-O functions as an unstable condition on which to base evidence for consistency. **Finally, Future Land Use Maps ≠ automatic rezoning approval. “They are designations on a plan that provide guidance on appropriate land uses if a lot were to be redeveloped in the future.”**[2]

[1] “In sum, the application of the NFP to the northern parcels...would render the northern parcels effectively undevelopable without extensive variances from the NFP.” – **Matthew Van Dyk, Miller Johnson | 2020 Planning Commission Public Hearing on NFP-O Removal (YouTube - 44:42-45:04):** <https://www.youtube.com/live/PnJFwM2Pu6c?si=emrJiXj9qXsYiq81&t=2682>

[2] “They [future land use designations] are designations on a plan that provide guidance on appropriate land uses if a lot were to be redeveloped in the future.” – **Master Plan, p. 25**

Staff Report Claim # 3 | Criterion 1 (Consistency): “The Winchell Neighborhood Plan emphasizes low-impact design, green design, and existing natural features. CC zoning, along with the NFP-O district, is not in conflict with this designation.”

- i. **Analysis:** The claim is partially true. However, the ‘Oakland Drive / Winchell Neighborhood Plan’ (ODWN Plan) further contextualizes the claim, **specifically restricting** the potential for higher intensity zoning at the subject parcel’s location.[3]

[3] “Development along the Stadium Drive corridor should be guided by the natural features of the land...Especially at the southern end of the intersection at Drake Road and Stadium Drive, where important natural amenities, namely the Asylum Lake Preserve, are located just south of the parcels fronting these streets. The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas.” – **Oakland Drive / Winchell Neighborhood Plan, p. 15**

Staff Report Claim # 4 | Criterion 1 (Consistency): “CC zoning dimensional standards are very flexible, which could make alignment with the NFP-O standards easier.”

- i. **Analysis:** As indicated by “could,” flexibility in CC zoning **does not guarantee** low-impact or environmentally guided outcomes, which are instead explicitly required by the ODWN Plan.[4] Reliance on the NFP-O is further undermined by the current owner’s 2020 **testimony seeking full removal of the overlay** on the northern parcel, asserting that NFP constraints rendered the site “commercially undevelopable” due to the need for “numerous variances.”[5] That record demonstrates that CC zoning and NFP-O protections are not inherently aligned and introduces a documented risk that CC zoning may again prompt efforts to weaken or remove NFP-O protections. Finally, the Master Plan explicitly calls for stronger protections for sensitive environmental characteristics adjacent to residential areas, which is the case here.[6]

[4] “Uses should not generate excessive traffic, noxious odors, or noise. Nighttime lighting should be minimal and security-oriented. This type of development is appropriate at Drake Road and Rambling Road as bookends to the heavier commercial uses found along Stadium Drive. Especially at the southern end of the intersection at Drake Road and Stadium Drive, where important natural amenities, namely the Asylum Lake Preserve, are located just south of the parcels fronting these streets. The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas.” – **Oakland Drive / Winchell Neighborhood Plan, p.15**

[5] “NFP applied to our entire property as opposed to just the southern part makes it commercially undevelopable. It would require numerous variances, none of which are guaranteed...” – **Haji Tehrani | 2020 Planning Commission Public Hearing on NFP-O Removal (YouTube - 47:30-47:44):** <https://www.youtube.com/live/PnJFwM2Pu6c?si=emrJiXj9qXsYiq81&t=2850>

[6] “Consider the built-out environment and evaluating *[grammar in original]* vacant lands or new projects as they relate to protection including but not limited to: restoration of wetlands, forest, and daylighting creeks.” / “Revise landscape standards to increase buffers and preserve woodlands/slopes where neighborhood edge areas abut established residential areas.” / “Pursue the acquisition or protection of sensitive environmental areas through a range of techniques, such as conservation easements, deed restrictions, transfer of development rights, land conservancy donations, transfer to foundations or public bodies.” – **2025 Master Plan, p. 145**

Criterion 2 (Changed Conditions):

The extent to which there are changed conditions that require an amendment.

Staff Report Claim # 5 | Criterion 2 (Changed Conditions): “The urbanization since the adoption of the 2025 Kalamazoo Master Plan accurately predicted the growth and changing land use pressures of the west side of the City and the impact of the land uses. Beyond the City limits, the BTR Park managed by Western Michigan has expanded, and new development has steadily increased along the Drake Road corridor both in the City of Kalamazoo and the Township of Oshtemo.”

- i. **Analysis:** The Staff Report treats the BTR Park as evidence of CC-level urbanization **while omitting the materially lower land-use intensity** imposed by its governing zoning. The BTR Park is regulated under Oshtemo’s BRP zoning district,[7] which explicitly advances “public objectives for protection and preservation of the natural and built environment” and is more restrictive than CC zoning, even when CC is combined with the NFP-O. For example, BRP zoning requires that 50 percent of overall development be retained as open space, with no individual parcel permitted to fall below 20 percent.

By contrast, Kalamazoo’s NFP-O functions as a less predictable safeguard against comparable intensity, as evidenced by a recent NFP Review Board recommendation proposing elimination of slope protections and reduction of required woodland preservation from 25 percent to 13.5 percent. Subsequent ZBA action approved slope relief, however, it ultimately denied woodland relief by a slim majority.[8] Accordingly, BRP zoning cannot be cited as reasonable evidence of a shift toward CC or CC+NFP-O-level commercial intensity. The two zoning approaches regulate development intensity and site form in materially distinct ways, resulting in fundamentally different land-use and levels of urbanization; accordingly, **treating one as evidence of the other overstates the nature of the claimed changed condition.**

[7] **A)**“Low Impact Development (LID) best management practices shall be used in the development of any site or development within the "BRP" District.” **B)**“The business and research park development shall be designed to incorporate and/or promote the preservation of the site’s natural features and unique physical characteristics. A natural features preservation plan shall be submitted.” **C)**“50 percent of the entire development shall be retained as open space...In no case shall an individual parcel, lot, or building site have less than 20 percent open space.” **D)** “The design and siting of buildings and other improvements shall respect the contours of the area and respect existing natural features.” **E)**“One or more of the following sustainable products and/or methodologies shall be incorporated into each property within a development: installation of green roof systems, development in compliance with LEED-certification standards, installation of renewable energy (solar, wind, etc.) technology, or other products or methodologies proposed to and approved by the Planning Commission and satisfying the intent of this Ordinance.” – **Example excerpts from the Oshtemo Township Zoning Ordinance, Business & Research Park (BRP) District:** <https://online.encodeplus.com/regs/oshtemo-mi/doc-viewer.aspx#secid-1998>

[8] Kalamazoo’s NFP Review Board delivered a favorable recommendation to the Zoning Board of Appeals on the following: 1) A variance to encroach into protected slopes. 2) A variance to authorize an 11.5% reduction of the 25% woodland preservation requirement which will result in preservation of 13.5% of the existing woodland. – **Natural Features Protection Review Board - 12/16/25 (YouTube - 1:55:25):** <https://www.youtube.com/live/X1ibjbAoNMM?si=zZ7ZFIKF4VhAF33-&t=6925>

Staff Report Claim # 6 | Criterion 2 (Changed Conditions): “The CC zone district, which now permits residential uses by right, could be developed consistent with the Master Plan vision, while the current zoning of residential would permit, by right, only low-impact or single-family residential uses, which do not align with the context of the corridor and adjacent streets of Stadium Drive and Drake Road.”

- i. **Analysis:** This claim elevates generalized corridor changes over the site’s immediate context. **The two parcels that directly abut the subject site—a nature preserve and an apartment complex—remain stable land uses that carry equal, if not greater, relevance to zoning compatibility.** Rather than explaining why these adjacent conditions no longer support residential zoning, the Staff Report relies on broader corridor development patterns to favor CC zoning. That approach treats external urbanization as controlling, resulting in a preference-based justification rather than a demonstrated changed condition under Criterion 2.

Staff Report OMISSIONS | Criterion 2 (Changed Conditions):

1. The City’s adoption of the Public Participation Policy (PPP) on 8/1/22 constitutes a relevant changed condition, as neither the Ordinance nor the Staff Report criteria limit what may qualify as such. In this case, years of robust participation (applicant-required meetings, record-breaking Planning Commission attendance numbers, letters in *this* agenda packet, a 14,000+ signature online petition (https://www.change.org/p/kalamazoo-planning-commission-deny-rezoning-and-nfp-overlay-removal-the-property-adjoining-asylum-lake-preserve?source_location=search), etc.) have overwhelmingly expressed a public need to avoid higher-intensity zoning at this site. While petitions are not dispositive evidence under the ordinance criteria, they are relevant to the Public Participation Policy’s requirement that public input inform decision-making. By omitting any discussion of public participation **outcomes**, the Staff Report fails to apply the Public Participation Policy’s requirement that public input meaningfully inform decision-making, including the principle that “citizens should have influence over decisions that impact their lives.”^[9] **More fundamentally, public participation is central to the Master Plan itself, which is intended to evolve in response to sustained and well-documented community input.**
2. The Staff Report omits the **most recent and concrete physical change**, in closest proximity to the subject parcel: **the 2024 installation of stormwater-treatment infrastructure** to protect Asylum Lake.^[10] This costly changed condition supports caution against increasing impervious surface area and traffic volume, both of which contribute to documented negative impacts on Asylum Lake’s fragile ecosystem.
3. Another critical changed condition is the **application of the NFP-O to the (then) northern parcel**. As noted, the current property owner and his attorney told the Planning Commission in 2020 that the unexpected application of the NFP-O, in May of 2019, made the land “commercially undevelopable,” which bears directly on the feasibility and appropriateness of CC-level intensity moving forward. Though the properties have subsequently been consolidated, incompatible natural features remain obstacles to commercial development. ^[11]

^[9] “Public participation should directly inform City actions and citizens should have influence over decisions that impact their lives” / “The City of Kalamazoo is dedicated to sharing public participation outcomes with the community in a timely manner. It is essential that participants are briefed on how their input shaped the decision-making process. This promotes transparency, makes the community a stakeholder in a project...” / “Community

members should be able to get a sense of how the feedback is used to shape a project or activity-from its initial phases to the final product.” – **Public Participation Policy, pp. 8–9**

[10] (Headline) Installation of innovative stormwater treatment system underway at Asylum Lake
– **WMU News, 9/20/23:** <https://wmich.edu/news/2023/09/72823>

[11] “Then came the moratorium on all NFP development, and after six months of that, we learned last minute that our entire property was placed in NFP. And the only way that the NFP ordinance would pass at the time, was that our property to be left in it, until such time that we have an opportunity to deal with it like today. NFP applied to our entire property, as opposed to just the southern part, makes it commercially undevelopable. It would require numerous variances, none of which are guaranteed to be granted and as you can see here today, all will be scrutinized and there will be much opposition to it.” – **Haji Tehrani | 2020 Planning Commission Public Hearing on NFP-O Removal (YouTube - 47:07-47:50):** https://www.youtube.com/live/PnJFwM2Pu6c?si=a5M2ZRcc_Jj8uoG&t=2827

Criterion 3 (Community Need):

The extent to which the proposed amendment addresses a demonstrated community need.

Staff Report Claim # 7 | Criterion 3 (Community Need): “The parcel is located at one of the busiest intersections in the City, on Stadium Drive, a fast auto-oriented commercial corridor.”

- i. **Analysis:** Traffic volume and speed are **not** demonstrations of “community need”; they merely describe existing conditions, which are independent of identifiable “needs.”

Staff Report Claim # 8 | Criterion 3 (Community Need): “There are not many undeveloped parcels in the City, and fewer are located as this one is [sic].”

- i. **Analysis:** Identification of undeveloped parcels and their locations does not demonstrate a community need. Absent evidence of an actual need, the scarcity of undeveloped land is irrelevant, and **in this case, contradicted by the record (See attached document: Section 5: Appendix A – Unused Commercial Properties Along the Stadium Drive Corridor)**. Adopted sustainability policy further requires that land-use decisions balance present social, economic, and environmental needs while safeguarding future generations.[12] Consistent with this framework, multiple local environmental organizations and neighborhood associations have submitted statements opposing CC-level development at this site as incompatible with those needs, particularly given the site’s proximity to protected water resources and their connection to the regional groundwater system.[13]

[12] “Sustainability is defined as meeting the social, economic, and environmental needs of today’s generation while not jeopardizing future generations’ ability to meet its needs. To be sustainable, a community must use resources efficiently and fairly. We must build this equitable “future-focus” into all our community systems and decision-making. The CSP has actions to change systems to be more climate friendly. It focuses on making Kalamazoo more resilient to severe weather in the most vulnerable places. The strategies in the plan use an equity lens to prioritize action” – **Community Sustainability Plan, p. 11**

[13] “Our local system of rivers, lakes, and streams have tremendous economic, environmental, and cultural importance to our community’s livability. These waterbodies connect to the groundwater system, which serves as a regional drinking water supply.” – **Community Sustainability Plan, p. 105**

Staff Report Claim # 9 / 10 | Criterion 3 (Community Need): “Under the current zoning, only residential uses such as houses, limited duplexes, sports and recreation, and other low-impact uses are permitted.” / “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.”

- i. **Analysis:** Read together, these claims treat expanded zoning permissions and available infrastructure capacity as evidence of community need. However, descriptions of what a zoning district would permit, the density it could accommodate, or the capacity of surrounding roads and transit **describe regulatory opportunity, not a demonstrated unmet community need.** The Strategic Vision establishes citywide goals,[14] but it explicitly relies on the Master Plan and Neighborhood Plans to guide site-specific land use decisions. **The ODOWN Plan provides that governing policy guidance here,** cautioning against high-intensity commercial development and calling for neighborhood-oriented scale and transitional uses at this location.[15] Absent plan-based justification identifying an unmet need, the Staff Report does not establish a community need for additional commercial zoning under Criterion 3.

[14] “The Strategic Vision states the goals for the entire city. The Master Plan creates policy direction for land use and zoning to implement the Vision. The Neighborhood Plans give specific direction on where, what, and when it is done in each geographic area.” – **2025 Strategic Vision, p. 8**

[15] “The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas.” – **Oakland Drive / Winchell Neighborhood Plan, p. 15**

Staff Report OMISSIONS | Criterion 3 (Community Need):

1. The Staff Report does not assess whether additional commercial zoning is necessary along this corridor, despite substantial unused commercial space in the area. **A review of nearby properties identified at least twenty-one (21) unused commercially zoned properties within one mile of 4301 Stadium Drive,** primarily along the Stadium Drive corridor, and one (1) large, vacant residentially zoned property, which is both assessed and designated (in the Future Land Use Map) for commercial use.[16] See attached document (**Section 5: Appendix A – Unused Commercial Properties Along the Stadium Drive Corridor**) for a GIS Map view of the these unused commercial properties. **This level of unused capacity demonstrates that the community’s present need is for reinvestment and occupancy within a surplus of existing commercial zoning, not for expansion of the commercial zoning supply.** On this record, the Staff Report fails to establish a community need for additional commercial zoning under Criterion 3.
2. Consistent with extensive public comment, the Community Sustainability Plan reports that “70% of survey respondents identified green space / trees as the community’s most valued natural features”, input **directly relevant to assessing community need** at a site adjacent to a protected natural area.[17]

[16] An inventory of twenty-one (21) unused commercially zoned properties within one mile of 4301 Stadium Drive, primarily along the Stadium Drive corridor. The inventory also includes one (1) expansive, residentially zoned property; however, this property is vacant, assessed for commercial use, and designated for commercial use on the Future Land Use Map. The inventory includes addresses, zoning classifications, and hyperlinks. It also identifies vacant

listings, unoccupied buildings and suites, and partially used parking areas. Lease or sale status is not assessed for all properties. – **Section 5: Appendix A – Unused Commercial Properties Along the Stadium Drive Corridor**

[17] “70% percent of survey respondents identified green space / trees as the community’s most valued natural features” – **Community Sustainability Plan, p. 19**

Criterion 4: (Compatibility)

The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.

Staff Report Claim # 11 | Criterion 4 (Compatibility): “Per the Zoning Ordinance, the "RS" districts are intended to accommodate the development of primarily single-family dwelling units on individual lots and promote owner-occupied housing. This land use is not compatible with surrounding land uses, which include multifamily housing and large-scale retail and restaurant uses or the adjacent streets, both as the streets function today and as they are designated in the Master Plan (Street Type map).”

- i. **Analysis:** The Staff Report’s incompatibility claim is not supported by the City’s own mapping framework. The Master Plan’s description of the Sub-Urban Corridor street type (the classification that applies to Stadium Dr.) notes that corridor conditions may make single-family housing “less compatible,”[18] but it does not characterize RS zoning as categorically *incompatible*, as the Staff Report states. Even outside Node-adjacent locations, the City’s Future Land Development Map (Master Plan, p. 26) shows multiple examples of RS districts directly abutting multifamily and commercial uses along Sub-Urban Corridors elsewhere in the city, including along Paterson St., Westnedge Ave., and W. Michigan Ave. between W. Lovell St. and W. Main St.[19] These adjacencies are routinely treated as acceptable transition edges rather than conflicts. In that context, the Staff Report’s categorical finding of “not compatible” overstates what the adopted policy language and mapping evidence support.

[18] “Sub-Urban Corridors pass through a variety of land use designations as they traverse the City. The majority of uses along this street type are commercial, industrial or high density residential uses. Traffic volumes, vehicle speed, and limited pedestrian amenities make single family and walkable mixed use development less compatible.” – **2025 Master Plan, p. 33**

[19] 2025.05 - 4301 Stadium - Future Land Use Map – **Planning Commission Agenda Packet**

Staff Report Claim # 12 | Criterion 4 (Compatibility): “To the west, the land in Oshtemo Township is zoned for business uses and is owned by Western Michigan University (between Drake Road and the US-131 interchange).

- i. **Analysis:** The cited business-zoned lands in Oshtemo Township are separated from the subject parcel by Drake Avenue and do not share a property boundary. Elevating these non-adjacent commercial uses over directly abutting residential and preserve uses improperly skews the compatibility analysis. Furthermore, as discussed in Criterion 2, Claim #6, the Oshtemo zoning district type associated with the WMU-owned land is categorically distinct from CC, **and therefore limits its relevance** in a compatibility analysis.

Staff Report Claim # 13 | Criterion 4 (Compatibility): “The NFP-O is intended to guide development while protecting natural features...which can permit the density and uses in a way that also preserves natural features.”

- i. **Analysis:** The Staff Report relies on the claim that the NFP-O can “permit the density and uses” on this site, without reconciling it with historical evidence showing that the NFP-O has repeatedly prevented CC density and uses (characteristics independent of site plan specifics). In 2020, the property owner testified that the application of the NFP-O rendered the parcel “commercially undevelopable.”[20] The Staff Report’s treatment of the NFP-O as a predictable, self-executing guide to development – despite a documented pattern of efforts to substantially weaken or significantly modify its requirements – distorts the compatibility analysis. Recent precedent in the city further underscores the uncertainty of treating the NFP-O as a predictable guide to development in general. On 12/16/25, the NFP Review Board issued a favorable recommendation for a major NFP-O variance that eliminated all slope protections and reduced the minimum woodland preservation requirement from 25 percent to just 13.5 percent on a proposed site.[21] **Consequently, 4301 Stadium Drive’s well-defined slope and tree coverage warrant direct scrutiny rather than assumption.**

[20] “NFP applied to our entire property, as opposed to just the southern part, makes it commercially undevelopable. It would require numerous variances, none of which are guaranteed to be granted and as you can see here today, all will be scrutinized and there will be much opposition to it.” – **Haji Tehrani, President/CEO of DNS Stadium Drive, LLC | 2020 Planning Commission Public Hearing on NFP-O Removal (YouTube - 47:30-47:50):** <https://www.youtube.com/live/PnJFwM2Pu6c?si=emrJiXj9qXsYiq81&t=2850>

[21] Kalamazoo’s NFP Review Board delivered a favorable recommendation to the Zoning Board of Appeals on the following: 1) A variance to encroach into protected slopes. 2) A variance to authorize an 11.5% reduction of the 25% woodland preservation requirement which will result in preservation of 13.5% of the existing woodland. – **Natural Features Protection Review Board - 12/16/25 (YouTube - 1:55:25):** <https://www.youtube.com/live/X1ibjbAoNMM?si=zZ7ZFIKF4VhAF33-&t=6925>

Criterion 5 (Orderly Patterns):

The extent to which the proposed amendment would result in a logical and orderly development pattern.

Staff Report Claim # 14 | Criterion 5 (Orderly Patterns): “The development pattern of Stadium Drive is auto-oriented commercial...CC supports continuation of this pattern.”

- i. **Analysis:** This claim is contradicted by the ODNW Plan, which identifies this intersection as a transition area, calling for development intensity to step down toward nearby housing and the Asylum Lake Preserve rather than continue high-intensity corridor uses. The Plan further cautions against uses that **generate excessive traffic**, directly contradicting the premise of continued auto-oriented development.[22] Furthermore, the claim omits Drake Road (south of Stadium Dr.), which already reflects the step-down in traffic and land-use intensity envisioned for this location.

[22] “Uses should not generate excessive traffic, noxious odors, or noise. Nighttime lighting should be minimal and security-oriented. This type of development is appropriate at Drake Road and Rambling Road as bookends to the heavier commercial uses found along Stadium Drive. Especially at the southern end of the intersection at Drake

Road and Stadium Drive, where important natural amenities, namely the Asylum Lake Preserve, are located just south of the parcels fronting these streets.” – **Oakland Drive / Winchell Neighborhood Plan, p. 15**

Staff Report Claim # 15 | Criterion 5 (Orderly Patterns): “Any future development would be governed by CC standards...with protections of the NFP-O district.”

- i. **Analysis:** While the NFP-O regulates disturbance to specific natural features, it does not lower the intensity of uses *permitted* under CC zoning. Under CC, high-intensity vehicle access, drive-through operations, large surface parking areas, and high-impervious development forms remain allowable, even at the edge of the preserve. As demonstrated repeatedly in this analysis, the Staff Report fails to grapple with this tension (see ODNW Plan) or with the documented risk – based on prior history – of renewed efforts to weaken or remove NFP-O protections following a successful rezoning to CC.
-

Staff Report Claim # 16 | Criterion 5 (Orderly Patterns): “CC and NFP-O strike a balance to create a flexible, market-driven approach to the property while keeping natural features in mind.”

- i. **Analysis:** Neither the Master Plan, the Strategic Vision, nor the Neighborhood Plan recognizes “market-driven” criteria as a basis for evaluating rezoning requests or development intensity. The only parallel framework in adopted policy points in the opposite direction: the Strategic Vision calls for “community driven investments” for, among other things, “our natural environment.”[23]

[23] “Vibrant & Friendly Environment | Protect and improve the quality of our local natural environment, and create strong communities with targeted community driven investments.” – **2025 Strategic Vision, p. 7**

Conclusion (Analysis of PC Staff Report):

The Staff Report’s favorable recommendation is unsound because it is not grounded in a complete or accurate application of the City’s adopted plans and rezoning criteria. Across multiple criteria, the analysis relies on generalized corridor characterizations, treats the Future Land Use Map as determinative, and defers key unresolved questions to future regulatory processes. It omits clear language in adopted neighborhood plans, relevant site history, documented public opposition, and site-specific environmental constraints that are both substantial in scale and environmentally sensitive, warranting heightened scrutiny under adopted policy.

Because the Staff Report forms part of the public hearing record, it must apply the burden of proof required under Sec. 9.3 of the Zoning Ordinance to the Applicant.[24] Instead, the report assumes much of that burden itself by supplying justifications the application does not establish across multiple criteria. While word count alone does not demonstrate an ordinance violation, the comparative word counts summarized below are indicative of this burden shift, showing the Staff Report providing substantially more justification than the application. This supports the conclusion that the burden of proof has been shifted from the Applicant to the City, contrary to the requirements of the Zoning Ordinance.[25]

As a result, the Staff Report neither presents a complete, policy-grounded case for rezoning nor applies the burden of proof as required under Sec. 9.3, and therefore should not support approval of the requested amendment.

[24]

Comparative Word Count: Applicant v. Staff Report (Burden of Proof Implications) Word counts generated in Pages		
Rezoning Criterion	Applicant Word Count	Staff Report Word Count
Master Plan/Strategic Vision Alignment	21	262
Changed Conditions	98	332
Community Need	103	177
Compatibility	58	260
Orderly Development	58	106
Total	338	1,137
Average Per Criterion	67.6	227.4

[25] “The burden of demonstrating that an application complies with applicable review and approval standards of this Ordinance is on the applicant. The burden is not on the City or other parties to show that the standards have not been met.” – **City of Kalamazoo Zoning Ordinance, Sec. 9.3 | Conduct of Public Hearing**

Section 3: Analysis of Applicant Rezoning Application

Criterion 1 (Alignment):

How does the rezoning or text amendment align with the Master Plan 2025 and Strategic Vision?

Applicant Claim # 1 | Criterion 1 (Alignment): “The rezoning would implement the City’s 2025 Master Plan as the Future Land Use Map designates the property for commercial use.”

- i. **Analysis:** This claim of alignment relies on a **single** Future Land Use Map designation while disregarding extensive, conflicting adopted policies and more specific plans governing this site. It does not cite relevant Master Plan policies, reconcile conflicts with the ODNW Plan, or explain how a generalized land-use designation satisfies the Master Plan’s site-specific guidance.
-

Criterion 2 (Changed Conditions):

Are there conditions which have changed that require this rezoning or text amendment?

Applicant Claim # 2 | Criterion 2 (Changed Conditions): 1) “Many of the properties within the Stadium Drive corridor have been developed or redeveloped for commercial uses in recent years.” 2) “The property cannot be developed consistent with the Master Plan without a rezoning.”

- i. **Analysis:** 1) The claim that “many” nearby properties have been developed or redeveloped in recent years is vague and unsupported – no parcels, projects, or timeframes are identified, and no evidence is provided to demonstrate a redevelopment pattern relevant to the subject site. Rather than requiring the Applicant to substantiate this claim, as the Zoning Ordinance’s Burden of Proof requires, **the PC Staff Report supplies much of this analysis on the Applicant’s behalf.** 2) This claim is conclusory and derivative, relying entirely on the preceding unsupported claim rather than identifying a changed condition.
-

Criterion 3 (Community Need):

How does the rezoning or text amendment change address a demonstrated community need?

Applicant Claim # 3 | Criterion 3 (Community Need): 1) “The City designated this property as best suited to commercial development in its 2025 Master Plan. The designation demonstrates the City’s determination that there is a community need for commercial land uses in this location and that it is in the general public’s interest...” 2) “The CC zoning classification, specifically, allows this property – which is bounded by commercial development to the North and West, Asylum Lake Preserve to the South, and Stadium Drive Apartments to the East – to be developed in a thoughtful manner that will provide an appropriate transition between these uses.”

- i. **Analysis:** 1) The Applicant relies on a generalized Master Plan assertion without citing any specific Plan language demonstrating a community need for commercial use at this site, effectively shifting the Zoning Ordinance’s Burden of Proof to the City. 2) **This claim describes a development approach under CC zoning, not a community need justifying rezoning.** And although the

Applicant completed the required Public Participation Policy engagement, the application does not reflect that the Applicant's stated reasons were publicly challenged as insufficient to establish community need.[26]

[26] During the Applicant's required Public Participation Policy meeting on 10/30/25 at Anna Whitten Hall, multiple attendees repeatedly asked the Applicant to identify the community need the project was intended to address. No specific community need was articulated beyond general references to market demand and tenant availability.

– **Public Participation Policy (PPP) meeting held on 10/30/25 at Anna Whitten Hall:** *This summary reflects consistent accounts from multiple attendees; the meeting was not recorded. Because the meeting was not recorded, this point is offered as contextual background rather than dispositive evidence.*

Criterion 4 (Compatibility):

How will the rezoning be compatible with existing and future land use surrounding the subject property?

Applicant Claim # 4 | Criterion 4 (Compatibility): "With the exception of this property and the apartment complex immediately to the East, all property fronting Stadium Drive between Drake Road and Rambling Road is zoned CC, Community Commercial. The Stadium Drive corridor has been the focus of commercial development and redevelopment for decades, and, consistent with the City's land use goals and policies, continues to be."

- i. **Analysis:** The Applicant equates compatibility with the prevalence of CC zoning along Stadium Drive but **does not address compatibility with the adjacent Asylum Lake Preserve or the transition policies** in the ODWN Plan.[27] The claim relies on corridor-level context rather than site-specific evidence addressing the site's most sensitive neighboring uses.

[27] "Uses should not generate excessive traffic, noxious odors, or noise. Nighttime lighting should be minimal and security-oriented. This type of development is appropriate at Drake Road and Rambling Road as bookends to the heavier commercial uses found along Stadium Drive. Especially at the southern end of the intersection at Drake Road and Stadium Drive, where important natural amenities, namely the Asylum Lake Preserve, are located just south of the parcels fronting these streets. The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas."

– **Oakland Drive / Winchell Neighborhood Plan, p.15**

Criterion 5 (Orderly Development):

Will the proposed rezoning or text amendment result in a logical and orderly development pattern?

Applicant Claim #5 | Criterion 5 (Orderly Development): "Yes, because it will complete the pattern of CC, Commercial zoning along the Stadium Drive corridor between Drake and Rambling Roads consistent with the recommendation of the City's current future land use plan. Any development on the property will be subject to additional planning reviews, studies and permitting, which will ensure a pattern of logical and orderly development."

- ii. **Analysis:** The applicant equates "logical and orderly development" with extending a CC zoning pattern along Stadium Drive and defers substantive justification to future site-plan review. This substitutes corridor continuity and downstream regulation for the required site-specific analysis under Criterion 5. **It does not explain how CC zoning produces an orderly development**

pattern at *this* parcel in light of its immediate adjacency to Stadium Drive Apartments, the Asylum Lake Preserve, and Neighborhood Plan transition policies. Treating corridor completion as sufficient would render site context irrelevant, effectively collapsing the ordinance's orderly-development standard into a generic zoning sequence. **Framed this way, "orderly development" becomes synonymous with corridor expansion** – a continuation of auto-oriented development patterns that the City's Community Sustainability Plan identifies as incompatible with its sustainability and mobility goals, particularly where higher-intensity zoning would extend such uses toward sensitive natural areas.[28]

[28] "The U.S. cannot reach its carbon emissions targets if cities continue to sprawl as they have in the past." / "We must change where we build and how we travel to solve the climate crisis." – **Community Sustainability Plan, p. 28**

Conclusion (Analysis of Applicant Rezoning Application):

The Applicant's Rezoning Application does not satisfy the requirements for a rezoning under the City's Zoning Ordinance. Across all five criteria, the Applicant relies on generalized assertions, repeated references to the Future Land Use Map, and corridor-level characterizations, rather than providing site-specific evidence or policy support. The application fails to meaningfully engage the City's Strategic Vision, omits controlling guidance in the ODWN Plan, and does not demonstrate changed conditions, community need, compatibility with sensitive adjacent uses, or a logical and orderly development pattern at the parcel level. **Accordingly, the Applicant has not met the burden of proof required under Sec. 9.3, and the application does not establish a sufficient basis for approval of the requested rezoning.**

Section 4: Footnotes (Consolidated)

[1] “In sum, the application of the NFP to the northern parcels...would also render the northern parcels effectively undevelopable without extensive variances from the NFP.” – **Matthew Van Dyk, Miller Johnson | 2020 Planning Commission Public Hearing on NFP-O Removal (44:42-45:04):** <https://www.youtube.com/live/PnJFwM2Pu6c?si=emrJiXj9qXsYiq81&t=2682>

[2] “They [future land use designations] are designations on a plan that provide guidance on appropriate land uses if a lot were to be redeveloped in the future.” – **Master Plan, p. 25**

[3] “Development along the Stadium Drive corridor should be guided by the natural features of the land...Especially at the southern end of the intersection at Drake Road and Stadium Drive, where important natural amenities, namely the Asylum Lake Preserve, are located just south of the parcels fronting these streets. The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas.” – **Oakland Drive / Winchell Neighborhood Plan, p. 15**

[4] “Uses should not generate excessive traffic, noxious odors, or noise. Nighttime lighting should be minimal and security-oriented. This type of development is appropriate at Drake Road and Rambling Road as bookends to the heavier commercial uses found along Stadium Drive. Especially at the southern end of the intersection at Drake Road and Stadium Drive, where important natural amenities, namely the Asylum Lake Preserve, are located just south of the parcels fronting these streets. The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas.” – **Winchell Neighborhood Plan, p.15**

[5] “NFP applied to our entire property as opposed to just the southern part makes it commercially undevelopable. It would require numerous variances, none of which are guaranteed...” – **Haji Tehrani | 2020 Planning Commission Public Hearing on NFP-O Removal (47:30-47:44):** <https://www.youtube.com/live/PnJFwM2Pu6c?si=emrJiXj9qXsYiq81&t=2850>

[6] “Consider the built-out environment and evaluating [sic] vacant lands or new projects as they relate to protection including but not limited to: restoration of wetlands, forest, and daylighting creeks.” / “Revise landscape standards to increase buffers and preserve woodlands/slopes where neighborhood edge areas abut established residential areas.” / “Pursue the acquisition or protection of sensitive environmental areas through a range of techniques, such as conservation easements, deed restrictions, transfer of development rights, land conservancy donations, transfer to foundations or public bodies.” – **2025 Master Plan, p. 145**

[7] **A)** “Low Impact Development (LID) best management practices shall be used in the development of any site or development within the “BRP” District.” **B)** “The business and research park development shall be designed to incorporate and/or promote the preservation of the site’s natural features and unique physical characteristics. A natural features preservation plan shall be submitted.” **C)** “50 percent of the entire development shall be retained as open space... In no case shall an individual parcel, lot, or building site have less than 20 percent open space.” **D)** “The design and siting of buildings and other improvements shall respect the contours of the area and respect existing natural features.” **E)** “One or more of the following sustainable products and/or methodologies shall be incorporated into each property within a development: installation of green roof systems, development in compliance with LEED-certification standards, installation of renewable energy (solar, wind, etc.) technology, or other products or methodologies proposed to and approved by the Planning Commission and satisfying the intent of this Ordinance.” – **Example excerpts from the Oshtemo Township Zoning Ordinance, Business & Research Park (BRP) District:** <https://online.encodeplus.com/regs/oshtemo-mi/doc-viewer.aspx#secid-1998>

[8] Kalamazoo’s NFP Review Board delivered a favorable recommendation to the Zoning Board of Appeals on the following: 1) A variance to encroach into protected slopes. 2) A variance to authorize an 11.5% reduction of the 25% woodland preservation requirement which will result in preservation of 13.5% of the existing woodland.
– **Natural Features Protection Review Board - 12/16/25 (YouTube - 1:55:25):** <https://www.youtube.com/live/X1ibjbAoNMM?si=zZ7ZFIKF4VhAF33-&t=6925>

[9] “Public participation should directly inform City actions and citizens should have influence over decisions that impact their lives” / “The City of Kalamazoo is dedicated to sharing public participation outcomes with the community in a timely manner. It is essential that participants are briefed on how their input shaped the decision-making process. This promotes transparency, makes the community a stakeholder in a project...” / “Community members should be able to get a sense of how the feedback is used to shape a project or activity-from its initial phases to the final product.” – **Public Participation Policy, pp. 8-9**

[10] (Headline) Installation of innovative stormwater treatment system underway at Asylum Lake
– **WMU News, 9/20/23:** <https://wmich.edu/news/2023/09/72823>

[11] “Then came the moratorium on all NFP development, and after six months of that, we learned last minute that our entire property was placed in NFP. And the only way that the NFP ordinance would pass at the time, was that our property to be left in it, until such time that we have an opportunity to deal with it like today. NFP applied to our entire property, as opposed to just the southern part, makes it commercially undevelopable. It would require numerous variances, none of which are guaranteed to be granted and as you can see here today, all will be scrutinized and there will be much opposition to it.” – **Haji Tehrani | 2020 Planning Commission Public Hearing on NFP-O Removal (YouTube - 47:07-47:50):** https://www.youtube.com/live/PnJFwM2Pu6c?si=a5M2ZRcc_Jj8uoG&t=2827

[12] “Sustainability is defined as meeting the social, economic, and environmental needs of today’s generation while not jeopardizing future generations’ ability to meet its needs. To be sustainable, a community must use resources efficiently and fairly. We must build this equitable “future-focus” into all our community systems and decision-making. The CSP has actions to change systems to be more climate friendly. It focuses on making Kalamazoo more resilient to severe weather in the most vulnerable places. The strategies in the plan use an equity lens to prioritize action” – **Community Sustainability Plan, p. 11**

[13] “Our local system of rivers, lakes, and streams have tremendous economic, environmental, and cultural importance to our community’s livability. These waterbodies connect to the groundwater system, which serves as a regional drinking water supply.” – **Community Sustainability Plan, p. 105**

[14] “The Strategic Vision states the goals for the entire city. The Master Plan creates policy direction for land use and zoning to implement the Vision. The Neighborhood Plans give specific direction on where, what, and when it is done in each geographic area.” – **2025 Strategic Vision, p. 8**

[15] “The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas.” – **Oakland Drive / Winchell Neighborhood Plan, p. 15**

[16] An inventory of twenty-one (21) unused commercially zoned properties within one mile of 4301 Stadium Drive, primarily along the Stadium Drive corridor. The inventory also includes one (1) expansive, residentially zoned property; however, this property is vacant, assessed for commercial use, and designated for commercial use on the Future Land Use Map. The inventory includes addresses, zoning classifications, and hyperlinks. It also identifies vacant listings, unoccupied buildings and suites, and partially used parking areas. Lease or sale status is not assessed for all properties. **The inventory is as follows:**

1. **2815 Stadium Dr.** / **Zone:** Commercial (CC2) / **Property Class:** 201 Commercial-Improved
(Formerly Stadium Motors Inc. No active business observed; several vehicles for sale in parking lot, potentially associated with nearby auto dealerships.)
<https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.62433865660108%2C42.27202713133006%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.62433865660108%2C%22latitude%22%3A42.27202713133006%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
2. **3329 Stadium Dr.** / **Zone:** Commercial (CC) / **Property Class:** 202 Commercial-Vacant
(Parcel appears undeveloped, with the exception of limited parking lot encroachment from abutting parcel.)
<https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63228335970197%2C42.27075689371897%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63228335970197%2C%22latitude%22%3A42.27075689371897%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>

[e=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63228335970197%2C%22latitude%22%3A42.27075689371897%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16](https://www.loopnet.com/Listing/3330-Stadium-Dr-Kalamazoo-MI/12154375/)

3. **3330 Stadium Dr. - Suite** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(Formerly KZOO Fashion / Sneakers & Apparel - suite appears empty in The Shoppes On Stadium Drive.)
 - <https://www.loopnet.com/Listing/3330-Stadium-Dr-Kalamazoo-MI/12154375/>
 - <https://gis.kalamazoocity.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.630319982703%2C42.27342436313408%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.630319982703%2C%22latitude%22%3A42.27342436313408%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
4. **3330 Stadium Dr. - Suite** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(Formerly Art Bayou - suite appears empty in The Shoppes On Stadium Drive.)
 - <https://www.loopnet.com/Listing/3330-Stadium-Dr-Kalamazoo-MI/12154375/>
 - <https://gis.kalamazoocity.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.630319982703%2C42.27342436313408%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.630319982703%2C%22latitude%22%3A42.27342436313408%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
5. **3330 Stadium Dr. - Vacant Lot** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(In listing photo, Hinman Company has empty grass lot labeled as "Future Retail". Call with Hinman confirms.)
 - <https://www.loopnet.com/Listing/3330-Stadium-Dr-Kalamazoo-MI/12154375/>
 - <https://gis.kalamazoocity.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.630319982703%2C42.27342436313408%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.630319982703%2C%22latitude%22%3A42.27342436313408%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
6. **3400 Stadium Dr.** / **Zone:** See bullet list. / **Property Class:** 202 Commercial-Vacant
(Appears to be a former division of mobile home community. Some roadway remains. No structures remain.)
 - <https://gis.kalamazoocity.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63265886896403%2C42.273829237016514%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63265886896403%2C%22latitude%22%3A42.273829237016514%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
 - Current zoning = **RM36**
 - Future Land Use Map = **Commercial (CC)**
7. **3406 Stadium Dr. Unit 2** / **Zone:** Commercial (CC) / **Property Class:** 207 Commercial-Condo
(Formerly Wayside West Bar and Grill. No active business observed in approximately 2/3 of building and 9/10 of parking lot; several vehicles for sale in parking lot, potentially associated with nearby dealerships. Approximately 1/3 of building and 1/10 of parking lot being used by Lume Cannabis Dispensary.)
 - <https://gis.kalamazoocity.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63301862025106%2C42.27207923037351%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63301862025106%2C%22latitude%22%3A42.27207923037351%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
8. **3616 Stadium Dr.** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(No active business observed in building and parking lot. Neighboring LaFontaine Dealership was called – they communicated that at least one neighboring building was scheduled for redevelopment, but no timeline was given. Since there is a second building/lot that is fenced off, it remains unclear as to whether or not this was the building or parking lot in question.)
 - <https://gis.kalamazoocity.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63469231867641%2C42.27172991787127%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63469231867641%2C%22latitude%22%3A42.27172991787127%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
9. **3621 Stadium Dr. - Suite A** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(No active business observed in building and parking lot. Appears available to Rent.)
 - <https://www.reschellenterprises.com/locations/3621-stadium-dr-kalamazoo/>
 - <https://gis.kalamazoocity.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63462224596299%2C42.27039169566821%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63462224596299%2C%22latitude%22%3A42.27039169566821%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>

ate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63462224596299%2C%22latitude%22%3A42.27039169566821%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16

10. **3621 Stadium Dr. - Suite B** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(No active business observed in building and parking lot. Appears available to Rent.)
 - <https://www.reschellenterprises.com/locations/3621-stadium-dr-kalamazoo/>
 - <https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63464403891271%2C42.27065815152039%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63464403891271%2C%22latitude%22%3A42.27065815152039%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
11. **3801 Stadium Dr.** / **Zone:** Commercial (CC) / **Property Class:** 202 Commercial-Vacant
(Parcel appears fully undeveloped.)
<https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.6357973887877%2C42.27005477874197%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.6357973887877%2C%22latitude%22%3A42.27005477874197%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
12. **3821 Stadium Dr.** / **Zone:** Commercial (CC) / **Property Class:** 202 Commercial-Vacant
(Formerly Phillips 66 gas station. Parcel vacant and fenced off.)
<https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63682199262996%2C42.27070578596595%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63682199262996%2C%22latitude%22%3A42.27070578596595%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
13. **3823 Stadium Dr.** / **Zone:** Commercial (CC) / **Property Class:** 202 Commercial-Vacant
(Parcel appears fully undeveloped.)
<https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63622117781061%2C42.2698801171224%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63622117781061%2C%22latitude%22%3A42.2698801171224%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
14. **3825 Stadium Dr.** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(Formerly Gage Cannabis. No active business observed; building and lot appear unoccupied.)
<https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63673616194147%2C42.269768968567504%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63673616194147%2C%22latitude%22%3A42.269768968567504%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
15. **3905 Stadium Dr.** / **Zone:** Commercial (CC) / **Property Class:** 202 Commercial-Vacant
(Mostly undeveloped parcel; contains small portion of adjacent parcel parking lot.)
<https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.63775540136717%2C42.269332311633015%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.63775540136717%2C%22latitude%22%3A42.269332311633015%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
16. **4210 Stadium Dr. - Suite 2** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(No active business observed; building and lot appear unoccupied. Appears available to Rent.)
 - <https://www.loopnet.com/Listing/4210-Stadium-Dr-Kalamazoo-MI/8623740/>
 - <https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.6415963246766%2C42.271364725455975%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.6415963246766%2C%22latitude%22%3A42.271364725455975%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
17. **4210 Stadium Dr. - Suite 3** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(No active business observed; building and lot appear unoccupied. Appears available to Rent.)
 - <https://www.loopnet.com/Listing/4210-Stadium-Dr-Kalamazoo-MI/8623740/>
 - <https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.6415963246766%2C42.271364725455975%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-85.6415963246766%2C%22latitude%22%3A42.271364725455975%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>

18. **4210 Stadium Dr.** / **Zone:** Commercial (CC) / **Property Class:** 201 Commercial-Improved
(Formerly Meyer Music. North Building. No active business observed in building and parking lot.)
 - <https://gis.kalamazoo-city.org/portal/apps/webappviewer/index.html?id=ea78f25c473548779cd26b837e7fd16f&marker=-85.6415963246766%2C42.271364725455975%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%2C%22longitude%22%3A-85.6415963246766%2C%22latitude%22%3A42.271364725455975%2C%22isIncludeShareUrl%22%3Atrue%7D&level=16>
19. **5105 Century Ave.** / **Zone:** [C: Local Business District \(Oshtemo\)](#)
(Parcel appears fully undeveloped.)
<https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchType=2&uid=237&SearchText=05-25-275-021&PageIndex=1&ReferenceKey=05-25-275-021&ReferenceType=0&SearchCategory=Parcel>
20. **1700 S Drake, North Building, Suite B** / **Zone:** [C: Local Business District \(Oshtemo\)](#)
(Corner Shoppes @ Drake. Suite appears available to rent.)
<https://www.avbinc.com/commercial-development/listings/corner-shoppes-drake/>
21. **2280 South 11th St. - Suite 224** / **Zone:** [C: Local Business District \(Oshtemo\)](#)
(The Bureau complex. Suite appears available to rent.)
<https://thevernongroup.managebuilding.com/Resident/public/rentals/58377>
22. **2280 South 11th St. - Suite 235, 237** / **Zone:** [C: Local Business District \(Oshtemo\)](#)
(The Bureau complex. Suite appears available to rent.)
<https://thevernongroup.managebuilding.com/Resident/public/rentals/58393?bedrooms=0&bathrooms=0&type=Office>

[17] “70% percent of survey respondents identified green space / trees as the community’s most valued natural features.” – **Community Sustainability Plan, p. 19**

[18] “Sub-Urban Corridors pass through a variety of land use designations as they traverse the City. The majority of uses along this street type are commercial, industrial or high density residential uses. Traffic volumes, vehicle speed, and limited pedestrian amenities make single family and walkable mixed use development less compatible.”
– **2025 Master Plan, p. 33**

[19] 2025.05 - 4301 Stadium - Future Land Use Map – **Planning Commission Agenda Packet**

[20] “NFP applied to our entire property, as opposed to just the southern part, makes it commercially undevelopable. It would require numerous variances, none of which are guaranteed to be granted and as you can see here today, all will be scrutinized and there will be much opposition to it.” – **Haji Tehrani, President/CEO of DNS Stadium Drive, LLC | 2020 Planning Commission Public Hearing on NFP-O Removal (YouTube - 47:30-47:50):** <https://www.youtube.com/live/PnJFWm2Pu6c?si=emrJiXj9qXsYiq81&t=2850>

[21] Kalamazoo’s NFP Review Board delivered a favorable recommendation to the Zoning Board of Appeals on the following: 1) A variance to encroach into protected slopes. 2) A variance to authorize an 11.5% reduction of the 25% woodland preservation requirement which will result in preservation of 13.5% of the existing woodland.
– **Natural Features Protection Review Board - 12/16/25 (YouTube - 1:55:25):** <https://www.youtube.com/live/X1ibjbAoNMM?si=zZ7ZFIKF4VhAF33-&t=6925>

[22] “Uses should not generate excessive traffic, noxious odors, or noise. Nighttime lighting should be minimal and security-oriented. This type of development is appropriate at Drake Road and Rambling Road as bookends to the heavier commercial uses found along Stadium Drive. Especially at the southern end of the intersection at Drake Road and Stadium Drive, where important natural amenities, namely the Asylum Lake Preserve, are located just south of the parcels fronting these streets.” – **Oakland Drive / Winchell Neighborhood Plan, p. 15**

[23] “Vibrant & Friendly Environment | Protect and improve the quality of our local natural environment, and create strong communities with targeted community driven investments.” – **2025 Strategic Vision, p. 7**

[24]

Comparative Word Count: Applicant v. Staff Report (Burden of Proof Implications)		
Word counts generated in Pages		
Rezoning Criterion	Applicant Word Count	Staff Report Word Count
Master Plan/Strategic Vision Alignment	21	262
Changed Conditions	98	332
Community Need	103	177
Compatibility	58	260
Orderly Development	58	106
Total	338	1,137
Average Per Criterion	67.6	227.4

[25] “The burden of demonstrating that an application complies with applicable review and approval standards of this Ordinance is on the applicant. The burden is not on the City or other parties to show that the standards have not been met.” – **City of Kalamazoo Zoning Ordinance, Sec. 9.3 | Conduct of Public Hearing**

[26] During the Applicant’s required Public Participation Policy meeting on 10/30/25 at Anna Whitten Hall, multiple attendees repeatedly asked the Applicant to identify the community need the project was intended to address. No specific community need was articulated beyond general references to market demand and tenant availability.

– **Public Participation Policy (PPP) meeting held on 10/30/25 at Anna Whitten Hall:** *This summary reflects consistent accounts from multiple attendees; the meeting was not recorded. Because the meeting was not recorded, this point is offered as contextual background rather than dispositive evidence.*

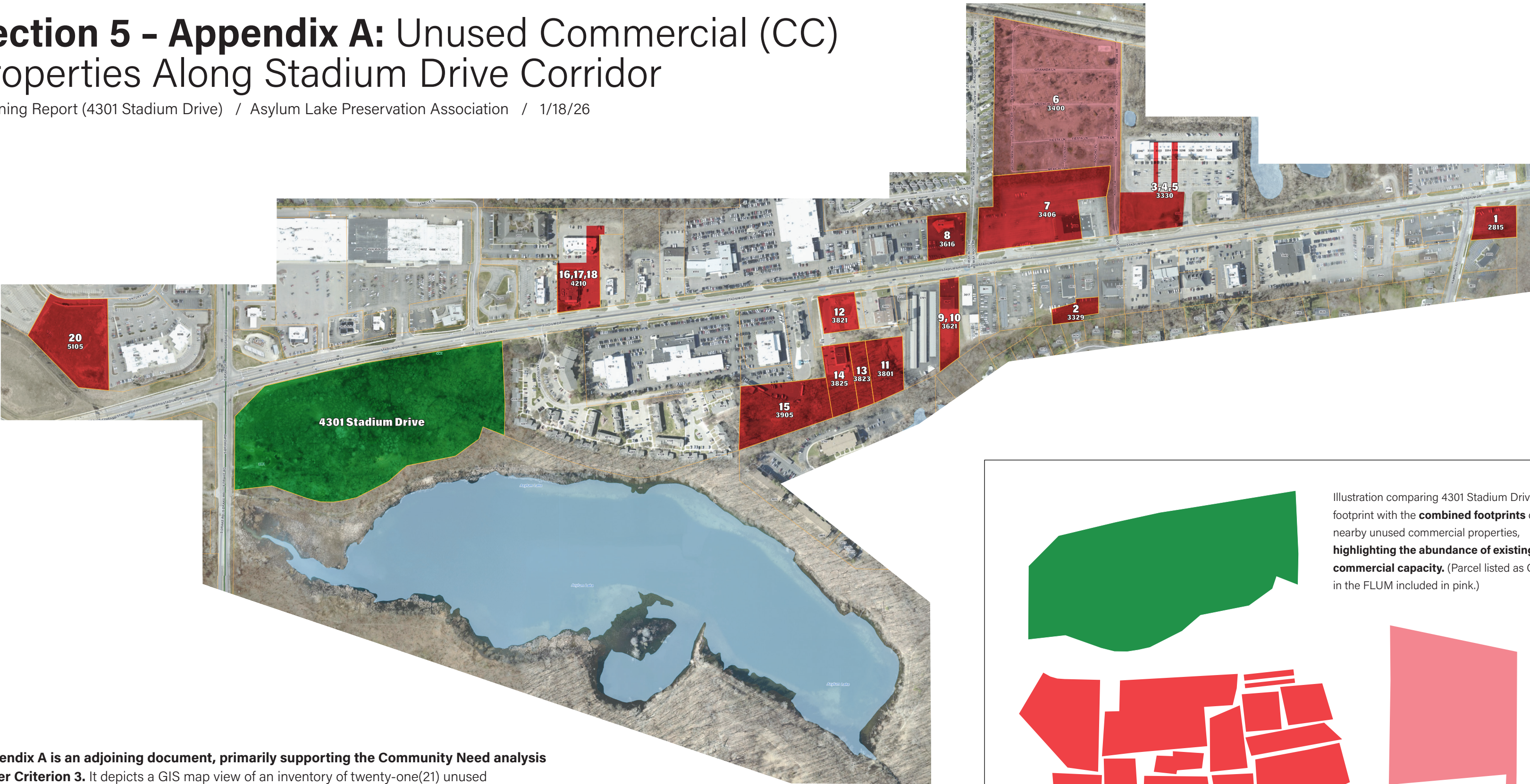
[27] “Uses should not generate excessive traffic, noxious odors, or noise. Nighttime lighting should be minimal and security-oriented. This type of development is appropriate at Drake Road and Rambling Road as bookends to the heavier commercial uses found along Stadium Drive. Especially at the southern end of the intersection at Drake Road and Stadium Drive, where important natural amenities, namely the Asylum Lake Preserve, are located just south of the parcels fronting these streets. The intensity of the development at these sites should be more neighborhood oriented in scale, supporting a transition from high intensity commercial to residential areas.”

– **Oakland Drive / Winchell Neighborhood Plan, p.15**

[28] “The U.S. cannot reach its carbon emissions targets if cities continue to sprawl as they have in the past.” / “We must change where we build and how we travel to solve the climate crisis.” – **Community Sustainability Plan, p. 28**

Section 5 - Appendix A: Unused Commercial (CC) Properties Along Stadium Drive Corridor

Rezoning Report (4301 Stadium Drive) / Asylum Lake Preservation Association / 1/18/26



Appendix A is an adjoining document, primarily supporting the Community Need analysis under Criterion 3. It depicts a GIS map view of an inventory of twenty-one(21) unused commercially zoned properties within one mile of 4301 Stadium Drive, primarily along the Stadium Drive corridor. The inventory also includes one (1) expansive, residentially zoned property; however, it is vacant and property assessed for both commercial use and designated for commercial use on the Future Land Use Map. The inventory includes addresses, zoning designations, and property assessment class. “Unused” is defined by the author as vacant listings, observed unoccupied buildings and suites, and partially used parking areas. Lease or sale status is not assessed for all properties. This inventory is not a market availability study; it is evidence of substantial existing commercially zoned capacity in the immediate area. This level of unused capacity demonstrates that the community’s need is for **reinvestment and occupancy** within existing commercial zoning, **not for expansion** of the commercial zoning supply.

- Commercial (CC):** Vacant, observed unoccupied, available for rent. Associated parking for available suites included.
- RM36 / Listed Commercial (CC) on Future Land Use Map:** Land currently vacant.

1. **2815 Stadium Dr. / Zone: Commercial (CC2) / Property Class: 201 Commercial-Improved**
(Formerly Stadium Motors Inc. No active business observed; several vehicles for sale in parking lot, potentially associated with nearby auto dealerships.)

2. **3329 Stadium Dr. / Zone: Commercial (CC) / Property Class: 202 Commercial-Vacant**
(Parcel appears undeveloped, with the exception of limited parking lot encroachment from abutting parcels.)

3. **3330 Stadium Dr. - Suite / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(Formerly KZOO Fashion / Sneakers & Apparel - suite appears empty in The Shoppes On Stadium Drive.)

4. **3330 Stadium Dr. - Suite / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(Formerly Art Bayou - suite appears empty in The Shoppes On Stadium Drive.)

5. **3330 Stadium Dr. - Vacant Land / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(In listing photo, Hinman Company has empty grass lot labeled as “Future Retail”. Call with Hinman confirms.)

6. **3400 Stadium Dr. / Zone: See bullet list. / Property Class: 202 Commercial-Vacant**
(Appears to be a former division of mobile home community. Some roadway remain. No structures remain.)
- Current zoning = RM36
- Future Land Use Map = Commercial (CC)

7. **3406 Stadium Dr. Unit 2 / Zone: Commercial (CC) / Property Class: 207 Commercial-Condo**
(Formerly Wayside West Bar and Grill. No active business observed in approximately 2/3 of building and 9/10 of parking lot; several vehicles for sale in parking lot, potentially associated with nearby dealerships. Approximately 1/3 of building and 1/10 of parking lot being used by Lume Cannabis Dispensary.)

8. **3616 Stadium Dr. / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(No active business observed in building and parking lot. Neighboring LaFontaine Dealership was called – they communicated that at least one neighboring building was scheduled for redevelopment, but no timeline was given. Since there is a second building/lot that is fenced off, it remains unclear as to whether or not this was the building or parking lot in question.)

9. **3621 Stadium Dr. - Suite A / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(No active business observed in building and parking lot. Appears available to Rent.)

10. **3621 Stadium Dr. - Suite B / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(No active business observed in building and parking lot. Appears available to Rent.)

11. **3801 Stadium Dr. / Zone: Commercial (CC) / Property Class: 202 Commercial-Vacant**
(Parcel appears fully undeveloped.)

12. **3821 Stadium Dr. / Zone: Commercial (CC) / Property Class: 202 Commercial-Vacant**
(Formerly Phillips 66 gas station. Parcel vacant and fenced off.)

13. **3823 Stadium Dr. / Zone: Commercial (CC) / Property Class: 202 Commercial-Vacant**
(Parcel appears fully undeveloped.)

14. **3825 Stadium Dr. / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(Formerly Gage Cannabis. No active business observed; building and lot appear unoccupied.)

15. **3905 Stadium Dr. / Zone: Commercial (CC) / Property Class: 202 Commercial-Vacant**
(Mostly undeveloped parcel; contains small portion of adjacent parcel parking lot.)

16. **4210 Stadium Dr. - Suite 2 / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(No active business observed; building and lot appear unoccupied. Appears available to Rent.)

17. **4210 Stadium Dr. - Suite 3 / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(No active business observed; building and lot appear unoccupied. Appears available to Rent.)

18. **4210 Stadium Dr. / Zone: Commercial (CC) / Property Class: 201 Commercial-Improved**
(Formerly Meyer Music. No active business observed in building and parking lot.)

19. **5105 Century Ave. / Zone: C: Local Business District (Oshtemo)**
(Parcel appears fully undeveloped.)

NOT PICTURED (Falls outside of visible map):

20. **1700 S Drake, North Building, Suite B / Zone: C: Local Business District (Oshtemo)**
(Corner Shoppes @ Drake. Suite appears available to rent.)

21. **2280 South 11th St. - Suite 224 / Zone: C: Local Business District (Oshtemo)**
(The Bureau complex. Suite appears available to rent.)

22. **2280 South 11th St. - Suite 235, 237 / Zone: C: Local Business District (Oshtemo)**
(The Bureau complex. Suite appears available to rent.)

Map composite created with Kalamazoo County Parcel Viewer
<https://kalcounty.maps.arcgis.com/apps/webappviewer/index.html?id=659542cd5d0c47ce9b8ad8c623499b81>



Dear Commissioners and City Staff,

My name is Jenny Doezema, Executive Director of the Kalamazoo Climate Crisis Coalition. 340 East Michigan. I am writing this letter in strong opposition to the request to rezone 4301 Stadium Drive from Residential to Commercial, and respectfully ask that you please deny the zoning change request.

A zoning change to Commercial could permanently harm the environment of the adjacent Asylum Lake Preserve, further threatens the climate adaptation potential of Kalamazoo County, and does not meet the Planning Commission's 5 Conditions for Rezoning:

The zoning change is not consistent with Imagine Kalamazoo's 2035 Strategic Vision Goals Topic #4, Environment, which states "A healthy environment sustains community well-being today and for generations to come." It continues with a goal to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers.

The Imagine Kalamazoo 2025 Master Plan prioritized Environmental Responsibility, climate resilience, and neighborhood compatibility. Rezoning this parcel for commercial use is a direct threat to the health of Asylum Lake threatening already compromised water quality and ecosystems the lake and watershed supports. Furthermore, in a time deeply threatened by the climate crisis any threat or removal of natural systems, still intact, which support adaptation and resilience should be denied. The time to make choices to protect our future and that of our grandchildren is now.

Any decision to remove forested land should be carefully scrutinized as this would decrease local capacity to sequester CO₂, decrease air quality improvement potential, and decrease habitat which ultimately supports pollination for our local food system, and decreases local potential for a clean water supply.

The City's Public Participation Policy (2022) requires meaningful engagement and a summary of how community input changed proposals. Thousands of residents have asked the City to expand and protect natural areas. What's in the record doesn't meet that standard. When a site is this sensitive, process matters. The public shouldn't be treated as an afterthought.

Are there conditions that have changed that support the zoning change?

- No, in fact, as climate change continues to occur, it is increasingly imperative that green spaces be preserved. Commercial development next to Asylum Lake would create an urban heat hotspot and loss of CO₂ sequestration by replacing vegetation with impervious surfaces.

- Local studies continue to reveal the devastating impacts of pollution from commercial developments to Asylum Lake's water quality. Commercial developments pollute stormwater and the groundwater which feeds Asylum Lake. More commercial zoning is not the answer.
- Nothing has changed to support this rezoning since the last time it was denied. The parcel's surroundings, traffic patterns, and environmental sensitivity are the same. New developer ownership is not a legitimate planning reason to push more commercial zoning.

Do the changes address a community need?

- No, Stadium Drive and Drake Road already have an abundance of commercial property fulfilling community needs. Forcing more at the expense of the environment does not fulfill the community's need.
- There is no demonstrated public necessity for new commercial entitlements on this block; compatible commercial nodes already exist along Stadium Drive.
- At the public information meeting, and the Kalamazoo City Planning Commission meeting the prospective developer couldn't identify any specific community need this project would meet. The only clear community voice has been from the community asking for *more* green space and continued protection of Asylum Lake, not for another commercial site adjacent to the Preserve.

Are the proposed changes compatible with the surrounding properties?

- No, there are two properties contiguous to the area of the requested zoning change, one is the Asylum Lake Preserve, the other is a housing community. This land forms a natural buffer for the housing and the Preserve. Commercial use would bring more traffic, lighting, noise, and storm-water runoff — all incompatible with the surrounding residential character and destructive to the adjacent ecosystem.
- This proposal is not compatible with adjacent residential and conservation uses, and it disrupts the area's planned, orderly pattern of low-intensity frontage and ecological buffering.
 - The NFP overlay exists to protect steep slopes, mature trees, and watershed functions tied to Asylum Lake. Community Commercial uses bring large paved areas, more traffic, lighting, deliveries, and stormwater discharge. Those impacts are structurally incompatible with the NFP overlay's purpose; they're not the kind of "mitigate later" issues you fix with a few conditions.

Will the changes result in logical and orderly development patterns?

- No, in fact a zoning change from Residential to Commercial would contradict the IK 2035 Master Plan goal stated as to "Promote environmental justice across all sustainable projects, including infrastructure environmental management and engagement. Please deny the zoning

change request from Residential to Commercial. Thank you.

- Approving this rezoning would be a step backward. It would introduce spot zoning and encourage fragmented development along Stadium Drive instead of maintaining the consistent, thoughtful pattern that now protects the Preserve.
- If commercial zoning is allowed to leapfrog into a residential/Preserve edge, the City will face repeated attempts to chip away at protected corridors elsewhere. That is the wrong precedent to set.
- The City's Complete Streets policy and Street Design Manual call for safer, multi-modal corridors. Up-zoning to CC at this corner would increase turning movements, curb cuts, nighttime lighting, and parking demand—counter to the safety and livability goals the City adopted for this corridor.

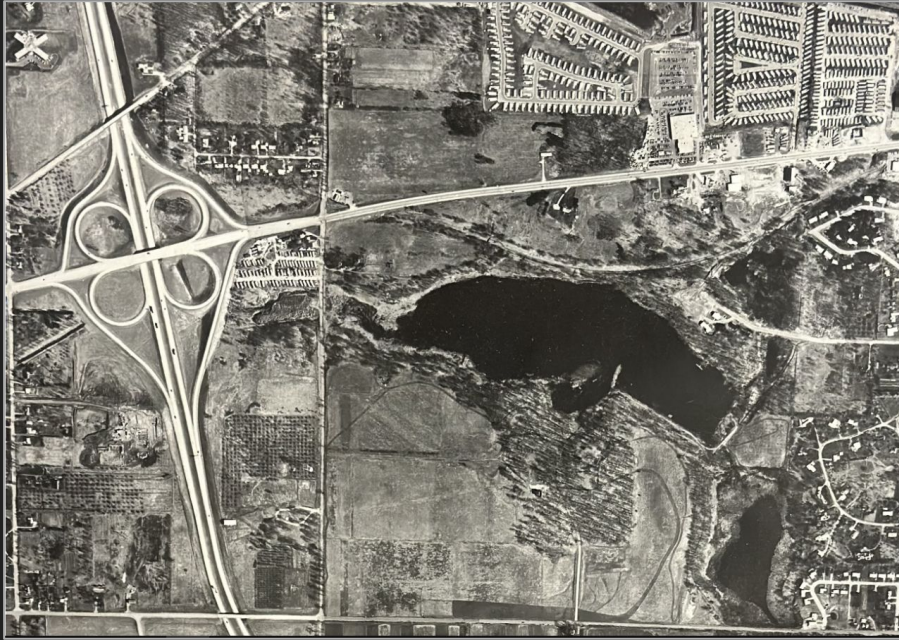
I respectfully urge the Planning Commission to **deny the rezoning of 4301 Stadium Drive**. This request fails every one of the five criteria used for rezoning. It is inconsistent with the Master Plan, unsupported by changed conditions or community need, incompatible with its surroundings, and harmful to orderly development. Let's uphold Kalamazoo's vision to *protect, restore, and expand green spaces* for future generations. Protecting Asylum Lake Preserve is not anti-development; it's pro-plan and pro-public interest. Thank you for your time and for upholding the City's adopted policies.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenny Doeze", with a stylized flourish at the end.

Jenny Doeze, Executive Director, Kalamazoo Climate Crisis Coalition.

4301 Stadium Drive 19-Acre Environmentally-Critical Natural Setting

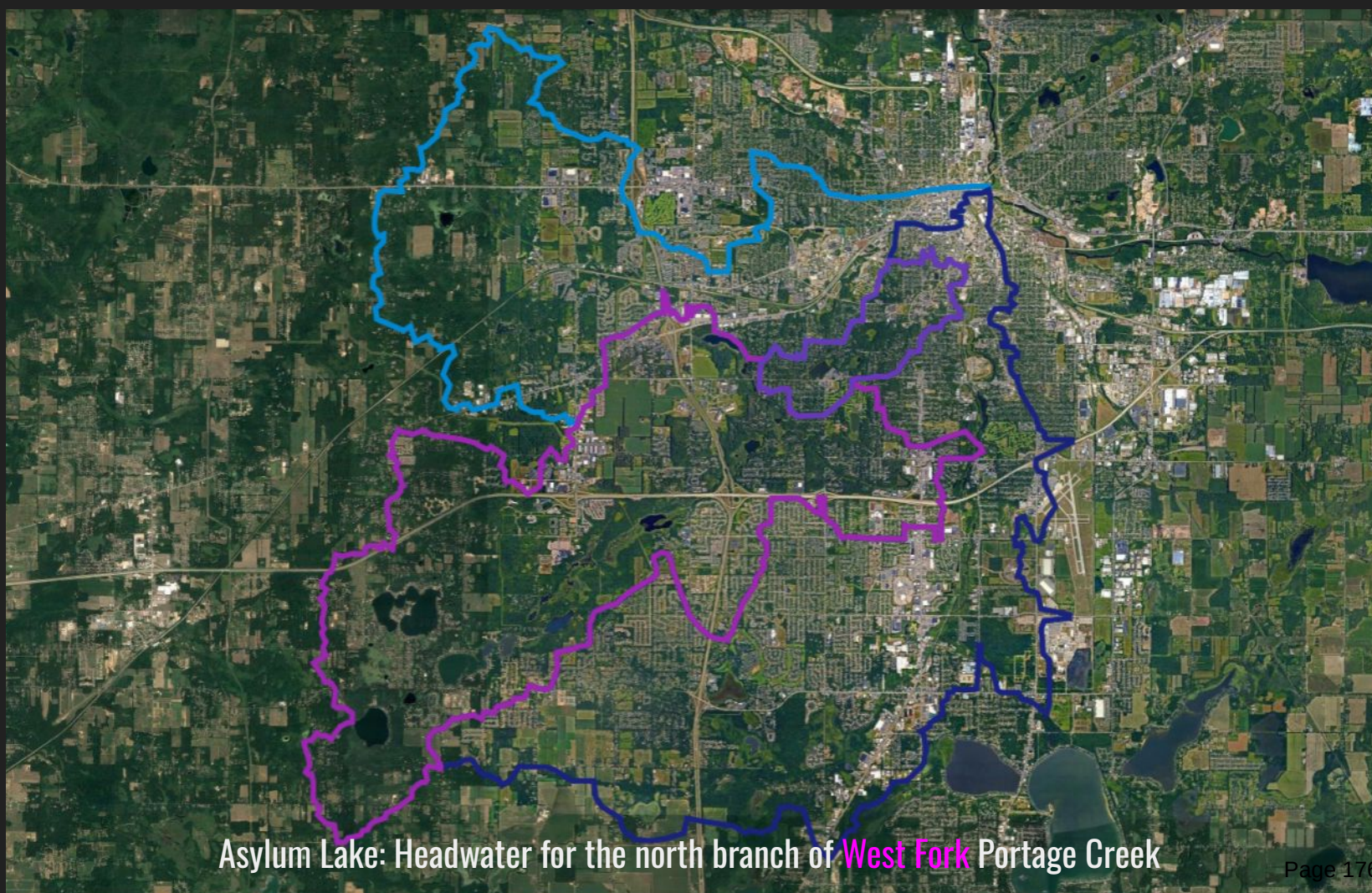


1973



2023

Presentation © Josh Kieser (2023)



Asylum Lake: Headwater for the north branch of West Fork Portage Creek



50 Years of
Studies Show:

Land Use
Changes
Damage
Asylum Lake via
Contaminated
Stormwater
Runoff

1972 - Engemann

1994 - Buening

2008 - Kieser

2011 - Wyman

2011 - Koretsky

2012 - Kim

2020 - Kieser

+ More & Ongoing...





Overland & Storm-Sewer Runoff

**Urban-Commercial Areas
Parking Lots, Roads, & Highways**

**Sediments // Nutrients // Chlorides //
Toxicants // Thermal-loading // Trash**

Toxic Sedimentation → Lake Anoxia

Bad Runoff - North Corners



Spring 2020



Asylum Lake Stormwater Treatment System awarded \$550,000 to effectively address phosphorus, road salt pollution from stormwater runoff

Designed to Handle Current Commercial Stormwater Contaminant-Loading Only

Contact: [Paula M. Davis](#)
July 8, 2022

KALAMAZOO, Mich.—A recent \$550,000 state grant is helping make possible an innovative new system engineered to improve the water quality of Asylum Lake, which is located in Western Michigan University's 274-acre Asylum Lake Preserve. The project will include a never-before-tried design developed to remove chlorides associated with salting the roads in winter.

Installation of innovative stormwater treatment system underway at Asylum Lake

Contact: [Paula M. Davis](#)
September 20, 2023



Researchers have developed a unique way to remove contamination from road salt runoff in Asylum Lake.

Emergency Mitigation: Intercept, Filter & Infiltrate

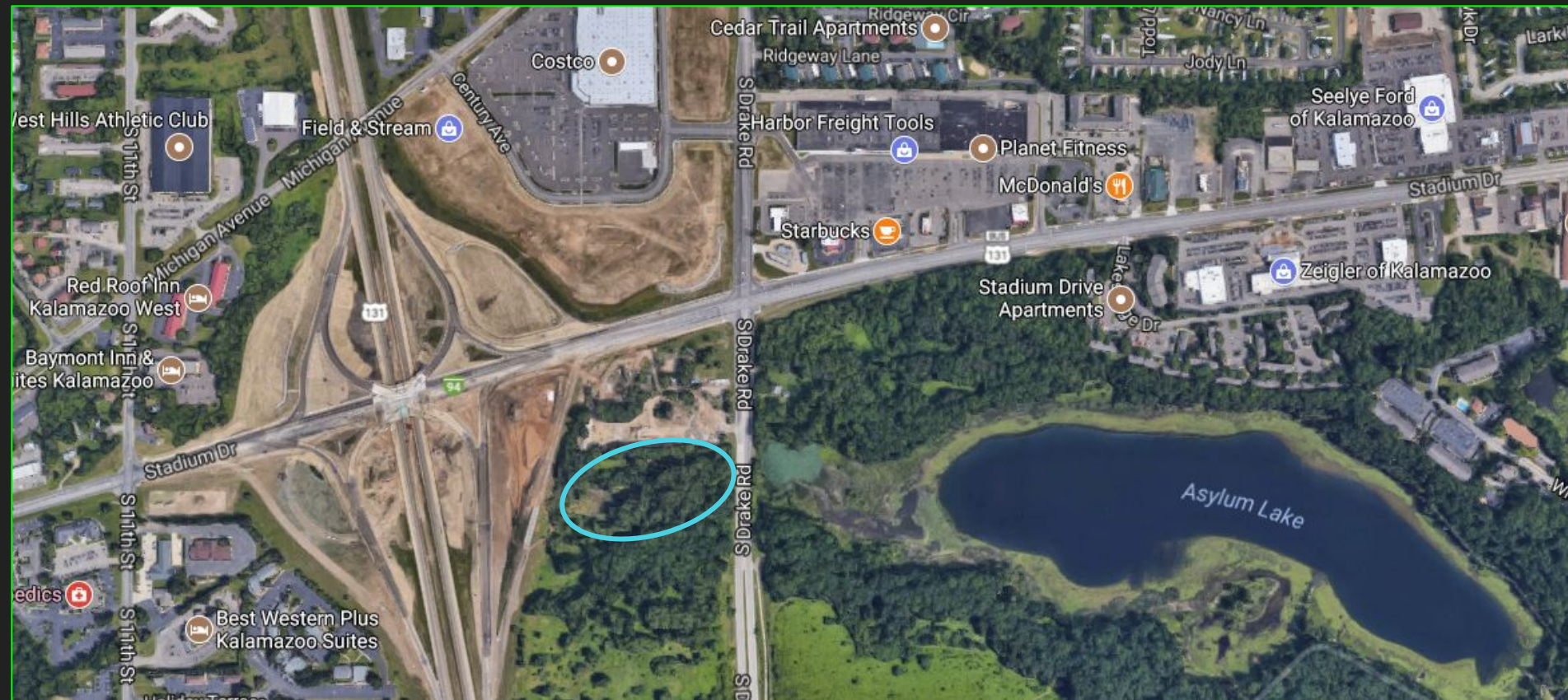


October 2023

More Bad Runoff - MDOT



MDOT flows to Headwaters (2012)





Even More Bad Runoff - **BTR2** flows to **Headwaters**





Headwaters flow Year-Round to Asylum Lake

State cites Western Michigan for 'unlawful discharge' into Asylum Lake

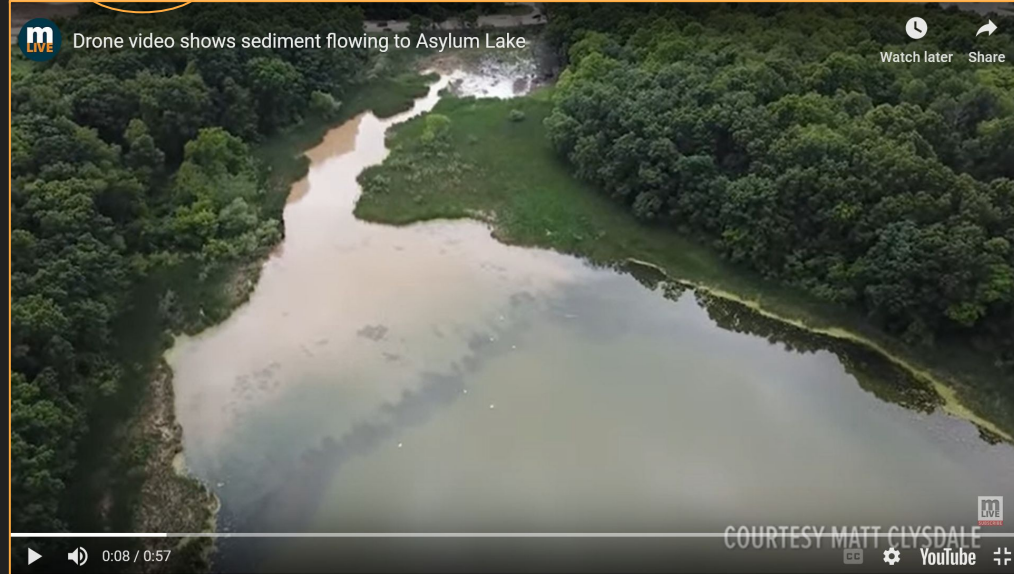
Updated: Jun. 29, 2019, 9:55 a.m. | Published: Jun. 28, 2019, 5:13 p.m.



Drone video shows sediment flowing to Asylum Lake



Watch later Share





Red Area:
To ~~Lake~~ *Treatment System

Green & Orange Areas:
To Headwaters *Work to do!

What Else? Prevent Pollution: Protect Natural Land



Environmental Assessment Indicators (for “Commercial + Carwash” Land Use proposed at 4301 Stadium Dr)

Air			Water		Ground			Nature		Community		
<i>Emissions</i>	<i>Noise</i>	<i>Light</i>	<i>Stormwater</i>	<i>Ground- & Surface-water</i>	<i>Permanent Land Alterations</i>	<i>Soil Erosion</i>	<i>Contamination</i>	<i>Plants</i>	<i>Wildlife</i>	<i>Nearby Neighbor-hoods</i>	<i>Asylum Lake Preserve</i>	<i>Kzoo Residents</i>
Construction: • Heavy Equipment • Automobiles • Delivery & Waste Disposal Trucks • Dust & Sediment from Grading • Construction Crews • Vehicle & Work Lights			Construction: • Risk of Uncontrolled Erosion & Sediment Transport to Lake • Risk of Hazardous Spills (Chemicals from construction & heavy equipment) • Groundwater Hydrology (Springs) Altered Routine Operation: • Impervious Surfaces (parking lots, roads, roofs, sidewalks) Increasing Volume, Velocity, and Contaminant-load of Runoff • Runoff containing Sediment Accelerating Lake Anoxia & Degrading Water Quality • Potential Vehicle & Business Contaminants Adversely Impacting Ecosystem • Stormwater Controls include Overflows & need Long-Term Maintenance to avoid failure • Contaminants from Vehicles Parked or Traversing the Property • Potential Releases of Hazardous Substances from Underground Equipment (Underground Storage Tanks, Hoist Cylinders, etc.) • Use of Pavement Salts / De-Icers & Landscape Herbicides / Pesticides / Fertilizers		Construction: • Major Permanent Modifications to Natural Topography • Extensive Backfill & Grading • Alterations to North Slope of Asylum Lake • Creation of Erosion-Prone Slopes • Need for Extensive Retaining Walls • Extensive Erosion Probability as Ground Surface Stripped of Vegetation during Backfilling & Grading • Large Stockpiles of Soil Prone to Erosion • Risk of Spills of Hazardous Substances from Construction Activities & Heavy Equipment • Disturbed Sediment Easily Transported to Lake Routine Operation: • Prone to Structural & Long-Term Erosion Issues • Risk of Accidents / Spills of Hazardous Substances from Business Operations & Vehicles Parked on or Traversing the Property • Use of Pavement Salts / De-Icers & Landscape Herbicides / Pesticides / Fertilizers • Tire Abrasion Dust, Automobile Oil & Grit • Dumpster Leakage & Littering / Dumping			• Deforestation: Loss of Mature Tree Canopy and Diverse Understory • Increases in Sediment & Top Soil Erosion • Lost Biodiversity - Micro & Macro • Destruction & Loss of Functional Habitat • Generational Loss of Living Things • Creation of Urban Heat & CO2 Hotspot by Eliminating Natural Plant Sequestration • Increased Pollutants Cause Toxic Stress to In-Lake Organisms, Fish & Aquatic Species • Extent of Areas Covered by Impervious Surfaces, Limiting Space for Replanting • Impervious Surfaces Limiting Wildlife Space • Destruction & Complete Loss of Functional Habitat for Mammals, Birds, Pollinators, Amphibians, & Diverse Wildlife • Disruption to Wildlife Corridor • Increased Animal-Victim Traffic Accidents • Loss of Wildlife Habitat Exacerbating Wildlife & Human Diseases and Urban Deer Problems • Precipitous Decline in Native Pollinators Needed for Agricultural Growing Cycles		• Quality of Life & Standard of Living Drop • Loss of Forested Buffer (for Residents & the Asylum Lake Preserve) • Increased Traffic at an Already-Dangerous Corner (7th most-dangerous in Kzoo) • Results in Illogical & Disorderly Development Patterns for Riparian Land • Does Not Address a Community Need • Multi-Generational Community Loss of Access to a unique Greenspace / Nature • Lake Sightline Alteration • Animal Habitat Loss • Additional Pollutants to the Lake • Drinking Water Contamination Exacerbated • Historical & Cultural Landscape Loss • North Slope Asylum Lake Soil Erosion • Natural Feel of Asylum Lake Preserve Lost • >6-years of Community Input & Outcry Disregarded for Zoning Change / Land Use • Loss of Community Trust in Governance • Against Recommendations from the EPA-Approved Watershed Management Plan • Kalamazoo / Global Climate Crisis: Failure to Protect / Value Few Remaining Green Spaces		



Photo Credit:Heather Ratliff (2023)

Appropriate Land Use?

Natural Setting...

Respects:

Ecology, Topography, Hydrology

Reveals:

Unique, Sensitive, Natural Value

Demonstrates:

Stewardship, Wisdom, Intention

Engages:

Heritage, Community, Legacy

Dear Commissioners and City Staff,

I am writing this letter in strong opposition of the request to rezone 4301 Stadium Drive from Residential to Commercial, and respectfully ask that you please deny the zoning change request.

Most of what I'd like to say is about an emotional and personal connection that I feel about Asylum Lake but I understand that my emotional connection to the land is not something you can base your rezoning decision upon. There are criteria that I understand the board must consider.

1. Is the request consistent with the 2025/2035 Master Plan and Strategic Vision?

- I do not think that rezoning 4301 Stadium Drive aligns with Imagine Kalamazoo's 2035 Strategic Vision Goals Topic #4, Environment, which states "A healthy environment sustains community well-being today and for generations to come." It continues with a goal to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers."

2. Are there conditions that have changed that support the zoning change?

- No, nothing has changed since the zoning request was last applied for.

3. Do the changes address a community need?

- There are plenty of vacant commercial spaces along Stadium Drive that could address any community need. In fact, the opposite is true. The community has come together to oppose the zoning change.

4. Are the proposed changes compatible with the surrounding properties?

- The closest properties to 4301 Stadium Drive are a residential development and Asylum Lake Preserve. Neither of these is classed as Commercial.

5. Will the changes result in logical and orderly development patterns?

- No. Rezoning to commercial disrupts the pattern of development along that part of Stadium drive. It would encourage spot zoning.

As I think about this, I keep coming back to what kind of city do I want to live in. The kind of city I want to live in has leaders who listen to its residents and when they speak out in large numbers against something. There are several neighborhood associations and environmental groups that have submitted letters of opposition as well as the hundreds of people who showed up at the zoning board meeting. The kind of city I want to live in cares about green spaces and the leaders recognize how important these spaces are to not only climate control but to the mental health of its residents.

Asylum Lake is such a special place. Now, more than ever, people need a place to go to get outdoors and forget about what's going on in the world and in their lives, a place to rejuvenate. Walking in nature is so good for mental health. In 2021 when my Mum in England caught COVID I walked there for hours watching birds and enjoying nature, trying not to worry. After she passed away, it was my refuge, a place I went to forget for just a little while. I would walk most of the way around the lake,

close to the property requesting rezoning. Along that edge there were lots of birds – Grosbeaks, Baltimore Orioles, Cardinals, Eastern Towhees and more. I spotted a family of raccoons high up in a hole in a tree and several deer roaming. I feel that, if the property were rezoned to commercial some of this special place would be lost, the industrial noise and light pollution disturbing the wildlife. There has been so much development in the area including the industrial park, the new Country Club, all cutting areas that used to be wooded land.

4301 Stadium Drive and Asylum Lake Preserve share 1533 feet (467 meters) of the Preserve's northern boundary.

The property boundary lies approximately 100-250 feet from the surface water of Asylum Lake

Near Drake Road, the property boundary is less than 30 feet from the wetlands that protect Asylum Lake

This land really is THAT close to Asylum Lake.

Please deny this rezoning request.

Sincerely,
Sharon Koole
Kent Ave
Kalamazoo

November 11, 2025

Hello all,

I attended the Kalamazoo City Planning meeting with regards to the re-zoning of 4301 Stadium Drive which borders Asylum Lake. I was not as prepared as others but I did speak. My comments were short and to the point. I feel that property should not be designated residential or commercial. It should have a designation that protects it in perpetuity as part of Asylum Lake.

I have been a proponent of "New Urbanism" specifically, the author/planner David Rusk for many reasons. One of the components of that urban planning study/philosophy states that a city should have a "Green Ring" or "Green Belt" around it. By changing the designation of the Stadium Drive property, this component certainly would apply to this piece of property. There are several advantages to this planning aspect. They are as follows:

What green belts do:

- **Prevent urban sprawl:** They create a boundary that stops cities from sprawling into the countryside.
- **Stop towns from merging:** They prevent neighboring towns from growing into one another.
- **Protect the countryside:** They safeguard the rural landscape, historic towns, and natural beauty from encroachment.
- **Encourage urban regeneration:** By limiting development on green land, they encourage the use of previously developed, or "[brownfield](#)," sites within cities for new construction.
- **Provide recreation and health benefits:** They offer open spaces for recreation, sports, and relaxation, which improves quality of life.
- **Offer environmental benefits:** They help with urban cooling, absorb carbon dioxide, improve air quality, and aid in flood protection.

There have been many changes since the Master Plan of Kalamazoo was developed; the economy, climate change, and trends in retail and residential demands. I know the Master Plan has been updated but perhaps its time to look at another revision to include the protection of Asylum Lake by placing the property on Stadium Drive in another zoning classification. I'm sure there are other green parts of the City that could use protection as well.

Respectfully,

Nancy Arcadipone
269-779-8672

Parkwyn Village

January 14, 2026

Parkwyn Village Association
Charles Emerson, Vice President
2820 Taliesin Dr.
Kalamazoo, MI 49008

Kalamazoo City Manager
Kalamazoo City Commission
241 West South St
Kalamazoo, MI 49007

The Parkwyn Village Association represents the neighborhood that abuts the eastern edge of the Asylum Lake Preserve in the southwest part of Kalamazoo. At our recent annual meeting the residents of Parkwyn Village voted unanimously to oppose the request to rezone the property at 4301 Stadium Drive. We believe the proposed change from the current RM-15: Residential, Multi-Dwelling District and RS-5: Residential Single-Dwelling District to a CC: Community Commercial District is inconsistent with the City's master plan and would negatively impact surrounding properties such as the Stadium and Winchell Way Apartments and the Asylum Lake Preserve.

The Asylum Lake Preserve is a sensitive ecological area that would suffer irreversible damage from commercial development of 4301 Stadium Dr. No other commercial zoning districts are directly adjacent to the preserve. The natural land cover of this parcel forms a crucial buffer between the surrounding commercial areas and the preserve. The property has a complex topography with some locations lying 20 feet below the surrounding roadways. Therefore, any large-scale commercial development would require significant regrading and fill, and this would negatively impact both Asylum Lake and Portage Creek.

This property's location at the very busy intersection of two four lane roads and near proximity to the US-131 interchange makes entry and exit difficult and dangerous. Already, this particular intersection has been identified as the 7th most dangerous intersection in the county. Introducing additional commercial entry points in this area would only exacerbate congestion. Commercial development of this property would also increase noise and light pollution in the surrounding residential areas and in the preserve. This additional pollution runs counter to Kalamazoo's Strategic Vision of a happy, healthy city and decreases the quality of life for all residents who visit the Preserve and live adjacent to it.

The Parkwyn Village Association opposes commercial development of 4301 Stadium Drive and we believe that the current residential zoning designation for 4102 Stadium is most compatible with existing and proposed uses that surround the property.

Sincerely,



Charles Emerson, Vice President
Parkwyn Village Association

To: Kalamazoo City Commission
From: Kalamazoo Environmental Concerns Committee
Date: 11/25/2025 (submitted) 11/19/2025 (approved)
RE: Recommendation regarding the proposal to rezone 4301 Stadium Drive

The Environmental Concerns Committee opposes the request to rezone the property at 4301 Stadium Drive from RM-15 and RS-5 to CC zoning.

Asylum Lake is a significant natural feature preserve within our community. It is not only a refuge for wildlife and a delicate ecosystem, but also a cherished place for community members to improve their mental and physical health by connecting with nature.

Rezoning this parcel will result in increased impervious surfaces at the site. When soil and vegetation are replaced with these surfaces, stormwater runoff increases. Soil acts as a sponge, slowly absorbing and filtering stormwater. Absent that filtration, stormwater will flow rapidly across these surfaces, pick up pollutants, and degrade Asylum Lake's water quality.

Any commercial development at the site will negatively impact this treasured community asset. Any such development will degrade water quality due to the increased volume of automotive fluids, road salt, sediment, heavy metals, and nutrients, as well as result in increased traffic, noise, light, and visual pollution, negatively impacting the ecosystem and its value to all residents of Kalamazoo.

Imagine Kalamazoo 2025 states that a goal for the city is to create a Kalamazoo where "nature is more resilient to natural and human disasters" and reflects mindful transitions between developed areas and green spaces. Rezoning this parcel is in direct conflict with the city's master plan, which explicitly identifies protection of the natural environment as a goal. The ready availability of commercial spaces in the city demonstrates that this is not necessary for the city's economic vitality.

We respectfully urge the Kalamazoo City Commission to confirm the November 6, 2025, decision of the Kalamazoo Planning Commission by denying the rezoning request for 4301 Stadium Drive.

Sincerely,

Environmental Concerns Committee



3320 Laird Ave., Kalamazoo, MI. 4900

January 12, 2026

To the Kalamazoo City Commission

The Oakwood Neighborhood Association supports the decision of the Planning Commission to reject the rezoning of 4301 Stadium Drive from Residential to Commercial.

Asylum Lake Preserve is at an ecological tipping point. Major concerns are road salt, parking lot salt, phosphorus, and sediment inflow to the lake, and the effects of increasing development and traffic on wildlife. We believe that Asylum Lake is a very special environment that needs to be protected for the Citizens of Kalamazoo. The Oakwood Neighborhood is close to the Preserve and values it highly.

We are thankful that the City of Kalamazoo adopted the Natural Features Protection Overlay District and Map, and are hopeful that the City will adopt the Green Space zoning concept. The ONA has property that is a Green Space but is zoned residential, the Oakwood Memorial Park and Beach.

We respectfully request that the Kalamazoo City Commission also reject the zoning change to Commercial as the property is a Green Space that should be protected.

Sincerely

David Nesius

President Oakwood Neighborhood Association Board of Directors

January 20, 2026

Attn: Kalamazoo City Commissioners
Kalamazoo City Manager

From: John Kreuzer

My name is John Kreuzer, Chair of Asylum Lake Preservation Association, and a member of both the Asylum Lake Policy Management Council and the Kalamazoo Environmental Concerns Committee. I wish to underscore the communities strong and unified opposition to the proposed rezoning of 4301 Stadium Drive.

The property at 4301 Stadium Drive was purchased by an out of state developer, DNS, with the intention of constructing a large car wash. DNS was fully aware that the property was zoned residential, adjacent to the largest preserve in Kalamazoo and “protected” by the Natural Features Protection Overlay. After unsuccessful attempts to rezone, DNS listed the property for sale. Now an out-of-town company- Advantage Commercial Real Estate seeks to purchase the property, contingent on approval to rezone it to CC. The potential owner has not disclosed their plans to the community, raising concerns about transparency and future intentions.

The City of Kalamazoo has taken every opportunity to emphasize the importance our communities/neighborhoods have in the process of IK2035. During public meetings we hear “Community Vision”, “Community Driven”, “what we heard, we heard from more than 2,400 voices during this process”. You requested that the community read books called Happy City; It’s official: Boring cities are bad for your health and Third Spaces- Third spaces are a key to fighting the loneliness crisis. We have a commissioner Alzono Wilson who stated “This is an opportunity to work side-by-side with residents to identify the real, practical steps needed to bring this communities vision to life. This phase is especially important for anyone who wants to help shape how that vision (IK35) is carried out in neighborhoods across Kalamazoo.”

In recognition of this Community driven approach, you have the following:

All the neighborhood associations closest to 4301 Stadium Drive and the Asylum Lake Preserve- ODWNA, Parkwyn, Parkview, Oakwood and Arcadia- have submitted formal letters expressing clear opposition. This stance is further supported by statements from the Asylum Lake Preservation Association, Asylum Lake Policy Management Council, Stewards of Kleinstock, Kalamazoo Climate Crisis Coalition, Stadium Drive Apartments, Institute of Public Scholarship, Westnedge Hill neighborhood association and the Vine neighborhood association. Collectively, these organizations represent a broad cross-section of the community, all voicing strong concerns about this rezoning and the impact on the Asylum Lake Preserve. In addition to these statements, you have hundreds of individual statements from our citizens that oppose this rezoning.

The Community’s concerns are rooted in a commitment to environmental stewardship and sustainable development. Recent actions such as Friendship Village residents voting

overwhelmingly to adopt ecological property management practices, reflect a broader desire for responsible land use.

It is imperative that the Commission respects the clear, consistent, and widespread opposition from its citizens and community organizations. Approving the rezoning would disregard the collective vision and values of Kalamazoo's residents.

The City's own Strategic vision as stated in the IK35 Community process, Climate Emergency resolution and Sustainability plan emphasize community driven action, environmental responsibility, and a resilient future for all neighborhoods. The community's concerns are not only well founded but are also aligned with the City's stated goals and commitments.

I and the community respectfully request that the City Commission deny the rezoning application for 4301 Stadium Drive.

Respectfully

John Kreuzer
817 Boswell Lane
Kalamazoo, MI.

21 January 2026

Attn: Kalamazoo City Commissioners and Kalamazoo City Manager

From: Joshua Kieser

As a concerned Kalamazoo city resident and local environmentalist, I write in strong opposition to the proposed ordinance request to rezone 4301 Stadium Drive from Residential (RS-5/ RS-15) to Commercial (CC), and **ask that you please deny the zoning change request.**

A zoning change to CC would allow for the construction of land use types known to cause injury and harm to the environment and quality of Asylum Lake and the 274-acre Asylum Lake Preserve.

Asylum Lake is a groundwater spring-fed lake with a relatively small contributing area. **What happens to the land nearby the lake directly impacts the quality of the lake's water and ecosystem.** Property lines separate the corner parcel from the Asylum Lake Preserve, but the land at 4301 Stadium Drive is inextricably linked to the lake and the preserve through shared topography, hydrology, ecology, wildlife habitat, and community needs.

Water quality studies for decades point directly to commercial and highway developments as the sources of severe pollution impacting Asylum Lake. A comprehensive study in 2008 made very clear that "controlling and preventing future stormwater pollutant loads from the watershed's highly developed storm-sewer drainage areas is the most pressing watershed management issue for protecting Asylum Lake's water quality."¹

4301 Stadium Drive borders the watershed divide of West Fork Portage Creek & Arcadia Creek. Rain falling east of the property boundary contributes to Arcadia Creek, while rain falling within the property boundary of 4301 Stadium Drive contributes to Asylum Lake and West Fork Portage Creek. Asylum Lake is the northern sourcewater for the West Fork of Portage Creek. Water quality impacts to Asylum Lake impact downstream waterbodies of Portage Creek, our city's major tributary to the Kalamazoo River. This includes downstream impacts to Little Asylum Lake, Cherry Lake, Willow Lake, Lake Lime Kiln, Lake Hill'n'Brook, and Portage Creek to the Kalamazoo River.

Other local land preserves protect the source waters of Portage Creek from harmful pollution by preserving lands contributing to the springs and headwater lakes which feed the flowing creek. Ideally, Asylum Lake Preserve would similarly protect all contributing lands surrounding the lake, however, north of Stadium Dr., >50-acres of contributing area is already developed into commercial land uses, known sources of pollution to the lake. The remaining natural contributing land area at 4301 Stadium Drive is now threatened with proposed Commercial zoning and future development.

This letter identifies potential pollutant threats to Asylum Lake's environmental quality posed by the proposed change to CC-zoning, referencing actual pollutant impacts from commercial land use types currently known to negatively impact the lake. This info is organized to address the city's conditions required to be met by applicants for rezoning, to show that the rezoning request:

1. Is not consistent with the city's 2025 / 2035 Master Plan and Strategic Vision (page 2);
2. Is not justified based on any changed conditions (pages 2-3);
3. Does not address a community need (pages 3-4);
4. Is not compatible with surrounding properties, especially Asylum Lake Preserve (pages 4-5); and
5. Would not result in logical nor orderly development patterns (page 5).

¹ Kieser & Associates, LLC. (6 May 2008). "Water Quality Evaluation of Asylum Lake and Little Asylum Lake With Management Recommendations." *Prepared for the Asylum Lake Policy and Management Council*. Accessed online: <<https://wmich.edu/asylumlake/2008study>>.

1. Is the request consistent with the 2025 / 2035 Master Plan & Strategic Vision?

NO. The Imagine Kalamazoo (IK) 2025 Master Plan prioritized a goal of Environmental Responsibility, to "prepare for Climate Resilience" by protecting natural areas "for well-head protection, watershed, erosion, urban forest, tree canopy, wildlife refuge... and restoration along... Creek corridors." The Master Plan states: "Zoning Ordinance can guide sustainable development practices throughout the City."²

Actions to meet the City's Master Plan goal for Environmental Responsibility include: "Pursue the acquisition or protection of sensitive environmental areas through a range of techniques, such as conservation easements, deed restrictions, transfer of development rights, land conservancy donations, transfer to foundations or public bodies."³ The requested rezoning would directly contradict the City's stated commitment to environmental responsibility.

Finally, the rezoning application relies heavily on the IK 2025 Future Land Use Map, an aspirational document that is subject to change as part of regularly scheduled Master Plan updates. The City's Imagine Kalamazoo 2035 update is currently underway. IK 2035 Strategic Vision Goals Topic #4, Environment, states: "A healthy environment sustains community well-being today and for generations to come." It sets a goal to "preserve, restore, and mitigate damage to the natural areas including preserves, creeks, and rivers."⁴

2. Are there conditions that have changed that support the zoning change?

NO. Changed conditions support *rejecting* the proposed rezoning to CC for the subject property.

The 2008 Portage & Arcadia Creeks Watershed Management Plan (WMP) was updated in 2018.⁵ The WMP provides guidance to policy-makers regarding land use decisions in sensitive watershed areas. Policy tools such as land preservation and conservation, planning, and zoning can aid the long term protection of our local water resources and support the city's sustainability goals. The WMP identifies sources of pollution impairing water quality and prioritizes improvement projects.

One priority of the WMP was an intensive study of stormwater pollutant loading impacts to Asylum Lake, initiated by the Asylum Lake Policy & Management Council in 2019-2020. The study estimated a >15% increase in both the volume and pollutant load of stormwater runoff since 2008, created by commercial land use expansions.⁶ These contributing areas consist of urban-commercial and transportation land uses composed of impervious surfaces, roads, highways, parking lots, and CC-zone type commercial buildings. These land uses pollute stormwater and groundwater with excess nutrients and sediments, sodium chloride (road deicing salts), heavy metals, oil, grease, other toxic constituents leached from automobiles and urban infrastructure, and atmospheric deposition. Such pollutant loading is widely recognized as a major cause of deterioration in the quality of receiving waterbodies.⁷

CC zoning on 4301 Stadium Drive would increase the risk of additional pollution. For example, in 2019, construction of the BTRII commercial development began within Asylum Lake's environmentally sensitive contributing area. During an intense summer rainstorm that year, tons of

² City of Kalamazoo. (16 October 2017). "Master Plan: The City of Kalamazoo." *Imagine Kalamazoo 2025*. Accessed online: <<https://ecode360.com/KA2666/document/650553179.pdf>>.

³ City of Kalamazoo. (16 October 2017). "Master Plan: The City of Kalamazoo."

⁴ City of Kalamazoo. (2026). "What We Heard in 'Imagine It!'" *City of Kalamazoo Government Programs & Initiatives: Imagine Kalamazoo*. Website: <<https://www.kalamazoo-city.org/Government/Programs-Initiatives/Imagine-Kalamazoo/What-We-Heard-in-Imagine-It>>.

⁵ Western Michigan University. (14 December 2018). Portage & Arcadia Creeks Watershed Management Plan. *Prepared on behalf of: The Portage & Arcadia Creeks Steering Committee, with technical assistance from: Kieser & Associates, LLC*. Accessed online: <<http://kalamazooriver.net/wp-content/uploads/Portage-Arcadia-Creeks-WMP-FINAL-121918.pdf>> and <<http://kalamazooriver.net/portage-arcadia-wmp/watershed-maps>>.

⁶ Kieser & Associates. (13 February 2020). "Asylum Lake Stormwater Infrastructure Review." Technical Report. *Prepared for the Asylum Lake Preserve Management & Policy Council*

⁷ Müller, A., Österlund, H., Marsalek, J., & Viklander, M. (20 March 2020). "The pollution conveyed by urban runoff: A review of sources." *Science of the Total Environment*. Elsevier B.V. <https://doi.org/10.1016/j.scitotenv.2019.136125>.

sediments exposed during construction activities poured into the headwaters areas at the bottom of Drake Road hill and rolled into Asylum Lake. WMU was subsequently cited by the state for an “unlawful discharge” to Asylum Lake.⁸ This massive sedimentation event easily breached the construction soil erosion and sediment control measures required by the state, exemplifying the cost of ignoring science-based reasoning against commercial development in sensitive watershed areas.

The 2019-2020 Asylum Lake stormwater study built on decades of water quality assessments showing how all Stadium and Drake developments directly impact the lake.⁹ The study showed how the 45-acre Drake Road commercial areas, north of Stadium Drive, contributed heavily polluted, flashy peak flows of stormwater runoff, during routine operation, directly into Asylum Lake at the Drake Road outfall. These CC-zoned land uses contributed highly-polluted stormwater discharges in extreme excess of the State of Michigan's water quality standards (WQS), to Asylum Lake.¹⁰

The severe water pollution findings spurred the Asylum Lake Policy & Management Council to initiate an emergency investment for stormwater treatment, which was financially supported in part by the State of Michigan, thanks to Senator Julie Rogers.¹¹ This ongoing emergency mitigation project represents the first in many steps toward protecting Asylum Lake, its contributing areas to the northwest, and its headwaters west of Drake Road. The treatment system deals with the existing commercial stormwater only and would be overwhelmed by further commercial runoff.

Prevent future commercial development in the lake's sensitive contributing area by denying the request for CC zoning at 4301 Stadium Dr. The City of Kalamazoo recently declared a climate emergency and issued its Community Sustainability Plan in 2022. These city policies do not support commercial zoning in sensitive environmental areas, warning: "Kalamazoo is already feeling the effects of climate change. We are getting more intense rainstorms and hotter dry spells... A healthier natural environment will mitigate climate change and protect people and places."¹²

3. Do the proposed changes address a community need?

NO. Commercial interests prevent 4301 Stadium Dr. from fulfilling its own best use as a pollutant buffer for Asylum Lake. The current Residential zoning district allows for open-space preservation land uses. Residential is therefore an appropriate zoning district to meet community needs for this environmentally-sensitive subject property, in the absence of a citywide "green zone" district.

The Watershed Management Plan Steering Committee considered community needs in the West Fork Portage Creek by setting goals to meet the state's designated uses and the community's desired uses for the watershed and its waterbodies (including Asylum Lake).¹³ Protection & Improvement Goals to address threats and impairments to Designated Uses for the West Fork of Portage Creek (including Asylum Lake):

- Reduce pollutant loading for expansion of fishery; improve habitat
- Protect upper stretches and expand protections downstream
- Reduce pollutant loads including impacts of thermal pollution; improve habitat
- Enhance indigenous aquatic life and wildlife: Maintain and enhance riparian corridors; reduce invasive & non-native species; reduce pollutant loads
- Increase public access and promote recreational uses.

⁸ Devereaux, Brad. (29 June 2019). "State cites Western Michigan for 'unlawful discharge' into Asylum Lake." *Mlive*. Accessed Online: <<https://www.mlive.com/news/kalamazoo/2019/06/state-cites-western-michigan-for-unlawful-discharge-into-asylum-lake.html>>.

⁹ Buening, V. E. (1994). "Investigations of glacial-drift aquifer-lake interactions using hydrogeology, geochemistry, and stable isotopes at Asylum Lake, Michigan." *Western Michigan University, Masters Thesis*.

¹⁰ Kieser & Associates. (2021). "Asylum Lake 2020 Stormwater Monitoring Report."

¹¹ Davis, Paula. (8 July 2022). "Asylum Lake Stormwater Treatment System awarded \$550,000 to effectively address phosphorus, road salt pollution from stormwater runoff." *WMU News*. Accessed Online: <<http://wmich.edu/news/2022/07/68473>>.

¹² City of Kalamazoo. (21 June 2022). "Kalamazoo Community Sustainability Plan." *Imagine Kalamazoo 2025*. Accessed Online: <<https://www.kalamazoo-city.org/Government/Programs-Initiatives/Imagine-Kalamazoo/Imagine-Kalamazoo-2025-Plans-Documents/Community-Sustainability-Plan>>.

¹³ Western Michigan University. (14 December 2018). Portage & Arcadia Creeks Watershed Management Plan.

Protection and Improvement Goals to address threatened Desired Uses for the West Fork of Portage Creek (including Asylum Lake):

- Encourage natural vegetation and diversity; "soften" streambanks where appropriate
- Identify critical habitat area; encourage use of native species; bank stabilization
- Incorporate watershed protection and aesthetics into existing and new development
- Reduce peak flows; enhance flood control; increase storage capacities
- Reduce impact of natural flow restrictions; alter man-made restrictions
- Apply enforceable flood prevention/control of stormwater practices; non-structural and structural stormwater management controls; periodic in-stream maintenance
- Continue wellhead protection including restricted development; protect water supply
- Utilize existing educational sites and partnerships for stewardship efforts
- Identify locations for improved public access and protect land with conservation easements.

I have personally spoken with hundreds of individuals in our community including representatives of groups, associations, and organizations in the last five years, attempting to understand what community needs the land at 4301 Stadium Drive could best fulfill. Here's a brief summary:

1. **Nature Preserve / Pollution Buffer / Accessible Public Nature Area:** The land's highest and best use is as an expansion of the Asylum Lake Preserve. It already serves our community by buffering Asylum Lake and the Preserve from known pollutant sources. The parcel has always been managed as a relatively natural landscape, which is reflected in its current RS zoning. A public park or preserve enhances the value of the land. Public access would allow community volunteers to help maintain and keep the property safe.
2. **Connecting Pedestrian Paths / Linking Regional Trails:** Local sidewalks and trailways are currently fragmented along Drake Road and the north side of Asylum Lake Preserve. The parcel could easily be utilized to link disparate trails and regional trailway connections, and to increase access to nature for people with mobility or accessibility challenges.
3. **Educational Components:** This corner property is a point of focus at the gateway to the City of Kalamazoo. It should be used to honor the history of this unique land, water, ecology, and community. A living library. Regional partnerships. Honoring indigenous enduring presence. Opportunity to turn it into a unique educational community amenity and cultural phenomenon linked to the Preserve and local education organizations.

The rezoning proposal does not meet community needs and in fact is contradictory to actual community needs for this property which protects Asylum Lake from known pollutant sources.

4. Are the proposed changes compatible with the surrounding properties?

NO. Commercial land use types are known to cause injury and harm to the environment and quality of Asylum Lake and the Asylum Lake Preserve. The land at 4301 Stadium Dr. must remain natural in order to protect the lake and prevent negative impacts to groundwater and downstream waters.

For decades the lake has been losing oxygen and its ability to function naturally due to influxes of polluted water from commercial parking lots, roadways, highways, and their associated construction areas. Commercial construction sedimentation smothers the aquatic ecosystem; toxic automobile pollutant runoff damages water quality; winter road & parking lot salts turn fresh groundwater into salty water. CC zoning at 4301 Stadium Drive is not compatible with its downhill neighbor, Asylum Lake Preserve, and the important freshwater resources it protects.

Asylum Lake water quality studies show how stormwater pollutant loading and in-lake retention has led to an onset of anoxic (low oxygen) conditions with increased depth, disturbance of natural turn-over cycles, and bottom waters largely devoid of oxygen in summer.¹⁴ The adverse effects of

¹⁴ Kieser & Associates, LLC. (6 May 2008). "Water Quality Evaluation of Asylum Lake...

chloride pollutants (from winter de-icing salts) on Asylum Lake's water quality are also well-documented. A 2011 WMU Geochemistry study showed elevated chloride concentrations lead to increased water density, delaying or preventing lake turnover, causing persistent low dissolved oxygen levels.¹⁵ Water and sediment studies from 2011 and 2012 observed significant accumulation of reduced solutes Mn(II), Fe(II), and ammonia in Asylum Lake bottom waters, as well as highly elevated conductivity, chloride, sodium, and potassium levels, attributed to road deicing salts transported in stormwater and groundwater.¹⁶

More recently, a sample of commercial runoff from snowmelt near Asylum Lake produced a salinity reading of 32 ppt (parts per thousand). That's nearly the salinity of *seawater* (35 ppt). Freshwater ponds, lakes, rivers, streams, and aquifers should produce salinity levels of <0.5 ppt. Greater Kalamazoo is an incredible freshwater spring-fed landscape that should produce fresh water in our lakes, rivers, streams, and aquifers. CC-district land use types create stormwater runoff which pollutes our valuable freshwater resources. To respect our groundwater heritage and protect our freshwater future, deny the request for rezoning to Commercial at 4301 Stadium Dr.

5. Will the changes result in logical and orderly development patterns?

NO. The current application for rezoning to CC Commercial is nearly identical to that rejected by the Planning Commission in 2020. This application was also unanimously rejected by the Planning Commission on Nov 6, 2025, with no votes in favor of recommendation to the City Commission.

The subject property has always been zoned Residential and remains zoned Residential. Future land use considerations should utilize Imagine Kalamazoo Best Practices for Smart Growth Principles:¹⁷

- #6: Preserve open space, farmland, natural beauty, and critical environmental areas.
- #7: Strengthen and direct development toward existing [developed] areas.
- #10: Encourage community and stakeholder collaboration in development decisions.

Pollutant loading from the commercial and transportation-corridor contributing areas continues to present a substantial challenge for the long-term protection of Asylum Lake. Pollutant-source controls and **preventing further development of polluting land use activities** are considered the most effective means of reducing pollutants known to be transported through stormwater and aerial deposition in the construction and routine operation of commercial land use areas.⁵

For all these reasons and more, please deny the proposed request to rezone 4301 Stadium Drive.

Respectfully,
Joshua Kieser
Kalamazoo City Resident

¹⁵ Wyman, Davina A. (2014). "Effects of Road Salt on Asylum Lake Geochemistry." *Masters Theses*. 535. Available Online: <https://scholarworks.wmich.edu/masters_theses/535>.

¹⁶ Koretsky, Carla M., Andrew MacLeod, Ryan J Sibert, and Christine Snyder. (6 May 2011). "Redox Stratification and Salinization of Three Kettle Lakes in Southwest Michigan, USA. *Water Air Soil Pollution* (2012) 223:1415-1427. Accessed Online: <<https://files.wmich.edu/s3fs-public/attachments/u486/2015/Koretsky2012.pdf>>.

¹⁷ City of Kalamazoo. (16 October 2017). "Master Plan: The City of Kalamazoo." *Imagine Kalamazoo 2025*. Accessed online: <<https://ecode360.com/KA2666/document/650553179.pdf>>.

January 19, 2026

Subject: Opposition to the Rezoning of 4301 Stadium Drive - A Perspective from the Westnedge Hill Neighborhood Association

Dear Mayor Anderson, Vice Mayor Duncan, Commissioners, and City Staff:

As residents of the Westnedge Hill neighborhood, we are writing to express our strong opposition to the request to rezone **4301 Stadium Drive** from Residential to Commercial.

While our neighborhood is not immediately adjacent to this parcel, the Westnedge Hill community shares a deep, fundamental connection with the Asylum Lake Preserve. Many of us actively utilize the Kleinstuck Preserve, and we view these two natural areas as the hidden gems and "green lungs" of Kalamazoo. We recognize that an environmental threat to one is a threat to the character and health of the entire city.

We urge you to deny this request for the following reasons:

- **A Dangerous Precedent for Residential Neighborhoods:** As residents of a historic neighborhood, we are concerned about the precedent this sets. If the City allows commercial "spot zoning" to chip away at a residential buffer specifically designed to protect a sensitive preserve, it sends a message that no neighborhood's boundaries or master-planned protections are permanent.
- **Ecological Connectivity:** The wildlife that inhabits Westnedge Hill and Kleinstuck Preserve, including many migratory bird species—relies on a network of healthy green spaces across the city. Encroaching on Asylum Lake with commercial development, increased light pollution, and impervious surfaces will disrupt the ecological corridor that makes Kalamazoo a unique place to live.
- **Contradicting the Master Plan:** The *Imagine Kalamazoo 2035* Strategic Vision promised a focus on environmental responsibility and the protection of our natural assets. Forcing commercial development onto a site that currently serves as a vital ecological buffer is a direct violation of the goals the community worked so hard to establish.
- **Traffic and Over-Saturation:** As community members who frequently travel the Stadium Drive corridor to access west-side services, we can attest that additional commercial entrances and increased traffic at this specific location are unnecessary. The existing commercial nodes at Drake and Stadium are sufficient. We do not need to sacrifice a preserve buffer for more retail space.

Protecting the Asylum Lake Preserve is a city-wide priority, not just a localized concern. We ask the Commission to honor the Master Plan and protect the integrity of our natural areas by **denying the rezoning request for 4301 Stadium Drive**.

Thank you for your time and for your commitment to a sustainable Kalamazoo.

Sincerely,

Westnedge Hill Neighborhood Association

Board of Directors :

Wilson Xu, Valerie Leith, Dana DeLuca, Craig Vaughan, Qianna Decker

Zachary Ehmann, Steve Glista, Lynn Lupini, Lanny Potts, Jim Ratliff





City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.1.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Malcolm Hankins, City Manager
Reviewed by: Steve Vicenzi, CFO/Management Services Director
Prepared by: Kerry Lyn Williams, Grants Division Manager

DATE: January 26, 2026

SUBJECT: Approval of Support Services Agreement with the Foundation for Excellence (FFE) (Bid Ref#00000-026.5)

RECOMMENDATION:

It is recommended that the City Commission approve a Support Services Agreement for \$55,000 with the Foundation for Excellence (FFE) for the period of January 1, 2026, to December 31, 2026.

BACKGROUND:

This Support Services Agreement includes accounting and financial functions as well as benefits processing, treasury, information technologies, human resources, and purchasing/risk management functions as detailed in the attached agreement. The agreement benefits both parties, who mutually seek to ensure the stability of the Foundation for Excellence, which exists to support the work of the City of Kalamazoo.

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

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

FISCAL IMPACT:

This payment will be provided to the City of Kalamazoo for services provided as described in the agreement. In the event that additional services are required or requested, such services shall be billed to the Foundation for Excellence at the cost of \$50.00 per hour plus the actual costs of materials.

The annual Service Agreement payment of \$55,000 is included in the 2026 budget as an income for the City of Kalamazoo.

Description	Account	Project #	Dollar Amount
FFE Payment for Services Provided in Service Agreement			\$55,000

FFE-City Support Services Agreement

1/1/2026 – 12/31/2026

Kalamazoo Foundation for Excellence (“FFE”) Attn: Executive Director 241 West South Street Kalamazoo, Michigan 49007	City of Kalamazoo (“City”) Attn: Chief Financial Officer 241 West South Street Kalamazoo, Michigan 49007
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The City and FFE agree:

1. Term of Agreement.

It is agreed that the City shall perform certain accounting and financial functions, benefits processing, treasury, information technologies, human resources, and purchasing/risk management, for FFE for a one-year period beginning on January 1, 2026, and ending on December 31, 2026. The term of this Agreement may be extended by the mutual agreement of the Parties.

2. City Responsibilities.

The City shall perform the following accounting services and financial support functions for FFE:

a. Leased Employees

i. Subject to the Parties’ leased employee agreement attached as Exhibit A.

b. Annual Reporting

i. Coordinate with auditors used by the City, to the extent necessary, to complete the annual financial statements and single audit of federal awards in accordance with generally accepted accounting practices and applicable statutes.

ii. Consult with FFE on financial policies and procedures.

c. General Ledger

i. Prepare and maintain a year-to-date general ledger and provide detailed information supporting financial statement numbers to FFE, including recording financial activity in the City’s financial enterprise resource program (Eden, or another system) and balancing the general ledger module with subsidiary systems.

ii. Bank account and balance sheet account reconciliations including inventory, and prepaid asset accounts.

d. Information Technology

i. Provide the following: computers, emails services, Office 365, Exchange, Active Directory Licensing, server availability, VoIP phone service, network devices, Antivirus software, current software maintenance, IT security and data.

ii. Provision and administer the accounts as necessary and respond to requests within 24 hours.

iii. FFE agrees to abide by the IT security rules and policies enacted by City IT.

iv. FFE agrees to share all data from City supported systems with City IT. City agrees to require all staff that handle sensitive FFE data including confidential FFE donor and donation information to sign FFE Confidentiality Policy forms.

e. City Clerk

i. The City Clerk will provide records maintenance according to the retention and destruction schedules established by the City and/or FFE and provide records to FFE as requested by FFE.

f. Human Resources

i. Provide recruitment and management of leased employees' pay and benefits subject to the Parties' employee lease agreement.

ii. Provide support of annual FFE Staff review systems as needed in a timely manner.

g. Purchasing & Risk Management

i. Purchasing, including support, review and approval of purchase orders, requisitions, competitive bidding, contract management, and vendor qualification.

ii. Notwithstanding termination rights under Section 9 of this Agreement, services under this section may be discontinued in whole or in part at the discretion of FFE at any time upon notification to the City.

h. Facilities

i. The City will provide well-maintained facilities for office space.

i. Timeliness

i. City staff is to be provided 48 business hours to respond to any information request from FFE; reasonable requests for expedition by FFE will be honored by the City.

j. Planning Meetings

i. The City's Grants Manager and Management Services Director or their designee and the FFE's Executive Director and any appropriate staff and/or consultants

will meet on a regular basis to identify outstanding issues, their resolutions and the resources assigned to the same within the scope of this Agreement.

3. FFE Responsibilities.

FFE agrees to do the following to assist the City in performing the services and functions being provided under this Agreement:

- i. Provide general information on a timely basis to the City to allow the City to perform its tasks.
- ii. Timely submission of approved accounts payable documents in a manner provided by the City.
- iii. Assist with the annual FFE audit.

4. Compensation.

FFE payment in fiscal year 2026 to the City of Kalamazoo for this agreement will be \$55,000.

In the event that FFE requests that the City perform any additional services not enumerated in this Agreement, including any transition services and related costs, such services shall be billed to FFE at the cost of \$50.00 per hour plus the actual costs of materials and services and shall be payable with the next scheduled Service Agreement payment installment. Additional services shall not be provided by the City without prior written approval from FFE. The City can decline to provide any additional services requested by FFE.

5. City as Independent Contractor.

The City, in providing the services set forth in this Agreement, shall be acting as an independent contractor and not as an agent, partner, joint venturer or employee of the FFE. FFE is not responsible for any compensation, FICA, withholding taxes, employment compensation or any other similar payment for the leased employees.

6. Non-Discrimination.

The City and FFE agree not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or any other matter directly or indirectly related to employment, because of sex, color, age, national origin, religion, height, weight, marital status, disability, political affiliation, sexual orientation, or gender identity. The City further agrees to require compliance with this paragraph of the Agreement by any of its subcontractors providing services under this Agreement. Breach of this paragraph of the Agreement may be regarded as a material breach of the Agreement.

7. No Third-Party Rights.

This Agreement is made solely for the benefit of the Parties who are signatories to it and is not for the benefit of any third party. No third party can enforce any obligations under this Agreement.

8. Termination Rights.

This Agreement may be terminated by either party at any time, either with or without cause, by providing the other party with the required written notice of the same. The right to terminate this Agreement is not an exclusive remedy.

a. Termination For Cause

i. For purposes of this Agreement, “for cause” is deemed to be a material breach by either party of the terms of this Agreement.

ii. For purposes of terminating this Agreement for cause, the terminating party shall provide the non-terminating party with written notice of the default and at least fifteen (15) days to cure the same. The fifteen (15) day period to cure the default shall begin to run when written notice of the default is deemed received by the non-terminating party as determined by paragraph 13 of this Agreement. If, at the end of this fifteen (15) day period, the non-terminating party has failed to cure the default, this Agreement will terminate.

b. Termination Without Cause

i. Either party may terminate this Agreement at any time without cause by providing the other party with sixty (60) days advance written notice of the same. This Agreement shall be deemed to terminate sixty (60) days from the date that written notice is deemed received by the non-terminating party as determined by paragraph 12 of this Agreement.

c. Compensation

i. If this Agreement is terminated by either party, FFE shall have no obligation to pay the City for any work done by the City after the date the Agreement is deemed terminated.

9. Hold Harmless.

City agrees to hold harmless FFE and its employees, officers, directors, and representatives from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, including reasonable attorney fees arising from or relating to any proceedings, actions, demands, causes of action, liability and suits of any kind and nature, made upon FFE directly or indirectly in any way arising out of or resulting from the willful acts or negligence of City, its agents, employees or contractors.

FFE agrees to hold harmless City and its employees, officers, directors, and representatives from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, including reasonable attorney fees arising from or relating to any proceedings,

actions, demands, causes of action, liability and suits of any kind and nature, made upon City directly or indirectly in any way arising out of or resulting from the willful acts or negligence of FFE, its agents, employees or contractors.

10. Severability.

If any provision of this Agreement is determined to be invalid or unenforceable, the other provisions of the Agreement will remain valid and enforceable in accordance with their respective terms, and any such invalid or unenforceable provision will be deemed to be modified with retroactive effect to render such provision valid and enforceable.

11. FFE Documents.

During the course of this Agreement, the City will have access to information of FFE. The City agrees that this information will not be used for any purpose other than to carry out the terms of this Agreement. In the event the City receives a Freedom of Information Act ("FOIA") request for any public record of FFE in the City's possession, the City shall immediately advise FFE of the FOIA request. The City agrees to work with FFE and FFE attorneys in preparing a response to the FOIA request.

12. Notice.

Any notice, consent or approval required or permitted to be given under this Agreement shall be:

- i. in writing;
- ii. addressed to the recipient at the address of the recipient set forth on this Agreement's first page, or to such other address as that party may hereafter designate in writing to the other party; and
- iii. deemed to have been received upon (i) personal delivery, (ii) one business day after being deposited with Federal Express or another reliable, nationally-recognized overnight courier service for next day delivery or transmission, or (iii) two business days after being deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required.

13. Miscellaneous.

This Agreement shall be governed by the laws of the State of Michigan. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. This Agreement is personal to each of the parties and neither party may assign or delegate any of its rights or obligations under this Agreement without first obtaining the other party's written consent. This Agreement may not be amended, altered, or modified except by written agreement signed by both of the parties. The headings contained in this Agreement are for convenience only and shall not affect the interpretation or construction of this Agreement.

IN WITNESS WHEREOF, this Agreement has been duly executed and delivered by the parties hereto as of the date first above written.

CITY OF KALAMAZOO

Dated: _____

By: _____

Malcolm Hankins

Its: City Manager

KALAMAZOO FOUNDATION FOR EXCELLENCE

Dated: _____

By: _____

Andrea Bostrom

Its: Board President



City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.2.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Malcolm Hankins, City Manager
Reviewed by: James J. Baker, PE, Public Services Director and City Engineer
Prepared by: Anna C. Crandall, PE, Assistant City Engineer – Water Resources

DATE: January 26, 2026

SUBJECT: Approval of a contract supplemental/change order with LD Docsa Associates, Inc. for Water System Corrosion Control Improvements (Bid Ref# 90900-016.0)

RECOMMENDATION:

It is recommended that the City Commission approve a contract supplemental/change order with LD Docsa Associates, Inc. for Water System Corrosion Control Improvements in the amount of \$125,018.03.

BACKGROUND:

Currently, the City of Kalamazoo uses sodium hexametaphosphate and Carus 8400 for iron sequestration and corrosion control in the drinking water system. In 2017, Tetra Tech, Inc. completed a Desktop Corrosion Control Chemical Analysis which recommends a blend of orthophosphate and polyphosphate for all pump stations in the City of Kalamazoo's drinking water system. In 2019, it was decided to move forward with implementing the Desktop Corrosion Control Chemical Analysis to fully optimize corrosion control in the water system. The Michigan Department of Environment, Great Lakes, & Energy (EGLE) required Public Services to perform additional studies to validate the desktop study that was completed. Public Services and Tetra Tech, Inc. performed two rounds of solubility testing in 2020 and 2021 and coupon rack testing in 2022. In February 2023, EGLE approved use of Carus 8700 based on the results of the studies. Tetra Tech, Inc. completed the design of the Water System Corrosion Control Improvements Project to upgrade all 13 treatment plants to Carus 8700. Bids were opened for the project on January 10, 2024. The project was awarded to LD Docsa Associates, Inc. in February 2024. Non-permit work began on the project as work continued with EGLE on having the project permitted under Public Act 399 (PA 399), Michigan Safe Drinking Water Act. The PA 399 permit was issued on June 11, 2025.

Project changes were required for EGLE permitting and changes in field conditions from design to construction; Public Services requested costs from LD Docsa Associates, Inc. for these changes. LD Docsa Associates, Inc. provided a cost of \$125,018.03. Public Services finds this

cost acceptable and recommends approval of the contract supplemental and change order.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

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

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

FISCAL IMPACT:

The funds required for this project is \$125,018.03. The funding for the project is available in the City's 2025 Water Capital Improvement Budgets. Project funding and estimated costs are detailed below. We are requesting the approval of this purchase using the funds below.

Description	Account	Project #	Dollar Amount
Water Capital Improvement		wat0200077-04-988.000	\$125,018.03



City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.3.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Malcolm Hankins, City Manager
Reviewed by: Tim Dubois, Chief Information Officer
Prepared by: John Hambright, Deputy Chief Information Officer

DATE: January 26, 2026

SUBJECT: Approval of a cooperative MIDEAL contract with Salesforce for 311 Customer Relationship Management (CRM) software in the amount of \$210,061.46 (Bid Ref#: 00000-026.3)

RECOMMENDATION:

It is recommended that the City Commission approve a cooperative MIDEAL contract with Salesforce for 311 Customer Relationship Management (CRM) licenses in the amount of \$210,061.46. Current licensing expires on 2/6/2026, this would renew until 2/6/2027.

BACKGROUND:

Salesforce implementation was completed for 311 under a short term license. This is the annual renewal of that licensing for February 2026 through February 2027.

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

Community Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

FISCAL IMPACT:

The funds required for this contract \$210,061.46. The funding available and estimated costs are detailed below. We are requesting the approval of this purchase using the funds below.

Description	Account	Project #	Dollar Amount
2026 IT Budget	101-228-00.000-815.001		\$210,061.46



City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.4.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Malcolm Hankins, City Manager
Reviewed by: James J. Baker, PE, Public Services Director and City Engineer
Prepared by: Valetta Sellers-Evans, Support Services Division Manager

DATE: January 26, 2026

SUBJECT: Approval of 3-Year term contract with Besco Water Treatment, Inc. for Water Filters (Bid Ref# 89078-004.0)

RECOMMENDATION:

It is recommended that the City Commission approve an inventory contract with Besco Water Treatment, Inc. for the three-year period, January 2026 – December 2028, for water filtration systems and filters in the amount of \$372,540.

BACKGROUND:

The City of Kalamazoo Purchasing Department invited vendors to submit a bid for this project. Of the vendors who responded, Besco Water Treatment submitted a bid that met specifications, terms and conditions.

Besco Water is one of the oldest and largest providers of residential water treatment services in Michigan, Indiana, and Ohio. Besco Water is a leader in water softening, home water filtration systems and purified bottled water throughout the Midwest. Besco specializes in residential drinking water systems and offers a variety of products to meet water treatment needs.

The water filtration systems and filters will address water quality and public health concerns surrounding lead content that continues to be a priority for the City of Kalamazoo. As part of these efforts, the City of Kalamazoo provides water filters and filter replacements to our water supply system customers. These items will be on-hand inventory to ensure demand is met on a continuous basis.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

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

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

FISCAL IMPACT:

The funds required for this contract are \$372,540. The funding is available throughout the water (and other funds if applicable) fund. Inventory will be charged to the appropriate fund and activity based on usage. This request is for a three-year inventory contract for the period January 2026 – December 2028. We are requesting the approval of this purchase.



City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.5.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Malcolm Hankins, City Manager
Prepared by: Steve Vicenzi, CFO/Director of Management Services

DATE: January 26, 2026

SUBJECT: Approval of a two year contract extension with ASU Group for excess workers' compensation Premium (Bid Ref#962-47-009.4.1)

RECOMMENDATION:

It is recommended that the City Commission approve a two year contract extension with ASU Group for excess workers' compensation premium in the total amount of \$475,338.00.

BACKGROUND:

This is statutorily required workers' compensation coverage for the City. The City was confronted with a workers' compensation insurance market which is seeking to impose greater self-insured retention levels on employers (the City has had an \$850,000 self-insured retention (SIR) which has rarely been exceeded).

The City was able to retain its current SIR of \$850,000 with a rate increase to .429 cents per \$100 of payroll. Our insurance agent, ASU Group, advised that the City should retain the SIR of \$850,000.

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

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

FISCAL IMPACT:

The funding for the policy premiums is included in the Insurance Fund budget.

Description	Account	Project #	Dollar Amount
Excess Workers Compensation Coverage	677-240-02.000-821.004		\$475,338.00



City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.6.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Scott A. Borling, City Clerk

DATE: January 26, 2026

SUBJECT: Resolution Designating Polling Facility Locations

RECOMMENDATION:

It is recommended that the City Commission adopt a resolution designating polling facilities to be used for the City's voting precincts during the election on May 5, 2026 and for each election thereafter.

BACKGROUND:

Summary

On December 17th the City Election Commission (the City Clerk, City Attorney, and City Assessor) approved changes to voting precinct boundaries to reduce the overall number of precincts from 27 to 20. This was done at the request of the City Clerk in an effort to reduce costs and staff workloads related to in-person, election day voting. The changes approved by the Election Commission include the combination of 7 pairs of precincts and the renumbering of 3 precincts. At this time, it is recommended that the City Commission adopt a resolution that will: 1) establish polling locations for the combined and renumbered precincts; 2) change the polling location for one precinct that was not combined or renumbered; and 3) confirm the polling locations for precincts that have no changes. When the proposed polling facilities are considered from the standpoint of the voter, only the voters in two precincts — Precinct 15 and the former Precinct 23 — will be impacted by a change in location. All other voters will continue voting at their current polling facilities. Administratively, this action needs to be taken to align the polling locations with the new precincts and precinct numbers.

Proposed Polling Facility Highlights

- there are no new facilities being proposed; all the proposed locations are currently used by the City as polling facilities.
- voters in six (6) of the combined precincts will continue voting at the same polling facilities. There are no changes being proposed for these precincts. For example: former Precincts 7

and 9 have been voting at the Douglass Community Association for years. The Election Commission combined these precincts and assigned the number "7" to the new precinct. The proposed polling location for the new Precinct 7 is the Douglass Community Association, so there will be no change for the voters — they will continue voting at the same location.

- three (3) precincts were renumbered; no polling location changes are being proposed for these precincts.
- eight (8) precincts are experiencing no changes at all; the numbers have not changed, and no polling location changes are being proposed.

A complete listing of the precincts, including their proposed polling locations and notes on any changes, is included with this report as an attachment. Also attached are the following maps: 1) a map showing all precincts and the proposed polling locations; 2) a map showing the proposed polling location for Precinct 15; and 3) a map showing the proposed polling location for Precinct 14 relative to the former Precinct 23 (which is now part of Precinct 14).

Precinct 14 Changes

The Election Commission combined precincts 20 and 23 and assigned the number "14" to the new precinct. Prior to being combined, these precincts did not vote at the same location. It is proposed that the new, combined precinct vote at Centerpoint City Church on Cork Street, which is where the former Precinct 20 has been voting. The voters in former Precinct 23 (approximately 1,117 active voters) will be changing polling locations.

Precinct 15 Changes

It is recommended that Precinct 15 be moved from its current polling location at the Urban Alliance facility on E. Stockbridge Avenue to the Bennet Building at St. Joseph Church on Lake Street. The accessible entrance at Urban Alliance is not well positioned, both externally relative to the parking lot, and internally relative to the room used for voting. Moreover, Urban Alliance wants all outer doors to remain locked at all times. As a result, extra workers and signage are needed just to get voters from the parking lot to the door, let them in the door, and lead them to the polling place.

The City has been using the Bennet Building at St. Joseph Church as a polling location for many years. It is a large space inside that can accommodate another precinct. It has adequate parking and easy access to the building from the outside, and direct access into the polling place from the outside entrance. This proposed location is only two blocks away from the current polling location at Urban Alliance. Approximately 2,148 active voters would be affected by this change.

Precinct 10 Status

Precinct 10 does not appear in the attached resolution. The owners of the current polling facility, Temple Baptist Church on Mt. Olivet Road, have indicated they no longer want to be a polling facility. Staff are currently searching for a new location, and once a proposed location is

identified, it will be brought forward for City Commission approval.

Communication to Voters

There will be no broad communication of these changes, as the information to be communicated is voter-specific. All voters in the combined precincts, the renumbered precincts, and Precinct 15 will be sent new Voter Identification Cards that indicate their precinct # and/or polling location may have changed. In addition, signs will be posted at the old polling locations for Precincts 15 and 23 on election days through 2027, directing voters to their new polling facilities.

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

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

Discussion: Michigan Election Law requires polling facilities to be accessible under the Americans with Disabilities Act, regardless of whether a facility is "grandfathered" and not required to comply for the day-to-day use of the property. In addition, the administrative and practical requirements for polling facilities (adequate parking and interior space, enough working electrical outlets, etc.) result in few options for many precincts — and this is before any consideration of property owners' willingness to host a voting precinct. In short, the legal and administrative requirements for polling facilities result in very few options.

Engagement/Communication Tools

This change will be communicated to affected voters (approximately 37,000) in several ways. First, information in the Qualified Voter File will be updated. This information will be available to City staff, including 311 agents, and to voters directly through the Michigan Voter Information Center. Second, the Election Division will send each affected voter a new Voter Identification Card that highlights the polling location and/or precinct number change. Third, for the elections in 2026 and 2027, signs will be posted at former polling facilities, directing voters to their new polling locations. Fourth, the city's website will be updated so that precinct maps, driving directions, and street guides contain current information. Finally, the City Clerk's Office will provide the updated precinct and polling location information to partners, like the County Clerk's Office.

FISCAL IMPACT:

Fiscal Impacts Directly Related to this Action

Noticing Costs

Approximately 37,000 voters will be sent new Voter ID Cards at a cost of approximately \$13,000. The funds for this expense are included in the Election Division's FY2026 Budget.

Polling Facility Rental Costs

In 2026 the City will pay \$3,400 per election to rent polling facilities. This amount represents a \$200 decrease (per election) compared to prior years, as Precincts 15 and 23 will be moving to facilities the City currently uses. The cost for the Precinct 10 polling facility will be available once a location is identified. The property rental fees are included in the annual operating budget for the Elections Division.

Fiscal Impacts Resulting from Precinct Combinations (Not Polling Facilities)

Operational Costs

Having seven fewer precincts will result in lower operational costs. The reductions will come in the form of fewer staff hours needed to test equipment and pack supplies and lower poll worker costs. It is difficult to anticipate the cost savings from reduced staff time for equipment and supply preparation. It is estimated the City will realize a savings of approximately \$14,000 in poll worker costs for a November, even-year election and \$10,000 for an August, even-year election.

Future Capital Costs

The City will need to replace its voting equipment in 2027. The Michigan Bureau of Elections has released a Request for Proposal (RFP) for precinct tabulators, accessible voting devices, and high-speed ballot tabulators. The Bureau has advised local clerks to plan on spending \$15,000 per precinct for this equipment and to not count on any state funding. Based on this cost estimate, the City will save \$105,000 by reducing the number of precincts from 27 to 20.

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 26-

**A RESOLUTION DESIGNATING THE POLLING FACILITIES TO BE USED FOR
THE ELECTION ON MAY 5, 2026 AND AT EACH ELECTION HELD IN THE CITY
OF KALAMAZOO THEREAFTER**

Minutes of a regular meeting of the City Commission of the City of Kalamazoo held on January 26, 2026, at 6:00 o'clock p.m., local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

RESOLVED: the Kalamazoo City Commission hereby designates the following polling facilities for the election to be held on May 5, 2026 and at each election held in the City of Kalamazoo thereafter:

Precinct 2, to vote at The Fetzer Center – 2251 Business Court

Precinct 3, to vote at Faith Temple Church of God – 402 S. Westnedge Avenue

Precinct 4, to vote at Third Christian Reformed Church – 2400 Winchell Avenue

Precinct 5, to vote at The Wesley Foundation – 2350 Ring Road N.

Precinct 6, to vote at Kalamazoo RESA West Campus Building – 4606 Croyden Avenue

Precinct 7, to vote at Douglass Community Association – 1000 W. Paterson Street

Precinct 8, to vote at Mount Zion Baptist Church – 120 Roberson Street

Precinct 9, to vote at the Girl Scouts Building – 601 W. Maple Street

Precinct 11, to vote at the Eastside Community Center – 1301 E. Main Street

Precinct 12, to vote at Oakwood Bible Church – 4100 Oakland Drive

Precinct 13, to vote at St. Joseph Church - Bennet Building – 930 Lake Street

Precinct 14, to vote at Centerpoint City Church – 326 W. Cork Street

Precinct 15, to vote at St. Joseph Church - Bennet Building – 930 Lake Street

Precinct 16, to vote at Converge Community Church – 3306 Lovers Lane

Precinct 17, to vote at Greenwood Reformed Church – 1815 Winton Avenue

Precinct 18, to vote at Converge Community Church – 3306 Lovers Lane

Precinct 19, to vote at Southern Heights Christian Reformed Church – 4141 E. Hillandale Drive

Precinct 20, to vote at Southern Heights Christian Reformed Church – 4141 E. Hillandale Drive

Precinct 21, to vote at Parkview Hills Clubhouse – 3707 Greenleaf Circle

IT IS FURTHER RESOLVED: the City Clerk is directed to provide notice to voters of any precinct and polling location changes as required by law.

The above resolution was offered by _____ and supported by _____.

AYES, Commissioners:

NAYS, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on January 26, 2026. Public notice was given and the meeting was conducted in compliance with the Michigan Open Meetings Act (PA 267 of 1976) as amended by PA 254 of 2020. Minutes of the meeting will be available as required by the Act.

Scott A. Borling, City Clerk

Proposed Polling Locations - January 26, 2026

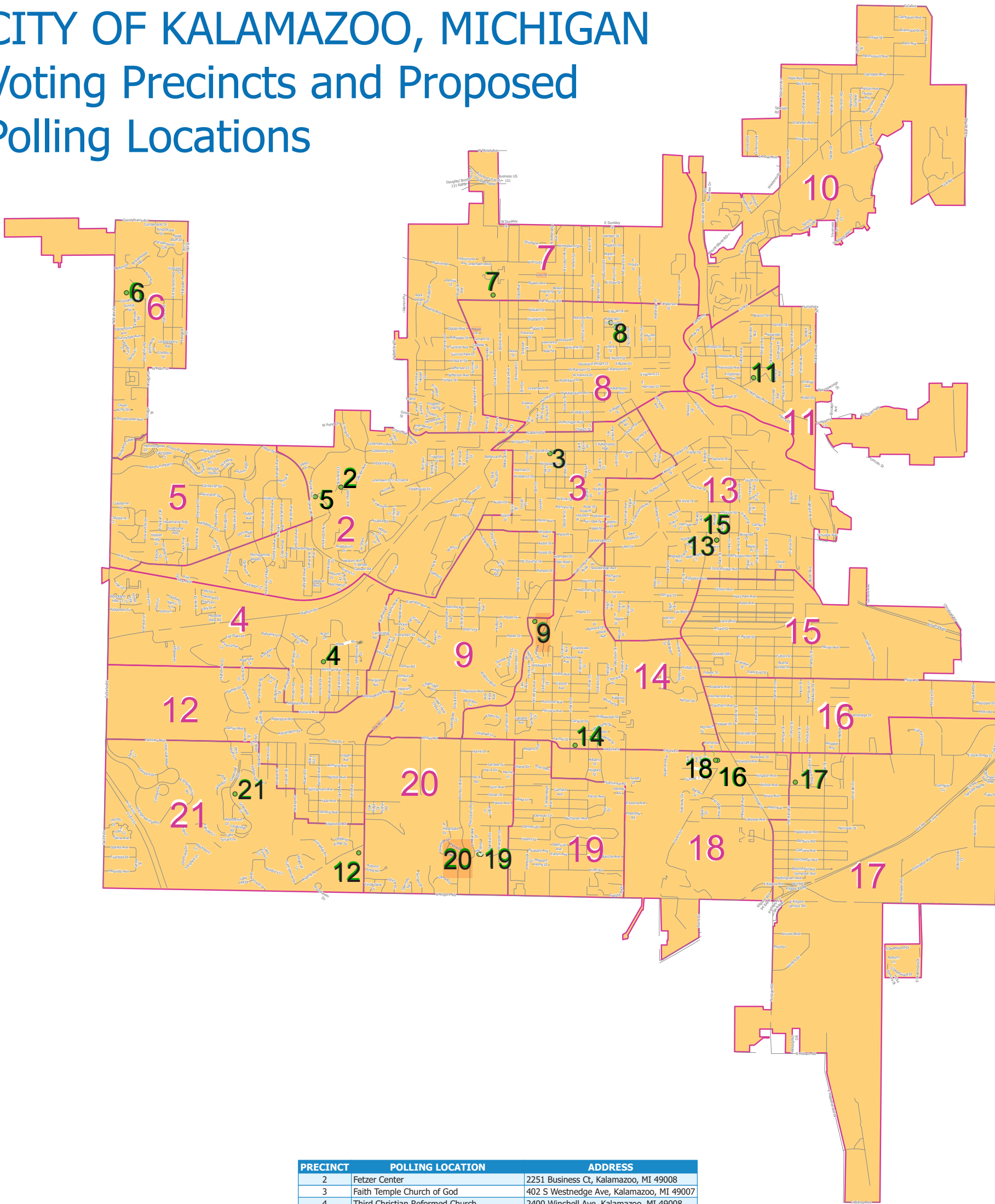
<u>Precinct</u>	<u>Polling Location</u>	<u>Notes</u>
2	Fetzer Center - 2251 Business Court	Combination of precincts 2 and 4; no change in location for voters
3	Faith Temple Church of God - 402 S. Westnedge Avenue	Combination of precincts 1 and 3; no change in location for voters
4	Third Christian Reformed Church - 2400 Winchell Avenue	Renumbered — formerly precinct 22; no change in location for voters
5	Wesley Foundation - 2350 Ring Road N.	No changes
6	Kalamazoo RESA West Campus Building - 4606 Croyden Avenue	No changes
7	Douglass Community Association - 1000 W. Paterson Street	Combination of precincts 7 and 9; no change in location for voters
8	Mount Zion Baptist Church - 120 Roberson Street	Combination of precincts 8 and 27; no change in location for voters
9	Girl Scouts Building - 601 W. Maple Street	Combination of precincts 21 and 24; no change in location for voters
10	TBD - the current location has indicated they no longer want to be a polling facility.	Staff is searching for a new location
11	Eastside Community Center - 1301 E. Main Street	No changes
12	Oakwood Bible Church - 4100 Oakland Drive	No changes
13	St. Joseph Church - Bennet Building - 930 Lake Street	Combination of precincts 13 and 14; no changes to location for voters
14	Centerpoint City Church - 326 W. Cork Street	Combination of precincts 20 and 23; new location for precinct 23 voters

Proposed Polling Locations - January 26, 2026

<u>Precinct</u>	<u>Polling Location</u>	<u>Notes</u>
15	St. Joseph Church - Bennet Building - 930 Lake Street	New location for voters
16	Converge Community Church - 3306 Lovers Lane	No changes
17	Greenwood Reformed Church - 1815 Winton Avenue	No changes
18	Converge Community Church - 3306 Lovers Lane	No changes
19	Southern Heights Christian Reformed Church - 4141 E. Hillandale Drive	No changes
20	Southern Heights Christian Reformed Church - 4141 E. Hillandale Drive	Renumbered — formerly precinct 25; no change in location for voters
21	Parkview Hills Clubhouse - 3707 Greenleaf Circle	Renumbered — formerly precinct 26; no change in location for voters

CITY OF KALAMAZOO, MICHIGAN

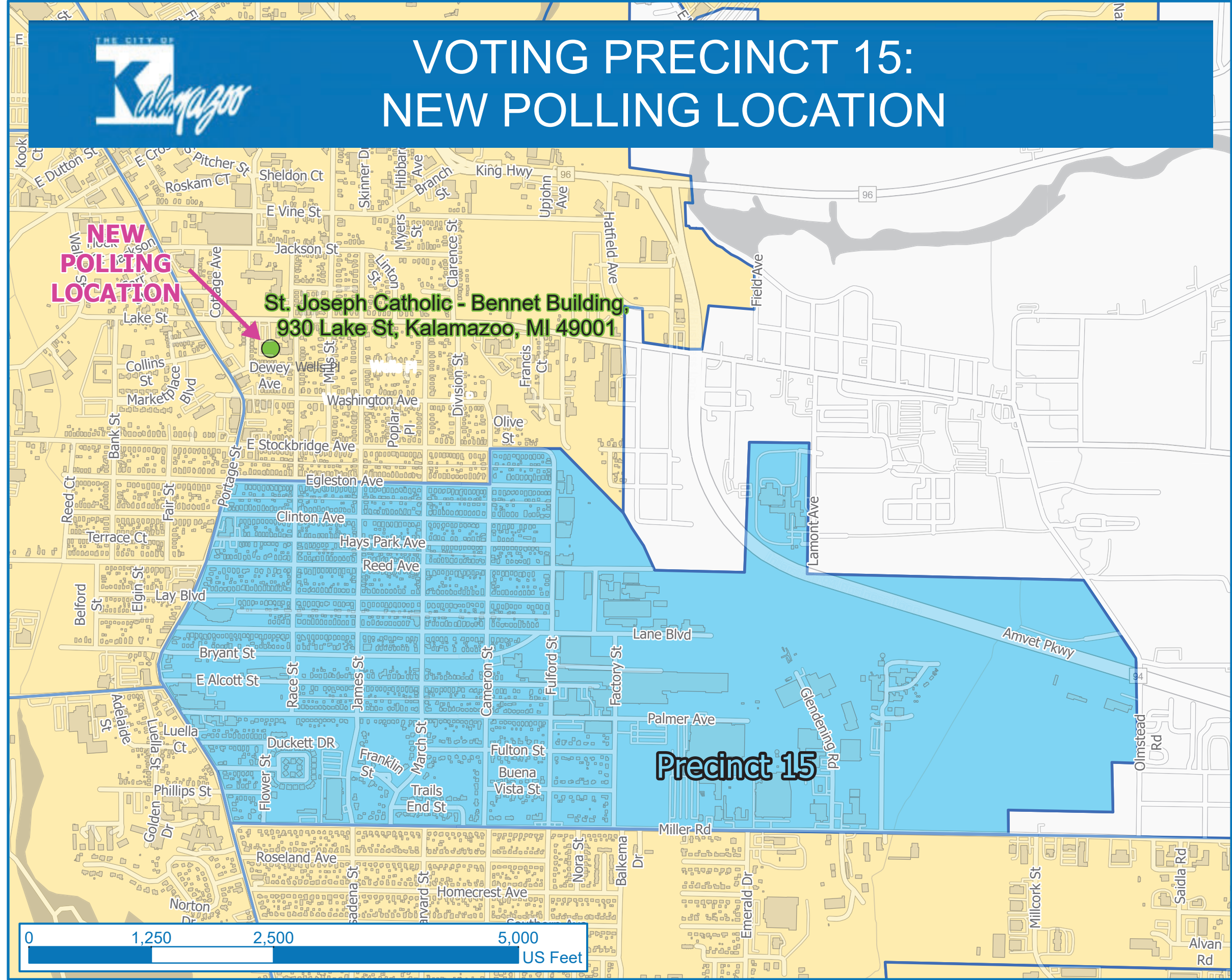
Voting Precincts and Proposed Polling Locations



PRECINCT	POLLING LOCATION	ADDRESS
2	Fetzer Center	2251 Business Ct, Kalamazoo, MI 49008
3	Faith Temple Church of God	402 S Westnedge Ave, Kalamazoo, MI 49007
4	Third Christian Reformed Church	2400 Winchell Ave, Kalamazoo, MI 49008
5	Wesley Foundation	2350 Ring Rd N, Kalamazoo, MI 49006
6	Kalamazoo RESA West Campus Building	4606 Croyden Ave, Kalamazoo, MI 49006
7	Douglass Community Association	1000 W Paterson St, Kalamazoo, MI 49007
8	Mount Zion Baptist Church	120 Roberson St, Kalamazoo, MI 49007
9	Girl Scouts Building	601 W Maple St, Kalamazoo, MI 49008
10	To Be Determined	To Be Determined
11	Eastside Community Center	1301 E Main St, Kalamazoo, MI 49048
12	Oakwood Bible Church	4100 Oakland Dr, Kalamazoo, MI 49008
13	St. Joseph Church - Bennet Building	930 Lake St, Kalamazoo, MI 49001
14	Centerpoint City Church	326 W Cork St, Kalamazoo, MI 49001
15	St. Joseph Church - Bennet Building	930 Lake St, Kalamazoo, MI 49001
16	Converge Community Church	3306 Lovers Ln, Kalamazoo, MI 49001
17	Greenwood Reformed Church	1815 Winton Ave, Kalamazoo, MI 49001
18	Converge Community Church	3306 Lovers Ln, Kalamazoo, MI 49001
19	Southern Heights Christian Reformed Church	4141 E Hillandale Dr, Kalamazoo, MI 49008
20	Southern Heights Christian Reformed Church	4141 E Hillandale Dr, Kalamazoo, MI 49008
21	Parkview Hills Clubhouse	3707 Greenleaf Cir, Kalamazoo, MI 49008

Proposed Polling Locations
Proposed Voting Precincts





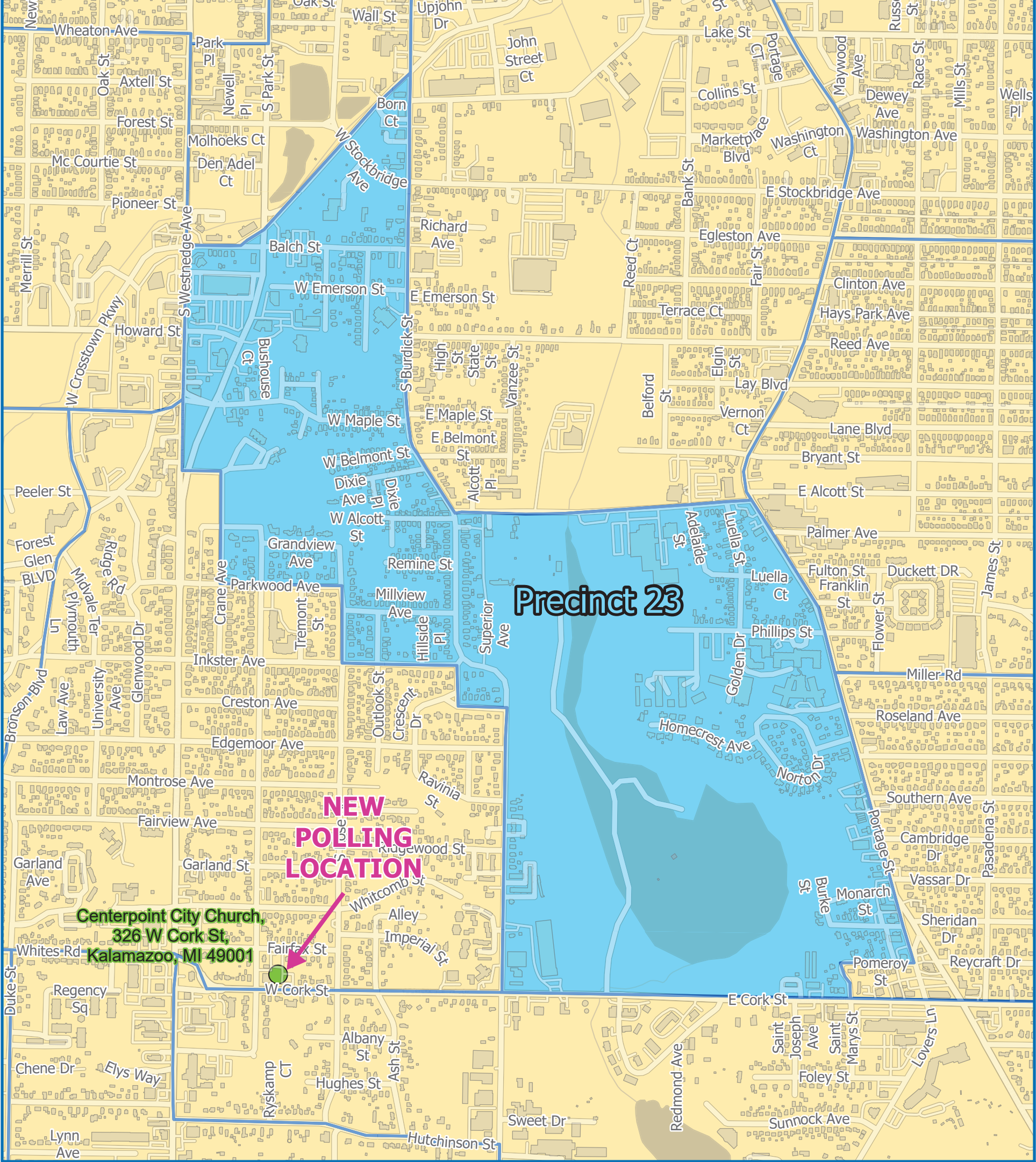
-  Polling Location
-  Voting Precinct 15
-  Other Precincts



City of Kalamazoo,
2026-01-13



FORMER VOTING PRECINCT 23: NEW POLLING LOCATION



- Polling Location
- Former Voting Precinct 23
- Other Precincts





City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.7.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Malcolm Hankins, City Manager
Reviewed by: James Baker, City Engineer and Director of Public Services
Prepared by: Kerry Lyn Williams, Grants Division Manager

DATE: January 26, 2026

SUBJECT: It is recommended that the City Commission accept a recommendation by the Regional Bridge Council to include Reed Street Bridge in the three-year bridge plan, providing \$126,350 (95%) of funding for preventative maintenance and committing \$6,650 as city match funding for this project.

RECOMMENDATION:

It is recommended that the City Commission accept a recommendation by the Regional Bridge Council to include Reed Street Bridge in the three-year bridge plan, providing \$126,350 (95%) of funding for preventative maintenance and committing \$6,650 as city match funding for this project.

BACKGROUND:

At the June 16, 2025, City Commission meeting, approval was granted for the City of Kalamazoo to request inclusion of the Reed Street Bridge (structure 4669) on the Local Bridge Program three-year bridge plan. This request was based on OHM Advisors' inspection of the bridge (attached), which indicated a need for preventative maintenance.

The request for inclusion was approved by the Regional Bridge Council (see attachment), and, with this approval, the State of Michigan will finance and expend 95% of the project costs. The city must provide 5% of funding as a match for the project, a total of \$6,650. The project is slated for 2028.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

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

Connected City - A City networked for walking, biking, riding, and driving

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

FISCAL IMPACT:

Future fiscal impact updates will be included in future five-year CIP for the required city participation of \$6,650. The State financed portion will not have a direct fiscal impact as the State will expend those funds without a pass-through to the City.

Description	Account	Project #	Dollar Amount
State Financed Local Bridge Program LAP Grant			\$126,350
Future 2028 CIP Funding (5% Project Match)			\$6,650



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
DIRECTOR

November 3, 2025

Anthony Ladd, Public Works Division Manager
City of Kalamazoo
241 West South Street,
Kalamazoo, Michigan 49007

Dear Anthony Ladd:

The Michigan Department of Transportation (MDOT) is pleased to inform you that the Local Bridge Advisory Board has approved the recommendation by your Region Bridge Council (RBC) to select the following bridge for inclusion in the Local Bridge Program. Each Regional Bridge Council has created a 3-year bridge plan and the bridges selected from the 2025 call for applications are scheduled for funding during the 2028 fiscal year (except as noted below). Unless arrangements have been made with your RBC, a project will not be allowed to be let to contract before its scheduled funding year.

Structure: 4669 Reed Street over Portage Creek
Application Estimate: \$133,000.00 Selected for PM

The following conditions will apply to these projects:

- The federal and state share will be 95% of the eligible project costs.
- These funds are to be used for eligible bridge and approach construction costs only.
- State and federal participation in approach construction is limited to work within limits defined by "touchdown" points to the existing approach grade. Exact limits will be determined on a project-by-project basis.
- Costs for preliminary engineering, construction engineering, and right of way acquisition are not eligible for federal or state aid under the Local Bridge Program.

The plans and specifications for these projects must be developed using the most current edition of the MDOT Standard Specifications for Construction.

For replacement projects, a Type, Size, and Location (TS&L) study must be submitted to the Local Agency Programs Unit in the Development Services Division for review prior to the preliminary plan submittal. Please see the requirements for the TS&L submittal on MDOT's website at:

[Bridge Program \(michigan.gov\)](https://www.michigan.gov/bridge)

Type, Size, and Location (TS&L) study plans should be submitted 9 to 12 months prior to anticipated letting date.

If at the time of the plan review (grade inspection), the construction estimate exceeds the application estimate by more than 20%, the RBC will need to decide if the project will be capped at the application estimate plus 20%, if it will be allowed to proceed as is, or if the project will be postponed. Please make every effort to limit construction work to stay reasonably close to the application estimate.

The project selected for funding, listed on page 1 of this document, are based on the scope of work listed in the submitted application. The Local Bridge Advisory Board's policy is that a change in scope of a project will require the local agency to make a choice. First, they may proceed with the changed scope and have the funding amount capped at 20% over the application estimate, or, second, they may reapply for the project with the updated scope during a subsequent call of applications. Please be aware of this policy as the plans progress.

The National Environmental Policy Act (NEPA) requires impacts to threatened and endangered species be avoided and/or mitigated. One classification of species that may affect bridge projects is federal and/or state protected mussels. As part of your NEPA review, you will need to work with the United States Fish & Wildlife Service (US FWS), Michigan Department of Natural Resources (MDNR), and the Michigan Department of Environment, Great Lakes and Energy (MDEGLE) to determine if your bridge project could impact protected mussels. If protected mussels may be affected by your bridge project, a mussel survey may be required. There are time restrictions for when a survey can be performed and the time to avoid/mitigate impacts to mussels can be lengthy. It is highly recommended that you begin the NEPA review process early to avoid potential delays to your project.

The Local Agency Environmental NEPA Evaluation (Form 5323) is required to be submitted 2 to 6 months **prior** to the preliminary plan (grade inspection) package. It may not be possible to complete all sections of Form 5323 at the time of the initial submittal because the documentation needed is not available. These sections can be completed as the documentation is acquired. The Form 5323 must be completed and approved by MDOT's Local Agency Program before obligation can occur.

Anthony Ladd
Page 3
November 3, 2025

Please complete the Program Application for Bridge Projects (Form 0258), and submit with the preliminary plans to:

Appropriate Bridge Staff Engineer: [Local Agency Program Contact Map](#)

The forms can be found on MDOT's website at:

[0258 – Program Application for Bridge Projects](#)

[5323 – Local Agency Environmental Clearance Form](#)

Refer to Local Agency Programs Project Planning Guide for plan completion and bid letting timetable. The Planning Guide can be found on MDOT's website at:

[Local Agency Program \(LAP\) FY 2026 Planning Guide](#)

If you have any questions or, for any reason, you decide not to participate in this program, please contact me at 517-331-1395 or CooperK@Michigan.gov, as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Cooper", with a stylized flourish at the end.

Keith Cooper, P.E.
Bridge Program Manager
Local Agency Programs

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 4669

BRIDGE SAFETY INSPECTION REPORT

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition
REED STREET	42.2741 / -85.5766	394353800053B01	Fair Condition(6)
Feature	Length / Width / Spans	Owner	
PORTAGE CREEK	23 / 65.9 / 1	City: KALAMAZOO(3538)	
Location	Built / Recon. / Paint / Ovly.	TSC	Operational Status
CITY OF KALAMAZOO	1983 / / / 2009	Kalamazoo(16)	A Open, no restriction(A)
Region / County	Material / Design	Last NBI Inspection	Scour Evaluation
Southwest(5) / Kalamazoo(39)	5 Prestressed Concrete / 05 Box Bm/Gird- Multiple	07/25/2024 / O0B8	5 Stable w/in footing



NBI INSPECTION

O0B8

Inspector Name	Agency / Company Name	Insp. Freq.	Insp. Date
Alan Halbeisen	Orchard, Hiltz, & McCliment	24	07/25/2024

GENERAL NOTES

2024 inspection assisted by Arnold Chiswanda
USGS station at SE corner. Gauge at SW, water at 2.50

DECK

08/20 07/22 07/24

1. Surface (SIA-58A)	7	7	7	HMA in good condition. Longitudinal cracks sealed. (07/24) HMA in good condition. Longitudinal cracks sealed. (07/22) HMA in good condition. Longitudinal cracks sealed. (08/20)
2. Expansion Joints	N	N	N	(07/24) (07/22) (08/20)
3. Other Joints	7	7	N	Sealed cracking at road lanes and abutment lines. (07/24) Sealed cracking at road lanes and abutment lines. (07/22) Sealed cracking at road lanes and abutment lines. (08/20)
4. Railings	7	7	7	Concrete parapet with 1 tube. Bushes at NE and NW corners. Vegetation on NW railing. (07/24) Concrete parapet with 1 tube. Bushes at NE and NW corners. vegetation on NW railing. (07/22) Concrete parapet with 1 tube. Bushes at NE and NW corners. (08/20)
5. Sidewalks or Curbs	6	6	6	Wide sidewalks Longitudinal and transverse joints, with vegetation in joints and cracks. Transverse cracks at west end of north sidewalk. (07/24) Wide sidewalks Longitudinal and transverse joints, with vegetation in joints and cracks. Transverse cracks at west end of north sidewalk. (07/22) Wide sidewalks Longitudinal and transverse joints, with vegetation in joints and cracks. Transverse cracks at west end of north sidewalk. (08/20)
6. Deck Bottom Surface (SIA-58B)	N	N	N	Side by side concrete box beams. (07/24) Side by side concrete box beams. (07/22) Side by side concrete box beams. (08/20)
7. Deck (SIA-58)	7	7	7	Concrete box beams with HMA surface. (07/24) Concrete box beams with HMA surface. (07/22) Concrete box beams with HMA surface. (08/20)
8. Drainage				Curb and gutter storm drains off of bridge. (07/24) Curb and gutter storm drains off of bridge. (07/22) Curb and gutter storm drains off of bridge. (08/20)

SUPERSTRUCTURE

08/20 07/22 07/24

MICHIGAN DEPARTMENT OF TRANSPORTATION

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9. Stringer (SIA-59)	7	7	7	Side by side concrete box beams. Ellforesence with stalagtites forming at 2nd, 3rd, 4th, 5th & 6th joints from north fascia and at 3rd, 4th & 5th joints from south fascia. (07/24) Side by side concrete box beams. Ellforesence with stalagtites forming at 2nd, 3rd, 4th, 5th & 6th joints from north fascia and at 3rd, 4th & 5th joints from south fascia. (07/22) Side by side concrete box beams. Ellforesence with stalagtites forming at 2nd, 3rd, 4th, 5th & 6th joints from north fascia and at 3rd, 4th & 5th joints from south fascia. (08/20)
10. Paint (SIA-59A)	N	N	N	(07/24) (07/22) (08/20)
11. Section Loss	N	N	N	(07/24) (07/22) (08/20)
12. Bearings	7	7	7	Thin bearing pads. (07/24) Thin bearing pads. (07/22) Thin bearing pads. (08/20)

SUBSTRUCTURE

08/20 07/22 07/24

13. Abutments (SIA-60)	6	6	6	Vertical crack in West abut at storm outlet near center and vertical crack with displacement (4") at corner of west abutment and SW wing. Crack at corner of SE wing. Vertical cracks in East abut, north of hanging utility pipe. Vertical crack at NW wing. Vertical crack with displacement (<1") at corners of east abutment and SE wing. Scaling and spalling at water line on west side and east side at south end. (07/24) Vertical crack in West abut at storm outlet and vertical crack with displacement (4") at corner of west abutment and SW wing. Crack at corner of SE wing. Vertical cracks in East abut, north of hanging utility pipe. Vertical crack at NW wing. Vertical crack with displacement (<1") at corners of east abutment and SE wing. Scaling and spalling at water line on west side and east side at south end. (07/22) Vertical crack in West abut at storm outlet and vertical crack with displacement (4") at corner of west abutment and SW wing. Crack at corner of SE wing. Vertical cracks in East abut, north of hanging utility pipe. Vertical crack at NW wing. Vertical crack with displacement (<1") at corners of east abutment and SE wing. Scaling and spalling at water line on west side and east side at south end. (08/20)
14. Piers (SIA-60)	N	N	N	(07/24) (07/22) (08/20)
15. Slope Protection	N	N	N	(07/24) (07/22) (08/20)
16. Channel (SIA-61)	6	6	6	Abutments in line with channel walls downstream. Gabion stone walls behind wingwalls at SE and SW. (07/24) Abutments in line with channel walls downstream. Gabion stone walls behind wingwalls at SE and SW. USGS gauge station at SE corner, 2.20 ft. (07/22) Abutments in line with channel walls downstream. Gabion stone walls behind wingwalls at SE and SW. USGS gauge station at SE corner (08/20)
17. Scour Inspection	7	7	7	Sandy bottom, water 2 ft +/- . No exposed footings. (07/24) Sandy bottom, water 1.5 ft +/- . No exposed footings. (07/22) Sandy bottom, water 1.5 ft +/- . No exposed footings. (08/20)

APPROACH

08/20 07/22 07/24

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 4669

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18. Approach Pavement	6	6	6	Patched pavement near MH at Reed Court, east of bridge. NE approach depressed pavement adjacent to manhole West approach settled near MH in WB lane. (07/24) Patched pavement near MH at Reed Court, east of bridge. NE approach depressed pavement adjacent to manhole West approach settled near MH in WB lane. (07/22) Patched pavement near MH at Reed Court, east of bridge. NE approach depressed pavement adjacent to manhole West approach settled near MH in WB lane. (08/20)
19. Approach Shoulders Sidewalks	6	6	6	SE quad, 1 1/2" lip. No sidewalk on SW approach. No ramp at NE approach (Reed Court) (07/24) SE quad, 1 1/2" lip. No sidewalk on SW approach. No ramp at NE approach (Reed Court) (07/22) Minor trip hazard in SE quad, 1 1/2" lip. No sidewalk on SW approach. No ramp at NE approach (Reed Court) (08/20)
20. Approach Slopes				Flat, grass. (07/24) Flat, grass. (07/22) Flat, grass. (08/20)
21. Utilities				Casing under south curb is very rusty. 6 inch pipe under north side. OH lines North and South of bridge. Diagonal OH service, SE to NW. (07/24) Casing under south curb is very rusty. 6 inch pipe under north side. OH lines North and South of bridge. Diagonal OH service, SE to NW. (07/22) Casing under south curb is very rusty. 6 inch pipe under north side. OH lines North and South of bridge. Diagonal OH service, SE to NW. (08/20)
22. Drainage Culverts				(07/24) (07/22) (08/20)

MISCELLANEOUS

Guard Rail

<u>Item</u>	<u>Rating</u>
36A. Bridge Railings	1
36B. Transitions	0
36C. Approach Guardrail	0
36D. Approach Guardrail Ends	0

Other Items

<u>Item</u>	<u>Rating</u>
71. Water Adequacy	8
72. Approach Alignment	9
Temporary Support	0 No Temporary Supports
High Load Hit (M)	No
Special Insp. Equipment	
Underwater Insp. Method	1

False Decking (Timber) Removed to Complete Inspection

N/A - No False Decking

Critical Feature Inspections (SIA-92)

	<u>Freq</u>	<u>Date</u>
92A. Fracture Critical		
92B. Underwater		
92C. Other Special		
92D. Fatigue Sensitive		

MICHIGAN DEPARTMENT OF TRANSPORTATION

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SUPPORTING IMAGES

00B8 07/25/2024



Document Name: DSCF0011.JPG
Category: Approach
Span Number:
Comments: Looking west



Document Name: DSCF0012.JPG
Category: Approach
Span Number:
Comments: East approach, looking south



Document Name: DSCF0016.JPG
Category: Deck
Span Number:
Comments: South sidewalk



Document Name: DSCF0013.JPG
Category: Substructure
Span Number:
Comments: West abutment, crack near centerline

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 4669

STRUCTURE INVENTORY AND APPRAISAL

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition
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Bridge History, Type, Materials		Route Carried By Structure(ON Record)		Route Under Structure (UNDER Record)	
27 - Year Built	1983	5A - Record Type	1	5A - Record Type	
106 - Year Reconstructed		5B - Route Signing	5	5B - Route Signing	
202 - Year Painted		5C - Level of Service	0	5C - Level of Service	
203 - Year Overlay	2009	5D - Route Number	02005	5D - Route Number	
43 - Main Span Bridge Type	5 05	5E - Direction Suffix	0	5E - Direction Suffix	
44 - Appr Span Bridge Type		10L - Best 3m Unclr-Lt	0 0	10L - Best 3m Unclr-Lt	
77 - Steel Type	0	10R - Best 3m Unclr-Rt	99 99	10R - Best 3m Unclr-Rt	
78 - Paint Type	0	PR Number		PR Number	
79 - Rail Type	6	Control Section		Control Section	
80 - Post Type	0	11 - Mile Point	0	11 - Mile Point	
107 - Deck Type	1	12 - Base Highway Network	0	12 - Base Highway Network	
108A - Wearing Surface	6	13 - LRS Route-Subroute	0000000036 05	13 - LRS Route-Subroute	
108B - Membrane	0	19 - Detour Length	2	19 - Detour Length	
108C - Deck Protection	1	20 - Toll Facility	3	20 - Toll Facility	
Structure Dimensions		26 - Functional Class	16	26 - Functional Class	
34 - Skew	5	28A - Lanes On	2	28B - Lanes Under	
35 - Struct Flared	N	29 - ADT	3647	29 - ADT	
45 - Num Main Spans	1	30 - Year of ADT	1997	30 - Year of ADT	
46 - Num Apprs Spans	0	32 - Appr Roadway Width	32.2	42B - Service Type Under	5
48 - Max Span Length	20	32A/B - Ap Pvt Type/Width	5 31.99	47L - Left Horizontal Clear	
49 - Structure Length	23	42A - Service Type On	5	47R - Right Horizontal Clear	
50A - Width Left Curb/SW	4.9	47L - Left Horizontal Clear	0.0	54A - Left Feature	
50B - Width Right Curb/SW	4.9	47R - Right Horizontal Clear	31.2	54B - Left Underclearance	99 99
33 - Median	0	53 - Min Vert Clr Ov Deck	99 99	54C - Right Feature	
51 - Width Curb to Curb	32.2	100 - STRAHNET	0	54D - Right Clearance	99 99
52 - Width Out to Out	65.9	102 - Traffic Direct	2	Under Clearance Year	
112 - NBIS Length	Y	109 - Truck %	5	55A - Reference Feature	N
Inspection Data		110 - Truck Network	0	55B - Right Horiz Clearance	99.9
90 - Inspection Date	07/25/2024	114 - Future ADT	4741	56 - Left Horiz Clearance	0
91 - Inspection Freq	24	115 - Year Future ADT	2017	100 - STRAHNET	
92A - Frac Crit Req/Freq	N	Freeway	0	102 - Traffic Direct	
93A - Frac Crit Insp Date		Structure Appraisal		109 - Truck %	
92B - Und Water Req/Freq	N	36A - Bridge Railing	1	110 - Truck Network	
93B - Und Water Insp Date		36B - Rail Transition	0	114 - Future ADT	
92C - Oth Spec Insp Req/Freq	N	36C - Approach Rail	0	115 - Year Future ADT	
93C - Oth Spec Insp Date		36D - Rail Termination	0	Freeway	
92D - Fatigue Req/Freq	N	67 - Structure Evaluation	6	Proposed Improvements	
93D - Fatigue Insp Date		68 - Deck Geometry	4	75 - Type of Work	
176A - Und Water Insp Method	1	69 - Underclearance	N	76 - Length of Improvement	
58 - Deck Rating	7	71 - Waterway Adequacy	8	94 - Bridge Cost	
58A/B - Deck Surface/Bottom	7 N	72 - Approach Alignment	9	95 - Roadway Cost	
59 - Superstructure Rating	7	103 - Temporary Structure		96 - Total Cost	
59A - Paint Rating	N	113 - Scour Criticality	5	97 - Year of Cost Estimate	
60 - Substructure Rating	6	Miscellaneous		Load Rating and Posting	
61 - Channel Rating	6	37 - Historical Significance	5	31 - Design Load	6
62 - Culvert Rating	N	98A - Border Bridge State		41 - Open, Posted, Closed	A
Navigation Data		98B - Border Bridge %		63 - Fed Oper Rtg Method	6
38 - Navigation Control	0	101 - Parallel Structure	N	64F - Fed Oper Rtg Load	2.16
39 - Vertical Clearance	0	EPA ID		64MA - Mich Oper Rtg Method	6
40 - Horizontal Clearance	0	Stay in Place Forms	0	64MB - Mich Oper Rtg	1.67
111 - Pier Protection		143 - Pin & Hanger Code	0	64MC - Mich Oper Truck	18
116 - Lift Brdg Vert Clear		148 - No. of Pin & Hangers	0	65 - Inv Rtg Method	6
				66 - Inventory Load	1.29
				70 - Posting	5
				141 - Posted Loading	
				193 - Overload Class	

2a. Situation Map

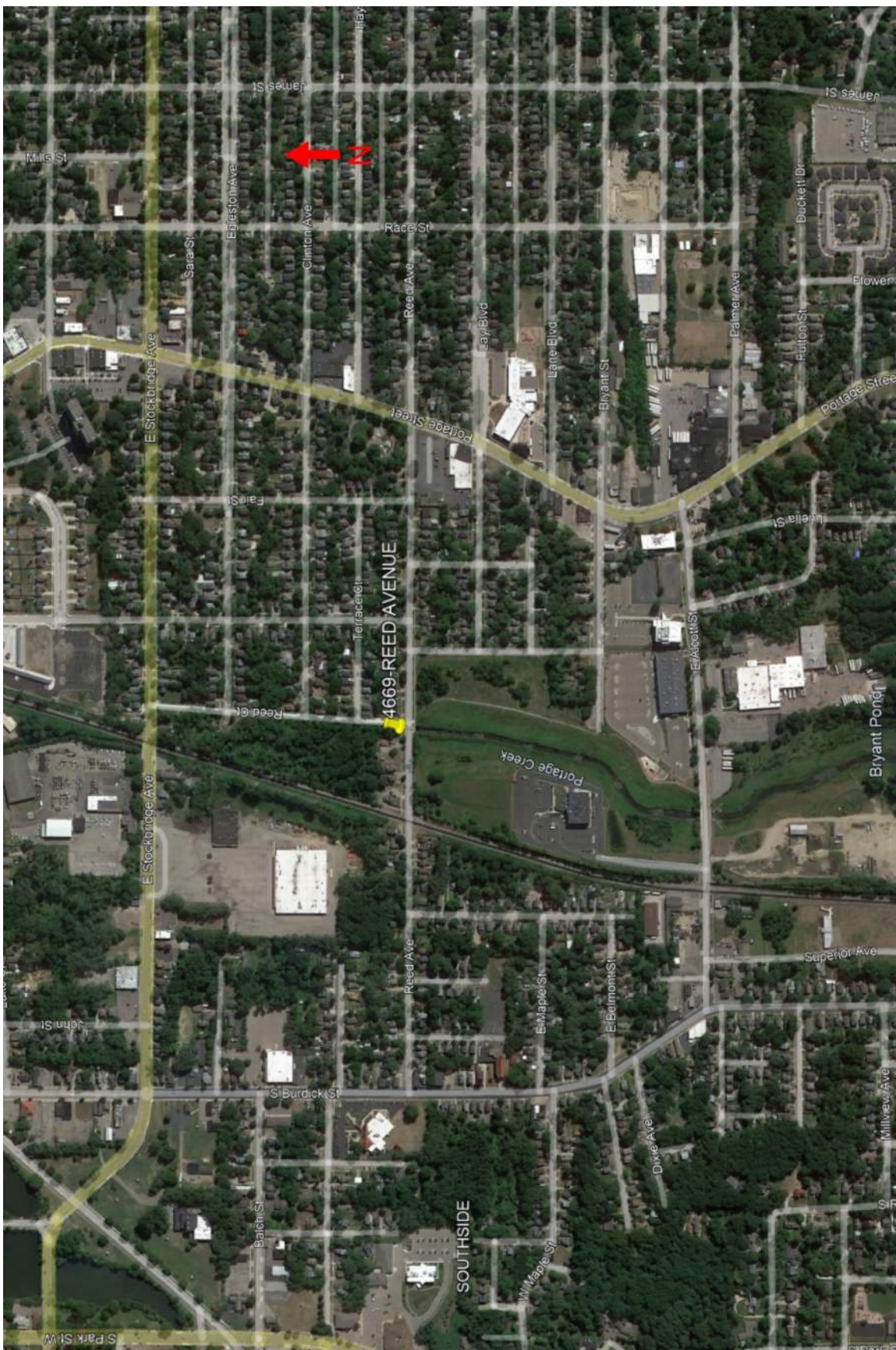
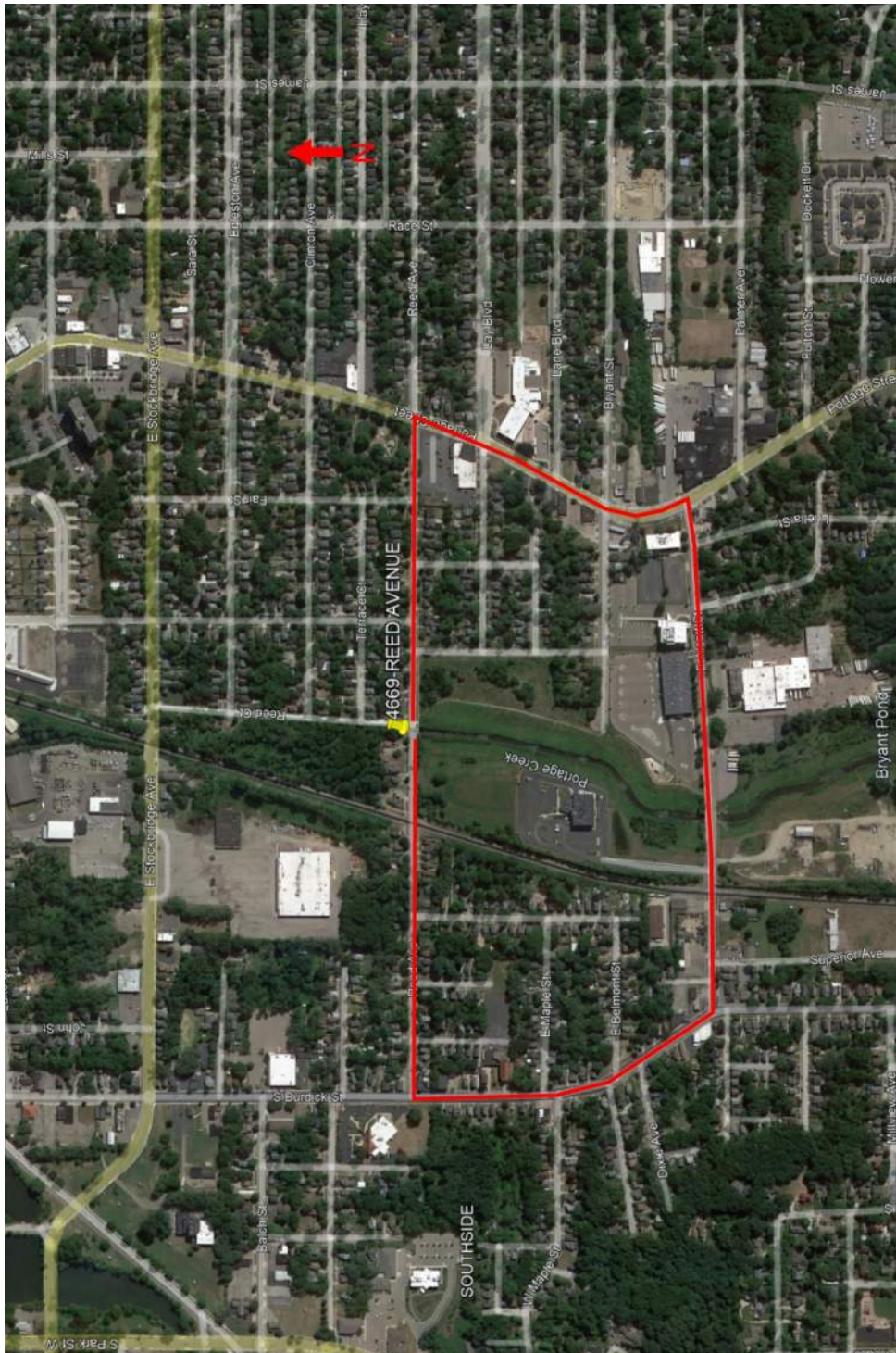


Image from Google Earth

2b. Detour Map



Reed to Portage St
To Alcott St
To S Burdick St
To Reed St

Detour Length: 1.60 Miles

Image from Google Earth

3. Photos



Approach Looking West



East Approach Condition



Utility Line and storm sewer outlets



West Abutment

4. Application Requirements for Reed Street over Portage Creek

A. Local Agency Contact Person

Tom Palumbo, PE
Public Works Division
palumbot@kalamazoocity.org
269-303-5142

- B. The purpose of this application is for the preventative maintenance of the bridge carrying Reed Street over Portage Creek. Funding requested for removal and replacement of the HMA overlay, waterproofing and sidewalk sealing, substructure patching, and utility work. The City of Kalamazoo will commit to providing 5% of the construction cost for the local match on this structure. If selected the City would like to combine this project with the similar work of preventive maintenance for Stockbridge Avenue that was selected for 2027 funding.**

C. Economic Importance of the Structure

This structure is located approximately 0.28 miles west of Portage Street and 0.23 miles south of Stockbridge Avenue on the south side of Kalamazoo. Reed Avenue is classified as a major collector, located in a residential area.

Reed Street is a moderately traveled residential roadway seeing approximately 2,900 vehicles a day. Residents use Reed St as a connection to the eastern and western neighborhoods south of downtown. Additionally, it serves as a link to many roadways providing access to public service agencies, major businesses, and commercial shopping.

The bridge consists of side-by-side box beams with its top surface covered by an HMA overlay consisting of two lanes of traffic. Additionally, concrete sidewalks are adjacent to both directions of traffic. Overall, the structure is in fair condition and rated as a 6. The HMA surface is beginning to crack on the bridge and within the approach areas. This could lead to penetration of water and deterioration of the beams and abutments. Replacing the HMA surface on the deck and approaches, along with providing a waterproofing membrane would stop this potential issue. Furthermore, vertical cracking and areas of spalling and deteriorated patchwork can be seen in both abutments. A heavily rusted utility casing running under the bridge on the south side is present as well. Over time these cracks will widen, reducing the capacity of the structure. Continual rusting of the utility casing can also lead to deterioration of the abutment and reduction of structure capacity. Sealing these cracks and replacing the utility casing would mitigate these issues and increase the life of the structure.

D. If there is a current detour, what does it affect?

Currently the bridge is open to traffic and there is no detour.

E. If the structure were to be closed, what would the detour affect?

If the structure were to be closed, the detour would affect the residents and businesses in the area. This would lengthen routes and discourage travel in the area, hurting local businesses. Additionally, it may force more traffic onto adjacent local roads congesting the areas and requiring an increase in maintenance of these roadways. Located approximately 0.75 miles south of Bronson Hospital, a detour may increase travel times for emergency vehicles, a critical variable in times of emergency.

F. The structure is not currently closed.

G. Maintenance of the Structure

The structure was built in 1983. In 2009 an HMA overlay was placed on the bridge.

5. Estimated Replacement Costs

Preventative Maintenance	
A. Structure Construction	\$ 44,000.00
B. Approach Construction	<u>\$ 89,000.00</u>
Total (A & B)	<u>\$133,000.00</u>

For a breakdown of Construction costs, see Appendix A.

6. Priority List

1. Crosstown Parkway over Portage Creek (Replacement)
2. **Preventive Maintenance (PM)**
 1. **Reed Street over Portage Creek**

7. Resolution

The resolution is attached in Appendix B.

8. Previous Applications

It is understood that all previous applications have been discarded and that this application will be used to select funding.

APPENDIX A

Exhibit 4 - Cost Estimating Worksheet

2025

BRIDGE COST ESTIMATE WORKSHEET - CPM, REHAB, REPLACE -

REV. 02/8/2024

OWNER: KALAMAZOO FISCAL YEAR: 2028 DATE: 3/11/2025
 REGION: Southwest LENGTH 23.0 WIDTH 65.9 Curb to Curb WIDTH 32.2 ENGINEER: OHM Advisors
 TSC: Kalamazoo PR: #N/A MP: #N/A STRUCTURE ID: 4669
 BRIDGE ID: N/A
 LOCATION: REED STREET over PORTAGE CREEK
 PRIMARY WORK ACTIVITY: Asphalt overlay w/waterproofing DECK AREA: 1,516 SFT STR. TYPE: Prestressed Concrete
 OTHER WORK: Substructure Patching CLEAR ROADWAY: 741 SFT Box Beam or Girders - Mul

WORK ACTIVITY	MDOT Bridge Design Guides	QUANTITY	UNIT	UNIT COST	TOTAL
NEW BRIDGE (increase deck area based on design standards and hydraulic requirements)					
Single or Multiple Spans, Grade Separation (add demo, approach, MOT)			SFT	\$435.00 /SFT	
Single Span, Over Water Length < 100ft (add demo, approach, MOT)			SFT	\$525.00 /SFT	
Multiple Spans, Over Water Length > 100ft (add demo, approach, MOT)			SFT	\$470.00 /SFT	
Precast Culvert Length < 40ft (add demo, approach, MOT)			SFT	\$565.00 /SFT	
NEW SUPERSTRUCTURE					
New Superstructure, Grade Separation (incl. remove exist deck/super; add MOT & approach)			SFT	\$310.00 /SFT	
New Superstructure, Over Water (incl. remove exist deck/super; add MOT & approach)			SFT	\$315.00 /SFT	
WIDENING					
Structure Widening, ft (incl. deck/super/sub widening, add approach transition)			SFT	\$630.00 /SFT	
NEW DECK					
New Bridge Deck & Barrier (incl. remove exist deck/railing, add approach, MOT)			SFT	\$150.00 /SFT	
DEMOLITION					
Entire Structure, Grade Separation			SFT	\$75.00 /SFT	
Entire Structure, Over Water			SFT	\$95.00 /SFT	
DECK REPAIR / TREATMENTS					
Bridge Railing Replacement (incl. removal and replacement)			FT	\$750.00 /FT	
Concrete Brush Block / Curb Patch (incl. hand chipping and formwork)			FT	\$29.00 /FT	
Concrete Barrier Patch (incl. hand chipping and formwork)			SFT	\$85.00 /SFT	
Concrete Deck Patch (incl. hand chipping)			SFT	\$68.00 /SFT	
Deep Overlay (incl. joint repl & hydro)			SFT	\$46.00 /SFT	
Epoxy Overlay (incl. warranty)			SYD	\$48.00 /SYD	
Expansion Joint Gland Replacement (remove and replace elastomeric gland)			FT	\$125.00 /FT	
Expansion Joint Replacement (incl. removal)			FT	\$860.00 /FT	
Full Depth Patch			SFT	\$140.00 /SFT	
Healer / Sealer (penetrates cracks in bridge deck)	86.1		SYD	\$30.00 /SYD	\$2,583.67
HMA Overlay with WP membrane	82.3		SYD	\$60.00 /SYD	\$4,937.33
Overlay Removal (Epoxy: \$22/syd Latex: \$26/syd HMA: \$7/syd)	82.3		SYD	\$7.00 /SYD	\$576.02
Reseal Bridge Joints	130.0		FT	\$28.00 /FT	\$3,640.00
Shallow Overlay (incl. joint repl & hydro)			SFT	\$46.00 /SFT	
SUPERSTRUCTURE REPAIR					
Bearing Realignment / Replacement (incl. temporary supports)			EA	\$6,450.00 EA	
Heat Straightening (incl. clean and coat)			EA	\$57,000.00 EA	
Pack Rust Repair (greater than 3/8" separation)			FT	\$1,150.00 /FT	
Paint - Complete (incl. clean & coat)			SFT	\$30.00 /SFT	
Paint - Partial / Spot / Zone (incl. clean & coat - \$20k minimum)			SFT	\$60.00 /SFT	
PCI Beam End Blockout (incl. temporary supports)			EA	\$7,200.00 EA	
Pin & Hanger Replacement (incl. temporary supports)			EA	\$17,000.00 EA	
Structural Steel Repair (based on 6ft repair length)			EA	\$4,000.00 EA	
Structural Steel Repair - Stiffener (includes each side of beam)			EA	\$1,500.00 EA	
SUBSTRUCTURE REPAIR					
Substructure Patching (measured x 2) replace if repair area > 30%	50.0		CFT	\$360.00 /CFT	\$18,000.00
Substructure Replacement (incl. temporary supports, excavation)			CFT	\$375.00 /CFT	
Substructure Horizontal Surface Sealer			SYD	\$75.00 /SYD	
Temporary Supports (add Structural Steel Repair - Stiffener for ea steel beam)			EA	\$4,000.00 EA	
MISCELLANEOUS					
Articulating Concrete Block System (ACB)			SYD	\$320.00 /SYD	
Concrete Surface Coating			SYD	\$47.00 /SYD	
Culvert Cleanout			FT	\$125.00 /FT	
Epoxy Crack Injection (structural crack repair)			FT	\$70.00 /FT	
Metal Mesh Panels (48" width, max 6'-6" length)			SFT	\$28.00 /SFT	
Pressure Relief Joint (use when approach concrete roadway exceeds 1,000ft)			FT	\$110.00 /FT	
Riprap (assume 10ft distance around perimeter of substructure)			SYD	\$275.00 /SYD	
Silane Treatment (penetrating sealer for concrete surfaces)			SFT	\$7.00 /SFT	
Slope Protection Repairs			SYD	\$150.00 /SYD	
Other					
STRUCTURE CONSTRUCTION BUDGET					\$29,737
ROAD WORK					
Approach Pavement, 12" RC (incl. removal; add curb, gutter, guardrail) 40' ea. end			SYD	\$230.00 /SYD	
Approach Curb & Gutter (incl. removal) 40' ea. quadrant			FT	\$57.00 /FT	
Guardrail Anchorage to Bridge (each quadrant)			EA	\$2,540.00 /EA	
Guardrail (incl. removal) < 200ft beyond reference line			FT	\$41.00 /FT	
Guardrail Terminal (each quadrant)			EA	\$3,900.00 /EA	
Roadway Approach Work (beyond approach pavement)	1.0		LSUM	\$10,000.00 /LSUM	\$10,000.00
Utilities	1.0		LSUM	\$20,000.00 /LSUM	\$20,000.00
TRAFFIC CONTROL Unit Cost to be determined by Region or TSC Traffic & Safety					
Part Width Construction			LSUM		LSUM
Crossovers			EA		/EA
Temporary Traffic Signals			set		/set
RR Flagging			LSUM		LSUM
Detour	1.0		LSUM	\$30,000.00 /LSUM	\$30,000.00
RELATED ROAD/TRAFFIC CONSTRUCTION BUDGET					\$60,000
CONTINGENCY (10% - 20%) (use higher contingency for small projects)					
MOBILIZATION	(estimate at 10%)	10	%	\$108,000.00	\$11,000
INFLATION	(assume 4% per year, beginning in 2025)	12	%	\$119,000.00	\$14,000

(Does not include PE or CE)

(Refer to programming guidelines in Bridge Cost Estimating Worksheet-Key for CE, PE & PE-S)

TOTAL CONSTRUCTION BUDGET		\$133,000
18 % CE	CN BUDGET	\$157,000
10 % PE	PE BUDGET	\$9,000
10 % PE	PE-S BUDGET	\$4,000

APPENDIX B

INSERT CITY Resolution



City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.8.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Scott A. Borling, City Clerk

DATE: January 26, 2026

SUBJECT: Appointment of City Commissioners as Liaisons to, and Members of, Committees, Boards, and Commissions

RECOMMENDATION:

It is recommended that the City Commission approve the appointment and assignment of City Commissioners to various committees, boards, and commissions.

BACKGROUND:

City Commission Rule No. 14 requires that the City Commission approve the appointment of Commissioners to standing committees at the beginning of the term of office and concur with the Mayor's appointments to other boards, committees and commissions.

The attached list includes recommended appointments to the three City Commission standing committees (Administrative, Legislative, and Internal Audit), two Ad-Hoc Subcommittees, and various City and community boards, committees, and commissions. (Note: the Administrative Committee no longer meets on a regular basis, as the Committee of the Whole has functionally replaced that committee, however, I have included this committee on the list because it is a standing committee established by City Commission Rule 14.)

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.

Discussion

Ensuring that City boards and commissions have qualified members has a significant impact on the "Insights and Analysis" and "Organizational Principles" subgoals.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

FISCAL IMPACT:

There is no fiscal impact associated with this recommendation.

STANDING COMMITTEES*

Administrative Committee

David Anderson
Drew Duncan
Jeanne Hess

Legislative Committee

Chris Praedel
Jacqueline Slaby
Alonzo Wilson

Internal Audit, Compliance,
and Ethics Committee

Jeanne Hess
Jacqueline Slaby
Alonzo Wilson

AD HOC SUBCOMMITTEES

City Commission Initiatives Fund Subcommittee

Drew Duncan
Chris Praedel
Jacqueline Slaby

City Commission Policy Committee

Jeanne Hess
Chris Praedel
Jacqueline Slaby

ADVISORY BOARD ASSIGNMENTS

Mayor Anderson:

City: Downtown Development Authority Board (v); Downtown Economic Growth Authority Board (v); Northside Cultural Business District Authority Board (v); Retirement Investment Committee
Community: Foundation for Excellence Board (v); Utility Policy Committee (v)

Vice Mayor Duncan:

City: Community Development Act Advisory Committee; Economic Development Corporation/
Brownfield Redevelopment Authority (v)
Community:

Commissioner Hess:

City: Environmental Concerns Committee
Community: Discover Kalamazoo Advisory Council (v); Foundation for Excellence Board (v)

Commissioner Hoffman:

City: Civil Rights Board
Community:

Commissioner Praedel:

City: Parks and Recreation Advisory Board; Pension Board (v); Planning Commission
Community:

*Standing Committees are established by City Commission Rule 14
City = Citizen Advisory Boards/Commissions established by the City of Kalamazoo
Community = Board/Commissions established by entities other than the City of Kalamazoo
v = voting member alt. = alternate member

Commissioner Slaby:

City:

Community: Kalamazoo Area Transportation Study Policy Advisory Committee (v); Public Media Network Board of Directors (v)

Commissioner Wilson:

City: Shared Prosperity Kalamazoo Organizing Committee (v)

Community: Foundation for Excellence Board (v); Kalamazoo Area Transportation Study Policy Advisory Committee (v, alt.)

DRAFT



City Commission Agenda Report

City of Kalamazoo

Date: **1/26/2026**

Item: **G.9.**

TO: Mayor Anderson, Vice Mayor Duncan, and City Commissioners

FROM: Scott A. Borling, City Clerk

DATE: January 26, 2026

SUBJECT: Appointments and Reappointments to Boards and Commissions

RECOMMENDATION:

It is recommended that the City Commission approve the following reappointments to the Parks and Recreation Advisory Board:

- the appointment of **Isabella Ballez** for a term expiring on January 1, 2029.
- the appointment of **Kazmira Herberger** for a term expiring on January 1, 2029.

BACKGROUND:

Strictly an advisory board, PRAB (the Parks and Recreation Advisory Board) makes recommendations to the City Manager and City Commission regarding parks and recreation planning and programming. PRAB includes 7 regular positions and 2 "youth representative" positions. The City Commission approves the appointment and reappointment of members to PRAB. The experience and qualifications of the nominees for reappointment are presented in the attached Nomination Report.

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.

Discussion

Ensuring that City boards and commissions have qualified members who are duly appointed has a significant impact on the "Insights and Analysis" and "Organizational Principles" subgoals under the Good Governance strategic goal.

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.

Boards and commissions nominate applicants at meetings that are open to the public and feature dedicated times for public comments.

FISCAL IMPACT:

There is no budgetary impact associated with these reappointments.



Parks and Recreation Advisory Board Appointee Nomination Report

Date: 1/13/2026

RECOMMENDATION

The City of Kalamazoo Parks and Recreation Advisory Board recommends the City Commission approve the following:

- The reappointment of Isabela Ballez for a full term expiring January 01, 2029
- The reappointment of Kazmira Herberger for a full term expiring January 01, 2029

Selection Process

Applicants Considered:

Isabela Ballez, Kazmira Herberger

Interview Process and Final Recommendation:

The PRAB board voted 5-0 for the appointment of Ms. Ballez at the December 2, 2025 meeting. The PRAB board voted 5-0 for the appointment of Ms. Herberger at the December 2, 2025 meeting.



Parks and Recreation Advisory Board Appointee Nomination Report

Date: 1/13/2026

Appointee Name: Isabela Ballez

Nominee Qualifications for Reappointment

Dual Board Memberships:

Currently, the nominee does not serve as a member of another city advisory board.

Term Limits:

This will be the second full term for Isabela Ballez. They will not be eligible for additional reappointments. Their term will end on 1/1/2029.

Contribution to Diversity:

Gender: Female

Race: White

Ethnicity: Hispanic or Latino

Age Range: Unknown

Additional Contribution to Diversity:

Training, Experience, Education and Skills:

Ms. Ballez is a Program Specialist at AeroTek/W.K Kellogg Foundation with previous experience as an Academic Mentor for the Kalamazoo Promise Program at WMU.

Position Requirements (if any) for this Board Position:

City Resident.

Description of Special Requirements for this Board Position:

The PRAB membership requires representatives be residents of the City of Kalamazoo.

Nomination Rationale:

Ms. Ballez would be a great addition to the PRAB Board. The Board believes that her positive attitude and passion for the outdoors will be very beneficial to the Board, the Parks and Recreation Department, and the City of Kalamazoo.



Parks and Recreation Advisory Board Appointee Nomination Report

Date: 1/13/2026

Appointee Name: Kazmira Herberger

Nominee Qualifications for Reappointment

Dual Board Memberships:

Currently, the nominee does not serve as a member of another city advisory board.

Term Limits:

This will be the second full term for Kazmira Herberger. They will not be eligible for additional reappointments. Their term will end on 1/1/2029.

Contribution to Diversity:

Gender: Female

Race: White

Ethnicity: Non-Hispanic or Latinx

Age Range: Unknown

Additional Contribution to Diversity:

Training, Experience, Education and Skills:

Ms. Herberger is a legal assistant with previous experience serving on the Portage Parks Board. She also founded the Portage Heritage Festival.

Position Requirements (if any) for this Board Position:

City Resident.

Description of Special Requirements for this Board Position:

The PRAB membership requires representatives be residents of the City of Kalamazoo.

Nomination Rationale:

Ms. Herberger would be a great addition to the PRAB Board. The Board believes that her positive attitude and event experience will be very beneficial to the Board, the Parks and Recreation Department, and the City of Kalamazoo.



OFFICE OF THE CITY MANAGER

241 W. South Street
Kalamazoo, MI 49007-4796
Phone: (269) 337-8047
Fax: (269) 337-8182
www.kalamazoo-city.org

City Manager's Report

TO: City of Kalamazoo Commission

FROM: Malcolm Hankins, City Manager

DATE: January 23, 2026

SUBJECT: Manager's Report – Operational Items

PURPOSE: This memorandum provides a summary of key operational updates and other timely information. Additional items may be added as needed to keep the Commission informed.

Values: I believe the City of Kalamazoo does its best work when we work alongside our community partners and residents to support, protect, and create opportunities for our neighbors and community. Each update below reflects how our departments and the community are coming together to get things done. I'm encouraged by how much we can accomplish when we work together.

1. Emergency Bulk Road Salt Purchase Pending

Keeping Our Streets Safe Together

Due to the sustained and more severe-than-anticipated winter weather events experienced this season, the City's current salt reserves have unfortunately diminished to low levels. These weather patterns and the resulting supply and demand conditions surpassed our reasonable planning assumptions, thus necessitating prompt action to prevent any disruption to our essential snow and ice control operations, which directly impact public safety. I will continue to share updates and additional details as they become available.

2. Collaboration with Kalamazoo Public Schools

Partnering for Student Success

I had the privilege of sitting down recently with Dr. Slade, the Kalamazoo Public Schools Superintendent, to talk about shared priorities, including how the City and KPS can continue to work together in support of our students and families. While we did not outline specific strategies during this conversation, we aligned on our shared desire to see children succeed, strengthen communities, and expand opportunities for youth. I look forward to continued dialogue and exploring ways we can implement strategies to advance these goals.

3. Missing Child Response

Protecting Our Most Vulnerable

We are fortunate to report the safe return of a 17-year-old who went missing during extreme cold conditions. The Kalamazoo Department of Public Safety (KDPS) activated a large-scale response involving more than 40 officers and detectives, combining traditional search methods with advanced technology including drones and the Fusus camera system, a public/private platform that allows community members and businesses to voluntarily share camera feeds during emergencies. This effort helped narrow the search area and locate the child quickly and safely. The successful outcome demonstrates the power of coordinated response and community support in times of need.

4. Winter Weather Response and Support for Vulnerable Residents

Supporting Our Community in Extreme Weather

During recent extreme winter conditions, City staff led largely by public safety personnel, took enhanced steps to protect residents, with particular attention to vulnerable populations. KDPS Emergency Management played a central coordination role throughout the event. This included helping coordinate the opening of 16 warming shelters and centers across the community, securing free citywide transportation to shelters and warming locations for individuals in need, and distributing critical information through local news outlets, social media, RAVE Alerts, and in-person communication. The KDPS Community Service Team connected with businesses, partners, and unhoused residents, distributing over 130 flyers detailing available resources.

As weather conditions continued to evolve, Emergency Management coordinated across City, County, and KDPS teams to monitor shelter capacity and ensure resources remained available. As a result of the shared efforts of concerned residents, community partners and agencies, and city and county officials and staff (among others), 460 individuals were provided emergency shelter on the coldest nights, with approximately 100 individuals using warming centers at any given time. These efforts reflect strong cooperation among City departments, concerned residents and community partners who join together to protect residents during severe conditions. Going forward, City staff will continue to work with our partners and community, evaluating the systems of support and identifying and closing service gaps as they are identified. I am grateful for the community, organizations and people who demonstrate by their actions the importance of providing safe places for people in our community.

5. Northside Ministerial Alliance 50th Anniversary & MLK Observance

Celebrating Community and Service

My wife and I had the privilege of attending the Northside Ministerial Alliance's 50th anniversary celebration at Mt. Zion Baptist Church, coinciding with the Martin Luther King Jr. holiday. The event highlighted decades of service by faith leaders and community partners and emphasized the importance of civic engagement and neighborhood support. The celebration underscored the value of longstanding community relationships in building a stronger, more connected Kalamazoo.